

Paia Courtyard
Proposed Conditions of Zoning
Department of Public Works
November 29, 2017

- That Paia 2020, LLC and the David R. Spee revocable Trust, dated November 16, 2009 shall coordinate design and construction drawings with the Department of Public Works for any applicable review by the DPW's Engineering Division during the design phase.
- That Paia 2020, LLC and the David R. Spee revocable Trust, dated November 16, 2009 shall comply with State and County drainage design and construction standards to mitigate on-site flooding impacts and off-site stormwater runoff impacts to downstream properties. Engineering design of the drainage system, including drainage basins designed to adequately detain and filter stormwater, shall be reviewed and approved by DPW.
- That Paia 2020, LLC and the David R. Spee revocable Trust, dated November 16, 2009 shall provide to the Department of Public Works and the Department of Planning, a monitoring report of Traffic Conditions and updates on the Level of Service for the following intersections: (1) Baldwin Avenue and Hana Highway, and (2) Baldwin Avenue and project driveway access, prior to the issuance of a certificate of occupancy for construction related to phase 1 of the project and annually until the issuance of a certificate of occupancy for construction related to phase 3 of the project.
- That Paia 2020, LLC and the David R. Spee revocable Trust, dated November 16, 2009 shall provide a left turn lane on Baldwin Avenue to the project access as approved by the Department of Public Works and at no cost to the County of Maui.
- That access to the project site from the existing Paia By-Pass road shall not be permitted.

RECEIVED AT L4 MEETING ON 4/29/17
from Ronnie Dryden-Anderson