

Infrastructure Incremental Plan
July 14, 2010

A. Phase 1 (\$13,500,000.00)

Earthwork, roadways, sidewalks, curb & gutters, gravity sewer lines, force mains, sewer lift station, water distribution lines, overhead electrical lines, infiltration basin, drain pipes, catch basins, drainage inlets, headwalls and the 5th Street extension

B. Phase 2-A (\$9,920,000.00)

Earthwork, roadways, sidewalks, gravity sewer lines, lift station upgrade, water distribution lines, overhead electrical lines, drain pipes, drainage inlets, and the 9th Street extension

C. Phase 2-B (\$2,900,000.00)

Earthwork, roadways, sidewalks, gravity sewer lines, lift station upgrade, water distribution lines, overhead electrical lines, drain pipes and drainage inlets

D. Phase 2-C (\$4,580,000.00)

Earthwork, roadways, sidewalks, gravity sewer lines, lift station upgrade, water distribution lines, overhead electrical lines, drain pipes and drainage inlets

E. Phase 2-D (\$1,660,000.00)

Earthwork, roadways, sidewalks, gravity sewer lines, lift station upgrade, water distribution lines, overhead electrical lines, drain pipes and drainage inlets

Land Use Incremental Plan
July 14, 2010

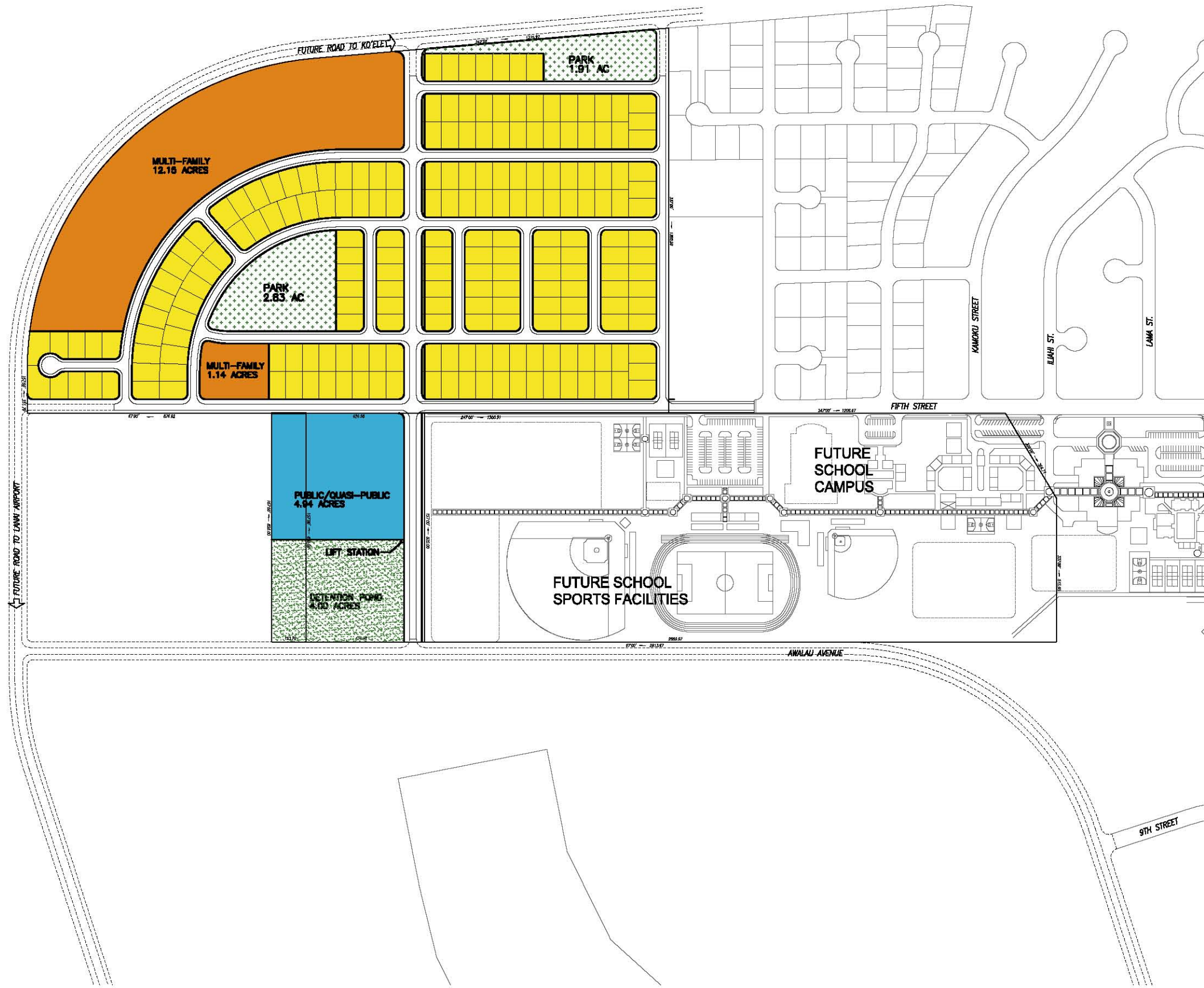
- A. Phase 1
 - Single Family - 41 units
 - Multi-Family – 12 units (1.14 acres)
 - Quasi-Public Site – 4.94 acres
 - Park – 2.83 acres
 - Detention Basin – 4.0 acres

- B. Phase 2-A
 - Single Family – 56 units

- C. Phase 2-B
 - Single Family – 29 units
 - Multi-Family – 72 units (6.04 acres)

- D. Phase 2-C
 - Single family – 61 units
 - Park – 1.91 acres

- E. Phase 2-D
 - Single Family – 21 units
 - Multi-Family – 72 units (6.11 acres)



- MULTI-FAMILY
- SINGLE FAMILY
- PUBLIC/QUASI-PUBLIC
- PARK
- DETENTION POND

MASTER SITE PLAN

SINGLE FAMILY (6000 sf min)	208 UNITS
MULTI-FAMILY (84 UNITS)	13.29 ACRES
QUASI-PUBLIC	4.94 ACRES
PARK REQUIRED	3.23 ACRES
PARK PROVIDED	4.74 ACRES
DETENTION POND	4.00 ACRES

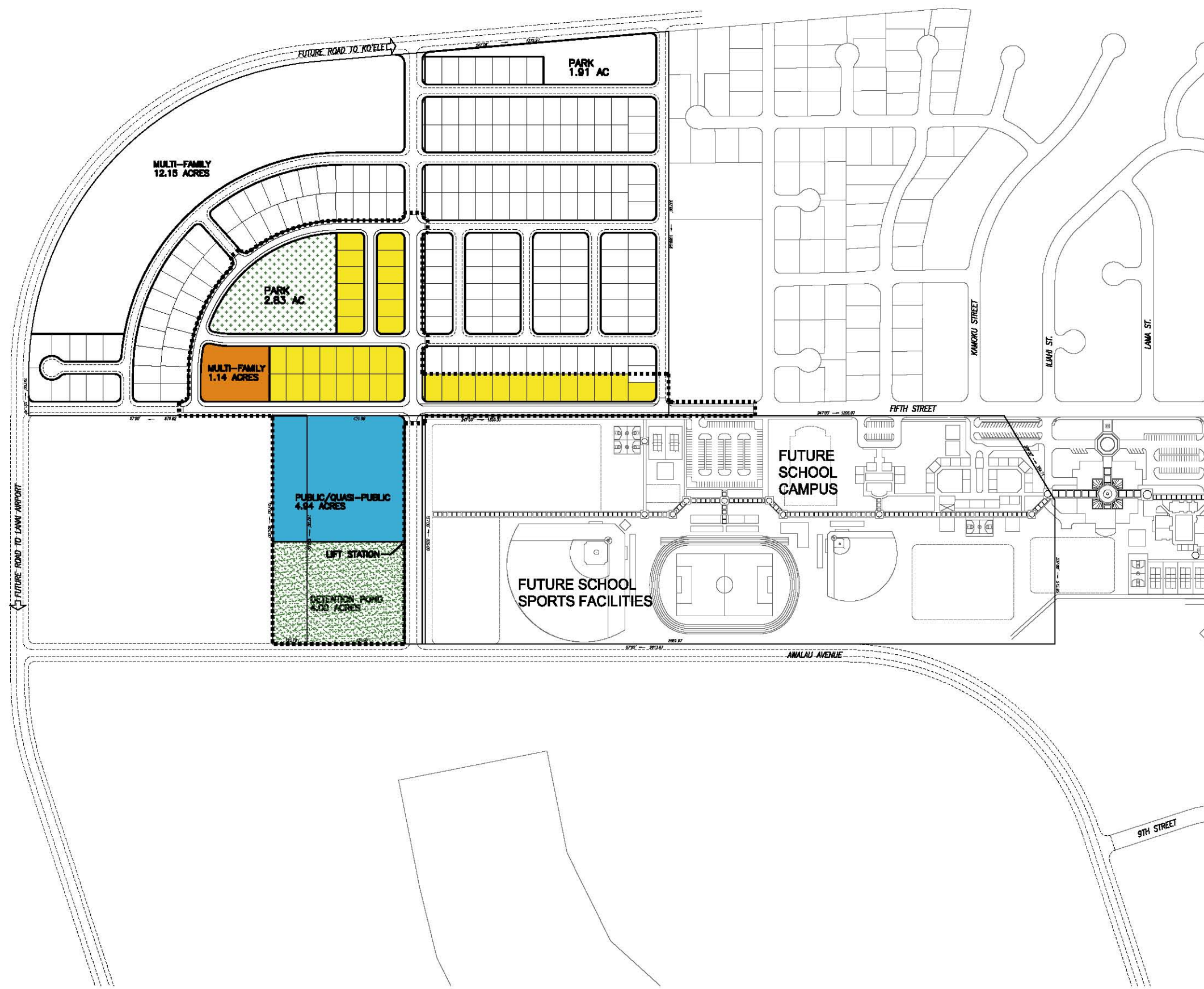







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LANAI AFFORDABLE HOUSING PROJECT

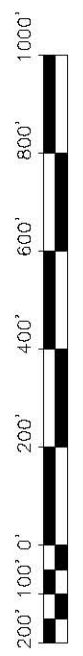
ZONING MASTER SITE PLAN



-  MULTI-FAMILY
-  SINGLE FAMILY
-  PUBLIC/QUASI-PUBLIC
-  PARK
-  DETENTION POND

PHASE I

SINGLE FAMILY (6000 sf min)	41 UNITS
MULTI-FAMILY (12 UNITS)	1.14 ACRES
QUASI-PUBLIC	4.94 ACRES
PARK PROVIDED	2.83 ACRES
DETENTION POND	4.00 ACRES

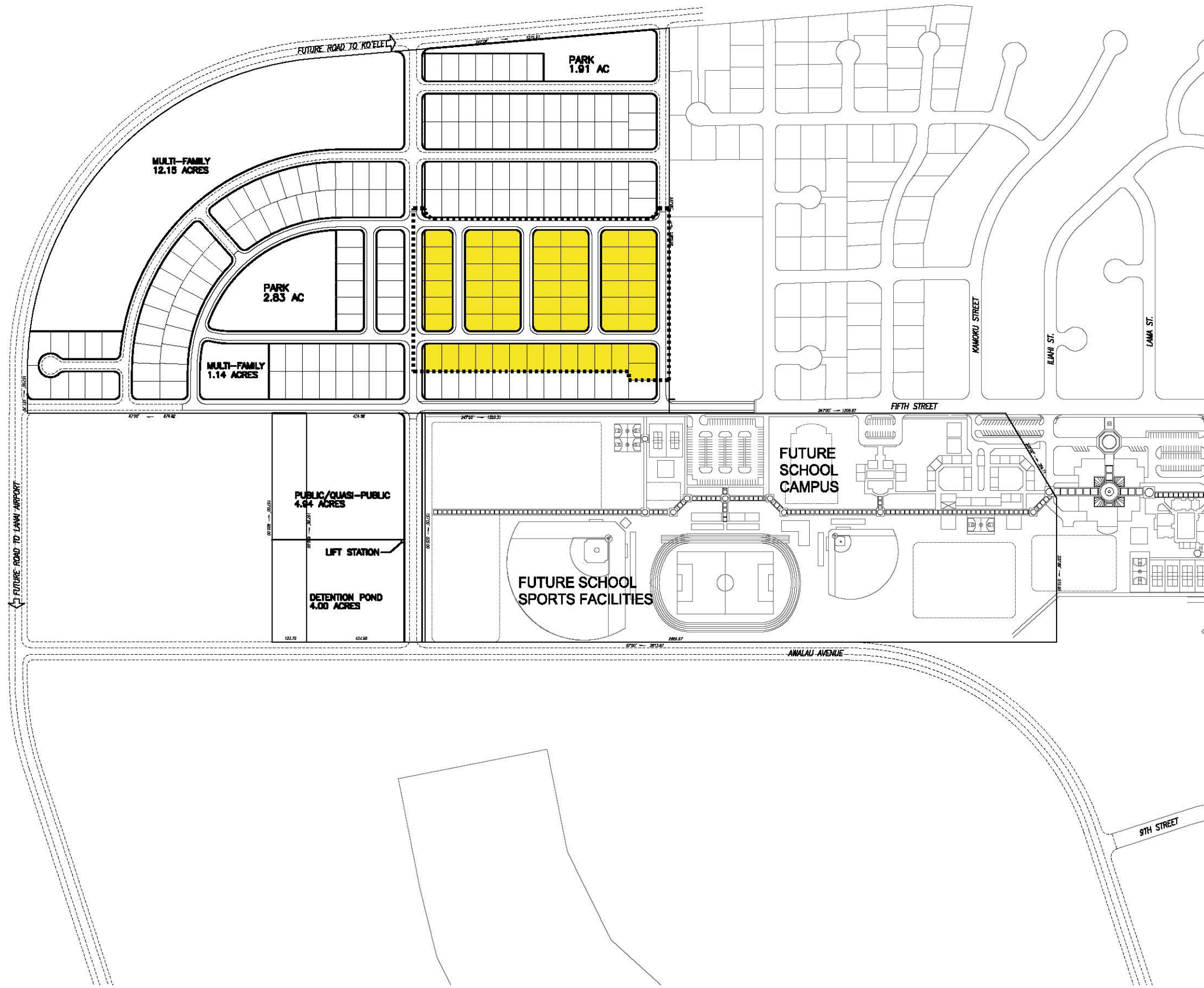


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LANAI AFFORDABLE HOUSING PROJECT

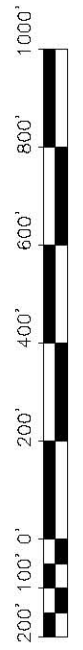
ZONING SITE PLAN - PHASE I



 SINGLE FAMILY

PHASE II-A

SINGLE FAMILY (6000 sf min) 56 UNITS

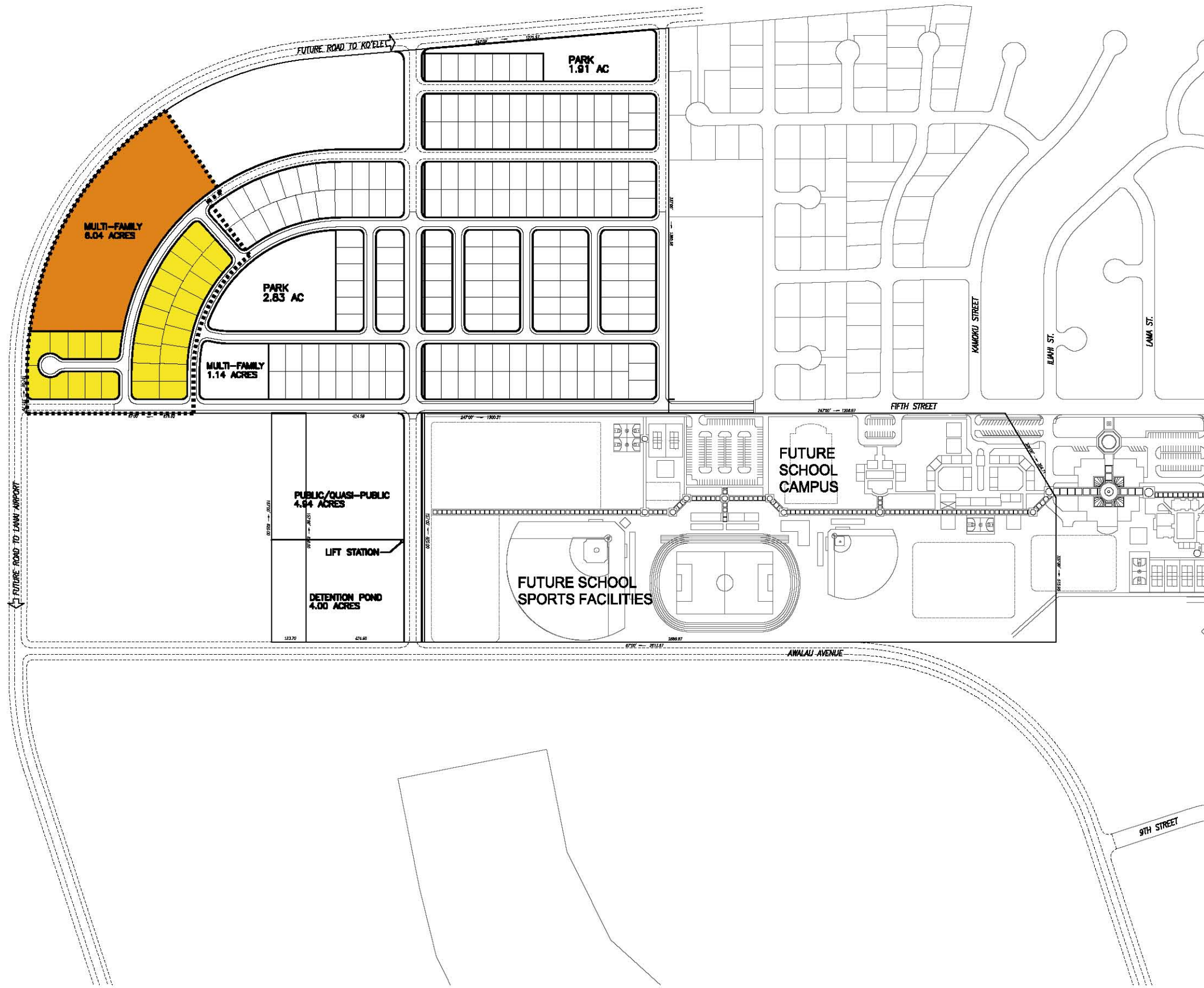


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LANAI AFFORDABLE HOUSING PROJECT

ZONING SITE PLAN - PHASE II-A



- MULTI-FAMILY
- SINGLE FAMILY


PHASE II-B

SINGLE FAMILY (6000 sf min)
MULTI-FAMILY (72 UNITS)

29 UNITS
6.04 ACRES

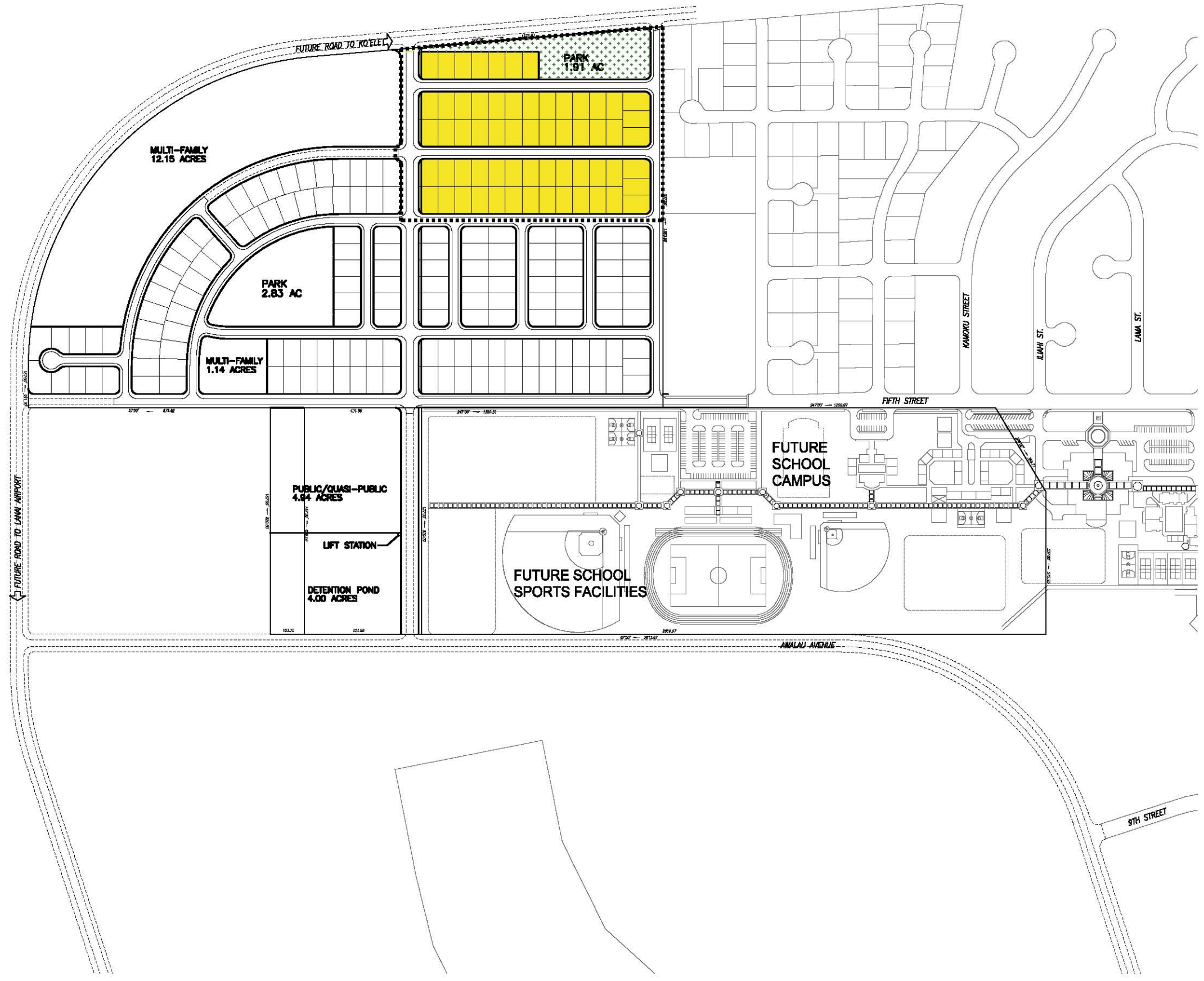


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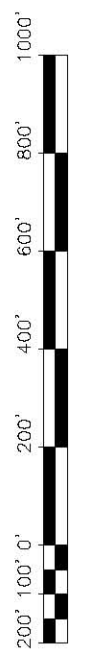
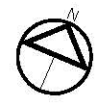
LANAI AFFORDABLE HOUSING PROJECT

ZONING SITE PLAN - PHASE II-B



- SINGLE FAMILY
- PARK

PHASE II-C
 SINGLE FAMILY (6000 sf min) 61 UNITS
 PARK PROVIDED 1.91 ACRES

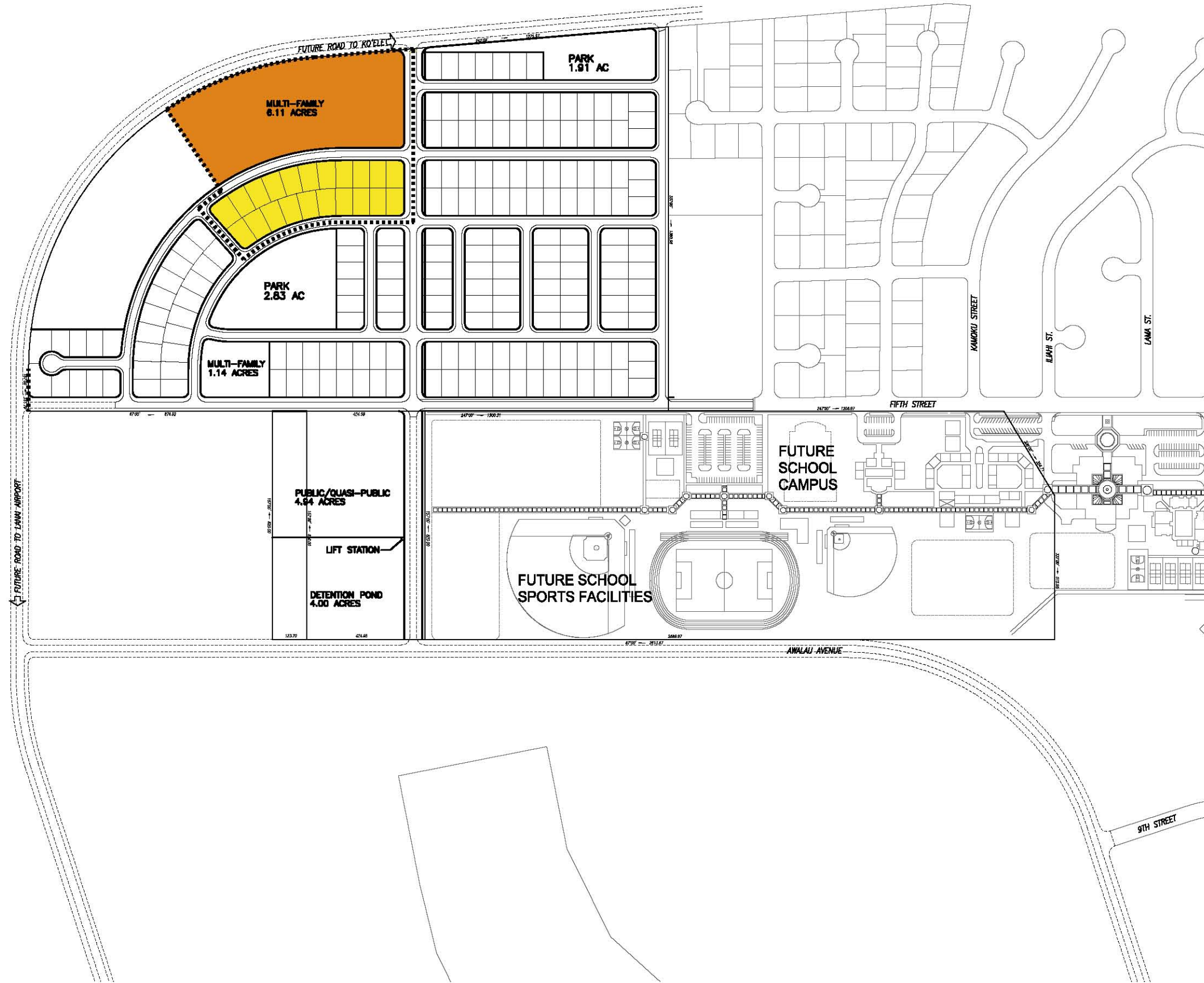


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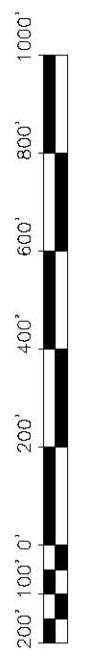
LANAI AFFORDABLE HOUSING PROJECT

ZONING SITE PLAN - PHASE II-C



- MULTI-FAMILY
- SINGLE FAMILY

PHASE II-D
 SINGLE FAMILY (6000 sf min) 21 UNITS
 MULTI-FAMILY (72 UNITS) 6.11 ACRES



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LANAI AFFORDABLE HOUSING PROJECT

ZONING SITE PLAN - PHASE II-D

LANA'I AFFORDABLE HOUSING INFRASTRUCTURE IMPROVEMENTS

PHASE 1 - 41 SF Units, 1.14 Acres MF, 4.94 Acres Quasi-Public, 2.83 Acres Park	
1	Earthwork
2	Clearing and Grubbing
3	Excavation and Embankment
4	Pavement Construction
5	A.C. Roadways
6	Concrete Sidewalks (Both sides along 5th Street fronting the school, one side elsewhere)
7	Concrete Curb & Gutters (Both sides along 5th Street fronting the school)
8	Sewer System
9	Gravity Sewer Lines
10	Sewer Manholes
11	Sewer Laterals
12	Sewer Lift Station
13	Force Mains
14	Relocate Existing Force Main (Reuse water for Koele)
15	Water System
16	Water Distribution Lines and Appurtenances
17	Water Laterals and Meters
18	Fire Hydrants
19	Drainage System
20	Drainage Culverts
21	Drainage Inlets
22	Catch Basins
23	Drain Manholes
24	CRM Headwalls
25	Detention Basin
26	Electrical System
27	Overhead Electrical
28	5th Street Extension
29	Earthwork
30	Clearing and Grubbing
31	Excavation and Embankment
32	Pavement Construction
33	A.C. Roadways
34	Concrete Sidewalks
35	Concrete Curb & Gutters
36	Sewer System
37	Gravity Sewer Lines
38	Sewer Manholes
39	Water System
40	Water Distribution Lines and Appurtenances
41	Fire Hydrants
42	Drainage System
43	Drainage Culverts
44	Catch Basins
45	Drain Manholes
46	Electrical System
47	Overhead Electrical

LANA'I AFFORDABLE HOUSING INFRASTRUCTURE IMPROVEMENTS

PHASE 2a - 56 SF Units	
1	Earthwork
2	Clearing and Grubbing
3	Excavation and Embankment
4	Pavement Construction
5	A.C. Roadways
6	Concrete Sidewalks
7	Sewer System
8	Gravity Sewer Lines
9	Sewer Manholes
10	Sewer Laterals
11	Sewer Lift Station Upgrade
12	Water System
13	Water Distribution Lines and Appurtenances
14	Water Laterals and Meters
15	Fire Hydrants
16	Drainage System
17	Drainage Culverts
18	Drainage Inlets
19	Drain Manholes
20	CRM Headwalls
21	Electrical System
22	Overhead Electrical
23	9th Street Extension/Awalau Avenue
24	Earthwork
25	Clearing and Grubbing
26	Excavation and Embankment
27	Pavement Construction
28	A.C. Roadways
29	Concrete Sidewalks
30	Water System
31	Water Main and Appurtenances
32	Fire Hydrants
33	Drainage System
34	Drainage Culverts
35	Catch Basins
36	Drain Manholes
37	CRM Headwalls

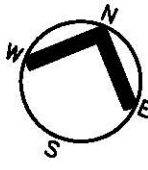
LANA'I AFFORDABLE HOUSING INFRASTRUCTURE IMPROVEMENTS

PHASE 2b - 29 SF Units, 6.04 Acres MF	
1	Earthwork
2	Clearing and Grubbing
3	Excavation and Embankment
4	Pavement Construction
5	A.C. Roadways
6	Concrete Sidewalks
7	Sewer System
8	Gravity Sewer Lines
9	Sewer Manholes
10	Sewer Laterals
11	Sewer Lift Station Upgrade
12	Water System
13	Water Distribution Lines and Appurtenances
14	Water Laterals and Meters
15	Fire Hydrants
16	Drainage System
17	Drainage Culverts
18	Drainage Inlets
19	Drain Manholes
20	Electrical System
21	Overhead Electrical

PHASE 2c - 61 SF Units, 1.91 Acres Park	
1	Earthwork
2	Clearing and Grubbing
3	Excavation and Embankment
4	Pavement Construction
5	A.C. Roadways
6	Concrete Sidewalks
7	Sewer System
8	Gravity Sewer Lines
9	Sewer Manholes
10	Sewer Laterals
11	Sewer Lift Station Upgrade
12	Water System
13	Water Distribution Lines and Appurtenances
14	Water Laterals and Meters
15	Fire Hydrants
16	Drainage System
17	Drainage Culverts
18	Drainage Inlets
19	Drain Manholes
20	Electrical System
21	Overhead Electrical

LANA'I AFFORDABLE HOUSING INFRASTRUCTURE IMPROVEMENTS

PHASE 2d - 21 SF Units, 6.11 Acres MF	
1	Earthwork
2	Clearing and Grubbing
3	Excavation and Embankment
4	Pavement Construction
5	A.C. Roadways
6	Concrete Sidewalks
7	Sewer System
8	Gravity Sewer Lines
9	Sewer Manholes
10	Sewer Laterals
11	Sewer Lift Station Upgrade
12	Water System
13	Water Distribution Lines and Appurtenances
14	Water Laterals and Meters
15	Fire Hydrants
16	Drainage System
17	Drainage Culverts
18	Drainage Inlets
19	Drain Manholes
20	Electrical System
21	Overhead Electrical



SEE SHEET 1-2

FUTURE ROAD TO KO'ELE

RELOCATED FORCE MAIN
(REUSE WATER FOR KO'ELE)

SEE SHEET 1-3

PARK
2.83 AC

MULTI-FAMILY
1.14 AC

5TH STREET
EXTENTION

PUBLIC/QUASI-PUBLIC
4.94 AC

DETENTION POND
4.00 AC

SEE SHEET 1-4

PHASE 1

SEE SHEET 1-5

SEE SHEET 1-6

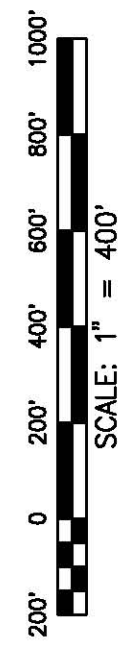
FORCE MAIN

9TH STREET

FUTURE ROAD TO LANAI AIRPORT

ANALAU AVENUE

ANALAU AVENUE

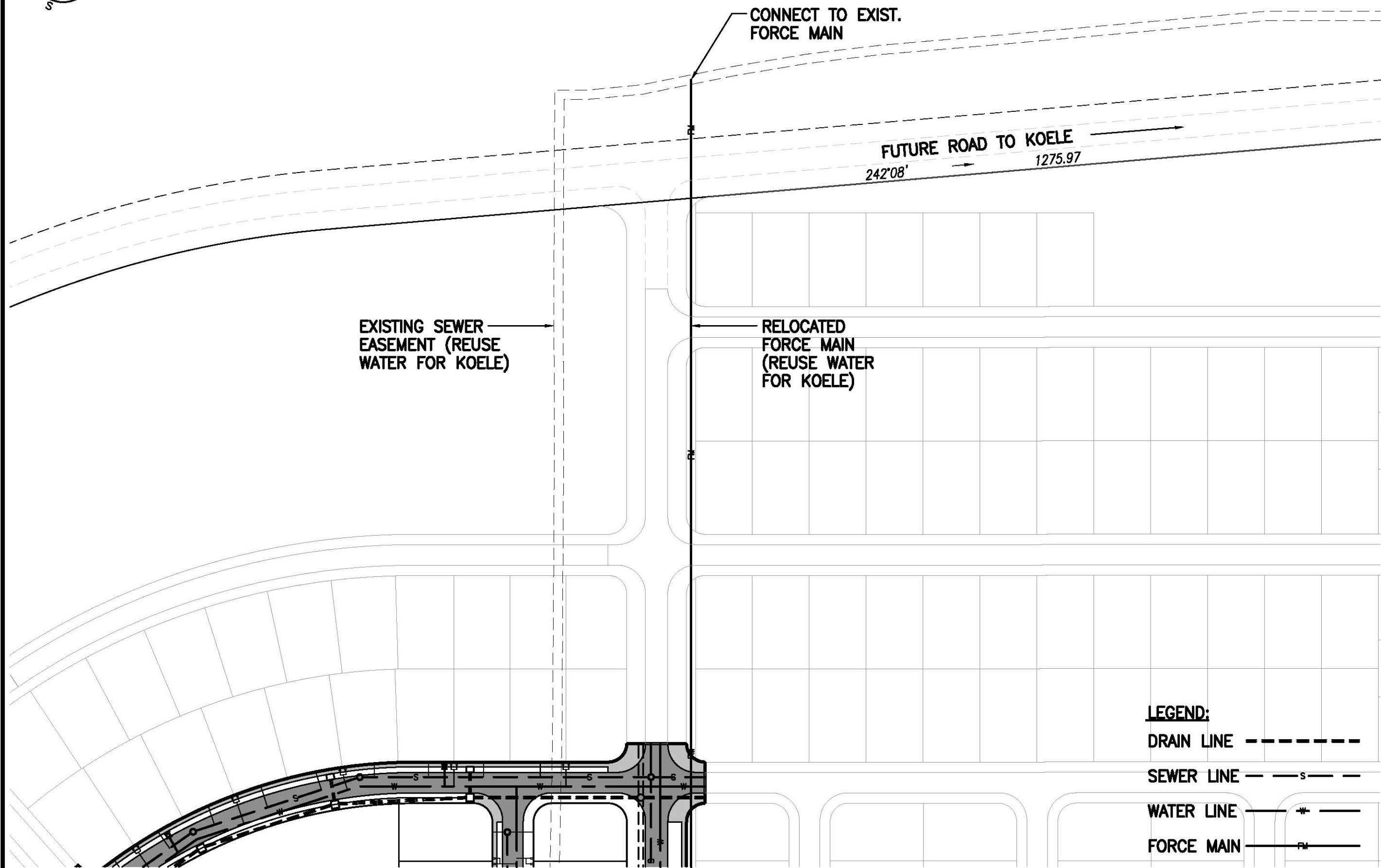
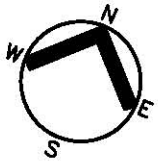


LANA'I AFFORDABLE HOUSING PROJECT

PHASE 1 - OVERALL SITE PLAN

DATE 10/12/10

SHT. 1-1



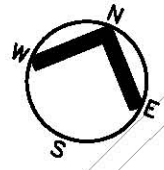
LEGEND:

- DRAIN LINE - - - - -
- SEWER LINE - - - s - - -
- WATER LINE - - - # - - -
- FORCE MAIN - - - F - - -

LANA'I AFFORDABLE HOUSING PROJECT

PHASE 1 - PARTIAL SITE PLAN

DATE 10/12/10
SHT. 1-2



EXIST. SEWER EASEMENT

RELOCATED FORCE MAIN

PARK
2.83 AC

A.C.
PAVEMENT

CONC.
SIDEWALK

SEWER MANHOLE
(TYP.)

SEWER LATERAL
(TYP.)

MULTI-FAMILY
1.14 AC

WATER LATERAL
(TYP.)

PHASE 1
LIMITS

DRAIN MANHOLE
(TYP.)

DRAIN INLET
(TYP.)

CURB & GUTTER

CATCH BASIN
(TYP.)

376.92

424.98

247'00" → 1300.31

5TH STREET

FIRE HYDRANT
(TYP.)

PUBLIC/QUASI-PUBLIC
4.84 AC

FUTURE SCHOOL
CAMPUS

LEGEND:

DRAIN LINE - - - - -

SEWER LINE - - - s - - -

WATER LINE - - - * - - -

FORCE MAIN - - - FM - - -

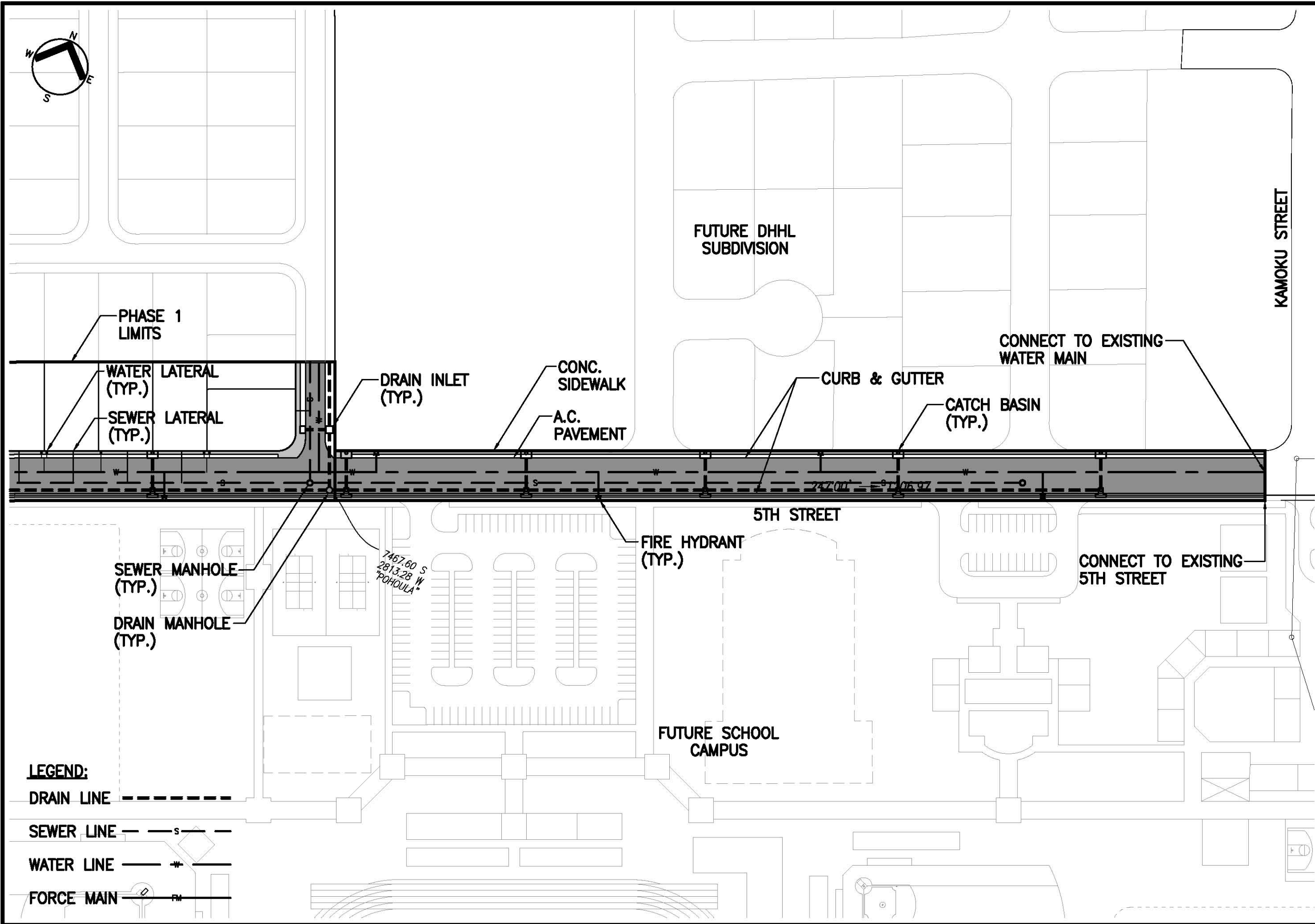
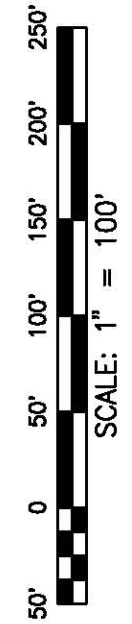
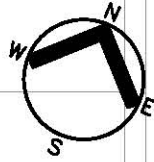


LANA'I AFFORDABLE HOUSING PROJECT

PHASE 1 - PARTIAL SITE PLAN

DATE 10/12/10

SHT. 1-3

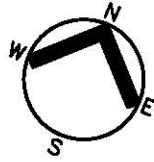


- LEGEND:**
- DRAIN LINE
 - SEWER LINE
 - WATER LINE
 - FORCE MAIN

LANA'I AFFORDABLE HOUSING PROJECT

PHASE 1 - PARTIAL SITE PLAN

DATE 10/12/10
SHT. 1-4



157'00" ← 820.00

157'00" ← 820.00

157'00" ← 820.00

PUBLIC/QUASI-PUBLIC
4.84 AC

SEWER LATERAL

SEWER MANHOLE

LIFT STATION

CRM HEADWALL
(TYP.)

DETENTION POND
4.00 AC

CONNECT TO EXIST.
FORCE MAIN

123.70

424.98

PHASE 1
LIMITS

DRAIN INLET
(TYP.)

CONC.
SIDEWALK

A.C.
PAVEMENT

FIRE HYDRANT
(TYP.)

RELOCATED
FORCE MAIN
(REUSE WATER
FOR KOELE)

FUTURE SCHOOL
CAMPUS

FORCE MAIN TO
TREATMENT PLANT

AWALAU AVENUE
(FUTURE)

OVERFLOW CULVERT

LEGEND:

DRAIN LINE - - - - -

SEWER LINE - - - s - - -

WATER LINE - - - # - - -

FORCE MAIN - - - FM - - -

EXIST. SEWER
EASEMENT (REUSE
WATER FOR KOELE)

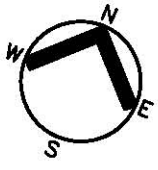


LANA'I AFFORDABLE HOUSING PROJECT

PHASE 1 - PARTIAL SITE PLAN

DATE 10/12/10

SHT. 1-5



EXISTING
SEWER MAIN

EXISTING
SEWER MAIN

FORCE MAIN TO
TREATMENT PLANT

CONNECT TO EXIST.
SEWER MANHOLE

9TH STREET EXTENSION
(FUTURE)

AWALAU AVENUE
(FUTURE)



LEGEND:

DRAIN LINE - - - - -

SEWER LINE - - - s - - -

WATER LINE - - - # - - -

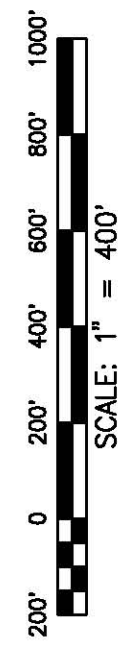
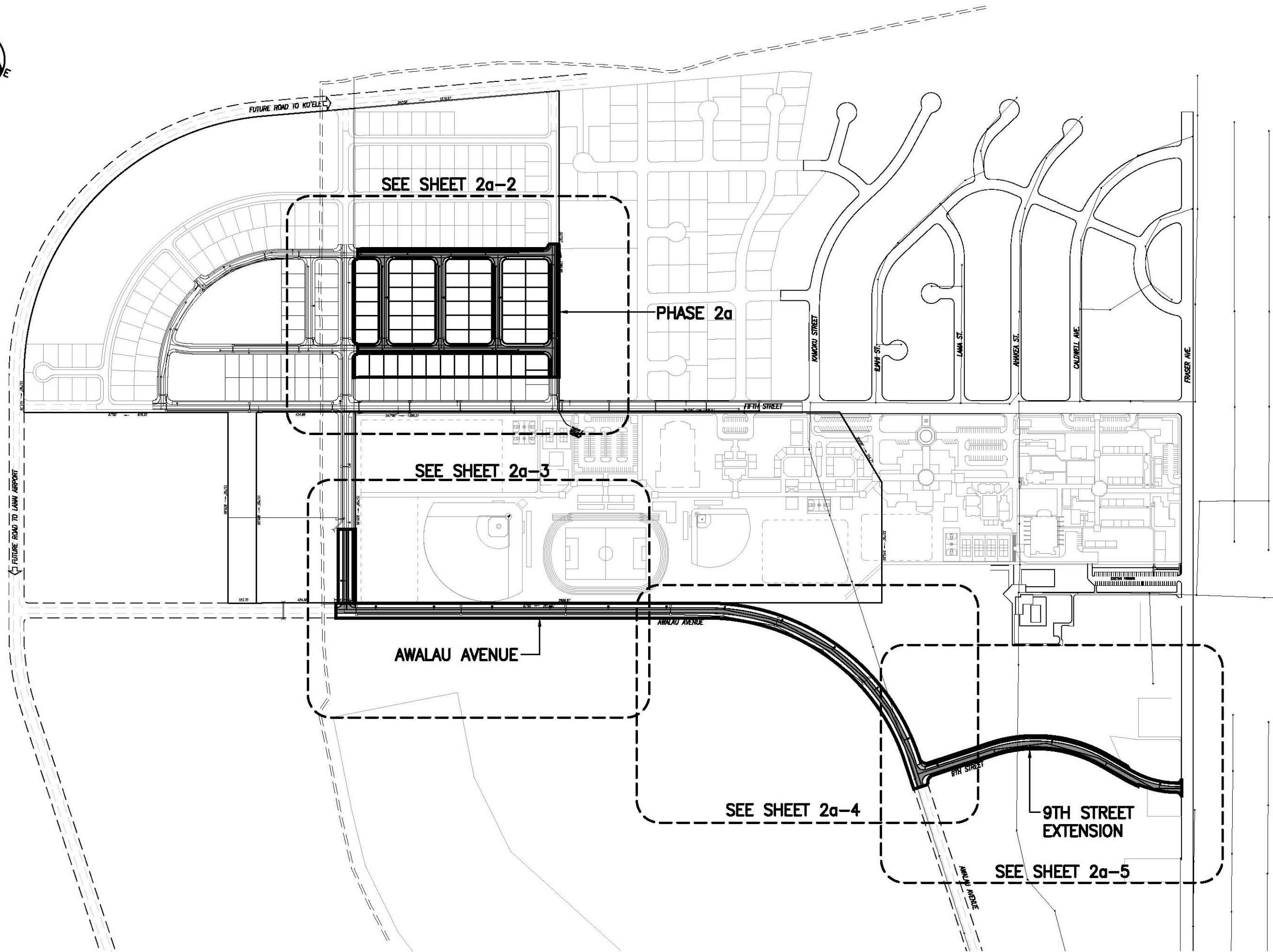
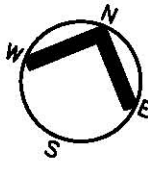
FORCE MAIN - - - FM - - -

LANA'I AFFORDABLE HOUSING PROJECT

PHASE 1 - PARTIAL SITE PLAN

DATE 10/12/10

SHT. 1-6

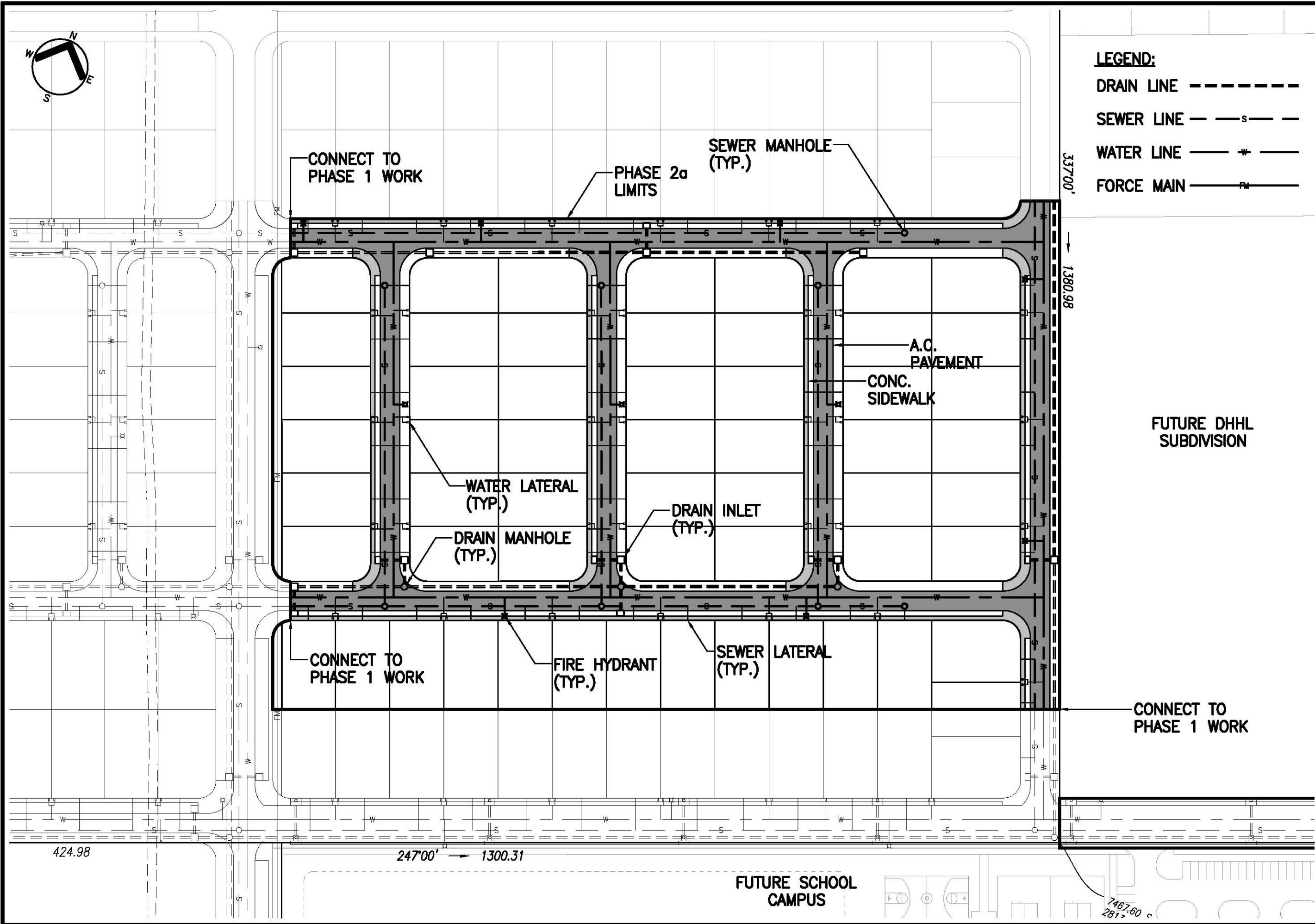
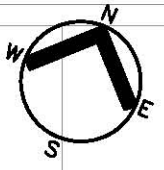


LANA'I AFFORDABLE HOUSING PROJECT

PHASE 2a - OVERALL SITE PLAN

DATE 10/12/10

SHT. 2a-1



- LEGEND:**
- DRAIN LINE - - - - -
 - SEWER LINE - s - - - -
 - WATER LINE - # - - - -
 - FORCE MAIN - FM - - - -

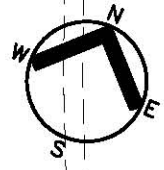


LANA'I AFFORDABLE HOUSING PROJECT

PHASE 2a - PARTIAL SITE PLAN

DATE 10/12/10
SHT. 2a-2

7467.60
2812



157'00" ← 820.00

CONNECT TO PHASE 1 WORK

FUTURE SCHOOL CAMPUS

FIRE HYDRANT (TYP.)

DRAIN INLET (TYP.)

2689.97

67'00" ← 2813.67

AWALAU AVENUE

EXISTING FORCE MAIN (PHASE 1)

A.C. PAVEMENT

CONC. SIDEWALK

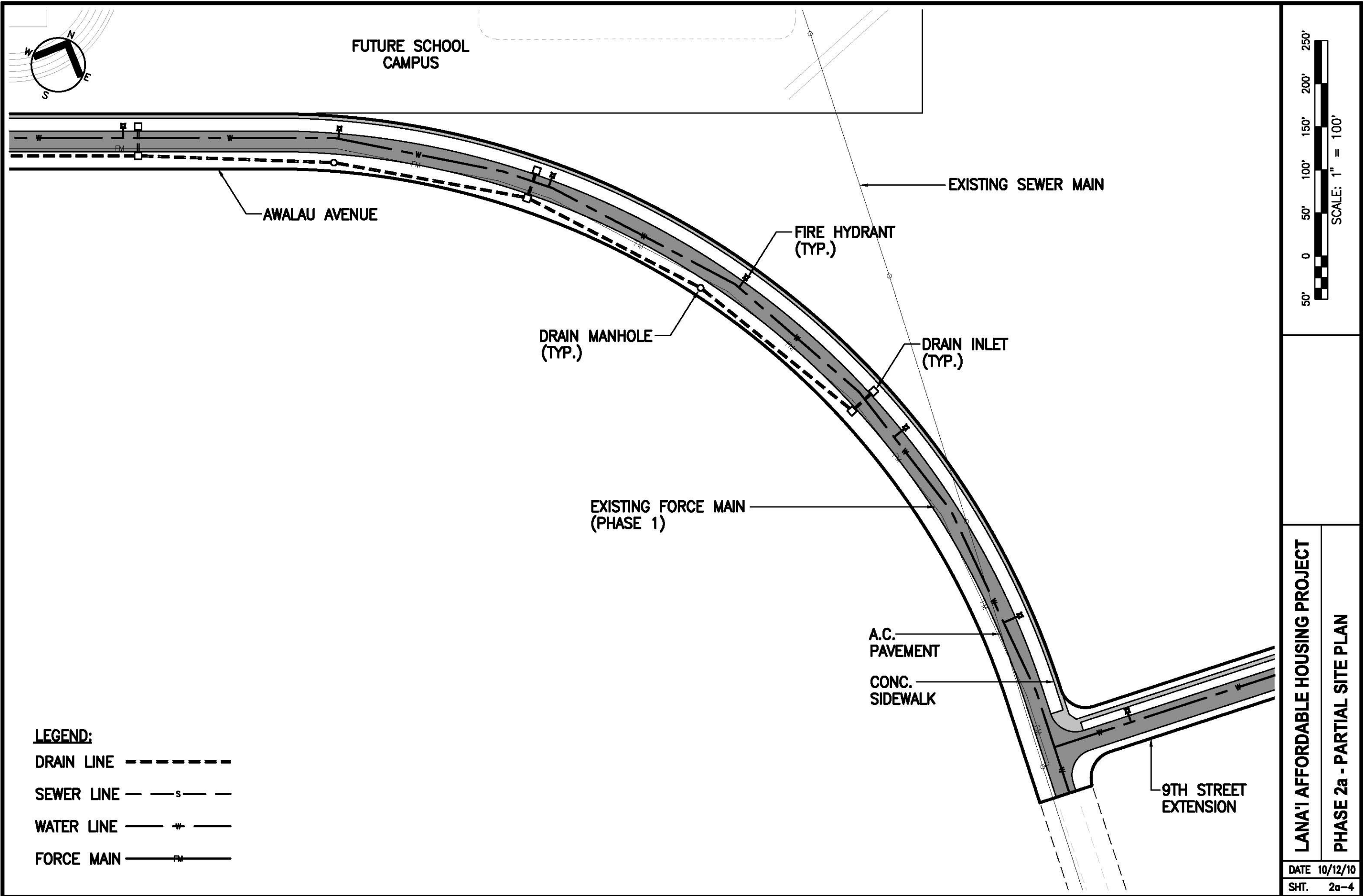
- LEGEND:**
- DRAIN LINE - - - - -
 - SEWER LINE - s - - -
 - WATER LINE - # - - -
 - FORCE MAIN - FM - - -



LANA'I AFFORDABLE HOUSING PROJECT

PHASE 2a - PARTIAL SITE PLAN

DATE 10/12/10
SHT. 2a-3



FUTURE SCHOOL CAMPUS

AWALAU AVENUE

EXISTING SEWER MAIN

FIRE HYDRANT (TYP.)

DRAIN MANHOLE (TYP.)

DRAIN INLET (TYP.)

EXISTING FORCE MAIN (PHASE 1)

A.C. PAVEMENT

CONC. SIDEWALK

9TH STREET EXTENSION

LEGEND:

DRAIN LINE - - - - -

SEWER LINE - s - - -

WATER LINE - # - - -

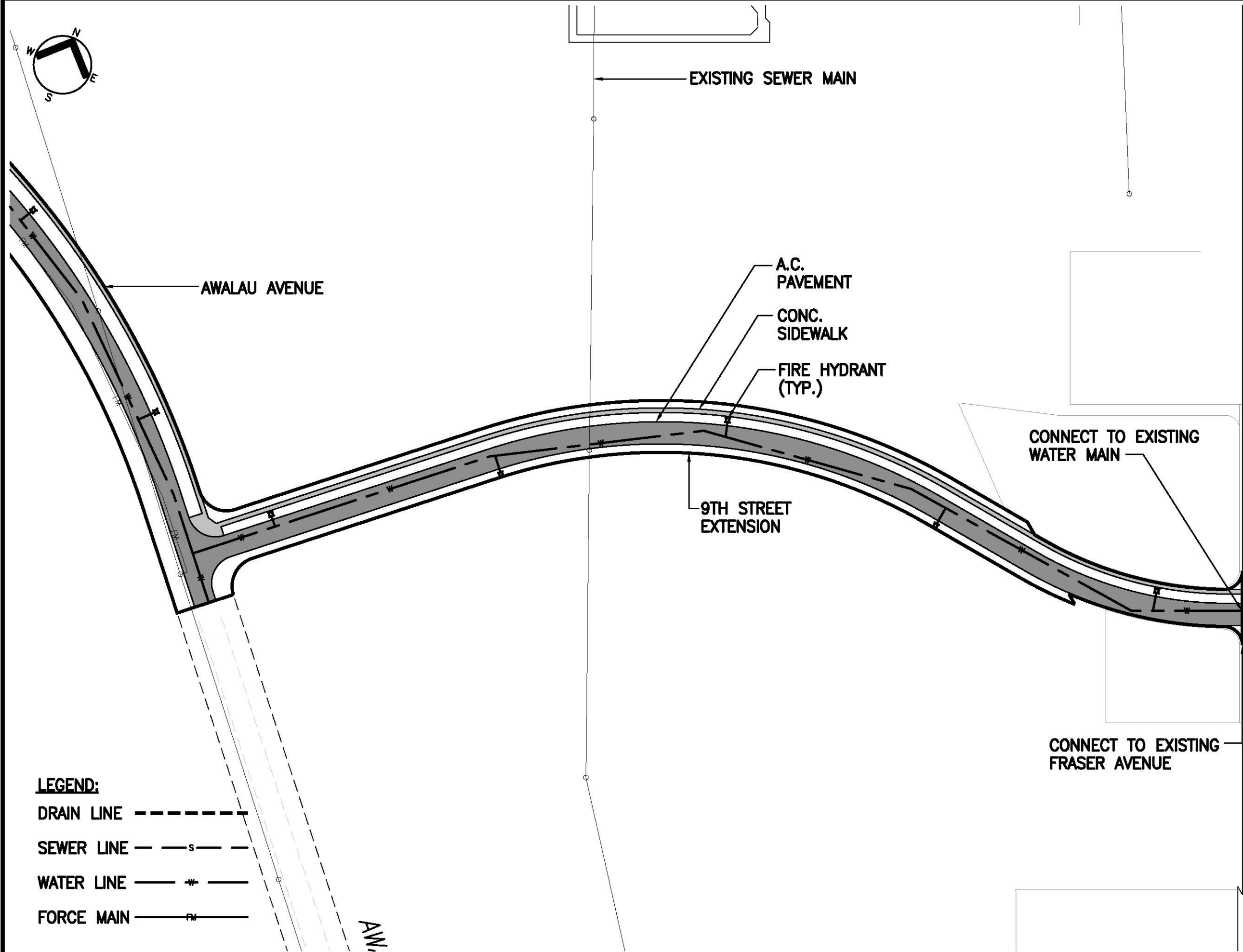
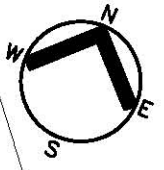
FORCE MAIN - FM - - -



LANA'I AFFORDABLE HOUSING PROJECT

PHASE 2a - PARTIAL SITE PLAN

DATE 10/12/10
SHT. 2a-4



LEGEND:

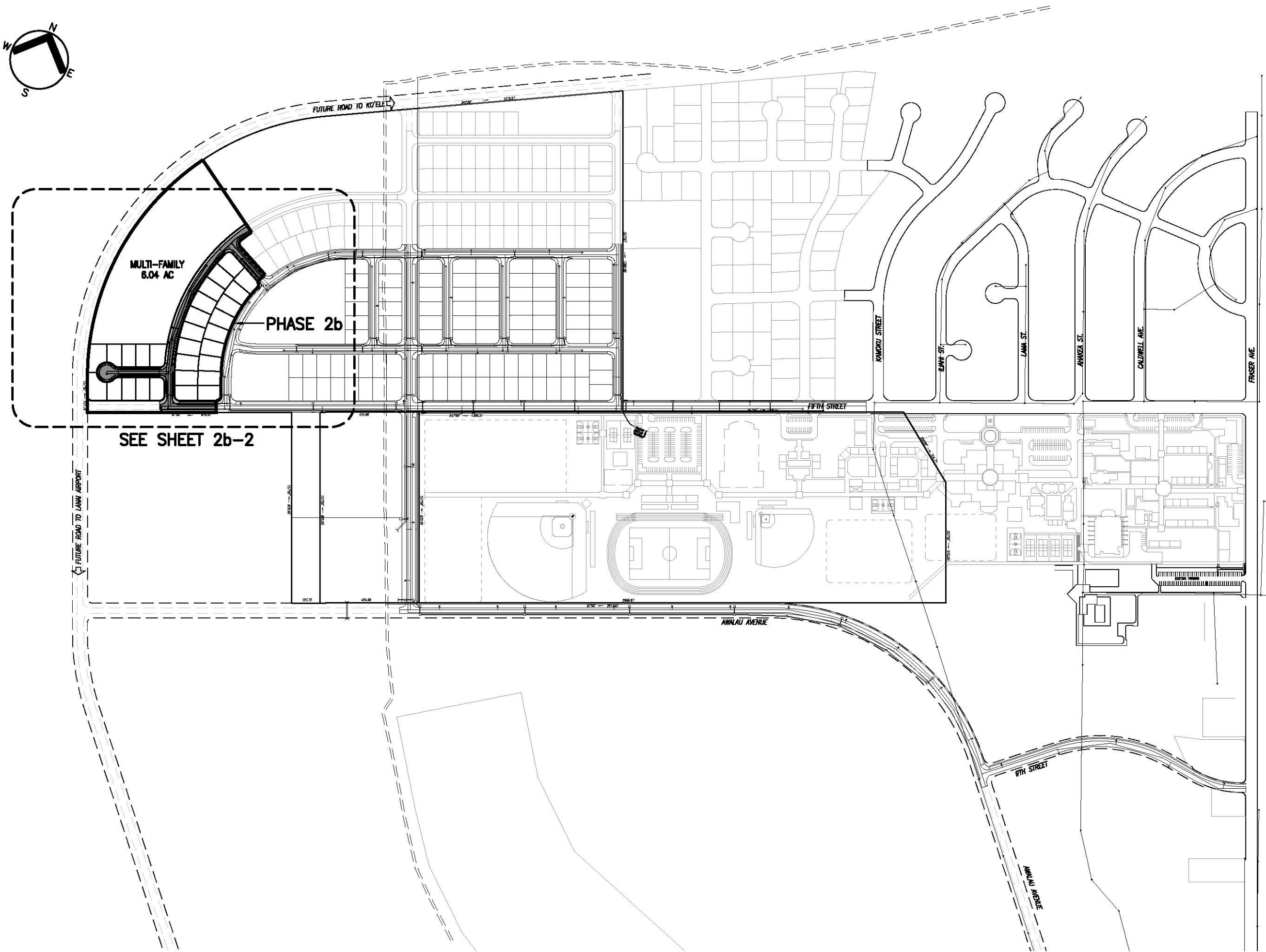
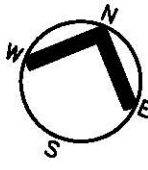
- DRAIN LINE - - - - -
- SEWER LINE - s - - - - -
- WATER LINE - # - - - - -
- FORCE MAIN - FM - - - - -



LANA'I AFFORDABLE HOUSING PROJECT

PHASE 2a - PARTIAL SITE PLAN

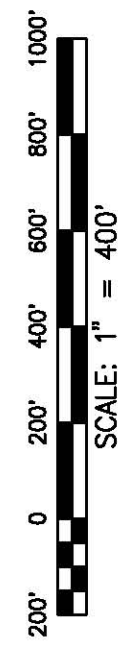
DATE 10/12/10
SHT. 2a-5



MULTI-FAMILY
8.04 AC

PHASE 2b

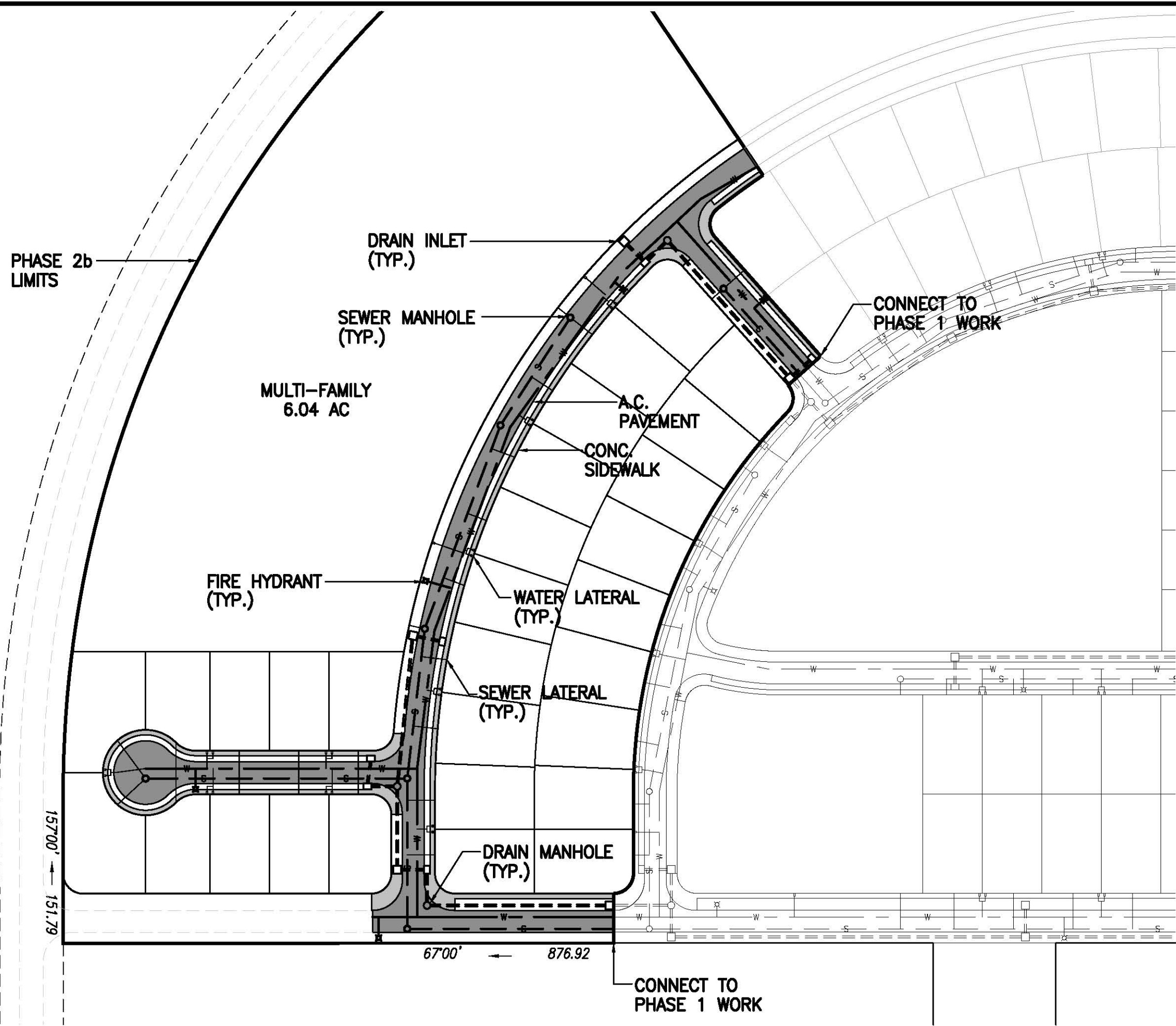
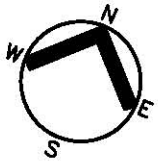
SEE SHEET 2b-2



LANA'I AFFORDABLE HOUSING PROJECT

PHASE 2b - OVERALL SITE PLAN

DATE 10/12/10
SHT. 2b-1



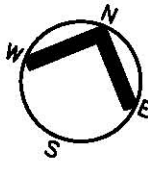
LEGEND:

- DRAIN LINE - - - - -
- SEWER LINE - s - - - - -
- WATER LINE - # - - - - -
- FORCE MAIN - FM - - - - -



LANA'I AFFORDABLE HOUSING PROJECT
PHASE 2b - PARTIAL SITE PLAN

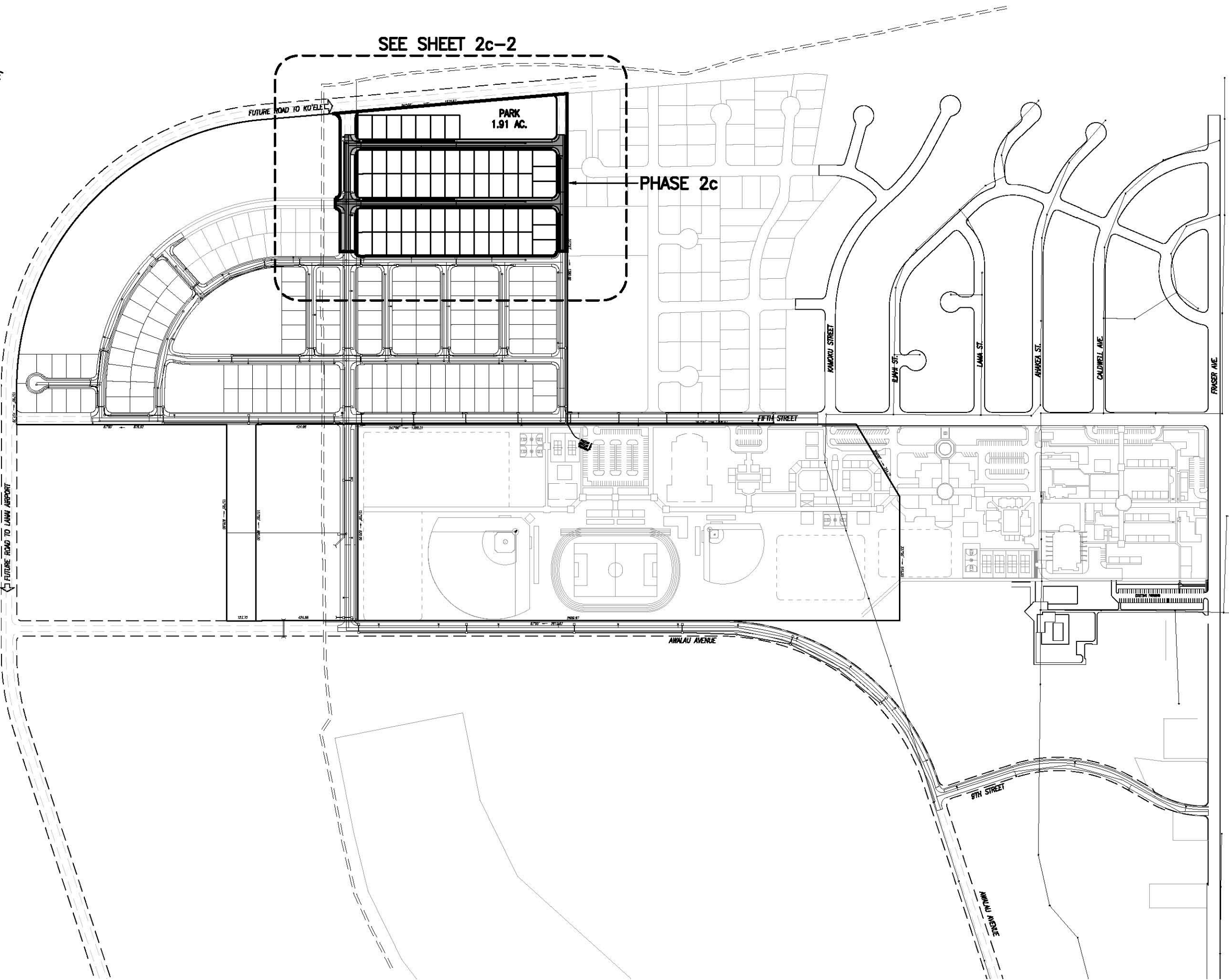
DATE 10/12/10
SHT. 2b-2



SEE SHEET 2c-2

PARK
1.91 AC.

PHASE 2c

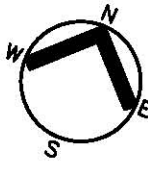


LANA'I AFFORDABLE HOUSING PROJECT

PHASE 2c - OVERALL SITE PLAN

DATE 10/12/10

SHT. 2c-1



FUTURE ROAD TO KOELE

242'08' 1275.97

PARK
1.91 AC.

PHASE 2c
LIMITS



- LEGEND:**
- DRAIN LINE - - - - -
 - SEWER LINE - s - - - - -
 - WATER LINE - # - - - - -
 - FORCE MAIN - FM - - - - -

DRAIN MANHOLE
(TYP.)

SEWER MANHOLE
(TYP.)

A.C.
PAVEMENT

CONC.
SIDEWALK

DRAIN INLET
(TYP.)

FIRE HYDRANT
(TYP.)

SEWER LATERAL
(TYP.)

EXIST. FORCE MAIN
(PHASE 1)

WATER LATERAL
(TYP.)

CONNECT TO
PHASE 1 WORK

CONNECT TO
PHASE 2a WORK

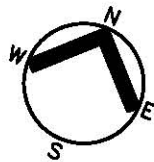
337'00'

1380.98

LANA'I AFFORDABLE HOUSING PROJECT

PHASE 2c - PARTIAL SITE PLAN

DATE 10/12/10
SHT. 2c-2



SEE SHEET 2d-2

PHASE 2d

MULTI-FAMILY
6.11 AC.

FUTURE ROAD TO KO'ELE

FUTURE ROAD TO LANAI AIRPORT

ANALAU AVENUE

FIFTH STREET

KAMOKU STREET

ELMH ST

LAMA ST

AMHCEL ST

CALDWELL AVE

FRISER AVE

9TH STREET

ANALAU AVENUE

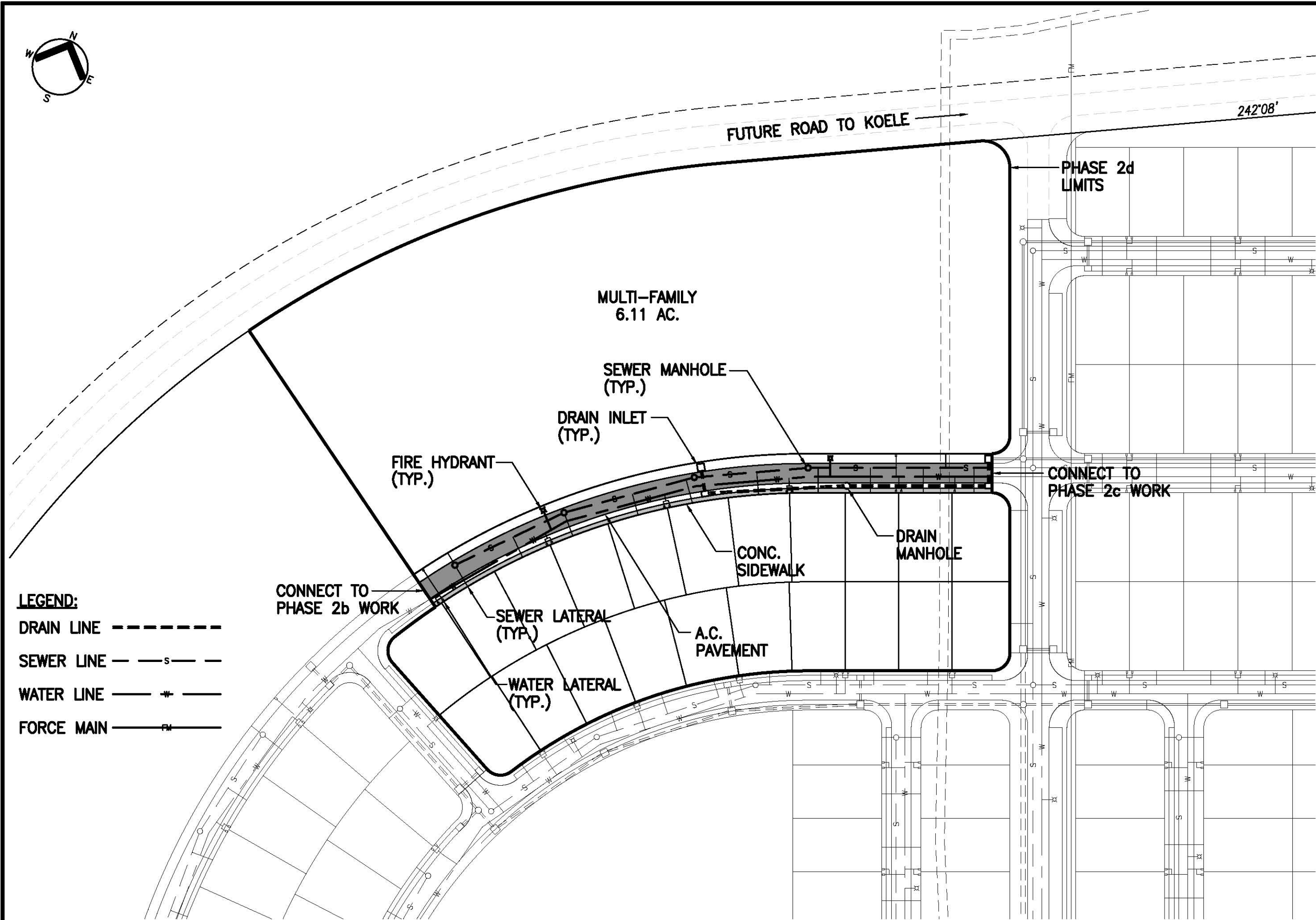
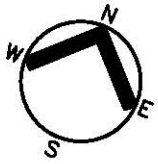
LANA'I AFFORDABLE HOUSING PROJECT

PHASE 2d - OVERALL SITE PLAN

DATE 10/12/10
SHT. 2d-1



SCALE: 1" = 400'



LEGEND:

- DRAIN LINE - - - - -
- SEWER LINE - s - - - - -
- WATER LINE - w - - - - -
- FORCE MAIN - FM - - - - -



LANA'I AFFORDABLE HOUSING PROJECT

PHASE 2d - PARTIAL SITE PLAN

DATE 10/12/10
SHT. 2d-2