. Kona . Maut	Honolulu · · Hilo 4826-9654-8224.1.051730-00004
sidewalk to the areas just fronting the ADA stalls; and SCANNED	sidewalk to the an
Added 2 no parking signs and posts, and 1 hydrant guard post; and Removed 482.5 square feet of concrete sidewalk and base course, to reduce the	 Added 2 no parki Removed 482.5 s
Added 755 square feet of cell paving to accommodate the revised emergency access turnaround; and	
During processing of the required Building Permit to construct the Restroom Project (A2017-BH01368), the Fire Department required that the Applicant modify the driveway turnaround to address the emergency access requirements of the Hawaii State Fire Code (Chapter 18) and Hawaii County Code (Chapter 26) (See "Exhibit A" - 05/29/2018 Plan Review Comment Letter). As such, we modified the Restroom Project as follows:	During processing of (A2017-BH01368), the Fire turnaround to address the em 18) and Hawaii County Code Letter). As such, we modifie
On August 22, 2017, the Planning Department issued Special Management Area Minor Permit No. 17-000374 ("SMA Minor 17-000374) to allow the construction of a restroom facility, 28-stall parking lot, and related improvements upon the Property, as an accessory use to the Hokuli'a Shoreline Park located on TMK Nos.: (3) 8-1-004:003, 094, and 7-9-012:003 (the "Restroom Project").	On August 22, 2017, Permit No. 17-000374 ("SM 28-stall parking lot, and relat Hokuli'a Shoreline Park loca "Restroom Project").
	Dear Mr. Yee:
Request for Determination (SMA Minor Permit No. 17-00374) Project: Construction of a Restroom, 28-stall Parking Lot, and Related Improvements Applicant: 1250 Oceanside, LLC Landowner: Hokuli'a Park and Cultural Sites Association Inc. Lot B of Hokuli'a Phase 2, Amendment 6, at Hokukano 2nd District of North Kona, Island and County of Hawaii TMK: (3) 8-1-034:027 (the "Property")	Re: Request for Determin Project: Construction (Improvements Applicant: 1250 Ocean Landowner: Hokuli'a J Lot B of Hokuli'a Phas District of North Kona <u>TMK: (3) 8-1-034:027</u>
	Michael Yee Director Planning Department 101 Pauahi Street, Room 3 Hilo, Hawaii 96720 Attn: Esther Imamura
November 21, 2018	
SLIM@CARLSMITH.COM	
CARLSMITH BALLILLILLI PM 2 25 A LIMITED LIABILITY LAW PARTNERSHIP 121 WAIANUENUE AVENUE P.O. BOX 686 HILO, HAWAII 96721-0686 TELEPHONE 808.935.6644 FAX 808.935.7975 WWW.CARLSMITH.COM	

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	cc: 1250 Oceanside, LLC Hokuli'a Park and Cultural Sites Association	Sincerely, StevenS.C. Lim	Should you have any questions concerning this submittal, please feel free to contact my paralegal Jason Knable at 935-6644. Please also direct all correspondence on this matter to my office. Thank you for your consideration.	Based on the revised scope of work for the Restroom Project, we respectfully request that the Planning Department confirm these proposed changes are consistent with the Planning Department's original reasons for granting SMA Minor 17-000374, and that no amendments are required.	Tinguely Development, Inc. also evaluated the proposed changes to the Restroom Project scope of work and has confirmed that the revised total cost of the Restroom Project is now estimated at \$493,751.58, which is still below the \$500,000 threshold for an Special Management Area Major Use Permit (See "Exhibit C" - 11/08/18 Tinguely Development, Inc. estimate).	 4. Removed 27 square feet of AC pavement and base course, as the ADA stalls and access aisle widths were reduced by 0.5 feet each. The new dimensions for the ADA stalls are 1.5 feet by 18 feet, which still meets the minimum ADA requirements. We have included a revised Site Plan, Site Grading Plan, and Site Layout and Utility Plan, as "Exhibit B" for review. 	November 21, 2018 Page 2
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Plan Review Comments Letter Date Generated 05/29/2018 OWNER: HOKUL'A PARK & CULTURAL SITES ASSN. INC. (HOKUL'A PARK & CULTURAL SITES ASSN. INC.) Permit # A2017-BH01368 Project Name HI (\$1034027) Plan review for code compliance for the above referenced project has been completed. The following comments are standard terms required by adopted codes by the jurisdiction and must be resolved before a building permit can be issued to commence construct as being all-inclusive. Please contact the plan review fi'you have any questions regarding the following comments or need clarification on the plan submittal process. In order to continue to process your building permit in an expedient manner, please address the following issues. Designers are required to submit a detaile and indexed written response to the review comments with the corrected plans. Comments Legend Resolved issue Existing Issue New Issue	DEP
I'A PARK & eted. The foll building per contact the p ittal process. Designers ar ans.	County of Hawai'i DEPARTMENT OF PUBLIC WORKS Aupuni Center 101 Pauahi Street, Suite 7 • Hilo, Hawai'i 96720-4224 (808) 961-8321 • Fax (808) 961-8630 public_works@hawaiicoumy.gov
to submit a detailed	Allan G. Simeon, P.E. Acting Director Acting Deputy Director

"Exhibit A"

Pruning Review Brane: Code baox All councy set # Document Code mont Code Boox & Ref. # Document Commont Code Boox & Ref. # Document Commont Code Boox & Ref. # Document Commont Code Boox & Ref. # Commont Encommans Code Boox & Ref. # Manual Science Scienc	Planning Review Email: geoffrey.roth@havaileoug Document Comment RECOMMEND ISSUANCE WITH EXCEPTION: PLAN Approved. Nor NeeDell. SUSAN GAGORIK. SUSAN GAGORIK. SUSAN GAGORIK. SPECIAL MANAGEMENT AREA. THE PARCEL IS AREA. THE PARCEL SUSAN GAGORIK. SPECIAL MANAGEMENT AREA. THE PARCEL IS AREA. THE PARCEL SUSAN GAGORIK. SPECIAL MANAGEMENT AREA. THE PARCEL IS AREA. THE PARCEL IS SUSAN GAGORIK. SPECIAL MANAGEMENT AREA' AS DEFINITION IS AREA. DETERMINATION: AREA DETERMINATION: ACCORDING TO HAWATI REVISED STATUTES (HRS). CHAPTER 205A.22 AND PLANNIG COMMISSION (PC) REVISED STATUTES (HRS). CHAPTER 205A.22 AND PLANNIG COMMISSION (PC) RECORMARY SOLE CHAPTER 205A.22 AND PLANNIG COMMISSION (PC) RECORDING, REMOVING, REMOVING, REMOVING, REACTIVE MAY SOLE PLECTION OF ANY MATERIAL OR ANY MATERIAL OR ANY GASEOUR RUCTION, OR PEROLITION, OR ALTERATION OF THE SIZE OF ANTERNAL'S AND RESPECTIVELY, ARE NOT </th <th>Imail: geoffrey.roth@hawaiicoum Phone: art Comment RECOMMEND ISSUANCE WITH EXCEPTION: PLAN APPROVAL NOT NEEDED. OKAY PER DARYN ARAI & SUSAN GAGORIK. SPECIAL MANAGEMENT AREA: THE PARCIEL IS WITHIN THE SPECIAL MANAGEMENT AREA (SMA) BUT NOT LOCATED IN A "SHORELINE AREA" AS DEFINED BY SECTION 205A- 41, HAWAI'I REVISED STATUTES (HRS). SPECIAL MANAGEMENT AREA DETERMINATION: ACCORDING TO HAWAI'I REVISED STATUTES (HRS) CHAPTER 205A: 22 AND PLANNING COMMISSION (PC) RULE NO. 9- 4(E)(1)(A),(B) AND (E), "PLACEMENT OR ERECTION OF ANY SOLID, OR THERMAL WASTE ", "CONSTRUCTION, BARDON, OR ALTERIAL OR ANY MATERIAL OR ANY MATERIAL OR ANY MATERIAL OR ANY MATERIAL OR ANY MATERIAL OR ANY DEMOLITION, OR ALTERATION OF THE SIZE OF ANY STRUCTION, DEMOLITION, OR ALTERATION OF THE SIZE OF ANY STRUCTION, DEEDFINITION OF REQUIRE A REVIEW AGAINST THE SMA RULES AND REQUIRE A REVIEW AGAINST THE SMA RULES AND REQUIRE A REVIEW AGAINST THE SMA RULES AND REGULATIONS. BASED ON THE ABOVE AND PURSUANT TO PLANNING COMMISSION RULE SECTION 9- 10(E). SPECIAL MANAGEMENT AREA MINOR PERMIT NO.17- 00374 IS HEREBY ISSUED FOR THE CONSTRUCTION OF ARESTROOM FACILITY, 28- STALL PARKING LOT, AND</th>	Imail: geoffrey.roth@hawaiicoum Phone: art Comment RECOMMEND ISSUANCE WITH EXCEPTION: PLAN APPROVAL NOT NEEDED. OKAY PER DARYN ARAI & SUSAN GAGORIK. SPECIAL MANAGEMENT AREA: THE PARCIEL IS WITHIN THE SPECIAL MANAGEMENT AREA (SMA) BUT NOT LOCATED IN A "SHORELINE AREA" AS DEFINED BY SECTION 205A- 41, HAWAI'I REVISED STATUTES (HRS). SPECIAL MANAGEMENT AREA DETERMINATION: ACCORDING TO HAWAI'I REVISED STATUTES (HRS) CHAPTER 205A: 22 AND PLANNING COMMISSION (PC) RULE NO. 9- 4(E)(1)(A),(B) AND (E), "PLACEMENT OR ERECTION OF ANY SOLID, OR THERMAL WASTE ", "CONSTRUCTION, BARDON, OR ALTERIAL OR ANY MATERIAL OR ANY MATERIAL OR ANY MATERIAL OR ANY MATERIAL OR ANY MATERIAL OR ANY DEMOLITION, OR ALTERATION OF THE SIZE OF ANY STRUCTION, DEMOLITION, OR ALTERATION OF THE SIZE OF ANY STRUCTION, DEEDFINITION OF REQUIRE A REVIEW AGAINST THE SMA RULES AND REQUIRE A REVIEW AGAINST THE SMA RULES AND REQUIRE A REVIEW AGAINST THE SMA RULES AND REGULATIONS. BASED ON THE ABOVE AND PURSUANT TO PLANNING COMMISSION RULE SECTION 9- 10(E). SPECIAL MANAGEMENT AREA MINOR PERMIT NO.17- 00374 IS HEREBY ISSUED FOR THE CONSTRUCTION OF ARESTROOM FACILITY, 28- STALL PARKING LOT, AND
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IT IS THE APPLICANT'S RESPONSIBILITY TO READ AND COMPLY WITH THE CONDITIONS LISTED IN THE ENCLOSED PERMIT.

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Solid Wa	Solid Waste Review	Reviewer: Ryan Dixon Email: rdixon@co.hawaii.hi.us	
		Phone:	
#	Document	Comment	Code Book & Ref.
° —	No Document Entered	APPROVED WITH EXCEPTIONS Prior to the disposal of any Construction and Demolition (C&D) Debris the contractor/hauler is required to secure an "Notice of Authorization to Dispose" from the Solid Waste Division Engineer. Please contact the Solid Waste Division at 961- 8270.	No Reference Entered

Buildir	Building Review	Reviewer: Tod Tanimoto Email: ttanimoto@co.hawaii.hi.us	
		Phone:	
#	Document	Comment	Code Book & Ref.
1	No Document Entered	approved pend all other approvals. No Document Entered return to tod upon approvals for final stamps and signature.	No Reference Entered

N	-	#	DOH - Wastewater Review
No Document Entered	No Document Entered	Document	water Review
APPROVED WITH EXCEPTIONS Facilities and sewer to be constructed concurrently, no final without connection to WWTP.	Phase 2 private sewer expansion not completed.	Comment	Reviewer: Amy Cook Email: Phone: 808-933-0401
No Reference Entered	No Reference Entered	Code Book & Ref.	

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	No Document Entered		Document		Fire Review	
5-21-18 The Fire Department access does not meet the above mention code requirements. Inside turning radius shall be no less than 30% and no Fire Department turnaround shown.	Fire Department access and Water Supply shall comply with Chapter 18, Hawaii State Fire code and Chapter 26, Hawaii County Code. HFD. -Please provide an approved Fire Department turn around due to the FDAR being greater than 150'.	-Please provide the proposed water flow numbers for the Fire hydrant	Comment	Phone:	Email: kvares@co.hawaii.hi.us	Reviewer: Kyle Vares
	No Reference Entered		Code Book & Ref.			

Electric	Electrical Review	Reviewer: Brandon Pearsall Email: Brandon.Pearsall@hawaiicounty.gov Phone:	county.gov
#	Document	Comment	Code Book & Ref.
1	No Document Entered	Approved with exceptions: Provide No Reference Entered NEC service calculations per 220.	No Reference Entered

Respectfully, MJJS5 Phil Tinguely	Please let us know if you have any questions.	TOTAL	SUBTOTAL GE Tax 4.167%	g Construction	Sitework/Excavation - Utilities Concrete Foundations/Slabs Paving	ITEM	Based on our review of updated plans, and our knowledge of the current construction climate on the Kona Coast of Hawaii, please find our estimate for the Hokulia Shoreline Park project below.	Aloha,	TO: SunChase/SunKona RE: Hokulia Shoreline Park Estimate	November 8, 2018	Tinguely Development, Inc. P.O. Box 9013 Kailua Kona, HI 96745 Phone: 808-329-8775 Fax: 808-329-8776
		\$ 493,751.58	\$ 474,000 \$ 19,751.58	\$ 60,000 \$ 318,000	\$ 66,000 \$ 30,000 \$ 60,000	COST	e current construction climate okulia Shoreline Park project				, Inc. 745

"Exhibit C"





