

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

DATE April 05, 1993

Memorandum

TO Planning Director

FROM : 
Galen Kuba, Division Chief
Engineering Division

SUBJECT:

Use Permit Application (UP 93-2)
Special Management Area Permit Application (SMA 93-1)
Applicant: Oceanside 1250
Location: Keekee 1st & 2nd, Ilikahi, Kanakau 1st & 2nd, Kalukalu 1st,
2nd, & 3rd, Halekii, Kanaeue 1st & 2nd, Hokukano 1st & 2nd, &
Honuaino 4th, North & South Kona, HI
TMK: 7-9-12: Portion of 03 & 8-1-04: Portion of 03

We have reviewed the subject applications and our comments follow. It should be noted that our comments are limited to the SMA and Use Permit applications. The applicant should be aware that prior to the approval of plans for any residential units, an access other than Halekii St. should be constructed.

BUILDING

1. Buildings shall conform to all requirements of code and statutes pertaining to building construction.

DRAINAGE

2. All development generated runoff shall be disposed of on site and shall not be directed toward any adjacent properties.
3. Applicant should be informed that if drywells are included in the subject improvements, Chapter 23, Underground Injection Control (UIC) Administrative Rules, Dept. of Health, prohibit any person from operating, constructing, or modifying an injection well (drywell) unless authorized by a permit issued by the Director of Health, State of Hawaii.
4. All grading and grubbing activities shall comply with Chapter 10 of the Hawaii County Code and should include settling basins and erosion barriers to minimize runoff and erosion.
5. An NPDES stormwater permit may be required from the Department of Health.

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6. FEMA maps 939C and 1152C show four drainageways (flood zones "A" and "AE") traversing the parcels; much of the shoreline area is within the tsunami zone (flood zones "AE" and "VE"). Prior to any construction in close proximity to these flood zones, we recommend that a drainage study be prepared to determine the specific limits of the flood zone and that a drainage system then be designed and installed meeting with the approval of DPW. The applicant's submittal states that "some modifications to the (flood zone) may be necessary to keep the lots out of the flood plain." We recommend that a Letter of Map Revision (LOMR) or a Physical Map Revision (PMR) be issued by FEMA prior to approval of any land alteration or any future change of zone for these affected areas.

SOLID WASTE

7. A solid waste management plan should be developed. The plan should address, as a minimum, the following:
 - a. Analysis of anticipated solid waste volume and composition.
 - b. Proposed disposal and/or transportation methods to be employed for various components of the waste stream.
 - c. Impacts to existing/proposed County solid waste facilities, including financial impacts, and appropriate mitigating measures.
 - d. A waste reduction component which analyzes techniques to be employed to achieve a reduction goal of 25% by 1995 and 50% by 2000.
8. Due to the extremely limited capacity of the old Kailua landfill, construction wastes will be prohibited at this landfill and all transfer stations island-wide until the new West Hawaii Landfill is completed and in operation. Construction wastes may be brought to the Hilo Landfill, however, the contractor will be responsible to provide all necessary labor, equipment, materials and supplies to properly landfill his waste.
9. Based upon the current draft status of the Integrated Solid Waste Management Plan, we recommend that the applicant be required to abide by the plan as ultimately approved by the County Council. This may or may not require the construction of an additional solid waste transfer station.

WASTEWATER

10. A wastewater disposal system should be installed meeting with the approvals of DPW and DOH.

ROADWAYS

11. A pedestrian dropoff point and adequate parking, meeting with the approval of DPW, should be provided adjacent to the beaches and fishing spots to facilitate public access.
12. Roadway connections to the adjoining parcels should be provided for in the Master Plan. These roadways should be dedicated and open to public traffic. It is DPW policy on large subdivisions to recommend that functioning interconnections be made to the adjoining parcels.
13. All roadways within the proposed development should follow both the guidelines incorporated in the Hawaii Statewide Uniform Design Manual for Streets and Highways and the requirements of DPW. Curbs, gutters, and sidewalks will be required in areas of pedestrian traffic as determined by DPW.
14. Based upon the TIAR dated January 1993, we recommend that the applicant install signalization at the Belt Hwy./Halekii St. intersection and add turning lanes.
15. In the interests of pedestrian and bicyclist safety, bike lanes should be considered throughout the project.
16. All roadways should be designed, constructed, and dedicated in conformance with the County General Plan.

TWP:sls

Engineering - Hilo
Engineering - Kona
Planning - Kona

DATE May 26, 1993

Memorandum

TO : Planning Director

FROM :  Galen M. Kuba, Acting Division Chief, Engineering DivisionSUBJECT: CHANGE OF ZONE APPLICATION (R 93-5)
Applicant: Oceanside 1250
Location: Villages at Hokukano, North & South Kona, Hawaii
TMK: 7-9-6: 01 por; 7-9-12: pors 3, 4, & 5 and 8-1-4: por 3

We have reviewed the subject application and our comments are as follows:

1. Building shall conform to all requirements of code and statutes pertaining to building construction.
2. All development generated runoff shall be disposed of on site and shall not be directed toward any adjacent properties.
3. Applicant shall be informed that if drywells are included in the subject subdivision improvements, Chapter 23, Underground Injection Control (UIC), Administrative Rules, Dept. of Health, prohibit any person from operating, constructing or modifying an injection well (drywell) unless authorized by a permit issued by the Director of Health, State of Hawaii. Furthermore, should dedication of roadways including drywells be contemplated, the Dept. of Public Works will not approve dedication roadways prior to compliance with Chapter 23, UIC, Administrative Rules.
4. Portion of subdivision is located within Flood Zones "A", "AE", and "VE", as designated by the Flood Insurance Rate Map (FIRM) dated September 16, 1988. All reviewing agencies shall be informed of the special flood hazard designation. As required by Chapter 27, all subdivisions within special flood hazard areas shall:
 - a. Have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize flood damage;
 - b. Have adequate drainage provided to reduce exposure to flood damage;
 - c. Identify the areas of special flood hazards by drainage easements;

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- d. Indicate the base (100-year) flood and ground elevations of all lots;
 - e. Submit a flood study with drainage calculations prepared by a registered professional civil engineer.
5. Roadway and drainage improvements shall be designed in accordance with applicable portions of the "Hawaii Statewide Uniform Design Manual for Streets and Highways", AASHTO Policy and Standards, "Standard Details and Specifications for Public Works Construction", Hawaii County Storm Drainage Standards and the Engineering Division Policy Manual.
 6. Access to the subject parcels shall abut upon a public street or approved private street.
 7. The Highway By-Pass "Y", as noted on the Hawaii County General Plan, shall be designed and constructed as a primary arterial with no direct lot accesses.
 8. The mauka-makai road (east to north winding direction), as noted on the Hawaii County General Plan, shall be designed and constructed as a continuous secondary arterial with no direct lot accesses.
 9. Prior to the approval of subdivision, a second access other than Halekii Street shall be constructed.
 10. Include all other applicable provisions and conditions as outlined in our memorandum to Planning Department dated April 5, 1993 (SMA 93-1).

CKY:byf

cc: ENG-KONA