

October 30, 1991

Ms. Chrystal Yamasaki  
Wes Thomas and Associates, Inc.  
75-5722 Kalawa Street  
Kailua-Kona, HI 96740

Dear Ms. Yamasaki:

Subdivider: Dexter A. Smith, et al.  
Proposed subdivision of a portion of  
R.P. 7532 and 4386  
L.C. Aw. 8452, Apana 10  
Kaawaloa, South Kona, Hawaii  
TMK: 8-1-09:03 (90-20)

Please be informed that tentative approval of the preliminary plat is hereby granted with modifications and conditions.

The subdivider is now authorized to prepare detailed drawings of the plan in accordance with Chapter 23, Subdivision Control Code, County of Hawaii, as modified. Before final approval can be granted, the following conditions must be met:

1. Final plat map shall contain all of the requirements of Chapter 23, Subdivision Control Code, Sections 23-63 thru 23-69.
2. All access/roadway requirements shall comply with the "Hawaii Statewide Uniform Design Manual for Streets and Highways" and Chapter 23, Subdivision Control Code.
3. Remove any existing structures which encroach into the Napoopoo Road right-of-way.
4. Provide minimum 16-foot wide all-weather driving pavement with a 2-foot gravel shoulders to support the imposed load of 20 tons within minimum 50-foot wide right-of-way access easement from Napoopoo Road to proposed Lots 7 and 8.

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5. Provide a minimum 20-foot radius at the access easement/Napoopoo Road intersection. Roadway shall intersect Napoopoo Road at right angles.
6. Provide a 10-foot wide "no vehicular access" planting screen easement along the frontage of Napoopoo Road excluding the 50-foot wide access easement.
7. Provide minimum 10-foot curve radii at the entrance to all flag lots.
8. Provide street lights and sewage disposal system as required.
9. Provide minimum 45-foot turnaround radius at the end of the 50-foot wide roadway easement.
10. Indicate location and direction of any watercourses or any areas that may be subject to inundation by a 100-year storm. Encumber all inundation areas with a drainage conforming substantially to the width of flow, plus free board.
11. No additional storm runoff to adjacent properties or roadways due to subdivision development will be allowed. All generated storm flow shall be disposed of within the subdivision. Indicate how this will be accomplished.
12. Submit construction plans for review and comments. Indicate on the construction plans the required and available sight distance at the entrance along Napoopoo Road based on the posted speed limit plus 5 Miles Per Hour (MPH).
13. The approved corridor for the Hawaii Belt Road (State), Holualoa to Papa, Project No. F-011-1(8) traverses through the property and may affect proposed Lots 1 and 2.
14. Place property markers in accordance with the final plat map. Surveyor shall submit certification upon completion.
15. Submit nine (9) copies of the final plat map within one year from the date of tentative approval. If not, tentative approval to the preliminary map shall be deemed null and void. Only upon written request from the applicant and for a good cause can a time extension be granted, provided it is submitted forty-five (45) days before the expiration of said period of one year.

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For the subdividers information, should Kaawaloa Road be used for access for the subdivision, approval from the Department of Land and Natural Resources will be required.

You should be aware that if at any time during the fulfillment of the foregoing conditions that environmental problems emerge-- problems which were earlier overlooked or not anticipated/accounted for in data/reports available to date--this should be sufficient cause to immediately cease and desist from further activities on the proposed subdivision, pending resolution of the problem(s). The Planning Director shall confer with members of the Subdivision Technical Review Committee or other concerned agencies to resolve the problem and notify you accordingly.

No final approval for recordation shall be granted until all the above conditions have been met.

Land shall not be offered for sale, lease or rent until final approval for recordation of the subdivision.

Should you have any questions, please feel free to contact Ed Cheplic or Wally Matsunami of this office.

Sincerely,



NORMAN K. HAYASHI  
Planning Director

EC:lm  
2105D

Attach.

cc: 4 engineers  
West Hawaii Office  
Dexter A. Smith, et al.  
Thomas L.H. Yeh, Esq.  
Corporation Counsel