

October 5, 1992

Ms. Chrystal Yamasaki
Wes Thomas and Associates, Inc.
75-5722 Kalawa Street
Kailua-Kona, HI 96740-1818

Dear Ms. Yamasaki:

Subdividers: 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)

The following are the revised conditions of tentative approval based on the Board of Appeals Decision and Order regarding the subject subdivision:

1. Final plat map shall contain all of the requirements of Chapter 23, Subdivision Control Code, Sections 23-63 thru 23-69.
OK
2. Provide an additional future common access point for all lots at Napoopoo Government Road frontage.
OK
3. Remove any existing structures which encroach into the Napoopoo Road right-of-way, except that the removal of the existing residential structure shall be removed within two years of the date of final subdivision approval, provided that a bond or other acceptable security is provided by the subdividers to secure the performance of this condition.
OK
4. Provide a minimum 50-foot wide right-of-way for internal access to all lots within the subdivision.
OK

OCT 7 - 1992

Ms. Chrystal Yamasaki

Page 2

October 5, 1992

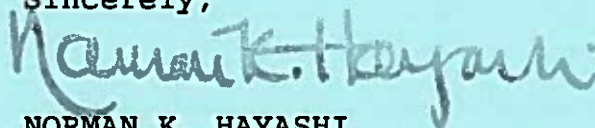
5. Construct a 50- to 75-foot section of paved road, as deemed appropriate by a Hawaii licensed and registered engineer, at the entrance of the internal access easement proposed at Lot 1 at the time the existing structures encroaching upon the Napoopoo Road right-of-way are removed. The construction of this paved entrance shall be based upon the design and approval of Hawaii licensed and registered engineer. OK
6. Provide a minimum 10-foot radius at the access easement/Napoopoo Road intersection. Roadway shall intersect Napoopoo Road at right angles. OK
7. Provide a future road widening setback along the frontage of Kaawaloa Road, with the setback to be a distance of 25 feet from the existing centerline of Kaawaloa Road. OK
8. Provide a 15-foot wide road widening setback along the frontage of Napoopoo Road, to be measured from the subdividers present boundary along Napoopoo Road. OK
9. Provide minimum 10-foot curve radii at the entrance to all flag lots. OK
10. As may be required, provide a street light at the access easement/Napoopoo Road intersection and a sewage disposal system. OK
11. Provide a minimum 45-foot turnaround radius at the end of the 50-foot wide roadway easement. OK
12. Indicate the location and direction of any and all watercourses or any areas that may be subject to inundation by a 100-year storm. Encumber all water courses subject to a 100-year storm with a drainage easement conforming substantially to the width of floor, plus free board. OK
13. 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. OK

Ms. Chrystal Yamasaki
Page 3
October 5, 1992

14. *OK* Submit construction plans for review and comments provided that final approval of the construction plans for the access easement entrance shall be based upon the final stamped construction plans of a Hawaii licensed and registered engineer. 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).
15. *OK* 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.
16. *OK* Provide a deed covenant in a recordable form acceptable to the Corporation Counsel, which holds the County harmless against claims arising out of the County's failure to provide police, fire or emergency services to resubdivided Lot Nos. 2-8 until such time as an improved road access to the affected lot(s) is constructed.
17. *OK* Place property markers in accordance with the final plat map. Surveyor shall submit certification upon completion.
18. *OK* 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.

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
6651D

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