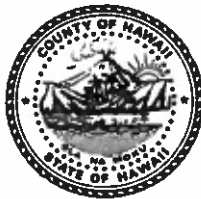


Stephen K. Yamashiro  
Mayor



6835  
Virginia Goldstein  
Director

Russell Kokubun  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-8742

April 8, 1998

Chrystal Thomas Yamasaki, LPLS  
Wes Thomas Associates  
75-5749 Kalawa Street  
Kailua-Kona, HI 96740-1818

Dear Ms. Yamasaki:

#### TENTATIVE APPROVAL

SUBDIVIDER: SEAMOUNT ENTERPRISES, LLC

Proposed Consolidation of Lot 1

and the "Pole" Portion of Lot 2

Being Portions of R.P. 4386 and 7532,

L.C. Aw. 8452, Ap. 10 and Resubdivision

Into Lots 1-A to 7-A, Inclusive and Lot 2 (Revised)

at Ka'awaloa, South Kona, Hawaii

TMK: 8-1-009:019 & 020 (SUB 97-143)

Please be informed that tentative approval of the preliminary plat map dated November 25, 1997, is hereby granted with modifications and conditions.

The subdivider is now authorized to prepare detailed drawings of the subdivision 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. Identify all watercourses and drainage ways and identify areas within as "approximate areas of flood inundation."
2. Provide common access easement by encumbering all side-by-side poles. Identify easement by azimuths/distances on final plat.
3. Access:
  - a. The subdivision's access to Napoopoo Road traverses TMK: 8-1-09:16,30,31 and 32. Provide proof of legal access over these parcels.

- b. Refer to Condition F of the Change of Zone Ordinance No. 97 133; construct the subdivision's access easement with minimum 16-foot wide pavement within a 20-foot wide graded right-of-way. The access easement shall be engineered to follow the natural contours of the land not to exceed 20 percent in grade in any area.
4. Submit construction plans and drainage report for review and comment. Additional storm runoff due to development shall be disposed within the subdivision and shall not be discharged onto adjacent properties or roadways. For planned drywells, satisfy Department of Health drywell requirements, including issuance of an underground injection control (UIC) permit to the subdivider.
5. Comply with all conditions of approved Change of Zone Ordinance No. 97 133 (REZ 872) and Special Management Area (SMA) Minor Permit No. 70.
6. Correct the tax map key number on the final plat map to reflect TMK: 8-1-09:19 & 20.
7. Submit written proof that all taxes and assessments on the property are paid to date.
8. Place property markers in accordance with the final plat map. Surveyor shall submit certification upon completion.
9. Submit nine (9) copies of the final plat map prepared in conformity with Chapter 23, Subdivisions, within one year from the date of tentative approval, on or before April 8, 1999. If not, tentative approval to the preliminary plat map shall be deemed null and void. Only upon written request from the subdivider 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.
10. Subdivider shall complete all requirements specified as conditions for tentative approval of the preliminary plat map within three (3) years of said tentative approval, on or before April 8, 2001. An extension of not more than two (2) years may be granted by the director upon timely request of the subdivider.

Chrystal Thomas Yamasaki, LPLS  
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April 8, 1998

As part of final plat map submittal, the Planning Director requests an additional copy of the final plat map be submitted as a ".dwg" or ".dxf" diskette file prepared by CAD software.

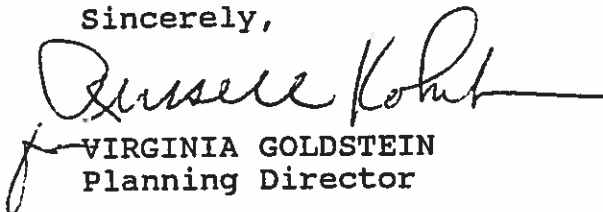
Please be aware that if at any time during the fulfillment of the foregoing conditions, should concerns emerge such as environmental problems or other problems which were earlier overlooked or not anticipated/accounted for in data/reports available to date, this could be sufficient cause to immediately cease and desist from further activities on the proposed subdivision, pending resolution of the problems. The Planning Director shall confer with the listed officers to resolve the problems 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 of this department.

Sincerely,



VIRGINIA GOLDSTEIN  
Planning Director

ETC:lnm  
97143sea.ten

Enc.-PPM (11-25-97)

xc: Manager, DWS  
Chief Engineer, DPW  
Dist. Env. Health Prog. Chief, DOH  
District Engineer, DOT  
PLNG-KONA  
DPW-ENG-KONA  
Seamount Enterprises, LLC  
Tim Lui-Kwan, Esq.  
SUB 6835; REZ 872(Ord.97-133); SMM 70(8-1-9:19&20)

