

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

Date: November 15, 1999

TO: PLANNING DEPARTMENT

FROM: *for* DEPARTMENT OF PUBLIC WORKS *CP*

SUBJECT: SUBDIVISION: 99-125
Subdivider: SUNSTONE REALTY PARTNERS V LLC
Location: Kukuiope 1st and 2nd, South Kona, Hawaii
TMK: 8-7-011:001
Folder No.: 8752-A

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PLANNING DEPT
COUNTY OF HAWAII

We have reviewed the preliminary plat and have the following comments:

1. §23-64. Identify all watercourses and drainage ways and designate areas within as "approximate areas of flood inundation."
2. §23-99. Portions of the subdivision are located within Zone "VE" according to the current Flood Insurance Rate Map (FIRM). §27-20. Identify the Zone "VE" boundaries and areas on the final plat.
3. §23-45. Provide minimum 20-ft curve radius at road intersection.
4. Provide curves at the access drives of flag lots 2, 3, 8, 12 & 23.
5. §23-65. Provide common access easement encumbering the side-by-side poles of flag lots. Identify easement by azimuths/distances on final plat.
6. §23-48. The cul-de-sac as shown, is more than 600 ft in length and serves more than eighteen lots. Planning Dept resolve with applicant.
7. Planning Dept determine the requirement for stub outs to the subdivision boundaries.
8. Subdivision Access:
 - a. §23-50. The subdivision road shall be designed to provide the allowable street grades and curve radii in conformance with the standards of the code.

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- b. §23-87. Construct minimum 20-ft wide agricultural pavement within a minimum 50-ft width right-of-way conforming to Std Det R-39.
9. §23-79. Submit construction plans and drainage report for review and comment.
- a. §23-92. 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 DOH drywell requirements, including issuance of an underground injection control (UIC) permit to the subdivider.
 - b. §23-93. Install streetlights/signs/pavement markings as required by the Traffic Division.

Questions may be referred to Cres Rambayon at 961-8327.

CR

cc: ENG-KON