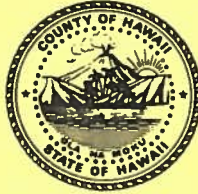


Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Norman Olesen  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-9615

April 7, 1994

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

Dear Ms. Yamasaki:

New Subdivider: Create 21 Chuo, Inc.  
Proposed subdivision of a portion of  
Grant 2571 into Lots 1 to 8, inclusive  
Opihihale, 1st, South Kona, Hawaii  
TMK: 8-7-13:06 (SUB 90-118)

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:

01. Final plat map shall contain all of the requirements of Chapter 23, Subdivision Control Code, Sections 23-63 thru 23-69.
02. Identify the location and direction of all watercourses or any areas subjected to inundation by a 100-year storm. Identify all such areas by drainage easements.
03. 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.
04. All access to the state highway must meet with the requirements of the State Department of Transportation, Highways Division. Specific requirements shall be obtained by conferring directly with Highways Division.

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05. Provide minimum 20-foot wide agricultural pavement within minimum 50-foot wide right-of-way. Where grades are 8 per cent or greater, roadway shall be built to paved standards of the code. The cul-de-sac pavement radius shall be 30-feet.
06. Comply with all conditions of approved Water Variance No. 417.
07. Submit construction plans for review and comment.
08. Place property markers in accordance with the final plat map. Surveyor shall submit certification upon completion.
09. 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 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 approval of the preliminary plat (tentative approval) within three years of said approval. An extension of not more than two years may be granted by the director upon timely written request of the subdivider.

The roadway grade along the "pole" to Lot No. 4 exceeds the maximum recommended access grade for passenger vehicles. Provide the Department of Public Works with proof of proper physical access.

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.

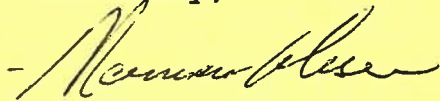
No final approval for recordation shall be granted until all the above conditions have been met.

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

Ms. Chrystal Thomas Yamasaki  
April 7, 1994  
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Should you have any questions, please feel free to contact  
Ed Cheplic of this office.

Sincerely,



*VG* VIRGINIA GOLDSTEIN  
Planning Director

EC:jdk  
3310D

Attach.

xc: 4 engineers  
West Hawaii Office  
Create 21 Chuo, Inc.