

William P. Kenoi
Mayor

Walter K. M. Lau
Managing Director



PLANNING DEPARTMENT
COUNTY OF HAWAII
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Director
2014 SEP -9 PM 12:30
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Deputy Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS

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September 9, 2014

Alan M. Kato, P.E., Project Manager
Belt Collins Hawaii Ltd.
2153 North King Street, Suite 200
Honolulu, HI 96819

SUBJECT: REVISED CONSTRUCTION PLAN REVIEW

Subdivision: Hokulia Phase I

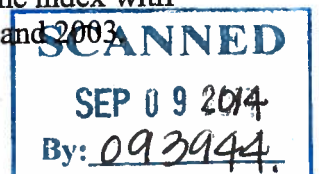
Subdivision No.: 98-124 / (1250 OCEANSIDE) SUB 7168

TMK: 8-1-004: 003

DPW Folder No.: 81146

We reviewed the construction plans with listed revisions through 5/6/02 and our comments are as noted herein. References to subsequent revisions are also included to summarize our construction plans reviews to date. Please submit revised plans addressing these comments for our reapproval of the subject project's construction plans.

1. The drainage system has been revised (noted some drywells and catch basins were omitted.) Submit a drainage report for justification of the omissions, stamped by a licensed civil engineer.
2. Tentative Approval condition 5(c)(d) and (e) are satisfied by our submittal of a Letter of Map Revision (LOMR) of the Flood Insurance Rate Maps based on the South Kona Flood Hazard Study Phase 2, which we understand will not be effective until the DFIRM is effective. In accordance with Condition 5(a), the final plat shall be revised to show the revised flood plain boundaries for South Kona Watercourses 1, 2 and 3. Provide drainage easements in accordance with Tentative Approval Condition 4 for all known water courses.
3. Title sheet T-1 and the General Plan on sheet T-2 are not current. Include any added private utility access road plan and profile sheets; list them in the Index on the Title Sheet and show them on the General Plan (i.e., we noted that CR-9 and CR-10 are not listed). List all other sheets added after 5/6/02 on the title sheet including but not limited to S-1, S-1A, S-2, S-3A, S-3B and S-4. Include all such sheets to complete the plans for re-approval. List all such added sheets in a revision block or cloud them on the index with the revision date. Several revisions were submitted and approved in 2002 and 2003.



Additional revisions are now being made to the subdivision entry. All revisions shall be included in updated plans for construction plans re-approval. Provide a signature block for DPW and Planning re-approval. Add "Roads A, C including any portions within the Mamalahoa Highway Bypass right-of-way are subject to an amended Road Maintenance Agreement for Dedication to the County. See also Roads Variance VAR 10-27 dated January 31, 2011." under the signature line for the Director, Department of Public Works.

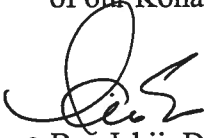
4. On Sheet C-3, the minor streets and cul-de-sacs typical section does not include the 2-foot rounding to the cut slope outside of the 6 foot shoulder as presented to graphically under cover letter August 22, 2000 by Oceanside 1250.
5. Provide a clear zone determination for the dedicable roads (A and C), based on ADT as recommended by the Roadside Design Guide. Provide a graphic detail with guardrail warrants for fill sections and culvert locations on the revised typical cross sections. Show guardrails where applicable on the plan and profile sheets and typical details or show and provide the recommended clear zone according to the Roadside Design Guide.
6. Show the as-built headwall locations with respect to the required shoulder edge on the plans for all roads. For the dedicable roads, fall protection shall be provided where culvert head walls are located at the edge of or within the planned road shoulder width (unless vehicular guardrail is provided). Guardrails are recommended for such headwall locations on the private roads as well.
7. Top and bottom of bank information was included on the original check set but has been removed from the subject revisions. Restore this information or provide road cross sections for the as-built condition.
8. Verify AASHTO recommended horizontal sight distance is provided inside all horizontal curves and provide sight distance easements where lines of sight cross abutting lots.
9. A non-exclusive easement and right-of-entry shall be provided on all lots as necessary to allow any construction outside of the right-of-way shown on the required plans for dedicable street upgrade supporting the Road Maintenance Agreement as amended.
10. For all drainage culverts crossing Roads A and C, provide drainage easements in favor of the street owner over the private property for access to maintain the culvert inlets and outlets.
11. The alignment of Road F was revised. Sag vertical curves on Road F do not comply with AASHTO guidelines for 30 mph (headlight) stopping sight distance. In addition verify AASHTO recommended horizontal sight distance and provide a horizontal sight distance easement inside the 205' radius curve in favor of the private road owner(s) where the line of sight crosses private property. You may consider reducing the declared design and posted speed on Sheet T-2 to 25 mph and 20 mph and change the signs on sheet C-138 and on site accordingly.
12. On sheet C-83, the turn-around configuration is not consistent with sheet C-84 and Road M is not shown. Resolve the discrepancies on those sheets.

13. On sheets C-104-108, call out the as-built specification for installation of the aluminum structural plate pipe arch culverts (materials, bedding and backfill) consistent with HDOT specifications. Specify the as-built culvert materials (aluminum thickness and corrugation).
14. On sheet C-124, Show drywell grate orientation to direction of swale flow.
15. For sheets C130 -142, provide intersection sight distance easements for line of sight encroachments over subdivision parcels in favor of the road owner(s). Noted are road intersections A/D, A/A-2, C-3/C-3A.
16. Revisions following the subject 5/6/02 revised plans included a set of revised plans submitted under an 8/25/02 transmittal to add cable guardrails to dedicable roads A and C. Those plans were not approved as stated by our response letter dated September 29, 2003.

DPW Traffic Division Comments:

17. Remove the narrow portion of concrete medians on sheets C140-C142 and replacement with double yellow centerlines. (Because they are already constructed, the medians may remain but the removal would need to be included in the required plans for the dedicable street upgrade in support of the Road Maintenance Agreement as amended).
18. Use our revised standard traffic notes (current notes are dated 1/28/14) attached.
19. Submit streetlight plans for the dedicable roads (in the required plans for a dedicable street upgrade in support of the Road Maintenance Agreement as amended).

All comments must be addressed; if you feel that a particular comment is inappropriate, provide justification and/or a rationale with your resubmittal. Please feel free to call Kiran Emler of our Kona office at 323-4851 with any questions.



Ben Ishii, Division Chief
Engineering Division

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Enclosures --Traffic Notes Dated 1/28/14

cc: Eric J. Bose, Director of Development, Sun Chase Holdings
Planning Department --Subdivision Section
Engineering-Hilo/Kona