



KAUPE‘A, KAPOLEI, O‘AHU

TURNKEY PROPERTIES

Kaupe‘a is a 52-acre subdivision within the Villages of Kapolei—a well-established, master-planned community. Located on the ‘Ewa Plains, Kaupe‘a’s amenities include elementary, middle and high schools, shopping centers, commercial businesses, government offices, and recreational parks. There are master plans to construct a future 6-acre park and a community center.

CLIMATE

Average temperatures range from 65 to 84 degrees

PHYSICAL CHARACTERISTICS

SOIL:

Clay

WATER:

Potable Water from the Kapolei 215-foot elevation water system

RAINFALL:

20 inches per year

ELEVATION:

Approximately 56–80 feet above sea level
Average land slope of 1.5 percent

DRAINAGE:

Due to the flat topography, drainage conditions shall be improved

FLOOD ZONE:

The project is located in Zone D, an area in which flood hazards are undetermined

ROADS:

County Standard

SEWER:

County Sewer

COMMUNITY

NOISE:

Ambient noise generated by traffic, wind in foliage, and occasional air traffic flyovers

POLICE:

Honolulu Police Department, District 8
Kapolei Regional Police Station

FIRE:

Honolulu Fire Department, ‘Ewa Beach Fire Station, Makakilo Fire Station, Kapolei Fire Station

EMERGENCY SERVICES:

St. Francis Medical Center – West, Pali Momi Medical Center, Wahiawa General Hospital, Kaiser Permanente Punawai Clinic, Nanaikeola Clinic, Kapolei Medical Park, Kapolei Park Square

PUBLIC SCHOOLS:

Kapolei Elementary (.6 miles)
Kapolei Middle School (.5 miles)
Kapolei High School (1.25 miles)
Barber’s Point Elementary (2 miles)
Mauka Lani Elementary (2.25 miles)
Makakilo Elementary (2 miles)



KAUPE'A O'AHU



These lot layout plans
are intended for general
reference only.

AWARDS AVAILABLE:
326 lots, average of 5,000 sq ft lots
(76 lots in Phase 1)
(128 lots in Phase 2)
(122 lots in Phase 3)

TENTATIVE MEETING SCHEDULE

Orientation Meeting, Phase 1
September 24, 2005
September 28, 2005

Lot Selection Meeting, Phase 1
November 20, 2005

Orientation Meeting, Phases 2 & 3
March 18, 2006

Lot Selection Meeting, Phases 2 & 3
July 8–9, 2006

PROPOSED CONSTRUCTION SCHEDULE

Phase 1 Commencement
First Quarter 2006

Phase 2 Commencement
Second Quarter 2006

Phase 3 Commencement
Third Quarter 2006