

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE (808) 768-8000 • FAX (808) 768-6041
DEPT WEB SITE www.honolulu.org/dpp

RICK BLANGIARDI
MAYOR

RECEIVED
APR 28 2023



DAWN TAKEUCHI APUNA
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

COMMUNITY PLANNING AND ENGINEERING INC.

SUBDIVISION	
File Number	: 2022/SUB-226
Project	: SUB / Kapolei – East Kapolei II - Backbone Roadway (DHHL) / TMK: 9-1-01
Location	:
Tax Map Key	: 9-1-017: 161
Owner	: State of Hawaii, Department of Hawaiian Home Lands
Surveyor	: Community Planning & Engineering, Inc.
Agent	: Community Planning & Engineering, Inc.

Description of the Proposal: Subdivision of Lots 130 and 131 as shown on DPP File No. 2019/SUB-171, into 5 lots: Lots 1 to 4 with areas from 11.879 acres to 34.622 acres, and Lot 5 (Private Park Lot) of 5.989 acres, together with 78-ft. and 66-ft. wide rights-of-way (Lots A and G); the designation of Easements A/U II-E, A/U-19, U-20 and U-21; and the cancellation of Easements U-7, U-9 and U-14 as shown on DPP File No. 2019/SUB-171.

The subdivision was declared exempt from the following City regulations by the Department of Hawaiian Home Lands (DHHL) in their letter dated December 13, 2022:

1. The AG-1 Agricultural District zoning standards of the Land Use Ordinance (LUO) to subdivide and develop the land to R-5 Residential District standards.
2. Payment of the subdivision application fee.
3. The street standards of the Subdivision Rules and Regulations to limit parking to only one side of the roadway.
4. The dedication of roadways and improvements to the City solely for maintenance purposes. The City is mandated to maintain the roadways on Hawaiian Home Lands.
5. Submission of agreements and surety bonds for the construction of subdivision improvements, the repair and replacement of improvements, and the energizing and maintenance of street lights, prior to obtaining final map approval.
6. The limit on the number of times that the Tentative Approval can be extended
7. The Park Dedication Ordinance.


Tentative Approval was granted to the proposal. Final action will be subject to the following:

1. Construction of improvements, utilities and drainage facilities in accordance with City standards.
2. Approval of DPP Subdivision File No. 2019/SUB-171 which creates subject Lots 130 and 131.
3. Submission of 15 prints of the final survey map signed and stamped by a licensed surveyor, showing: a) A revised map title to reflect the correct DPP File No. 2019/SUB-171 for the lots and easements attributed to DPP File No. 2010/SUB-115; b) Darker boundary lot lines for Lot 4; c) Omit the label "Remainder" from Lots 1 through 4; d) Show correct easement and net area information for Lot 1; e) Omission of easement area subtracted and net area information for Lot 4 and net area information for Roadway Lot G; and f) Maunakapu Street label where it correctly ends as shown on 2016/SN-8, and label Kulanihako'i Street.

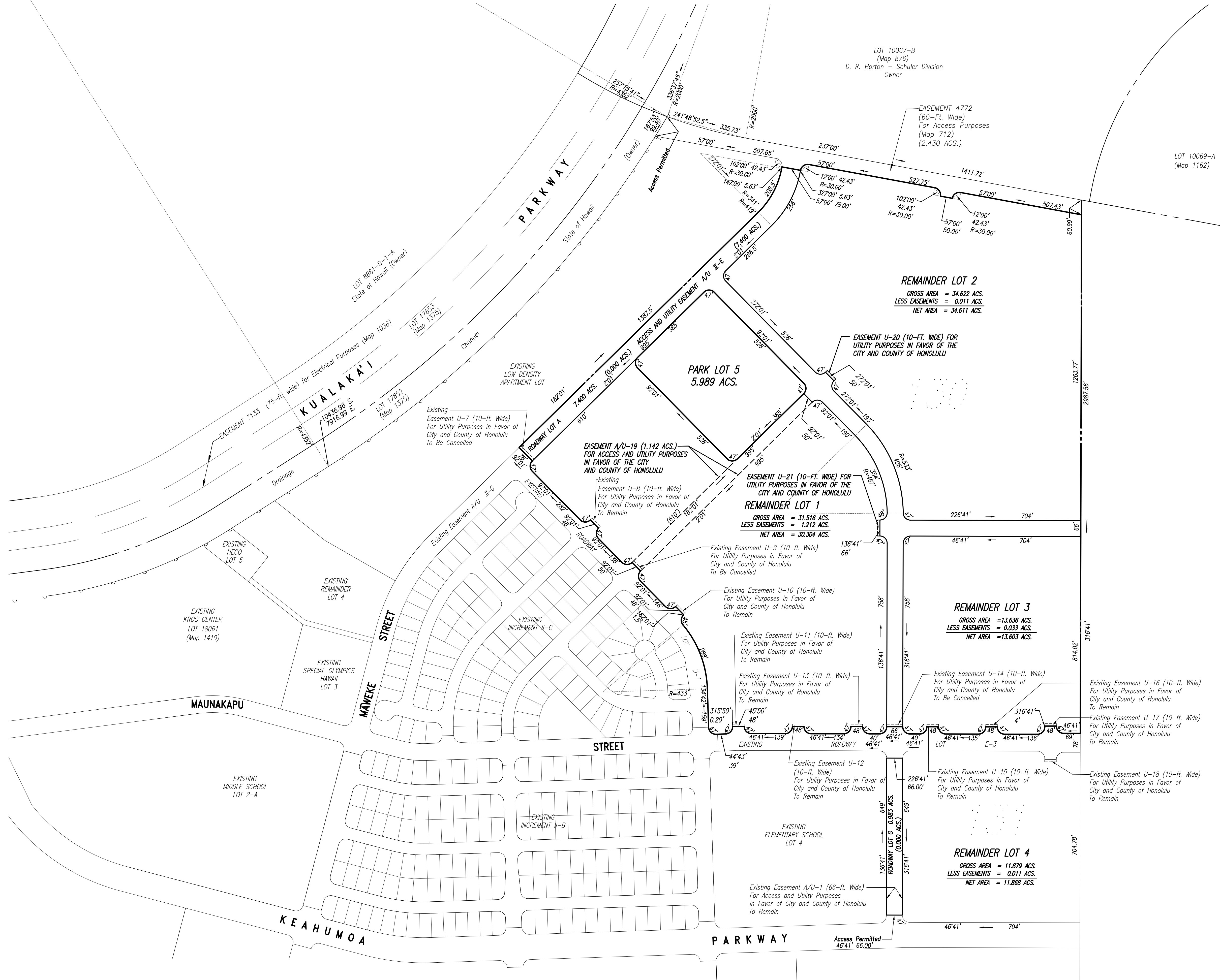
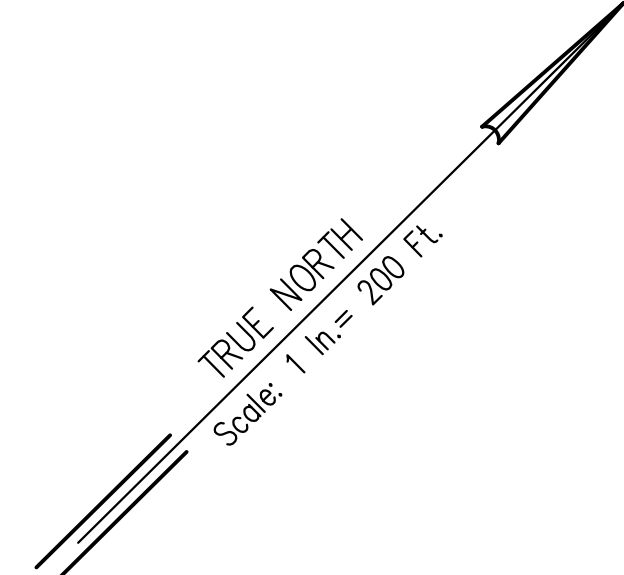
The digital information and final maps shall only be submitted when all other conditions have been met.

Section 3-302(a) of the Subdivision Rules and Regulations states that the tentative approval shall be for a period of one year from the date of this action, unless a written request for an extension of time is submitted to the Director of Planning and Permitting prior to the expiration of the one-year period. The subdivision application will automatically expire and become null and void if the one-year period passes without a request for an extension of time. Any further action will require the submission of a new application including 20 prints of the map, a new filing fee and necessary documents.

THIS COPY IS NOTIFICATION OF THE ACTION TAKEN AND THE DATE IT WAS SIGNED.

 SIGNATURE	for DIRECTOR TITLE	April 21, 2023 DATE
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This approval does not constitute approval of any other required permits, such as building or sign permits. Should you have any questions, please call the Subdivision Branch at 768-8100 or 768-8101.



PRELIMINARY
EAST KAPOLEI II DEVELOPMENT
BACKBONE ROADWAY

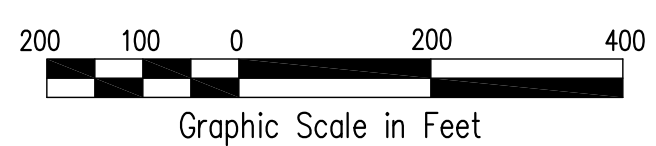
LAND COURT APPLICATION 1069
 SUBDIVISION OF REMAINDER LOT 130
 AS SHOWN IN
 D.P.P. FILE NO. 2010/SUB-115
 INTO
 PARK LOT 5
 REMAINDER LOTS 1 THRU 3, INCLUSIVE
 AND ROADWAY LOT A
 SUBDIVISION OF REMAINDER LOT 131
 AS SHOWN IN
 D.P.P. FILE NO. 2010/SUB-115
 INTO
 REMAINDER LOT 4
 AND ROADWAY LOT G
 CANCELLATION OF UTILITY EASEMENTS U-7, AND U-14
 AS SHOWN IN D.P.P. FILE NO. 2010/SUB-115
 AFFECTING ROADWAY LOT A
 CANCELLATION OF UTILITY EASEMENT U-9
 AS SHOWN IN D.P.P. FILE NO. 2010/SUB-115
 AFFECTING REMAINDER LOT 1
 DESIGNATION OF ACCESS AND UTILITY EASEMENT II-E
 AFFECTING ROADWAY LOT A
 DESIGNATION OF ACCESS AND UTILITY EASEMENT A/U-19
 AFFECTING REMAINDER LOT 1

AT HONOLULU, EWA, OAHU, HAWAII
 TAX MAP KEY: 9-1-17: POR. 110
 OWNER : STATE DEPARTMENT OF HAWAIIAN HOME LANDS

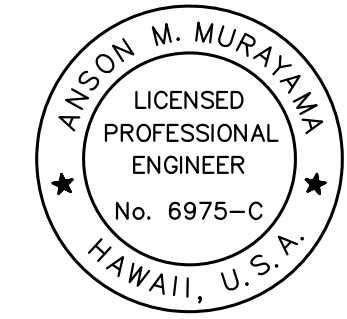
- NOTES:**
1. ZONING: AG-1
 2. SLUC: URBAN
 3. TOTAL AREA: 106.024 ACRES
 4. NO. OF NEW LOTS: 5
 5. FLOOD HAZARD ZONE: D
 6. DENOTES NO VEHICULAR ACCESS PERMITTED.
 7. DENOTES ACCESS PERMITTED.
 8. ALL INTERSECTIONS HAVE PROPERTY CORNER RADII OF 30 FT.
 9. REMAINDER LOTS 1 THROUGH 4 AND PARK LOT 5 OWNED BY DEPARTMENT OF HAWAIIAN HOME LANDS.
 10. ROADWAY LOTS A & G TO BE OWNED BY DEPARTMENT OF HAWAIIAN HOME LANDS AND MAINTAINED BY THE CITY AND COUNTY OF HONOLULU.
 11. AREA OF EASEMENTS:

EASEMENT	AREA	PURPOSES	IN FAVOR OF
A/U-II-E	7.400 Acres	for Access and Utility Purposes	City and County of Honolulu
A/U-19	1.142 Acres	for Access and Utility Purposes	City and County of Honolulu
U-20	0.011 Acres	for Utility Purposes	City and County of Honolulu
U-21	0.015 Acres	for Utility Purposes	City and County of Honolulu

PRELIMINARY SUBJECT TO CHANGE



1286 Queen Emma Street, 3rd Floor
 Honolulu, Hawaii 96813
 December, 2022



COMMUNITY PLANNING & ENGINEERING, INC.

Anson M. Murayama
 Licensed Professional Engineer No. 6975-C
 License Expiration Date: 4/30/24

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