

1991-10-23-DA-PEA - Horita Construction of CEM wall @ DUA  
FILE COPY

State of Hawaii  
Department of Land & Natural Resources  
P. O. Box 621  
Honolulu, HI 96809

DEPARTMENT MASTER APPLICATION FORM

FOR DLNR USE ONLY

Reviewed by \_\_\_\_\_  
Date \_\_\_\_\_  
Accepted by \_\_\_\_\_  
Date \_\_\_\_\_  
Docket/File No. \_\_\_\_\_  
180-Day Exp. \_\_\_\_\_  
EIS Required \_\_\_\_\_  
PH Required \_\_\_\_\_  
Board Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Well No. \_\_\_\_\_

I. LANDOWNER/APPLICANT

Name: Herbert K. Horita Realty, Inc.\*

Address: 2024 North King Street  
Honolulu, HI 96819

Telephone No.: 847-4241

II. AGENT

Name: Community Planning, Inc.

Address: 745 Fort Street, Suite 400  
Honolulu, HI 96813

Telephone No.: 521-7491

Interest in Property (indicate interest in property; submit written evidence of this interest): Civil engineer and planner for landowner/applicant

SIGNATURE\*\* Bernard P. Kea  
Bernard P. Kea, President

Date August 30, 1991

III. TYPE OF PERMIT(S) APPLYING FOR

( ) A. State lands

\*See Exhibit I, Letter of Authorization, for agent.

\*\*If for a corporation, partnership, agency or organization, must be signed by an authorized officer.

- (X) B. Conservation District Use
- ( ) C. Withdraw water from a ground water control area
- ( ) D. Supply water from a ground water control area
- ( ) E. Well drilling/modification

IV. LAND PARCEL LOCATION REQUESTED

District: Waimalu, Ewa

Island: Oahu

County: Honolulu

Tax Map Key: 9-8-02: 47

Area of Parcel: 82.357 acres

(See attached General Information and City Zoning Map, Exhibit IA)

Term (if lease): --

(See Exhibit II, Location Maps, Sheets 1 to 5, for division, zone, section and plat and parcel tax maps of the project site.)

INFORMATION REQUIRED FOR ALL USES

I. DESCRIPTION OF PARCEL

- A. Location. The project area is situated in the Newtown Estates community of Waimalu, located in the Ewa district of Oahu's leeward area. The site is in proximity to the Aloha Stadium, Neal S. Blaisdell Park and Pearl Ridge Shopping Center and the Waimalu Valley, Waiiau and Royal Summit residential and apartment districts.

The project site is located on portion of a vacant landscaped area of an 82.357-acre Royal Summit entry parcel (Lot 881-B-5 of Land Court Application 950; Tax Map Key: 9-8-02: 47) on the south side of the intersection of Kaahale Street and Komo Mai Drive.

The affected area is located in proximity to the following major highways and access roads: Interstate Highway H-1 (1/2 mile), Moanalua Road (3/4 mile), Kaahumanu Street (1/2 mile), and Kamehameha Highway (1-1/4 miles).

- B. Existing Land Uses of Surrounding Area. The project site is located near many condominium, residential and apartment developments. The A-1 Apartment Harbor Terrace, Chateau, Ke Kumulani and Newtown Villas and Meadows projects are located southwest to southeast of the subject property. Royal Summit and Newtown Estates R-5 zoned subdivisions are situated on the east and north. The A-1 Apartment Newtown Hillside Terrace and P-2 zoned Newtown Golf Driving Range and the private recreational center are located to the northwest and west.
- C. Existing Structures/Use. Except for a subdivision entrance CRM wall and sign logo in a landscaped area, the project site is vacant. (See colored photo view analysis, Exhibit IIA, pages 1 to 9.)
- D. Existing Access. Access to the property is obtained over existing public roadways: Komo Mai Drive (60-foot wide right-of-way and 44-foot a. c. pavement) and Kaahele Street (80-foot wide right-of-way and 60-foot a. c. pavement).
- E. Existing Utilities
- Water service: 16-inch main in Komo Mai Drive.  
12-inch main in Kaahele Street.
- Sewer service: 12-inch main in Kaahele Street.
- Electrical and telephone: Underground system located in Komo Mai Drive and Kaahele Street.
- F. Vegetation. The following trees and plants were observed on the project site: kukui nut (about one-half dozen on the southeast side of the erected CRM wall); "be-still" (one, southwest of the CRM wall, some 25 feet away); wedelias (thickly surrounding the wall and covering much of the landscaped area); and bougainvilleas (large number within the planting space of the wall).
- G. Topography. The existing wall sign is situated on the south side of Kaahele Street between the 226- and 234-foot elevations. The land slopes steeply into Waimalu Valley below the 226-foot elevation.
- H. Soils. According to the Soil Conservation Service of the U. S. Department of Agriculture in its "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, August 1972," the soils on the project site are the Manana silty clay loam 2 to 6 percent

slopes (MoB). This classification consists of well-drained soils on uplands of the Island of Oahu which were developed in material weathered from basic igneous rock. Permeability is moderate to moderately rapid, and the shrink-swell potential is also moderate. Runoff is slow and erosion hazard is slight.

- I. Existing Easements Affecting Project Site. Existing water and electrical easements, as shown on Map 33, Land Court Application 950.
- J. Historic Sites Affected. Since the project site was previously disturbed by grading in the mid-1970's in accordance with approved construction plans for Kaahele Street (see Exhibit IIB), it is highly unlikely that there are any significant archaeological or historical features which may still exist.

II. DESCRIPTION: Describe the activity proposed, its purpose and all operations to be conducted.

- A. Design Concept (See Exhibit III). The applicant seeks an after-the-fact CDUA permit to construct a CRM wall structure with the Royal Summit "logo" sign and associated perimeter landscaping and irrigation system and designation of an easement containing 2,000 square feet for wall sign, maintenance and utility purposes. These improvements were installed somewhere in the late 1970s.

This request is submitted as a result of a Notice of Violation issued by the City Building Department for the CRM wall and subdivision sign. The City seeks to have the owner obtain necessary permits to legalize this structure.

(See Exhibit IV for relationship of project site to State Land Use Boundary Districts.)

- B. Landscaping. The use of the CRM wall has added to the natural setting and selective use of trees, shrubs and ground cover has given the area a garden-type atmosphere and appearance.
- C. Grading. Grading was limited to an approximately 2,000 square feet area of the State Conservation District. The project site was graded with slopes of less than 5 percent.

Site grading was undertaken in accordance with the City and County of Honolulu's Grading Ordinance. As all of the project site was landscaped and planted with ground

cover, there will be no adverse impacts from runoff to down slope areas.

D. Water Service. The project site is served with a sprinkler system from a meter which is connected with a lateral from the existing 12-inch main in Kaahele Street. The use of potable water to irrigate the landscape area surrounding the entrance sign should pose no impact on the existing system.

E. Electric Service. Lighting of the Royal Summit entrance sign was originally implemented by connection to the existing underground electric system located in Kaahele Street. There is presently no visible illumination of the project site. There should be no significant impact on the existing electrical system.

### III. TYPE OF USE REQUESTED

Conditional Use

Area of Use: 2,000 square feet or 0.046 acre

Name and Distance of Nearest Town or Landmark: 1.0 mile northeast of Neal S. Blaisdell Park on Kamehameha Highway

Existing Conservation District Subzone: General

(See Exhibit V)

Existing County General Plan Designation: Preservation

Existing County Zoning: P-1 Preservation

Environmental Assessment: See Exhibit VI

### IV. FILING FEE

Enclose \$50. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii.

Additional \$50 public hearing fee for commercial use.

### V. SUBZONE OBJECTIVE AND CONCLUSIONS

It is the intent of this application to obtain an after-the-fact Conditional Use Permit for the construction and maintenance of the Royal Summit entrance sign together with accessory utilities, within a designated easement of approximately 2,000 square feet of the State Conservation District. The project will apparently have no adverse

impacts on the topography, soils, climate or other related environmental factors of the surrounding area.

The area for the conditional use is justified and consistent with the characteristics and definition of General Conservation Subzones, because the project site of 2,000 square feet would not normally qualify, be adaptable or needed for urban uses.

The existing structure is not obtrusive and is surrounded by complementary vegetation and landscaping. This landmark always serves as a welcome sight for homebound residents of the Royal Summit and Newtown Estates areas.

Any previous adverse impacts which may have occurred by grading of the project site based on approved construction plans and construction of the CRM wall and sign were minimized through the compliance with accepted design practices of the State of Hawaii and the City and County of Honolulu.

Therefore, it may be concluded that this use will not adversely affect residents of the surrounding area and is appropriate and reasonable to be granted government approval.



**Herbert K. Horita Realty, Inc.**

2024 N. King St. • Honolulu, Hawaii 96819 • Phone (808) 847-4241 • Fax (808) 848-2344

August 8, 1991

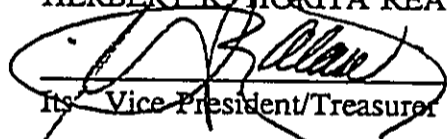
State of Hawaii  
Board of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Gentlemen:

Herbert K. Horita Realty, Inc., as owner, authorizes Community Planning, Inc. to act as agent to submit a Conservation District Use Application for property designated as Tax Map Key: 9-8-02: 47, situated at Waimalu, Ewa, Oahu, Hawaii.

Very truly yours,

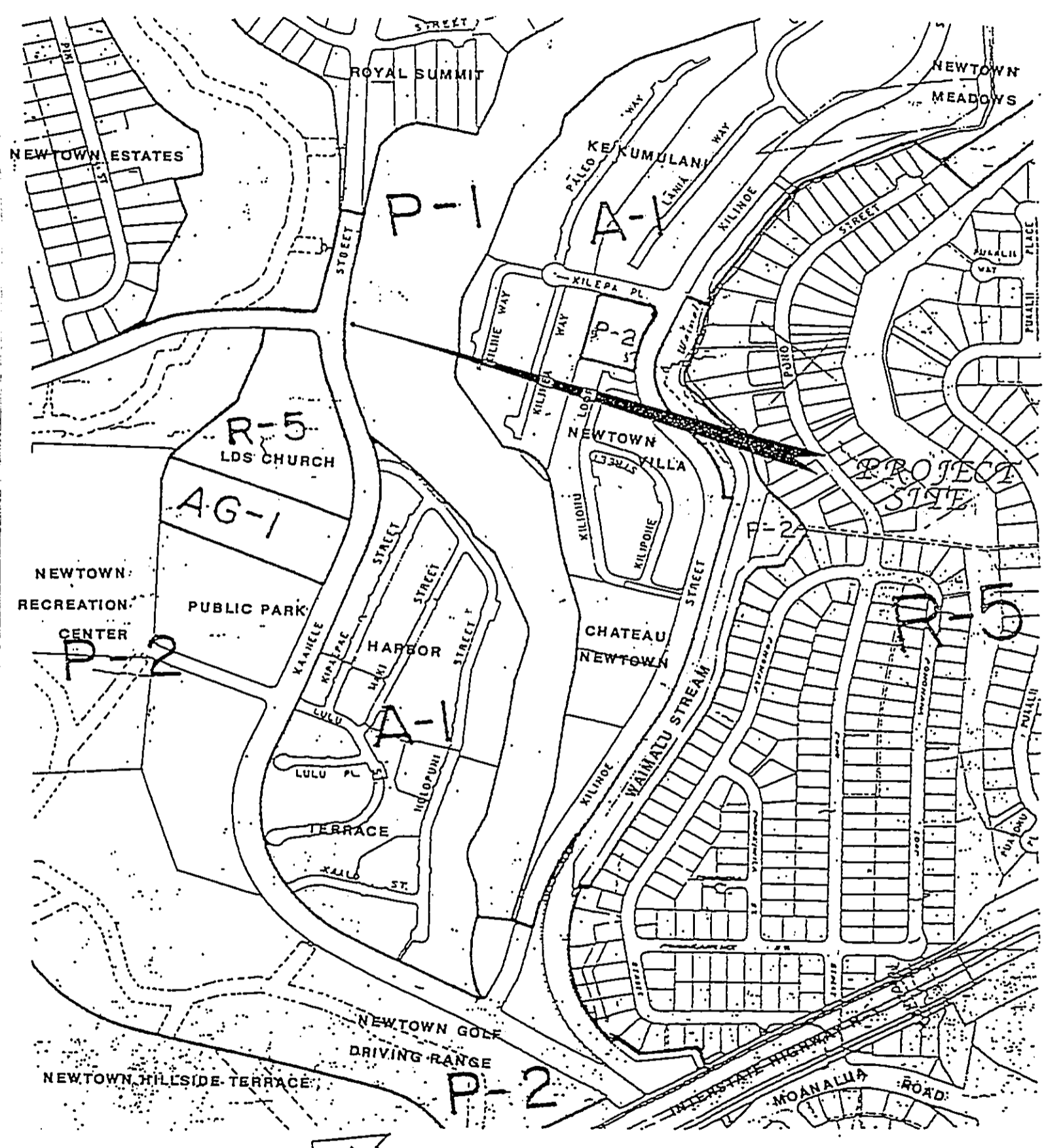
HERBERT K. HORITA REALTY, INC.

  
\_\_\_\_\_  
Its Vice President/Treasurer

c: Community Planning, Inc.

EXHIBIT I

DOCUMENT CAPTURED AS RECEIVED



GENERAL INFORMATION & ZONING MAP

SCALE: 1" = 400'

REVISED 9/13/91

EXHIBIT IA



## ENVIRONMENTAL ASSESSMENT

CONSERVATION DISTRICT USE APPLICATION  
WAIMALU, EWA, OAHU, HAWAII  
TAX MAP KEY: 9-8-02: POR. 47

I. Landowner/Applicant:

Name: Herbert K. Horita Realty, Inc.  
Address: 2024 North King Street  
Honolulu, HI 96819  
Telephone No.: 847-4241

II. Approving Agency:

Name: Board of Land and Natural Resources

III. Agencies Consulted in Making Assessment:

Name: Office of Conservation and Environmental  
Affairs, Department of Land and Natural  
Resources

IV. General Description of the Action's Technical, Economic, Social and Environmental Characteristics: The action involves obtaining an after-the-fact Conservation District Use Application (CDUA) permit. The construction was undertaken as part of the resultant development of Kaahele Street in the mid-1970's for the Newtown project at Waimalu, Ewa, Oahu. The project site was utilized in the late 1970's to provide a "Royal Summit" entry sign located on a CRM wall, surrounding landscaping and associated improvements at the intersection of Komo Mai Drive and Kaahele Street. This improvement could be socially identified as being economically appropriate only for this area of Oahu.

The value of the property is expected to nominally increase.

V. Summary Description of the Affected Environment:

A. Existing Land Uses of Surrounding Area: The project site is located near many condominium, residential and apartment developments. The A-1 Apartment Harbor Terrace, Chateau, Ke Kumulani and Newtown Villas and Meadows projects are located southwest to southeast of

the subject property. Royal Summit and Newtown Estates R-5 zoned subdivisions are situated on the east and north. The A-1 Apartment Newtown Hillside Terrace and P-2 zoned Newtown Golf Driving Range and the private recreational center are located to the northwest and west. See Plat A for location and site map.

- B. Vegetation: The following trees and plants were observed on the project site: kukui nut (about one-half dozen on the southeast side of the erected CRM wall); "be-still" (one, southwest of the CRM wall, some 25 feet away); wedelias (thickly surrounding the wall and covering much of the landscaped area); and bougainvilleas (large number within the planting space of the wall).
  - C. Topography: The existing wall sign is situated on the south side of Kaahele Street between the 226- and 234-foot elevations. The land slopes steeply into Waimalu Valley below the 226-foot elevation.
  - D. Soils: The soils on the project site consist of well-drained soils on uplands which were developed in material weathered from basic igneous rock. Permeability is moderate to moderately rapid, and the shrink-swell potential is also moderate. Runoff is slow and erosion hazard is slight.
  - E. Historic Sites: Since the project site was previously disturbed by grading in the mid-1970's in accordance with approved construction plans for Kaahele Street, it is highly unlikely that there are any significant archaeological or historical features which may still exist.
- VI. Identification of Major Impacts: Since all required work has been completed, there are no adverse impacts created within the immediate area of the project site.
- VII. Mitigation Measures: As all improvements are existing, there is no need for mitigation measures.
- VIII. Determination: Since no significant effects on the environment are expected from this appropriate existing use of the project site, a negative declaration for this action should be determined in lieu of the need for an environmental impact statement, pursuant to Chapter 343 of the Hawaii Revised Statutes.
- IX. Findings and Reasons Supporting Determination: In considering the significance of potential environmental effects, the landowner/applicant has considered the sum of

effects on the quality of the environment and evaluated the overall cumulative effects of the proposed action. As a result of these considerations, the applicant has determined that:

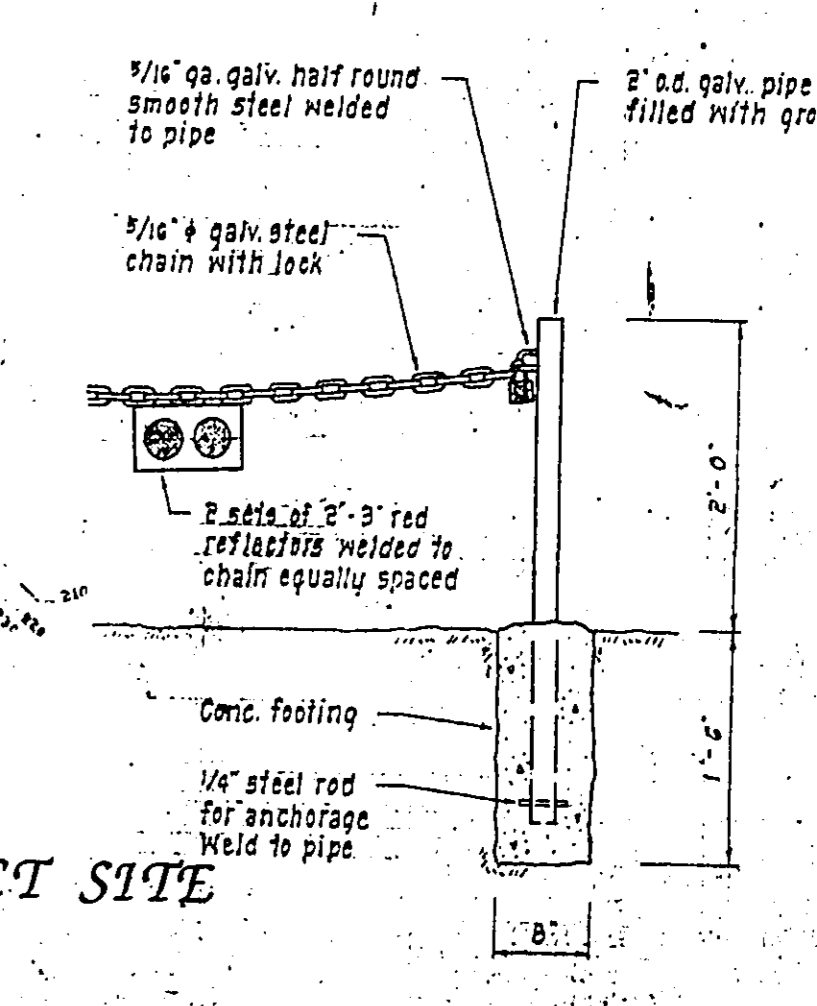
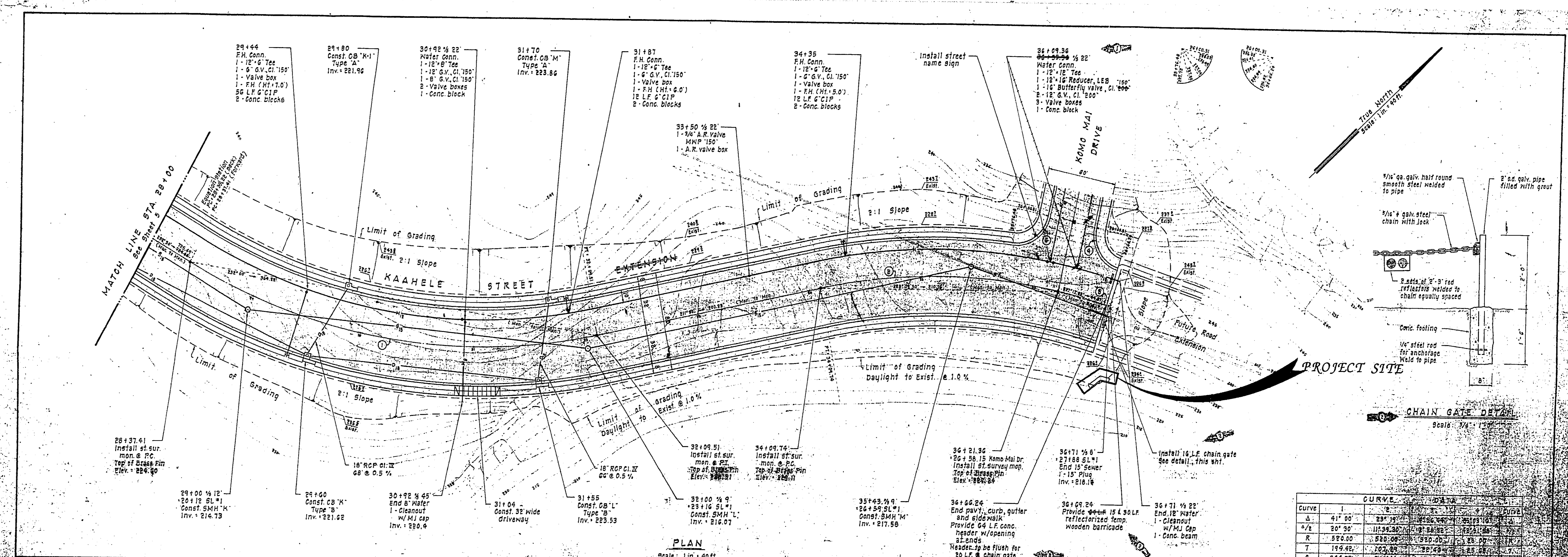
- A. The proposed action does not involve an irrevocable commitment to loss or destruction of any significant natural or cultural resource;
- B. The proposed action increases the range of beneficial uses of the environment;
- C. The proposed action is in concert with the State and County's long-term environmental policies, goals and guidelines as expressed in Chapter 343, HRS, and any revisions and amendments thereto, court decisions and executive orders;
- D. The proposed action does not adversely affect the economic or social welfare of the community or state;
- E. The proposed action does not involve secondary impacts, such as population changes or effects on public facilities that are not already contemplated;
- F. The proposed action does not affect public health;
- G. The proposed action does not involve degradation of environmental quality;
- H. The proposed action does not affect rare, threatened or endangered species or habitats;
- I. The proposed action does not affect air or water quality or ambient noise levels;
- J. The proposed action does not affect an environmentally sensitive area such as floodplain, tsunami zone, erosion-prone area, geologically hazardous land, estuary or coastal waters; and
- K. The proposed action is individually limited and cumulatively does not have any effect upon the environment.

Since the present use of the affected area within the State Conservation District has not been a cause of adverse impacts, a determination for negative declaration for the requested action is reasonable.

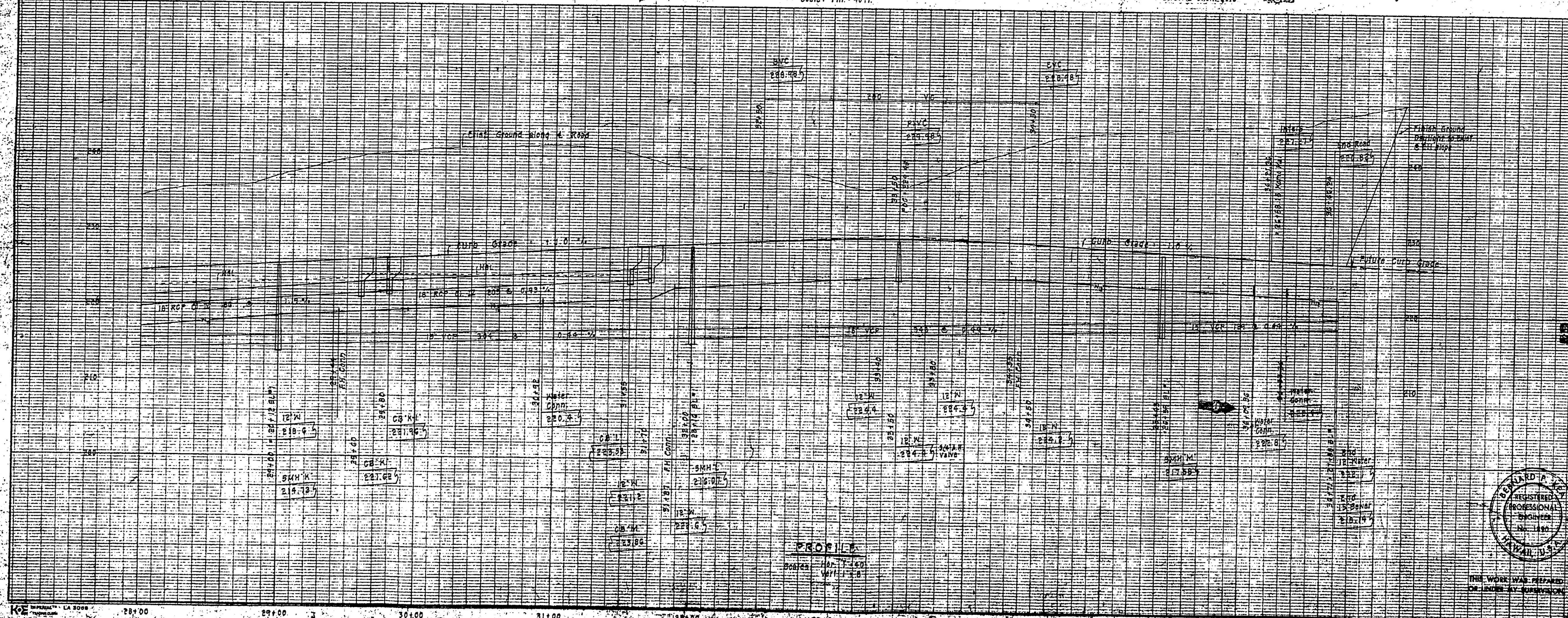


0088 B





CURVE	DATA
Δ	417.05
Δ/2	208.52
R	350.00
T	196.42
C	364.22
L	370.12



APPROVED: \_\_\_\_\_  
 COMMUNITY PLANNING INCORPORATED  
 CONSULTANTS  
 KAHAHELE STREET EXTENSION  
 MAHAMAU, HAWAII  
 ENGINEER: \_\_\_\_\_  
 DEVELOPER: SHANNON VENTURES  
 TAX MAP KEY: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 HONOLULU, HAWAII

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

4 8300

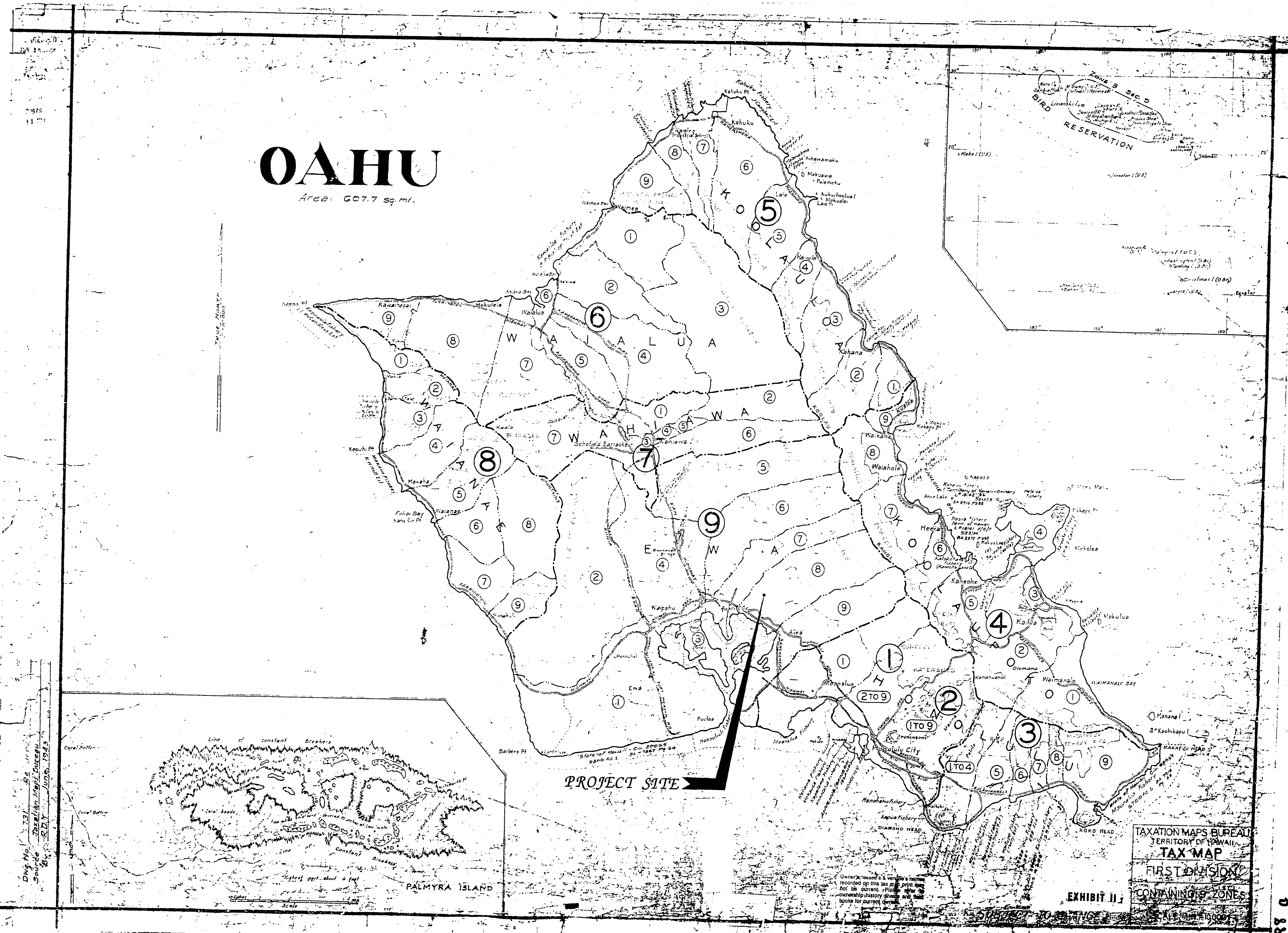
EXHIBIT 11B AS BUILT



0088 c

# OAHU

Area: 607.7 Sq. mi.



Div. No. 133  
Date: Dec 11, 1943  
Source: Bureau of Land Management  
Scale: 1" = 10 miles

PROJECT SITE

TAXATION MAPS BUREAU  
TERRITORY OF HAWAII  
TAX MAP  
FIRST DIVISION  
CONTAINING ZONES

EXHIBIT II

SHEET 1 OF 5 SHEETS

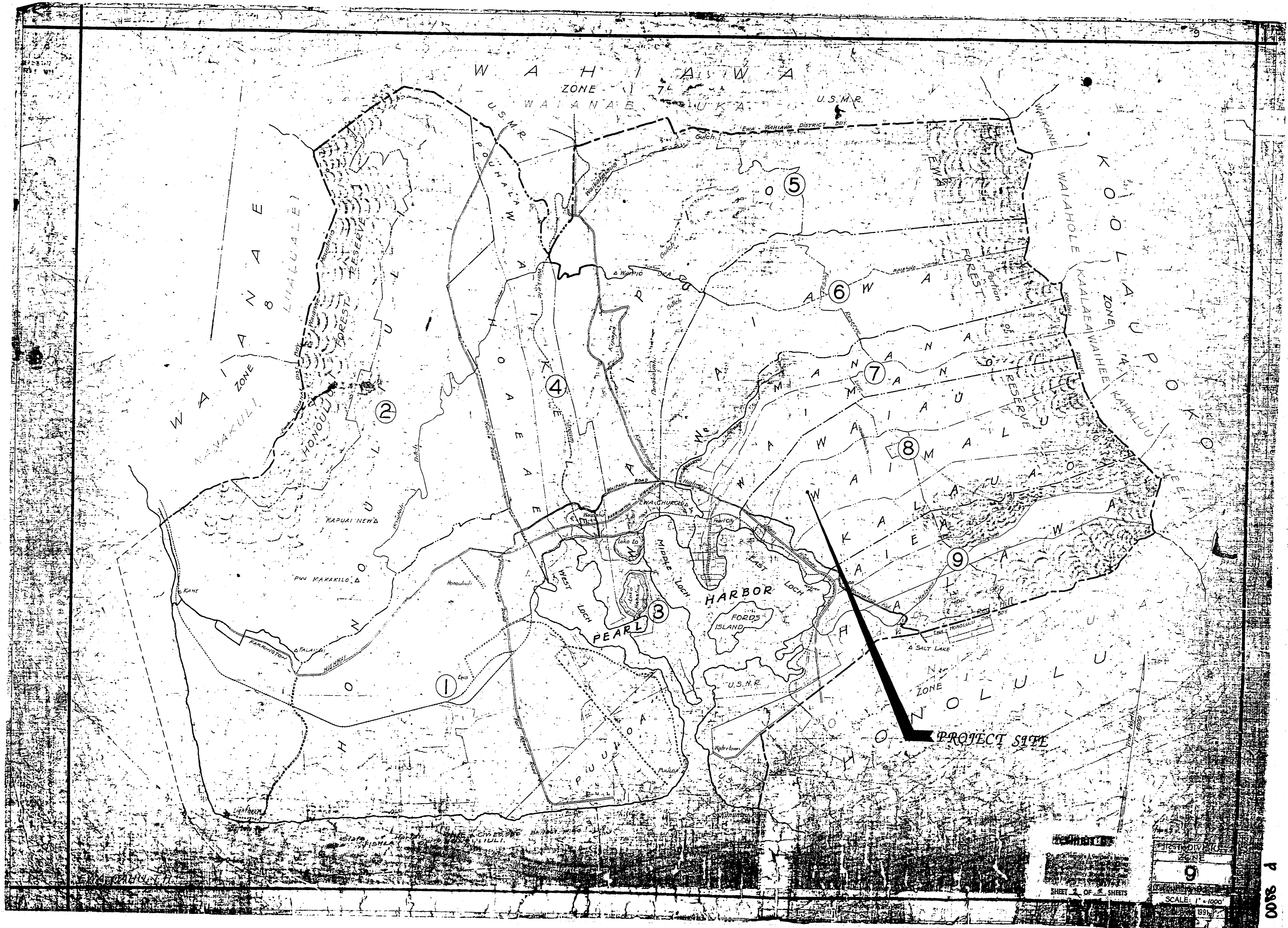
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0 3300



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2



0088 E





0088 F





34 B. P. Bishop Estate  
(Leasehold Properties, Inc.)  
John O. Lusk & Son, Inc.

35 B. P. Bishop Estate  
(Leasehold Properties, Inc.)  
Lusk & Son, Inc.

36 B. P. Bishop Estate  
(Leasehold Properties, Inc.)  
Lusk & Son, Inc.

37 B. P. Bishop Estate  
(Leasehold Properties, Inc.)  
Lusk & Son, Inc.

38 Edith Austin Trust, Est.  
Dorothy M. Austin, Tr.  
James H. Austin, Jr.  
James H. Austin, Sr.  
(Oahu Sugar Co. Ltd.)

39 Edith Austin Trust, Est.  
Dorothy M. Austin, Tr.  
James H. Austin, Jr.  
James H. Austin, Sr.  
(Oahu Sugar Co. Ltd.)

40 Edith Austin Trust, Est.  
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44 Edith Austin Trust, Est.  
Dorothy M. Austin, Tr.  
James H. Austin, Jr.  
James H. Austin, Sr.  
(Oahu Sugar Co. Ltd.)

45 B. P. Bishop Estate  
(Leasehold Properties, Inc.)  
Lusk & Son, Inc.

46 B. P. Bishop Estate  
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Lusk & Son, Inc.

47 B. P. Bishop Estate  
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48 B. P. Bishop Estate  
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49 B. P. Bishop Estate  
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50 B. P. Bishop Estate  
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51 B. P. Bishop Estate  
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52 B. P. Bishop Estate  
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Lusk & Son, Inc.

53 B. P. Bishop Estate  
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Lusk & Son, Inc.

54 B. P. Bishop Estate  
(Leasehold Properties, Inc.)  
Lusk & Son, Inc.

55 B. P. Bishop Estate  
(Leasehold Properties, Inc.)  
Lusk & Son, Inc.

56 B. P. Bishop Estate  
(Leasehold Properties, Inc.)  
Lusk & Son, Inc.

WAI'ANAE & WAIMALU, OAHU

PROJECT SITE

Owner's names & parcels' names  
recorded on this map print may  
not be current. Please refer to  
ownership history sheets and field  
books for correct owners.

EXHIBIT A  
SUBJECT TO PLAN

SCALE: 1" = 500'

CONTAINING

ZONE 9 SEC 12 PLAT 10

FIRST DIVISION

9 8 102

SHEET 4 OF 2 SHEETS

PT ED AUG 20 1981



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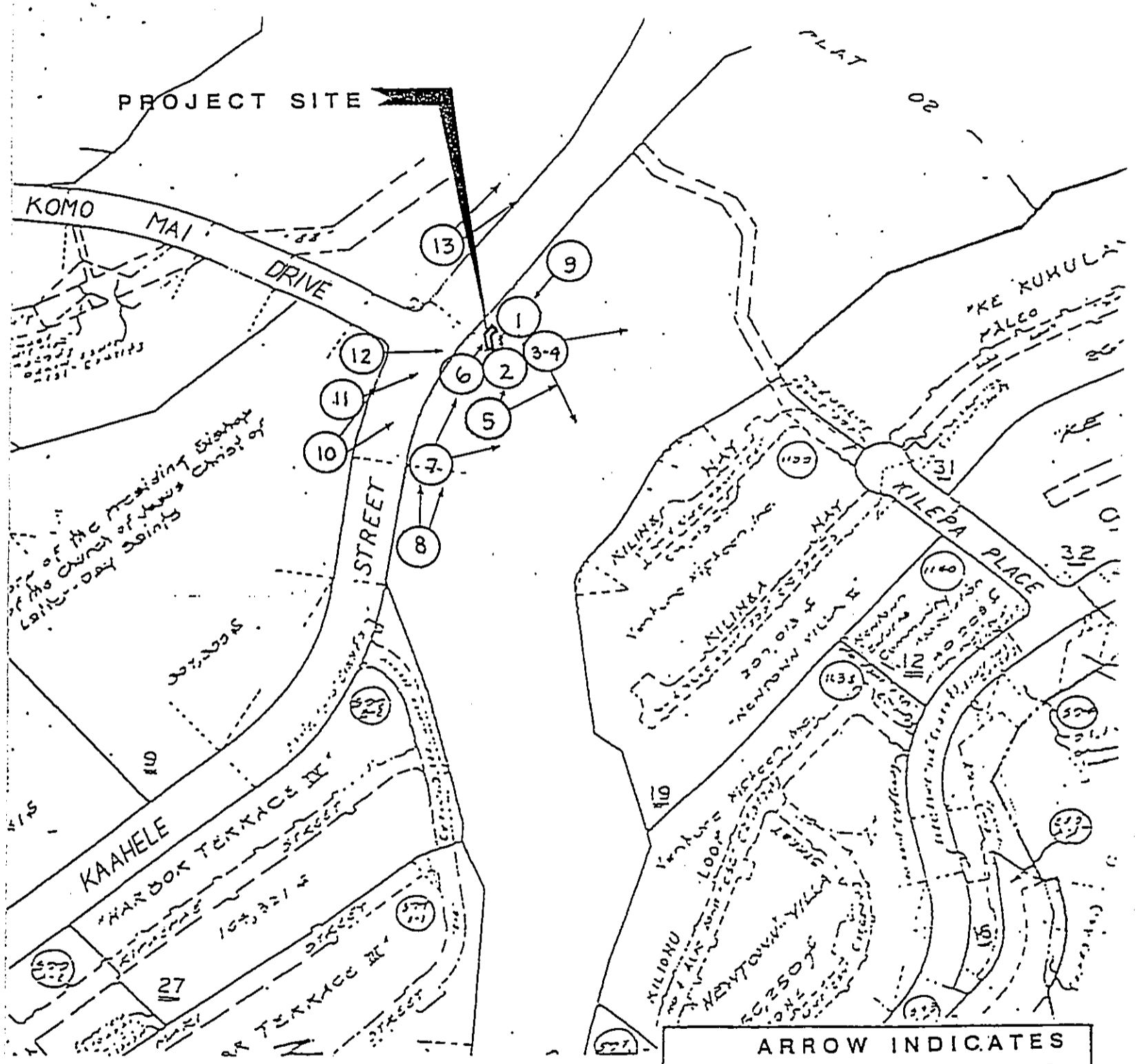




VIEW ANALYSIS

PHOTO NO.	DESCRIPTION
1	View looking southwest towards the corner of the existing CRM wall and the Newtown Villa and Chateau Newtown projects in Waimalu Valley.
2	View looking north towards the northeast corner of the existing CRM wall, Kaahale Street and Royal Summit.
3	View looking southeast towards the Ke Kumulani and Newtown Villa subdivisions.
4	View looking southeast towards the Newtown Villa subdivision.
5	View looking east towards the Ke Kumulani and the Newtown Meadows subdivisions.
6	View looking east towards the existing CRM wall with the Royal Summit sign and logo.
7	View looking northeast towards the existing CRM wall, Royal Summit and sloping ridge.
8	View looking northeast towards the existing CRM wall and Royal Summit.
9	View looking west towards the existing CRM wall and Kaahale Street.
10	View looking east towards Royal Summit at the Komo Mai Drive and Kaahale Street intersection.
11	View looking east towards the existing CRM wall at the Komo Mai Drive and Kaahale Street intersection.
12	View looking east towards the existing CRM wall and Royal Summit.
13	View looking northeast towards Royal Summit.

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**VIEW ANALYSIS**  
 SCALE: 1" = 200'

ARROW INDICATES  
 DIRECTION PHOTO.  
 REPRESENTS.  
 NO. REFERS TO  
 PHOTO REFERENCE  
 NUMBER.





VIEW NO. 1

VIEW LOOKING SOUTHWEST TOWARDS THE CORNER OF THE EXISTING CRM WALL AND THE NEWTOWN VILLA AND CHATEAU NEWTOWN PROJECTS IN WAIMALU VALLEY.



VIEW NO. 2

VIEW LOOKING NORTH TOWARDS THE NORTHEAST CORNER OF THE EXISTING CRM WALL, KAAHELE STREET AND ROYAL SUMMIT.



VIEW NO. 3

VIEW LOOKING SOUTHEAST TOWARDS THE KE KUMULANI AND  
NEWTOWN VILLA SUBDIVISIONS.

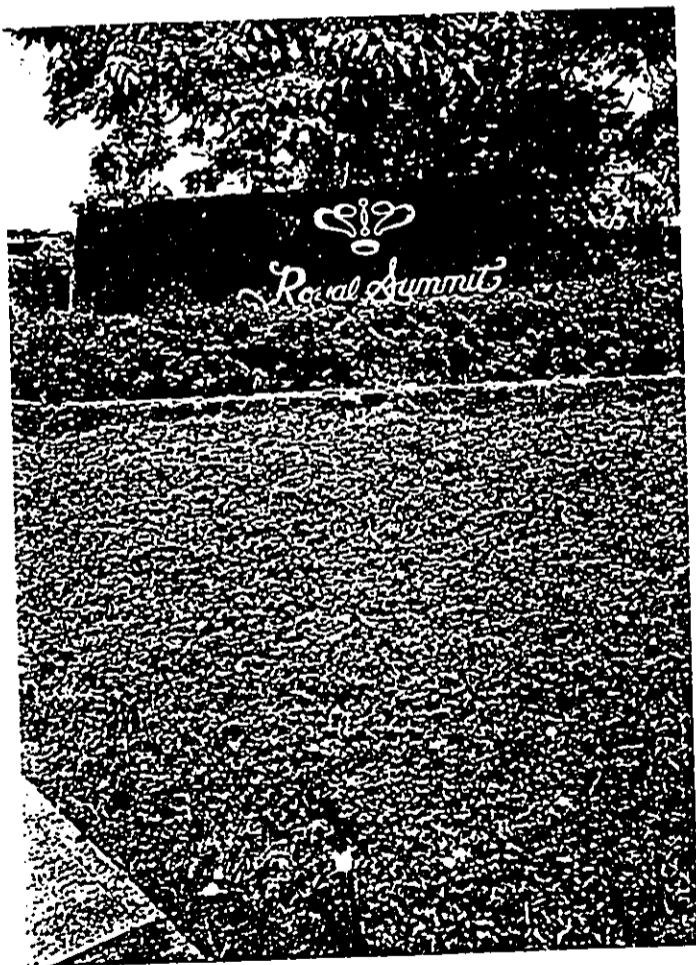


VIEW NO. 4

VIEW LOOKING SOUTHEAST TOWARDS THE NEWTOWN VILLA  
SUBDIVISION.

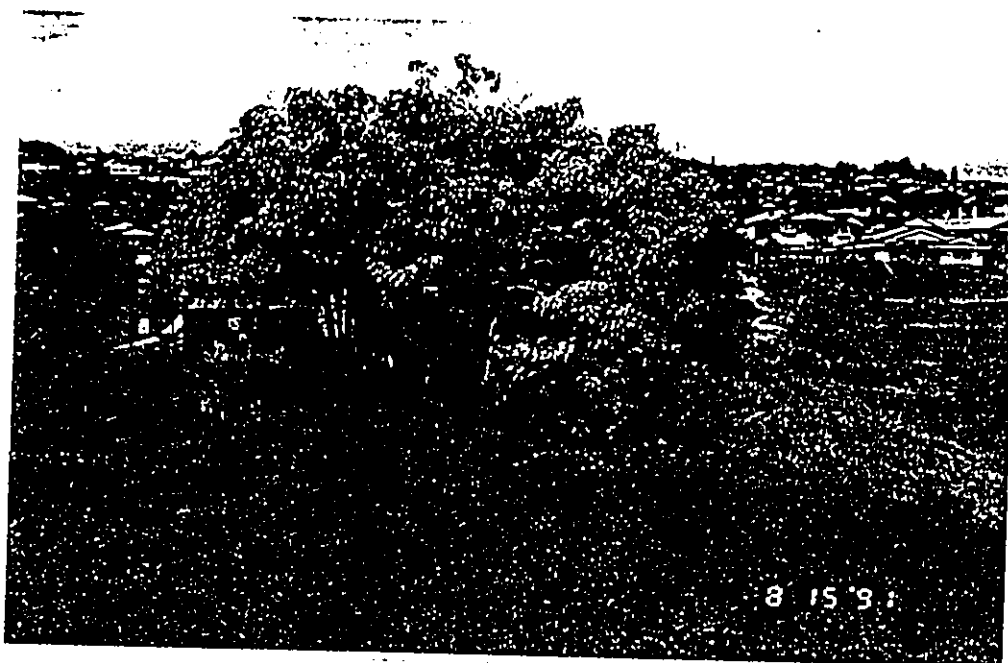
VIEW NO. 5

VIEW LOOKING EAST  
TOWARDS THE KE KUMULANI  
AND NEWTOWN MEADOWS  
SUBDIVISIONS.



VIEW NO. 6

VIEW LOOKING EAST TOWARDS THE  
EXISTING CRM WALL WITH THE  
ROYAL SUMMIT SIGN AND LOGO.



VIEW NO. 7

VIEW LOOKING NORTHEAST TOWARDS THE EXISTING CRM WALL,  
ROYAL SUMMIT AND SLOPING RIDGE.



VIEW NO. 8

VIEW LOOKING NORTHEAST TOWARDS THE EXISTING CRM WALL  
AND ROYAL SUMMIT.



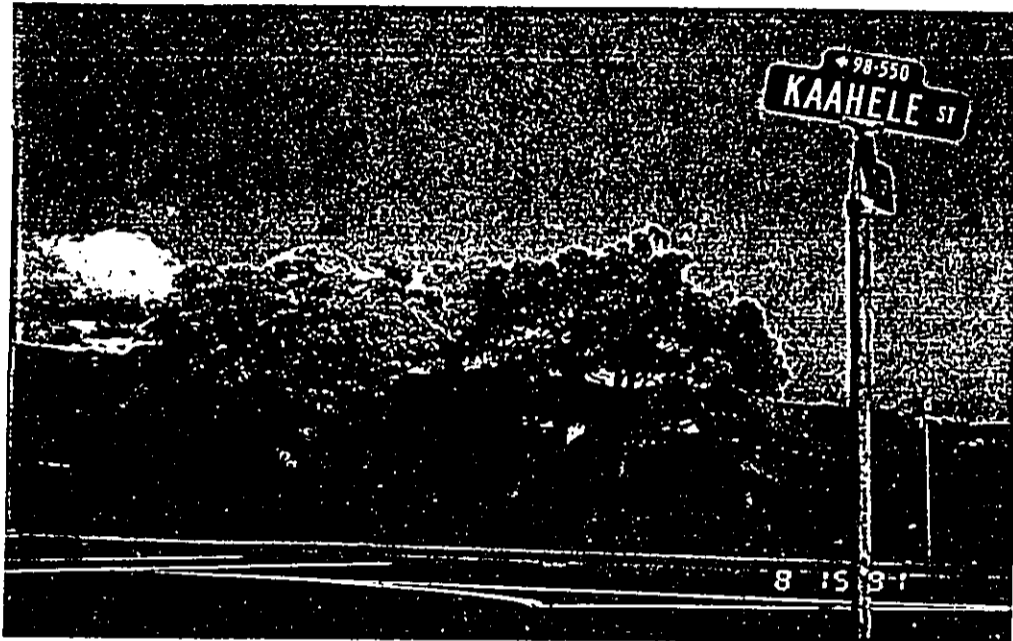
VIEW NO. 9

VIEW LOOKING WEST TOWARDS THE EXISTING CRM WALL AND KAAHELE STREET.



VIEW NO. 10

VIEW LOOKING EAST TOWARDS ROYAL SUMMIT AT THE KOMO MAI DRIVE AND KAAHELE STREET INTERSECTION.



VIEW NO. 11

VIEW LOOKING EAST TOWARDS THE EXISTING CRM WALL AT THE KOMO MAI DRIVE AND KAAHELE STREET INTERSECTION.



VIEW NO. 12

VIEW LOOKING EAST TOWARDS THE EXISTING CRM WALL AND ROYAL SUMMIT.



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VIEW NO. 13

VIEW LOOKING NORTHEAST TOWARDS ROYAL SUMMIT.

EXHIBIT IIA



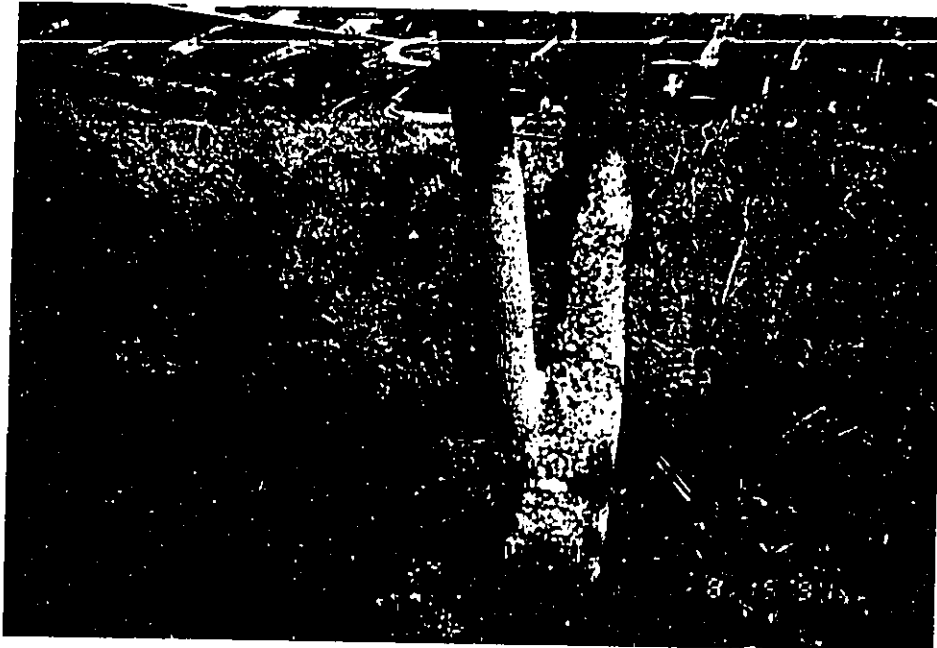
VIEW NO. 1

VIEW LOOKING SOUTHWEST TOWARDS THE CORNER OF THE EXISTING CRM WALL AND THE NEWTOWN VILLA AND CHATEAU NEWTOWN PROJECTS IN WAIMALU VALLEY.



VIEW NO. 2

VIEW LOOKING NORTH TOWARDS THE NORTHEAST CORNER OF THE EXISTING CRM WALL, KAAHELE STREET AND ROYAL SUMMIT.



VIEW NO. 3

VIEW LOOKING SOUTHEAST TOWARDS THE KE KUMULANI AND  
NEWTOWN VILLA SUBDIVISIONS.

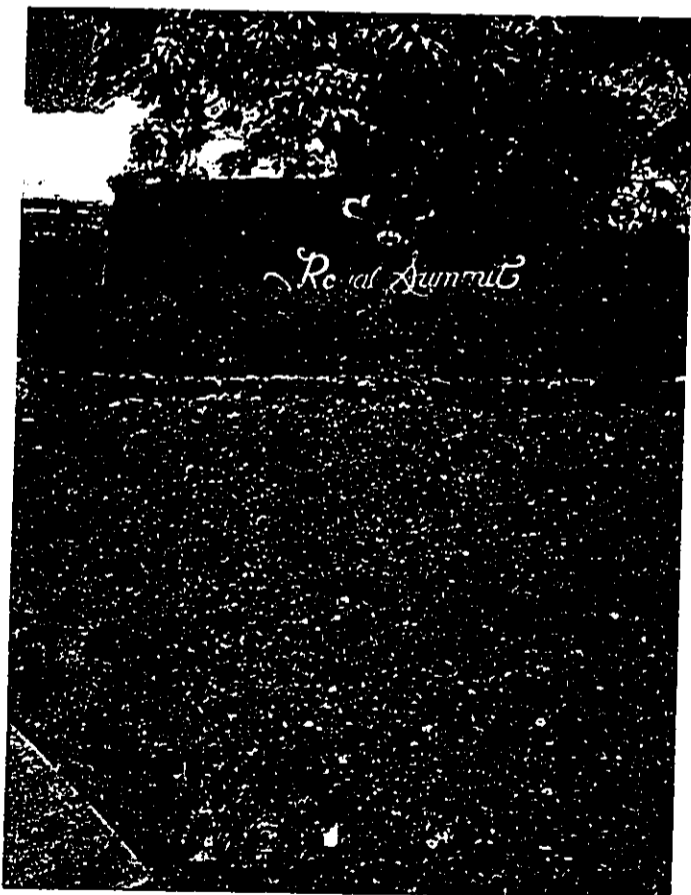


VIEW NO. 4

VIEW LOOKING SOUTHEAST TOWARDS THE NEWTOWN VILLA  
SUBDIVISION.

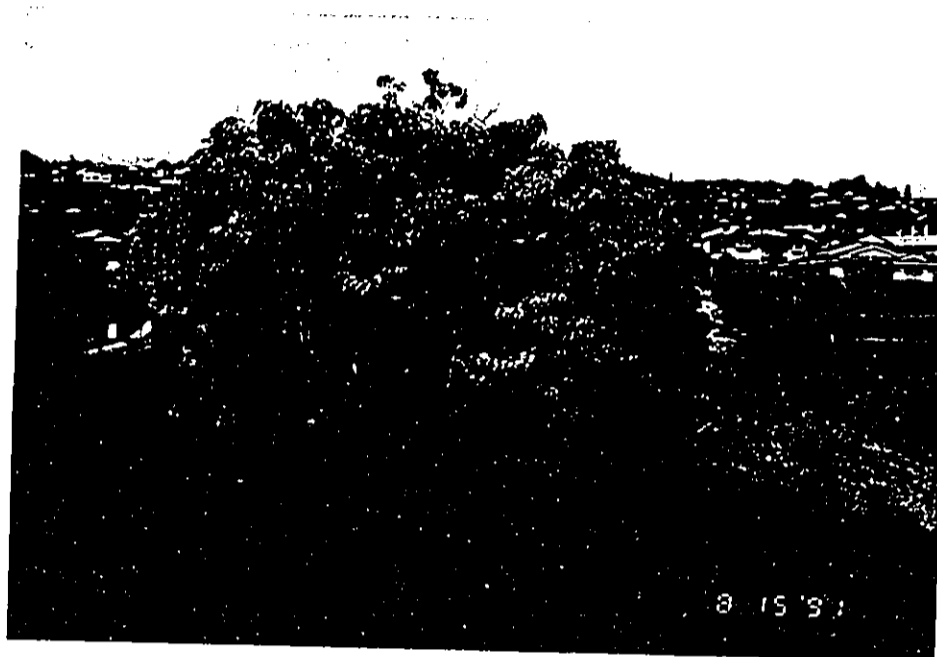
VIEW NO. 5

VIEW LOOKING EAST  
TOWARDS THE KE KUMULANI  
AND NEWTOWN MEADOWS  
SUBDIVISIONS.



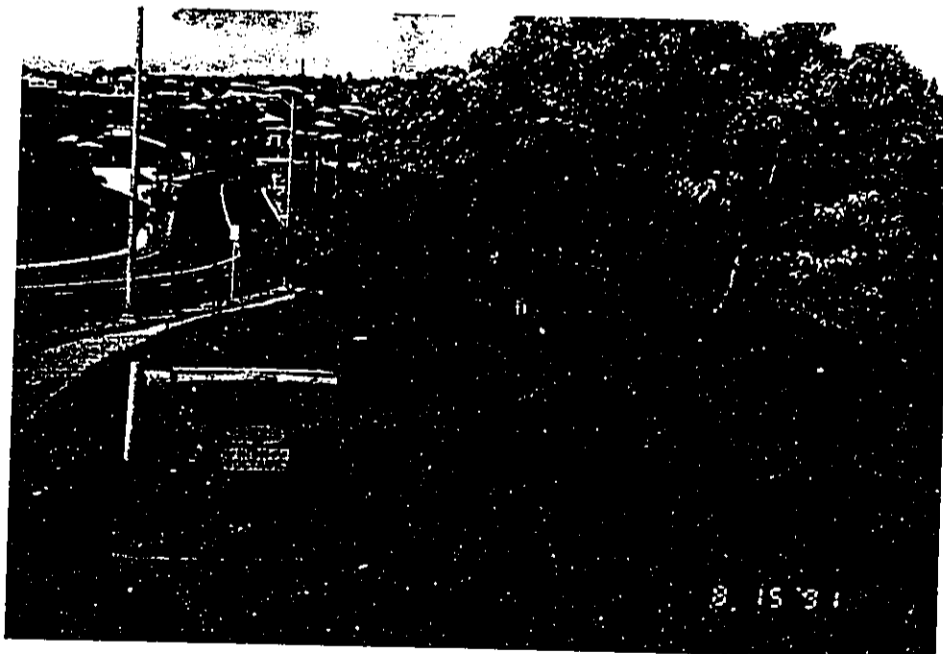
VIEW NO. 6

VIEW LOOKING EAST TOWARDS THE  
EXISTING CRM WALL WITH THE  
ROYAL SUMMIT SIGN AND LOGO.



VIEW NO. 7

VIEW LOOKING NORTHEAST TOWARDS THE EXISTING CRM WALL,  
ROYAL SUMMIT AND SLOPING RIDGE.



VIEW NO. 8

VIEW LOOKING NORTHEAST TOWARDS THE EXISTING CRM WALL  
AND ROYAL SUMMIT.



VIEW NO, 9

VIEW LOOKING WEST TOWARDS THE EXISTING CRM WALL AND  
KAAHELE STREET.



VIEW NO. 10

VIEW LOOKING EAST TOWARDS ROYAL SUMMIT AT THE KOMO  
MAI DRIVE AND KAAHELE STREET INTERSECTION.



VIEW NO. 11

VIEW LOOKING EAST TOWARDS THE EXISTING CRM WALL AT THE KOMO MAI DRIVE AND KAAHELE STREET INTERSECTION.



VIEW NO. 12

VIEW LOOKING EAST TOWARDS THE EXISTING CRM WALL AND ROYAL SUMMIT.

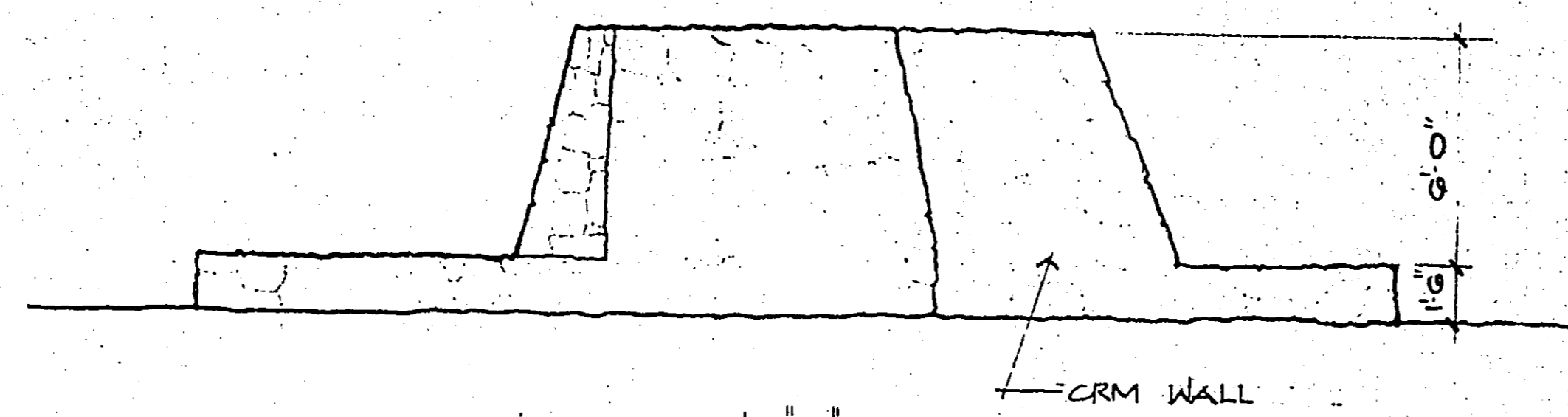


VIEW NO. 13

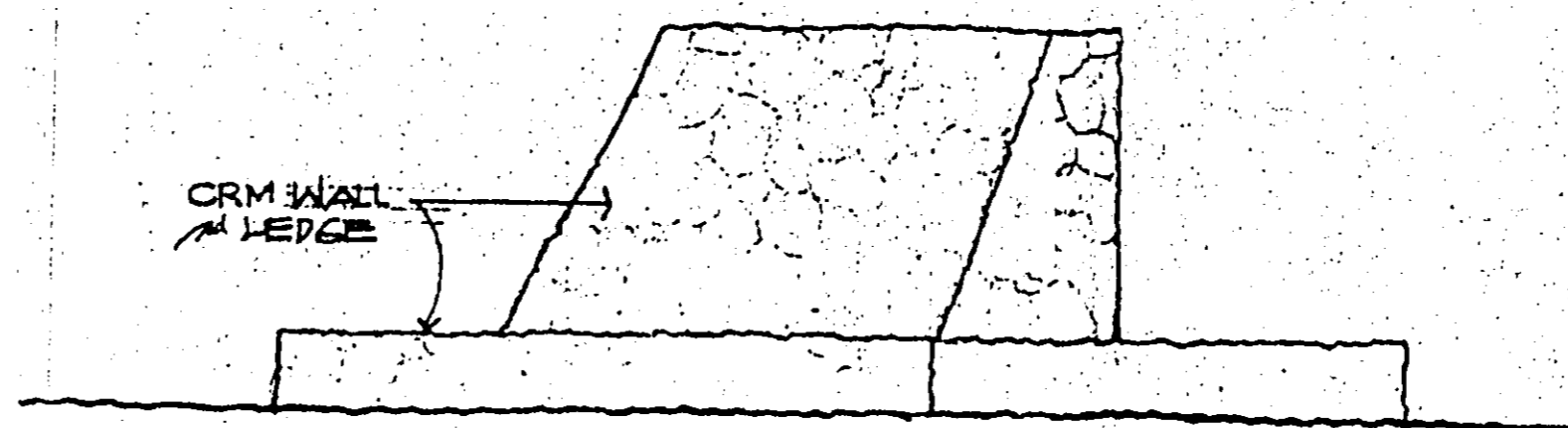
VIEW LOOKING NORTHEAST TOWARDS ROYAL SUMMIT.



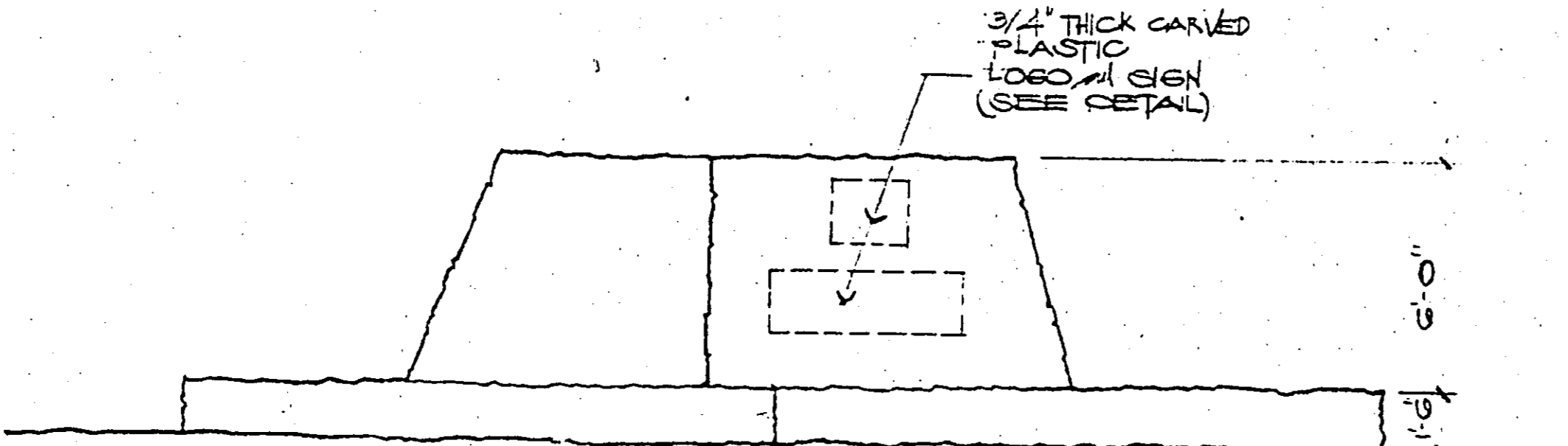
0088 H



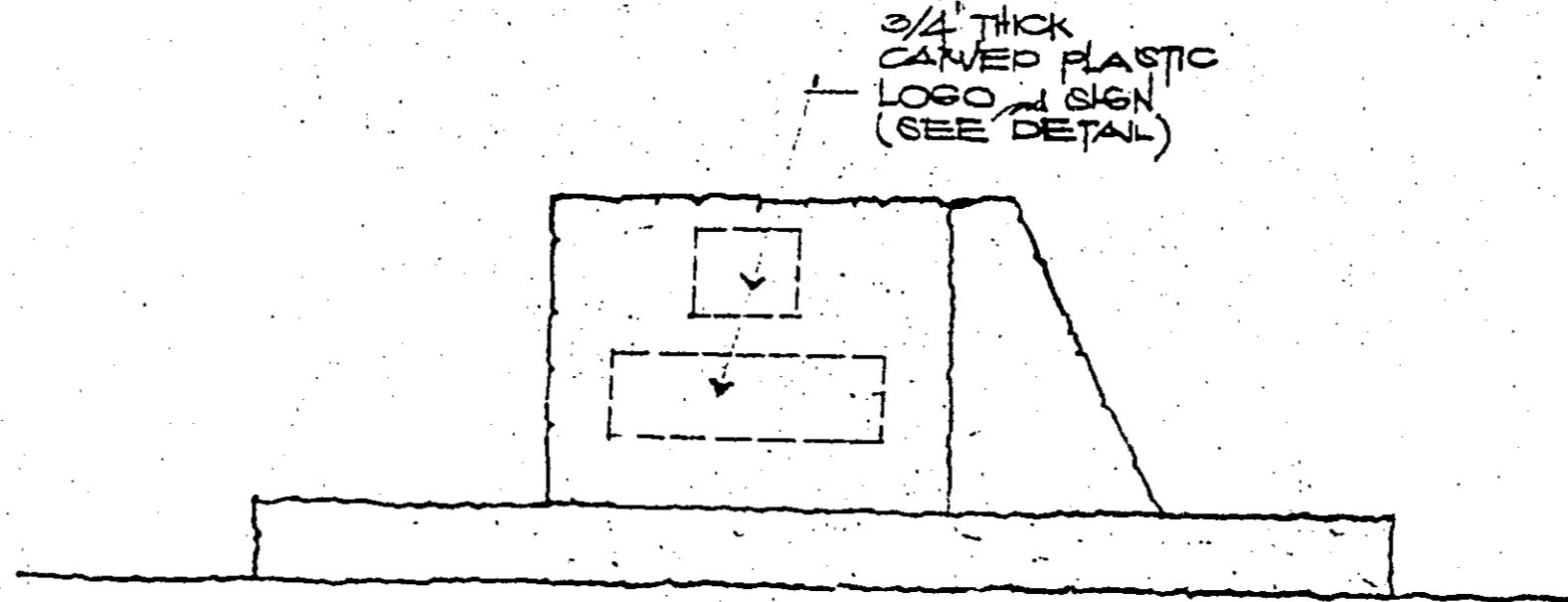
ELEVATION "C"  
1/4" = 1'-0"



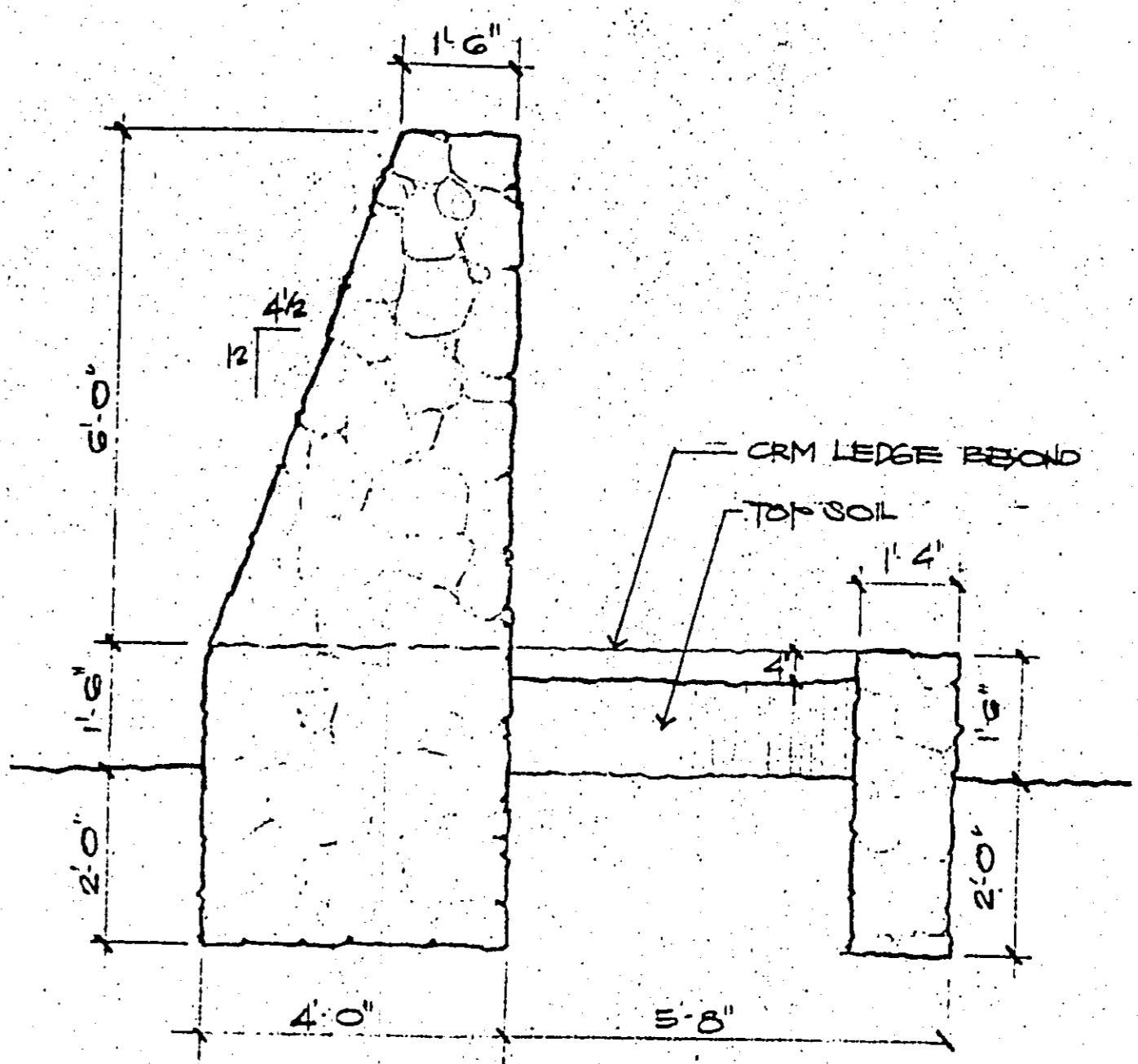
ELEVATION "B"  
1/4" = 1'-0"



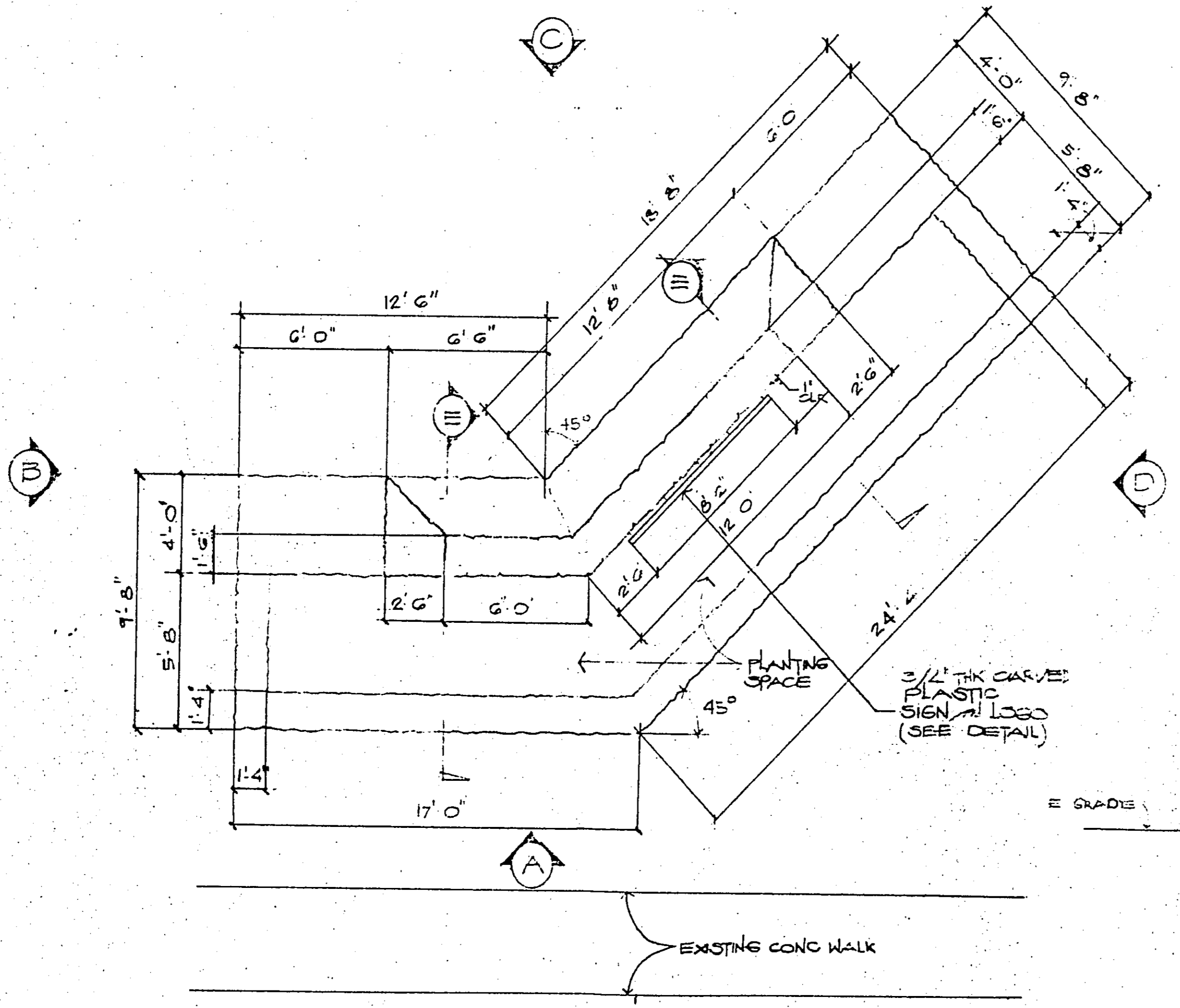
ELEVATION "A"  
1/4" = 1'-0"



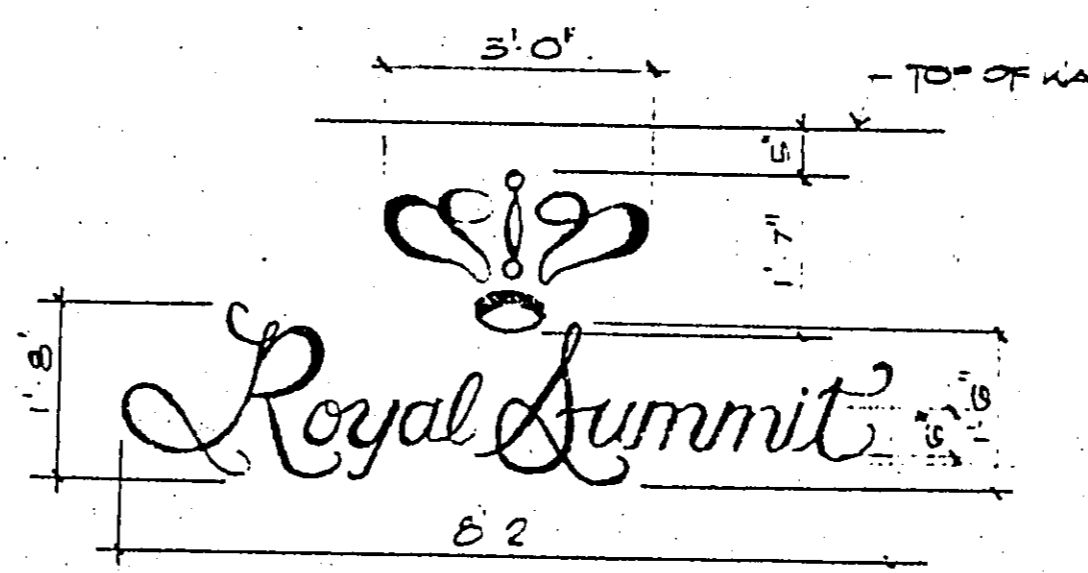
ELEVATION "D"  
1/4" = 1'-0"



SECTION "E"  
1/2" = 1'-0"

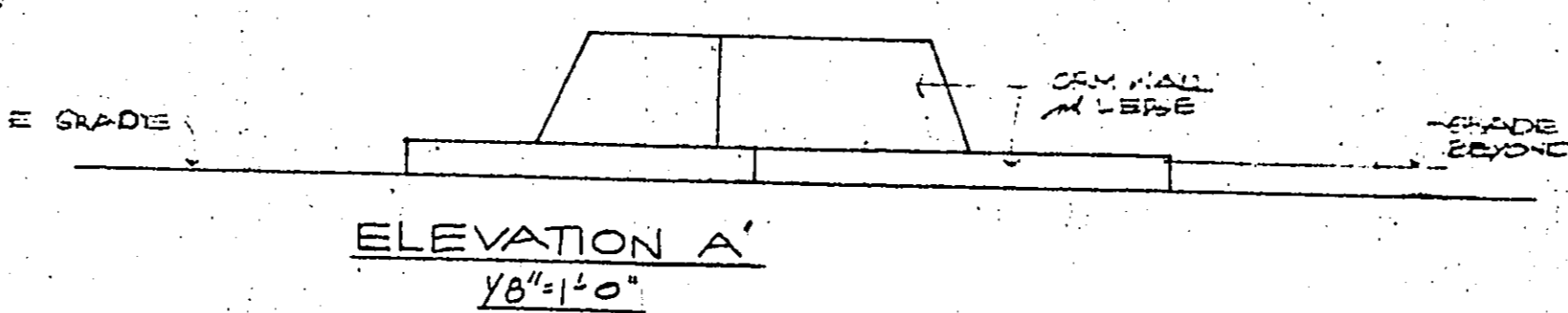


PLAN  
1/4" = 1'-0"

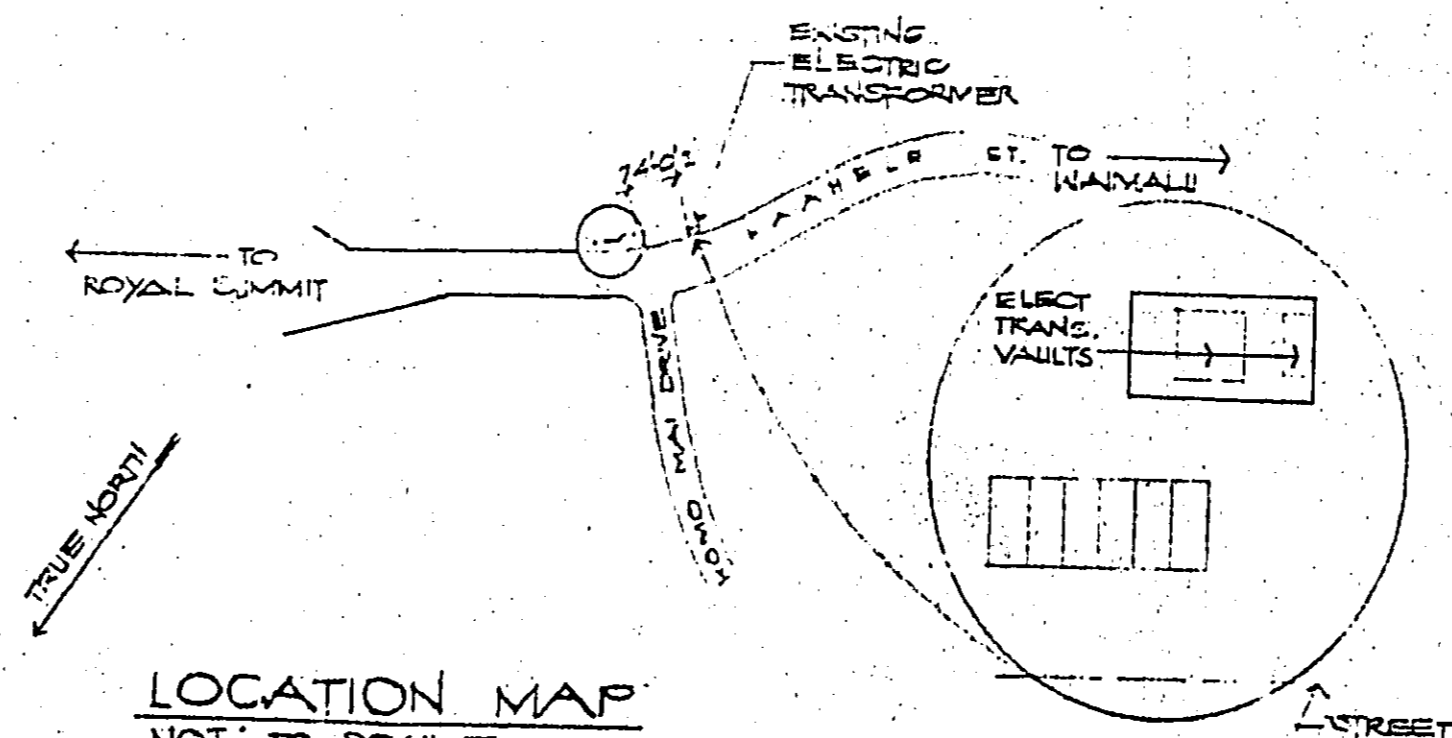


LOGO and SIGN  
NOT TO SCALE

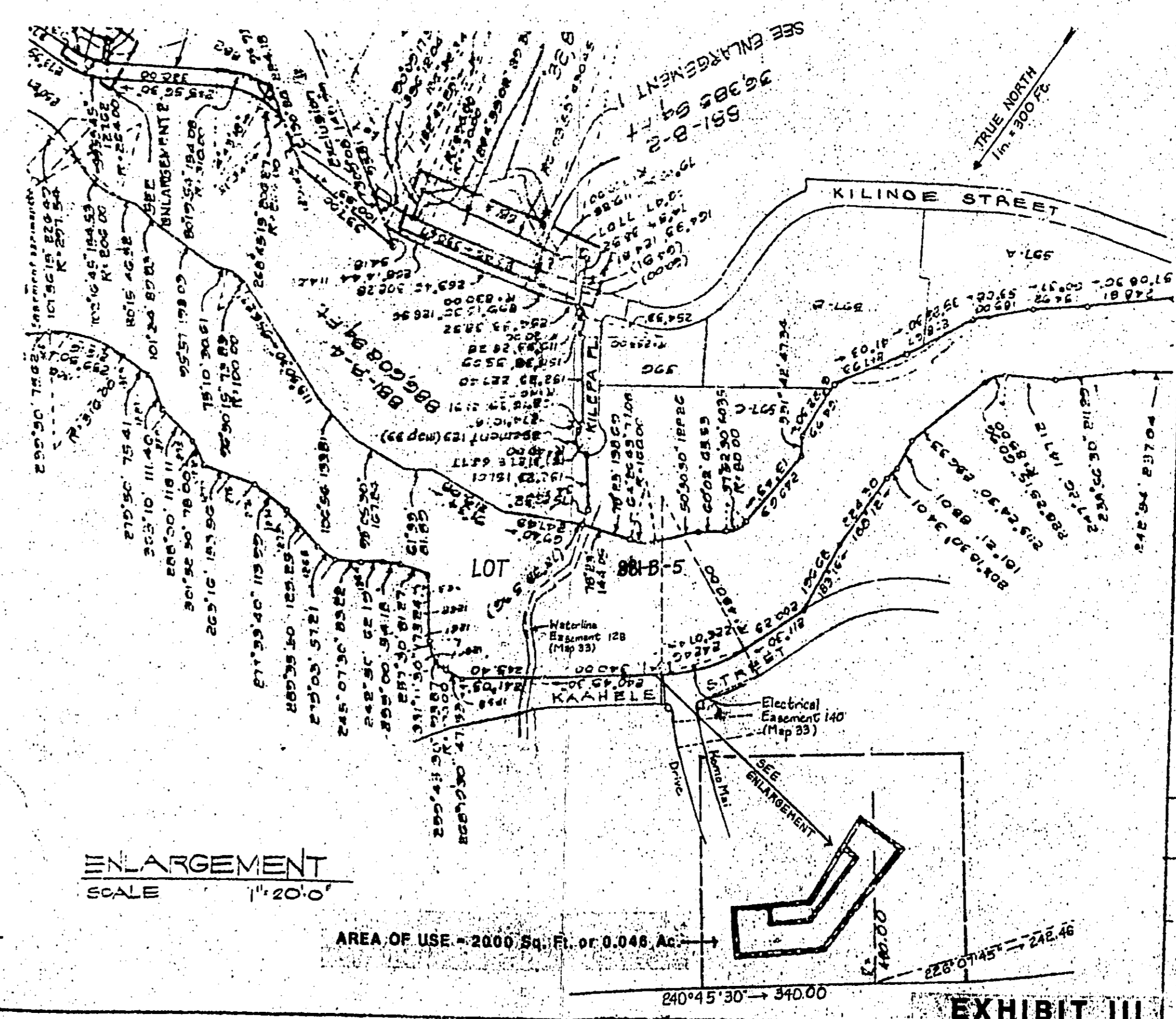
NOTES  
LETTERS AND LOGO  
THICKNESS: 3/4"  
WIDTH VARIES FROM 1" TO 1 1/2"  
PROVIDE 1/4" TOP SEAL FASTENING BOLT  
(3 IN EACH LETTER / PHRASE, 2 IN EACH LOGO PIECE)



ELEVATION "A"  
1/8" = 1'-0"



LOCATION MAP  
NOT TO SCALE



ENLARGEMENT  
SCALE 1" = 200'

SIGN AND LOGO FOR  
HERBERT K. HORTA REALTY  
100 ROYAL SUMMIT SUBDIVISION  
(AT THE INTERSECTION OF KAWAII & KILINEE ST.) KONA, HI, 97701  
TMK 1-1-0-02: 47

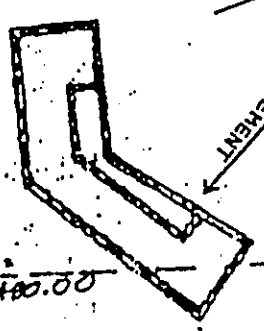
1 OF 1  
SHEET

0098 H

DOCUMENT CAPTURED AS RECEIVED

ENLARGEMENT  
SCALE 1"=20.0'

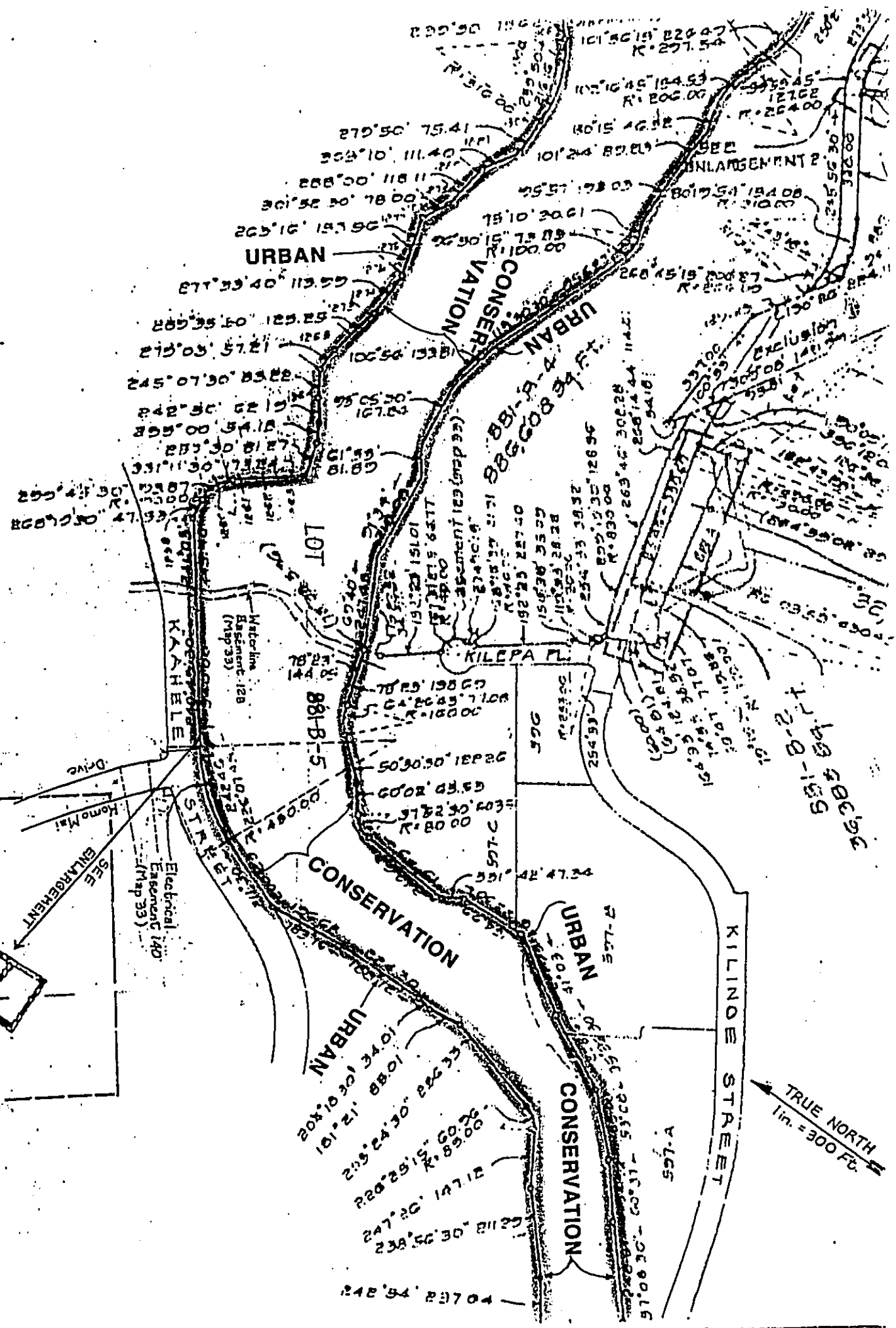
AREA OF USE = 2000 Sq. Ft. OF 0.046 Ac.  
EASEMENT FOR WALL SIGN, MAINTENANCE  
AND UTILITY PURPOSES



240°45'30" → 340.00

225°07'45" → 242.46

EXHIBIT IV



TRUE NORTH  
1 in. = 300 Ft.

1 OF 1  
SHT.

SIGN and LOGO for  
HERBERT K. HORITA REALTY  
at ROYAL SUMMIT SUBDIVISION  
(at the INTERSECTION OF KAHALE ST & KOMOMA DR.)

TMK 9-8-02:47

