

1991-11-23-OA-FEA

shiloh phoenix

FILE COPY

596 kumukahi place
honolulu, hawaii 96825
(808) 396-5613 studio
(808) 396-5713 fax

'91 JUL 5 PM 1 22

CITY AND COUNTY OF HONOLULU

July 2, 1991

ENVIRONMENTAL ASSESSMENT

HAUULA ALII PROJECT

PART I

TMK: 5-4-01:44

R.P. 1320 L.C.A.W. 8341 AP2 to Kahunahana and portion of

R.P. 1357 L.C.A.W. 8411 AP1 to Kaunele, Hauula, Koolauloa, Oahu,
Hawaii

Lot area 54,113 sq. ft.

APPLICANT

INTERPAC DEVELOPMENT, INC.
P.O. Box 88009
Honolulu, Hawaii 96815
808 957-0118

RECORDED FEE OWNER

SHOKEN INTERNATIONAL, INC.
2240 Kuhio Avenue #3401
Honolulu, Hawaii 96815
808 923-1101

AGENT

Norman L. Bechtold, AIA
596 Kumukahi Place
Honolulu, Hawaii 96825
808 396-5613 808 396-5713 FAX

CONSULTED AGENCIES

Department of Land and Natural Resources
Board of Water Supply
Department of Land Utilization
State Department of Health
Honolulu Board of Realtors
Wastewater Management

architecture

interior architecture

research

PART II GENERAL DESCRIPTION

The proposed Project consists of nine (9) single family detached residences on lots of a minimum 5,000 sq.ft. (R-5) serviced by a 24 foot wide private roadway. The lots will receive water, electricity and telephone from existing utilities in Kukuna Road, adjacent to the property. Each residence will have its own septic system (tank and leach bed) as public sewer is not available. The residences have three bedrooms, den/guest bedroom, 2.5 baths, kitchen, dining, family and living rooms, utility room, and attached two car garage. (see Drawings attached). The residences are intended for purchase by local families... The Project will be surrounded by a wall, and will include an entry pavilion for use as a bus shelter for area corridor and residences. The Project will feature landscaped roadways and front yards. Each homeowner will landscape their own yards. The Project is totally located within the SMA area. Existing zoning is R-5. The Project site is surrounded by residential uses with the exception of a Satellite City Hall facility located directly across Kukuna Road. Other than requested subdivision, no other special land use approvals have been granted or requested and none are intended.

TECHNICAL CHARACTERISTICS

See Drawings attached for layout of property and typical residence plans, elevations and renderings. There are no existing buildings on the Site, so all construction will be new. Part of the Site is below the 8 foot elevation required. Fill will occur in those areas to elevate them both for positive drainage to Kukuna Road and to comply with AE-8 elevation required. To the extent possible, all existing landscape elements will be saved and re-used in the Project landscaping. The residences are two stories, frame construction, with wood and stucco exteriors, and composition shingle roofs. Design of the structures is conservative, with double pitch roofs and is within the L.U.O. height limit requirements. As mentioned earlier, water, electricity, and telephone utilities are existing in Kukuna Road. Each residence will have a private septic system (tank and leach bed). Refuse will be picked up on regular City service. Access to the Site is via Kukuna Road, a 36 foot wide improved and paved publicly maintained street. The Project entrance is approximately 1/2 block along Kukuna mauka of Kamehameha Highway. Access to the beach park makai of the highway would be along Kukuna Road.

ECONOMIC AND SOCIAL CHARACTERISTICS

It is intended to build one (1) residence and infrastructure initially and to sell and build the balance of the residences as rapidly as the market requires. In an ideal situation, the Project would be totally completed within one (1) calendar year of start of construction. It is estimated that actual costs of construction of each residence and its share of the common elements (i.e., roadway, perimeter wall, landscape) would be approximately \$290,000.00 U.S.).

ENVIRONMENTAL CHARACTERISTICS

Soils are alluvial and topography gently slopes toward the sea as shown on the attached Drawings. Immediately mauka of the Project Site, the slope upward becomes more dominant, gradually steepening to the mountain face. The Site is basically a grassy field with coco palms and other landscape elements at the lowest elevations, an area that naturally collects runoff and can contribute to flooding in periods of heavy rainfall. The Project Site lies within FIRM Zone AE(el. 8'), L.U.O. Flood Fringe District.

PART III AFFECTED ENVIRONMENT

The surrounding area related to the Project Site is residential in transition. Some of the adjoining residences are in extremely deteriorating condition (particularly makai side), while others are in conditions that go from older but stable to new or nearly new. Existing zoning is R-5 and the Project would not deviate from the R-5 zoning and is, in fact, in compliance with the General Plan. The most unique feature of the Site is its location relative to public services, utilities, transportation, and recreation.

the Site is directly across Kukuna Road from public services at the Satellite City Hall facility. Hauula Beach Park is approximately 1/2 block makai of the Project. There exists on the Project Site no apparent rare, threatened or endangered species and/or their habitats. There exist on the Site no wildlife or wildlife preserves, no wetlands, lagoons, tidal lands and submerged lands on any other coastal or natural resources.

The Site is located approximately 1/2 mile south of the center of the Hauula Community and its civic activities. There exist no historic or archaeological resources on the Project site save the history of the Fee itself. Due to the existing community structure and the location of the Project Site in relation to the Highway, there are no public viewpoints of the coast affected by the Project.

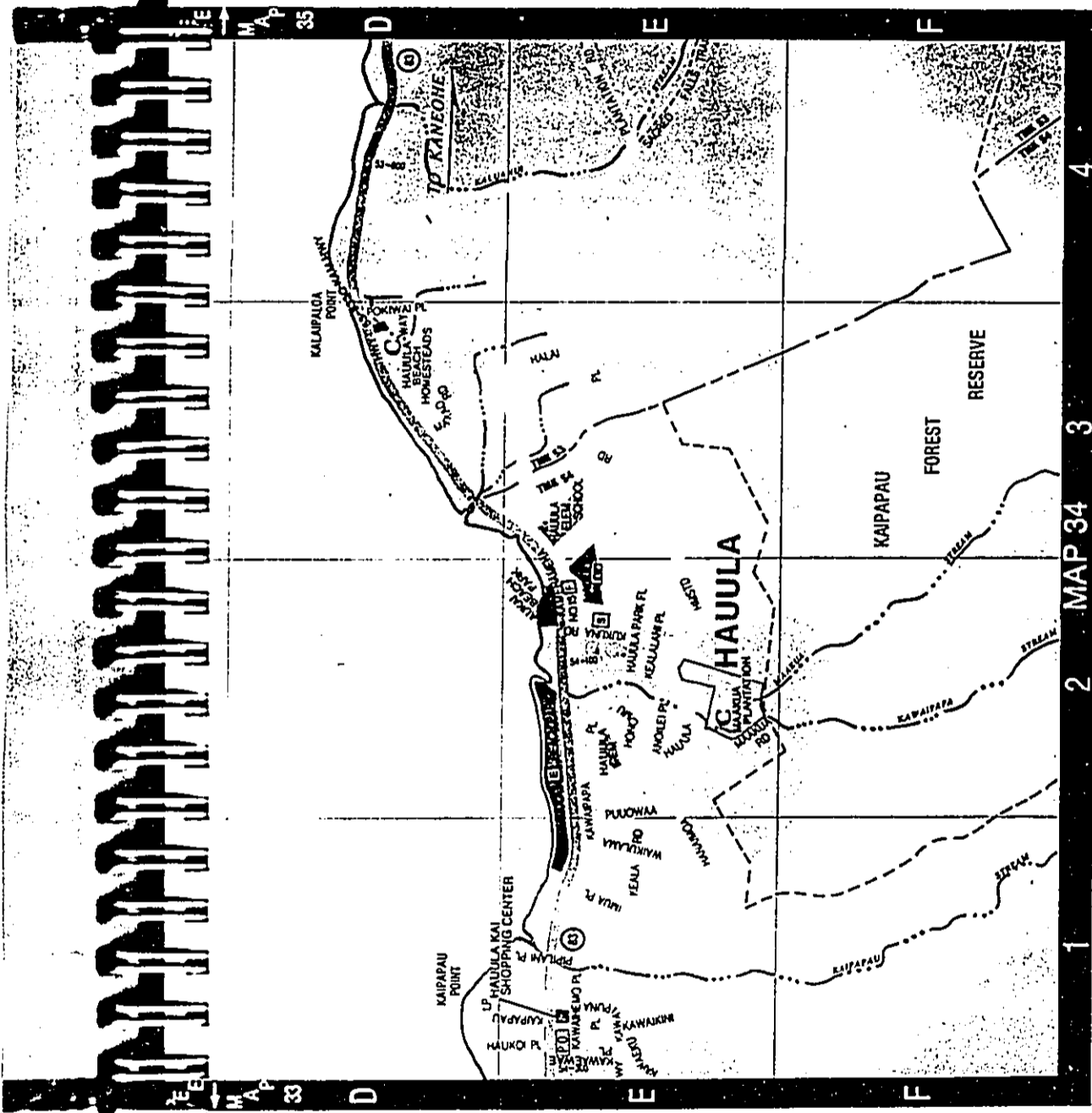
Research has shown that soils are acceptable for on-site sewage system (VIC line) and that subdivision can occur (pass line). Further, the 8" water main that exists in Kukuna Road is adequate for subdivision. Project will generate a small increase in traffic on Kukuna Road. Nine residences will generate approximately 9.55 ADT for dwelling unit, or 84.95 ADT for the Project. Given the area served by Kukuna Road this impact is minimal.

The Project will generate a visible density change, as many of the adjacent properties are on larger than 5,000 sq.ft. lots. However, density is in keeping with existing zoning.

Approximately four (4) upslope residences may have some view blockage from Project. However, in no case will any property have total view blockage caused by Project.

No other impacts are anticipated as residences are intended as additional (and/or replacement) to the existing supply, to be purchased by the existing community. As such, impact on schools, health care, etc. is non-existent to minimal.



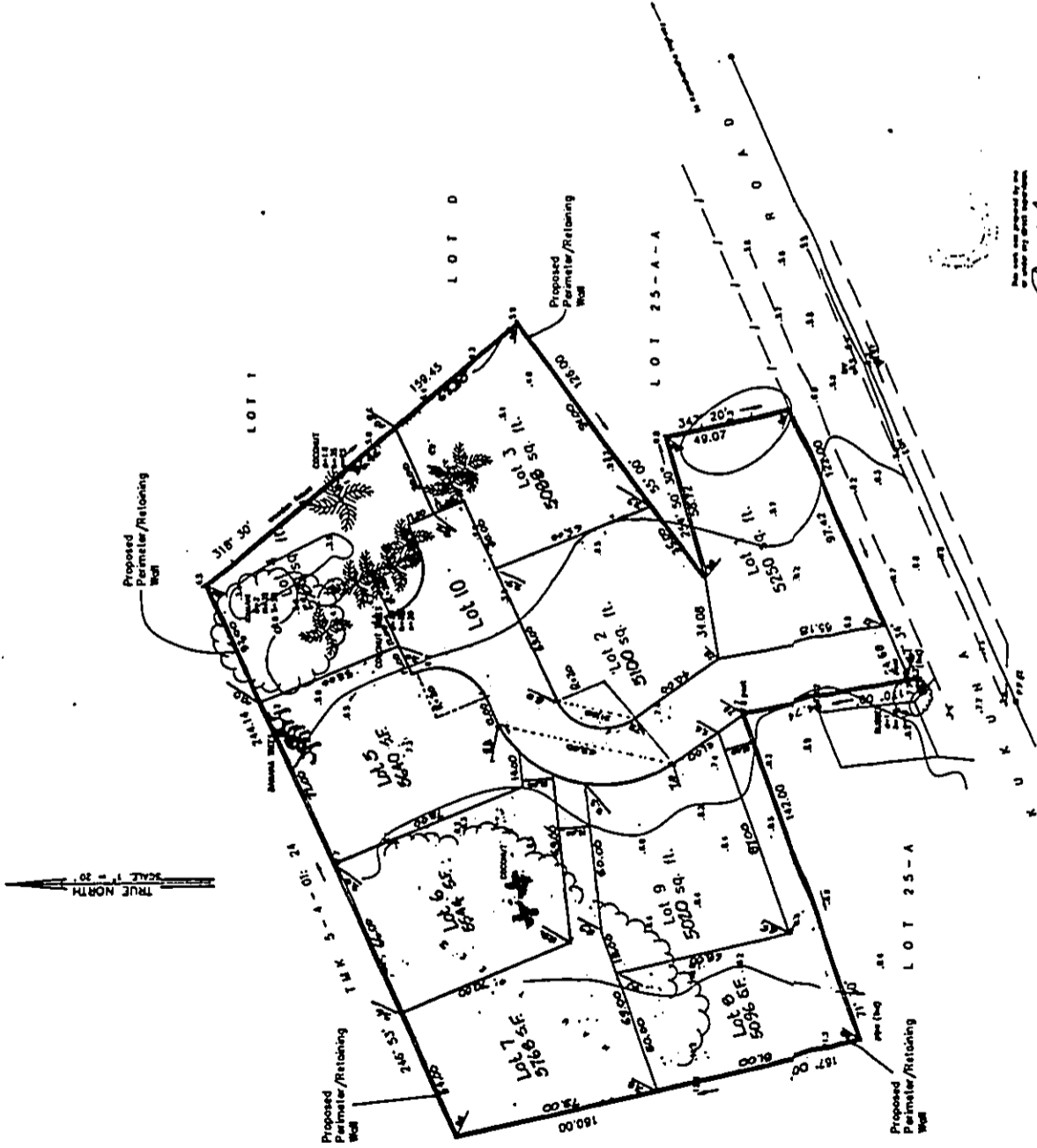


MAP 34

HAUJULA ALI
 PROPOSED SUBDIVISION OF
 RP. 1320, L.C.A.W. 8341, AP. 2
 TO KAHUNAHANA AND
 POR. OF RP. 1357, L.C. AW. 8411,
 AP.1 TO KAUNELE
 INTO LOTS 1 THROUGH 10 INCLUSIVE
 at Hauula, Koolauoa, Oahu, Hawaii
 Tax Map Key S-4-01-44

Owner: *Shirley International Inc.*
 Shirley International Inc.
 2240 Kuhio Ave. Suite 3401
 Honolulu, HI. 96815

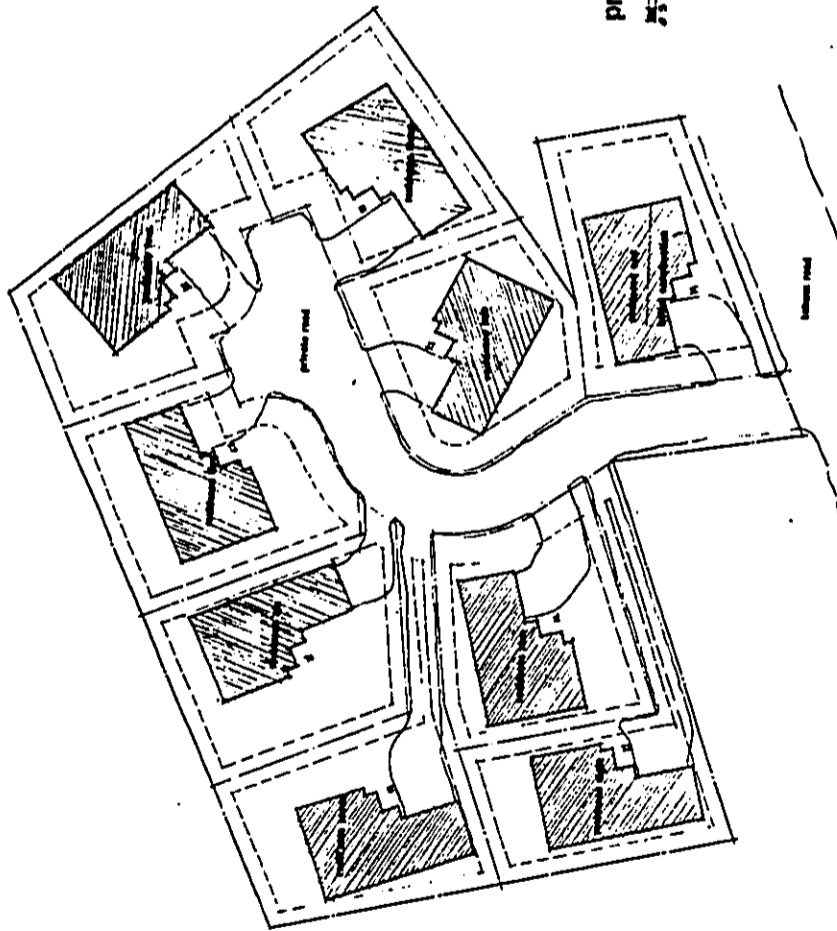
- NOTES:
1. Road shall have a 24-FT RW designed to City Standards. Modification being requested to increase the total number of lots serviced from 6 total lots to 8 lots. Access to Lot 11 will be from Kukuna Road.
 2. Site lies totally within Flood Zone AE (EL 8).
 3. The method of sewage disposal shall be by septic tanks. Existing water service is available along Kukuna Rd. Location of existing Fire Hydrant shown on site plan.
 4. Finish grades is dictated by *g*.
 5. CMU Wall proposed for entire perimeter.



Shirley International Inc.
 Licensed Professional Land Surveyor
 Certificate Number 389

REVISIONS & APPROVALS
 DATE REVISION BY

RP 1320-81-29
 RP 1357-31-39



preliminary site plan



shiloh phoenix
 architects interior architects interior
 haunja all

drawn by
 checked by
 approved by
 reviewed
 date

George L. Beckwith, Inc. and
 240 Commercial Plaza
 Phoenix, Arizona 85012
 480/509-5415 ext. 200
 480/509-8110 fax
 212-9418 website



THIS PLAN WAS PREPARED BY
 GEORGE L. BECKWITH, INC.
 ARCHITECTS REGISTERED ARCHITECTS
 212-9418 WEBSITE

DOCUMENT CAPTURED AS RECEIVED

window schedule

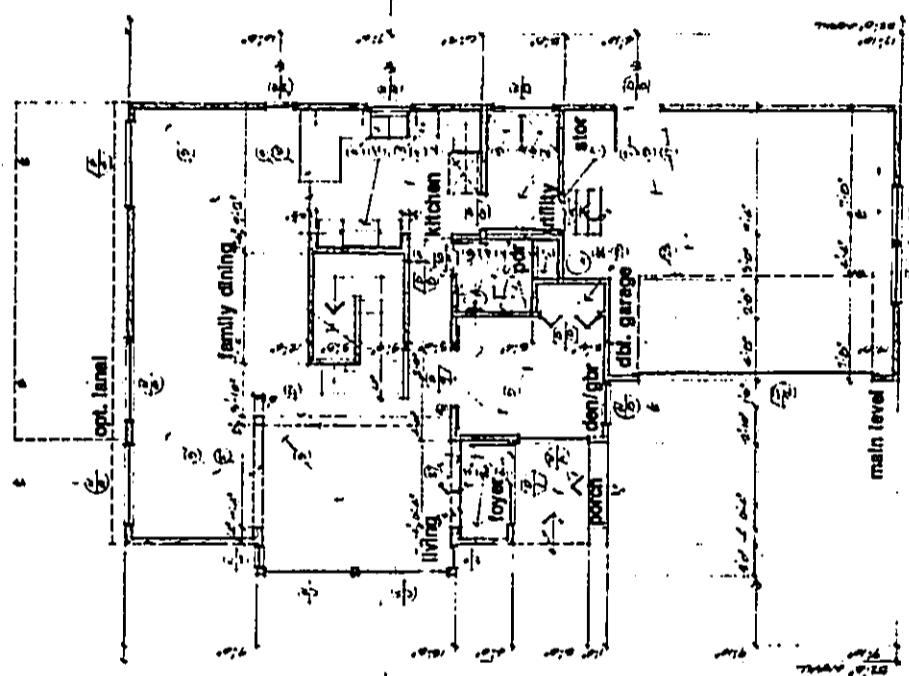
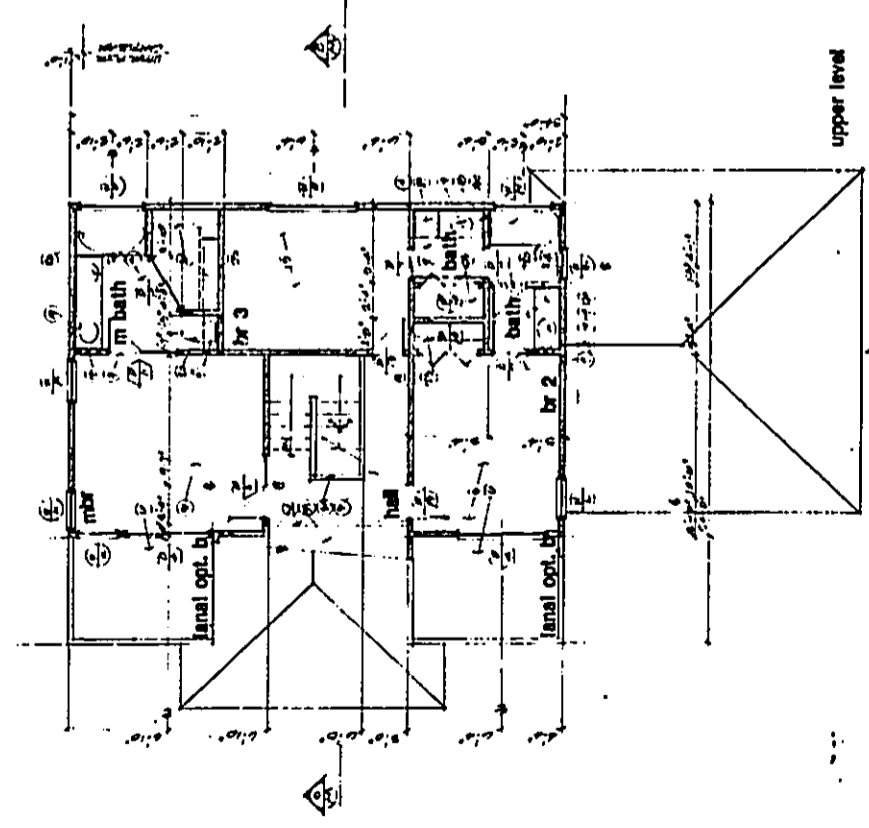
NO.	SIZE	TYPE	LOCATION
1	1'-0" x 3'-0"	double hung	living room
2	1'-0" x 3'-0"	double hung	dining room
3	1'-0" x 3'-0"	double hung	kitchen
4	1'-0" x 3'-0"	double hung	living room
5	1'-0" x 3'-0"	double hung	dining room
6	1'-0" x 3'-0"	double hung	kitchen
7	1'-0" x 3'-0"	double hung	living room
8	1'-0" x 3'-0"	double hung	dining room
9	1'-0" x 3'-0"	double hung	kitchen
10	1'-0" x 3'-0"	double hung	living room
11	1'-0" x 3'-0"	double hung	dining room
12	1'-0" x 3'-0"	double hung	kitchen

door schedule

NO.	SIZE	TYPE	LOCATION
1	3'-0" x 7'-0"	swing	living room
2	3'-0" x 7'-0"	swing	dining room
3	3'-0" x 7'-0"	swing	kitchen
4	3'-0" x 7'-0"	swing	living room
5	3'-0" x 7'-0"	swing	dining room
6	3'-0" x 7'-0"	swing	kitchen
7	3'-0" x 7'-0"	swing	living room
8	3'-0" x 7'-0"	swing	dining room
9	3'-0" x 7'-0"	swing	kitchen
10	3'-0" x 7'-0"	swing	living room
11	3'-0" x 7'-0"	swing	dining room
12	3'-0" x 7'-0"	swing	kitchen

system notes

1. All doors to swing, open to inside.
2. All doors to swing, open to outside.
3. All doors to swing, open to both.
4. All doors to swing, open to none.
5. All doors to swing, open to all.
6. All doors to swing, open to some.
7. All doors to swing, open to other.
8. All doors to swing, open to none.
9. All doors to swing, open to all.
10. All doors to swing, open to some.
11. All doors to swing, open to other.
12. All doors to swing, open to none.
13. All doors to swing, open to all.
14. All doors to swing, open to some.
15. All doors to swing, open to other.
16. All doors to swing, open to none.
17. All doors to swing, open to all.
18. All doors to swing, open to some.
19. All doors to swing, open to other.
20. All doors to swing, open to none.
21. All doors to swing, open to all.
22. All doors to swing, open to some.
23. All doors to swing, open to other.
24. All doors to swing, open to none.
25. All doors to swing, open to all.
26. All doors to swing, open to some.
27. All doors to swing, open to other.
28. All doors to swing, open to none.
29. All doors to swing, open to all.
30. All doors to swing, open to some.
31. All doors to swing, open to other.
32. All doors to swing, open to none.
33. All doors to swing, open to all.
34. All doors to swing, open to some.
35. All doors to swing, open to other.
36. All doors to swing, open to none.
37. All doors to swing, open to all.
38. All doors to swing, open to some.
39. All doors to swing, open to other.
40. All doors to swing, open to none.



floor plans



shiloh phoenix
hauula all

architect floor plan
drawn by AJP
checked by ALL
approved by
revision

sheet 8-3
11

Shiloh Phoenix Hauula All
1000 S. Kalahele Ave. Ste. 100
Honolulu, Hawaii 96813
(808) 941-1111
1000 S. Kalahele Ave. Ste. 100
Honolulu, Hawaii 96813
(808) 941-1111

DOCUMENT CAPTURED AS RECEIVED

system notes

1. All dimensions are in feet and inches.
2. All materials are to be standard.
3. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
4. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
5. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
6. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
7. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
8. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
9. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
10. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
11. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
12. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
13. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
14. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
15. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
16. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
17. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
18. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
19. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.
20. All work is to be done in accordance with the specifications of the Department of Public Works, Honolulu, Hawaii.



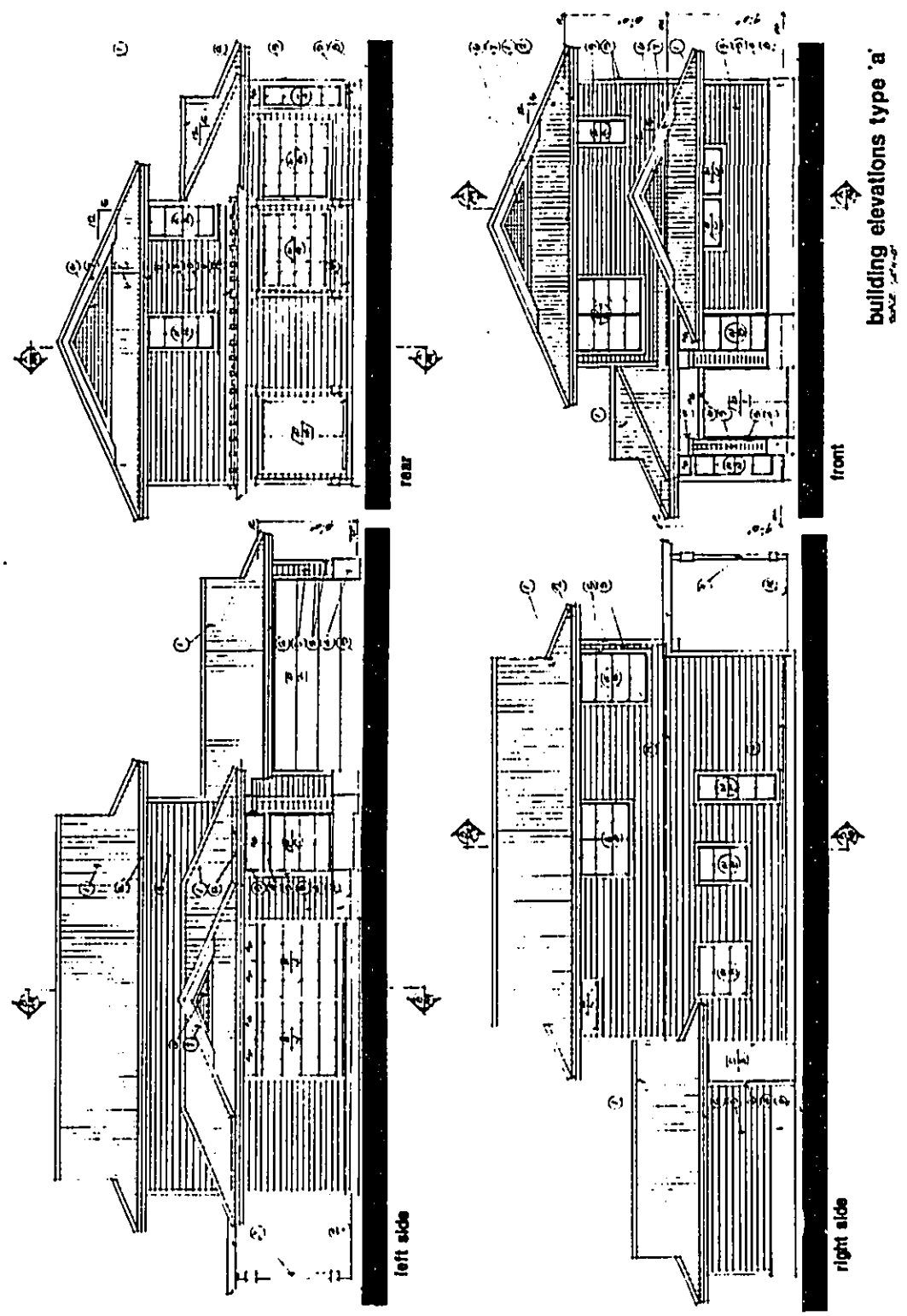
shiloh phoenix
 professional engineer - registered
 haunaula ali'i

sheet title elevations 'a'

drawn by S.P.
 checked by P.P.
 approved by
 engineer

sheet
 8-4
 11

Shiloh Phoenix and
 170 Kaimali Place
 Honolulu, Hawaii 96813
 (808) 534-1111
 (808) 534-1112 fax
 (808) 534-1113 cellular



system notes

- 1. All work was prepared by the architect.
- 2. All work was prepared by the architect.
- 3. All work was prepared by the architect.
- 4. All work was prepared by the architect.
- 5. All work was prepared by the architect.
- 6. All work was prepared by the architect.
- 7. All work was prepared by the architect.
- 8. All work was prepared by the architect.
- 9. All work was prepared by the architect.
- 10. All work was prepared by the architect.
- 11. All work was prepared by the architect.
- 12. All work was prepared by the architect.
- 13. All work was prepared by the architect.
- 14. All work was prepared by the architect.
- 15. All work was prepared by the architect.
- 16. All work was prepared by the architect.
- 17. All work was prepared by the architect.
- 18. All work was prepared by the architect.
- 19. All work was prepared by the architect.
- 20. All work was prepared by the architect.



shiloh phoenix
architects interior construction resources
hauula all

sheet title elevations 'b'

drawn by

checked by

approved by

revision

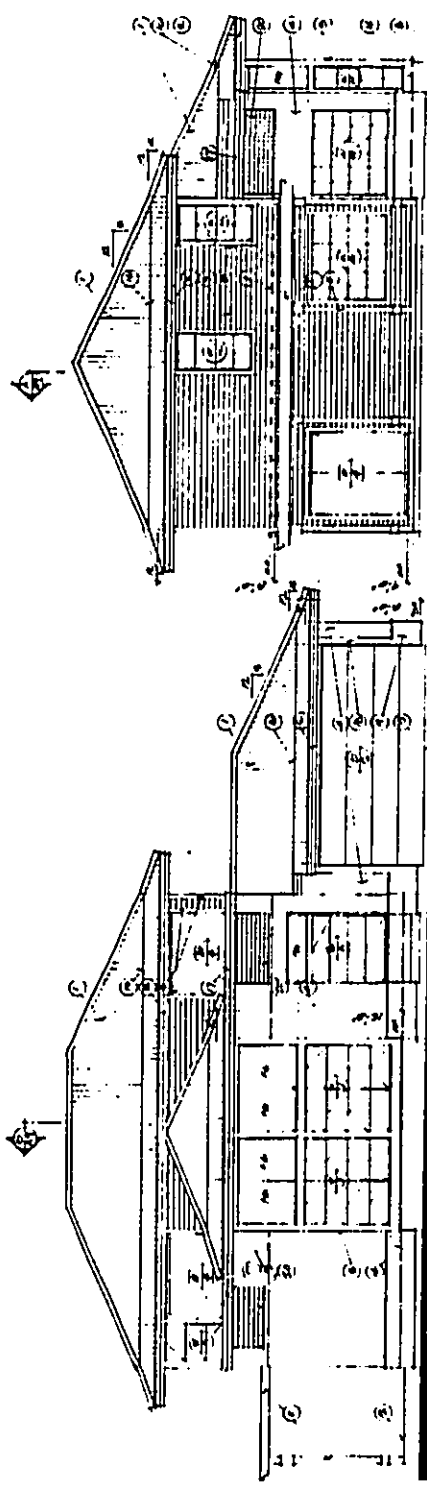
sheet

a-5

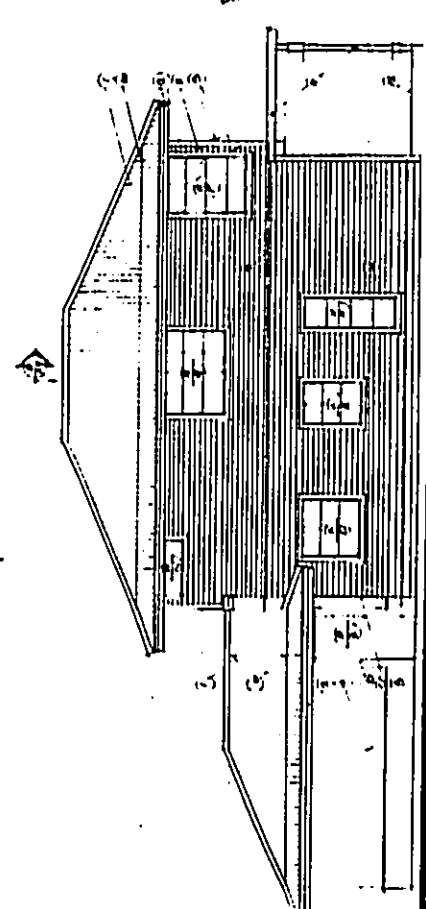
11

DATE 4/12/71

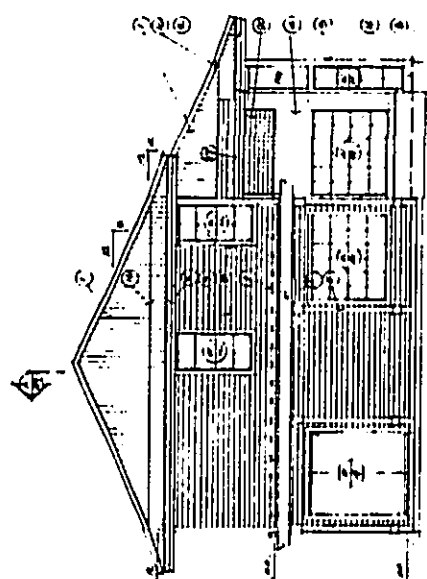
Shiloh Phoenix, Inc.
2145 Kamehameha Place
Honolulu, Hawaii 96815
Telephone: 832-1111
Telex: 832-1111
FAX: 832-1111



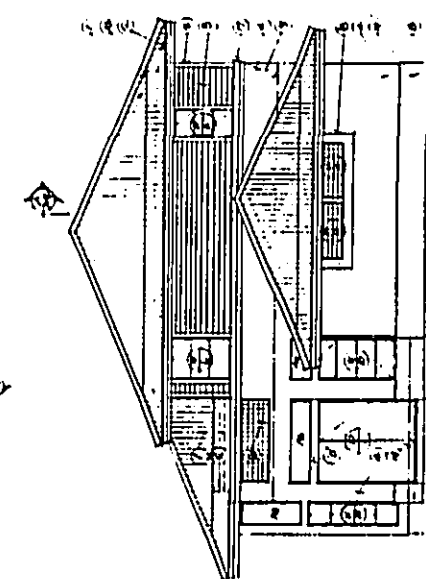
left side



right side



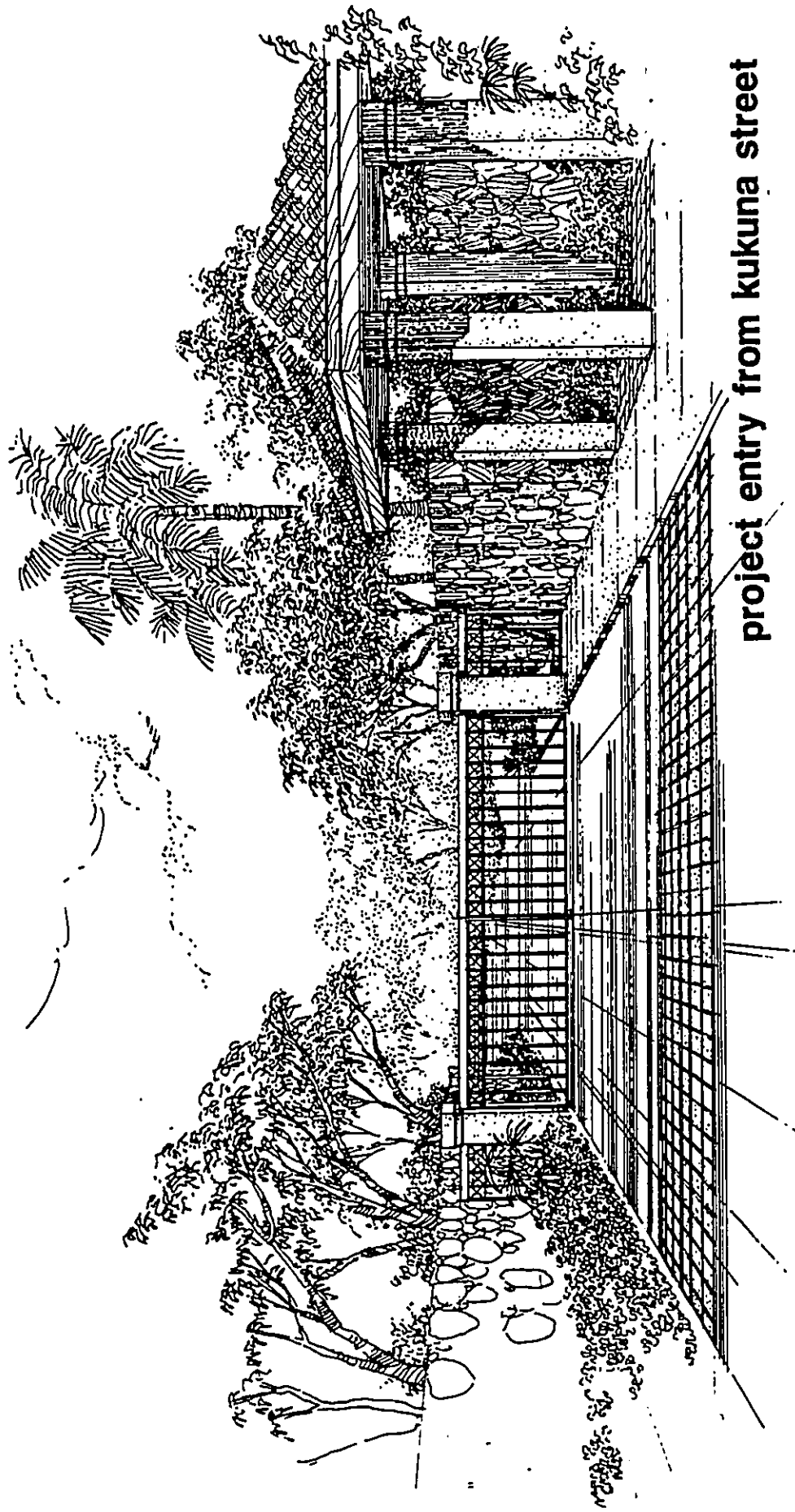
rear



front

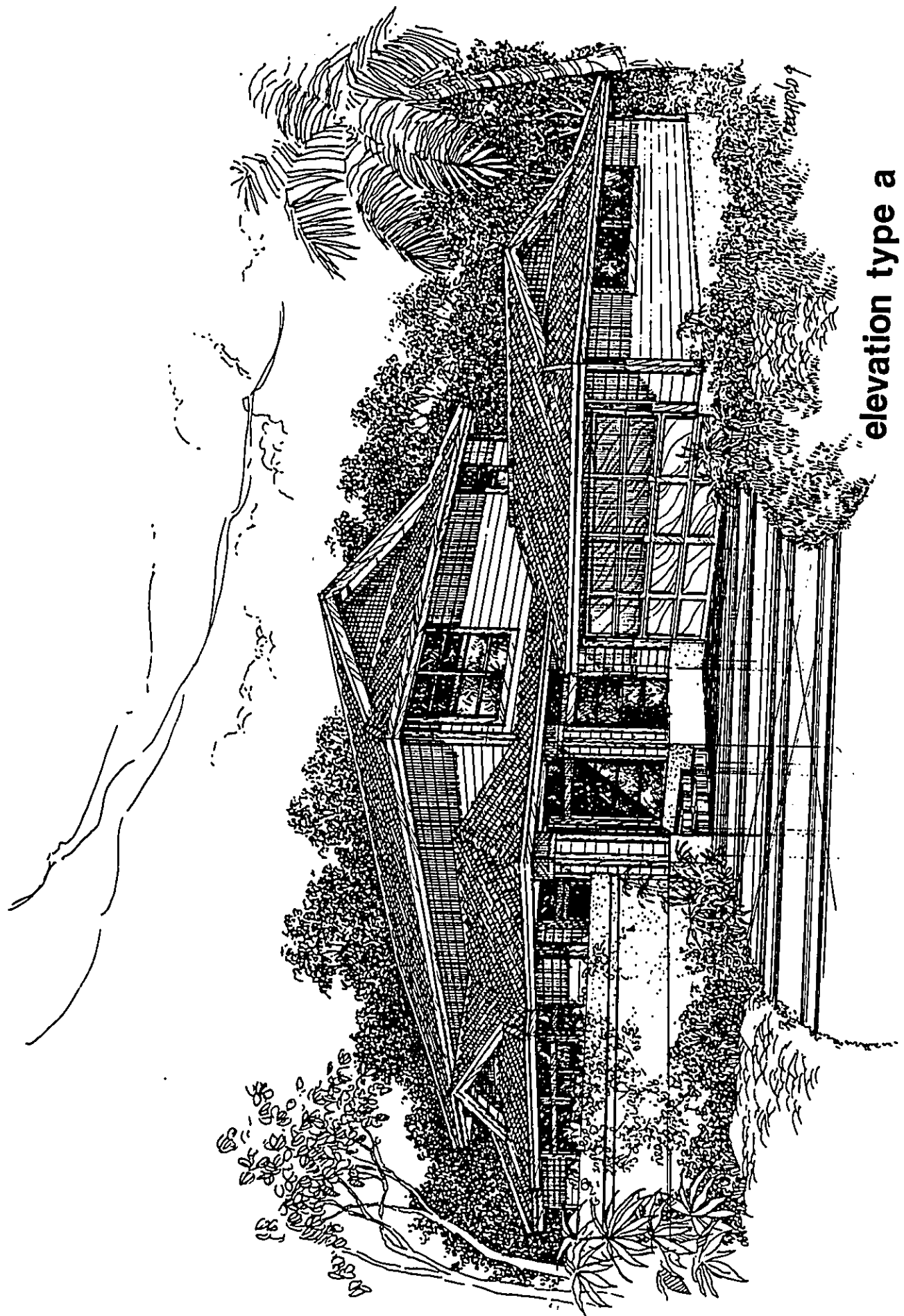
building elevations type 'b'

DOCUMENT CAPTURED AS RECEIVED



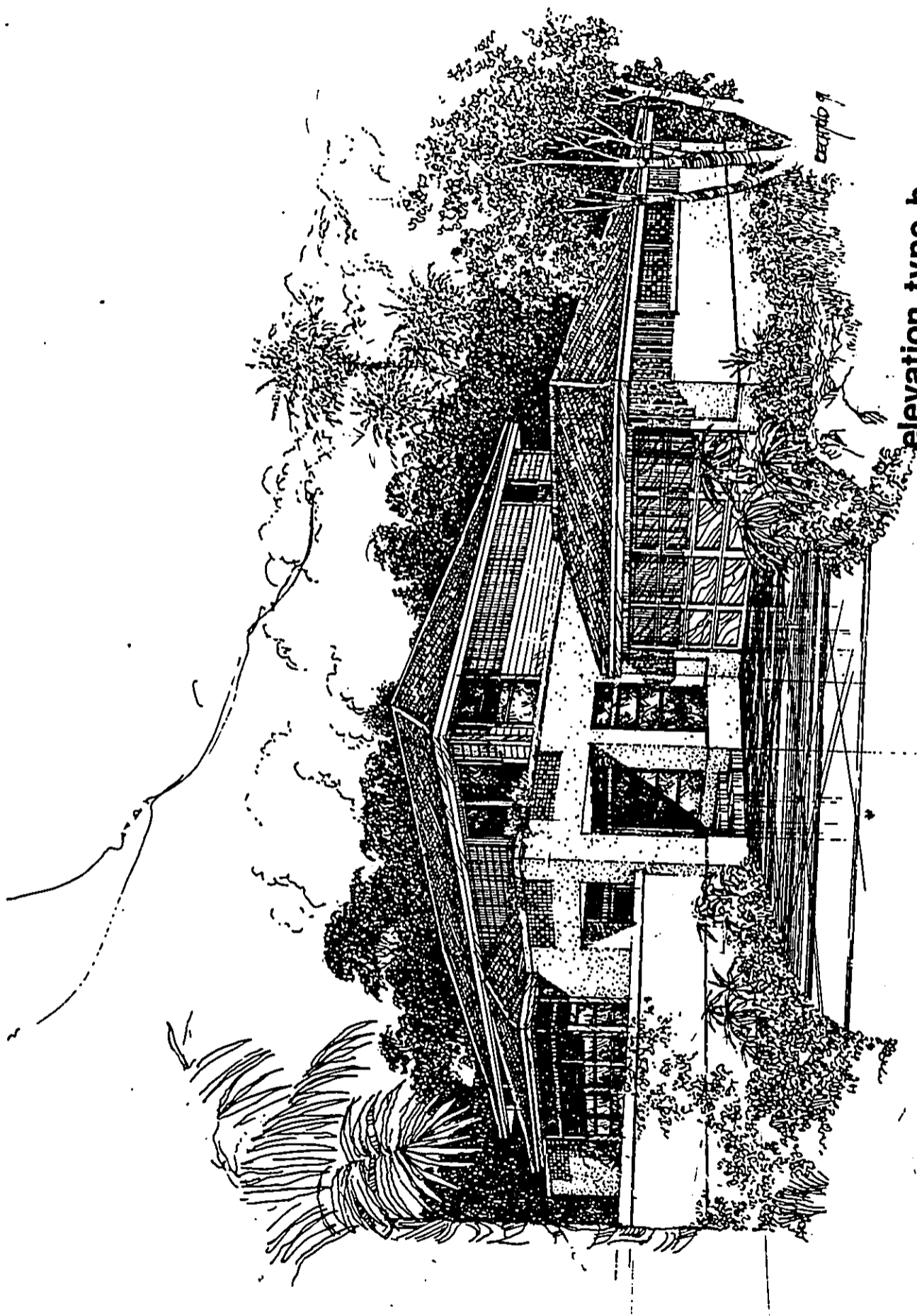
project entry from kukuna street

DOCUMENT CAPTURED AS RECEIVED



elevation type a

DOCUMENT CAPTURED AS RECEIVED



elevation type b