IIDA SUBDIVISION A65-102

November 2, 1966

Mr. Shiro Kashiwa
Kashiwa & Kashiwa
Suite 401, Trusteo Bldg.
Honolulu, Hawaii 96813

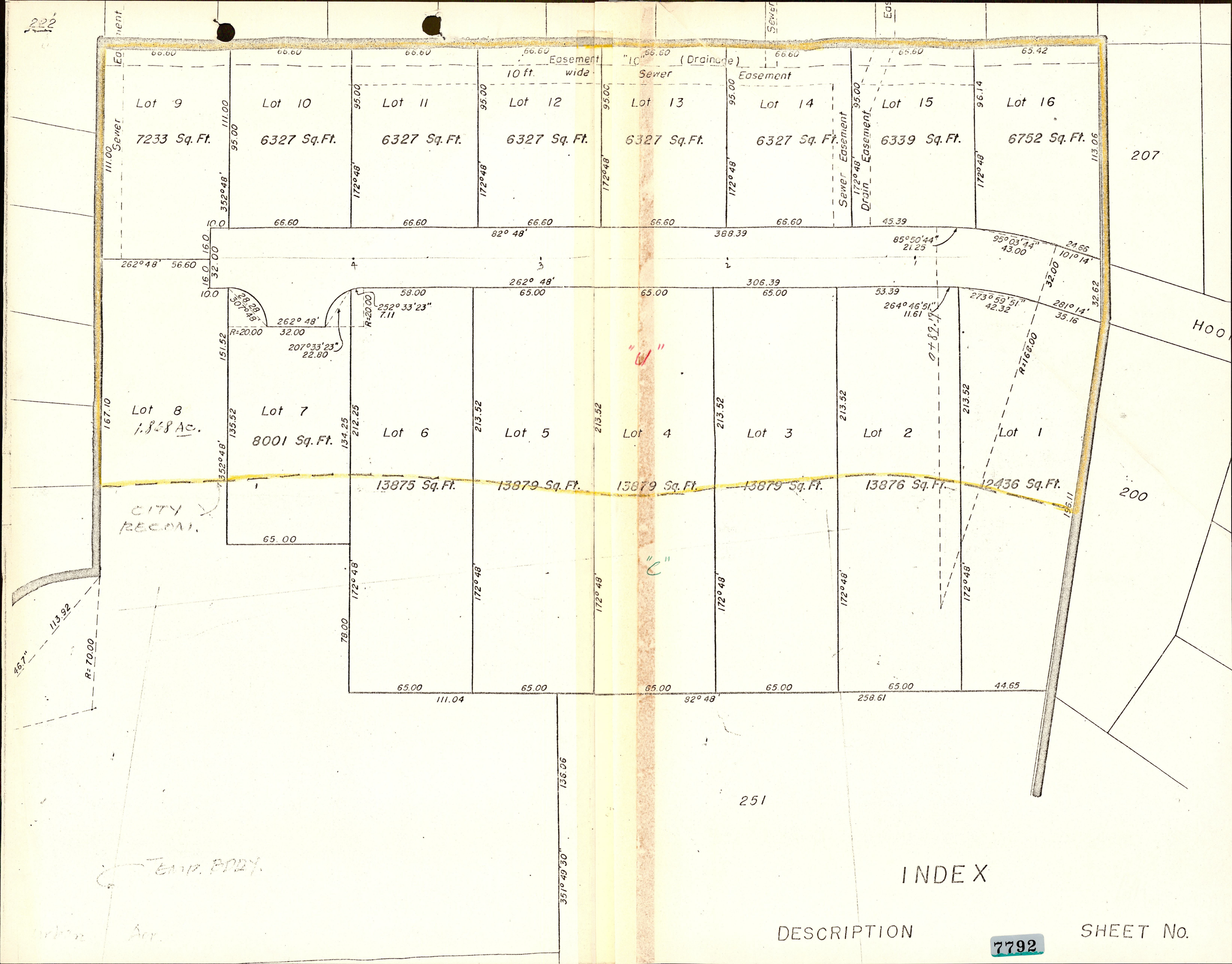
Dear Mr. Kashiwa:

The petition by Iida Subdivision (A65-102) to amend the Land Use District Boundaries from a Conservation District to an Urban District was approved for approximately 2.8 acres at Mikiola, Kaneohe, Oahu, identifiable by Tax Map Key 4-4-13: portions of 55 and 56, by the Land Use Commission at its meeting on October 29, 1966.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.
cc: Chairman Thompson
Planning Dept., C&C of Honolulu
Dept. of Land & Natural Resources
Dept. of Taxation



222
Easement "10" (Drainage)
10 ft. wide Sewer Easement
Lot 9
7233 Sq. Ft.
Lot 10
6327 Sq. Ft.
Lot 11
6327 Sq. Ft.
Lot 12
6327 Sq. Ft.
Lot 13
6327 Sq. Ft.
Lot 14
6327 Sq. Ft.
Lot 15
6339 Sq. Ft.
Lot 16
6752 Sq. Ft.
Sewer Easement
Drain Easement
207
Lot 8
1.868 Ac.
Lot 7
8001 Sq. Ft.
Lot 6
13875 Sq. Ft.
Lot 5
13879 Sq. Ft.
Lot 4
13879 Sq. Ft.
Lot 3
13879 Sq. Ft.
Lot 2
13876 Sq. Ft.
Lot 1
12436 Sq. Ft.
200
CITY RECON.
"U"
"C"
251
Temp. BDRY.
INDEX
DESCRIPTION
SHEET No.
7792

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item A65-102 Iida Subd. Date 10-29-66

Place Hilo (Hwy Div.) Time

Names	Yes	No	Abstain	Absent
WUNG, L.	✓			
INABA, G.	✓			
~~OTA, C.~~				
WENKAM, R.	✓			
BURNS, C.E.S.	✓			
S NISHIMURA, S.	✓			
~~MARK, S.~~				
M FERRY, J.	✓			
THOMPSON, M.	✓			

Comments:

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing
and Meeting

State Highways Division
Hilo, Hawaii

9:30 a.m. - October 29, 1966

Commissioners Present:	Myron B. Thompson, Chairman C. E. S. Burns Robert Wenkam Jim P. Ferry Leslie Wung Goro Inaba Shiro Nishimura
Commissioner Absent:	Shelley Mark
Staff Present:	George Moriguchi, Executive Officer Roy Takeyama, Legal Counsel Ah Sung Leong, Draftsman Dora Horikawa, Stenographer

A short prayer was offered by the Chairman, followed by an introduction of the Commissioners and staff and a brief outline of the hearing process. Individuals testifying during the hearing were sworn in.

Chairman Thompson advised that a rearrangement of the agenda had been necessitated and that the items requiring Commission action would be considered first.

ADOPTION OF MINUTES

Minutes of the August 5, 1966 hearing and meeting were approved as circulated.

ACTION

PETITION OF IIDA SUBDIVISION (A65-102) TO RECLASSIFY APPROXIMATELY 5.3 ACRES AT MIKIOLA, KANEOHE, FROM CONSERVATION TO URBAN, identifiable by Tax Map Key 4-4-13: portions 55 and 56

Staff memorandum, presented by Mr. Moriguchi, recommended denial of the petition based on the extensive grading that would be required and the possible resultant slide and storm water hazards to the abutting landowners.

Commissioner Wenkam brought out the point that on this and previous occasions, the recommendation from the City and County Planning Commission did not seem to reflect any consideration from the resultant slide and water hazards

to adjoining properties. Chairman Thompson countered that we could not determine this.

A detailed explanation of the petitioner's development proposal, City's recommendation for approval, slope of the land, was presented by Mr. Moriguchi on the cross-section map. He continued that the plans would have to be modified if the developers followed the City's recommendation and that, even then, there was no assurance that the slides would not occur from the fill material.

Chairman Thompson wondered if there were any way possible, from the engineering point of view, to construct the subdivision on subject lands without the danger of slides. Mr. Moriguchi replied that a series of dykes would be the only assurance against landslides but that this would be economically prohibitive.

Mr. Genro Kashiwa, representing the petitioner, submitted that at one time the Conservation District boundary had been established at approximately the same line recommended by the City Planning Commission with respect to subject lands. This was confirmed by Mr. Moriguchi.

Mr. Kashiwa further submitted that a precedent had been set by the Commission in the case of Wiliwilinui Ridge, represented by Mr. McClung, in December of 1965, when it ruled that the grandfather clause applied. He argued that under the law, subdivision rights on subject lands should also fall within the grandfather clause since similar circumstances prevailed in both instances.

In reply to Commissioner Wung's question about the precise nature of petitioner's request, Chairman Thompson replied that two factors were involved:

1. To determine whether grandfather clause should be a consideration in the Commission's decision.

2. To consider the contour and lay of the land in making a decision.

Commissioner Inaba requested the Executive Officer to give a chronological summary of the petition, which was outlined as follows:

1. 1958 - Mr. Iida had started on some plans for subject subdivision but had been turned down by the City Planning Department because of sewer problems.

2. 1964 - Tentative approval was received in January from the City, which lapsed in January, 1965, due to failure to complete plans in preparation for final approval. However, in spite of this, they continued working with various agencies in the City government. Construction plans had been signed by the Engineering Department of the City and the lapse in approval was discovered by the Planning Department. The sewer problem was given as the prime reason for the delay in completing plans.

3. Subject lands were partially in Urban and partially in Conservation under the temporary boundary, but were placed entirely within the Conservation District under the permanent boundary in August, 1964.

4. November 18, 1965 - Application for boundary change was filed with the Land Use Commission. Initial public hearing was held in February, 1966.

Both Commissioners Nishimura and Wenkam expressed their beliefs that the petitioner had acted in good faith and to deny any development on subject lands would impose a hardship. Commissioner Wenkam also felt that had the Commission been aware of the temporary approval, it would have placed the lands in the Urban District. Under the circumstances, Commissioner Ferry commented that it would be inconsistent to deny development of the proposed subdivision.

Commissioner Ferry moved to approve 2.8 acres of the subdivision as recommended by the City and County of Honolulu Planning Commission on the basis that this received approval prior to the drafting of the final boundaries. It was seconded by Commissioner Nishimura and unanimously passed.

PETITION OF ERIK AND LEILA VANNATTA TO RECLASSIFY APPROXIMATELY 2.75 ACRES FROM CONSERVATION TO URBAN AT MIKIOLA, KANEOHE, identifiable by Tax Map Key 4-4-38: 02

The staff maintained its original recommendation for approval of only a triangular shaped area of approximately 8,400 square feet with the remaining area to be kept within the Conservation District. Mr. Moriguchi confirmed that the City and County's recommendation was for denial of the total petition.

Mr. Moriguchi explained that staff had merely recommended enough area to allow Mr. Vannatta construction of another home which could be accommodated with water and sewer services.

Commissioner Ferry moved to accept staff's recommendation for amendment of the urban boundaries as indicated, seconded by Commissioner Wenkam, which was passed unanimously.

PETITION OF CARL AND LENNA FAE SCHULER (A66-116) TO RECLASSIFY TWO PARCELS OF LAND TOTALING APPROXIMATELY 2.4 ACRES FROM CONSERVATION TO URBAN AT LANIKAI, OAHU identifiable by Tax Map Key 4-3-6: 16 and 65

It was the staff's recommendation that the entire petition be denied based on the data submitted by the various organizations and the City and County Planning Commission, including the Chief Engineer.

Mr. Paul Jones, President of the Lanikai Association, advised that during the July 8, 1966 hearing on subject petition, he had represented the Board of Directors of the Association in requesting that the petition be denied. He was appearing today in behalf of the entire membership of the Association, supporting the Board's stand.

The Executive Officer maintained that he had revised his original recommendation for reclassification of a portion of subject lands and was now recommending denial of the entire petition based on the City Chief Engineer's report. It was also pointed out that with proper construction of adequate drainage and retaining walls, the graded area could support one house, but the chief concern here was whether this work would be performed as submitted by the petitioner

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Land Use Commission Hearing Room
Honolulu, Hawaii

1:00 P.M. - September 16, 1966

Commissioners Present: Myron B. Thompson, Chairman
Robert Wenkam
Shelley Mark
Goro Inaba
Leslie Wung
Shiro Nishimura

Commissioners Absent: Jim P. Ferry
C. E. S. Burns

Staff Present: George S. Moriguchi, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Draftsman
Dora Horikawa, Stenographer

The meeting was opened with a short prayer by Chairman Thompson, followed by an introduction of the Commissioners and staff, and a brief summary of the procedures to be followed during the hearings. Persons testifying during these hearings were sworn in.

PUBLIC HEARINGS

PETITION BY SEICHI HIRAI (A66-128) TO AMEND THE URBAN DISTRICT BOUNDARIES AT MOANALUA, OAHU, TO INCORPORATE APPROXIMATELY 811 ACRES PRESENTLY IN A CONSERVATION DISTRICT, Identifiable by Tax Map Key 1-1-12: 2 and 15

Mr. Moriguchi presented a letter submitted by the petitioner, requesting postponement of the hearing on his petition to some futur e date due to the petitioner's inability to appear before the Commission on this date (see copy on file).

Inasmuch as the Moanalua Community Association was represented by many of its members, Chairman Thompson opened the floor for an expression from them with reference to the petitioner's request.

Mr. Andrew Murakami, President of the Moanalua Community Association, advised that 20 or more people had taken time from their employment and housework to appear at this hearing and, if possible, they would appreciate proceeding with the hearing today.

Commissioner Wung wondered whether the petition couldn't be heard today as scheduled and continued at a later date.

See page 7

Mr. Moriguchi pointed to the September 29, 1966 deadline involved in the hearing for this petition, and stated that it would be necessary to seek the petitioner's concurrence to go beyond the deadline.

Commissioner Wung moved to proceed with the public hearing on this petition today and to continue it at a later date. The motion was seconded by Commissioner Inaba and passed unanimously.

Staff recommendation (see copy of report) was for denial of the petition based on the evaluation of the condition involving matters of topography, drainage, traffic and sewerage as reported. A letter from the City and County Planning Commission (see copy on file) was also presented, recommending approval of approximately 315 acres of "developable" lands for amendment from conservation to urban.

Mr. Carl Muroda, engineer with the firm of Muroda & Tanaka, Inc., represented the petitioner on matters relating to the engineering aspects of the development. He submitted that although the City and County Master Plan indicated the boundary as the one shown on the map, the State General Plan prepared in 1960 recommended approximately 70 acres for urban uses.

On the matter of adequate sewer facilities, one of the major problem areas, Mr. Muroda stated that with slight improvements and modifications to the existing facilities, undertaken and paid for by the developers, more than 1,000 additional lots could be serviced. He indicated that this had been worked out with the City Sewer Division.

The Board of Water Supply Master Plan also showed that water service was available for the proposed project.

Mr. Muroda continued that they had not gone into a detailed analysis of the drainage problem but were presently in the process of gathering data and investigating the design aspects. Design capacities for the Moanalua Stream and the Manaiki Stream were 4440 CFS and 2700 CFS respectively, and a check with the residents revealed no flooding conditions around existing streams. They appeared adequate except at local points which seemed to be problem areas due to super elevation and extension of walls. However, Mr. Muroda did not feel that there was any immediate threat to the safety of the residents and repairs could be made to the channel to prevent it from over-flowing. The biggest problem was the unimproved conditions of the two streams. Mr. Muroda did not anticipate over-taxing the improved existing sections within the present residential development.

To alleviate traffic congestion at Ala Mahamoe and Jarett White Road, the State Highway Division plans propose an interchange in the Puuloa area. The target date for the construction of this interchange is August, 1967, and Mr. Muroda was confident that the project would be completed by 1969. The petitioner's proposed development was a long-term project and would not be totally completed by 1970, and that before any of the traffic that would be channeled in this area as a result of the development could over-tax the existing system, relief was in sight

In reply to Mr. Moriguchi's question regarding sewer modifications mentioned

earlier, Mr. Muroda submitted that the developers proposed to increase the lines in the over-taxed areas such as Haku Street and other points at their cost.

Mr. Moriguchi stated that according to information he had received, the 8" lines at Haku, Onipaa and Mahiole would be greatly over-taxed and that they would require extensive relief.

Mr. Muroda argued that they had presented computations of the slopes and capacity of each segment of the sewer line to the Division of Engineering and the extent of required additional lines had been confirmed by them. Mr. Moriguchi requested Mr. Muroda to submit these computation figures to the Commission to clear up the discrepancy.

Mr. Muroda stated that they had not been able to make a detailed analysis of the drainage needs, but should repairs be required by the city at the time of subdivision approval, he was certain this would be taken care of by the developers.

Chairman Thompson wondered whether Mr. Muroda would be in a position to present the aforementioned figures and computations requested by staff at the next hearing. Mr. Muroda replied that much depended on the next hearing date since this would require extensive and detailed study and analysis.

It was also pointed out that the Puuloa Interchange referred to during the earlier discussion had not taken into consideration the additional traffic that would be generated from the proposed mauka development area. However, Mr. Muroda added that the Highway Division was presently engaged in planning a new layout for this interchange.

Mr. Moriguchi read a letter from Mr. Donald G. Aten, 3277 Manoa Road, expressing opposition to two petitions involving conservation lands and urging that the Commission "scrutinize these petitions with the utmost care" (see copy on file).

Another letter from Mrs. Robert R. Midkiff of the Outdoor Circle was presented by Mr. Moriguchi (see copy on file) recommending denial of the petition by Seichi Hirai. A request was also made for a clarification of the Conservation Districts and Chairman Thompson assured that this would be forthcoming.

The following testimonies were presented by residents of the Moanalua Gardens Community Association, protesting the petition by Seichi Hirai:

Andrew Murakami - President, Moanalua Gardens Community Association

A 7-page prepared statement was presented in its entirety by Mr. Murakami, representing the Community Association, strongly opposing the petitioner's request to change the land use zoning from conservation to urban, and requesting denial of the petition by the Commission (see copy on file). He also submitted that they had obtained approximately 750 signatures from residents in Moanalua supporting their stand.

William M. Furtado - Tripler Subdivision

Mr. Furtado based his opposition on flooding conditions experienced in the

past in other subdivisions when the stream flow was diverted from its natural course. He added that as a State Representative, he had been repeatedly made aware of the dilemma facing the residents due to flooding conditions created by blocked drainage in the stream culverts. He also pointed to the tremendous traffic problem confronting the residents of the Moanalua Golf Subdivision owing to the lack of traffic lights, prohibited by the federal government. Opening up additional lands for development would only aggravate the existing flooding and traffic problems. The exploding classroom situation was also brought up as another reason for denial of the petition. Mr. Furtado concluded that a grave injustice would occur if this subdivision were allowed to develop.

Morio Iwanaga - Resident of Moanalua Gardens

Mr. Iwanaga stated that Haku Place had been frequently referred to as the "Puka" and many times in the past the so-called drainage canal on the Fort Shafter side had overflowed as evidenced by the marked soil erosion. He warned that this could turn into another "Keapuka" if the development were approved.

Forest McAfee - 1480 Mahiole Street

Upon being sworn in by Chairman Thompson, Mr. McAfee testified that he was in complete agreement with the Outdoor Circle and all of the opponents to this proposed development. He also spoke of the flooding problem and elaborated that he had observed the stream develop from a mere trickle into a width of 60 to 70' and a depth beyond 14'. Any additional run-off would overflow the stream.

As a member and Vice-President of the PTA, Mr. McAfee was fully aware of the inadequacy of the school facilities to accommodate any additional enrollment. In fact, the school system at Moanalua was geared for 900 pupils and they were already overtaxed with approximately 1000 homes in the area. He contended that the petitioner had made no provisions for schools or playgrounds.

Further development of the Moanalua area would deprive not only the residents in the area, but all of the citizens of Oahu, the scenic views afforded by conservation lands.

Stanley Hashimoto - President, Moanalua Valley Community Association

Mr. Hashimoto posed two questions to Mr. Muroda representing the petitioner, and was advised by Chairman Thompson that our procedure did not allow for cross-examination from the floor to the petitioner. However, the Chairman had been plagued by these same questions and therefore requested Mr. Muroda to explain how the developers proposed to resolve the school and traffic problems.

Mr. Muroda replied that they had been communicating with the Department of Education and their discussions had progressed only to the extent of a possible suitable site for the school construction within the proposed development. He agreed that he would have additional information concerning the traffic problem at the next meeting.

Commissioner Wenkam cautioned that due to the filling in of Salt Lake, 50% of the flood waters in a storm will flow immediately into Moanalua Stream, a few hundred feet below Moanalua Highway Bridge, and undoubtedly aggravate flooding situation.

James H. Wakatsuki - Resident, 1462 Ala Mahamoe

Mr. Wakatsuki offered a few salient facts that might be considered in arriving at a decision on this petition as follows:

1. School Situation - Classrooms for the area had been master-planned on the population trends of the present existing community and near vicinity. The additional burden which would be imposed on the school system by the proposed new subdivision would be to deny the residents who had invested thousands of dollars in their property the protection afforded by the Land Use Law.

2. If the Commission should vote in favor of this petition, it must do so based on its own conviction, beyond a reasonable doubt, that this proposed development is good for Honolulu and especially for the Moanalua Garden Community Association. It must also bear in mind the developer's obligation to provide for recreational parks, schools, traffic relief, flood control, etc.

3. Why were these conservation lands the subject of a petition when there were available much undeveloped lands in the Halawa, Pearl City, Aiea areas which were already zoned urban.

4. The decision rendered by this Commission on this petition would be subject to serious scrutiny, not only by the Moanalua Garden Community Association, but also by other associations and would seriously influence future subdivision sales.

Chairman Thompson qualified the Commission's position in direct response to two questions raised by Mr. Wakatsuki. First, the petitioner was exercising his rights in petitioning for a boundary change of conservation lands; and second, the decision rendered by the Commission would based on a 100% conviction.

Since there was no further testimony, the hearing on this petition was closed, with the continuation of the hearing scheduled for December 17, 1966 in Honolulu.

PETITION BY ALVIN BADENHOP (A66-129) TO AMEND THE URBAN DISTRICT BOUNDARIES AT LANIKAI, OAHU TO INCORPORATE APPROXIMATELY 39,232 SQUARE FEET OF LAND PRESENTLY IN A CONSERVATION DISTRICT, Identifiable by Tax Map Key 4-3-05: 68 and 70

Mr. Ah Sung Leong read the staff report recommending denial of the petition, based on the topography of the lands and the dangers created by the proposed development to the existing homes below. (See copy of report on file.)

A letter from the City Planning Commission, dated September 13, 1966, advised deferment of action on petition by its Commission until a later date.

Mr. Badenhop, petitioner, advised that he was submitting revised plans of his proposal with two photographs of the site to supersede the plans that were posted on the board.

Mr. Badenhop continued that he did not intend to build any homes on the

rock piles and that none of the areas under the proposed construction would be over 30 or 40%, which was not unusual for the Lanikai area. He contended that his lands were a continuation of the existing contours on either sides of his property on which homes were already built. He also submitted that his property was within range of the water service.

In reply to Mr. Moriguchi's question, Mr. Badenhop stated that the slopes in excess of 100% as shown on his map were the areas where he proposed to place his last home.

Mr. Badenhop replied in the affirmative in response to Chairman Thompson's question regarding purchase of the land from Mr. Small after Mr. Small had received a variance from the City & County. However, Mr. Badenhop contended that he did not know that this variance was null and void following the establishment of the Land Use final boundaries in August of 1964.

Chairman Thompson wondered if a letter could be solicited from the Board of Water Supply confirming the fact that water service was available in the area of the subject petition.

Mr. Dwight Dixon, Mr. Badenhop's attorney, submitted that his client did not plan any building on the triangle piece of land, but only on the larger parcel suitable for building. The feasibility of a condominium type of development on this property had been determined by the Chief City Engineer who had made a statement in a letter agreeing that this was a reasonable variance, at the time the property was owned by Mr. Small. This was a natural continuation of a built-up community with all urban amenities available. At the time the property was placed in Conservation, Mr. Small had already obtained variance for four homes and was not aware of the change in district. Neither were the estate owners who lived next door, the Hawaiian Trust Co. who were the executors of the estate, nor Mr. Badenhop.

Mr. Dixon questioned the propriety of following the property boundary at right angles and in a straight line to determine the Conservation District. He felt that a straight line was unusual when following the natural contour of the land. He added that the road leading up to the subject parcel sloped very slightly and was presently being used as a garbage dump for old mattresses, boxes, etc. Mr. Badenhop had expended a great deal of money and effort on this property and it would work a tremendous hardship if he were denied this petition.

It was pointed out that the land transfer between Mr. Small and Mr. Badenhop took place on April 1, 1965.

Mr. Paul Jones, President of the Lanikai Association, presented a letter from the Association reiterating their earlier request for denial of the petition, based on serving the best interests of the community, and their concern over the steepness of the lands (see copy on file).

The hearing was closed thereafter.

ACTION

PETITION OF IIDA SUBDIVISION (A65-102) TO AMEND THE URBAN DISTRICT BOUNDARIES AT MIKIOLA, KANEOHE, OAHU, FOR APPROXIMATELY 5.3 ACRES, PRESENTLY IN A CONSERVATION DISTRICT, Identifiable by Tax Map Key 4-4-13: portions of 55 and 56.

Chairman Thompson informed the petitioner that only 6 Commissioners were present to cast their votes today. Since one negative vote today would mean a denial of the petition, Chairman Thompson offered the petitioner the option of deferring action on his petition until a future date when at least 7 Commissioners could be present. He also added that this deferred action may occur on another island.

Mr. Shiro Kashiwa, representing the Iida Subdivision, advised that the petitioner had no objection to the deferment. He expressed his conviction that the grandfather clause was involved in this particular case since tentative approval had been obtained in January of 1964. His client was paying for the sewer assessment and the City & County was willing to approve the subdivision plans as long as the Land Use Commission ruled favorably on this petition. Failure to renew the tentative approval was attributed to the technicalities involved in determining the exact sewer elevation.

Mr. Kashiwa cited that this was a case of extreme hardship to the petitioner

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PETITION OF CARL G. & LENNA F. SCHULER (A66-116) TO AMEND THE URBAN DISTRICT BOUNDARIES AT LANIKAI, OAHU FOR APPROXIMATELY 105,338 SQUARE FEET OF LAND, PRESENTLY IN A CONSERVATION DISTRICT, Identifiable by Tax Map Key 4-3-06: 16 and 65

Chairman Thompson offered Mrs. Schuler the option of deferring action on her petition based on the same reasons set forth in the previous petition.

Mrs. Schuler agreed to the deferral but asked permission to make a few statements. She explained that it had never been their intention to subdivide the lots--they were merely seeking to build one home. She could not understand why this was placed in the Conservation District since an area had been levelled off obviously for building purposes, and the driveway and retaining walls were already built. A permit for the wall and for grading had been taken out with the City and the only reason they did not have one for the building was due to the fact that the building plans had not been completed. She felt it was unjust for the Commission to place the lands in Conservation without notifying the owners by registered letter.

Chairman Thompson asked Mrs. Schuler whether she required an answer to her question regarding the Conservation District and Mrs. Schuler indicated that she would like to have it answered at the next meeting.

Mrs. Schuler further testified that they have been assessed residential taxes right along and even had the assessment raised since it was zoned Conservation.

With reference to the point raised by Mrs. Schuler regarding notification to the owners of the proposed boundary change, Mr. Takeyama, legal counsel, advised that the law did not require posting notice of meeting by registered mail. Due notice had been given as required by law through the newspaper and radio mediums prior to the adoption of the temporary as well as the permanent boundaries.

Mr. Paul Jones, President of the Lanikai Association, advised that at the previous hearing on this petition, he had indicated that he was representing the Board of Directors of the Association. However, today he was representing the general membership who were in accord with the recommendations set forth in the letter filed by the Association during the previous hearing.

SPECIAL PERMIT

APPLICATION OF CONCRETE INDUSTRIES, INC. (SP66-31) FOR A SPECIAL PERMIT TO MAINTAIN AND OPERATE A ROCK PRODUCTS OPERATION ON 28.19 ACRES OF LAND AT PUUNENE, MAUI, Identifiable by Tax Map Key 3-8-01: 1, 3-8-03: 4, and 3-8-03: 16

Staff report recommended granting of the special permit in view of the fact that this type of operation already exists at the site, its remote location in relation to urbanized areas and its unusual and reasonable use.

No additional testimony was presented by the Petitioner. Commissioner Wenkam moved to grant the special permit request as recommended by staff, seconded by Commissioner Inaba, and the motion was passed unanimously.

NEXT MEETING SCHEDULE

The next meeting date was announced as October 28, 1966

The Commission was informed that the staff was in receipt of a petition from Frank and Bessie Moniz for boundary change involving the same lands which had been petitioned previously and which had been denied.

Mr. Takeyama advised that depending upon the substantial nature of the additional information covered by the second petition, the Commission could exercise its discretionary powers to accept or deny the new petition.

Chairman Thompson deferred decision on the matter until the October meeting.

There being no further business, the meeting was adjourned.

LAND USE COMMISSION

965-102 July 8, 1966

Iida Subdivision

Summary of Data Before
Planning Commission

58-51, Date January 17, 1958

1) Authorization by Iida to Takemoto for Subdivision of T.M.K. 4-4-13-55 and 56 $28.00 fee enclosed.

2) February 3, 1958, Consolidation and resubdivision prints of proposed subdivision submitted to City Planning by Takemoto.

3) February 5, 1958, Philip K. H. Yee, Assistant Supervisor to Takemoto, Water Service up to 140' contour level only. Subdivision to provide for adequate mains, fire protection laterals, and construction plans required.

4) February 10, 1958, Planning Director, Leighton Louis to Takemoto, deferred action pending submission of revised plan showing ommission of lots beyond water service limit.

5) February 24, 1958, Takemoto to City Planning - Submission of revised plan showing prints of consolidation and resubdivision.

6) February 27, 1958, Phillip K. H. Yee, Assistant Superintendant. Water available to 140' contour level. Provide for adequate main, fire protection, laterals etc., construction plans required.

7) March 3, 1958, Leighton Louis, Planning Director, Tentative Approval granted, Subject to:

A) Completion of street improvements
B) Completion of utilities
C) Board of Health certification
D) Filing of final survey maps.

8) March 7, 1958, B. J. Morrow, Director of Sanitation to Leighton Louis, Planning Director. Approval of subdivision not recommended because:

A) Subsoil formation does not appear to be feasible for cesspools.
B) Water not available above 140' contour level.

9) March 12, 1958, copy of above letter sent to Takemoto by Leighton Louis, Planning Director.

64-17, January 1964

1) Authorization by Iida to Takemoto for resubmission of subdivision dated January 8, 1964.

2) January 3, 1964, Resubmission of consolidation and resubdivision plans by Takemoto to City Planning.

3) January 16, 1964, Deputy Traffic Director, William C. Hong to Planning Department. Preliminary review made, need construction plans.

4) January 14, 1964, Board of Water Supply, Water Sales Division to City Planning. Subdivider must install complete water system facilities in accordance with requirements. 170' contour lots enter into Board of Water Supply elevation agreements. Water only available to 190' contour level. Also contribute to cost of storage reservoir.

5) January 15, 1964, Department of Public Works, Division of Sewers, Francis Aona, Director, to City Planning. Sewer construction Plans and profile needed.

6) January 20, 1964, Building Superintendant T. Isumi to City Planning. Approval recommended.

7) January 22, 1964, Planning Director, Fred K. F. Lee, to Kunimoto, Chief Engineer. Comments as to suitability requested.

8) January 22, 1964, Planning Director, Fred K. F. Lee, to Takemoto. Tentative Approval granted subject to:

A) Certification by Chief Engineer
B) Construction of street improvement, utilities and drainage facilities.
C) Final survey maps.
D) Completing Building Department and Class A residential requirement.

9) January 31, 1964, Department of Health, B. J. Morrow, to City Planning. Recommend sewer service and drainage system.

10) February 17, 1964, Chief Engineer, Kunimoto to City Planning. Some grading must be done but recommend approval.

11) September 13, 1965, Chief Engineer, Kunimoto, to Takemoto, Construction plans approved by Department of Public Works subject to conditions found on the ground at the time of construction. Submit to the Chief Engineer the following:

A) Written Notice 1 week prior to construction stating date of commencement, name of contractor, contract price and any other pertinent information.
B) 3 sets of prints of the approved plans for Division of Engineering
C) 3 sets of prints of the approved plans for Division of Sewers.

The foregoing is a true summary of said files.

Dated: July 8, 1966

SHIRO KASHIWA, Attorney for
Tomitaro & Shizuyo Iida

LAND USE COMMISSION

965-102 July 8, 1966

Iida Subdivision

STATEMENT OF SURVEYOR

I am the surveyor who handled the above mentioned subdivision for Mr. & Mrs. Tomitaro Iida. The data submitted to the City Planning Commission as shown by the Summary filed herewith were submitted by me for Mr. Iida.

After the January 22, 1964 approval by the commission I waited for the exact sewer elevation to be given me by the Sewer Division. I received it on or about August 18, 1954 when the "Final Inspection Report" was filed. I have always chosen to use the elevations after final inspection for my final plans because expensive errors have been made using tentative figures. After receipt of the said elevation my men completed the plans as soon as possible after satisfying the other departments.

Suematsu Takemoto

Suematsu Takemoto
Registered Surveyor

LAND USE COMMISSION

965-102 July 8, 1966

Iida Subdivision

CERTIFICATION OF DATE OF
FILING INSPECTOR'S REPORT

I hereby certify that I have examined the files of the Division of Sewers of the City & County of Honolulu with relation to the construction of sewer lines in the vicinity of the proposed Iida Subdivision (Tax Key 4-4-13-55 and 56 Mikiloa, Kaneohe) and I found that the Date of Final Inspection was August 18, 1964. The Final Inspection report bears said date. The engineers who made the report were Y. Yonemura and K. Yasuda.

Dated: July 8, 1966.

SHIRO KASHIWA, Attorney for
Tomitaro & Shizuyo Iida.

October 4, 1966

Mr. Shiro Kashiwa
Kashiwa & Kashiwa
Suite 401, Trustco Bldg.
Honolulu, Hawaii 96813

Dear Mr. Kashiwa:

The Land Use Commission next meets at 9:30 a.m. at the State Highways Division Office, 50 Makaala Street, Hilo, Hawaii, on October 29.

On or about that time a decision of the petition by Iida Subdivision (A65-102) will be rendered.

There is no requirement for you to be present. However, should you wish to attend, please feel free to do so.

Very truly yours,

George S. Moriguchi
Executive Officer

GSM/pjp

cc: Chairman Thompson

September 20, 1966

Mr. Shiro Kashiwa
Kashiwa & Kashiwa
Suite 401, Trustco Bldg.
Honolulu, Hawaii 96813

Dear Mr. Kashiwa:

This is to confirm the postponement of action on the petition by Iida Subdivision, A65-102, as discussed during the Land Use Commission hearing on September 16, 1966, to which you agreed.

A decision on the petition will be rendered at the next meeting of the Land Use Commission which will be held on October 29, 1966 at Hilo, Hawaii. We will notify you of the exact time and place of the meeting.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

1:00 P.M.
September 16, 1966

FROM: Staff

SUBJECT: A66-116 - Carl and Lenna Fae Schuler; A65-102 - Iida Subdivision

A66-116 - Carl and Lenna Fae Schuler

A public hearing was held on July 8, 1966 on the petition submitted by Mr. and Mrs. Carl Schuler to reclassify two parcels of land totaling approximately 2.4 acres from Conservation to Urban at Lanikai, Oahu. At that time, it was recommended by the staff that only the makai portion of Lot 16 to a depth of approximately 65 feet be reclassified from Conservation to Urban, and that the remaining areas of Lot 16 and all of Lot 65 be maintained within the Conservation District.

Also, at the public hearing on July 8, 1966, opposition to the petition was expressed by Mr. Karl Krieg (an abutting landowner), Mr. Paul Jones representing the Board of Directors of the Lanikai Association, the Lani-Kailua Outdoor Circle through its President, and the Outdoor Circle through its President.

Since the public hearing, the petitioner has submitted a detailed topographic map of the subject lands and indicated that:

1. The amount of land levelled off on Lot 16 is probably greater than any of the other surrounding lots.

2. The drainage is good. Drainage in the area of the graded portion of Lot 16 can be provided to tie in with the existing 36" drain pipe.

3. The retaining walls have partially collapsed and must be cleaned and new ones designed and supervised by a registered engineer during the rebuilding. "I assure this will be done."

4. The land at present is an eyesore and with no maintenance of the drainage ditches, flooding of the area below will occur and all the money spent in the past to assure drainage will be wasted.

5. Failure to grant the change requested will amount to the taking of property for public use without any due and proper reimbursement, and a loss to the owner of not less than $60,000.

On August 2, 1966, the Planning Commission of the City and County of Honolulu voted to recommend that the Land Use District Boundary not be changed and the petition denied. Their recommendation was based upon a report from the Chief Engineer of the City and County of Honolulu, who indicated that in his opinion the

two subject parcels cannot be further subdivided. However, the Chief Engineer indicated that/the lower portion of Parcel 16 can be used for house construction.

On the basis of the data submitted by the various organizations and the City and County Planning Commission, including the Chief Engineer, your staff recommends that the entire petition be denied. Staff also recommends that this Commission make a suggestion to the applicant that permission to construct a residence on the graded portion of Lot 16 be sought from the Board of Land and Natural Resources under the provisions of Regulation 4 of that agency.

A65-102 - Iida Subdivision

A public hearing on this matter to reclassify approximately 5.3 acres at Mikiola, Kaneohe, Oahu, from Conservation to Urban was opened on February 25, 1966, and concluded on July 8, 1966. The staff recommended disapproval of the petition due to the steep slopes of the parcels involved and the ramifications of grading out steep lands for urban development. It was also indicated that approximately 186 acres of vacant lands presently occur in the area that are classified urban.

The petitioner's primary contention has been based upon their liaison with the City and County agencies prior to the establishment of the Land Use District Boundaries for processing of the subdivision. They have also indicated that timing of the construction of sewer facilities in the area hampered progress of the subdivision plans.

The City and County Planning Commission recommended approval of approximately 2.8 acres in the lower half of the subdivision for reclassification from Conservation to Urban.

Upon evaluation of all data submitted to date, the Land Use Commission staff finds that the extensive grading that would be required to construct a subdivision on the steep slopes of the subject lands, and the possible resultant slide and storm water hazards to the abutting landowners in the lower area cannot condone even the partial subdivision as recommended by the City Planning Commission. Therefore, it recommends denial of the petition.

September 7, 1966

Mr. Genro Kashiwa
Kashiwa & Kashiwa
Suite 401, Trustco Bldg.
Honolulu, Hawaii 96813

Dear Mr. Kashiwa:

The Land Use Commission next meets at 1:00 p.m. at the Land Use Commission Hearing Room, Honolulu, Hawaii, on September 16, 1966.

On or about that time a decision of the petition of Iida Subdivision (A65-102) will be rendered.

There is no requirement for you to be present. However, should you wish to attend, please feel free to do so.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

LAND USE COMMISSION

965-102 July 8, 1966

Iida Subdivision

Summary of Data Before
Planning Commission

58-51, Date January 17, 1958

1) Authorization by Iida to Takemoto for Subdivision of T.M.K. 4-4-13-55 and 56 $28.00 fee enclosed.

2) February 3, 1958, Consolidation and resubdivision prints of proposed subdivision submitted to City Planning by Takemoto.

3) February 5, 1958, Philip K. H. Yee, Assistant Supervisor to Takemoto, Water Service up to 140' contour level only. Subdivision to provide for adequate mains, fire protection laterals, and construction plans required.

4) February 10, 1958, Planning Director, Leighton Louis to Takemoto, deferred action pending submission of revised plan showing ommission of lots beyond water service limit.

5) February 24, 1958, Takemoto to City Planning - Submission of revised plan showing prints of consolidation and resubdivision.

6) February 27, 1958, Phillip K. H. Yee, Assistant Superintendant. Water available to 140' contour level. Provide for adequate main, fire protection, laterals etc., construction plans required.

7) March 3, 1958, Leighton Louis, Planning Director, Tentative Approval granted, Subject to:

A) Completion of street improvements
B) Completion of utilities
C) Board of Health certification
D) Filing of final survey maps.

8) March 7, 1958, B. J. Morrow, Director of Sanitation to Leighton Louis, Planning Director. Approval of subdivision not recommended because:

A) Subsoil formation does not appear to be feasible for cesspools.
B) Water not available above 140' contour level.

9) March 12, 1958, copy of above letter sent to Takemoto by Leighton Louis, Planning Director.

64-17, January 1964

1) Authorization by Iida to Takemoto for resubmission of subdivision dated January 8, 1964.

2) January 3, 1964, Resubmission of consolidation and resubdivision plans by Takemoto to City Planning.

3) January 16, 1964, Deputy Traffic Director, William C. Hong to Planning Department. Preliminary review made, need construction plans.

4) January 14, 1964, Board of Water Supply, Water Sales Division to City Planning. Subdivider must install complete water system facilities in accordance with requirements. 170' contour lots enter into Board of Water Supply elevation agreements. Water only available to 190' contour level. Also contribute to cost of storage reservoir.

5) January 15, 1964, Department of Public Works, Division of Sewers, Francis Aona, Director, to City Planning. Sewer construction Plans and profile needed.

6) January 20, 1964, Building Superintendant T. Isumi to City Planning. Approval recommended.

7) January 22, 1964, Planning Director, Fred K. F. Lee, to Kunimoto, Chief Engineer. Comments as to suitability requested.

8) January 22, 1964, Planning Director, Fred K. F. Lee, to Takemoto. Tentative Approval granted subject to:

A) Certification by Chief Engineer
B) Construction of street improvement, utilities and drainage facilities.
C) Final survey maps.
D) Completing Building Department and Class A residential requirement.

9) January 31, 1964, Department of Health, B. J. Morrow, to City Planning. Recommend sewer service and drainage system.

10) February 17, 1964, Chief Engineer, Kunimoto to City Planning. Some grading must be done but recommend approval.

11) September 13, 1965, Chief Engineer, Kunimoto, to Takemoto, Construction plans approved by Department of Public Works subject to conditions found on the ground at the time of construction. Submit to the Chief Engineer the following:

A) Written Notice 1 week prior to construction stating date of commencement, name of contractor, contract price and any other pertinent information.
B) 3 sets of prints of the approved plans for Division of Engineering
C) 3 sets of prints of the approved plans for Division of Sewers.

The foregoing is a true summary of said files.

Dated: July 8, 1966

/s/ Shiro Kashiwa
SHIRO KASHIWA, Attorney for
Tomitaro & Shizuyo Iida

LAND USE COMMISSION

965-102 July 8, 1966

Iida Subdivision

CERTIFICATION OF DATE OF
FILING INSPECTOR'S REPORT

I hereby certify that I have examined the files of the Division of Sewers of the City & County of Honolulu with relation to the construction of sewer lines in the vicinity of the proposed Iida Subdivision (Tax Key 4-4-13-55 and 56 Mikiloa, Kaneohe) and I found that the Date of Final Inspection was August 18, 1964. The Final Inspection report bears said date. The engineers who made the report were Y. Yonemura and K. Yasuda.

Dated: July 8, 1966.

/s/ Shiro Kashiwa
SHIRO KASHIWA, Attorney for
Tomitaro & Shizuyo Iida.

LAND USE COMMISSION

965-102 July 8, 1966

Iida Subdivision

STATEMENT OF SURVEYOR

I am the surveyor who handled the above mentioned subdivision for Mr. & Mrs. Tomitaro Iida. The data submitted to the City Planning Commission as shown by the Summary filed herewith were submitted by me for Mr. Iida.

After the January 22, 1964 approval by the commission I waited for the exact sewer elevation to be given me by the Sewer Division. I received it on or about August 18, 1954 when the "Final Inspection Report" was filed. I have always chosen to use the elevations after final inspection for my final plans because expensive errors have been made using tentative figures. After receipt of the said elevation my men completed the plans as soon as possible after satisfying the other departments.

Suematsu Takemoto

Suematsu Takemoto
Registered Surveyor

STATE OF HAWAII
LAND USE COMMISSION

Land Use Commission Hearing Room
Honolulu, Hawaii

8:30 A.M.
July 8, 1966

STAFF REPORT

A65-102 - IIDA SUBDIVISION (Continuation of Public Hearing)

A public hearing on the matter of this petition involving a reclassification of 5.3 acres at Mikiola, Kaneohe, Oahu, from conservation to urban was opened on February 25, 1966 by this Commission. At that time, a staff report (copy attached) was presented, along with a verbal presentation by Mr. Shiro Kashiwa, attorney for the owners.

Upon a request by Mr. Kashiwa for a recess of the public hearing until they are able to submit additional data relating to earlier dates and events in the processing of subdivision plans with the City and County of Honolulu, this Commission voted to continue the public hearing at a future date.

Since that time, a recommendation has been received on the subject petition from the Planning Commission, City & County of Honolulu. Their report is as follows:

"The Planning Director reported to the Planning Commission the staff's study and findings on the application as follows:

> In order to be consistent with this department's past recommendations, this request should not be granted because of the steepness of the land not lending itself to desirable residential development and because the scarring of the hillside destroys one of the primary amenities of our residential areas--the natural beauty and open space provided by the steep hills and ridges of our mountain sides.
>
> However, since the subdivision development of the area in question was initiated and tentatively approved by the City and County prior to the adoption of the State Conservation District Boundary and since the State Conservation District follows the real property of the existing development in an unusually circuitous manner, this area should be excepted from our past policies and included in the Urban District.

Therefore, the Planning Director recommends that the Conservation District Boundary be amended to include that portion of the subdivision below the top of the cut as shown on the plan or a line 100 feet mauka of the proposed road, whichever is less restrictive, in the Urban District. The cuts above the house sites should be planted with fast growing ground cover or grass as stated in the Soils Investigation report accompanying the application.

The Planning Commission, after considering all of the facts, voted to recommend that the Land Use District Boundary be amended from Conservation District to Urban District for that portion of land recommended by the Planning Director and as delineated on the attached map."

The Land Use Commission staff has not received additional data on the matter from the petitioners. However, it maintains its original recommendation for denial.

June 24, 1966

Mr. Genro Kashiwa
Kashiwa & Kashiwa
Suite 401, Trustco Building
Honolulu, Hawaii 96813

Dear Mr. Kashiwa:

The Land Use Commission next meets on July 8, 1966 at 8:30 a.m. in the Land Use Commission hearing room at 426 Queen Street, Honolulu, Hawaii. At that time there will be a continuation of the hearing on the petition by Iida Subdivision (A65-102) to amend the Urban District boundaries at Mikiola, Kaneohe, Oahu.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

File

1900

NEAL S. BLAISDELL
MAYOR

CITY AND COUNTY OF HONOLULU
PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU, HAWAII 96813

PLANNING COMMISSION
CYRIL W. LEMMON, CHAIRMAN
GEORGE F. CENTEIO
STANLEY T. HIMENO
FRANK W. HUSTACE, JR.
KINJI KANAZAWA
THOMAS N. YAMABE, II
ALFRED A. YEE
BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS
GEORGE I. BROWN, CHAIRMAN
HENRY C. H. CHUN-HOON
HAROLD K. KOMETANI
PLANNING DIRECTOR
FRANK SKRIVANEK

March 15, 1966

LUC 50

RECEIVED
MAR 17 1966
State of Hawaii
LAND USE COMMISSION

Mr. George S. Moriguchi
Executive Officer
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Moriguchi:

SUBJECT: Amendment to Land Use District Boundaries
Mikiola, Kaneohe, Oahu
Tax Map Key: 4-4-13: 55 and 56
Applicant: Tomitaro Iida

Pursuant to Section 98H-4, R.L.H. 1955, as amended, and Act 32/SLH 1965, the Planning Commission at its meeting on Thursday, March 10, 1966, considered the petition filed by Tomitaro Iida, for an amendment to the Land Use District Boundaries from Conservation to Urban District for an area of land comprising 5.343 acres, situated at Mikiola, Kaneohe, Oahu.

The Planning Director reported to the Planning Commission the staff's study and findings on the application as follows:

Put in staff report

In order to be consistent with this department's past recommendations, this request should not be granted because of the steepness of the land not lending itself to desirable residential development and because the scarring of the hillside destroys one of the primary amenities of our residential areas--the natural beauty and open space provided by the steep hills and ridges of our mountain sides.

However, since the subdivision development of the area in question was initiated and tentatively approved by the City and County prior to the adoption of the State Conservation District Boundary and since the State Conservation District follows the real property of the existing development in an unusually circuitous manner, this area should be excepted from our past policies and included in the Urban District.

Therefore, the Planning Director recommends that the Conservation District Boundary be amended to include that portion of the subdivision below the top of the cut as shown on the plan or a line 100 feet mauka of the proposed road, whichever is less restrictive, in the Urban District. The cuts above the house sites should be planted with fast growing ground cover or grass as stated in the Soils Investigation report accompanying the application.

The Planning Commission, after considering all of the facts, voted to recommend that the Land Use District Boundary be amended from Conservation District to Urban District for that portion of land recommended by the Planning Director and as delineated on the attached map.

Very truly yours,

PLANNING COMMISSION

By Frank Skrivanek
Frank Skrivanek
Planning Director

CONCUR:

John D Ellis
Managing Director

Neal Blaisdell
Mayor

RT:ef
Encls.



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CROSS SECTIONS		4
LOT GRADING		5

230 × 530 = 122,000 sf.
± = 2.8 ac recomm. for approval by city

This work was prepared by me or under my supervision.

Keiji Suzuki

APPROVED:

Planning Director, Planning Department.

Chief Engineer, Department of Public Works.

Director, Division of Sanitation.

MANAGER & Chief Engineer, B. W. S.

Traffic Engineer, Department of Traffic.

IIDA SUBDIVISION
MIKIOLA, KANEOHE, OAHU
GENERAL LAYOUT

Owner: Tomitaro Iida

Scale: as Noted:

SUEMATSU TAKEMOTO SURVEYOR
926 BETHEL ST. FRIEND BLDG. RM. 8 HONOLULU, HAWAII

APPROVED:

Asst. Chief Engineer, B.W.S.

Director, Div. of Engineering

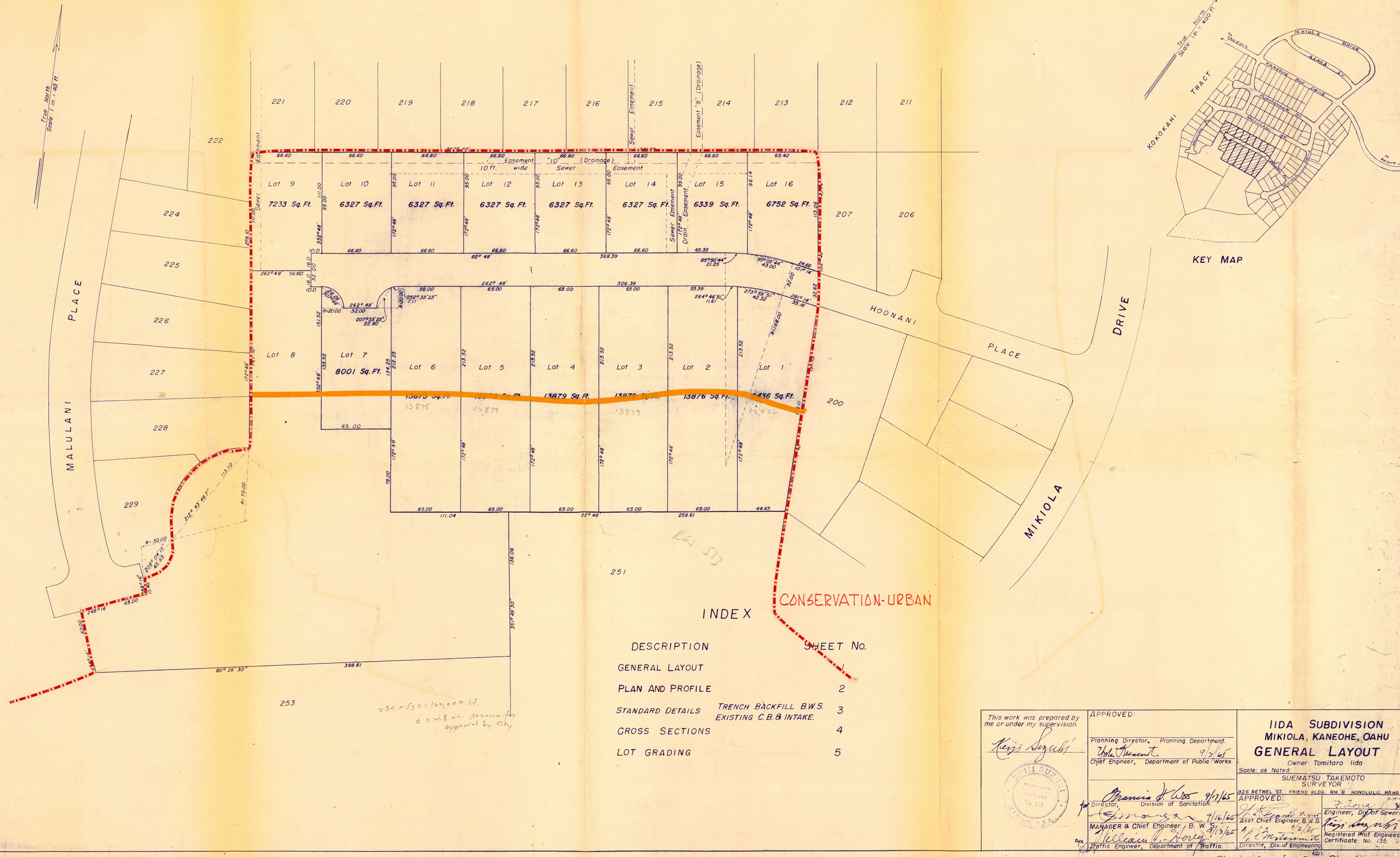
Engineer, Div. of Sewers.

Registered Prof. Engineer Certificate No. 135

TAX MAP KEY: 4-4-13: 55 & 56

Sheet 1 of 5 Sheets

7794



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± = 2.8 ac recomm. for approval by City

This work was prepared by me or under my supervision.

Keiji Suzuki

APPROVED:

Planning Director, Planning Department.

Chief Engineer, Department of Public Works. 9/3/65

for Director, Division of Sanitation. 9/17/65

MANAGER & Chief Engineer, B. W. S. 9/16/65

Traffic Engineer, Department of Traffic. 9/13/65

IIDA SUBDIVISION
MIKIOLA, KANEOHE, OAHU
GENERAL LAYOUT

Owner: Tomitaro Iida

Scale: as Noted:

SUEMATSU TAKEMOTO SURVEYOR
926 BETHEL ST. FRIEND BLDG. RM. 8 HONOLULU, HAWAII

APPROVED:

Asst. Chief Engineer, B. W. S. 9/3/65

Director, Div. of Engineering

Engineer, Div. of Sewers.

Registered Prof. Engineer Certificate No. 135

TAX MAP KEY: 4-4-13: 55 & 56

Sheet 1 of 5 Sheets

7794

RECEIVED
NOV 18 1965
State of Hawaii
LAND USE COMMISSION

7795

March 2, 1966

MEMO TO: Planning Commission

FROM: Planning Director

SUBJECT: State Land Use Commission Boundary Change Application by Mr. and Mrs. Tomitaro Iida, TMK 4-4-13: 55 and 56, Mikiola, Kaneohe

BACKGROUND INFORMATION

Land Use Commission Hearing. The State Land Use Commission is obliged by law to conduct its public hearing on this request after January 18 but before March 18.

Purpose of Application. The developer proposes to construct a 16-lot residential subdivision. The minimum lot size shown on the plan is 6,327 square feet. Hoonani Place would be extended to provide 8 lots on the mauka side and 8 lots on the makai side.

Existing Land Use. The area is still in its natural state and contains several large monkey pod trees and considerable haolekoa and other hillside growth.

Zoning. At the present time the property in question containing 5.343 acres, lies within the State Conservation District and abuts an urban district. The City and County zoning of the area is Class "A" Residential and the DLUM shows the area within the residential designation.

Topography. The minimum slope of land as indicated on the topographic map submitted with the petition is 30%. The slopes of land on the makai side of the proposed road ranges between 30% and 40%. The topography mauka of the road increases in steepness from approximately 34% to almost 60%. Considerable cut and fill is anticipated, excavation amounting to 16,422 cubic yards and embankment 5,881 cubic yards. Soils engineers have submitted a favorable soil investigation for housing development on this site. This report is attached to the application.

Sequence of Events. The properties were acquired in 1956 and 1958. Tentative approval for this subdivision was granted by the Planning Director on February 27, 1958; however, the Health Department would not permit cesspools and sewers were not available. Subdivision plans were again started in 1963 as sewers became available and the site was approved for subdivision by the Building Superintendent on January 10, 1964. The construction plans for the subdivision were submitted to the Planning

Department and tentative approval was granted for one year on January 22, 1964.

The Chief Engineer approved the proposed subdivision on February 17, 1964.

On August 23, 1964 the area in question was included in the State Conservation District. There are house sites on three sides of the area in question. Only the mauka area in question is vacant. It should be noted that the LUC as a matter of policy included all areas in the Urban District that had received tentative subdivision approval by the counties. It is not known why the area in question was omitted.

The Traffic Department approved the construction plans on January 7, 1965 and detailed construction plans were approved by the Chief Engineer on September 13, 1965. However, these plans were not submitted to the Planning Department within one year from the date of the tentative approval and therefore the tentative approval has legally expired and the Traffic Department's and Public Works' approvals are void.

RECOMMENDATION

It would be consistent with this Department's past recommendations to recommend that this request not be granted because of the steepness of the land not lending itself to the most desirable residential development and because the scarring of the hillside destroys one of the primary amenities of our residential areas; the natural beauty and open space provided by the steep hills and ridges of our mountain sides.

However, since the subdivision development of the area in question was initiated and tentatively approved by the County prior to the adoption of the State Conservation District boundary and since the State Conservation District follows the real property of the existing development in an unusually circuitous manner, this area should be excepted from our past policies and included in the Urban District.

Therefore, we recommend that the Conservation District boundary be amended to include that portion of the subdivision below the top of the cut as shown on the Plan or a line 100 feet mauka of the proposed road, whichever is less restrictive, in the Urban District provided that adequate assurance is obtained from the developer that the cuts above the house sites will be planted with fast growing ground cover or grass as stated in the "Soils Investigation" report accompanying this application.

STATE OF HAWAII
LAND USE COMMISSION

Land Use Commission Hearing Room
Honolulu, Hawaii

1:30 P.M.
February 25, 1966

STAFF REPORT

A65-102 - IIDA SUBDIVISION

Background

The subject petition involves the change in district designation of approximately 5 3.3 acres from its present classification of Conservation into an Urban District. These lands are located at Mikiola, Kaneohe, Oahu, and are owned in fee by the petitioners, Mr. and Mrs. Tomitaro Iida.

The petitioners have listed the following reasons for requesting the boundary change:

1. Plans to subdivide were formed in 1963 and construction plans for the subject property were submitted prior to August 23, 1964 to the Planning Department of the City and County of Honolulu and were approved.
2. Owners were told to wait for the sewer system to be completed before construction.
3. On August 23, 1964 the subject lands were included in the present Conservation District.
4. There are homes located on either side of the subdivision area with a much steeper incline than the subject lands.

In support of their petition, the owners contend that they were in the process of having the land and general lay-out plans approved for residential purposes before August 23, 1964. They intend that this fact be applied to requirements for proof of need of the subject parcels as part of the Urban District.

The petitioners also contend that the land is usable and adaptable for the use it is proposed to be classified on the basis of the findings of the "Report on Soil Investigation for Housing Development, Iida Subdivision", dated June 25, 1965, and signed by Paul E. Liu, registered professional engineer. They indicate that by planting of grass and other vegetation, the erosion factor on the hillside lots will be eliminated, and that grading of lots with excessive slope will be done in accordance with their general lay-out plan.

Existing Conditions

Land use in the adjacent areas is primarily residential in the urban areas, with the conservation area immediately mauka. The subject parcel is presently densely overgrown with Christmas berry trees, haole koa and brush. Existing residences fence the entire perimeter along the urban boundary and are adequately served by various utilities and roads. The lower portion of the parcel is at elevation 60 with the mauka portion of the subdivided lots at elevation 230. Median annual rainfall in the area is approximately 50 to 60 inches.

Analysis

The petitioners have not submitted proof of need for the subject lands for urban purposes and, in its stead, have contended that the owners were in the process of having the land and general layout plans approved for residential purposes prior to August 23, 1964. Staff investigation of vacant urban lands in the Mikiola area has found that approximately 186 acres of vacant land occur within approximately a distance of one mile either way from the subject parcel (see map). In comparison, the petitioners propose to reclassify approximately 3.3 acres of their lands within the Conservation District into an Urban District. It is clear that the proof of need as required under Section 2.30 of the Land Use Commission District Regulations is completely lacking on the basis of data submitted by the petitioners, and on the basis

of the staff's investigation.

Topography of the subject lands can be classified as being generally quite steep for urban development. With the exception of two very small pockets with slopes of 8% and 16%, the remainder of the parcel involves slopes from 30% up to 70%. (See slope map.) The lower sections of the parcel generally range in slopes from 30 to 40%, with the upper reaches ranging from 45% to 70%. Proposed grading for the area involves extensive and nearly complete denuding of the hillside of vegetation in order to provide flatter slopes for construction purposes. (See cross-section map.) Lots on the makai side of the proposed road would have only approximately 24 feet of its depth available for residential construction, with the remainder of the total depth being in full slopes. Such construction can only result in a hideous scar on the landscape which is visible from the main highway (Kaneohe Bay Drive) and other local feeder streets. Drainage and erosion problems and the resulting danger to residents in the lower areas cannot be ruled out in spite of statements in the engineering report.

The petitioners have submitted a list of 34 signatures of residents in the area of the subject lands, with the statement that these residents have no objections to the change from conservation to a residential use. However, it is noted that only four of the persons signing the statement live on lots immediately adjacent to subject lands, and the remaining 30 live in other surrounding areas. There are 19 lots immediately adjoining the subject lands.

Recommendation

On the basis of the analysis and findings indicated above, it is the staff's recommendation that the petition be denied.

February 14, 1966

Mr. Genro Kashiwa
Kashiwa & Kashiwa
Suite 401, Trustco Bldg.
Honolulu, Hawaii 96813

Dear Mr. Kashiwa:

The Land Use Commission next meets on February 25, 1966 at 1:30 p.m. in the Land Use Commission hearing room at 426 Queen Street, Honolulu, Hawaii. At that time the petition by Iida Subdivision (A65-102) to amend the Urban District boundaries at Mikiola, Kaneohe, will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

File

1854

KASHIWA AND KASHIWA
ATTORNEYS AT LAW
SUITE 401 TRUSTCO BUILDING
HONOLULU, HAWAII 96813

SHIRO KASHIWA
GENRO KASHIWA

PHONE:
569630

TELEGRAPHIC ADDRESS:
"KASHLAW HONOLULU"

January 21, 1966

RECEIVED
JAN 21 1966
State of Hawaii
LAND USE COMMISSION

State of Hawaii
Land Use Commission
Honolulu, Hawaii

Dear Sirs:

On November 19, 1965, Mr. & Mrs. Tomitaro Iida submitted an application to amend the land use district boundaries as shown on Tax Map Keys 4-4-13-55 and 56 Mikiola, Kaneohe.

Attached please find an original and two (2) copies of a petition circulated by Mr. & Mrs. Iida and signed by various owners of property denoted by the post office address next to their signatures.

Since the above mentioned petition was not ready at the time the application was filed, Mr. & Mrs. Iida are desirous now, of including such with their application and making such a part thereof.

Yours very truly,

Genro Kashiwa

GENRO KASHIWA

GK:dmk

Encl.

January 21, 1966

State of Hawaii
Land Use Commission
Honolulu, Hawaii

Dear Sirs:

On November 19, 1965, Mr. & Mrs. Tomitaro Iida submitted an application to amend the land use district boundaries as shown on Tax Map Keys 4-4-13-55 and 56 Mikiola, Kaneohe.

Attached please find an original and two (2) copies of a petition circulated by Mr. & Mrs. Iida and signed by various owners of property denoted by the post office address next to their signatures.

Since the above mentioned petition was not ready at the time the application was filed, Mr. & Mrs. Iida are desirous now, of including such with their application and making such a part thereof.

Yours very truly,

Genro Kashiwa

GENRO KASHIWA

GK:dmk

Encl.

CONSENT TO CHANGE OF USE,
LOTS 4-4-13-55 and 56
OWNED BY TOMITARO IIDA AND WIFE

We, the undersigned owners of properties in the vicinity of those certain parcels of land identified under the State Tax Key System as 4-4-13-55 (colored in red) and 4-4-13-56 (colored in red) owned by Tomitaro Iida and Shizuyo Iida, all as shown as Exhibit A hereto attached, state that we have no objection to the portions shaded in Red, which is now classified as conservation, being hereafter changed to residential use.

Dated: November 1, 1965.

34 Signatures (only 3 abut new lots)

NAMES	ADDRESS
Robert Fu Lay	44-142 Mikiola
James S Matsuda	44-161 Mikiola Dr
David W. Henegar	44-730 Kaneohe Bay Dr
Alan F. Forey	44-726 Kaneohe Bay Dr.
Dick Hoy Wong	44-155 Mikiola Dr.
Toshio Shirota	44-141 Mikiola Dr.
Howard Y. H. Lau	44-135 Mikiola Dr.
4-4-10:43 Kenichi Fuke	44-738 Makalani St. Kan.

NAMES	ADDRESS
Sahai Kawamoto	44-122 Mikiola DRV
Yoichi Inoue	44-127 Mikiola Dr
David Ch[illegible]	44-128 Mikiola Dr.
? W. H. Alsney	44-702 Malulani
M. C[illegible]	44-137 Mikiola Dr.
Edward Nishioka	44-144 Mikiola Dr.
Charles V Simmons	44-145 Mikiola Dr
Francis Pau	44-139 Mikiola Dr
Raymond Tengan	44-715 Hoonani pl
4-4-20:26 Paul H Thanu	44-707 Hoonani Place
4-4-20:22 George P. Koncher	44-708 Hoonani Place
Harold E. Chong	44-133 Mikiola Dr
4-4-19:1 [illegible] Rodrigues	44-703 Malulani st

NAMES	ADDRESS
4-4-20:32 Edwin Watanabe	44-704 Maluhani St.
4-4-20:33 Mr. & Mrs. Sosta Daguioag	44-708 Maluhani St.
4-4-19:2 Harry S. Yonekawa	44-707 Maluhani St.
4-4-20:36 Thomas J. Yeman	44-716 Maluhani St.
4-4-20:37 Hugo Hutchinson	44-710 Maluhani St.
4-4-20:51 O. W. Dang	44-111 MALULANI PL.
Richard K. Hamane	44-717 Maluhani St.
Ben Wada	44-714 Puamohala St.
Katsue Tsukamoto	44-711 Puamohala St.
Victor K.S. Tsui	44-323 Mikiola Dr.
44-20:45 Henry Maka Jr.	44-740 Maluhani St.
Harry K.Y. Fu	44-741 Maluhani St.
Harumi Hirata	44-113 Mikiola Dr. Kaneohe

KANEOHE

MIKIOLA DRIVE

KAMEHAMEHA HIGHWAY

KANEOHE BAY DRIVE

PUAMOHALA PLACE

MALULANI ST.

KAMEHAMEHA HIGHWAY

KAMEHAMEHA HIGHWAY

KAMEHAMEHA HIGHWAY

KASHIWA AND KASHIWA
ATTORNEYS AT LAW
SUITE 401 TRUSTCO BUILDING
HONOLULU 13, HAWAII
PHONES: 587331 · 587334

CONSENT TO CHANGE OF USE,
LOTS 4-4-13-55 and 56
OWNED BY TOMITARO IIDA AND WIFE

We, the undersigned owners of properties in the vicinity of those certain parcels of land identified under the State Tax Key System as 4-4-13-55 (colored in red) and 4-4-13-56 (colored in red) owned by Tomitaro Iida and Shizuyo Iida, all as shown as Exhibit A hereto attached, state that we have no objection to the portions shaded in Red, which is now classified as conservation, being hereafter changed to residential use.

Dated: November 1, 1965.

NAMES	ADDRESS
Robert Lui Kay	44-142 Mikiola
James S Matsuda	44-161 Mikiola Dr
David W. Kenegar	44-730 Kaneohe Bay Dr.
Alan F. Forney	44-726 Kaneohe Bay Dr.
Dick H. Mong	44-155 Mikiola Dr
Toshio Kuta	44-141 Mikiola Dr.
Howard Y. Y. Lau	44-135 Mikiola Dr.
Kenichi Fuka	44-738 Nahulani St

NAMES	ADDRESS
Sahai Kawamoto	44-122 Mikiola Dr
Yoichi Inoue	44-127 Mikiola Dr
David Ch[illegible]	44-128 Mikiola Dr
[illegible]	44-702 Malulani
[illegible]	44-137 Mikiola Dr.
Edward Nishioka	44-144 Mikiola Dr
Charles V Simmons	45-145 Mikiola Dr
Francis Pau	44-139 Mikiola Dr
Raymond T. Sangen	44-715 Hoonani pl
Paul H. Thanu	44-707 Hoonani Place
George P. Koncher	44-708 Hoonani Place
Harold E. Chong	44-133 Mikiola Dr
Ida Meek Rodrigues	44-703 Malulani Street

NAMES	ADDRESS
Edward Watanabe	44-704 Makulani
Mr. & Mrs. Loreta Daguioag	44-708 Makulani St.
Mr. Harry S Yonekawa	44-707 Makulani St.
Thomas T. Tamura	44-716 Makulani St
+ Lanzo Hutchinson	44-710 Makulani St.
O M. Dang	44-111 MAKULANI PL.
Richard K. Tamura	44 717 Makulani St
[illegible]	44-714 Puamohala St.
Katsue Tsukamoto	44-711 Puamohala St.
Victor K.S. Hee	44-373 Mikiola Dr
Henry Nakae Jr	44-746 Makulani St
Harry H Y. Fu	44-741 Makulani St.
Harumi Hirata	44-113 Mikiola Dr. Kaneohe

KANEOHE

TOMITARO IIDA & WIFE SHIZUE T/E 3.129 AC 56 — 2.14 AC 55

Richard Tin Hay Soo 0.140 AC. or 6135 sf

William R. Ford & wf. Avanell J/t 38.64 acs.

Richard Chun & wf Janice H. K. - T/E - 1/2 Eric K. Vanatta & wf. Leila F. - T/E - 1/2

4.093 Acs.

Emma K Chun - e/e 14.192 acs. (14.000 acp)

Harold R. Mechler & wf. Juliette H. - J/t 14.35 Acres (13.145 Acp.)

Frank D. Padgett & wf Sybil - J/t 88,355 sf

Olen T. Andrews & wf. Mildred P. - J/t 2.410 acs.

Frederick Kapernaum & wf Jean A. 1.800 sf

Thurston Twigg-Smith & wf Barbara - 53,500 sf

Barnacle M. J. Lemley (John L. Moriarty & wf Jeanie C. - T/E) 49

Morris W. Fetherston & wf Nellie D. - J/t

Frederick Berg & wf Bertha H. - J/t (Herbert L. Brown & wf Eleanor M. - T/E) 16

Charlotte M. Hartley - J/t 1.200 acs.

Charles D. Ackerman, Jr. - J/t Jerry J. Hartley & wf Nina - J/t 1.328 acs.

David Gilmore Hoffage 1.813 acs. (1.543 acs.)

Penny L. Crockett & wf Eleanor C. - J/t 1.091 acs.

Right 32,322 sf

7.10 acs.

4.30 acs.

Powerline Easement

Powerline Easement

Frederick A. Schaefer III & wf Evelyn H. T/E 1/2
Thurston Twigg-Smith & wf Bessie T/E 1/2

K E A A L A U

31 Frederick A. Schaefer, III & wf. Evelyn H. T/E

47 Padraic B. Evans & wf. Dorcas B. - T/E

2.858 Acs.

1.68 Acs.

2.393 Acs.

915.0

Note: All lot owned by: Ti Hon Ho & wf. Rose C. H. - T/E unless otherwise noted.

William O. Eros & wf Lucille K. - T/E

7,208 sf | 7,380 sf | 9,768 sf | 11,700 sf

38 | 39 | 40 | 66

Owners of Parcel 54: Sidney J. Wainrich & wf Alice C. T/E 26,049 sf

Owners of Parcel 53 Charles L. Bedell & wf. Jacqueline M. - T/E

Plat 15

SCALE IN FEET

TRUE NORTH

Parcels Dropped: 41, 6, 7, 43, 3, 52

Reduced and Copyrighted THE BLUE PRINT CO. 510 Dumon Bldg. Sept 1956

ADVANCE SHEET SUBJECT TO CHANGE

Note: All lots owned by Ella B. Ackerman unless otherwise noted.

FIRST DIVISION		
ZONE	SEC	PLAT
4	4	13
CONTAINING		PARCELS

SCALE 1in = 200 ft.

PRINTED

KANEOHE, OAHU (Ld. Ct. App. 743 Amd. 6 848)

LEGEND:
- DENOTES IIDA'S PROPERTY
- EXISTING CONSERVATION BOUNDARY LINE
- NEW CONSERVATION BOUNDARY LINE (PROPOSED) & RESIDENTIAL BOUNDARY LINE (PROPOSED)

7797

KASHIWA AND KASHIWA
ATTORNEYS AT LAW
SUITE 401 TRUSTCO BUILDING
HONOLULU 13, HAWAII
PHONES: 587331 · 587334

CONSENT TO CHANGE OF USE,
LOTS 4-4-13-55 and 56
OWNED BY TOMITARO IIDA AND WIFE

We, the undersigned owners of properties in the vicinity of those certain parcels of land identified under the State Tax Key System as 4-4-13-55 (colored in red) and 4-4-13-56 (colored in red) owned by Tomitaro Iida and Shizuyo Iida, all as shown as Exhibit A hereto attached, state that we have no objection to the portions shaded in Red, which is now classified as conservation, being hereafter changed to residential use.

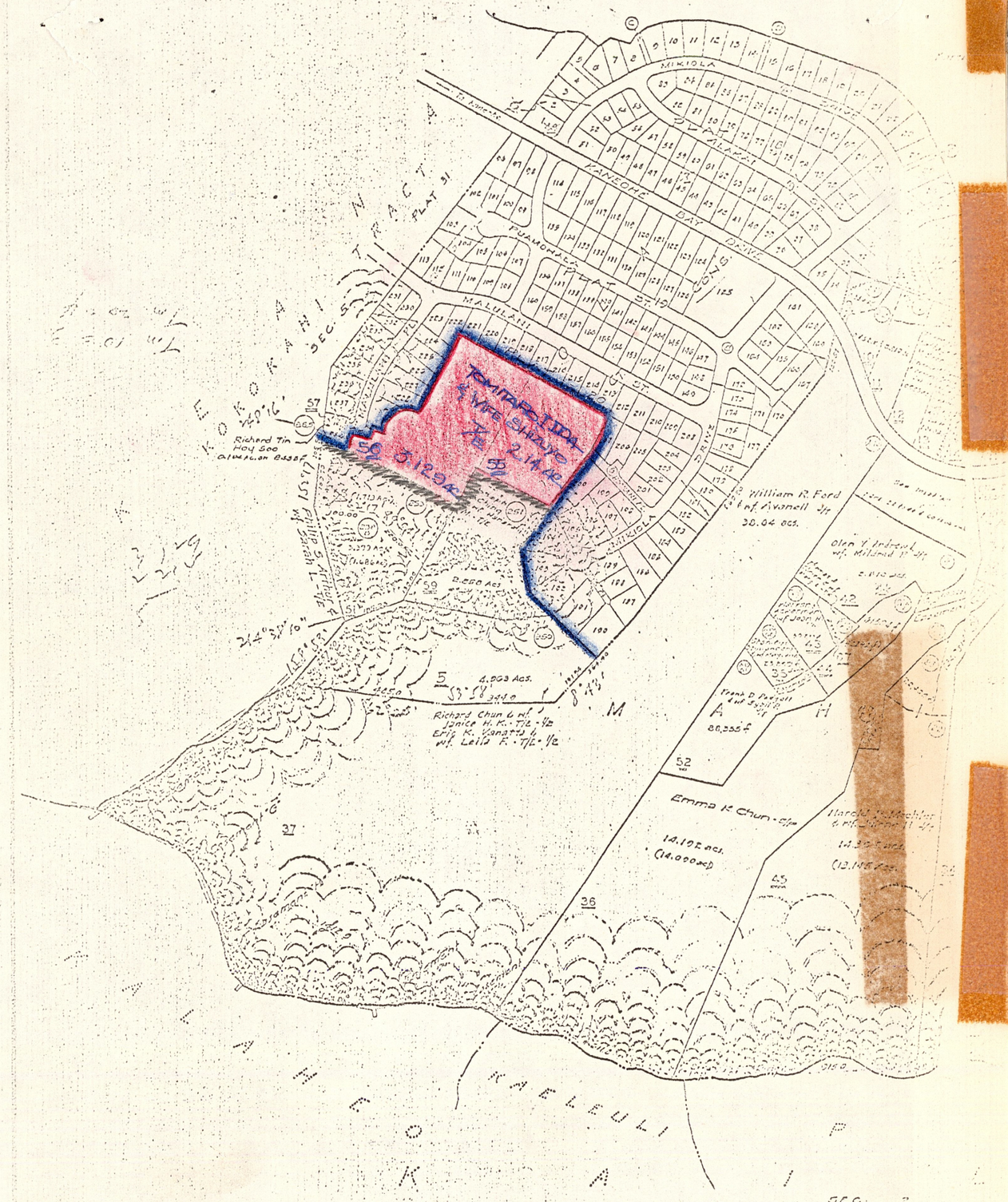
Dated: November 1, 1965.

NAMES	ADDRESS
Robert Im Lee	44-142 Mikiola
James S Matsuda	44-161 Mikiola Dr
Donald A. Krueger	44-730 Kaneohe Bay Dr.
Alan F. Farey	44-726 Kaneohe Bay Dr.
Dick Hoy Wong	44,155 Mikiola Dr.
Toshio Ishida	44-141 Mikiola Dr
Howard Y. F. Lau	44-135 Mekiola Dr.
Kenichi Fuchu	44-738 Makalani St.

NAMES	ADDRESS
Saki Tawamoto	44-122 Mikiola Dr
Yoichi Inoue	44-127 Mikiola Dr
David Chun	44-128 Mikiola Dr.
M. H. Cheung	44-702 Maluhia
Jack Ng	44-134 Lukela Dr.
Edward Nishida	44-144 Mikiola Dr
Charles V. Simmons	44-145 Mikiola Dr.
Francis Pang	44-134 Mikiola Dr
Raymond Tanyan	44-705 Hoomau Pl.
Paul A. Chun	44-707 Hoomau Place.
George P. Koncher	44-708 Hoomau Place
Harry E. Young	44-133 Mikiola Dr.
Ida Mack Rodrigues	44-703 Maluhia St.

NAMES	ADDRESS
Edwin Watanabe	44-704 Makulani
Mr. & Mrs. Lorita Daguinag	44-708 Makulani St
Harry S. Yonekawa	44-707 Makulani St.
Thomas T. Tamane	44-716 Makulani St.
Alonzo Kubihara	44-710 Makulani St
A. M. Dang	44-111 MAKULANI Pl.
Richard R. Damara	44-717 Makulani St
[illegible]	44-714 Puamohala St.
Natsuo Tsukamoto	44-711 Puamohala St.
Victor K. S. Yee	44-323 Mikiola Dr
Henry Maka JR	44-740 Makulani St.
Harry H. Y. Fu	44-741 Makulani St.
Harumi Hirata	44-113 Mikiola Dr Kaneohe

KANEOHE


MIKIOLA
KANEOHE BAY DRIVE
PUAMOHALA
MALULANI
TRACT
FLAT 31
TEMPLE IIDA & WIFE ENAYE TR. 2 14 AC
TR. 1
5.129 Ac.
William R. Ford & wf. Vivonell
30.04 ocs.
Olen F. Jedrawl wf. Millicent
Richard Tin Hoy Soo & Wm. Lon Bessie
Richard Chun & wf. Janice H. K. - T/E - 1/2
Eric K. Kanahele & wf. Leila F. - T/E - 1/2
4.003 Acs.
B.660 Acs
Frank D. Pacarro & wf. Sophie
Emma K. Chun - Life
14.192 acs.
(14.000 ±)
Harold T. Machida & wf. Sharon T.
13.145 Acs.
20,335 ±
Richard Berg & wf. Bertha H.
Richard L. Brown & wf. Eleanor M. - T/E
Barnacle H. J. Lemlay, John L. Moorlach & wf. Joanna C. - Tenants by the Entirety
Thurston Twigg-Smith & wf. Bessie
Frederick A. Schaefer III & wf. Evelyn H.
Charles L. Bedell & wf. Jacqueline M.
David Gilmian Hoffard
Gerry J. Hoefle & wf.
Walter D. Ackerman, Jr. & Ella B.
Olen F. Jedrawl & wf. Millicent
Powerline Easement
Powerline Easement
KEAALAU
Frederick A. Schaefer, III & wf. Evelyn H. T/E
Padraic B. Evans & wf. Dorcas B. - T/E
7.10 ACS.
4.30 ocs.
1.031 ocs.
1.913 ocs. (1.854 ocs.)
1.209 ocs.
1.223 ocs.
1.183 ocs.
0.733 ocs.
0.208 ocs.
0.183 ocs.
0.203 ocs.
0.203 ocs.
0.203

KASHIWA AND KASHIWA
ATTORNEYS AT LAW
SUITE 401 TRUSTCO BUILDING
HONOLULU 13, HAWAII
PHONES: 587331 · 587334

November 19, 1965

Mr. Genro Kashiwa
Kashiwa & Kashiwa
Suite 401, Trustco Bldg.
Honolulu, Hawaii 96813

Dear Mr. Kashiwa:

This is to acknowledge the receipt of your $50.00 check for an application by Mr. and Mrs. Tomitaro Iida to amend the land use district boundaries as shown on TMK 4-4-13: 55 and 56, Mikiola, Kaneohe.

In accordance with Section 98H-4, RLH 1955, as amended and Act 32/SLH 1965, this Commission must schedule a public hearing on your petition no sooner than 60 days and no more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on your petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including yours, in the City and County of Honolulu. We will inform you of the date of the hearing as soon as it is determined.

Should any questions develop in the meantime, we will contact you. If you should have any questions, please feel free to contact us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Planning Dept., C&C of Honolulu

November 19, 1965

Mr. Frank Skrivanek
Planning Director
Planning Department
Honolulu Hale Annex
Honolulu, Hawaii

Dear Mr. Skrivanek:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32/SLH 1965, a copy of a petition for amendment to the Land Use District Boundaries, submitted by Mr. Genro Kashiwa, attorney, for Mr. and Mrs. Tomitaro Iida, together with supporting data and maps, is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encls. - Petition, etc.

State Form B14

STATE OF HAWAII

Planning & Econ. Dev.

Department, Bureau or Commission

OFFICIAL RECEIPT No. 88

Nov. 19, 1965

RECEIVED from Genro Kashiwa

Fifty and No/100 **DOLLARS**

Public Hearing Fee – Land Use Commission

$ 50.00

Henry J. Lukeda

Public Accountant

State Form B14

STATE OF HAWAII

Land Use Commission
426 Queen Street, Hon., Haw.
Department, Bureau or Commission

OFFICIAL RECEIPT No. 118

November 18 1965

RECEIVED from Genro Kashiwa

Fifty & no/100 DOLLARS

For public hearing by Land Use Commission for boundary change

$ 50.00

Dora G. Horikawa
Public Accountant

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
NOV 18 1965
State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received by LUC _____

Date forwarded to County for recommendation _____

Date Petition, and County recommendation received by LUC _____

A65-102

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the City and County of Honolulu, Island of Oahu, map number and/or name Mikiola, Kaneohe to change the district designation of the following described property from its present classification in a(n) Conservation district into a(n) Residential district.

Description of property: All parcels of land described in Transfer Certificates of Title 66,499 and 72,884, copies of which are hereto attached and made a part hereof.

Petitioner's interest in subject property:
Owners in Fee Simple.

Petitioner's reason(s) for requesting boundary change:
See Exhibit A attached and hereby made a part hereof.

(1) The petitioner will attach evidence in support of the following statement:
See Exhibit B attached and hereby made a part hereof.
The subject property is needed for a use other than that for which the district in which it is located is classified.

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):
See Exhibit C attached and hereby made a part hereof.
(a) The land is usable and adaptable for the use it is proposed to be classified.

(b) Conditions and trends of development have so changed since adoption of the present classification, that the proposed classification is reasonable.

Signature(s) Tomitaro Iida
Shizuyo Iida

Address: 45-507 Pahia Road
Kaneohe, Oahu, Hawaii

Telephone: 244-241

TRANSFER CERTIFICATE OF TITLE

No. 66,499

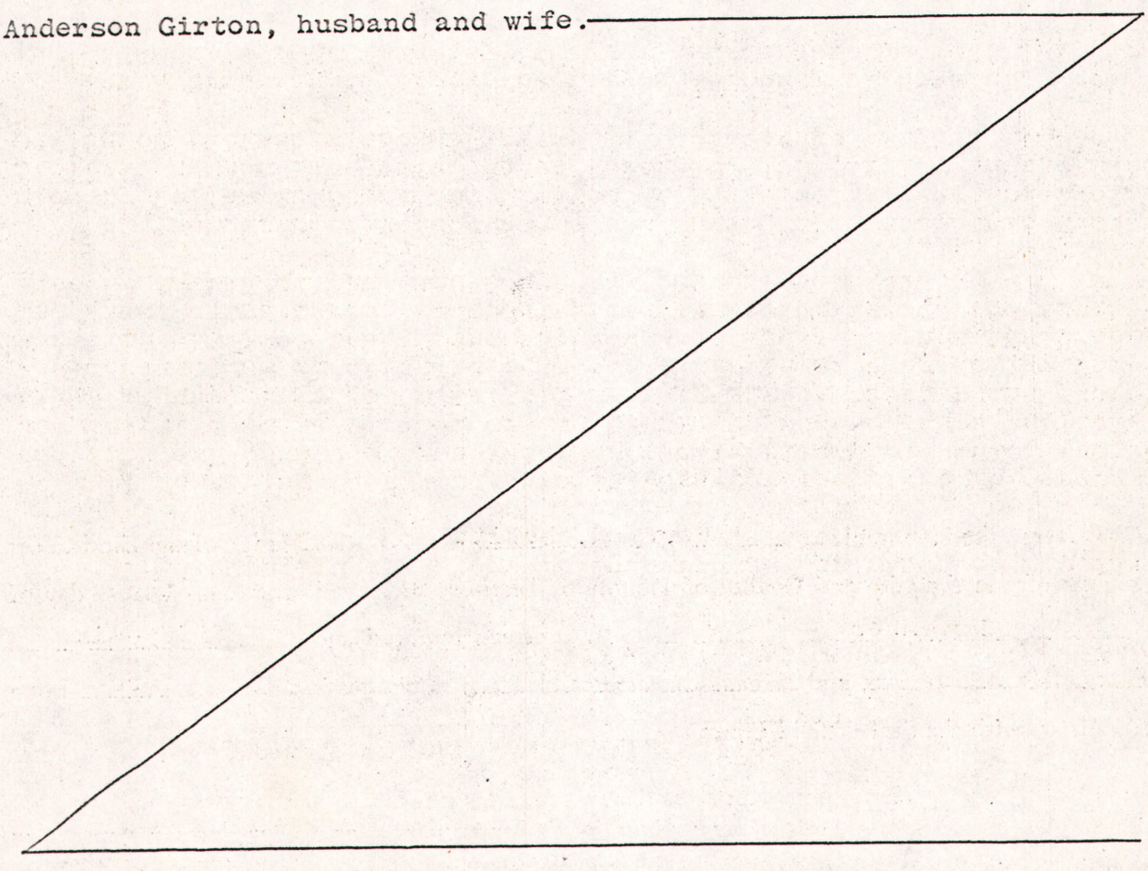
From Transfer Certificate No. 61,687, Originally Registered July 11, 1955, in Registration Book 617 Page 345 for the Registry District of the Territory of Hawaii.

This is to Certify that -TOMITARO IIDA- and -SHIZUYO IIDA-, husband and wife, whose residence and post office address is 45507 Pahia Road, Kaneohe, District of Koolaupoko, City and County of Honolulu, Territory of Hawaii, are the owners in fee simple, as Tenants by the Entirety with full right of survivorship, of that certain parcel of land situate at Mikiola, Kaneohe, District of Koolaupoko, City and County of Honolulu, said Territory, described as follows:

Lot 252, area 2.214 acres, as shown on Map 11, filed in the Office of the Assistant Registrar of the Land Court of the Territory of Hawaii with Land Court Consolidation No. 31 of Retlaw Corporation, Limited;

TOGETHER WITH a perpetual right of way for access to the ocean, in common with others thereunto entitled, over and across Lot F, as shown on Map 2 of said Land Court Consolidation No. 31;

Being all of the land described in Transfer Certificate of Title No. 61,687 issued to Richard Alexander Girton and Dorothea Anderson Girton, husband and wife.



And it is further certified that said land is under the operation and provisions of Chapter 307 of the Revised Laws of Hawaii, 1945, as amended, and that the title of said

-TOMITARO IIDA- and -SHIZUYO IIDA-

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in Section 12641, as amended, of said Revised Laws of Hawaii which may be subsisting, and subject also to:

1. Easement 10 for Storm Drain purposes, as shown on Map 11, as set forth by Land Court Order No. 8374, filed July 8, 1948.

2. Reserving, however, unto the Grantor the right to convey to the City and County of Honolulu, or the Territory of Hawaii the fee simple title to said right of way Lot F, to be used as a public right of way, in which event all private rights therein and thereto shall cease, as reserved in that certain Deed made by Retlaw Corporation, Limited to Lawrence Stevens and Lydia Stevens, husband and wife, dated March 10, 1953, filed in the Office of the Assistant Registrar of the Land Court as Document No. 147303.

3. The restrictive covenants set forth in that certain Deed made by Retlaw Corporation, Limited to Lawrence Stevens and Lydia Stevens, husband and wife, dated March 10, 1953, filed in the said Office of the Assistant Registrar as Document No. 147303.

4. A Grant in favor of The City and County of Honolulu, granting easement for drainage system over and across Easement 10, dated July 8, 1948, filed in the said Office of the Assistant Registrar as Document No. 105456.

The foregoing encumbrances are mentioned in Transfer Certificate of Title No. 61,687 to which reference is hereby made.

Witness, the Honorable Harry R. Hewitt, Judge of the Land Court at Honolulu, in the City and County of Honolulu, Territory of Hawaii, the 9th day of November in the year nineteen hundred and fifty-six at 10 o'clock and 33 minutes in the fore- noon

Attest, with the Seal of Said Court,

[signature]

Assistant Registrar.

MEMORANDA OF ENCUMBRANCES, ETC., ON THE LAND DESCRIBED IN THIS CERTIFICATE

Document Number	Kind	Running in Favor of	Terms	Date of Instrument	Date of Registration					Signature of Assistant Registrar	Discharge
					Year & Month	D.	H.	M.	A.M. or P.M.		
LAND COURT ORDER NO. 22712	Delineation appurtenant	of easement for sanitary sewer purposes 252	} Map 43	January, 1904	1904 Feb.	2	1	15	P.M.	Edgar K. Y. Lee	
[illegible]	Grant	The City and County of Honolulu	easement for sewer over Lot 252	Sept. 23, 1903	1904 Feb.	2	1	29	P.M.	Edgar K. Y. Lee	

[See over]

XEROX COPY

TRANSFER CERTIFICATE OF TITLE

No. 72,884

From Transfer Certificate No. 57,840, Originally Registered April 27, 1954 in Registration Book 579 Page 165 for the Registry District of the Territory of Hawaii.

This is to Certify that -TOMITARO IIDA- and -SHIZUYO IIDA-, husband and wife, whose residence and post office address is 45-507 Pahia Road, Kaneohe, District of Koolaupoko, City and County of Honolulu, Territory of Hawaii, are the owners in fee simple, as Tenants by the Entirety with full rights of survivorship, of that certain parcel of land situate at Mikiola, Kaneohe, District of Koolaupoko, City and County of Honolulu, said Territory, described as follows:

Lot 254, area 3.129 acres, as shown on Map 11, filed in the Office of the Assistant Registrar of the Land Court of the Territory of Hawaii with Land Court Consolidation No. 31 of Retlaw Corporation, Limited;

TOGETHER WITH a perpetual right-of-way for access to the ocean, in common with others thereunto entitled, over and across Lot F, as shown on Map 2 of said Land Court Consolidation No. 31;

Being a portion of the land described in Transfer Certificate of Title No. 57,840 issued to Francis Tamotsu Motooka and Otoroku Motooka

And it is further certified that said land is under the operation and provisions of Chapter 342 of the Revised Laws of Hawaii, 1955, and that the title of said

-TOMITARO IIDA- and -SHIZUYO IIDA-

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in Section 342-42 of said Revised Laws of Hawaii which may be subsisting, and subject also to:

1. Easement 10, for Storm Drain purposes, as shown on Map 11, as set forth by Land Court Order No. 8374, filed July 8, 1948.

2. RESERVING, HOWEVER, unto the Grantor the right to convey to the City and County of Honolulu, or the Territory of Hawaii the fee simple title to said right-of-way Lot F, to be used as a public right-of-way, in which event all private rights therein and thereto shall cease., as reserved in that certain Deed made by Retlaw Corporation, Limited to Raymond Wai Leong Wong and Betty Lee Wong, husband and wife, dated March 16, 1953, filed in the Office of the Assistant Registrar of the Land Court as Document No. 147305.

3. The restrictive covenants set forth in that certain Deed made by Retlaw Corporation, Limited to Raymond Wai Leong Wong and Betty Lee Wong, husband and wife, dated March 16, 1953, filed in the said Office of the Assistant Registrar as Document No. 147305.

4. A Grant in favor of The City and County of Honolulu, granting easement for drainage system over and across Easement 10, over Lot 254, dated July 8, 1948, filed in the said Office of the Assistant Registrar as Document No. 105456.

The foregoing encumbrances are mentioned in Transfer Certificate of Title No. 57,840 to which reference is hereby made.

Witness, the Honorable Harry R. Hewitt, Judge of the Land Court at Honolulu, in the City and County of Honolulu, Territory of Hawaii, the 3rd day of October in the year nineteen hundred and fifty-eight at 3 o'clock and 28 minutes in the after-noon

Attest, with the Seal of Said Court,

Assistant Registrar.

MEMORANDA OF ENCUMBRANCES, ETC., ON THE LAND DESCRIBED IN THIS CERTIFICATE

Document Number	Kind	Running in Favor of	Terms	Date of Instrument	Date of Registration: Year & Month	D.	H.	M.	A.M. or P.M.	Signature of Assistant Registrar	Discharge
Land Court Order No. [illegible]	Designation of Easements 12 and 13 for sanitary sewer purposes affecting Lot 254		Map 42	Jan. 31, 1964	1964 Feb.	5	1	25	P.M.	Edgar K. Y. Lee	
[illegible]	Grant	The City and County of Honolulu	easement for sewer over Easements 12 and 13	Aug. 26, 1963	1964 Feb.	5	1	25	P.M.	Edgar K. Y. Lee	

[See over]

EXHIBIT A

Petitioners' reasons for requesting boundary change:

At present the above mentioned land lies at the edge of the Conservation District which was classified as such on August 23, 1964. The properties were acquired in 1956 and 1958. Plans to subdivide were formed in 1963 and by January 10, 1964 the City and County of Honolulu (Building Superintendent) approved the site for subdivision. (See attached exhibit) Construction plans for subject property were submitted prior to August 23, 1964 to the Planning Department of the City and County of Honolulu for the proposed subdivision of said land by the owners and were approved. Owners were told to wait for the sewer system to be completed before construction. On August 23, 1964 the intended land was included in the present Conservation District. There are homes located on either side of the proposed subdivision area with a much steeper incline than said land. Owners request the Conservation District boundary be brought back in line with the top of the hill mauka of this proposed subdivision so they may put to use as residential lots the portion of their land included in their General Layout Plans, and the Conservation District be consistant in regards to existing lots on either side of said proposed subdivision.

EXHIBIT B

The subject property is needed for a use other than that for which the district in which it is located is classified:

Attached hereto and made a part hereof are letters bearing dates before August 23, 1964 showing the owners were in the process of having the land and General Layout Plans approved for residential purposes to complete requirements. The owners for the above mentioned reasons wish to move the Conservation District boundary back, which presently dips down from a position on top of two hilly areas onto the slope and to the foot of the hill on which their property lies, so they may go ahead with their subdivision plans started over two years ago.

NEAL S. BLAISDELL
MAYOR

YOSHIO KUNIMOTO
CHIEF ENGINEER

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PUBLIC WORKS
HONOLULU, HAWAII 96813

September 13, 1965

Mr. Suematsu Takemoto
926 Bethel Street
Honolulu, Hawaii

Dear Sir:

Proposed Subdivision: Iida Subdivision
Location: Mikiola, Kaneohe
Owner: Tomitaro Iida
Tax Map Key: 4-4-13: 55 and 56

The construction plans for the subject subdivision have been approved by the Department of Public Works subject to conditions found on the ground at the time of construction.

Please submit to the Chief Engineer the following:

1) Written notice at least one week prior to any construction work stating the date of commencement of such construction, the name of the contractor, the contract price and any other pertinent information;

2) Three (3) sets of prints of the approved plans for the Division of Engineering;

3) Three (3) sets of prints of the approved plans for the Division of Sewers.

Also, inform the owner that if he intends to dedicate or surrender the proposed improvements that are part of or within the subdivision to the City and County, the necessary documents of conveyances, including a search of title, should be prepared and ready for submission immediately after the completion of construction of improvements. This will expedite the dedication proceedings.

Standard drain and sewer easement forms are available at the Division of Land Survey and Acquisition, City Hall.

Very truly yours,

Yoshio Kunimoto

YOSHIO KUNIMOTO
Chief Engineer

NEAL S. BLAISDELL
MAYOR

HENRY TUCK AU
TRAFFIC ENGINEER

WILLIAM C. HONG
DEPUTY TRAFFIC ENGINEER

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF TRAFFIC
HONOLULU, HAWAII 96813

January 7, 1965

T. K. 4-4-13;

Mr. Suematsu Takemoto, Surveyor
Room 9, Friend Building
926 Bethel Street
Honolulu, Hawaii

Dear Sir:

Iida Subdivision

The construction plans for this subdivision are satisfactory to this Department.

Very truly yours,

William C. Hong

WILLIAM C. HONG
Deputy Traffic Engineer

Attachment

NEAL S. BLAISDELL
MAYOR

CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

PLANNING COMMISSION
THOMAS N. YAMABE, II, CHAIRMAN
GEORGE F. CENTEIO
FRANK W. HUSTACE, JR.
KINJI KANAZAWA
CYRIL W. LEMMON
STANLEY T. HIMENO
ALFRED A. YEE

BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS
HENRY C. H. CHUN-HOON, CHAIRMAN
HAROLD K. KOMETANI, VICE-CHAIRMAN
R. GIBSON RIETOW
PLANNING DIRECTOR
FREDERICK K. F. LEE

January 22, 1964

64(17)

Mr. S. Takemoto
926 Bethel Street
Honolulu 13, Hawaii

Dear Sir:

Proposed Subdivision: Kaneohe - Hoonani Place
Tax Key: 4-4-13: 55 and 56
Owner: T. Iida
Surveyor: S. Takemoto

Tentative approval was granted by the Planning Director on January 16, 1964 to the proposed consolidation and resubdivision of Lots 252 and 254 of Land Court Application 31 at Mikiola, Kaneohe into 15 residential lots with areas ranging from 6,327± to 13,879±; one remainder lot of 1.868 acres together with 32-foot right-of-way of 15,772±, being the extension of existing Hoonani Place (a 30-foot government-owned right-of-way). Modification was granted for the length of the 32-foot right-of-way which exceeds the maximum length of 300 feet by 420 feet.

Approval will be subject to certification by the Chief Engineer as to suitability of the land for subdivision; construction of all street improvements, utilities and drainage facilities; compliance with the requirements of Building Department and Class A residential district; and filing of final survey maps.

Very truly yours,

PLANNING DEPARTMENT

Frederick K. F. Lee
Planning Director

EY:ef
Enc.

February 17, 1964

Mr. Frederick K. F. Lee
Planning Director
Planning Department
City and County of Honolulu
Honolulu, Hawaii

Dear Mr. Lee:

Proposed Subdivision: Kaneohe-Hoonani Place
Tax Map Key: 4-4-13: 55 and 56
Owner: T. Iida
Surveyor: S. Takemoto

As requested in your letter of January 22, 1964, we submit herewith our comments as to the suitability of the subject site for subdivision.

The subject site is located on a hillside mauka of Kaneohe Bay Drive. The existing ground slope varies between 30 and 60 percent. The areas below and on both sides of the site are improved. Because of the steepness of the existing ground, some grading work is required.

We believe that the site can be made suitable for subdivision, as shown on the preliminary map. It is recommended that the developer submit a proposed grading plan and a certification by an engineer that the proposed grading will have no objectionable effect on surrounding properties or upon public health or safety.

Very truly yours,

YOSHIO KUNIMOTO
Chief Engineer

HHN/ea

B64-36

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
HONOLULU 13, HAWAII
January 20, 1964

Planning Department
City and County of Honolulu
Honolulu, Hawaii

Subject: Proposed Subdivision: BS64-20

Location: Off Hoonani Place, Kaneohe, Oahu

Owner: Tomitaro Iida

Tax Map Key: 4-4-13: 55 & 56

Surveyor: Fuomatsu Takemoto

Gentlemen:

A preliminary review of the subject subdivision has been made by this department for compliance with Building Code requirements. The following information is submitted for your guidance subject to further study if and when additional data and information are submitted and/or upon any revision of the subdivision plans.

Vacant tract.

Approval recommended.

Very truly yours,

TSUTOMU IZUMI
Building Superintendent

Form BD-200.80

EXHIBIT C

The land is usable and adaptable for the use it is proposed to be classified:

The land was tested for its soil content and makeup and favorable conditions for a housing development exist. By the planting of grass and other vegetation, the erosion factor on hillside lots will be eliminated as stated on attached "Report On Soil Investigation For Housing Development, Iida Subdivision", dated June 25, 1965. Grading of the lots with excessive slope is shown in the General Layout Plan also attached. From all standpoints in both use and adaptability, the land will conform to the standards of a Residential District without causing any danger by removal from its present location within the boundary of the Conservation District.

(Who'll do this? What happens in the meantime?)

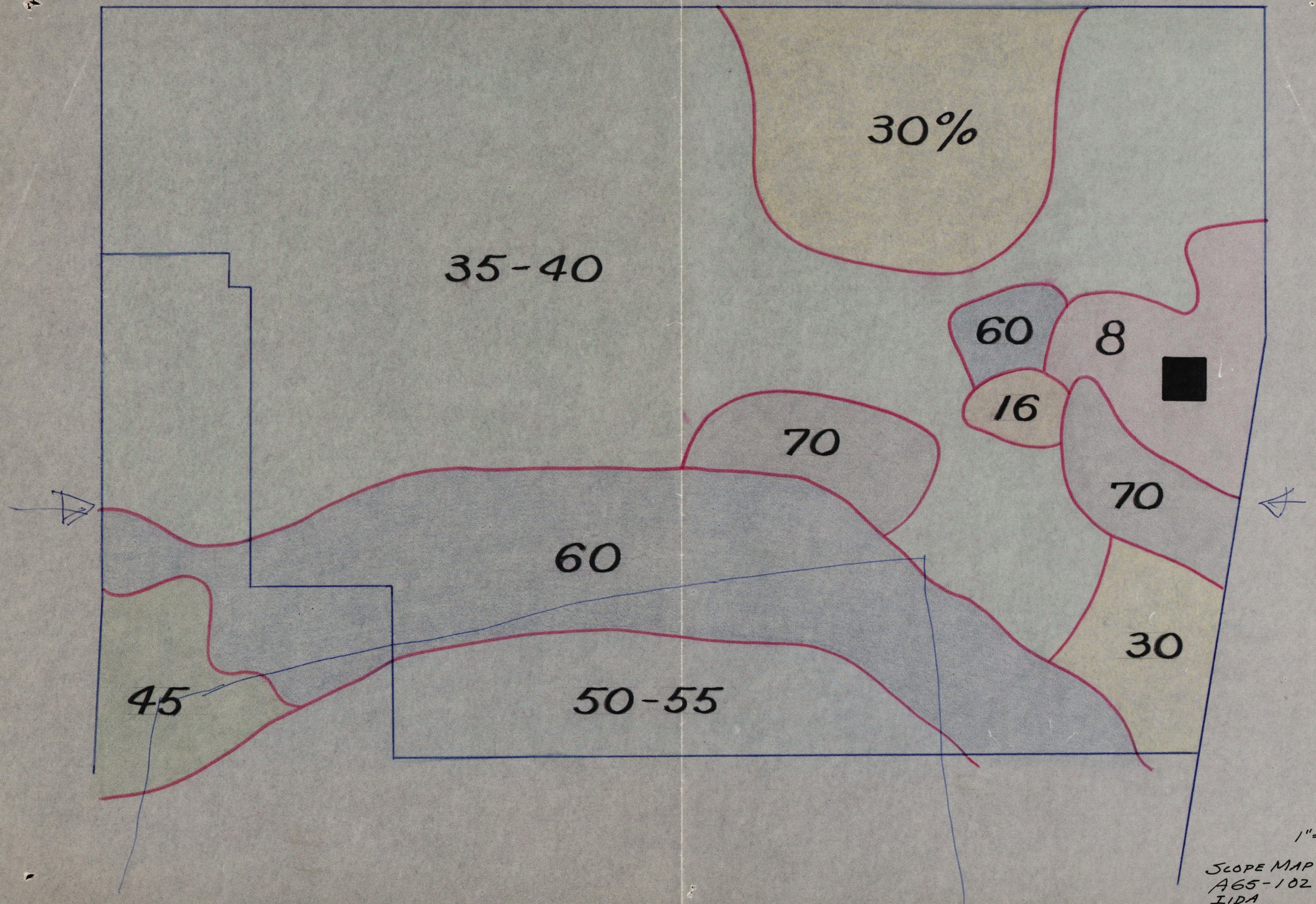
(make side lots will have only about a 24' width for building. Remainder of lot in fill slope)

TEMPORARY
DISTRICT
BOUNDS

A65-102
(IDA)

Subdivision Plans

MARS



1"=40'

SCOPE MAP
A65-102
IIDA

A65-102 IIDA SUBDIVISION

COUNTY RECOMMENDATION

ROADWAY

PROPERTY LINES

24'

2+00

COUNTY RECOMMENDATION

3+00

HORIZ. & VERT. 1"=10'
A65-102 IIDA SUB'D.

RECEIVED
NOV 18 1965
State of Hawaii
LAND USE COMMISSION

REPORT ON
SOIL INVESTIGATION FOR
HOUSING DEVELOPMENT
IIDA SUBDIVISION
MIKIOLA, KANEOHE, OAHU, STATE OF HAWAII

HIRASHIMA ASSOCIATES
910-A Mapunapuna Street
Honolulu, Hawaii 96819

June 25, 1965

Mr. Tomitaro Iida
45-507 Pahia Road
Kaneohe, Oahu, Hawaii

Dear Mr. Iida:

Transmitted herewith is our soil investigation report for the Iida Subdivision located at Mikiola, Kaneohe, Oahu.

The soil conditions on the site appear generally favorable for the intended development. Therefore, if the recommendations contained in this report are followed, it is believed that the project can be successfully concluded with a minimum of difficulty.

Very truly yours,

HIRASHIMA ASSOCIATES

PAUL E. S. F. LIU
REGISTERED PROFESSIONAL ENGINEER
No. 933
HAWAII, U.S.A.

Paul E. Liu, P.E.

This is a copy; original signed by Paul E. Liu

PEL/nyk

COPY

R E P O R T

TO

TOMITARO IIDA

45-507 PAMIA ROAD

KANEOHE, OAHU, HAWAII

ON

SOIL INVESTIGATION FOR HOUSING DEVELOPMENT

IIDA SUBDIVISION

MIKIOLA, KANEOHE, OAHU, STATE OF HAWAII

by

Hirashima Associates
Consulting Foundation and Soils Engineers
A Division of Concrete Quality Control, Inc.
910-A Mapunapuna Street
Honolulu, Hawaii 96819

PAUL E. S. F. LIU
REGISTERED PROFESSIONAL ENGINEER
No. 933
HAWAII, U. S. A.

R E P O R T

TO

TOMITARO IIDA

45-507 PAHIA ROAD

KANEOHE, OAHU, HAWAII

ON

SOIL INVESTIGATION FOR HOUSING DEVELOPMENT

IIDA SUBDIVISION

MIKIOLA, KANEOHE, OAHU, STATE OF HAWAII

LOCATION AND SCOPE OF INVESTIGATION

The area covered by this report is located at Mikiola, Kaneohe, nearby the existing Kokokahi Tract, at the end of Hoonani Place off Mikiola Drive. Figure 1A shows the location of the project site.

The present investigation was conducted to determine the general suitability of the area for the proposed residential development, the bearing values of the native soils in supporting additional fill, if required, as well as structural loads, and the possible presence of unfavorable soil conditions. Included in this report are the results of laboratory analysis of samples and estimates of the bearing value of the soil in cut, as well as in embankments.

FIELD INVESTIGATIONS

Three borings were made at the site; these locations are shown in Figure 1. Samples both disturbed and undisturbed, were recovered from various levels as different materials were penetrated, visually identified and sent to the laboratory for further tests and analysis. The undisturbed samples were obtained by driving a thin-walled Shelby-type sampler with an internal diameter of approximately two inches.

The samples were numbered according to the boring from which they were taken, their sequence within that particular hole, as well as their depth to the top of the sample. Thus, the designation "Sample No. 1-S-3.0" indicates that the sample was taken from Boring No. 1, that it was the second sample within that boring, and that the depth to the top of the sample from the surface of the ground was three feet.

The soil profile as disclosed by the borings are plotted on Figures 2A to 2C inclusive.

LABORATORY TESTS

Samples were subjected to appropriate tests in the laboratory. Among others these included in-place densities, moisture content, tests for expansion upon saturation, Atterberg limits, specific gravity, gradation, CBR value and compacted density.

The expansion test was conducted to detect the possible presence of undesirable expansive soils and was performed in accordance with the CBR procedure. The tests for grading analysis, compaction and CBR were conducted for purposes of identification and to evaluate the stability and bearing value of the soils in compacted fill.

The soil moisture-density relationship as determined by AASHO Test Method T180-57 or the equivalent Method A of ASTM Designation D 1557-58T, are presented on Figures 3A to 3D inclusive.

The results of laboratory tests are summarized in the Appendix.

SOIL CONDITIONS

A large portion of the site is covered by a dense growth of haole koa. The area in the vicinity of Boring No. 1 and extending perhaps as much as a quarter of the length of the subdivision appears to have been filled over previously with a soil up to perhaps three to four feet in depth. This soil exhibits moderate expansive tendencies. Since an excess of excavated material is expected, the use of this material should be avoided if possible. However, this material, if necessary, constructed and compacted as recommended, can be used in the lower layers of embankments and topped by at least two feet of the relatively non-expansive soil. Keeping surface water away from the lower depths will tend to stabilize the moisture content in the relatively more expansive soil.

Soils in this location has been classified as "Low Humic Latosols" according to the pedological system of soil classification and MH, CH or OH in the unified system.

Soils in this area are considered as being suitably stable. However, because of the steep topography particular care must be exercised so that slides will not occur. Procedures for cuts, benches, fills (especially benching steep natural ground before placing fill material on it) and compaction are recommended in the Guide Specifications of this report.

BEARING VALUES

From the results of the tests it is estimated that a design bearing value of at least 2,000 pounds per square foot in cut, undisturbed soil areas, and 1,500 pounds per square foot in compacted fill areas may be used for the light loads usual in residential construction. For heavier construction, such as masonry construction, more appropriate values for use in design are not to exceed 1,500 pounds per square foot in cut and 1,000 pounds per square foot for fills.

FILLS

To obtain satisfactory fills constructed from the native soils, it is essential that methods specified in the "Guide Specifications for Engineered Fill" attached hereto be followed. The fills, if constructed as specified, should develop adequate bearing values to support the structural loads due to light construction units.

Particular attention is drawn to the section requiring cutting and benching into original ground for embankments.

SLOPES

The following slope ratios are recommended: for cuts, slopes of 1 horizontal to 1 vertical; for fills, slopes of 1-1/2 horizontal to 1 vertical. For protection against erosion during construction, it is recommended that runoff water during time of rain be controlled by berms or other approved methods.

For extensive cuts, a bench or shelf about ten feet wide is recommended to be spaced at intervals of and not exceeding 25 feet in height.

PLANTING

As soon as practical, grasses such as those suggested by the "Guide Specifications for Planting" should be planted. These plantings will act as a permanent protection against erosion.

ROADWAYS

The City and County standards require a subbase course in addition to a regular base course if the expansion and/or moisture contents of subgrade soils exceed 1% or 30% respectively. It is, therefore, suggested that, the soils with low expansion and low moisture contents be reserved for use in the upper two to three feet of roadway fills. The moisture content of the subgrade can be controlled to some extent by allowing the wetter soils to dry.

FOUNDATION FOR HOUSING UNITS

The conventional type of 4" x 4" underpinning on an individual building block footing, with bearing values as recommended, should serve as housing foundations satisfactorily. Minimum depth of the footing should be three inches. For heavier construction such as footings for masonry walls, etc., loaded areas of greater size up to ten feet width is permissible using bearing values of 1,500 pounds per square foot in cut and 1,000 pounds per square foot in fill. Minimum depth of the footings should be two feet.

For slab-on-ground construction, a "Guide Specifications for Select Material" is attached hereto.

CONCLUSIONS

From the results of the field and laboratory investigation, it is concluded that: (1) the soils are generally favorable for residential subdivision; (2) the undisturbed native soils will support the proposed fill and structural loads; (3) satisfactory and stable fills can be made of the native soils provided the fill layers are constructed as recommended in the "Guide Specifications for Engineered Fill" attached herewith.

It is concluded that the soil conditions on the site are suitable for the intended development.

GUIDE SPECIFICATIONS FOR PLANTING

Planting materials shall be hunnan grass, buffalo grass, or manienie. In damp areas where manienie will not thrive hunnan grass shall be planted. In shaded areas buffalo grass shall be planted.

Planting of slopes shall commence as soon as practical, following just behind the grading work. Planting materials shall be obtained by digging up luxuriant growths thereof from areas that are free of seeds, roots, plants, and grasses that are objectionable. Plant and water within 24 hours after digging from original growing position.

Grasses for planting shall be in short lengths of approximately 4-inch runners. Planting shall be done in staggered rows 12 inches apart over areas previously topsoiled. After planting, cover with one-half inch of additional topsoil. Flat areas shall be rolled with lawn roller. Water soon after planting and continue daily, or twice daily as necessary, until the planting material begins to take hold.

Initial maintenance period. After the planting material has successfully taken hold, continue watering occasionally as necessary to maintain growth for a period of 3 months or until growth sufficient to cover 50% of the slope has been achieved. Any area that does not catch during this period shall be replanted. Also apply 10-10-2 fertilizer 3 to 4 weeks after planting to those areas that show slow growth, at the rate of 800 pounds per acre.

GUIDE SPECIFICATIONS FOR ENGINEERED FILL

General. The designation "engineered fill" is applied to a fill placed under the direct supervision of a Soils Engineer. The Soils Engineer shall approve the material, the method of placing and compacting, and shall give written approval of the completed fill. No deviation from these specifications shall be made except upon the written approval of the Soils Engineer.

AASHO Specifications hereinafter referred to are the Standard Specifications of the American Association of State Highway Officials, 1949 printing, or later revisions.

Clearing and Grubbing. All timber logs, trees, brush, buried rubbish, or decayed matter, and other undesirable material within the areas affected by grading operations, or if called for on the plans, shall be removed, piled up and burned, or otherwise disposed of in a satisfactory manner.

All vegetable matter such as roots, tree stumps, grass, etc., shall be removed from the surface upon which fill is to be placed. Such surfaces shall be uniformly scarified to a depth of at least six (6) inches and the operation shall be continued until all objectionable matter is disposed of and the soil is free of same as well as large clods.

When fills or embankments are to be made and compacted on hillsides, or when new fill is to be compacted against existing fill, or where fill is to be built part width at a time, the slopes of the original hillside, old or new fill, shall be cut into or benched as the work is brought up in layers. Material thus cut out shall be recompacted along with the material brought up. No soil containing objectionable vegetable matter of the kind mentioned shall be used in fills supporting

housing units, but shall be disposed of as directed by the Soils Engineer, in special waste areas.

Compaction Requirements. All fill areas and embankments shall be built up in uniform layers. The loose thickness of each layer shall be adjusted so that the required degree of compaction, as hereafter specified, can be readily attained, but shall not in any event exceed approximately six (6) inches compacted thickness. Each layer shall be thoroughly compacted completely to the edge before the next layer is laid thereon.

In general, the layers of fill shall be compacted with the use of conventional equipment designed for the purpose. The incidental compaction achieved by the passage of hauling units such as trucks, carryalls, etc. over the fill shall not be considered acceptable.

In general, all fill compaction operations shall be carried out and the layers of soil compacted at a moisture content which is optimum for the compacting equipment. This moisture content is generally in the neighborhood of the optimum moisture content determined by AASHO Method T180-57 or the equivalent ASTM Designation D1557 Method A. If the moisture content of the soil is below optimum enough water shall be added to the soil to bring its moisture content up to optimum. If above, the soil shall be allowed to dry, aerating by blading, harrowing, etc., to speed up the drying, until the moisture content drops down to approximately optimum.

Compaction of each and every layer of fill of the entire embankment, including the slopes, berms, etc., shall be continued until the density, as determined by field tests reaches a value of at least 90% of the maximum indicated by AASHO Method T180-57 as hereafter specified. In lieu of compacting the slopes, the embankment may be over-filled and over-compacted, then cut back to the proper 2:1 slope, provided that the final slope will be at the required degree of compaction.

Drainage. Care shall be exercised during the rough grading work so that areas involved will drain properly. Thus, as far as practicable, all ruts and depressions resulting from construction traffic shall be carefully smoothed out at the end of the day's work. All fill slopes shall be protected by temporary berms.

Rocky Material. When fill material includes rock, no large rocks will be allowed to nest and all voids must be carefully filled with small stones or earth and properly compacted. No large rocks will be permitted higher than twenty-four inches (24") below the finished grade.

Field Tests. The Soils Engineer shall be notified in advance as to the date grading operations are scheduled to start, so that he may make the necessary preparations for carrying out field density tests to determine the actual relative compactions being obtained, and thus determine appropriate corrective measures, if needed.

Field density tests shall be made by the Soils Engineer of the compaction of each layer of fill. Density tests may be made at intervals not exceeding 2 feet of fill height provided all layers are tested. Where sheepsfoot rollers are used the soil may be disturbed to a depth of several inches. Density reading shall be taken in the compacted material below the disturbed surface, and as often as necessary, as determined by the Soils Engineer. When these readings indicate that the density of any layer of fill or portion thereof is below the required (90%) density, the particular layer or portion shall be reworked until the required density has been obtained.

Supervision. Supervision by the Soils Engineer shall be made during the fill and compacting operation so that he can certify that the fill was made in accordance with accepted specifications.

GUIDE SPECIFICATIONS FOR SELECT MATERIAL

Materials. The select material for use under ground floor slabs shall consist of crushed rock, quarry waste, dredged coral, black sand, or other material as approved by the Soils Engineer. It shall be free from adobe, organic matter, and other such deleterious matter.

Grading. The material shall conform to the following gradation:

Sieve No.	% Passing
2"	Not less than 95%
#40	10 to 20%
#200	5 to 10%

The Plasticity Index as determined by ASTM Method D424-54T shall not exceed 10.

Compacting. The select material shall be put down in layers not to exceed 6 inches compacted thickness. Each layer shall be properly moistened, if necessary, and thoroughly compacted to a density of not less than 90% of the maximum indicated by the Modified AASHO Method T99-49. (ASTM Designation D 1557-58T.)

APPENDIX

SUMMARY OF LABORATORY TEST RESULTS

Boring No.	1	1	1	1	1
Sample No.	A	B	C	D	E
Depth (ft.)	1.0	2.5	3.0	3.5	4.0
IN-PLACE DENSITIES					
Wet Density (lb/c.f.)	110.7	110.6	112.9	111.7	109.0
Moist. Content, %	36.0	36.3	35.1	33.1	31.7
Dry Density (lb/c.f.)	81.4	81.1	83.6	83.9	82.8
UNCONFINED COMP. TEST					
Yield Point (lb/s.f.)	5.585	5.319	6.383	7.713	7.181
EXPANSION TEST					
Swell upon Saturation, %	4.3				
ATTERBERG LIMITS					
Liquid Limit	64				
Plasticity Index	26				
SPECIFIC GRAVITY	2.64				
GRADING ANALYSIS					
(% Passing)					
Sieve					
#4	100.0				
#10	98.9				
#20	98.4				
#40	97.8				
#80	97.0				
#100	96.4				
#200	96.1				
COMPACTION TEST					
(AASHO Method T180-57)					
Max. Dry Density (lb/c.f.)	89.6				
Optimum moist., %	27.3				
CBR TEST					
CBR at 0.1"					
Penetration	2.7				

SUMMARY OF LABORATORY TEST RESULTS (continued)

Boring No.	1	1	1	1	1
Sample No.	F	G	H	I	J
Depth (ft.)	7.0	8.0	9.5	11.5	12.0
IN-PLACE DENSITIES					
Wet Density (lb/c.f.)	116.1	116.4	108.2	106.5	108.2
Moist. Content, %	36.9	34.4	46.2	45.8	62.1
Dry Density (lb/c.f.)	84.8	86.6	74.0	73.0	66.7
UNCONFINED COMP. TEST					
Yield Point (lb/s.f.)	4,521	4,787	5,053	3,989	3,457

SUMMARY OF LABORATORY TEST RESULTS (continued)

Boring No.	2	2	2	3	3
Sample No.	A	B	C	A	B
Depth (ft.)	1.0	4.0	5.5	2.5	4.5
IN-PLACE DENSITIES					
Wet Density (lb/c.f.)	99.6	106.5	116.0	106.5	111.7
Moist. Content, %	25.3	34.2	25.8	26.8	29.2
Dry Density (lb/c.f.)	79.5	79.4	92.2	84.0	86.5
UNCONFINED COMP. TEST					
Yield Point (lb/s.f.)	----	5,053	2,926	3,457	9,043
EXPANSION TEST					
Swell upon Saturation, %	1.5	---	---	2.2	---
ATTERBERG LIMITS					
Liquid Limit	53	48	---	52	---
Plasticity Index	15	15	---	17	---
SPECIFIC GRAVITY	2.53	2.72	---	2.71	---
GRADING ANALYSIS					
(% Passing)					
Sieve					
1/2"	82.0	90.6	---	---	---
#4	78.8	87.0	---	99.7	---
#10	73.2	78.3	---	98.0	---
#20	65.3	69.5	---	93.6	---
#40	59.9	63.3	---	88.2	---
#80	52.5	53.8	---	76.9	---
#100	50.5	50.4	---	72.3	---
#200	47.2	45.6	---	68.3	---
COMPACTION TEST					
(AASHO Method T180-57)					
Max. Dry Density (lb/c.f.)	92.2	94.6	---	95.0	---
Optimum Moist., %	25.0	25.7	---	27.2	---
CBR TEST					
CBR at 0.1"					
Penetration	16.3	---	---	8.0	---

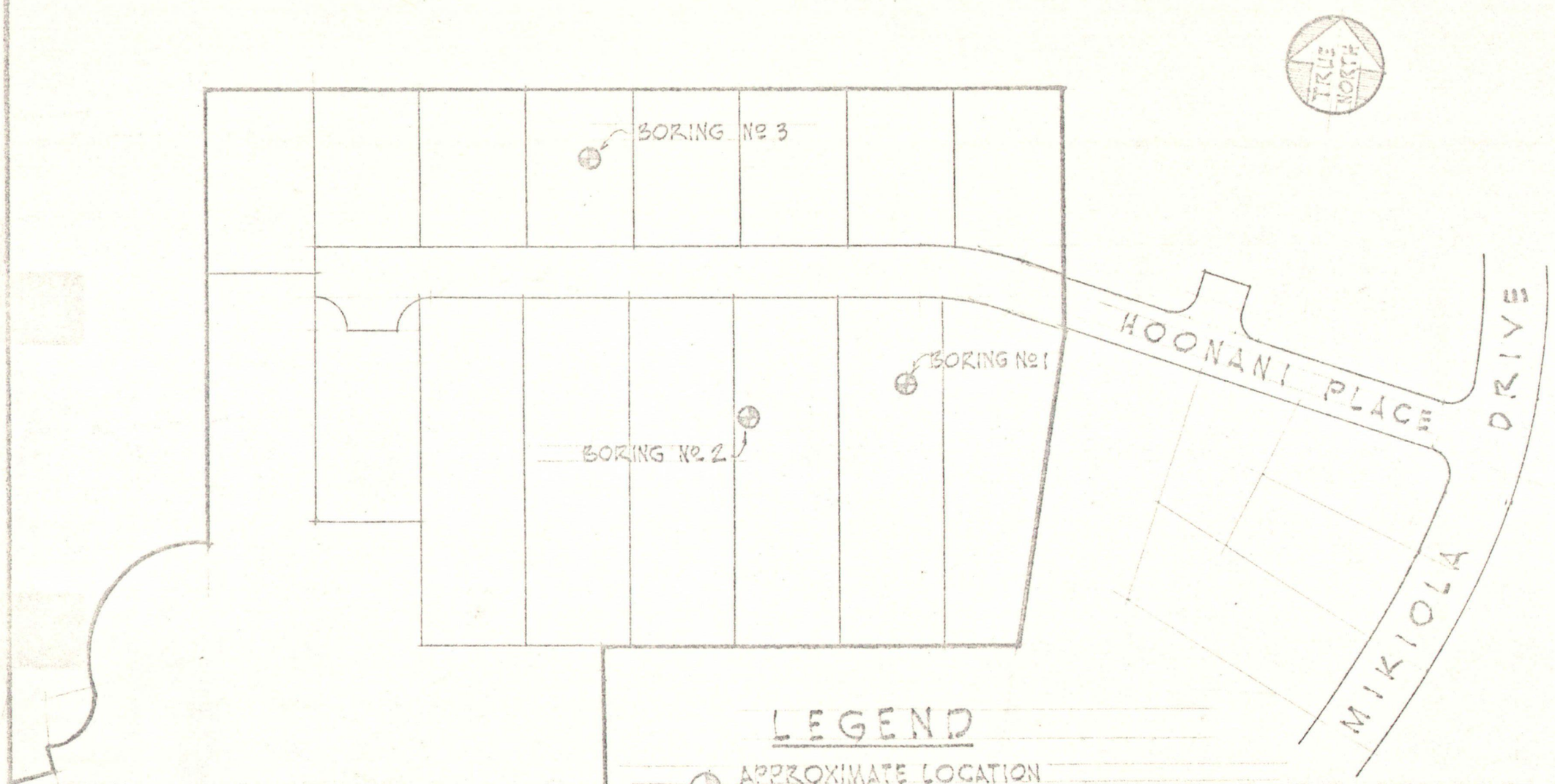


FIGURE 1

BORING LOCATION PLAN

NOT TO SCALE

Iida Subdivision
Kaneohe, Oahu, Hawaii

H4T-SL 6/21/65

Hirashima Associates
Consulting Foundation
and Soils Engineers
A Division of CQC

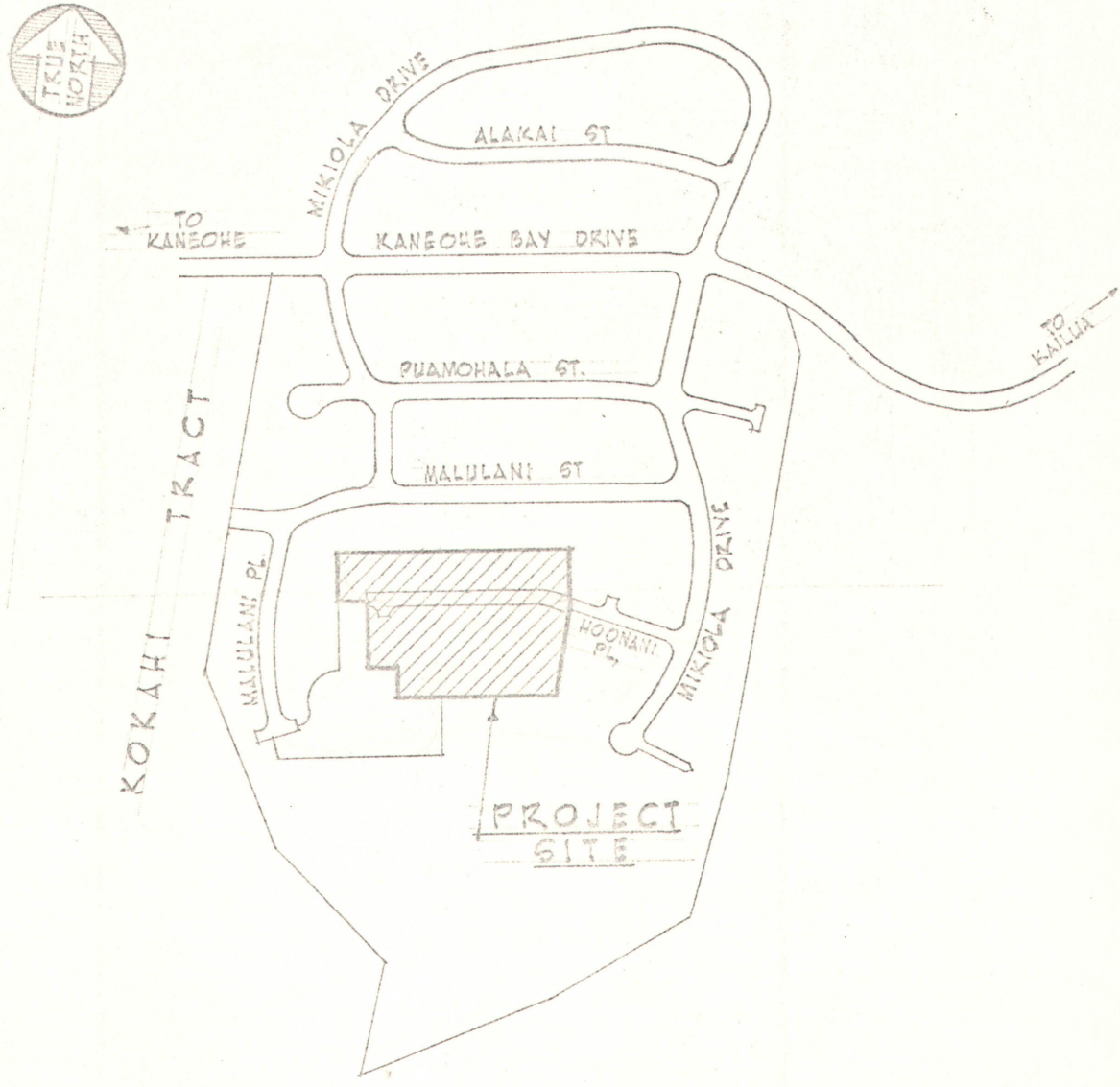


FIGURE 1A

PROJECT LOCATION MAP

NOT TO SCALE

Iida Subdivision
Kaneohe, Oahu, Hawaii

H4T-SL 6/22/65

Hirashima Associates
Consulting Foundation
and Soils Engineers
A Division of CQC

BORING NO. 1

Depth	Sample No.	Driller's Description
0.0'		
	1-A-1	Mottled clay, predominantly reddish-brown. Traces of organic matter
	1-B-2.5	
	1-C-3.0	
3.5'		
	1-D-3.5	
	1-E-4.0	Mottled clay, predominantly dark brown. Traces of decomposing rocks
7.0'		
	1-F-7.0	
	1-G-8.0	Mottled clay, predominantly light brown. Traces of decomposing rocks
	1-H-9.5	
11.5'		
	1-I-11.5	Decomposing rocks. Traces of light brown to reddish clay
	1-J-12.0	

FIGURE 2A

Iida Subdivision
Kaneohe, Oahu, Hawaii

H4T-SL 6/21/65

Hirashima Associates
Consulting Foundation
and Soils Engineers
A Division of CQC

BORING NO. 2

Depth		Sample No.	Driller's Description
0.0'		2-A-1.0	Loose dark brown clayey sand. Rocks in various stages of decomposition. Traces of organic matter.
4.0'		2-B-4.0	Decomposing rocks. Traces of light brown clay
		2-C-5.5	

FIGURE 2B

Iida Subdivision
Kaneohe, Oahu, Hawaii

H4T-SL 6/21/65

Hirashima Associates
Consulting Foundation
and Soils Engineers
A Division of CQC

BORING NO. 3

Depth	Sample No.	Driller's Description
0.0'		
		Loose dark brown clayey sand. Rocks in various stages of decomposition. Traces of organic matter.
1.0'		
	3-A-2.5	Mottled clay predominantly reddish-brown. Traces of organic matter
4.5'		
	3-B-4.5	Decomposing rocks. Traces of light brown clay.

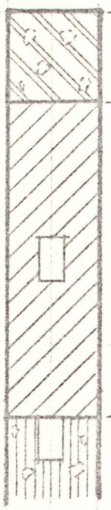


FIGURE 2C

Iida Subdivision
Kaneohe, Oahu, Hawaii

H4T-SL 6/21/65

Hirashima Associates
Consulting Foundation
and Soils Engineers
A Division of CQC

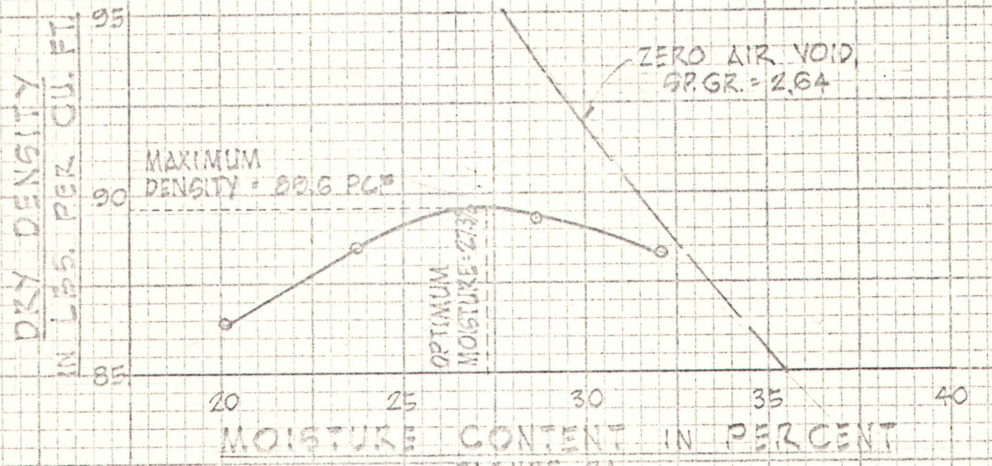


FIGURE 2A

BORING Nº 1 (1.0')

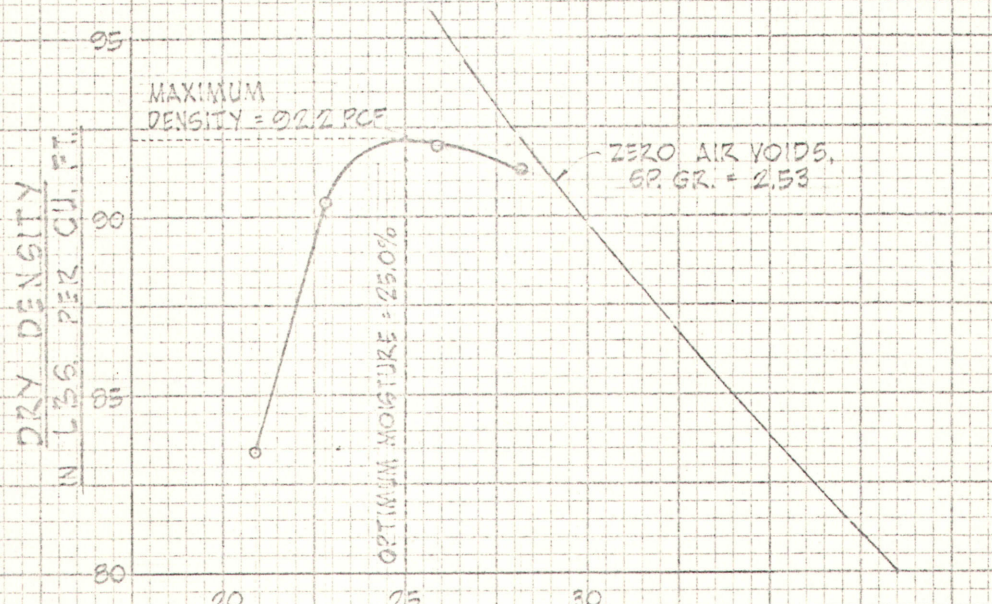


FIGURE 3B

BORING Nº 2 (1.0')

MOISTURE-DENSITY RELATIONSHIPS

Iida Subdivision
Kaneohe, Oahu, Hawaii
H4T-SL 6/22/65

Hirashima Associates
Consulting Foundation
and Soils Engineers
A Division of CQC



FIGURE 3C

BORING Nº 2 (4.0')

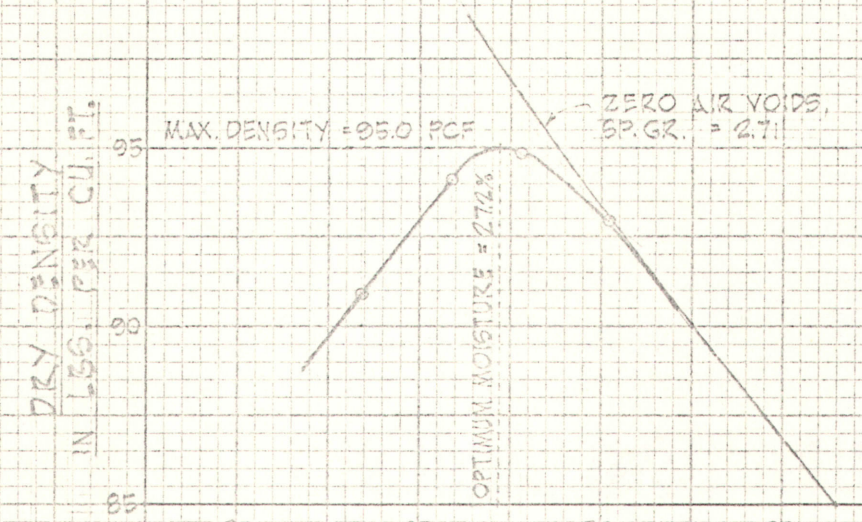


FIGURE 3D

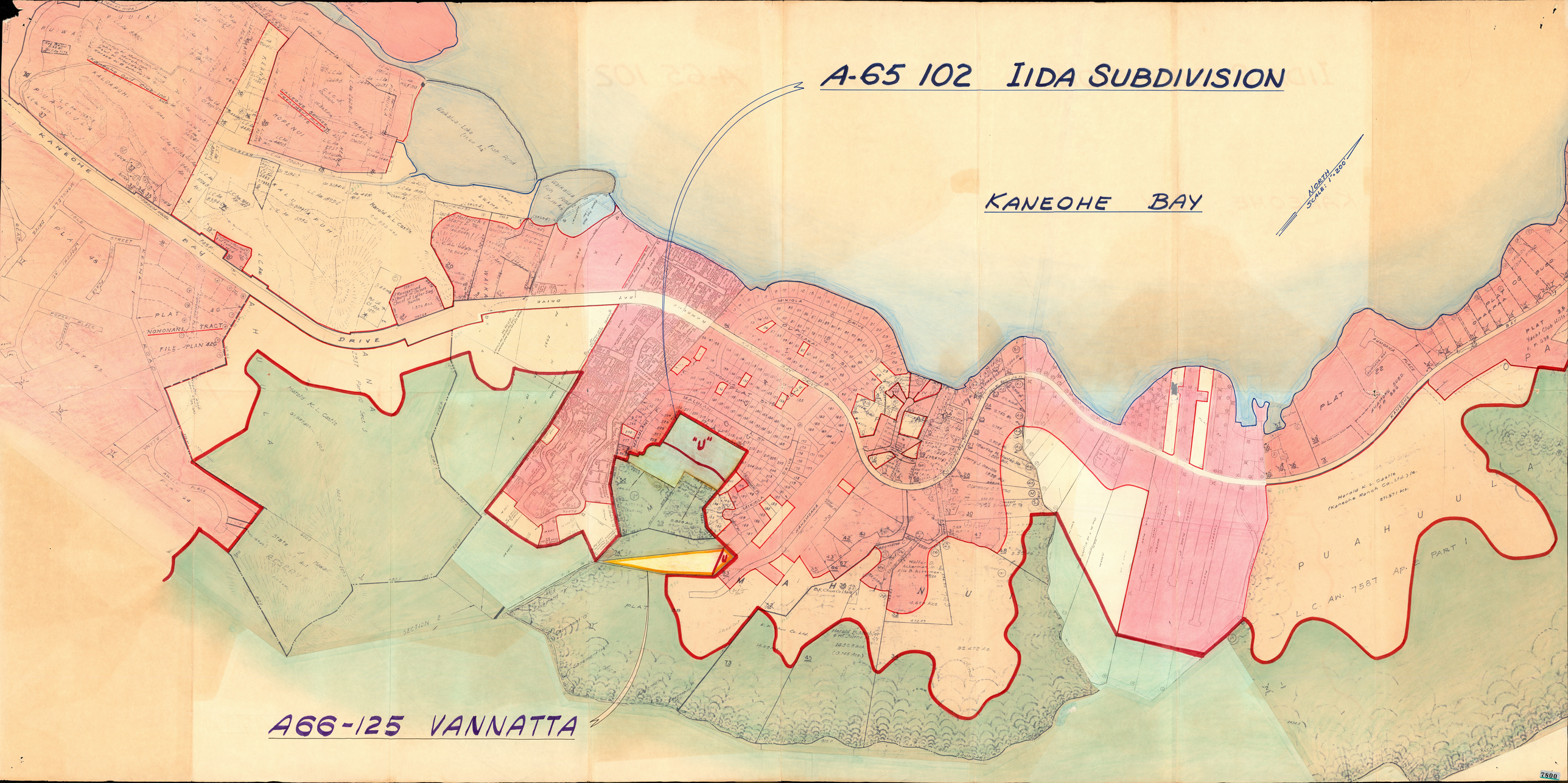
BORING Nº 5 (2.5')

MOISTURE-DENSITY RELATIONSHIPS

Iida Subdivision
Kaneohe, Oahu, Hawaii

H4T-SL 6/22/65

Hirashima Associates
Consulting Foundation
and Soils Engineers
A Division of CQC


A-65 102 IIDA SUBDIVISION
KANEOHE BAY
North
Scale: 1" = 200'
A66-125 VANNATTA
KANEOHE BAY DRIVE
"U"
PUAHULA
PUAHULA PART 1
L.C. Aw. 7587 Ap. 2
Harold K.L. Castle
(Kaneohe Ranch Co., Ltd.) 1/6
871.571 Acs.
Harold K.L. Castle
Trustee
Harold K.L. Castle
& Wife Dillon
1430.8 acres
(1376.5 Acs.)
95.472 Ac
4.61 Acres
Wall, O. & Ackerman, E. & Ella B. Ackerman
Wakalua Fish Pond
Wakalua Loko
Three Ag
Fish Pond
PLAT
NOHONANI
TRACT
FILE PLAN 426
PLAT 35
Yacht Club Hills
F.P. 638
PLAT 22
Kaneohe Ranch Co.
Subdivision
F.P. 838
Archway Sheds
F.P. 838
State of Hawaii
RESERVE
SECTION 2
Harold K.L. Castle
Trustee
Harold K.L. Castle
Trustee
Harold K.L. Castle
Trustee

CHRONOLOGICAL SUMMARY
IIDA PETITION

1964 — 1965 — 1966

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR

TENTATIVE APPROVAL GRANTED JAN 16 '64

T.A. EXPIRED JAN 15 '65
NO EXTENSION
PREP. OF PLANS PROCEEDED W/O EXT. →

SEP '65 – CONSTRUC. PLANS SIGNED BY VAR. AGENCIES EXCEPT PLANNING DEPT.

12 MONTHS

EFFECTIVE PERIOD OF TENTATIVE APP.

C&C SEWER CONSTR.

AUG 11 '64
C&C SEWER COMPLETED

UNDERWAY

NOV 18 '65 – PETITION FILED WITH L.U.C.

AUG 23 '64
FINAL BOUNDARIES IN EFFECT

TEMP. BOUNDS – URBAN
AGRICUL.

FINAL BOUNDARY – CONSERVATION

7791

7780

A65-102 IIDA SUB'D.

PACIFIC OCEAN

EOHE

Kapapa Island (Bird Refuge)

Ahu o Laka Island (Bird Refuge)

Kekepa Island (Bird Refuge)

CORAL REEF

HEEIA BAY

NAVAL RESERVATION

Kaneohe Marine Corps Air Station

Moku o Loe Island

University of Hawaii Marine Laboratory

Pyramid Rock

Pali Kilo

MOKAPU RD

Pukaulua Pt

Ulupau Head

Ulupau Crater

Rocks

Coral Reef

Towers

Puu Hawaiiloa

MOFFETT RD

LAWRENCE ROAD

PENNSYLVANIA RD

Tank

KANEOHE BAY

Halekou Pond

Nuupia Pond

Kaluapuhi Pond

Mud

Kailua Sky Ranch

Malae

Puu Papaa

Water Tank

Kapoho Pt

Kaneohe Fishing Pier

Kealohi Pt

Coral Reef

Kamehameha Reef

Heeia Pond

Heeia Landing

HEEIA RADIO STATION

Heeia

NAVAL RES

Towers

Pohakea

Uohope Pond

Puu Pahu

St Anns Sch

Stream

Kaaahala

Baskerville Spring

Sewage Disposal

STATE HOSPITAL

Waiaka

BOUNDARY

Kaaahala Str

Kaneohe

Kaneohe Beach Park

Fishpond

Kokokahi

Puohala Village

Kawa Stream

KANEOHE BAY DRIVE

Castle High Sch

KAHALUU HOMESTEADS

Kaneohe Sch

HALEKOU WAIKALUAKAI HOMESTEADS

Hawaiian Memorial Park (Cem)

Luluku

Kuou

Wells

Mahinui

Kapaa Quarry

Kaneohe

Keaalu

Pier

Kawainui Swamp

Water Tank

Pump House

Radio Tower

Puu o Ehu

Kaelepulu Pond

Kailua

(Lanikai P O)

Kailua Field

Playground

Footbridges

Quarry

KAILUA BEACH

KAILUA BAY

KAWAINUI CANAL

GRANT EDY (APPROXIMATE)

KEOLU DRIVE

KUULEI ROAD

KIHAPAI ST

ONEAWA ST

HUALANI ST

KALAMA ST

KALAHEO AVE

PALI GOLF COURSE

PALI HIGHWAY

KALANIANAOLE HIGHWAY

Olomana Ridge

Kawailoa Girls Home

HSPA Experiments

Kaaahala Ridge

Waiahole Reservoir

Waiahole Ditch

Waiahole Stream

Luluku Stream

Kuou Stream

Kawa Stream

Heeia Stream

Kaneohe Stream

Kaaahala Stream

Kahaluu Stream

Kawainui Stream

Kaelepulu Stream

Mokolii Stream

Mamaki Stream

Kohanaiki Stream

Oneawa Stream

Kaneohe Bay Drive

Kamehameha Highway

Likelike Highway

Pali Highway

Kalanianaole Highway

Pipeline

Cable

Boundary

1 MILE

True North
Scale 1 in = 40 ft.

Lot 9 — 7233 Sq. Ft.
Lot 10 — 6327 Sq. Ft.
Lot 11 — 6327 Sq. Ft.
Lot 12 — 6327 Sq. Ft.
Lot 13 — 6327 Sq. Ft.
Lot 14 — 6327 Sq. Ft.
Lot 15 — 6339 Sq. Ft.
Lot 16 — 6752 Sq. Ft.
Lot 8 — 1.868 Ac.
Lot 7 — 8001 Sq. Ft.
Lot 6 — 13875 Sq. Ft.
Lot 5 — 13879 Sq. Ft.
Lot 4 — 13879 Sq. Ft.
Lot 3 — 13879 Sq. Ft.
Lot 2 — 13876 Sq. Ft.
Lot 1 — 12436 Sq. Ft.

Easement "10" (Drainage) 10 ft. wide
Sewer Easement
Easement "9" (Drainage)
Sewer Easement
Drainage Easement
Sewer Easement

CITY RECOM.

TEMP. EDGE.

PLACE
MALULANI
HOONANI PLACE
DRIVE
MIKIOLA

KEY MAP
True North
Scale 1in. = 400 ft.
KOKOKAHI TRACT
MIKIOLA DRIVE
ALAKA PL.
KAMEHA BOX DRIVE
KAMEHAMEHA 3RD
KAMEHAMEHA 2ND
KAMEHAMEHA 1ST
KAMEHAMEHA 4TH
KAMEHAMEHA 5TH
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GENERAL LAYOUT		1
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STANDARD DETAILS	TRENCH BACKFILL B.W.S. EXISTING C.B.& INTAKE.	3
CROSS SECTIONS		4
LOT GRADING		5

This work was prepared by me or under my supervision.
Kenji Suzuki
REGISTERED PROFESSIONAL ENGINEER No. 135 HAWAII U.S.A.

APPROVED:
Planning Director, Planning Department. 9/7/65
Chief Engineer, Department of Public Works.
Director, Division of Sanitation. 9/17/65
MANAGER & Chief Engineer, B. W. S. 9/16/65
Traffic Engineer, Department of Traffic. 9/13/65
Director, Div. of Engineering
APPROVED:
Engineer, Div. of Sewers.
Asst. Chief Engineer, B.W.S. 9/3/65
Registered Prof. Engineer Certificate No. 135

IIDA SUBDIVISION
MIKIOLA, KANEOHE, O

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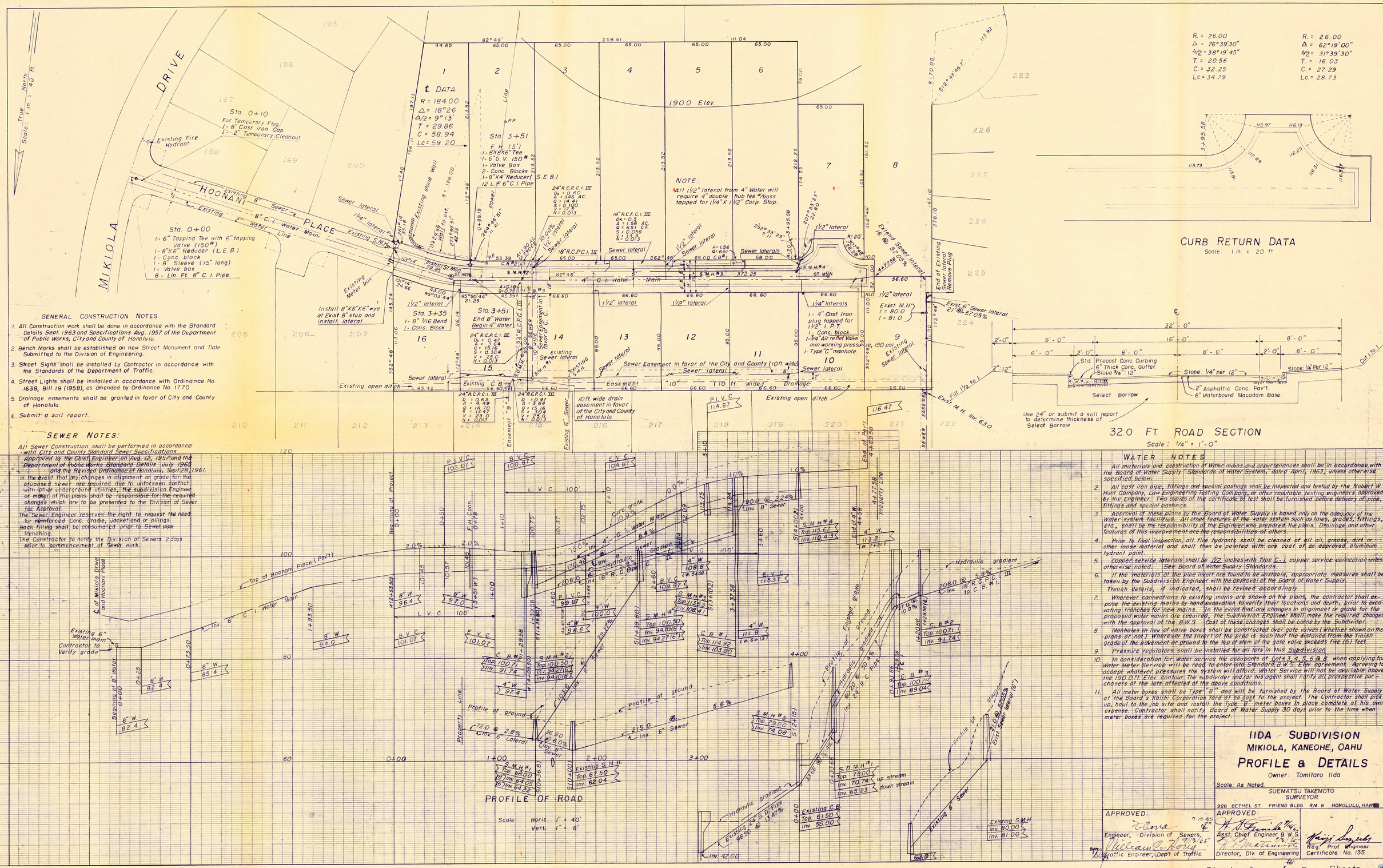
MIKIOLA DRIVE
HOONANI PLACE
Existing 8" Sewer
Existing 8" C.I. Water Main
Existing 2" Water Line
Existing Fire Hydrant
Sta. 0+10
For Temporary Flug
1-8" Cast iron Cap.
1-2" Temporary Cleanout
Sta. 0+00
1-6" Tapping Tee with 6" tapping Valve (150#)
1-6"X6" Reducer (L.E.B.)
1-Conc. block
1-6" Sleeve (15" long)
1-Valve box
8-Lin. Ft. 8" C.I. Pipe.
Existing Meter box
Install 8"X6"X6" wye at Exist 8" stub and install lateral
Sta. 3+35
1-8" V16 Bend
1-Conc. Block
Sta. 3+51
End 8" Water
Begin 4" Water
1-Conc. Block
℄ DATA
R = 184.00
Δ = 18°26
Δ/2 = 9°13'
T = 29.86
C = 58.94
Lc = 59.20
Sta. 3+51
F.H. (5')
1-8"X8"X6" Tee
1-6" G.V. 150#
1-Valve Box
2-Conc. Blocks
1-8"X4" Reducer (S.E.B.)
12 L.F. 6" C.I. Pipe
1900 Elev.
NOTE:
All 1½" lateral from 4" Water will require 4" double hub tee w/boss tapped for 1¼" X 1½" Corp. Stop.
4" C.I. water Main
1½" lateral
1¼" laterals
1- 4" Cast iron plug tapped for 1½" I.P.T.
1- Conc. block
1-¾" Air relief Valve min. working press. 150 psi.
1-Type "C" manhole.
Existing Sewer lateral
Sewer lateral
Sewer Easement in favor of the City and County (10ft. wide)
10" Sewer (110 ft. Wide) Drainage Easement
Existing open ditch
10ft. wide drain easement in favor of the City and County of Honolulu.
Existing C.B.
Existing S.M.H.
Existing 6" Sewer
Exist. M.H. Inv. 63.0
Exist. Fill 1½ to 1
Cut 1 to 1
Extend Sewer lateral 16' @ 5.7.05%
End of Existing Sewer lateral Remove Plug
Exist. 6" Sewer lateral 21' @ 5.7.05%
Exist. M.H. I = 80.0 I = 81.0
Property Line
Easement
Sta. 0+00
Beginning of Project
Top of Hoonani Place (Pav't)
℄ of Mikiola Drive and Hoonani Place
Existing 6" Water main Contractor to Verify grade
Profile of ground
Hydraulic gradient
Existing 6" Sewer
PROFILE OF ROAD
Scale: Horiz 1" = 40'
Vert. 1" = 8'
P.I.V.C. 114.87
116.47
Existing open ditch
Existing C.B. Top 61.50 Inv. 55.00
Existing S.M.H. Inv. 60.00 Inv. 81.00
Existing S.M.H. Top 67.50 Inv. 62.04
S.M.H. #1 Top 68.00 Inv. 63.05 Inv. 64.22
S.M.H. #2 Top 100.50 Inv. 94.27(6") Inv. 94.10(8")
S.M.H. #3 Top 115.67 Inv. 110.43
S.M.H. #4 Top 115.67 Inv. 110.43
S.M.H. #5 Top 106.80 Inv. 94.10(8") Inv. 94.27(6")
S.M.H. #6 Top 79.10 Inv. 74.08
S.M.H. #7 Top 78.00 Inv. 70.74 Inv. 65.23
up stream
down stream
C.B. #1 Top 114.92 Inv. 103.60
C.B. #2 Top 100.71 Inv. 91.74
C.B. #3 Top 100.71 Inv. 89.04
Top 100.71 Inv. 91.74
Top 114.92 Inv. 103.60
Top 115.67 Inv. 110.43
Top 79.10 Inv. 74.08
Top 78.00 Inv. 70.74 Inv. 65.23
Top 61.50 Inv. 55.00
Top 60.00 Inv. 81.00
Top 67.50 Inv. 62.04
Top 68.00 Inv. 63.05 Inv. 64.22
Top 106.80 Inv. 94.10(8") Inv. 94.27(6")
Top 100.50 Inv. 94.27(6") Inv. 94.10(8")
Top 100.71 Inv. 91.74
Top 100.71 Inv. 89.04

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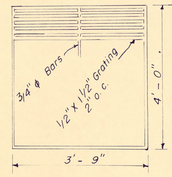
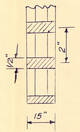
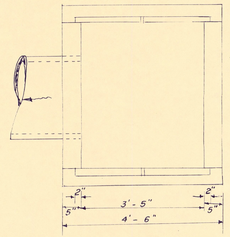


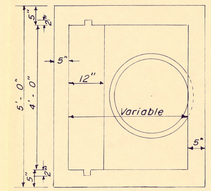
GRATING DETAIL



GRATING BARS
Scale: 1/4" = 1' - 0"

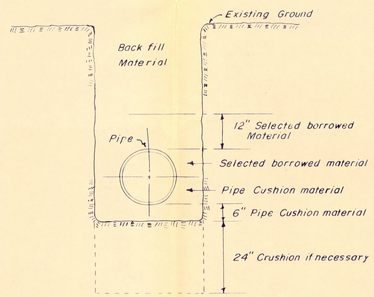


PLAN



SECTION

EXISTING CATCH BASIN AND INTAKE DETAILS
Scale: 1/2" = 1' - 0"



TYPICAL DETAIL OF TRENCH BACKFILL
ABOVE 4 - FOOT ELEVATION
BOARD OF WATER SUPPLY

IIDA SUBDIVISION

MIKIOLA, KANEOHE, OAHU

STANDARD DETAILS

TRENCH BACKFILL "B.W.S." & C. B.

Owner: Tomitaro Iida

Scale: As Noted

SUEMATSU TAKEMOTO
SURVEYOR

926 BETHEL ST. FRIEND BLDG RM 8 HONOLULU, HAWAII

APPROVED:

Director, Div. of Engineering

Reg. Prof. Engineer
Certificate No. 135

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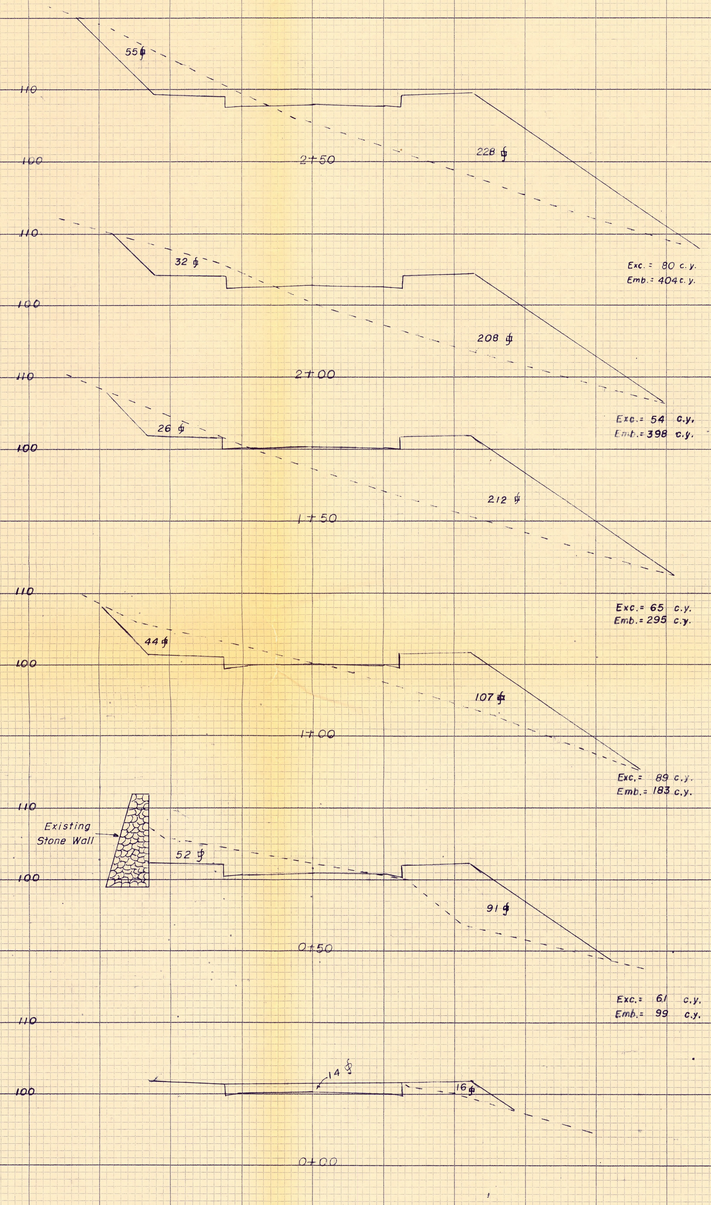

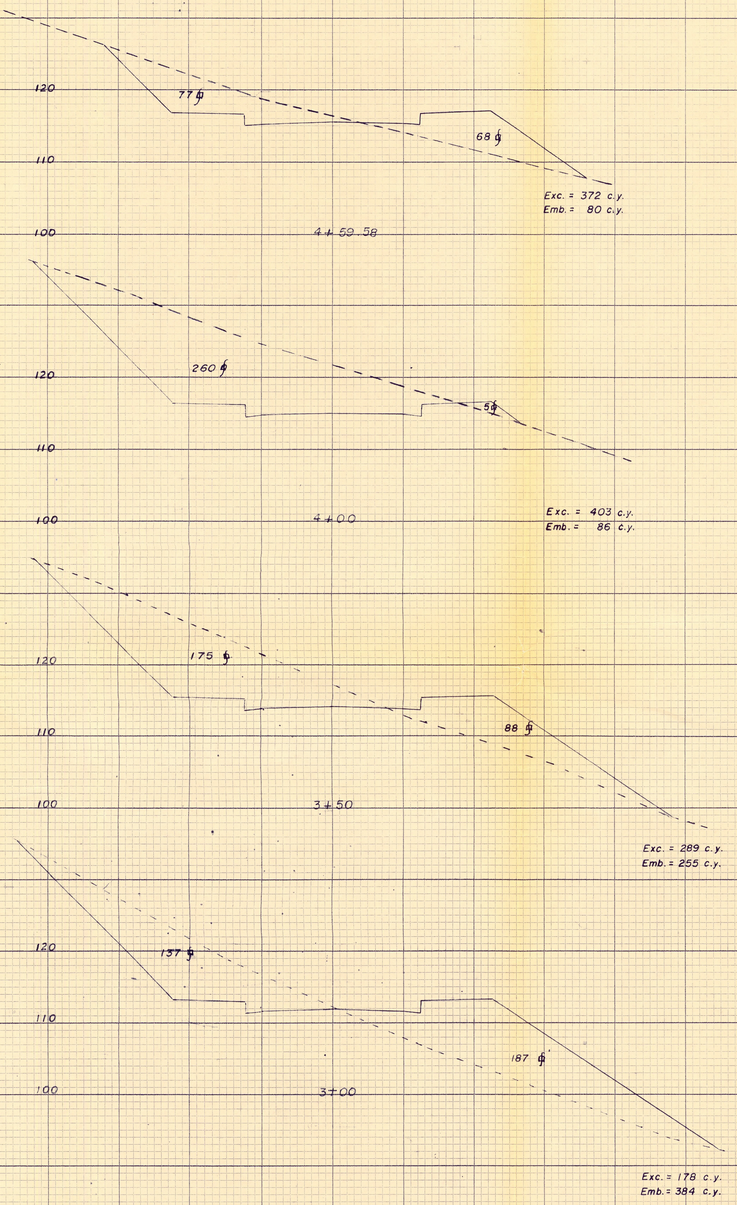

TOTAL	EXCAVATION	EMBANKMENT
	1591 C.Y.	2184 C.Y.

Scale: Vert. 1 in. = 8 ft.
Horiz. 1 in. = 8 ft.

CROSS SECTION
IIDA SUBDIVISION
MIKIOLA, KANEOHE, OAHU

Owner: Tomitaro Iida

Scale: As Noted

SUEMATSU TAKEMOTO
SURVEYOR
926 BETHEL ST. FRIEND BLDG. RM. 8 HONOLULU, HAWAII

APPROVED: 4/3/64

W. K. Matsumoto
Director, Div. of Engineering

Reg. Prof. Engineer
Certificate No. 135

TAX MAP KEY: 4-4-13: 55 & 56

Sheet 4 of 5 Sheets

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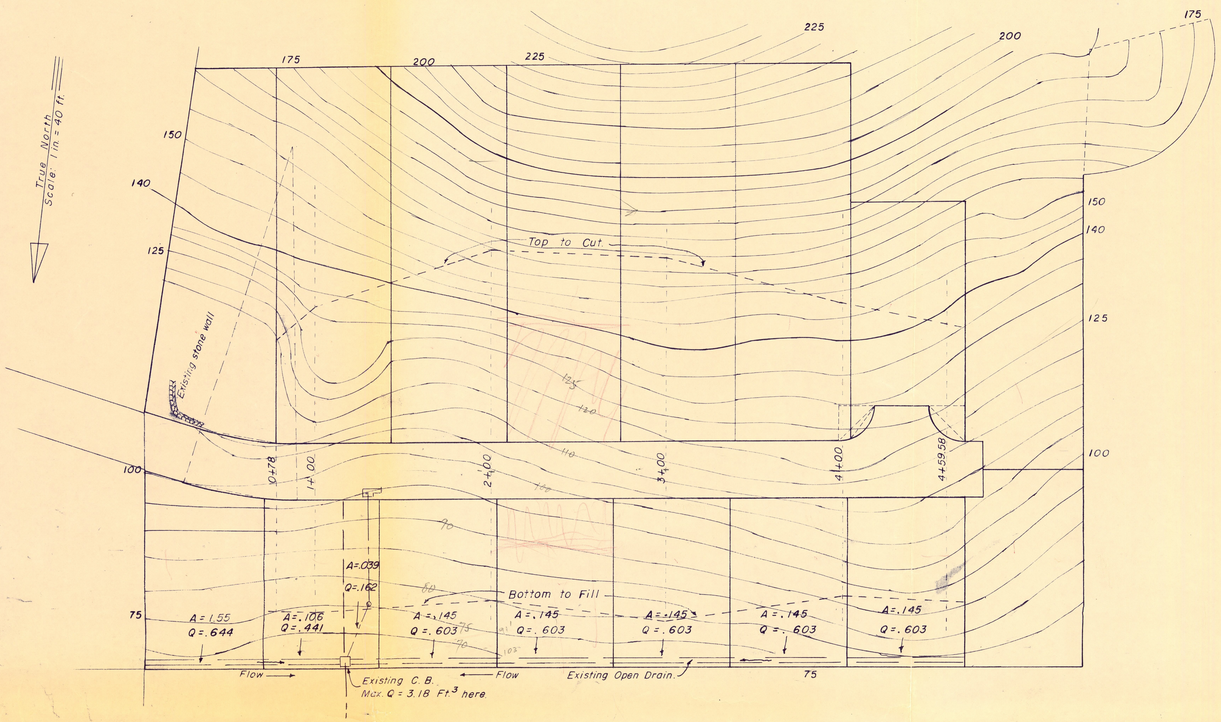
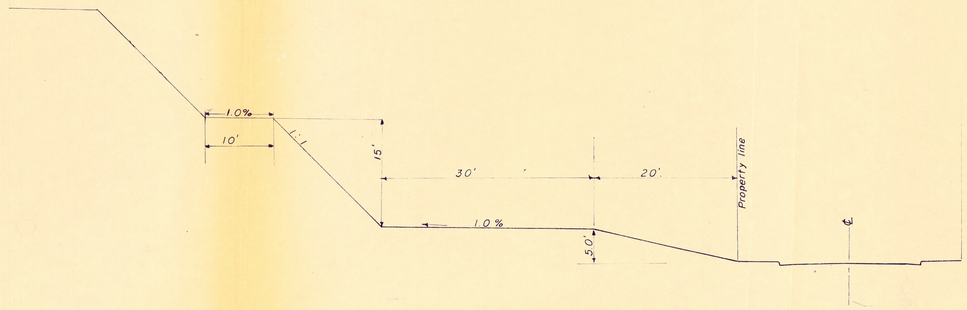
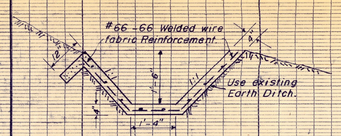


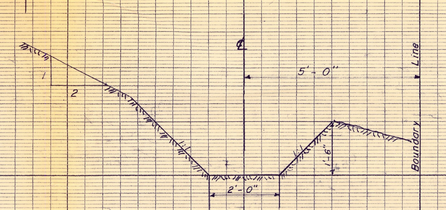


TYPICAL BENCH SECTION

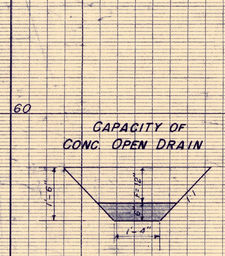
Scale: Horiz. 1 in = 10 ft.
Vert. 1 in = 10 ft.



TYPICAL SECTION OF
80 PROPOSED CONC. OPEN DRAIN
Scale: 1/2" = 1'-0"



TYPICAL SECTION OF
EXISTING EARTH DITCH
Scale: 1/2" = 1'-0"



CAPACITY OF
CONC. OPEN DRAIN

$Q = AV$

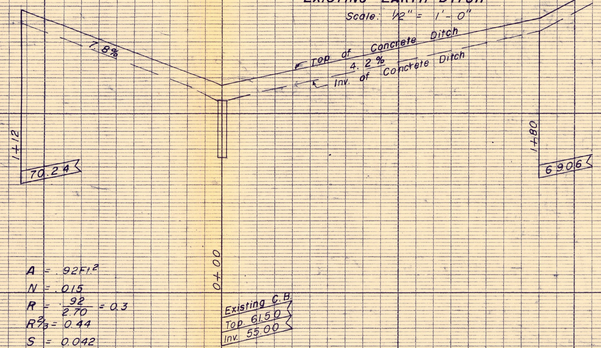
$V = \frac{1.486}{N} \times R^{2/3} \times S^{1/2}$

$V = 99 \times .44 \times .205 = 8.94$ fts.

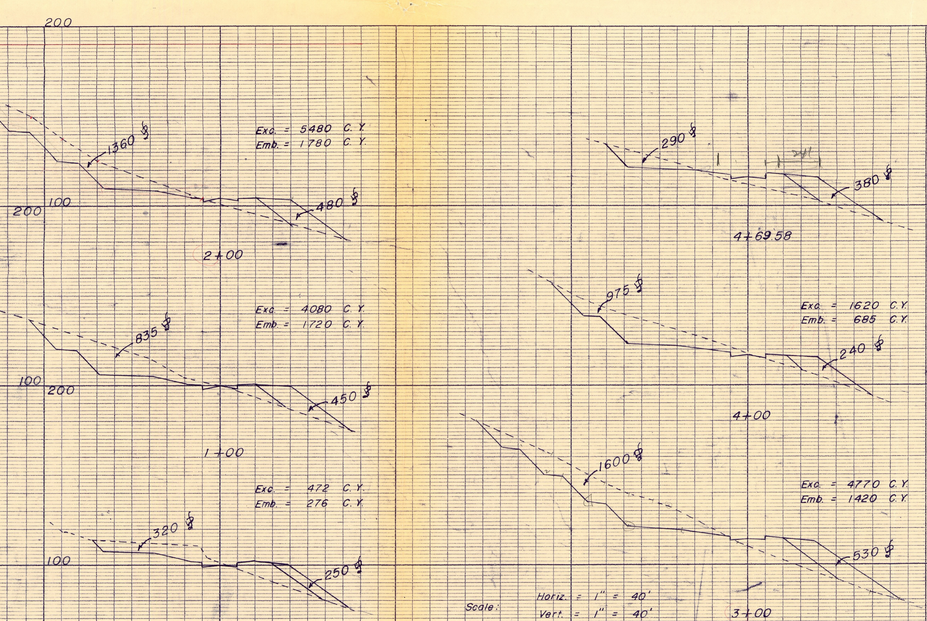
$Q = .92 \times 8.94 = 8.22$ ft.³

Since Max. Q at existing C.B. = 3.16, This Conc. Drain is more than Aderuate

$A = .92$ Ft.²
$N = .015$
$R = \frac{.92}{2.70} = 0.3$
$R^{2/3} = 0.44$
$S = 0.042$
$S^{1/2} = 0.205$



Scale: Horiz. = 1" = 40'
Vert. = 1" = 8'



TOTAL: EXCAVATION EMBANKMENT
16422 Cu. Yd. 5881 Cu. Yd.

Scale: Horiz. = 1" = 40'
Vert. = 1" = 40'

LOT GRADING
IIDA SUBDIVISION
MIKIOLA, KANEOHE, OAHU

Owner: Tomitaro Iida

Scale: As Noted.

SUEMATSU TAKEMOTO
SURVEYOR
926 BETHEL ST. FRIEND BLDG. RM. 8 HONOLULU, HAWAII

APPROVED:

4/3/45
Director, Div. of Engineering

Reg. Prof. Engineer
Certificate No. 135

TAX MAP KEY: 4-4-13: 55 & 56

Sheet 5 Of 5 Sheets

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