

- improvements shall be constructed concurrently with the development of the first increment of the RS or RM zoned areas, whichever occurs first;
- (M) no direct access shall be provided for the lots within the RS zoned area from the mauka-makai collector road;
  - (N) the roadways and stubout within the RM zoned area shall be constructed to dedicable standards with curbs, gutters, and sidewalks meeting with the approval of the Department of Public Works and shall be dedicated to the County of Hawaii upon completion. Where a roadway crosses a zone line or if a zone line should divide a roadway, the curbs, gutters, and sidewalks shall be provided for the entire right-of-the-way and shall continue to the nearest intersection in order to avoid telescoping and to provide consistent improvement;
  - (O) at a minimum, roadways and stubouts within the RS zoned area shall be provided with paved shoulders and paved swales meeting with the approval of the Department of Public Works and shall be dedicated to the County of Hawaii upon completion;
  - (P) the method of sewage disposal shall meet with the approval of the appropriate governmental agencies;
  - (Q) a drainage master plan shall be submitted to the Department of Public Works for review and approval prior to issuance of any subdivision or plan approvals. The plan shall include, as a minimum, hydrological and hydraulic calculations for all components of the drainage system, a construction timetable for all elements of the system, and an analysis of downstream impacts. Further, mitigating measures