

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAI'I

| | | |
|---|---|-----------------------------|
| In the Matter of the Petition of |) | Docket No. A94-706 |
| |) | |
| KAONOULU RANCH to Amend the |) | DECLARATION OF |
| Agricultural Land Use District Boundary |) | DARREN T. UNEMORI; EXHIBITS |
| into the Urban Land Use District for |) | "A"- "T" |
| Approximately 88 acres at Kaonoulu, |) | |
| Makawao-Wailuku, Maui, Hawai'i; Tax |) | |
| Map Key Nos. (2) 2-2-02: por. 15 and |) | |
| 3-9-01:16 |) | |
| _____ |) | |

DECLARATION OF DARREN T. UNEMORI

I, DARREN T. UNEMORI, hereby declare that:

1. I am the Vice President of Warren S. Unemori Engineering, Inc. ("WSUE") and am a civil engineer licensed in the State of Hawai'i since 1993.
2. This declaration is submitted in reference to the above-captioned case.
3. Unless otherwise indicated, all statements made herein are based on personal knowledge.
4. I am an individual over eighteen (18) years of age and under no legal or mental disability, and I am competent to testify, having personal knowledge of the matters set forth herein.
5. I am a graduate of the University of California at Berkeley, from which I received both a Bachelor of Science and a Master of Engineering degree in Civil Engineering.
6. WSUE has performed engineering and surveying services to assist in the development of the property formerly identified as Tax Map Key ("TMK") Nos. (2) 2-2-002: por. 015 and 3-9-001:016, and now identified as TMK Nos. (2) 3-9-001:016, 169, 170-174

(“Petition Area”), since prior to the grant of the boundary amendment of the Petition Area in 1995.

7. WSUE was previously engaged by Maui Industrial Partners, or Pacific Rim Land, Inc. on behalf of Maui Industrial Partners. Under its contracts with Maui Industrial Partners, WSUE invoiced Maui Industrial Partners \$408,462 for work completed—100% of which was applicable to the original 1994 light industrial subdivision concept plan (“1994 Plan”). WSUE performed the following services for Maui Industrial Partners:

- Preparation and processing of maps and application to subdivide the Petition Area into four developable large lots and associated roadway lots.
- Design and processing of construction permits for major infrastructure improvements needed to provide access and utility services to the four developable large lots, including:
 - Roadway improvements;
 - Potable water system improvements, including a new 1.0 MG water storage tank and pipelines;
 - Relocation of the existing 36-inch diameter County water transmission main into Kaonoulu Street;
 - Storm drainage improvements;
 - Sanitary sewer improvements; and
 - Electrical system improvements.
- Preparation and processing of preliminary plat and application to subdivide two of the four large lots into 56 light industrial lots.

8. The County of Maui granted preliminary approval to the Kaonoulu Ranch (Large Lot) Subdivision No. 2, Subdivision File No. 2.2795 (“Large Lot Subdivision”), on October 18, 2003. A true and correct copy of the preliminary subdivision approval letter is attached hereto as Exhibit “A.”

9. The County subsequently granted final approval for the Large Lot Subdivision, as well as for the Kaonoulu Ranch – Water Tank Subdivision, Subdivision File No. 2.2995, on

August 14, 2009, subject to the payment of a subdivision bond. A true and correct copy of the final subdivision approval letter is attached hereto as Exhibit “B.”

10. The Large Lot Subdivision application created four development large lots as shown on the County-approved final subdivision plat and the County-approved construction plans. A true and correct copy of the County-approved final subdivision plat for the Large Lot Subdivision is attached hereto as Exhibit “C” and a true and correct copy of the County-approved construction plans for the Large Lot Subdivision is attached hereto as Exhibit “D.”

11. The final subdivision approval letter for the Large Lot Subdivision set forth a deadline to complete the required subdivision improvements. The County has granted Piilani an extension of the deadline to August 25, 2019. A true and correct copy of the County’s extension of the deadline to complete the subdivision construction improvements is attached hereto as Exhibit “E.”

12. On October 16, 2006, the County granted preliminary approval to the Kaonoulu Light Industrial subdivision, Subdivision File No. 3.2175 (“LI Subdivision”). A true and correct copy of the preliminary subdivision approval letter is attached hereto as Exhibit “F.”

13. The LI Subdivision application subdivided Lots 2B and 2C of the Large Lot Subdivision into 56 lots as shown in the preliminary subdivision plat. A true and correct copy of the preliminary subdivision plat is attached hereto as Exhibit “G.”

14. The Large Lot Subdivision and LI Subdivision are each compatible with the 1994 Plan. A true and correct copy of the 1994 Plan is attached hereto as Exhibit “H.”

15. Pursuant to the preliminary subdivision approval letter, the final plat and construction plans for the LI Subdivision were required to be submitted within one year from the date of preliminary approval unless an extension of time was granted. The landowner has

requested annual time extensions and the new deadline for the filing of the final plat is October 17, 2019. A true and correct copy of the County letter granting the current time extension is attached hereto as Exhibit “I.”

16. Piilani Promenade South, LLC and Piilani Promenade North, LLC (collectively “Piilani”) engaged WSUE from 2010 to 2011 to provide civil engineering and land surveying services related to the development of the Large Lot Subdivision (“Large Lot Services”), including assistance in permitting, preparing construction documents, and construction support, as well as for the development of Maui Electric Company’s new electrical substation facility, and the design of a permanent pumping stations for the irrigation well located within the Petition Area.

17. To date, WSUE has invoiced Piilani \$302,161 for its Large Lot Services.

18. Based on my experience as an engineer and my knowledge of the 1994 Plan and services performed, I estimate that approximately 22%, or \$65,295, of the Large Lot Services constitutes work that is applicable to the 1994 Plan. The applicable work includes the subdivision of the electrical substation facility site, design of the permanent pumping station, and studies of development lot grading alternatives.

19. In 2013, Sarofim Realty Advisors, on behalf of Piilani, engaged WSUE to prepare a Preliminary Engineering Report for inclusion in the Environmental Impact Statement for the Piilani Parcels (the “PER Services”).

20. To date, WSUE has invoiced Sarofim Realty Advisors \$85,470 for the PER Services. Based upon my experience and knowledge of the project, I estimate that approximately 23%, or \$19,334, of the PER Services are applicable to the 1994 Plan. The applicable work includes research into the existing infrastructure and an evaluation of the new

infrastructure, which research is equally helpful to determine the infrastructure necessary to support the 1994 Plan.

21. In addition to the subdivision approvals discussed above, Piilani has obtained the following permits and approvals:

| <u>Permit</u> | <u>Permit Number</u> |
|---|-----------------------------|
| Subdivision Infrastructure | Grading Permit G2012-0030 |
| Mass Grading of Project Site | Grading Permit G2012-0039 |
| Kaonoulu Marketplace Water Storage Tank* | Building Permit #B2012/1111 |
| NPDES Permit for Construction Stormwater Discharge** | File No. R10D273 |
| Kaonoulu Electrical Substation Subdivision - Preliminary Approval | Subdivision File No. 3.2275 |

* Maximum number of extensions allowed by County Ordinance reached: no further extension allowed.

** Administrative extension granted by State Dept. of Health on October 30, 2018, pending reauthorization of State NPDES permit program.

I, DARREN T. UNEMORI, declare under penalty of law that the foregoing is true and correct.

Executed this 9th day of January, 2019, at Wailuku, Hawai'i.


DARREN T. UNEMORI

ALAN M. ARAKAWA
Mayor

GILBERT S. COLOMA-AGARAN
Director

MILTON M. ARAKAWA, A.I.C.P.
Deputy Director



RALPH M. NAGAMINE, L.S., P.E.
Development Services Administration

TRACY TAKAMINE, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

JOHN D. HARDER
Solid Waste Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

October 18, 2003

Mr. Warren S. Unemori, President
WARREN S. UNEMORI ENGINEERING, INC.
2145 Wells Street, Suite 403
Wailuku, Hawaii 96793

SUBJECT: KAONOULU RANCH (LARGE LOT) SUBDIVISION NO. 2
TMK: (2) 2-2-002:PORTION OF 015
(2) 3-9-001:PORTION OF 016
SUBDIVISION FILE NO. 2.2795

Dear Mr. Unemori:

Preliminary approval was granted to the subject subdivision on October 18, 2003. Final approval shall be contingent upon compliance with the following conditions:

1. Requirements/comments from Maui Electric Company:
 - a. Electricity is available from nearby existing facilities (overhead and/or underground).
 - b. Requires line extension (overhead and/or underground) within existing County or State road right-of-way.
 - c. Requires line extension (overhead and/or underground) within private road or property.
 - d. Requires easement(s) from owner/subdivider/developer within subdivision for new or existing MECO facilities.

Comments: Easements are required. To process easements, applicant must submit a service request to Maui Electric Company. Please contact our Engineering Clerk at 871-2390.

If you have any questions, please contact Mr. Alan Miyazaki at 871-2390.

EXHIBIT A

Mr. Warren S. Unemori, President

SUBJECT: **KAONOULU RANCH (LARGE LOT) SUBDIVISION NO. 2**
SUBDIVISION FILE NO. 2.2795

October 18, 2003

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2. *Rev. 10/22/03* Comply with requirements/comments from the State of Hawaii, Department of Land and Natural Resources, Historic Preservation Division (SHPD). We are currently waiting for preliminary subdivision review comments from SHPD. For further information, please contact Ms. Cathleen Dagher at (808) 692-8023.

3. Comply with requirements/comments from the State of Hawaii, Department of Transportation, Highways Division (SDOT).

a. Submit drainage report. Appears to be diverting runoff to Kulanihakoi Gulch.

b. Submit construction plans for review and approval.

If you have any questions, please contact Paul Chung at 873-3535.

4. Requirements/comments from the Department of Public Works and Environmental Management, Engineering Division:

Submit drainage report.

If you have any questions, please contact Lloyd Lee at 270-7745.

5. Requirements/comments from the Department of Public Works and Environmental Management, Wastewater Reclamation Division:

a. Although wastewater system capacity is currently available as of September 11, 2003, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.

b. Provide discussion and calculations (sewer impact study) to substantiate that the existing wastewater system is adequate to serve this project.

c. Wastewater contribution calculations are required before building permit is issued.

d. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees.

e. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

Mr. Warren S. Unemori, President

SUBJECT: **KAONOULU RANCH (LARGE LOT) SUBDIVISION NO. 2**
SUBDIVISION FILE NO. 2.2795

October 18, 2003

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- f. Plans should show the installation of a single service lateral and advanced riser for each lot.
- g. Indicate on the plans the ownership of each easement (in favor of which party). **NOTE: County will not accept sewer easements that traverse private property.**

If you have any questions, please contact Scott Rollins at 270-7417.

6. Requirements/comments from the Department of Water Supply:

- a. Provide fire protection in accordance with the standards.
- b. Provide water service to each lot in accordance with the standards.
- c. The subdivider shall deliver to the department perpetual easements required for the water system improvements.
- d. The subdivider shall convey to the department fee simple title to all sites on which tanks or pumps are constructed.
- e. Water system development fees will be charged upon application for water meters.
- f. Provide water source and storage.
- g. The applicant should be advised that the department's processing of this subdivision does not in any way imply that water service for the subdivision will be available. Approval of water service to each lot will be subject to rules and regulations of the department at the time water service is applied for.

If you have any questions, please contact the Department of Water Supply at 270-7835.

7. Comply with requirements/comments from the Department of Planning. We are currently waiting for preliminary subdivision review comments from the Department of Planning. For further information, please contact Mr. Francis Cerizo at 270-7253.

Rev.
11/21/03

Mr. Warren S. Unemori, President

SUBJECT: **KAONOULU RANCH (LARGE LOT) SUBDIVISION NO. 2**
SUBDIVISION FILE NO. 2.2795

October 18, 2003

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8. Requirements/comments from the Department of Fire and Public Safety:

At this time, the Fire Prevention Bureau would request that a water supply for fire protection shall be provided prior to the location and construction of buildings. Service roads to proposed properties shall have a clear width of 20 feet, all turns and required turnarounds shall have an outside turning radius of 40.5 feet.

If you have any questions, please contact Lt. Scott English at 270-7122.

9. In accordance with Section 18.12.030(E)(13.a.) of the Maui County Code (MCC), submit a letter from all governmental agencies with an easement, lease or license affecting the land subdivided consenting to the preparation and recording of the final plat.
10. In accordance with Section 18.12.040(C) MCC, submit a tax clearance certificate (issued by Department of Finance, Real Property Tax Division) to show written proof that all taxes and assessments on the tract are paid to date. An "Application for Tax Clearance" form is enclosed for your use. **NOTE:** The tax clearance certificate shall be valid at the time of final subdivision approval.
11. In accordance with Section 18.20.030 (Pavement of streets), improve the proposed subdivision road and access easement to the provisions of the subdivision ordinance for roadways within the urban district.
12. Provide additional information on which lots Access and Utility Easement 3 is intended to serve. The easement shall be improved to the provisions of the subdivision ordinance based on the number of lots being served.
13. Design and construct the drainage facilities to the requirements of the Department of Public Works and Environmental Management. A detailed final drainage report and site specific erosion control plan shall be submitted with the construction plans for review and approval. The drainage report shall include, but not be limited to, hydrologic and hydraulic calculations, and the schemes for disposal of runoff waters. The site specific erosion control plan shall show the location and details of structural and non-structural best management measures. The drainage and erosion control plans shall provide verification that the grading and all runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.

Mr. Warren S. Unemori, President

SUBJECT: **KAONOULU RANCH (LARGE LOT) SUBDIVISION NO. 2**
SUBDIVISION FILE NO. 2.2795

October 18, 2003

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14. Submit a "sight distance" report to determine required sight distance and available sight distance at existing and proposed street intersections. If you have any questions, please contact the Engineering Division at 270-7745.
15. Provide verification that adequate driveway sight distance has been provided for each lot. Access shall be restricted along the portion of any lot where adequate sight distance is not available. If you have any questions, please contact the Engineering Division at 270-7745.
16. Obtain street name approval from the Commission On Naming Streets, Parks and Facilities, and show street names on the construction plans and final plat.
17. In accordance with Section 12.24A.070(D) MCC, submit street tree planting and irrigation plans and a completed "Maui County Arborist Committee Plans Review Form" for review and approval.
18. The Owner's Acknowledgment/Authorization to Subdivide only authorizes your office to obtain preliminary approval. Provide authorization to obtain final subdivision approval.
19. Add the following note on the final plat and construction plan:

Pursuant to Maui County Code Section 3.44.015(C), the County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or avigation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County Council has accepted its dedication by a resolution approved by a majority of Council's members at a regular or special meeting of the Maui County Council.

20. Submit ten (10) sets of the construction plans and three (3) sets of a drainage and soil erosion control report or drainage verification, whichever is applicable, for review and approval by the applicable agencies. In accordance with Section 18.24.010(D) MCC, a construction plan review fee (\$50/lot) shall be paid upon submission of the construction plans.

When the construction plans are approved, post construction requirements will be noted on the construction plan approval letter. The post construction requirements will need to be completed prior to final subdivision approval.

Mr. Warren S. Unemori, President

SUBJECT: **KAONOULU RANCH (LARGE LOT) SUBDIVISION NO. 2**
SUBDIVISION FILE NO. 2.2795

October 18, 2003

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21. Submit fifteen (15) prints of the final plat in accordance with Chapter 18.12 (Final Plat) MCC. The final plat shall include all revisions addressing the comments noted on the enclosed preliminary plat. The final plats shall be folded into 8 ½" x 11" sized sheets.
22. Submit a digital copy (either on 3¼" floppy disk or compact disc) of the final plat. The digital map shall either be in Arcview GIS file format or be an AutoCAD drawing with NAD83 State Plane Meters, Zone 2 coordinates, and shall include only the lot line drawing.

Within one (1) year from the date of preliminary approval of the subdivision, the final plat must be filed and the construction plans must be submitted, unless an extension of time is granted.

Be forewarned that requests for time extensions must be made in writing and received by our department in accordance with the following requirements. A time extension request for the filing of the final plat must be made at least fifteen days prior to the filing deadline. A time extension request for the submittal of the construction plans must be made prior to the submittal deadline. Therefore, a time extension request for the filing of the final plat must be made no later than October 2, 2004, and a time extension request for the submittal of the construction plans must be made no later than October 18, 2004. If no construction plans will be required for the subdivision, our department must be notified in writing prior to the submittal deadline. A "good cause" reason for any time extension shall be stated in the request. Time extension requests which are not in compliance with all of these requirements, will result in the subdivision being deemed null and void.

If you have any questions regarding this letter, please call Ms. Lesli Otani of our Development Services Administration at 270-7252.

Very truly yours,


GILBERT S. COLOMA-AGARAN
Director of Public Works
And Environmental Management

Mr. Warren S. Unemori, President

SUBJECT: **KAONOULU RANCH (LARGE LOT) SUBDIVISION NO. 2**
SUBDIVISION FILE NO. 2.2795

October 18, 2003

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Enclosures: Preliminary Plat
Application For Tax Clearance

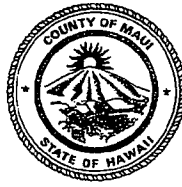
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c: Dept. of Finance, Real Property Tax Div. (unmarked preliminary plat only)
Dept. of Finance, Tax Map Div. (unmarked preliminary plat only)
Engineering Division w/preliminary plat
Wastewater Reclamation Division
Dept. of Water Supply, SD 03-090
Dept. of Fire and Public Safety
Dept. of Planning
Dept. of Parks and Recreation
DOT, Highways Division
State Dept. of Health
Maui Electric Company

CHARMAINE TAVARES
Mayor

MILTON M. ARAKAWA, A.I.C.P.
Director

MICHAEL M. MIYAMOTO
Deputy Director



RALPH M. NAGAMINE, L.S., P.E.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

August 14, 2009

Mr. Darren Okimoto, P.E.
WARREN S. UNEMORI ENGINEERING, INC.
2145 Wells Street, Suite 403
Wailuku, Hawaii 96793

SUBJECT: **KAONOULU RANCH (LARGE-LOT) SUBDIVISION NO. 2**
TMK: (2) 3-9-001:016
SUBDIVISION FILE NO. 2.2795

KAONOULU RANCH-WATER TANK SUBDIVISION
TMK: (2) 2-2-002:015
SUBDIVISION FILE NO. 2.2995

Dear Mr. Okimoto:

Final approval for the subject subdivisions have been granted on August 14, 2009, based upon an "Agreement For Subdivision Approval" and "Subdivision Bond" in the following amounts totaling \$22,058,826.00:

| | |
|--|----------------|
| Bond No. SU1102685 (Sitework Improvements) | \$1,256,710.00 |
| Bond No. SU1102686 (East Kaonoulu Street Improvements) | 2,299,046.00 |
| Bond No. SU1102687 (Piilani Highway Widening Improvements) | 1,411,106.00 |
| Bond No. SU1102688 (Access Road and Swales) | 1,771,330.00 |
| Bond No. SU1102689 (Sewer System/Revisions) | 712,592.00 |
| Bond No. SU1102690 (Storm Drainage System/Revisions) | 2,895,052.00 |
| Bond No. SU1102691 (Onsite Water System) | 834,700.00 |
| Bond No. SU1102692 (12" Offsite Water/1MG Water Tank) | 4,802,784.00 |
| Bond No. SU1102693 (36" Water Main/Water/Misc. Revisions) | 2,444,940.00 |
| Bond No. SU1102694 (Electrical) | 885,566.00 |
| Bond No. SU1102695 (Traffic Signal Improvements) | 643,000.00 |
| Bond No. SU1102696 (Landscape/Irrigation) | 1,202,000.00 |
| Bond No. SU1102697 (CRM Walls) | \$ 900,000.00 |

The approved final plats and copies of the "Agreement For Subdivision Approval" and "Subdivision Bond" are enclosed for your records.

EXHIBIT B

Mr. Darren Okimoto, P.E.

**SUBJECT: KAONOULU RANCH (LARGE-LOT) SUBDIVISION NO. 2
SUBDIVISION FILE NO. 2.2795
KAONOULU RANCH-WATER TANK SUBDIVISION
SUBDIVISION FILE NO. 2.2995**

August 14, 2009

Page 2 of 2

The "Agreement For Subdivision Approval" and "Subdivision Bond" stipulates that the Subdivider shall complete the required subdivision improvements on or before July 17, 2010.

If you have any questions regarding this letter, please contact Lesli Otani of our Development Services Administration at 270-7252.

Sincerely,



MILTON M. ARAKAWA, A.I.C.P.
Director of Public Works

Enclosures: Final Plats

Agreement For Subdivision Approval

Subdivision Bond (Bond Nos. SU1102685 thru SU1102697)

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c: Dept. of Finance, Accounts Division w/final plats, agreement, & bonds
Dept. of Finance, Real Property Tax Division w/final plats
Dept. of Finance, Tax Map Division w/final plats
Building Permit Section w/final plats
Engineering Division w/final plats
Dept. of Environmental Management, WWRD w/final plats
Dept. of Planning w/final plats
Dept. of Water Supply, SD 03-90 & 06-106 w/final plats
Police Dept. w/final plats
Dept. of Parks and Recreation w/final plats
State Department of Health w/final plats
DOT, Highways Division w/final plats
Maui Electric Co. w/final plats

Construction Plans for ...

KAONOULU MARKET PLACE

TAX MAP KEY: (2) 3-9-01 : 16

Waiohuli-Keokea, Kula, (Kihei), Maui, Hawaii

Subdivision File No. 2.2795

DWS SD. No. 03-90

Prepared for . . .

MAUI INDUSTRIAL PARTNERS, LLC.
Kihei, Maui, Hawaii

Prepared By . . .



WARREN S. UNEMORI ENGINEERING, INC.
Civil & Structural Engineers - Land Surveyor
Wells Street Professional Center - Suite 403
2145 Wells Street - Wailuku, Maui, Hawaii 96793

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APPROVED BY:

Michael W. Thompson 3/24/09
DIRECTOR DEPARTMENT OF PUBLIC WORKS
COUNTY OF MAUI
(Approval for work in County Right-of-Way Only)

Michael W. Thompson 3/24/09
DIRECTOR DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
(Approval is limited to the Water System Improvements which will be dedicated to the Department of Water Supply)

Michael W. Thompson 3/24/09
CHIEF, ENVIRONMENTAL MANAGEMENT DIVISION
STATE OF HAWAII

Michael W. Thompson 3/24/09
CHIEF, HIGHWAYS DIVISION DEPARTMENT OF TRANSPORTATION
STATE OF HAWAII
(Approval Granted for Work Within State Right-of-Way Only)
Letter of Approval No. HMT-MW-09 Date 2/25/09
I.D. No. ME 05-40
As per called Sub-Do Condition attached on above referenced letter.

RE-APPROVED BY:

Michael W. Thompson 11/10
DIRECTOR DEPARTMENT OF PUBLIC WORKS
COUNTY OF MAUI
(Approval for work in County Right-of-Way Only)

Michael W. Thompson 6/29/2012
DIRECTOR DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
(Approval is limited to the Water System Improvements which will be dedicated to the Department of Water Supply)

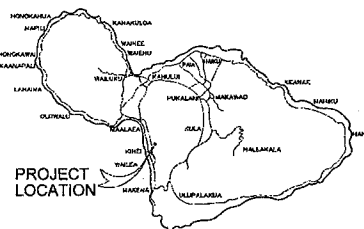
Michael W. Thompson 4/23/11
CHIEF, HIGHWAYS DIVISION DEPARTMENT OF TRANSPORTATION, STATE OF HAWAII
(Approval Granted for Work Within State Right-of-Way Only)
Letter of Approval No. HMT-MW-11 Date 2/25/11
I.D. No. ME 05-40
Chapter 343 requirements are satisfied.

RE-APPROVED BY:

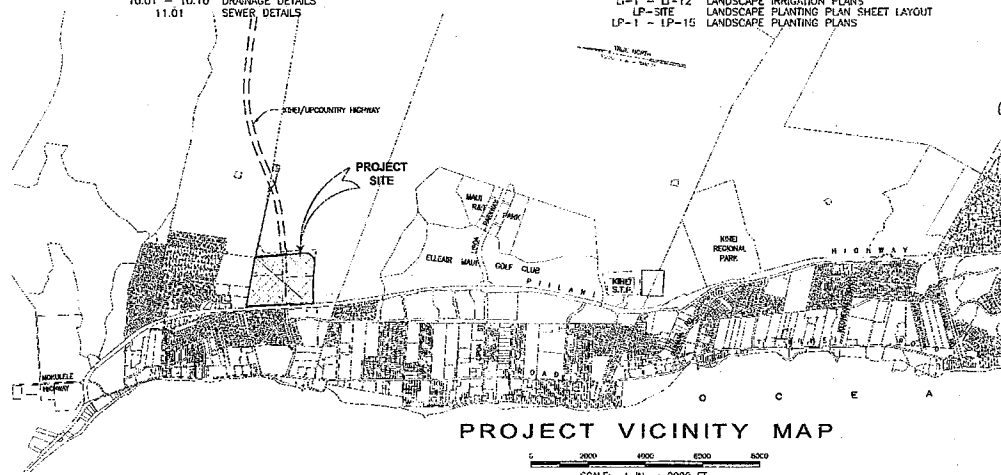
Michael W. Thompson 4-23-11
DIRECTOR DEPARTMENT OF PUBLIC WORKS
COUNTY OF MAUI
(Approval for work in County Right-of-Way Only)

RE-APPROVED BY:

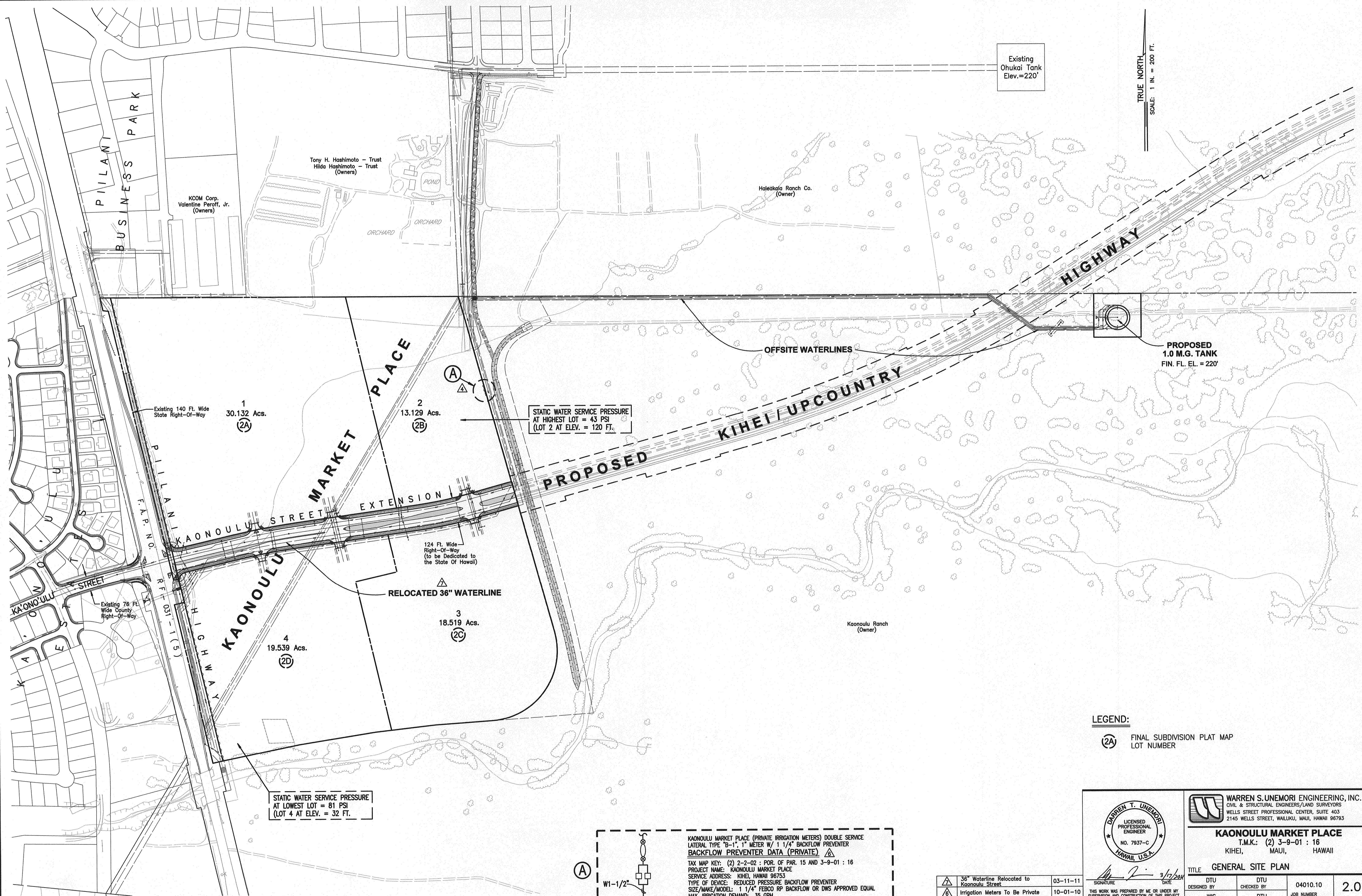
Michael W. Thompson 4-23-11
DIRECTOR DEPARTMENT OF PUBLIC WORKS
COUNTY OF MAUI
(Approval for work in County Right-of-Way Only)

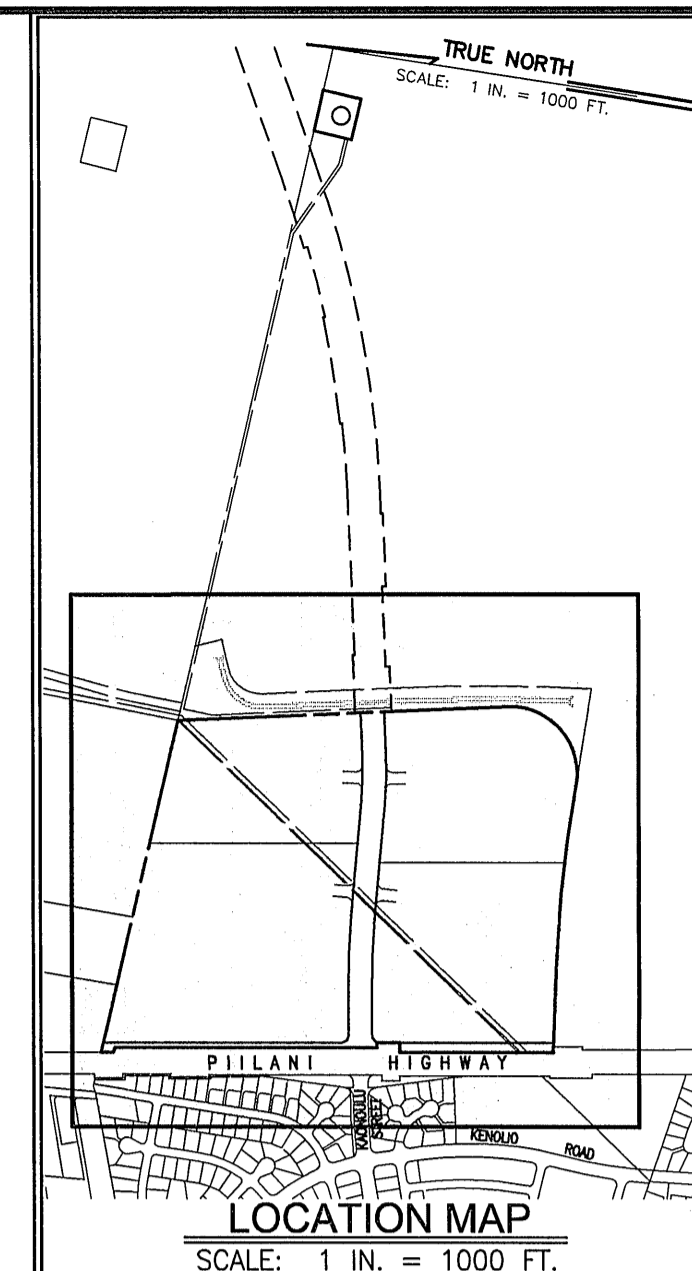
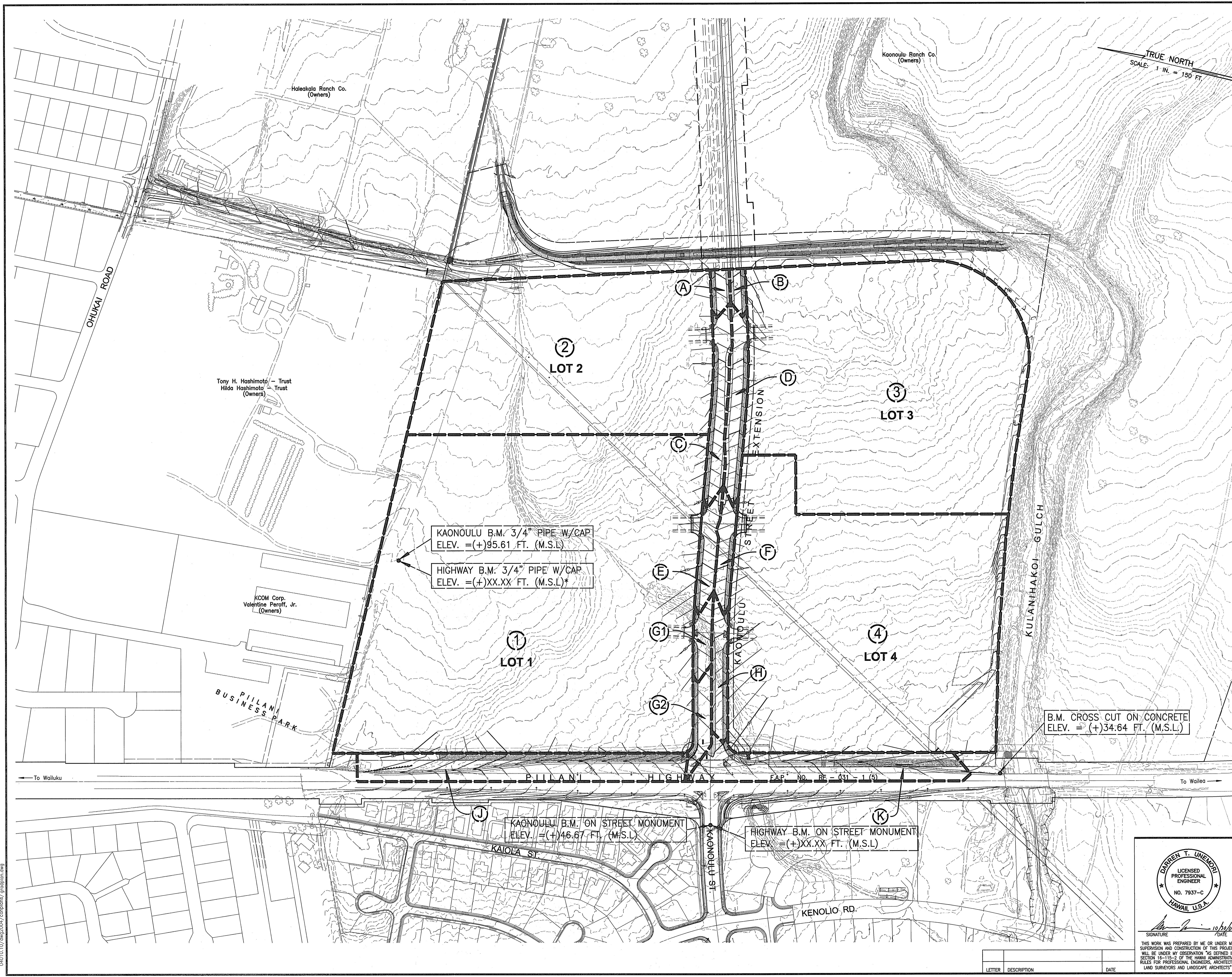


ISLAND OF MAUI
NOT TO SCALE



PROJECT VICINITY MAP





- LEGEND:**
- 80 ——— FINISH GRADE W/ ELEVATION
 - 80 - - - EXISTING GRADE W/ ELEVATION
 - - - DRAINAGE AREA LIMITS
 - (25) DRAINAGE AREA NUMBER
- APPROXIMATE EARTHWORK QUANTITIES**
- EXCAVATION = 42,400 CU.YD.
EMBANKMENT = 44,000 CU.YD.
APPROX. GRADING AREA=29.0± ACRES

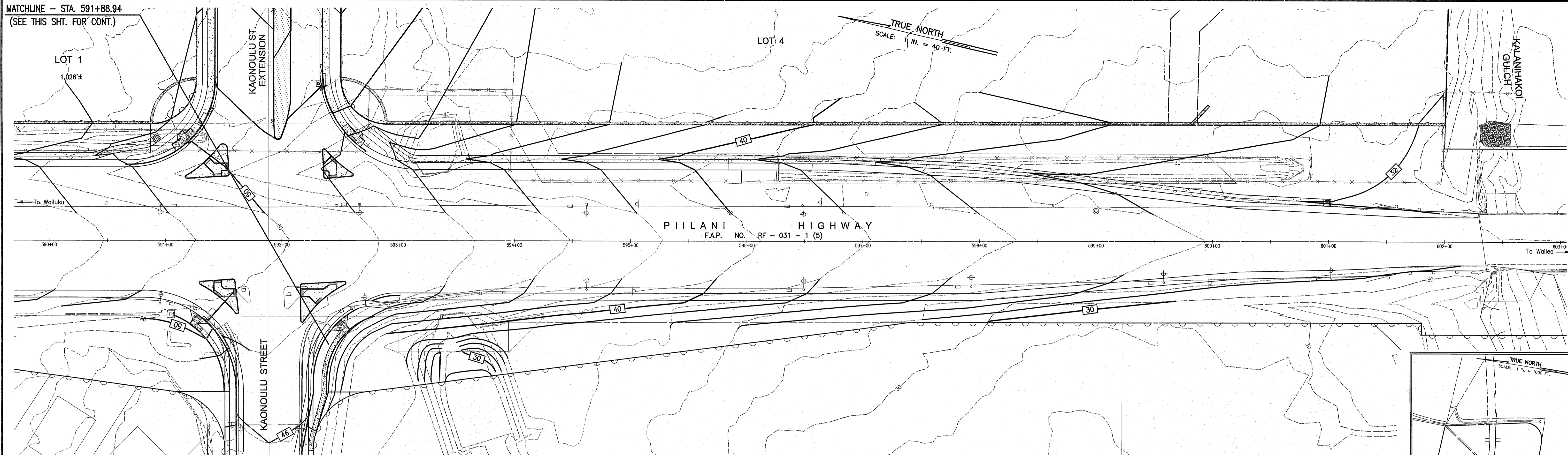
WARREN S. UNEMORI ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS
WELLS STREET PROFESSIONAL CENTER, SUITE 403
2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793

KAONOULU MARKET PLACE
T.M.K.: (2) 3-9-01 : 16
KIHEI, MAUI, HAWAII

| | |
|---------------------------------------|------------------|
| TITLE: GRADING AND DRAINAGE AREA PLAN | |
| DESIGNED BY: ALU | CHECKED BY: DTU |
| DRAWN BY: WIS | APPROVED BY: DTU |
| SCALE: 1 in. = 150 ft. | DATE: 10-10-05 |
| SHEET 3.01 OF 3 SHEETS | |

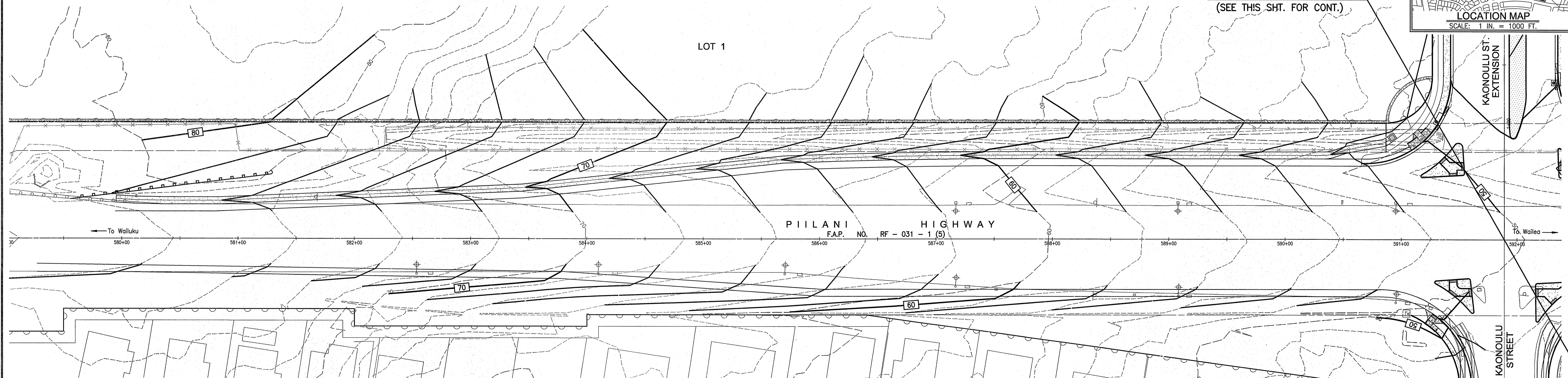
04010.10/4w2004/corplans/gradplan.dwg

MATCHLINE - STA. 591+88.94
(SEE THIS SHT. FOR CONT.)

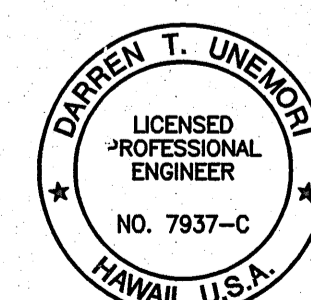
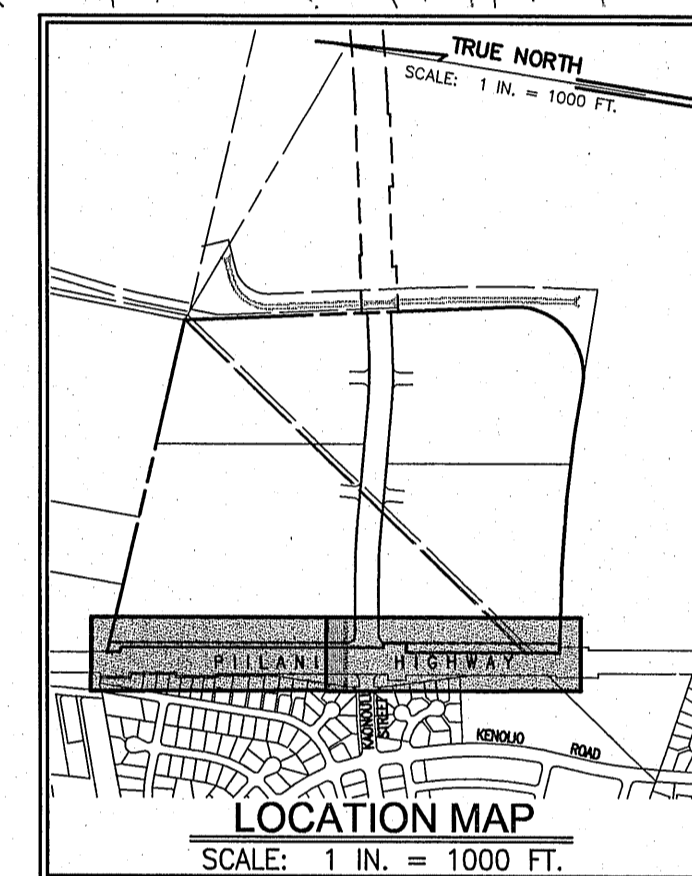


PIILANI HIGHWAY
(STA. 590+00 TO 602+00)
Scale: 1 in. = 40 ft.

MATCHLINE - STA. 591+88.94
(SEE THIS SHT. FOR CONT.)



PIILANI HIGHWAY
(STA. 578+50 TO 590+00)
Scale: 1 in. = 40 ft.



WARREN S. UNEMORI ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS
WELLS STREET PROFESSIONAL CENTER, SUITE 403
2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793

KAONOULU MARKET PLACE
T.M.K.: (2) 2-2-02 : Por. of Par. 15 and 3-9-01 : 16
KIHAI, MAUI, HAWAII

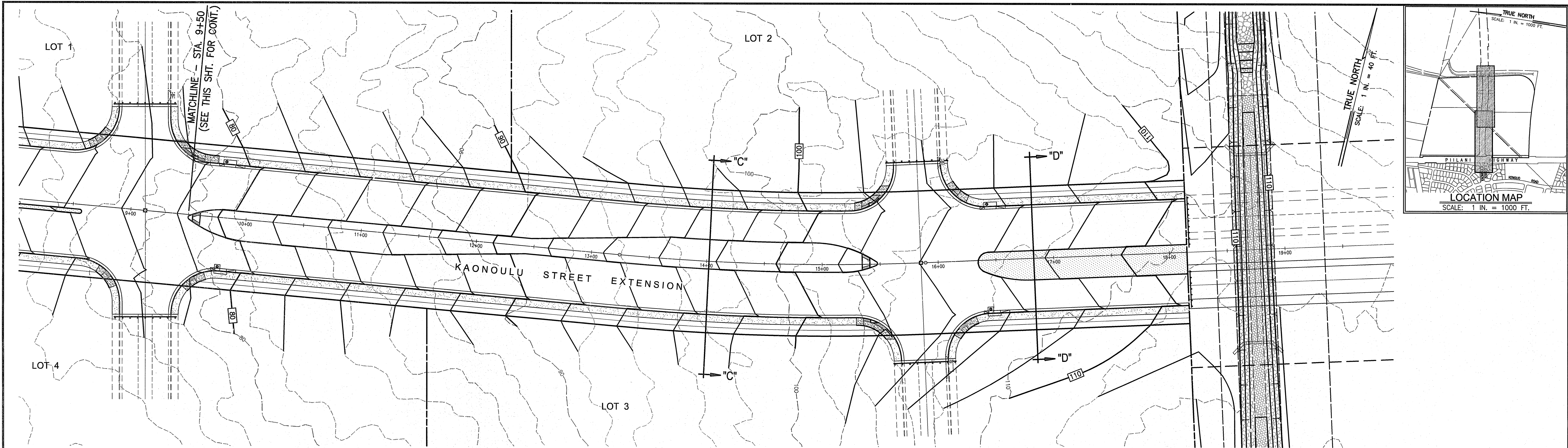
TITLE DETAILED GRADING PLAN - PIILANI HIGHWAY

| | | | |
|----------------------|--------------------|------------------------|---------------|
| ALU DESIGNED BY | DTU CHECKED BY | 04010.10 JOB NUMBER | 3.02 SHEET |
| WIS DRAWN BY | DTU APPROVED BY | 10-10-05 DATE | OF SHEETS |
| SCALE 1 in. = 40 ft. | | | |

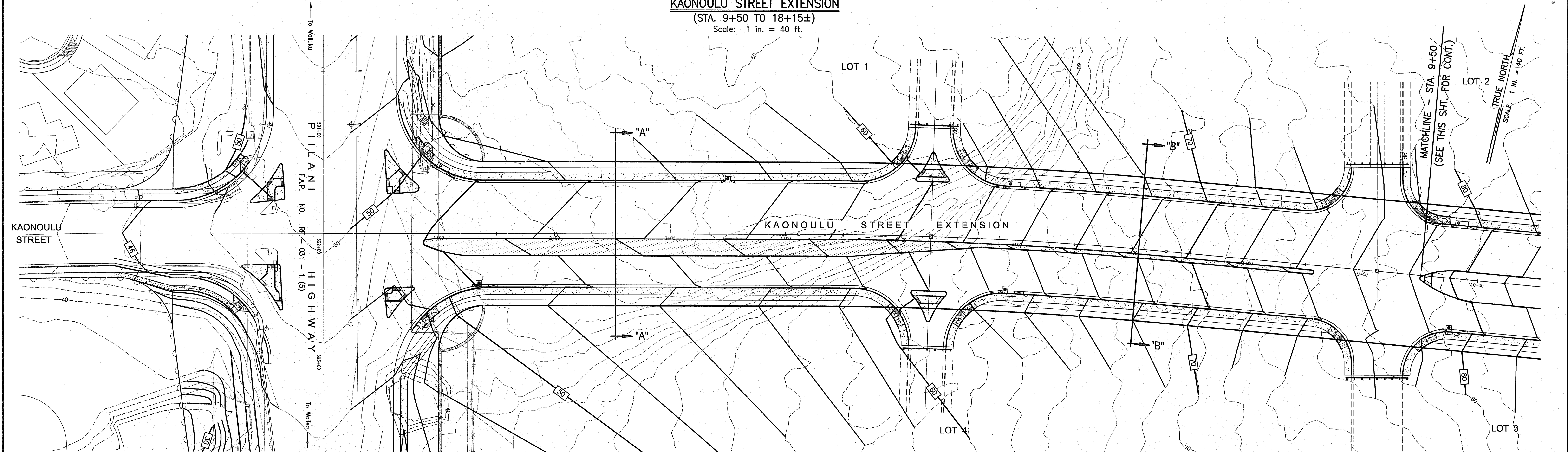
SIGNATURE
Warren S. Unemori
DATE
12/12/05

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION AS DEFINED IN SECTION 10-115-2 OF THE HAWAII ADMINISTRATIVE RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

| LETTER | DESCRIPTION | DATE |
|--------|-------------|------|
| | | |



KAONOULU STREET EXTENSION
(STA. 9+50 TO 18+15±)
Scale: 1 in. = 40 ft.



KAONOULU STREET EXTENSION
(STA. 0+00 TO 9+50)
Scale: 1 in. = 40 ft.

WARREN S. UNEMORI ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS
WELLS STREET PROFESSIONAL CENTER, SUITE 403
2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793

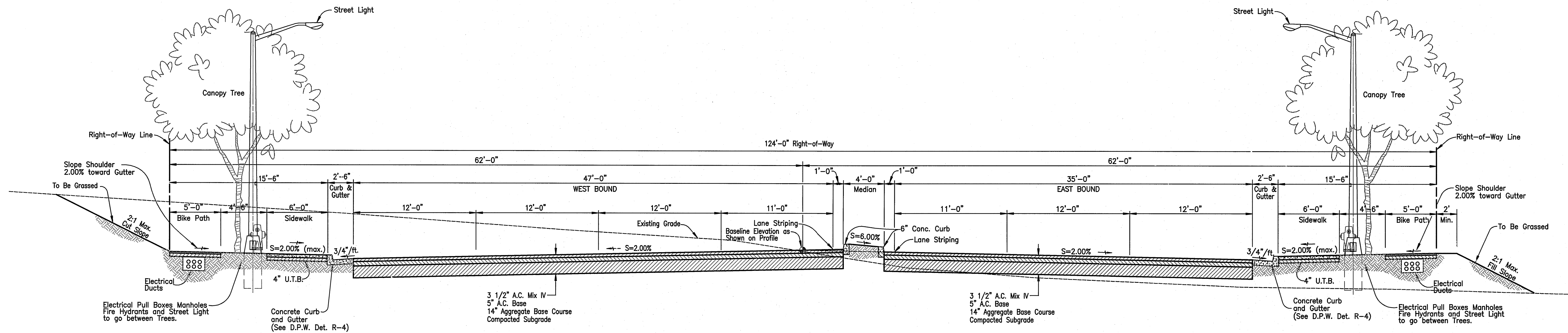
KAONOULU MARKET PLACE
T.M.K.: (2) 2-2-02 : Por. of Par. 15 and 3-9-01 : 16
KIHEI, MAUI, HAWAII

DETAILED GRADING PLAN -
TITLE: KAONOULU STREET EXTENSION

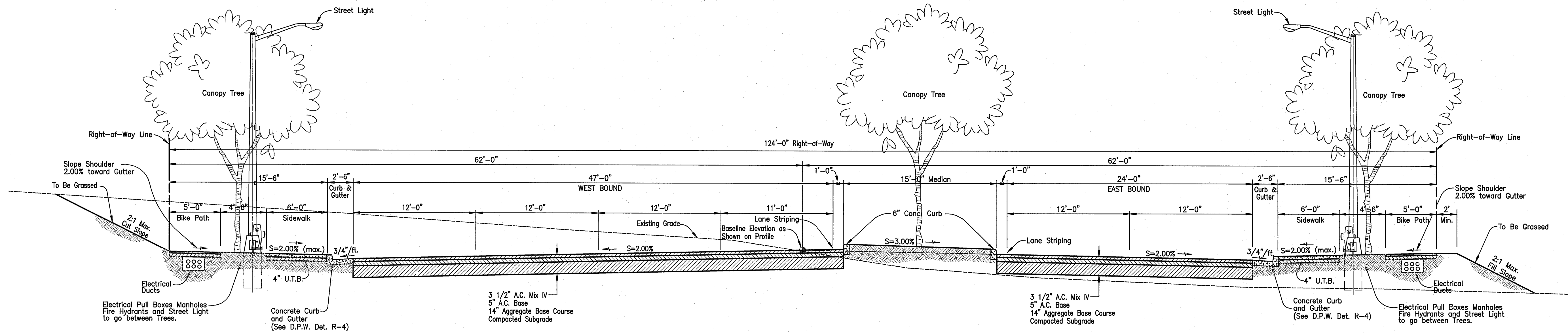
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|--------------------|-------------------|------------------|
| DESIGNED BY WIS | CHECKED BY DTU | DATE 12/22/07 |
| DRAWN BY | APPROVED BY | |

SCALE 1 in. = 40 ft.

| | |
|------------|-----------|
| 04010.10 | 3.03 |
| JOB NUMBER | SHEET |
| 10-10-05 | OF SHEETS |

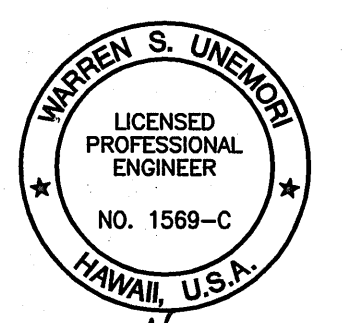


SECTION "B"-"B"
TYPICAL SECTION - KAONOULU STREET EXTENSION
 SCALE: 3/16" = 1'-0"



SECTION "A"-"A"
TYPICAL SECTION - KAONOULU STREET EXTENSION
 SCALE: 3/16" = 1'-0"

04010.10 / 10/10/2004 / 10/10/2004 / 10/10/2004



WARREN S. UNEMORI
 LICENSED PROFESSIONAL ENGINEER
 NO. 1569-C
 HAWAII, U.S.A.

WARREN S. UNEMORI ENGINEERING, INC.
 CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS
 WELLS STREET PROFESSIONAL CENTER, SUITE 403
 2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793

KAONOULU MARKET PLACE
 T.M.K.: (2) 2-2-02 : Por. of Par. 15 and 3-9-01 : 16
 KIHAEI, MAUI, HAWAII

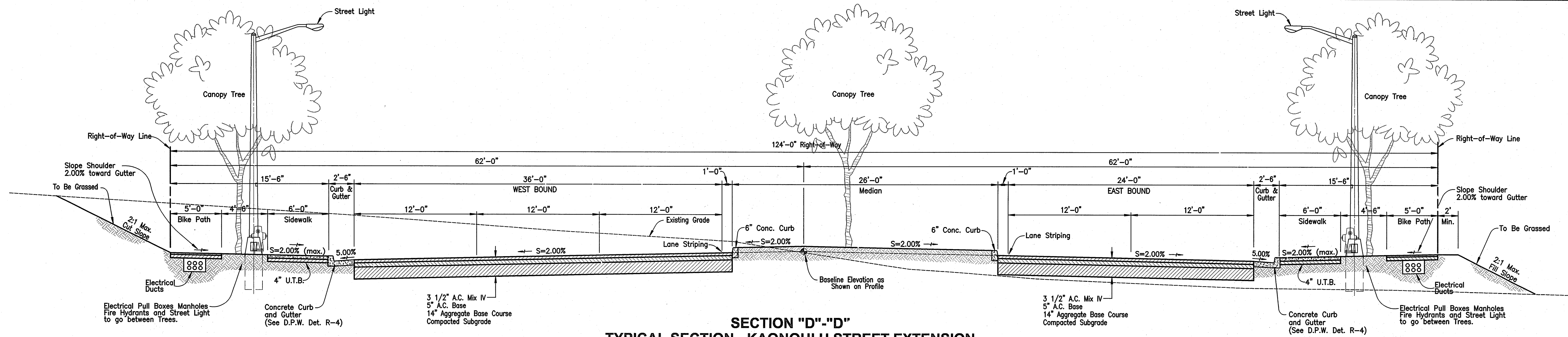
TYPICAL SECTIONS
 TITLE KAONOULU STREET EXTENSION

| | | | |
|--------------------|--------------------|------------------|----------------------------|
| DESIGNED BY ALU | CHECKED BY WSU | DATE 10-10-05 | 4.01 SHEET OF SHEETS |
| DRAWN BY WIS | APPROVED BY WSU | DATE 10-10-05 | |

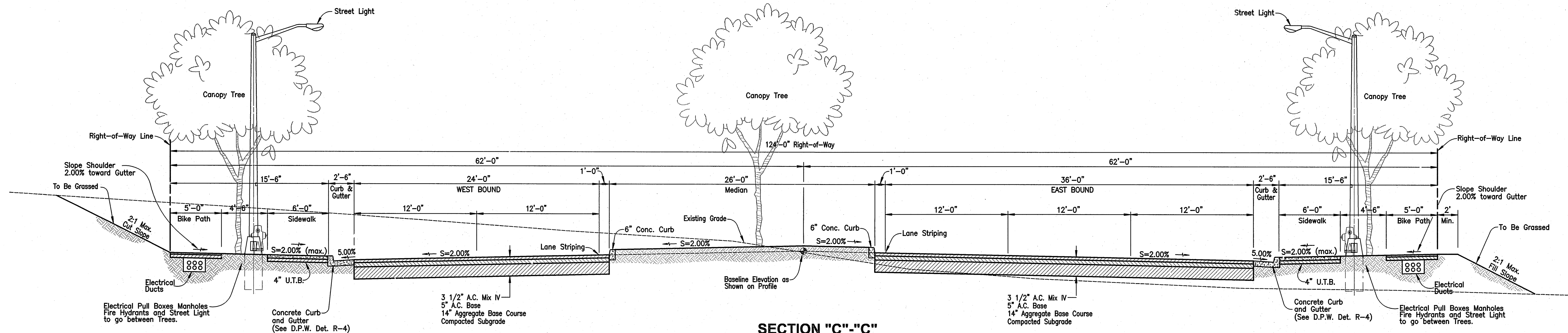
SCALE: As Shown

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION AS DEFINED IN SECTION 10-115-2 OF THE HAWAII ADMINISTRATIVE RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

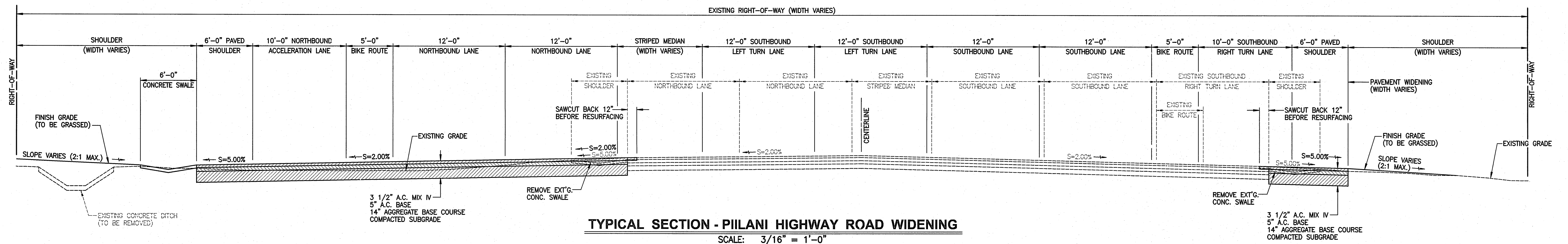
| LETTER | DESCRIPTION | DATE |
|--------|-------------|------|
| | | |



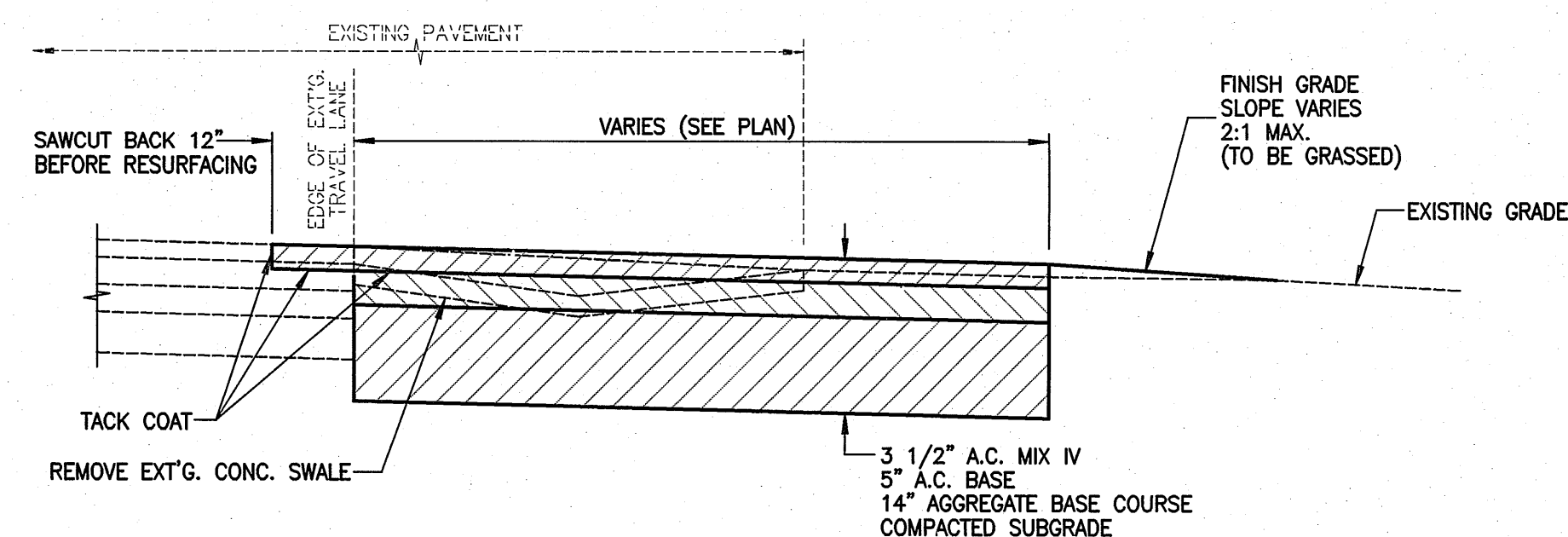
SECTION "D"-"D"
TYPICAL SECTION - KAONOULU STREET EXTENSION
SCALE: 3/16" = 1'-0"



SECTION "C"-"C"
TYPICAL SECTION - KAONOULU STREET EXTENSION
SCALE: 3/16" = 1'-0"



TYPICAL SECTION - PIILANI HIGHWAY ROAD WIDENING
SCALE: 3/16" = 1'-0"



DETAIL - PAVEMENT WIDENING / CONNECTION
NOT TO SCALE

WARREN S. UNEMORI ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS
WELLS STREET PROFESSIONAL CENTER, SUITE 403
2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793

KAONOULU MARKET PLACE
T.M.K.: (2) 2-2-02 : Por. of Par. 15 and 3-9-01 : 16
KIHAI, MAUI, HAWAII

TITLE: KAONOULU STREET EXTENSION & PIILANI HIGHWAY

DESIGNED BY: ALU
CHECKED BY: DTU
DRAWN BY: WIS
APPROVED BY: DTU

SIGNATURE: *[Signature]* DATE: 1/6/09

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION AS DEFINED IN SECTION 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

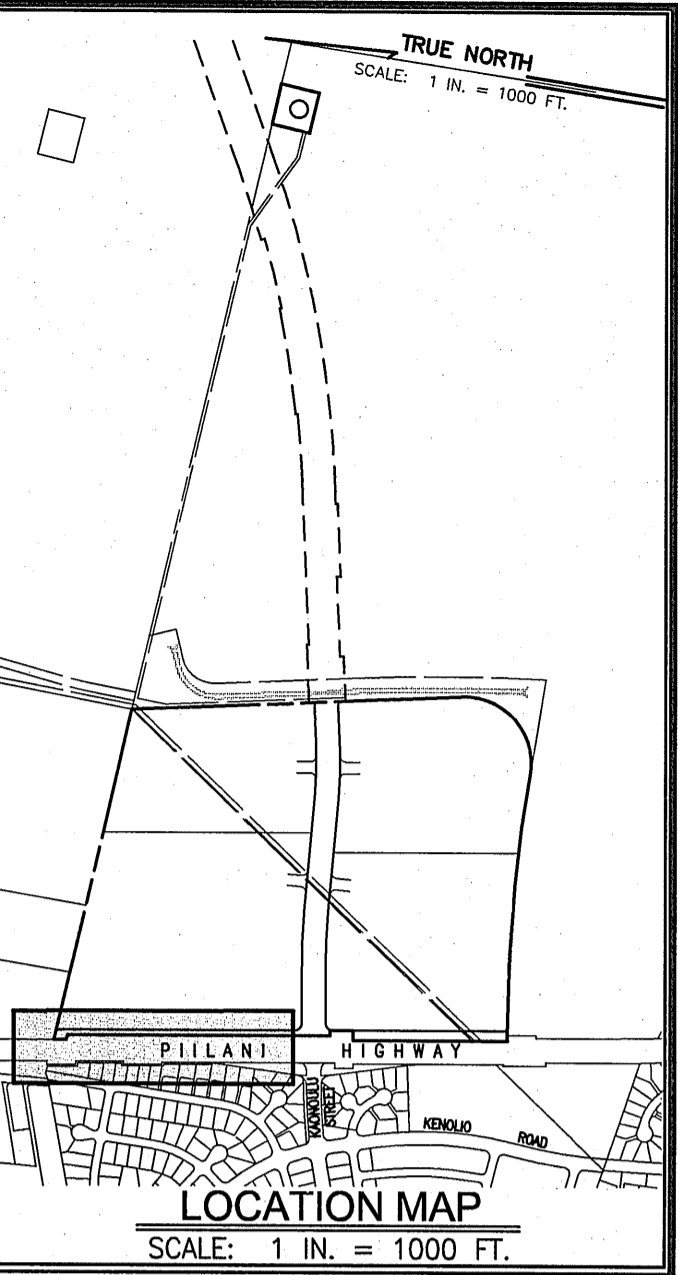
| | | |
|--------|-------------|------|
| LETTER | DESCRIPTION | DATE |
| | | |

04010.10
JOB NUMBER

10-10-05
DATE

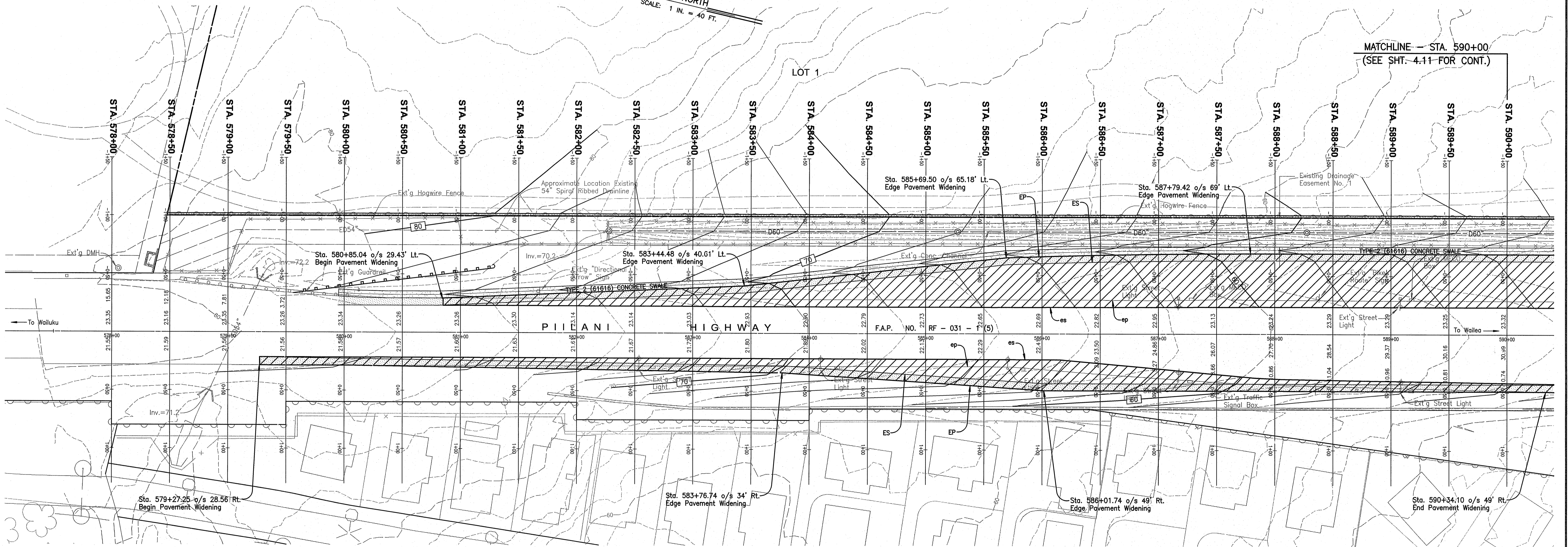
4.02
SHEET

OF SHEETS



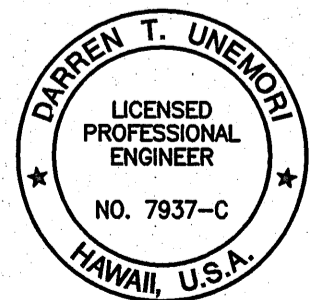
TRUE NORTH
SCALE: 1 IN. = 40 FT.

MATCHLINE — STA. 590+00
(SEE SHT. 4-11 FOR CONT.)



LEGEND:

- es = Existing Edge Stripe
- ep = Existing Edge Pavement
- ES = Proposed Edge Stripe
- EP = Proposed Edge Pavement



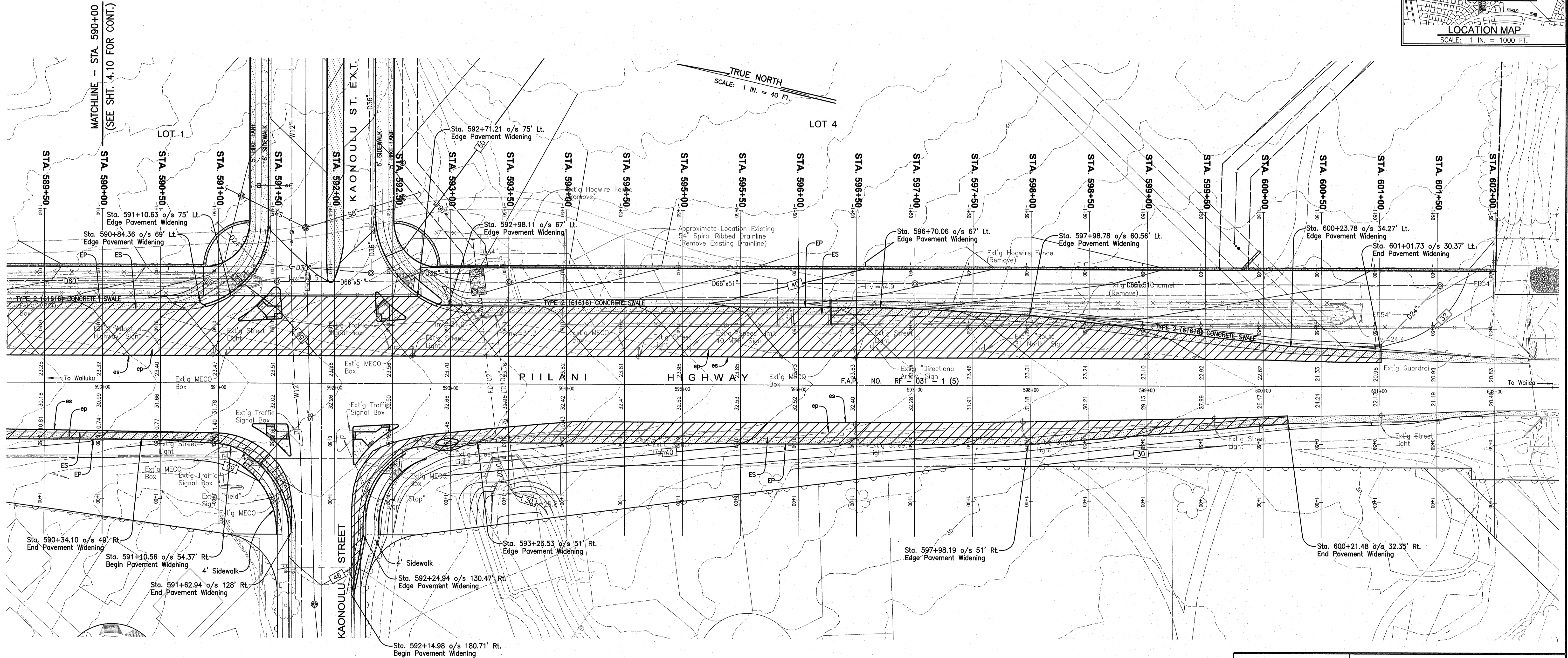
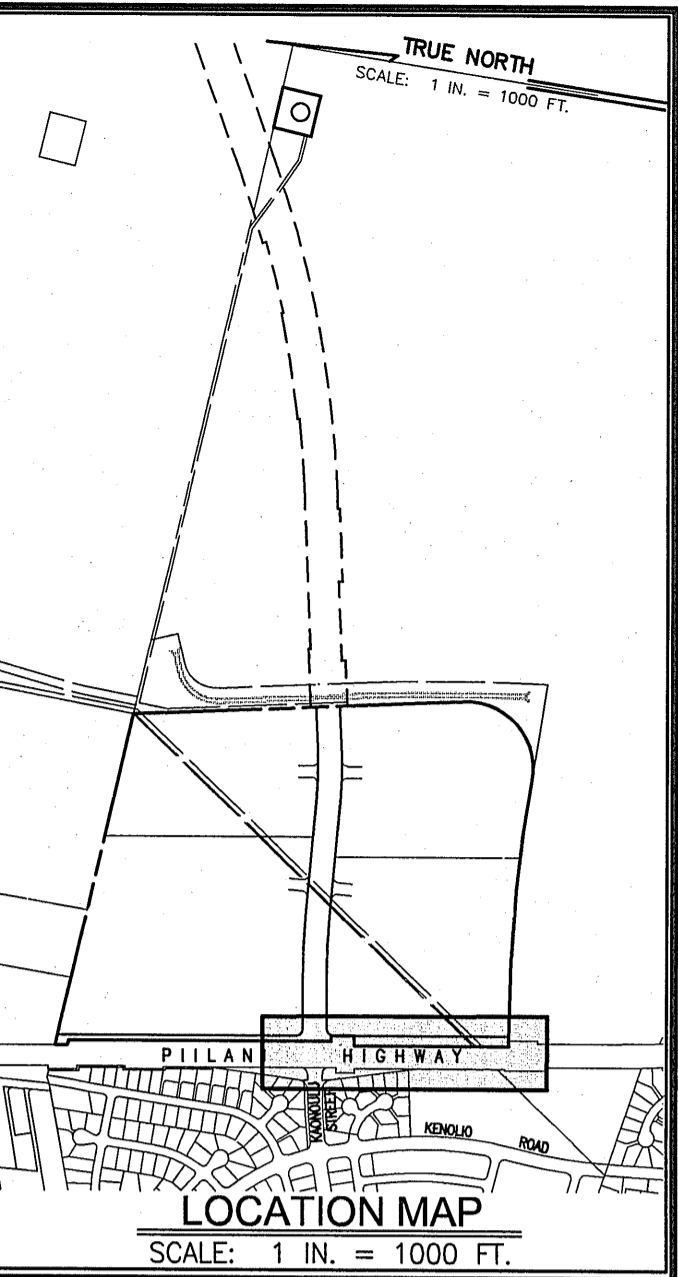
WARREN S. UNEMORI ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS
WELLS STREET PROFESSIONAL CENTER, SUITE 403
2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793

KAONOULU MARKET PLACE
T.M.K.: (2) 2-2-02 : Por. of Par. 15 and 3-9-01 : 16
KIHEI, MAUI, HAWAII

CROSS SECTION — PILIHI HIGHWAY

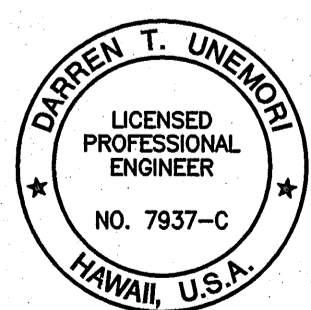
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|-------------|-------------|------------|-----------|
| ALU | DTU | 04010.10 | 4.10 |
| DESIGNED BY | CHECKED BY | JOB NUMBER | |
| WIS | DTU | 10-10-05 | |
| DRAWN BY | APPROVED BY | DATE | OF SHEETS |
| | | 10-10-05 | |

SCALE: 1 in. = 40 ft.



LEGEND:

- es = Existing Edge Stripe
- ep = Existing Edge Pavement
- ES = Proposed Edge Stripe
- EP = Proposed Edge Pavement

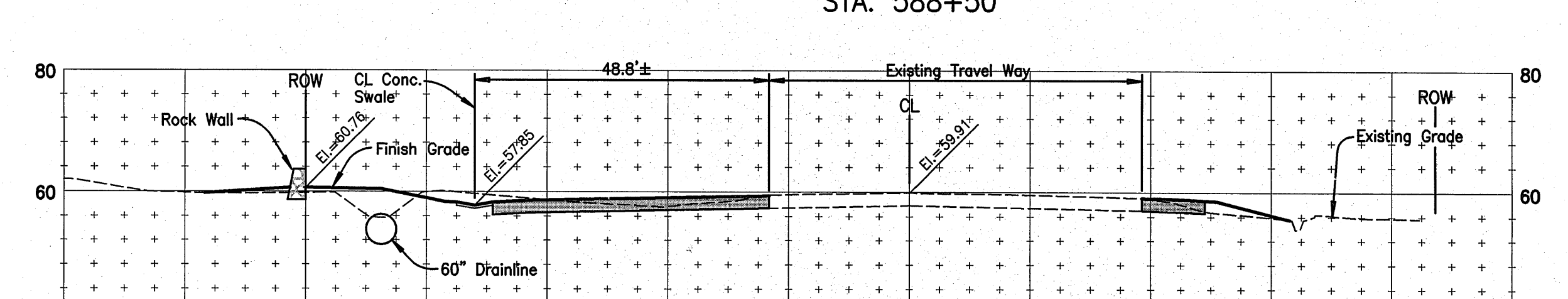
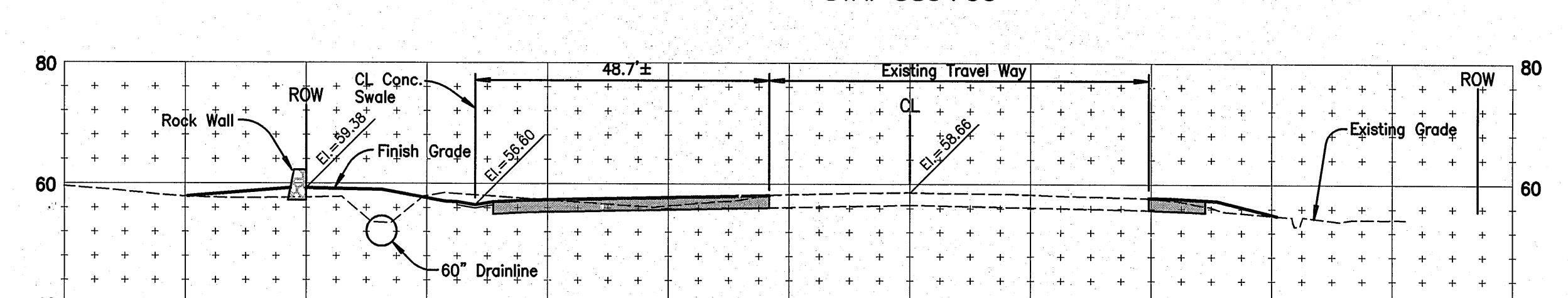
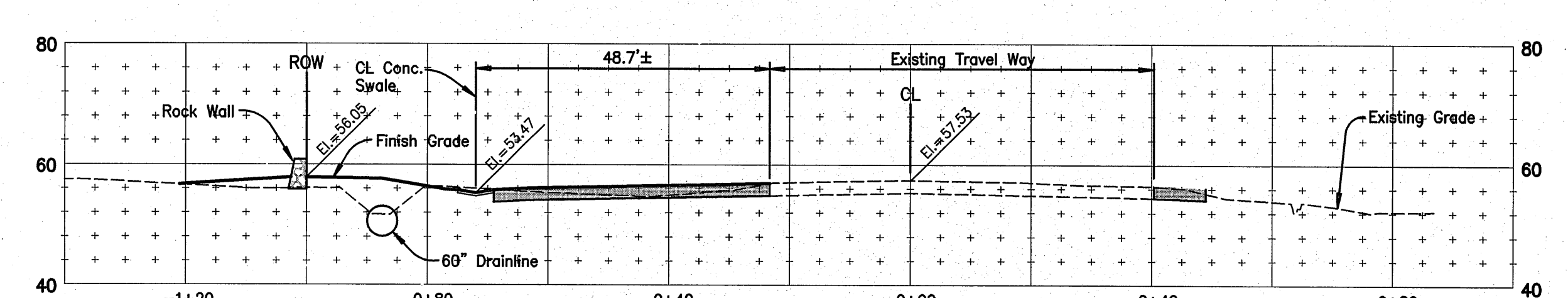
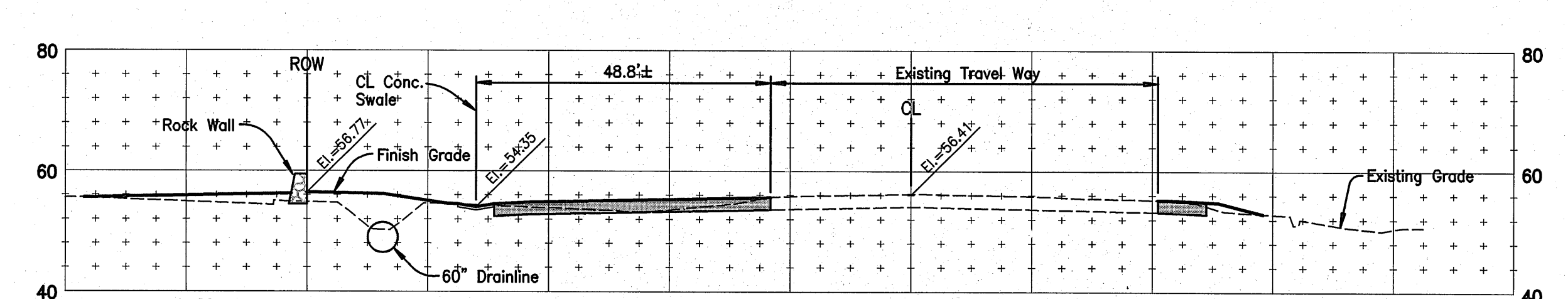
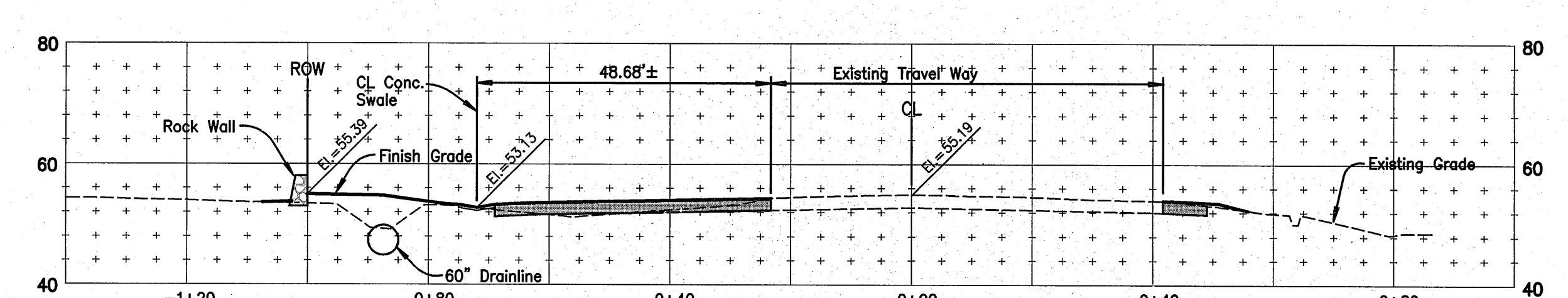
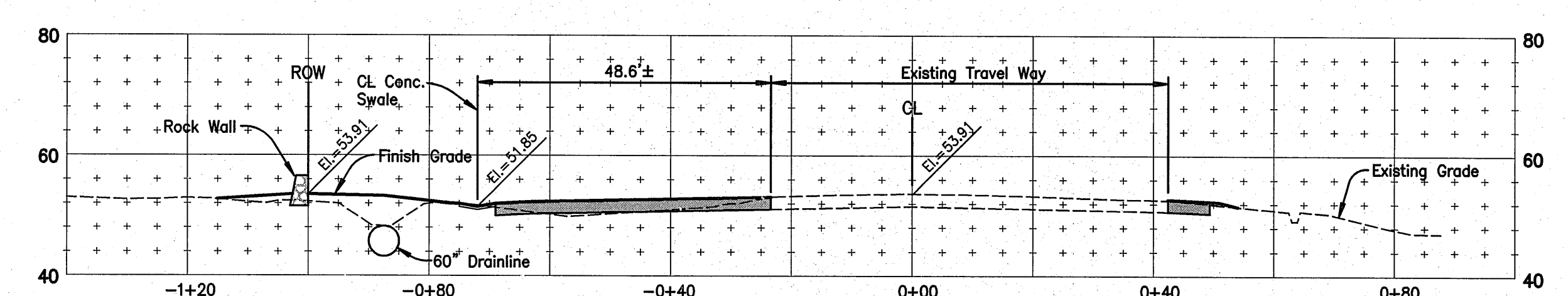
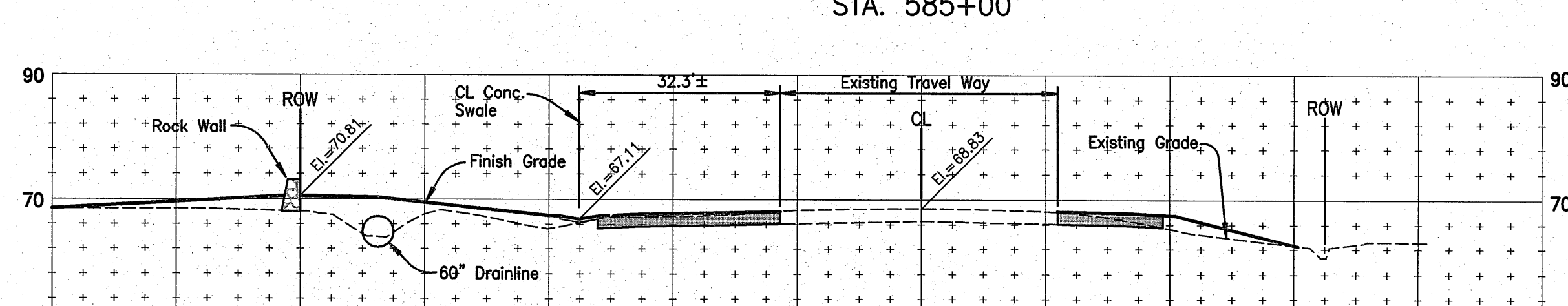
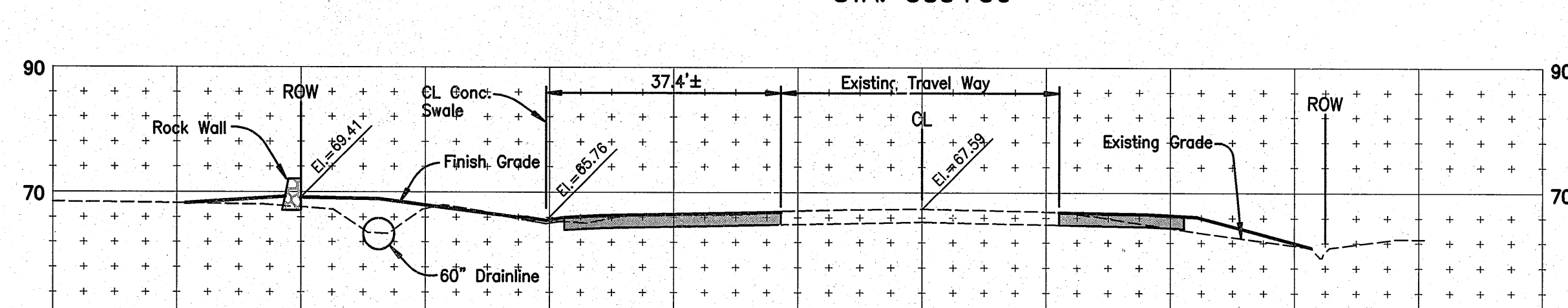
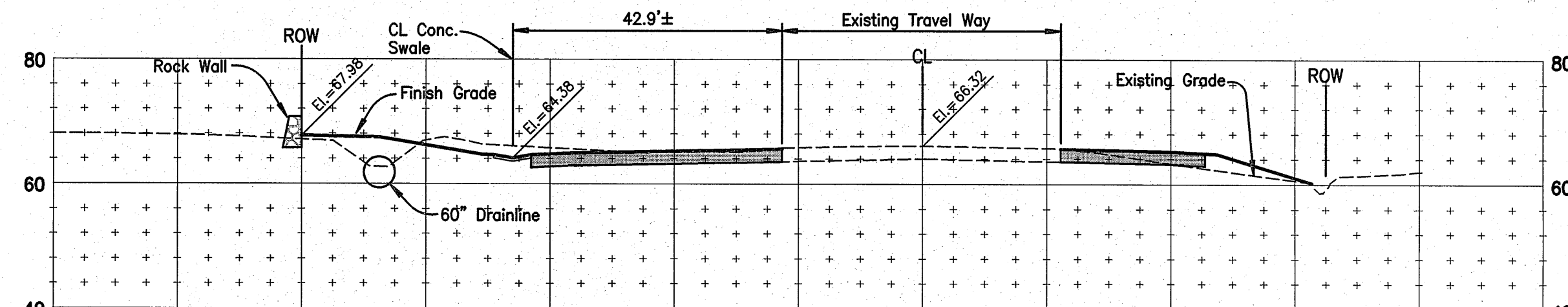
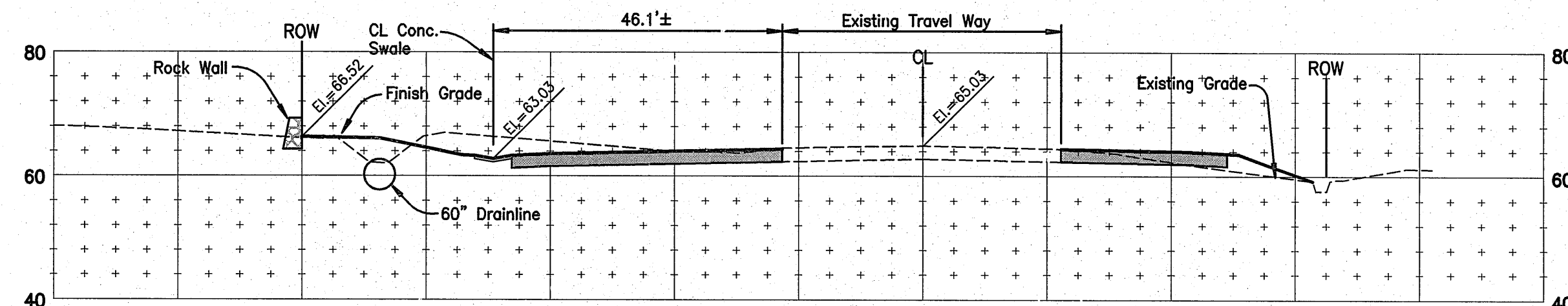
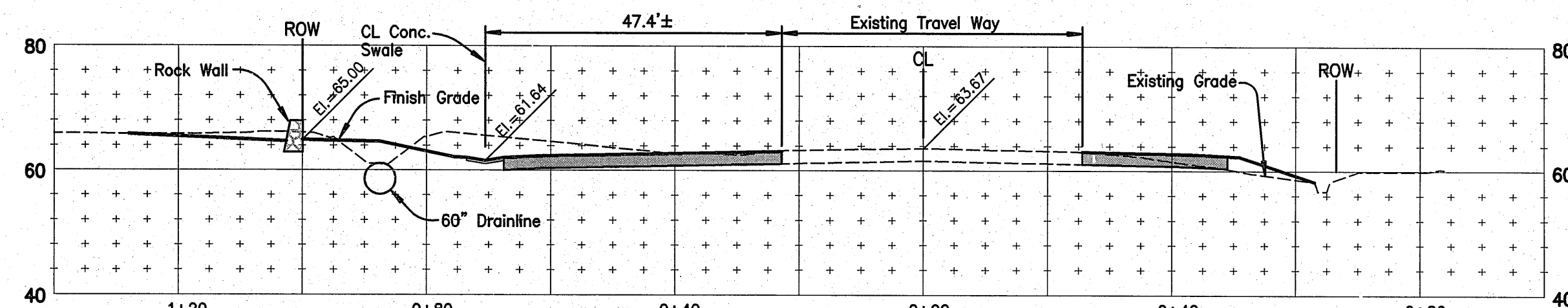
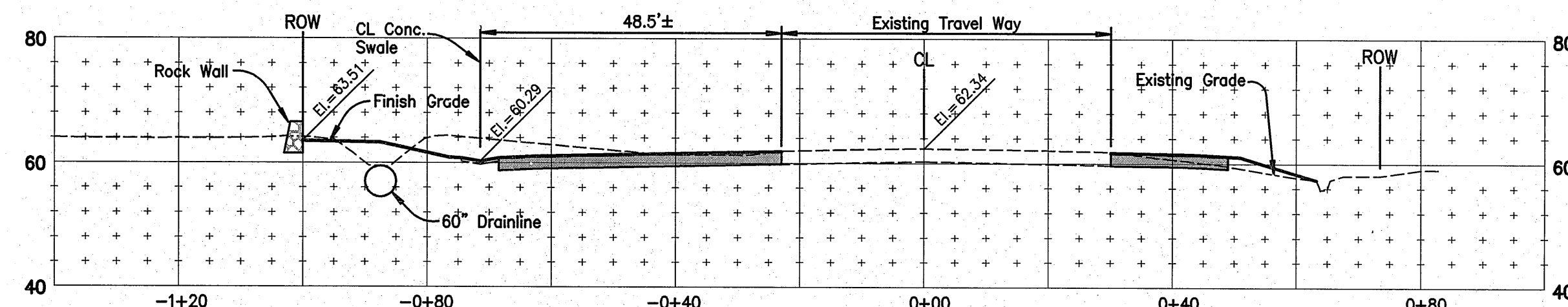
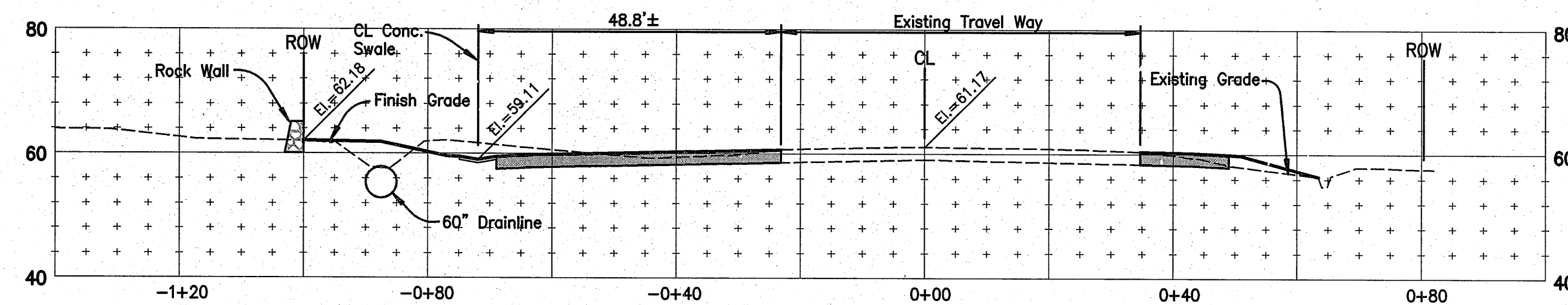


WARREN S. UNEMORI ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS
WELLS STREET PROFESSIONAL CENTER, SUITE 403
2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793

KAONOULU MARKET PLACE
T.M.K.: (2) 2-2-02 : Por. of Par. 15 and 3-9-01 : 16
KIHEI, MAUI, HAWAII

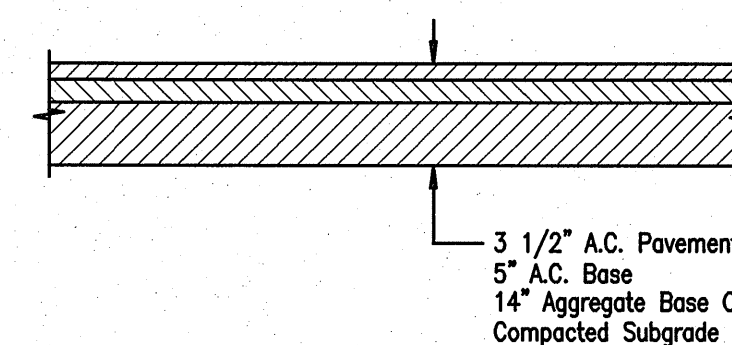
TITLE: CROSS SECTION - PILI LANI HIGHWAY

| | | | |
|-------------|-------------|----------------------|-----------|
| ALU | DTU | 04010.10 | 4.11 |
| DESIGNED BY | CHECKED BY | JOB NUMBER | |
| WIS | DTU | 10-10-05 | |
| DRAWN BY | APPROVED BY | DATE | OF SHEETS |
| | | SCALE 1 in. = 40 ft. | |



CROSS SECTIONS

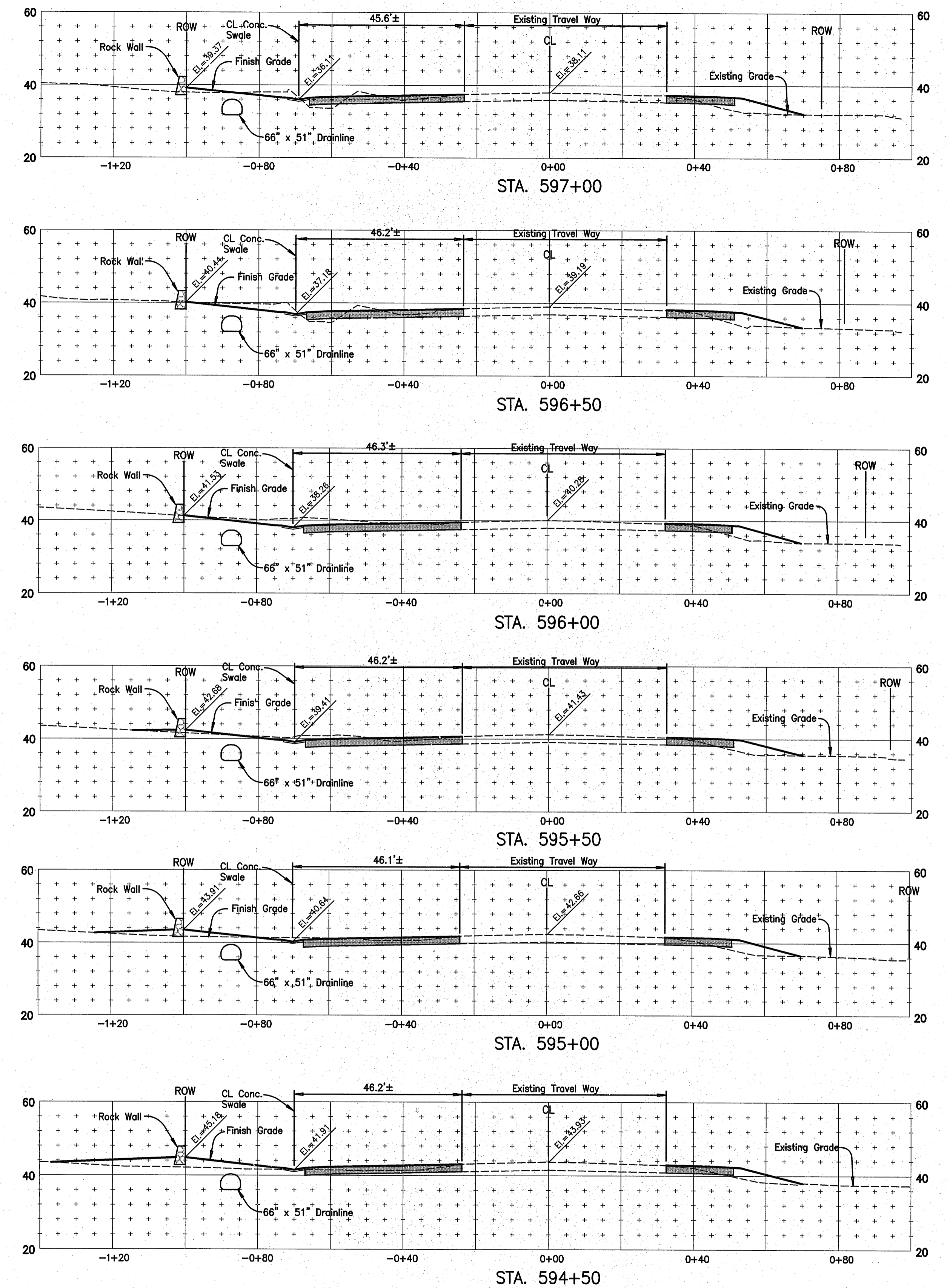
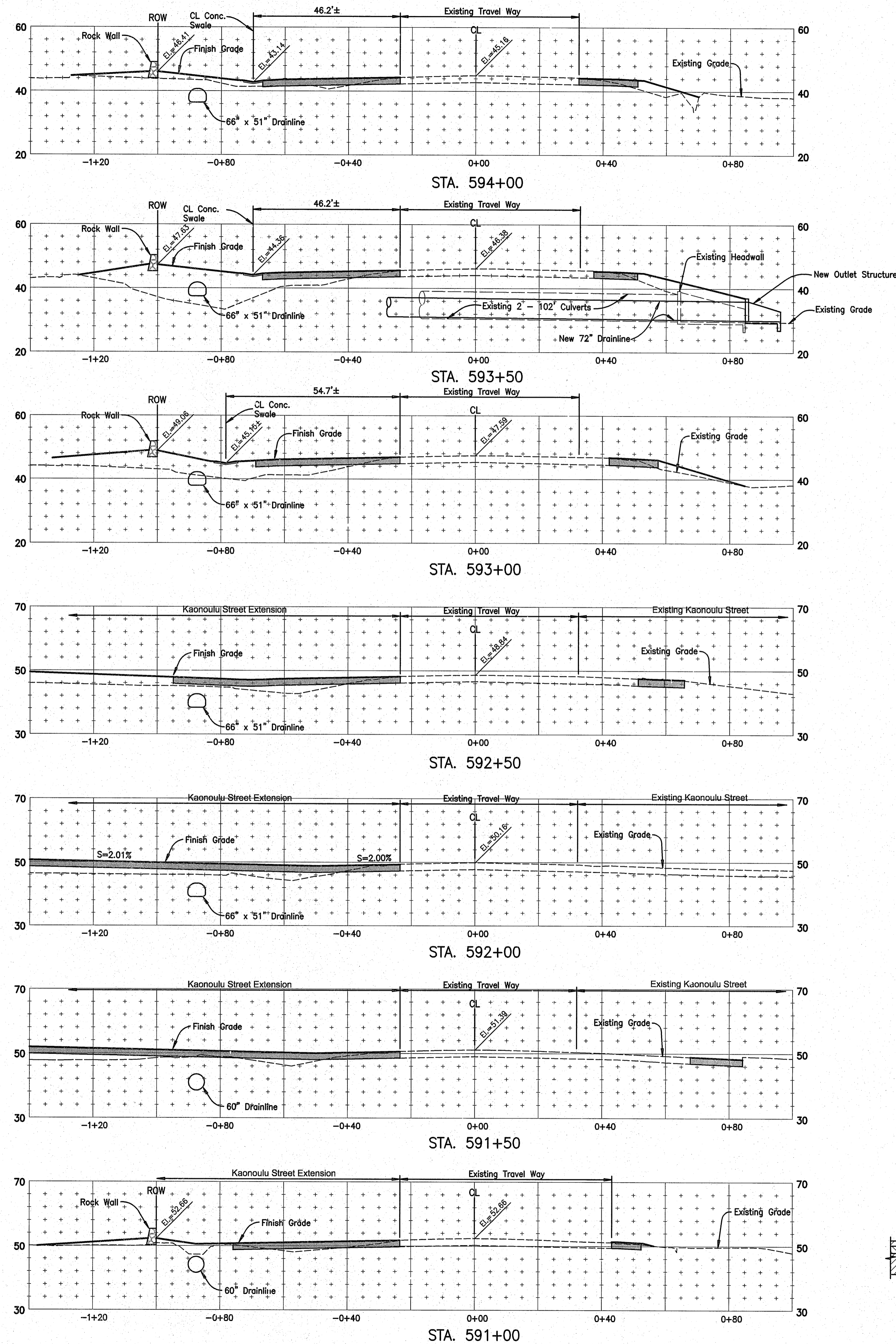
Scale: Horiz. 1" = 20'
Vert. 1" = 20'



TYPICAL PAVEMENT SECTION FOR PIILANI HIGHWAY WIDENING

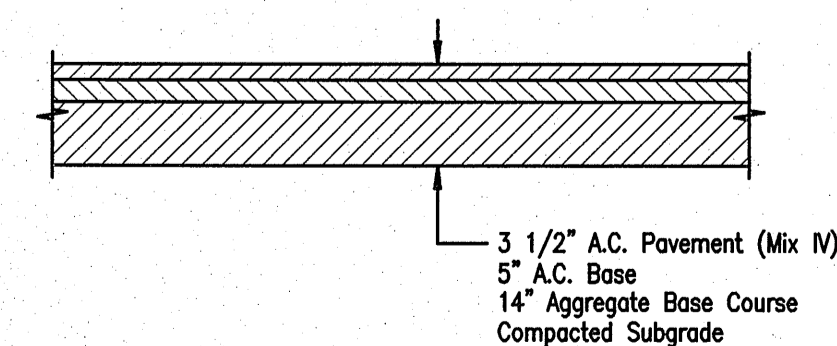
NOT TO SCALE

| | | | |
|---|-------------|---|-------|
| | | WARREN S. UNEMORI ENGINEERING, INC. CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS 2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793 | |
| KAONOULU MARKET PLACE T.M.K.: (2) 2-2-02 : Por. of Par. 15 and 3-9-01 : 16 KIHAI, MAUI, HAWAII | | | |
| TITLE CROSS SECTION: PIILANI HIGHWAY | | | |
| DESIGNED BY | DTU | 04010.10 | 4.13 |
| WIS | DTU | JOB NUMBER | |
| DRAWN BY | APPROVED BY | 10-10-05 | SHEET |
| | | DATE | |
| SCALE 1 in. = 20 ft. | | OF SHEETS | |



CROSS SECTIONS

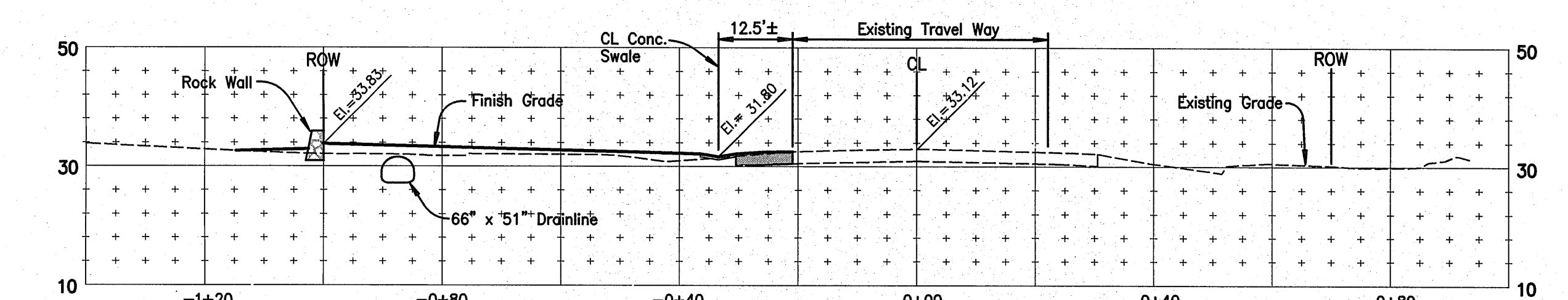
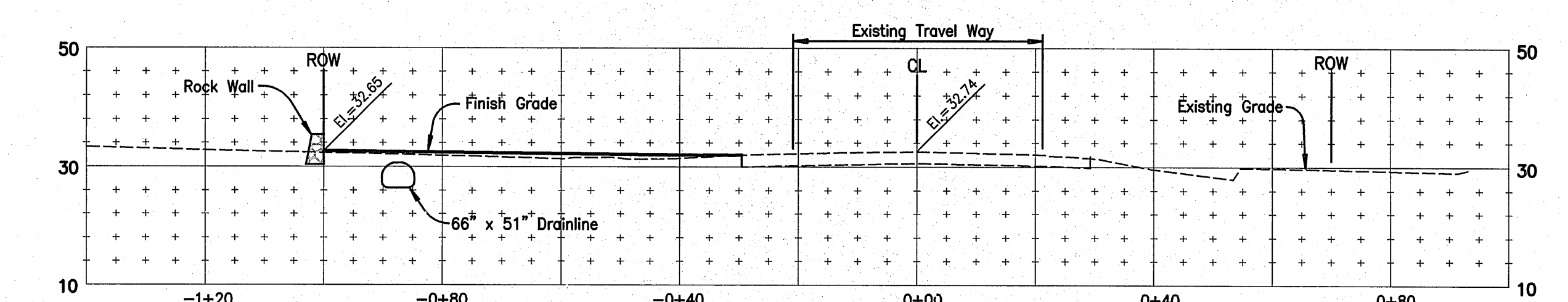
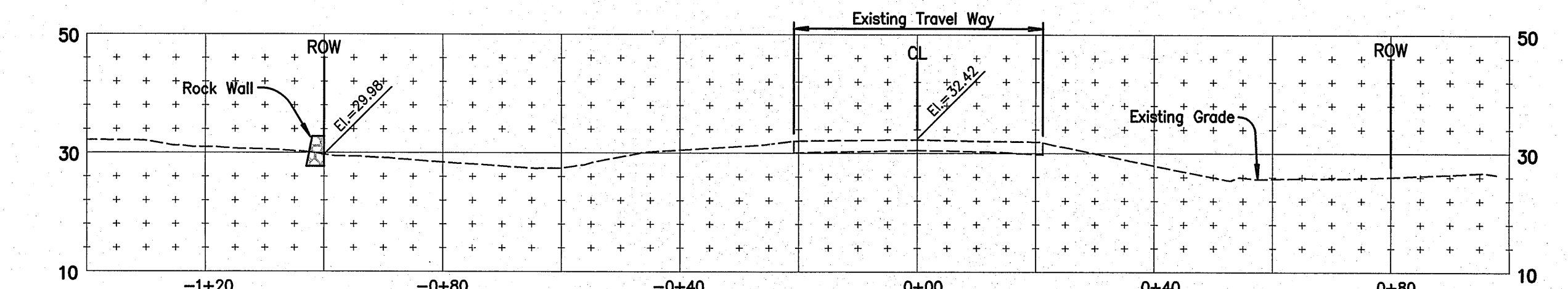
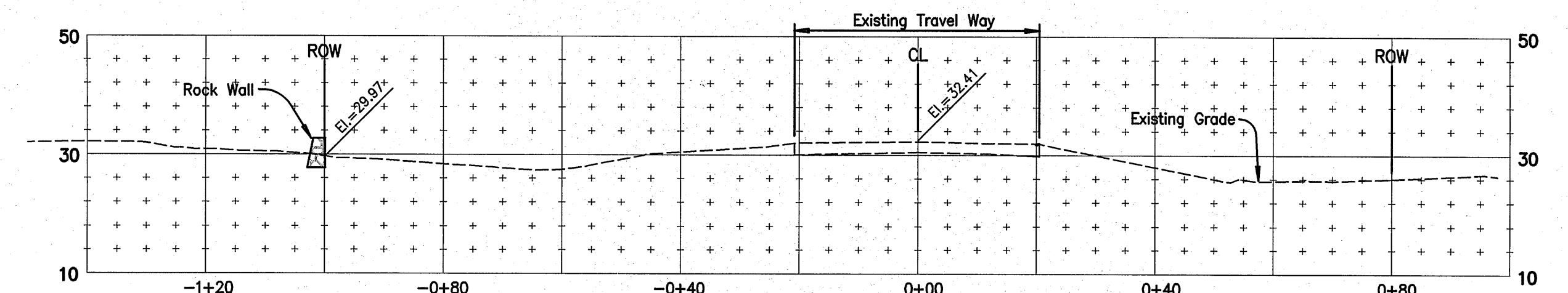
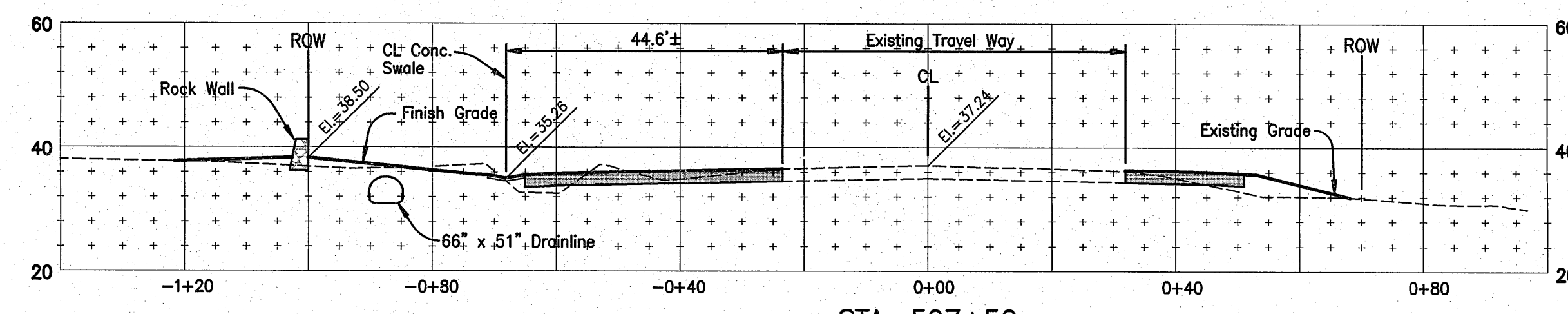
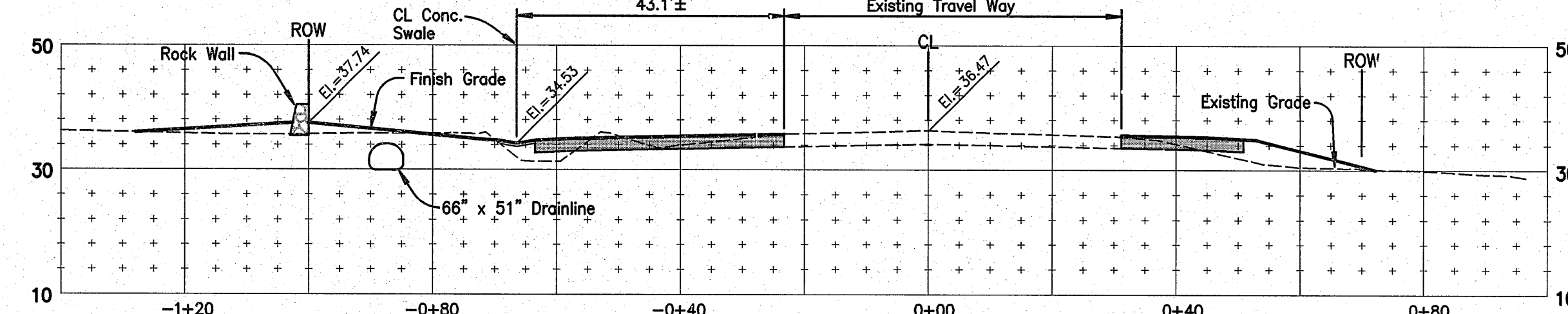
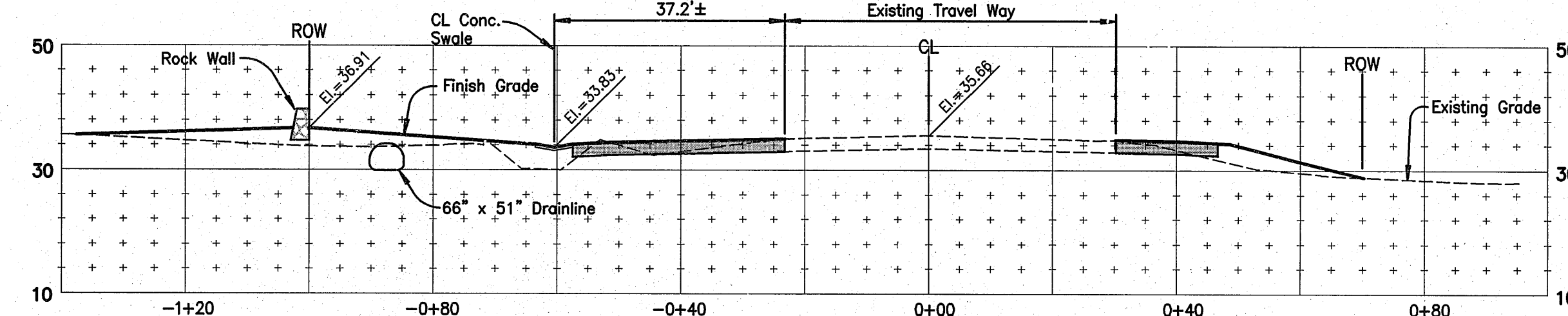
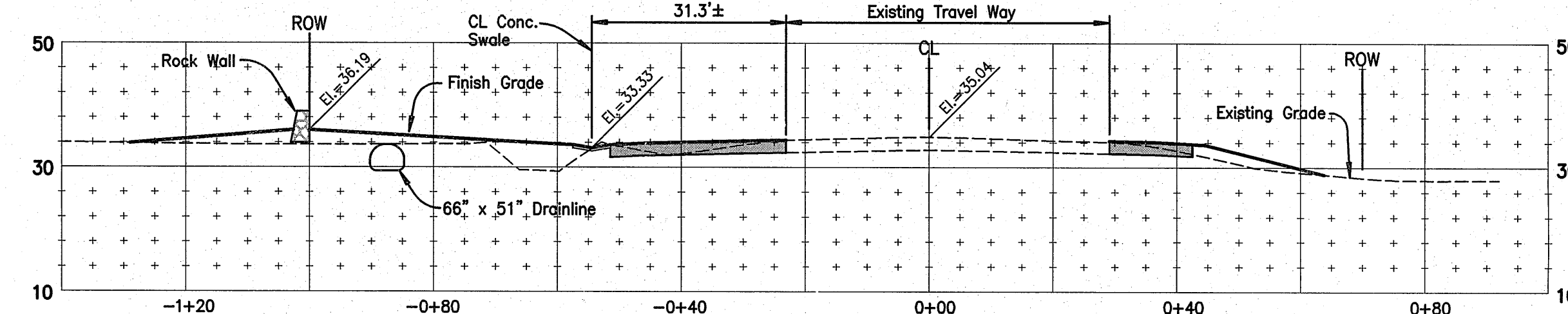
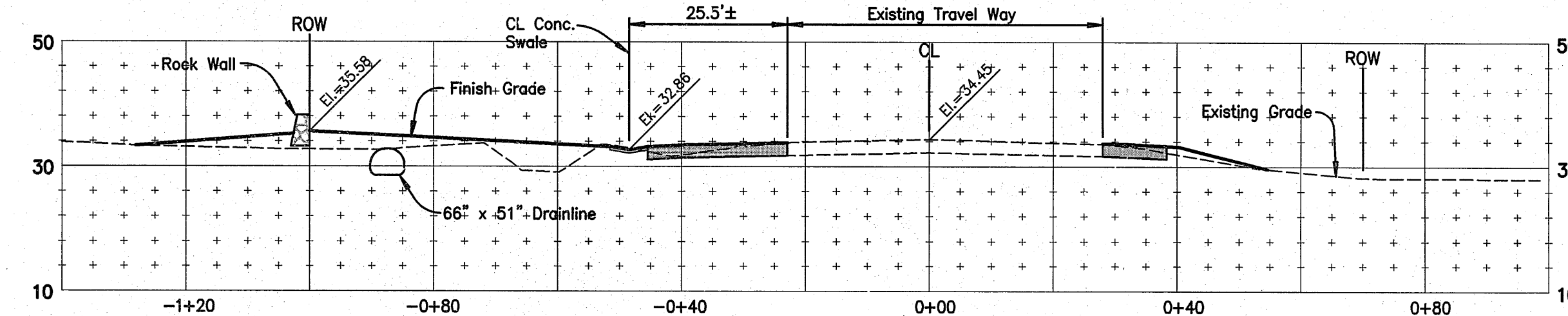
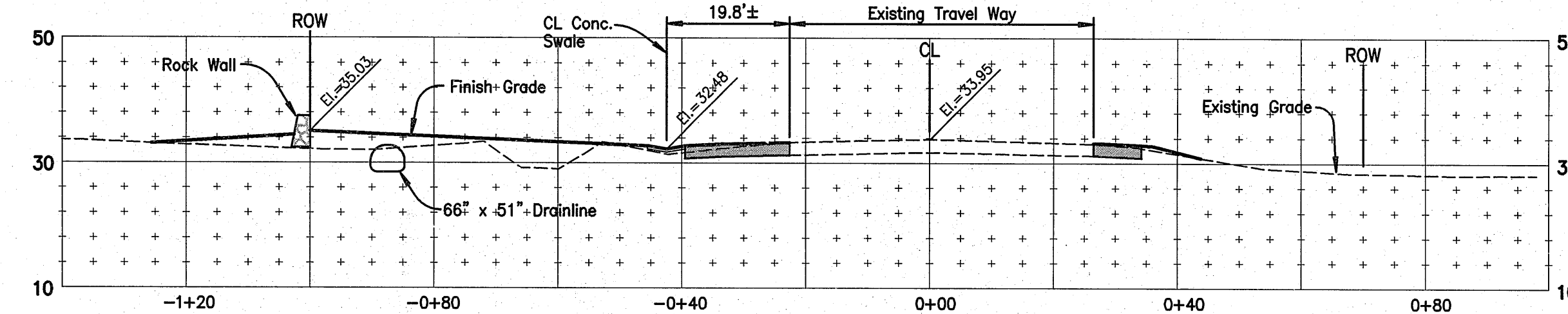
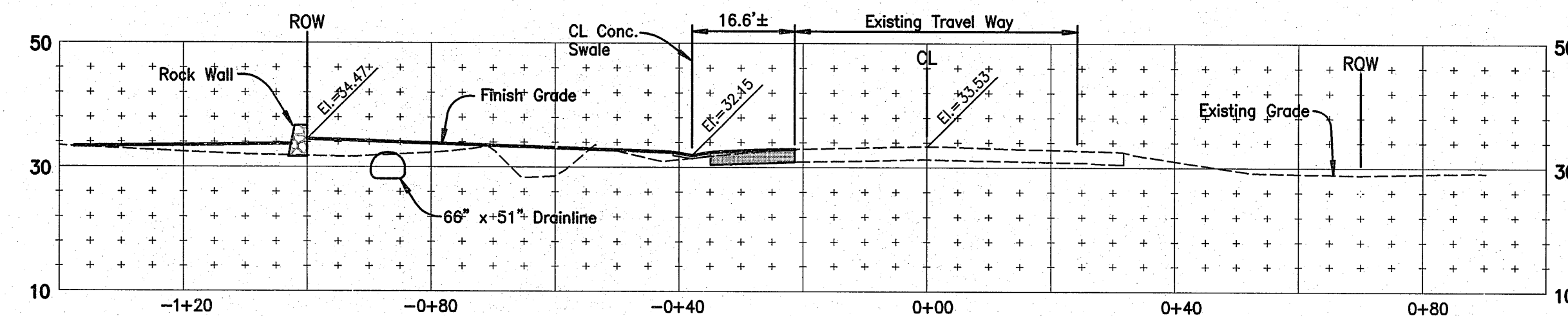
Scale: Horiz. 1" = 20'
Vert. 1" = 20'



TYPICAL PAVEMENT SECTION FOR PIILANI HIGHWAY WIDENING

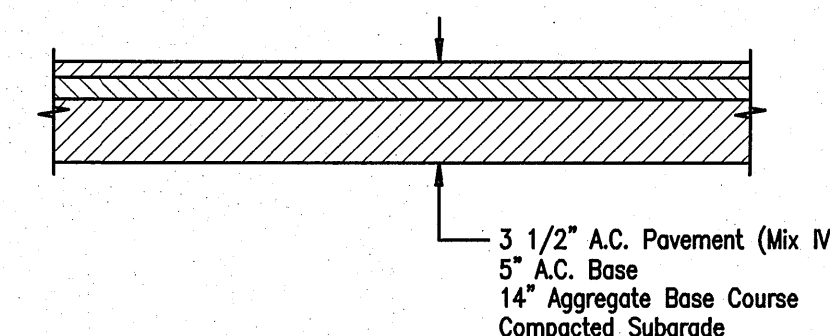
NOT TO SCALE

| | | | |
|---------------------------------------|-------------|---|-----------|
| | | WARREN S. UNEMORI ENGINEERING, INC. CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS 2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793 | |
| | | KAONOULU MARKET PLACE T.M.K.: (2) 2-2-02 : Por. of Par. 15 and 3-9-01 : 16 KIHEI, MAUI, HAWAII | |
| TITLE: CROSS SECTION: PIILANI HIGHWAY | | | |
| DESIGNED BY | DTU | 04010.10 | 4.14 |
| WIS | DTU | JOB NUMBER | |
| DRAWN BY | APPROVED BY | 10-10-05 | SHEET |
| LETTER | DESCRIPTION | DATE | |
| SCALE 1 in. = 20 ft. | | DATE | OF SHEETS |



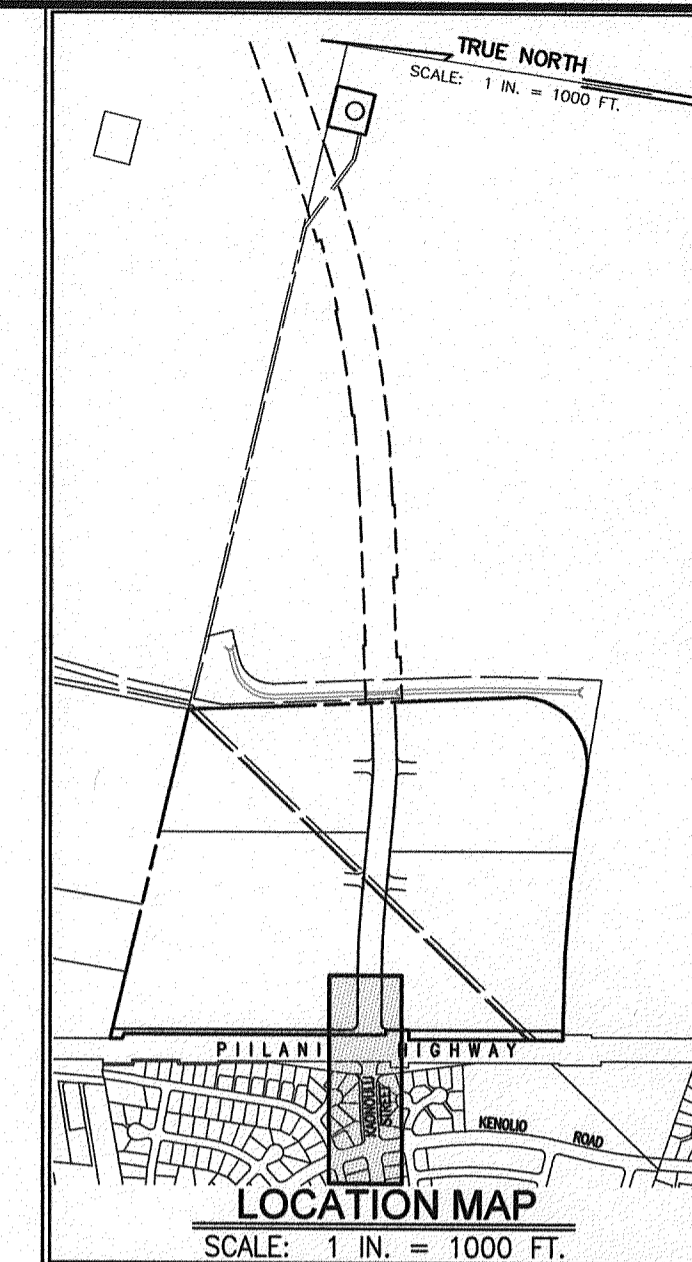
CROSS SECTIONS













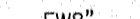
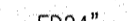







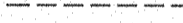
Scale: Horiz. 1" = 20'
Vert. 1" = 20'



TYPICAL PAVEMENT SECTION FOR PIILANI HIGHWAY WIDENING
NOT TO SCALE

| | | | |
|---|--------------------|--|----------------------|
| WARREN S. UNEMORI ENGINEERING, INC. CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS 2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793 | | KAONOULU MARKET PLACE T.M.K.: (2) 2-2-02 : Por. of Par. 15 and 3-9-01 : 16 KIHAEI, MAUI, HAWAII | |
| TITLE: CROSS SECTION: PIILANI HIGHWAY | | | |
| DESIGNED BY WIS | CHECKED BY DTU | 04010.10 JOB NUMBER | 4.15 SHEET |
| DRAWN BY WIS | APPROVED BY DTU | 10-10-05 DATE | |
| SCALE: 1 in. = 20 ft. | | OF SHEETS | |

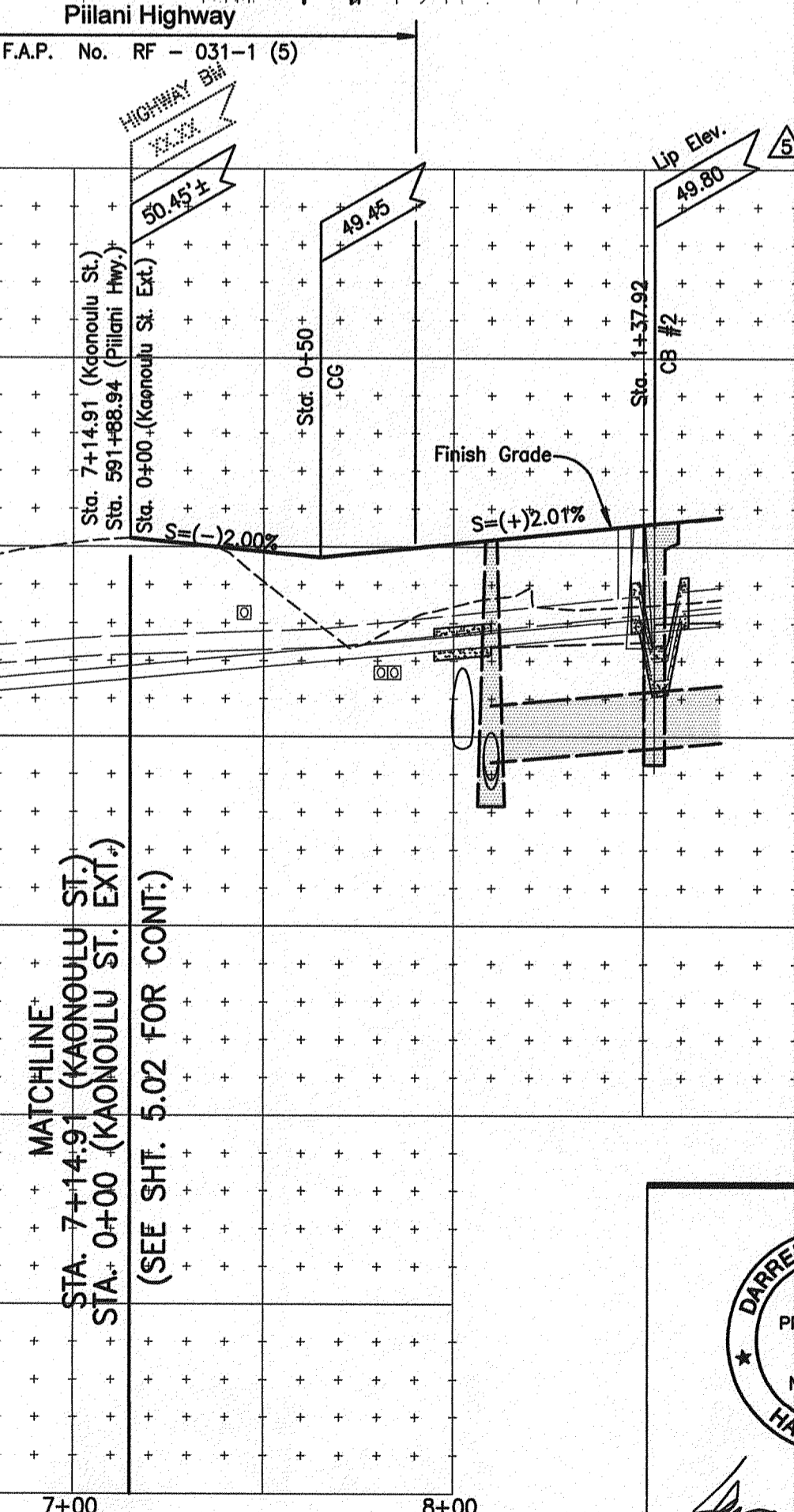


- ## LEGEND:
- | | |
|---|----------------------------------|
|  | SEWER MANHOLE |
|  | DRAIN MANHOLE |
|  | AIR RELIEF VALVE MANHOLE |
|  | CATCH BASIN |
|  | FIRE HYDRANT |
|  W8" | WATERLINE W/ SIZE |
|  D24" | DRAINLINE W/ SIZE |
|  S8" | SEWERLINE W/ SIZE |
|  | CLEAN-OUT-TO-GRADE |
|  | SINGLE SERVICE WATER LATERAL |
|  | DOUBLE SERVICE WATER LATERAL |
|  | SINGLE SERVICE SEWER LATERAL |
|  EW8" | EXISTING WATERLINE W/SIZE |
|  ED24" | EXISTING DRAINLINE W/SIZE |
|  ES8" | EXISTING SEWERLINE W/SIZE |
|  | ELECTRICAL CONDUIT LINE |
|  | STREET LIGHT |
|  | ELECTRICAL TRANSFORMER |
|  | ELECTRICAL PULL BOX |
|  | NO VEHICULAR ACCESS PERMITTED |
|  | VEHICULAR ACCESS PERMITTED |
|  | PROPOSED IMPROVEMENTS (BY OTHER) |


1. CONTRACTOR SHALL VERIFY EXACT LOCATION, INVERT, SIZE, AND TYPE OF EXISTING UTILITIES PRIOR TO ORDERING MATERIALS, SHOULD ANY DISCREPANCIES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

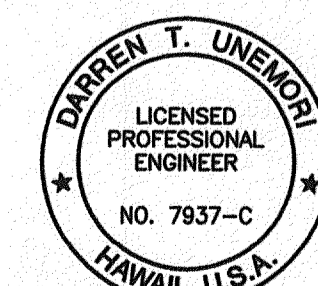
C CURVE DATA
 $\Delta = 6^\circ 35' 59''$
 $R = 3100.00$
 $L = 357.08$
 $T = 178.74$
 $C = 356.88$
 $Ch.Az. = 73^\circ 30' 01''$


Scale: 1 in. = 40 ft



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


| | | |
|---|-----------------------|----------|
|  | CB Elevations Revised | 10/21/09 |
| LETTER | DESCRIPTION | DATE |




 SIGNATURE

10/30/00
 DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY
 SUPERVISION AND CONSTRUCTION OF THIS PROJECT
 WILL BE UNDER MY OBSERVATION "AS DEFINED IN
 SECTION 16-115-2 OF THE HAWAII ADMINISTRATIVE
 RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS
 LAND SURVEYORS AND LANDSCAPE ARCHITECTS"



WARREN S. UNEMORI ENGINEERING, INC.
 CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS
 WELLS STREET PROFESSIONAL CENTER, SUITE 403
 2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793

TITLE KAONOULU ST. - STA. 0+00 TO 7+14.91

| | | | |
|----------------------|--------------------|------------|-----------|
| DTU DESIGNED BY | DTU CHECKED BY | 04010.10 | 5.0 |
| WIS DRAWN BY | DTU APPROVED BY | JOB NUMBER | |
| SCALE 1 in. = 40 ft. | | 10-10-05 | SHEET |
| | | DATE | OF SHEETS |