

PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD	201 <u>9</u> - <u>44</u>
Acceptance Date:	<u>5.6.19</u>
Website Posting Date:	<u>5.8.19</u>
Determination Date:	<u>8.6.19</u>
Planning Commission Date:	<u>6.25.19</u>
Expiration Date:	<u>6.25.22</u>
Planner Assigned:	<u>JL</u>

**Instructions:** File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	Kahili Makai Holdings, LLC
Mailing Address:	Belles Graham LLP, c/o Ian K. Jung, Esq. 4334 Rice Street, Suite 202, Lihue, Kauai, Hawaii 96766
Phone:	(808) 245-2163
Email:	ikj@kauai-law.com
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date:	<u>4/22/19</u>

Project Information (attach additional sheets, if necessary)	
County Zoning District:	AGRICULTURE DISTRICT
Tax Map Key(s):	(4) 5-3-004:025
Land Area:	.75 acre
Nature of Development: (Description of proposed structure or subdivision)	Repairs and renovation to an existing single-family residence and relocation of deck, reconfiguration of a driveway, removal of cesspool, installation of an individual septic system, installation of a propane tank, and related site utilities.

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

**Part A**

**Shoreline Setback Determination of Applicability (§8-27.1)**

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Property is Not Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 265 ft.
- Additional Information:  
☒ Shoreline Change (Erosion/Accretion) Rate: 0.0 and 0.1 ft./year  
(Information available here: [www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html))  
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

Two (2) parcels intersect the Subject Property (Anini Road and Private Parcel).





PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

The Subject Property is flat and approximately 10 feet above mean sea level.

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

The Subject Property is non-abutting parcel to the shoreline and is located approximately 265 feet from the sandy shoreline of eastern Anini Beach.

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_

☐ Is the armoring permitted/authorized? \_\_\_\_\_

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

- ☒ Is property in coastal floodplain (if checked, what zone)? AE/AEF

- ☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

N/A

**PLEASE NOTE:**

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

Signature

Date

4/22/19

Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

- ☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

Planning Director or designee

Date

5.6.19

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

**Part B**

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan to scale with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☒ Building Permit Number (If building plans submitted)





PLANNING DEPARTMENT  
SHORELINE SETBACK DETERMINATION

Exemption Determination

☐ Exemption 1

In cases where the proposed structure or subdivision satisfies the following four criteria:

- (A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
- (B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
- (C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
- (D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ Exemption 2

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐ Exemption 3

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

- (A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;
- (B) The repairs DO NOT constitute a substantial improvement of the structure; and
- (C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

- ☐ Letter from the Department of Public Works stating that the proposed project does NOT constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)

- ☒ Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

- ☐ Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

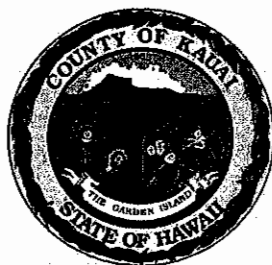
Date

- ☐ Additional comments/conditions:









## PLANNING DEPARTMENT SHORELINE SETBACK VARIANCE

### Part D

#### **Shoreline Setback Variance (§8-27.9)**

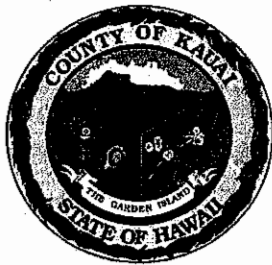
This part is the request for a shoreline setback variance. In addition to the documentation and information requested in Parts A, B, and C, the Applicant applying for a variance is required to submit all required information, per §8-27.9 listed in the checklist below.

- ☐ A non-refundable administrative fee of three hundred dollars (\$300.00).
- ☐ Certification from the owner or lessee of the lot which authorizes the application for variance;
- ☐ An environmental assessment and or EIS, if required, prepared in accordance with HRS Chapter 343, and the environmental impact statement rules and applicable guidelines of the State of Hawai'i;
- ☐ The names, addresses, and the tax map key identification of owners of real property situated adjacent to and abutting the boundaries of the land on which the proposed structure or subdivision and/or landscaping is to be located; or operation is to occur (attach information);
- ☐ A site plan of the shoreline setback area, drawn to scale, showing:
  - ☐ Existing natural and man-made features and conditions within;
  - ☐ Existing natural and man-made features and conditions along properties immediately adjacent to the shoreline setback area and proposed improvements;
  - ☐ The certified shoreline and the shoreline setback line (submitted under **Part B**);
  - ☐ Contours at a minimum interval of two (2) feet unless waived by the Director; and
  - ☐ Proposed development and improvements showing new conditions with a typical section (if a structure).
- ☐ A copy of the certified shoreline survey map of the property (submitted under **Part B**);
- ☐ Detailed justification of the proposed project, which addresses the purpose and intent of these rules and the criteria for approval of a variance (attach written statement);
- ☐ Analysis and report of coastal erosion rates and coastal processes; and
- ☐ Any other information required by the Director (listed below).

Any structure approved within the shoreline setback area by variance shall not be eligible for protection by shoreline hardening during the life of the structure, and this limitation and the fact that the structure does not meet setback requirements under §8-27.3 and could be subject to coastal erosion and high wave action shall be written into a unilateral agreement that is recorded by the Bureau of Conveyances of Land Court, as the case may be. A copy of the unilateral agreement shall be submitted to the Planning Department prior to the issuance of the required zoning and/or shoreline setback variance. Failure of the grantor to record these deed restrictions shall constitute a violation and the grantor shall be subject to the penalties set forth in this Article 3.

For any structure approved within the shoreline setback area by variance, the Applicant shall agree in writing that the Applicant, its successors and permitted assigns shall defend, indemnify and hold the County of Kaua'i harmless from and against any and all loss, liability claim, or demand arising out of damages to said structure and this indemnification shall be included in the unilateral agreement required above.





PLANNING DEPARTMENT  
SHORELINE SETBACK INFORMATION

Table 1. (This table is included for illustrative purposes only.)  
Lots Included in the Kaua'i Coastal Erosion Study. The distance in feet of the shoreline setback line as measured from the certified shoreline based on the average lot depth in feet.

LOTS INCLUDED IN KAUA'I COASTAL EROSION STUDY

Average Lot Depth	Setback Line
Less than 140 feet (<140 feet)	40 feet plus (70 X annual coastal erosion rate) plus 20 feet
140 feet to 220 feet (140-220 feet)	Greater of: 40 feet plus (70 X annual coastal erosion rate) plus 20 feet -or- (Average Lot Depth minus 100 feet) ÷ by 2 plus 40
Greater than 220 feet (>220 feet)	Greater of: 40 feet plus (70 X annual coastal erosion rate) plus 20 feet -or- 100 feet from the certified shoreline

View erosion rate maps from the County website at  
<http://www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html>

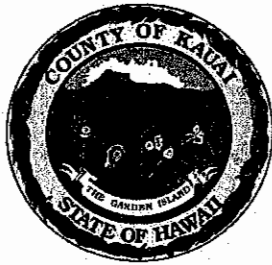
Table 2. (This table is included for illustrative purposes only.)  
Lots Not Included in the Kaua'i Coastal Erosion Study.

LOTS NOT INCLUDED IN KAUA'I COASTAL EROSION STUDY

Setback Calculation	
(Average Lot Depth – 100/2+40) Subject to the Following:	
1	For lots with naturally occurring rocky shorelines, the shoreline setback line shall be <b>no less than 40 feet.</b>
2	For all other lots, the shoreline setback line shall be <b>no less than 60 feet.</b>
3	For all lots, the <b>maximum</b> setback that can be required <b>shall be 100 feet.</b>

Non-Abutting Lots. If an Applicant is unable to secure permission from the abutting landowner to complete a certified shoreline for a non-abutting lot within approximately five hundred fifty (550) feet of the shoreline, the Planning Director may, pursuant to §8-4.3, impose conditions to zoning permits to increase setbacks where evidence exists that a proposed structure may be affected by coastal hazards or erosion.



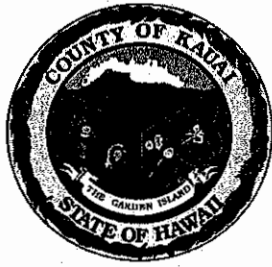


# PLANNING DEPARTMENT SHORELINE SETBACK INFORMATION

Table 3. This table is presented for **Exemption 3** (§8-27.7).

Permitted Structures within the shoreline setback area	
(a)	The following structures are permitted in the shoreline setback area. All structures and/or landscaping not specifically permitted in the section are prohibited without a variance.
(1)	Existing conforming and nonconforming structures/activities
(2)	Structure or activity that received a shoreline variance or administrative approval prior to February 26, 2008.
(3)	A structure or activity that is necessary for, or ancillary to, continuation of agriculture or aquaculture existing on the shoreline setback area on June 16, 1989.
(4)	"Temporary structures" as defined in Section 8-27.2. To ensure that there will be no irreversible or long-term adverse effects, the Director shall require as a condition of a permit the restoration of the site to its original condition or better, and the Director may require a bond to ensure such restoration.
(5)	A structure that consists of maintenance, repair, reconstruction, and minor additions or alterations of legal boating, maritime, or water sports recreational facilities, which are publicly owned, and which result in no interference with natural beach processes; provided that permitted structures may be repaired, but shall not be enlarged within the shoreline setback area without a variance.
(6)	Repairs to a lawfully existing structure, including nonconforming structures, provided that: <ul style="list-style-type: none"> <li>(A) The repairs do not enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;</li> <li>(B) The repairs do not constitute a substantial improvement of the structure; and</li> <li>(C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.</li> </ul>
(7)	Beach nourishment or dune restoration projects approved by all applicable governmental agencies.
(8)	A structure approved by the Director as a minor structure.
(9)	Qualified demolition of existing structures.
(10)	Unmanned civil defense facilities installed for the primary purposes of: (i) warning the public of emergencies and disasters; or (ii) measuring and/or monitoring geological, meteorological and other events.
(11)	Scientific studies and surveys, including archaeological surveys.
(12)	Structures built by a governmental agency to address an emergency as declared by the Governor of the State of Hawai'i, the Mayor of the County of Kaua'i or any other public official authorized by the law to declare an emergency.
(13)	Structures relating to film productions that have received a County Revocable Film Permit. Structures undertaken for film productions must be removed within thirty (30) days following the completion of the film production.
(14)	Structures required for remedial and removal actions undertaken pursuant to Chapter 128D of the Hawai'i Revised Statutes.





**PLANNING DEPARTMENT  
SHORELINE SETBACK INFORMATION**

(b)	The following conditions shall apply to any new structure permitted in the shoreline setback area:
(1)	All new structures shall be constructed in accordance with the standards for development in Chapter 15, Article 1, Flood Plain Management, Kaua'i County Code 1987, as amended, relating to coastal high hazard districts and FEMA guidelines regarding construction in areas mapped on Flood Insurance Rate Maps as flood hazard areas.
(2)	The applicant shall agree in writing that the applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazard and coastal erosion.
(3)	The applicant shall agree in writing for itself, its successors and assigns that the construction of any erosion-control or shoreline hardening structure and/or landscaping shall not be allowed to protect the permitted structure during its life, with the exception of approved beach or dune nourishment fill activities, and landscape planting and irrigation located more than forty feet (40') from the shoreline.
(4)	Unless otherwise provided, all new structures and/or landscaping shall not: (A) adversely affect beach processes, (B) artificially fix the shoreline, (C) interfere with public access or public views to and along the shoreline, (D) impede the natural processes and/or movement of the shoreline and/or sand dunes, or (E) alter the grade of the shoreline setback area.
(5)	All new structures shall be consistent with the purposes of this article and HRS Chapter 205A, as amended, and shall be designed and located to minimize the alteration of natural landforms and existing public views to and along to the shoreline.
(6)	The requirements of this Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under Section 8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit.



**EXHIBIT "A"**



**APPLICANT'S AUTHORIZATION**

**I. APPLICANT.**

Name: KAHILI MAKAI HOLDINGS, LLC,  
a Hawaii limited liability company

Address: c/o Ben Welborn, Manager  
P. O. Box 915  
Hanalei, Kauai, Hawaii 96714

Telephone: (808) 639-7978  
Email: [ben@kauaistyle.com](mailto:ben@kauaistyle.com)

**II. AUTHORIZED AGENT.**

Name: Ian K. Jung, Esq.

Address: Belles Graham LLP  
4334 Rice Street, Suite 202  
Lihue, Kauai, Hawaii 96766

Telephone: (808) 245-2163  
Facsimile: (808) 245-3277  
Email: [ikj@kauai-law.com](mailto:ikj@kauai-law.com)

**III. PROPERTY.**

Lot 7, Anini Beach Lots Subdivision, Part B  
Kalihikai, Kauai, Hawaii  
Kauai Tax Map Key No. (4) 5-3-004:025

**IV. AUTHORIZATION.**

The Applicant hereby authorizes the Authorized Agent to act on the Applicant's behalf and to file and process on the Applicant's behalf any and all applications necessary to obtain governmental permits relating to the Subject Property, including, but not limited to, the following:



1. Building permits, grading permits, use permits, variance permits, zoning permits, shoreline setback determinations, and Special Management Area permits issued by any department, agency, board or commission of the County of Kauai.
2. Permits issued by the Department of Health of the State of Hawaii.
3. Permits issued by the Board of Land and Natural Resources of the State of Hawaii and/or the Department of Land and Natural Resources of the State of Hawaii, including shoreline certifications.
4. Permits issued by the Land Use Commission of the State of Hawaii.
5. Approval before the United States Department of Agriculture, Natural Resources Conservation Service.

DATED: 1/24/19

**APPLICANT:**

KAHILI MAKAI HOLDINGS, LLC,  
a Hawaii limited liability company

By 

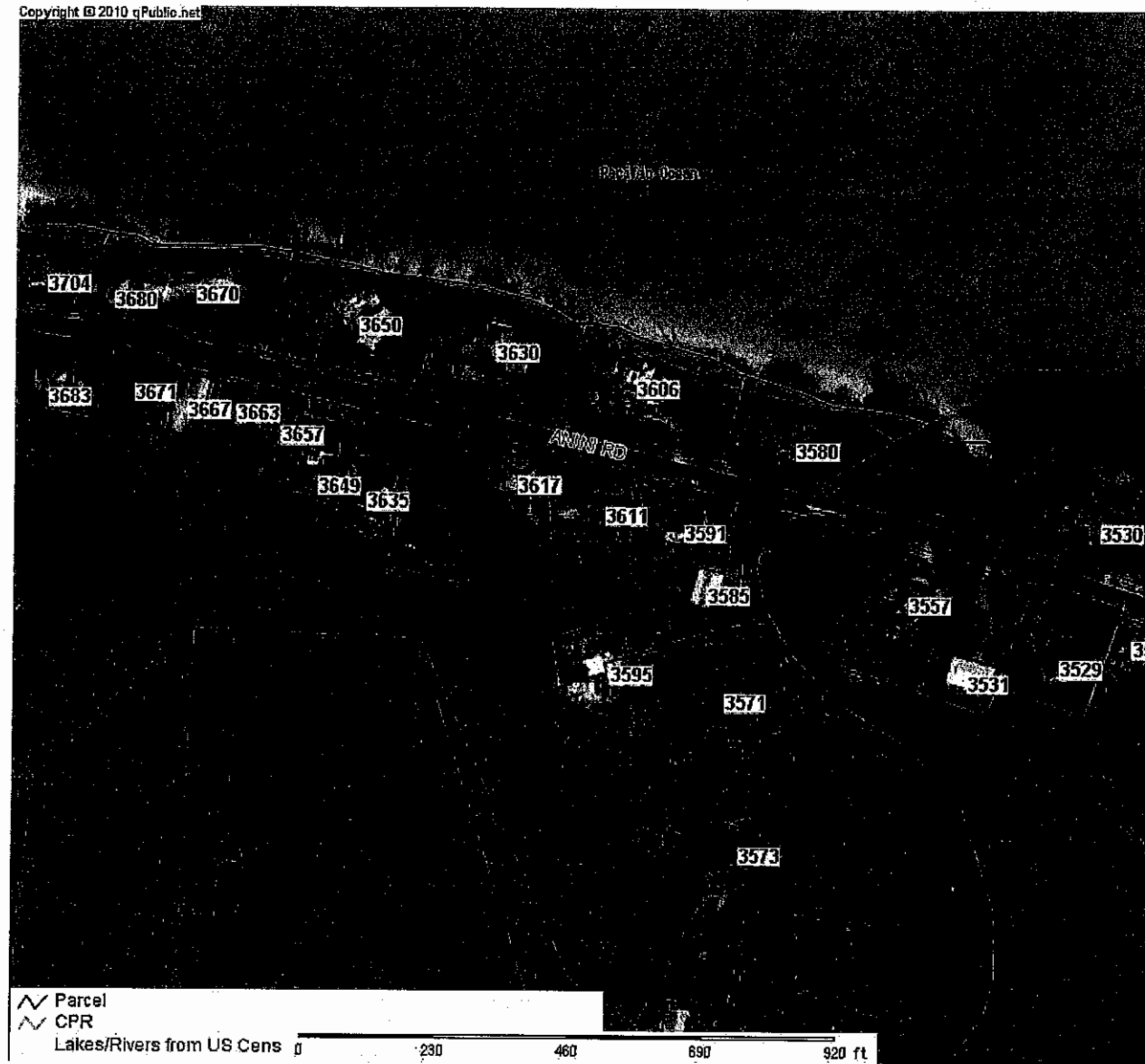
KEN WELBORN  
is Manager



**EXHIBIT "B"**



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Kauai County Assessor	
Parcel: 530040250000 Acres:	
Name:	Land Value
Site:	Building Value
Sale:	Misc Value
Mail:	Just Value
	Assessed Value
	Exempt Value
	Taxable Value


The Kauai County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER KAUAI COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—  
Date printed: 01/23/19 : 19:30:44

EXHIBIT "B"



**EXHIBIT "C"**





County of Kauai  
State of Hawaii

Recent Sales In Neighborhood  
Recent Sales in Area

Previous Parcel

Next Parcel

Return to Main Search Page

Kauai Home

Owner and Parcel Information

Owner Name/ Type	KAHILI MAKAI HOLDINGS LLC / Fee Owner	Today's Date	January 23, 2019
Mailing Address	PO BOX 915 HANALEI, HI 96714	Parcel Number	530040250000
Location Address	3611 A ANINI RD	Project Name	"KA HALE OLU" & "KA HALE LII"
Tax Classification	VACATION RENTAL	Parcel Map	Show Parcel Map
Neighborhood Code	5317-5	Land Area (acres)	0.75
Legal Information	LOT 7 ANINI BEACH LOTS , PART B FP 1869 32670 SF	Land Area (approximate sq ft)	32,670

Generate Owner List By Radius

Assessment Information					
Show Historical Assessments					
Year	Tax Classification	Total Market Value	Total Assessed Value	Total Exemption	Total Net Taxable Value
2019	VACATION RENTAL	\$ 1,833,100	\$ 1,833,100	\$ 0	\$ 1,833,100

Improvement Information					
Year Built	Effective Year Built	Living Area	Bedrooms/Full Bath/Half Bath	Sketch	% Complete
1987	1988	640	1/1/0	Sketch Building 1	

Year Built	Effective Year Built	Living Area	Bedrooms/Full Bath/Half Bath	Sketch	% Complete
1988	1988	1,945	3/2/0	Sketch Building 2	

Other Building and Yard Improvements				
Description	Quantity	Year Built	Area	% Complete
WOOD DECK RAILING	1	1988	42	
WOOD DECK RAILING	1	1988	60	

Permit Information			
Date	Permit Number	Reason	Permit Amount
07/01/1987	25905	GSTHSE	\$ 33,900
07/01/1987	25904	DWG	\$ 14,400

Sales Information										
Sale Date	Price	Instrument #	Instrument Type	Instrument Description	Date Recorded	Document #	Cert #	Book/Page	Conveyance Tax	Document Type
02/14/2018	\$ 2,065,000	18-A-66270230	FEE CONVEYANCE		02/22/2018				12390	
11/18/2014	\$ 1,000	14-A-57730036	FEE CONVEYANCE		11/26/2014				150	
09/24/2010	\$ 1,000	10-145483	FEE CONVEYANCE		09/30/2010				1.5	
03/03/2008	\$ 1,000	08-064513	FEE CONVEYANCE		04/24/2008				1	
02/29/2008	\$ 10,000	08-045975	FEE CONVEYANCE		03/25/2008				10	
06/05/2006	\$ 0	06-107608	FEE CONVEYANCE		06/13/2006					
04/04/2006	\$ 1,001	06-070287	FEE CONVEYANCE		04/17/2006				1.5	
01/06/2006	\$ 1,001	06-009468	FEE CONVEYANCE		01/17/2006				1.5	
10/28/2005	\$ 1,001	05-223420	FEE CONVEYANCE		11/02/2005				1.5	
04/21/2005	\$ 10,000	05-103631	FEE CONVEYANCE		05/25/2005				10	
04/30/2004	\$ 619,106	04-219797	FEE CONVEYANCE		10/29/2004				619.1	
03/20/2003	\$ 101	04-219796	FEE CONVEYANCE		10/29/2004				1	
03/14/2003	\$ 10,000	03-051295	FEE CONVEYANCE		03/19/2003				10	
03/14/2003	\$ 740,000	03-051294	FEE CONVEYANCE		03/19/2003				740	
05/23/2002	\$ 950,000	02-092199	FEE CONVEYANCE		05/24/2002				950	
05/16/2002	\$ 475,000	02-092201	FEE		05/24/2002				475	

EXHIBIT "C"



			CONVEYANCE						
07/27/1996	\$ 200,000	9600119558	FEE CONVEYANCE		08/20/1996			200	
07/15/1996	\$ 0	9600112037	FEE CONVEYANCE		08/05/1996			0	
03/19/1992	\$ 0	9200049247	FEE CONVEYANCE		04/03/1992			0	
06/26/1990	\$ 0	9000106023	FEE CONVEYANCE		07/13/1990			0	
09/29/1987	\$ 0	8700164255	FEE CONVEYANCE		10/29/1987		21274/344	0	

Current Tax Bill Information			2018 Tax Payments		Show Historical Taxes				
Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2018-2	Real Property Tax	02/20/2019	\$ 7,440.20	\$ 0.00	\$ 7,440.20	\$ 0.00	\$ 0.00	\$ 0.00	\$ 7,440.20
Tax Bill with Interest computed through 02/20/2019			\$ 7,440.20	\$ 0.00	\$ 7,440.20	\$ 0.00	\$ 0.00	\$ 0.00	\$ 7,440.20

<a href="#">Recent Sales in Neighborhood</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Return to Main Search Page</a>	<a href="#">Kauai Home</a>
Recent Sales in Area				
The Kauai County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: January 23, 2019				

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**EXHIBIT "D"**



Kahili Makai Holdings, LLC

SSD Application Map

Legend

- Anini Fishing Charters & Tours
- Feature 1

EXHIBIT "D"

Google Earth

400 ft





**EXHIBIT "E"**



## GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION, AS AMENDED BY THE COUNTY OF KAUAI, AND ALL APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT HEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE ARCHITECT OF ALL CONFLICTS PRIOR TO PERFORMING WORK.
- CONTRACTOR TO NOTIFY AND SCHEDULE ALL INSPECTIONS REQUIRED BY LOCAL AUTHORITIES.
- DETAILS ARE NOT INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SET THE JOB CONDITIONS OR CONDITIONS AND WILL BE INCLUDED AS PART OF THE WORK SUBJECT TO APPROVAL OF THE ARCHITECT.
- CONTRACTOR TO BE RESPONSIBLE FOR ALL COORDINATION AND VERIFICATION OF EXISTING SITE AND BUILDING CONDITIONS.
- CONSIDER GENERAL NOTES AS APPLYING TO ALL DRAWINGS.
- THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR OTHER SUCH OBVIOUS INDICATORS, UNLESS NOTED OTHERWISE. DOOR AND WINDOW DIMENSIONS ARE ROUGH-OPENING DIMENSIONS UNLESS NOTED OTHERWISE.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT AND COORDINATE WITH SUBCONTRACTORS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DOCUMENTS OR SITE CONDITIONS.
- THESE DOCUMENTS CONTAIN COMMON ABBREVIATIONS THROUGHOUT. THE INCLUDED LIST OF ABBREVIATIONS IS NOT INTENDED TO BE COMPLETE OR NECESSARILY REPRESENTATIVE OF ALL CONDITIONS.
- THE ARCHITECT WILL DEFINE THE INTENT OF ANY ABBREVIATIONS IN QUESTION.
- VERIFY ALL EXISTING SITE FEATURES AND DIMENSIONS PRIOR TO COMMENCING WORK.
- ANY UNDERGROUND UTILITIES INDICATED ON DRAWINGS ARE APPROXIMATE LOCATIONS. CONTRACTOR TO LOCATE ANY UNDERGROUND SERVICES PRIOR TO PERFORMING ANY GRADING OR EXCAVATION.
- NOTIFY ARCHITECT BEFORE PROCEEDING IF ANY OBSTRUCTIONS ARE ENCOUNTERED DURING EXCAVATION.
- SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE AND ALL FOUNDATIONS THROUGHOUT CONSTRUCTION PERIOD.
- CONTRACTOR TO COORDINATE ALL CAST-IN-PLACE ITEMS WITH ALL RESPONSIBLE TRADES PRIOR TO PLACING CONCRETE.
- PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS INCLUDING DISSIMILAR STEELS.
- SEE PLANS AND DETAILS FOR METAL CONNECTORS AND OTHER MISCELLANEOUS HARDWARE. ALL CONNECTIONS SHALL BE PLACED IN STRICT ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.
- 13.1.1. ALL FRAMING, SHEATHING, AND DECK MEMBERS TO BE TREATED OR H-BOR TREATED.
- ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTER FLASHING, AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
- THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FINISHED AND FINISHED UNLESS NOTED AS EXPOSED CONSTRUCTION ON DRAWINGS.
- ALL APPLIANCES AND EQUIPMENT TO BE INSTALLED COMPLETE WITH ALL REQUIRED ELECTRICAL, VENTING, DRAINAGE AND OTHER SYSTEMS AS REQUIRED TO INSURE FULL OPERATION.
- CONTRACTOR TO COORDINATE ALL REQUIREMENTS FOR MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AS WELL AS OTHER TRADES.
- ALL ELECTRICAL CONDUIT TO BE ROUTED ABOVE FLOOR FRAMING PLATFORM. THERE IS TO BE NO EXPOSED WIRING OR CONDUIT IN CRAWL SPACE BELOW STRUCTURE.

## ABBREVIATIONS

A.D.	AREA DRAIN	I.D.	INSIDE DIAMETER
ADJ.	ADJUSTABLE	IND.	INSULATION
A.F.F.	ABOVE FINISHED FLOOR	INT.	INTERIOR
ALT.	ALTERNATE	LAV.	LAVATORY
ALUM.	ALUMINUM	L.P.	LOW POINT
APPROX.	APPROXIMATE	M.C.	MASONRY
B.O.	BOTTOM OF	M.C.B.	MASONRY CABINET
C.	CENTER LINE	M.F.	MANUFACTURER
C.I.P.	CAST-IN-PLACE	M.N.	MIRROR
C.J.	CONCRETE JOINT	M.O.	MASONRY OPENING
CLO.	CLOSET	M.T.	METAL
C.M.U.	CONCRETE MASONRY UNIT	N.C.	NOT IN CONTRACT
C.O.L.	COLUMN	NOM.	NOMINAL
C.O.N.C.	CONCRETE	N.T.S.	NOT TO SCALE
C.O.N.S.T.	CONSTRUCTION	O.C.	ON CENTER
C.O.N.T.	CONTINUOUS	O.D.	OUTSIDE DIAMETER
C.P.T.	CARPET: CARPETED	O.P.	OPPOSITE
D.B.L.	DOUBLE	P.L.A.M.	PLASTIC LAMINATE
D.E.M.O.	DEMOLITION/DEMOLITION	P.L.A.S.T.	PLASTER
D.I.A.	DIAMETER	P.N.	PANEL
D.I.M.	DIMENSION	P.R.	PAIR
D.N.	DOWN	R.	RISER
D.O.W.N.	DOWN SPOUT	R.A.D.	RADIUS
D.W.	DISHWASHER	R.E.F.	REFRIGERATOR
E.	EXISTING	R.E.F.R.	REINFORCED
E.A.C.H.	EACH	R.E.Q.D.	REQUIRED
E.J.	EXPANSION JOINT	R.E.V.	REVISION; REVERSED
E.L.	ELEVATION	R.O.	ROUGH OPENING
E.O.S.	EDGE OF SLAB	S.M.	SIMILAR
E.Q.	EQUAL	S.O.G.	SLAB ON GRADE
E.X.I.T.	EXIT	S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	S.T.	STEEL
F.F.E.	FINISHED FLOOR ELEVATION	S.T.O.R.	STORAGE
F.N.	FINISH	S.T.R.U.C.T.	STRUCTURAL
F.O.	FACE OF	T (TND)	TREAD
F.O.L.C.	FURNISHED BY OWNER	T&G	TONGUE AND GROOVE
G.	GENERAL CONTRACTOR	T.O.	TELEPHONE
F.T.O.	FURNISHED BY OWNER	T.P.	TUBULAR STEEL
FT	FOOT OR FEET	TYP.	TYPICAL
GA	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
G.A.L.V.	GALVANIZED	VERT.	VERTICAL
GL	GLASS	V.C.T.	VINTL. COMPOSITION TILE
GLB	GLASS BLOCK	W.C.	WATER CLOSET
GR	GRASS	W.D.	WOOD
H.W.	HOT WATER	W.P.	WATER PROOF
HW	HOT WATER	W.W.S.C.O.T.	WELDED WIRE FABRIC

## SYMBOLS LEGEND

BUILDING/WALL SECTION:	
DETAIL:	
ELEVATION:	
ELEVATION OR DATUM:	

## FLOOD ZONE INFORMATION

FEMA FLOOD ZONE: FLOOD ZONES "VE-10"  
PER FIRM MAP PANEL #150002-0055 E  
DATED SEPTEMBER 16, 2005

BASE FLOOD ELEVATION: 10' ABOVE MEAN SEA LEVEL

FLOOR AND FRAMING ELEVATIONS:

TOP OF SLAB (LOW POINT): 8.25' EL  
LOWEST FLOOR FRAMING MEMBER: 14.85' EL  
FINISH FLOOR ELEVATION: 15.95' EL

COUNTY OF KAUAI  
CHAPTER 12, KAUAI COUNTY BUILDING CODE  
KAUAI COUNTY CODE 1987, AS AMENDED

ARTICLE 6 - ENERGY CODE

I certify that the design is in compliance with the Energy Code pertaining to:  
Section 12-6.1 Adoption of the International Energy Conservation Code (IECC)  
Section 12-6.4 Local Amendments to the IECC

Signature: *Jon M. Keble* Date: 11 January 2019  
Name: Jon M. Keble  
Title: Architect  
License No.: 11377

## ZONING INFORMATION

COUNTY ZONING DESIGNATION: AGRICULTURAL

**SITE COVERAGE**

LOT SIZE: 32,570 sq. ft.  
ALLOWABLE LOT COVERAGE: 16,335 sq. ft.

**EXISTING LOT COVERAGE:**

RESIDENCE:  
EXISTING RESIDENCE (FOOTPRINT): 1,525 sf  
EXISTING OPEN LANAI & STAIR (50%): 173 sf

**GUEST HOUSE: (PROPOSED, SEPARATE PERMIT)**

EXISTING GUEST HOUSE (FOOTPRINT): 500 sf  
OPEN LANAI & STAIR (50%): 122 sf  
CONCRETE PAVING: 38 sf

**PROPOSED LOT COVERAGE:**

DEMOLITION OF EXISTING LANAI & STAIR (50%): -173 sf  
ADDITION OF ENTRY LANAI: 46 sf  
ADDITION OF MAUIKA LANAI: 242 sf  
ADDITION OF MAUIKA LANAI STAIR & LANDING: 98 sf

**TOTAL EXISTING + PROPOSED LOT COVERAGE: 2,604 sf**

## BUILDING AREA

LOWER LEVEL STORAGE: 152sf  
MAIN LEVEL INTERIOR: 1,525sf  
ENTRY & MAUIKA LANAIS: 300sf

## PROJECT INFORMATION

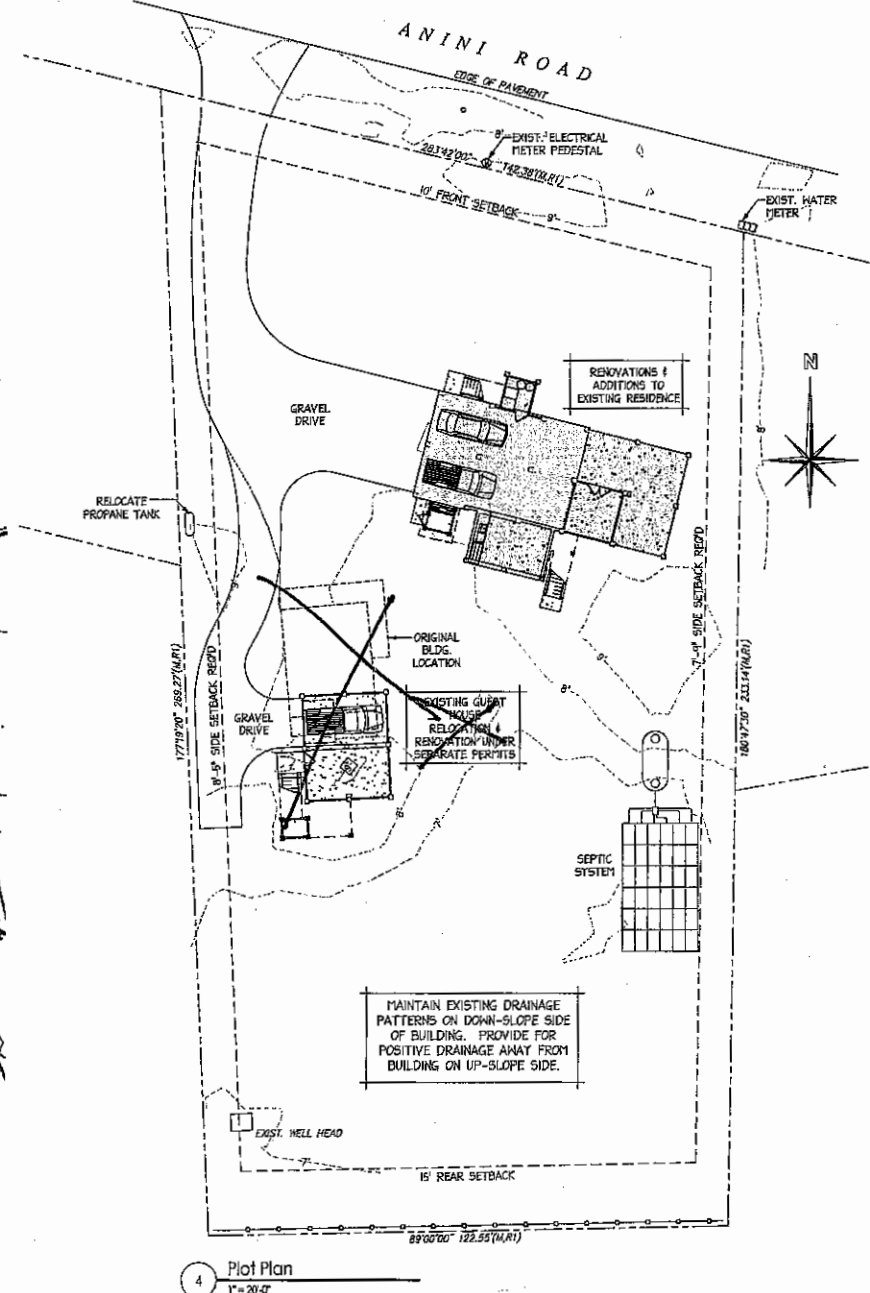
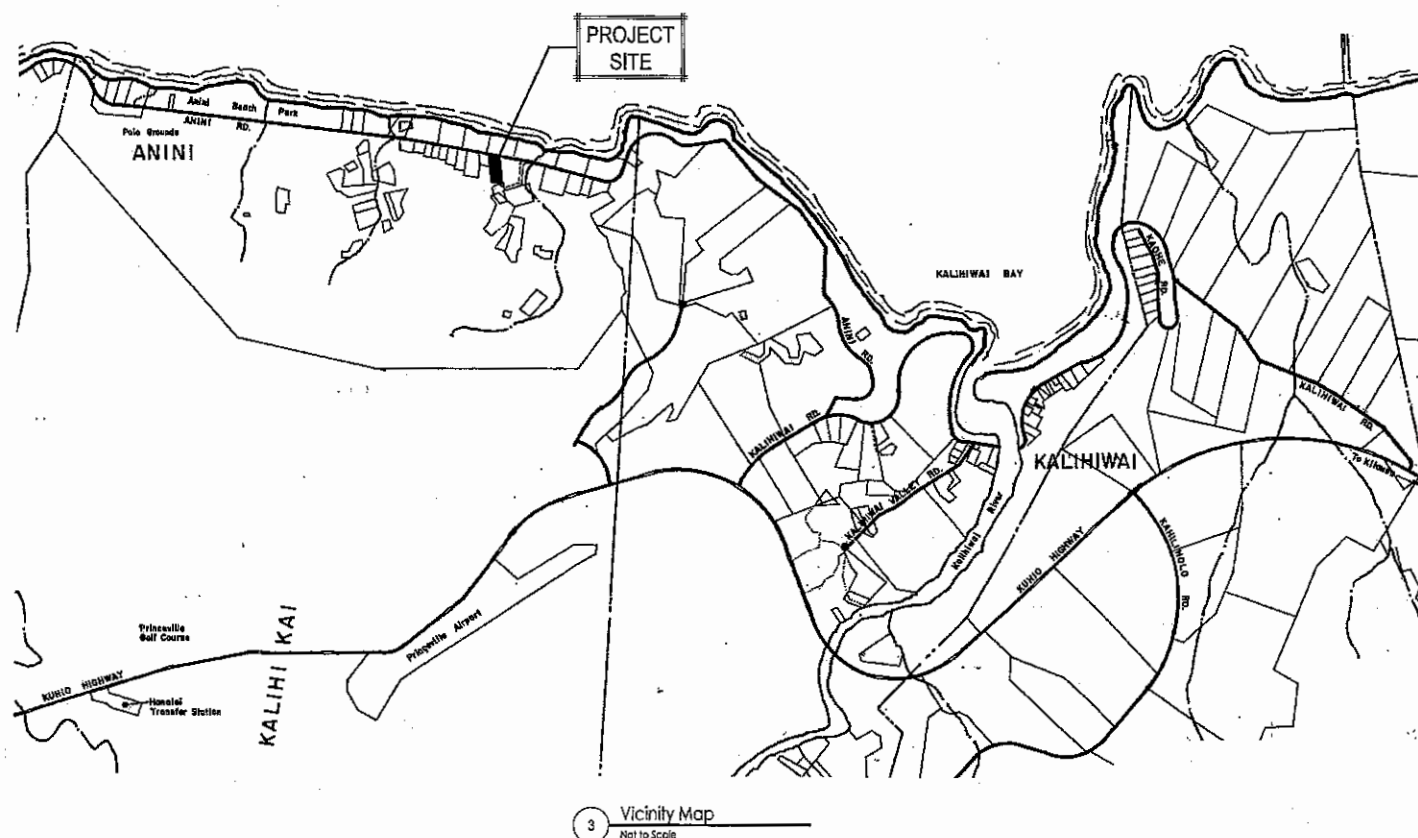
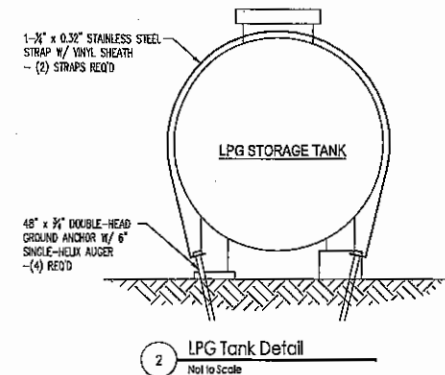
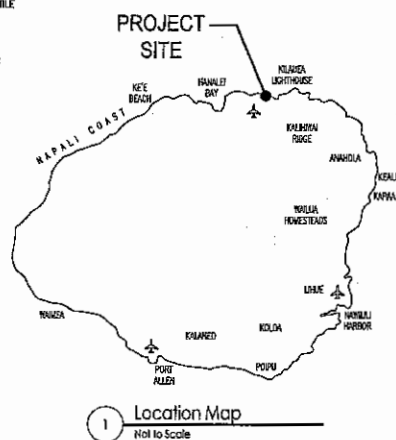
OWNER: Kahi Maki Holdings, LLC  
SITE ADDRESS: 3611 - A Anini Road  
Kilauea, Kauai, HI  
ARCHITECT: Cogent Designs  
Kapa'e, HI  
(808) 652-0015  
Contact: Jon Keble

## DRAWING INDEX

A.0.	1 OF 17	PROJECT DATA
A.1.	2 OF 17	FLOOR PLANS: EXISTING & DEMOLITION
A.1.1	3 OF 17	FLOOR PLANS: RENOVATION
A.1.2	4 OF 17	FLOOR PLANS: LOFT RENOVATION & SCHEDULES
A.2.	5 OF 17	B.L.G. ELEVATIONS: EXISTING & DEMOLITION
A.2.1	6 OF 17	B.L.G. ELEVATIONS: RENOVATION & ADDITION
A.2.1	7 OF 17	B.L.G. SECTIONS
A.3.	8 OF 17	INTERIOR ELEVATIONS
A.4.	9 OF 17	WALL SECTIONS & DETAILS
A.5.	10 OF 17	REFLECTED CEILING PLANS
A.5.1	11 OF 17	POWER & LIGHTING PLANS: LOWER LEVEL
A.5.1	12 OF 17	POWER & LIGHTING PLANS: MAIN LEVEL
A.5.1	13 OF 17	POWER & LIGHTING PLANS: LOFT LEVEL
S.1.	14 OF 17	FOUNDATION & FLOOR FRAMING PLANS
S.1	15 OF 17	ROOF FRAMING PLAN, STRUCTURAL NOTES, DETAILS
S.2.	16 OF 17	STRUCTURAL DETAILS
S.2.1	17 OF 17	STRUCTURAL DETAILS

## SCOPE OF WORK

RENOVATION AND LANAI ADDITION TO EXISTING RESIDENCE.



County Approval Stamp

**GOVERNMENT**

808.652.0015 PO BOX 617 KAPA'EI HI 96746

EXHIBIT "E"

JOHN M. KEBLE  
LICENSED PROFESSIONAL ARCHITECT  
KAWAII, U.S.A.  
No. 11377

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

Project Title:  
**3611 Anini Main House Renovation**

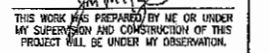
Project Data

Revisions:

Rev.	Description	Date
1		

THE # 5-3-004:025  
Architect's Project #: 1809  
Date: 11 January 2019  
Scale: Varies  
Drawing No.: **A 0.0**  
SHEET: 1 OF 17



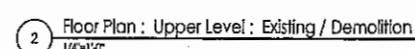
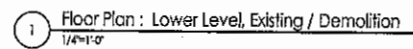


0' 2' 4' 8'

1/4" = 1'-0"

DATE #	5-3-004 : 025
Architect's Project #:	1807
Date:	11 January 2019
Scale:	1/4"=1'-0"
Drawing No.:	

A 1.0





**WALL LEGEND**

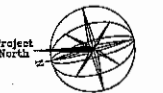
	DEMOLISH EXISTING WALL
	EXISTING STUD WALL
	NEW 2x4 WALL
	EXISTING CMU PIER
	NEW CMU PIER
	NEW CONCRETE PIER

**GOPELINT**  
888.652.0015 PO BOX 617 KAPA HI 96746



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Project Title:  
**3611 Anini Main House Renovation**

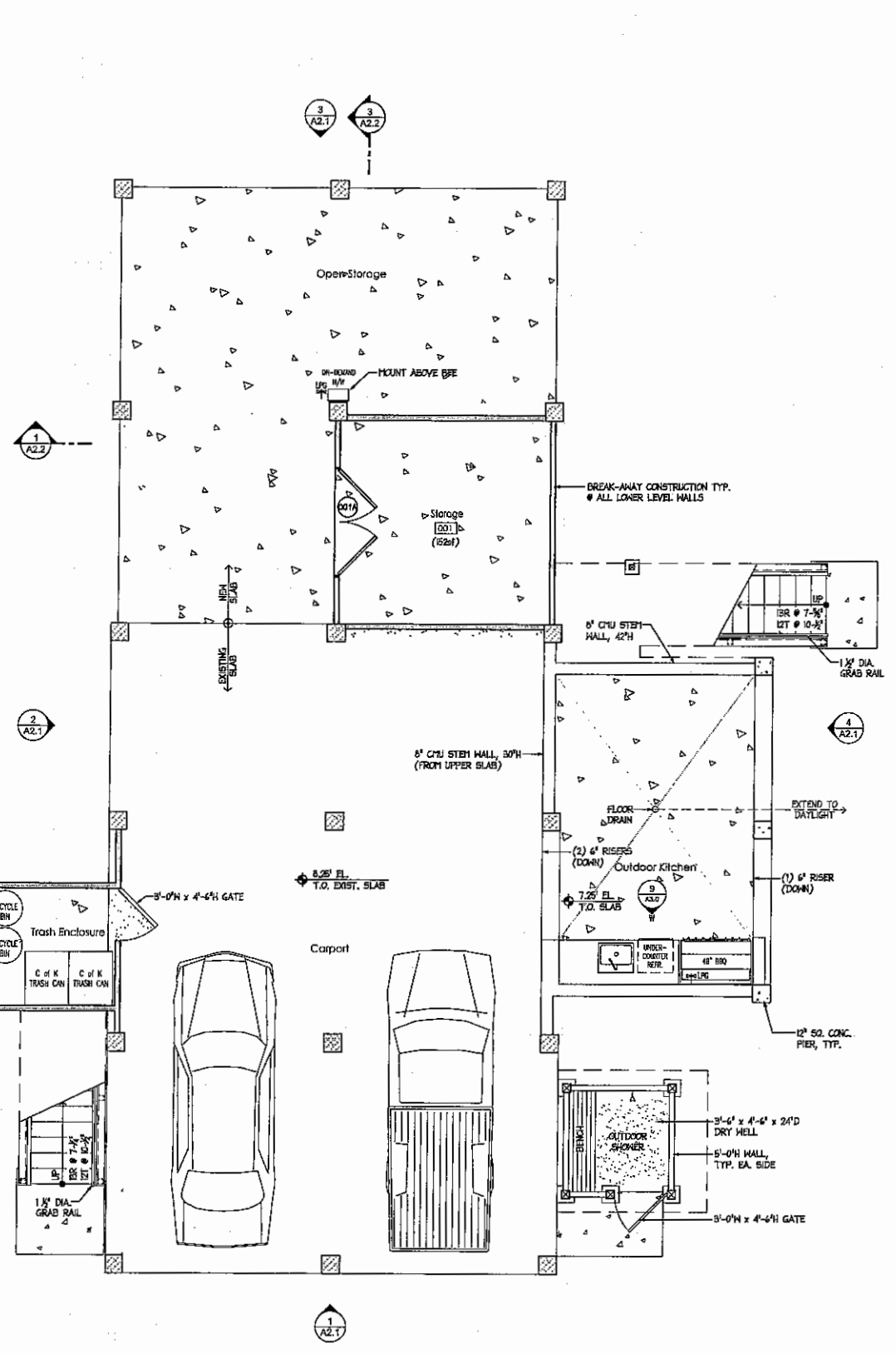


Floor Plans :  
Renovation

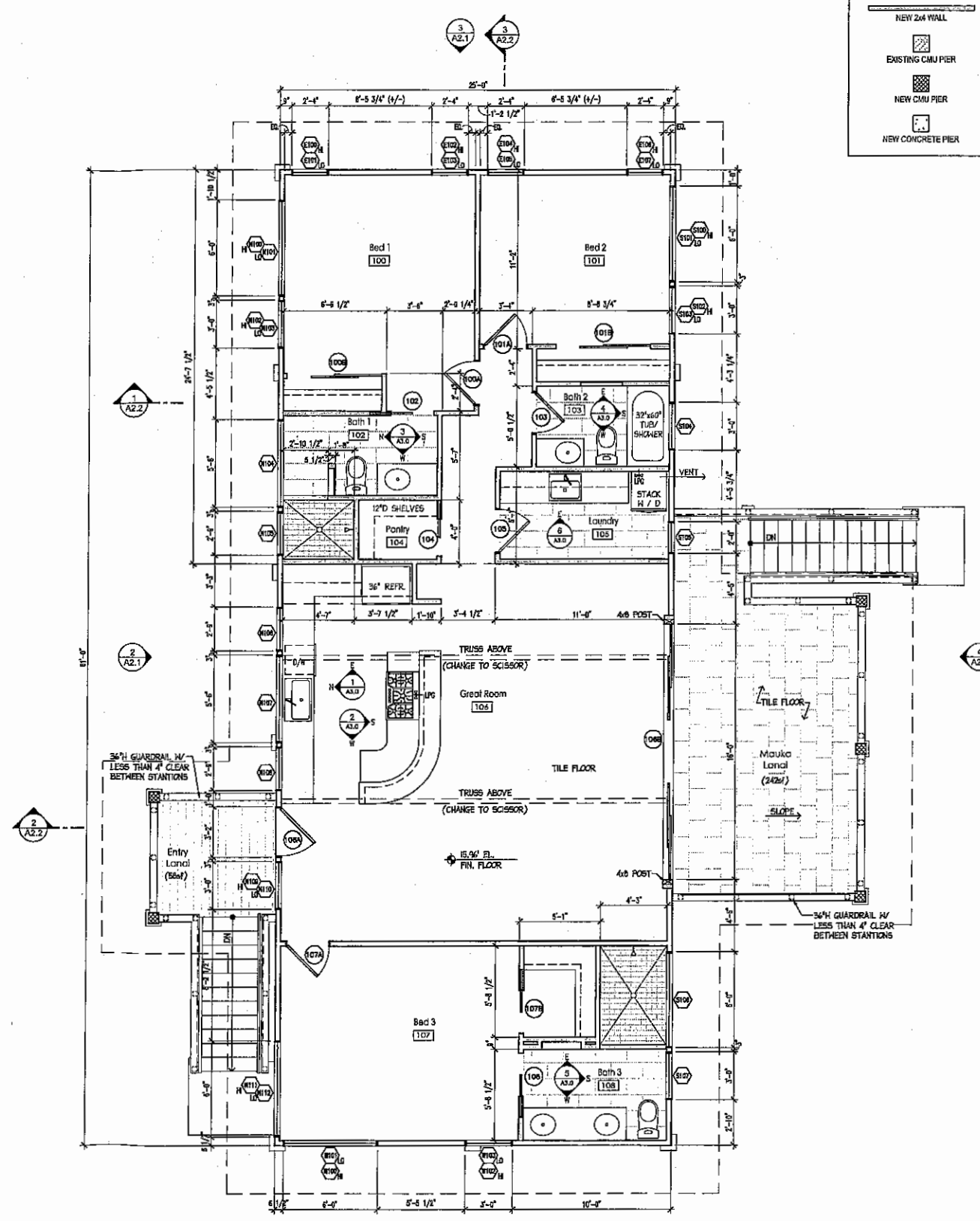
Scale:  
1/4" = 1'-0"

Revision	Mk	Description	Date
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

TRK # 53-004:025  
Architect's Project # 1809  
Date: 11 January 2019  
Scale: 1/4"=1'-0"  
Drawing No.:  
**A 1.1**  
SHEET: 3 OF 17



1 Floor Plan : Lower Level  
1/4"=1'-0"



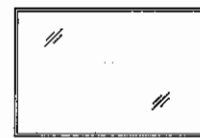
2 Floor Plan : Upper Level  
1/4"=1'-0"



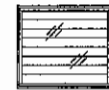
Window Schedule						
MARK	TYPE	SIZE (H.O.)		GLAZING	#BLADES	NOTES
E100	D	2'-4"	4'-0"	---	0	Egress
E101	B	2'-4"	2'-3 3/4"	Safety	7	---
E102	D	2'-4"	4'-0"	---	0	Egress
E103	B	2'-4"	2'-3 3/4"	Safety	7	---
E104	D	2'-4"	4'-0"	---	0	Egress
E105	B	2'-4"	2'-3 3/4"	Safety	7	---
E106	D	2'-4"	4'-0"	---	0	Egress
E107	B	2'-4"	2'-3 3/4"	Safety	7	---
E200	B	2'-4"	3'-2 1/2"	---	10	Replace existing window, verify size
E201	B	2'-4"	3'-2 1/2"	---	10	Replace existing window, verify size
N100	A	6'-0"	4'-0"	---	0	---
N101	C	6'-0"	2'-3 3/4"	Safety	7	---
N102	A	3'-0"	4'-0"	---	0	---
N103	B	3'-0"	2'-3 3/4"	Safety	7	---
N104	C	6'-0"	2'-3 3/4"	Safety	7	---
N105	B	2'-9"	2'-3 3/4"	Safety	7	---
N106	B	2'-9"	3'-6"	---	11	---
N107	A	5'-6"	3'-6"	---	0	---
N108	B	2'-9"	3'-6"	---	11	---
N109	A	3'-0"	4'-0"	Safety	0	---
N110	B	3'-0"	2'-3 3/4"	Safety	7	---
N111	A	6'-0"	4'-0"	---	0	---
N112	C	6'-0"	2'-3 3/4"	Safety	7	---
N200	B	2'-0"	2'-3 3/4"	---	7	---
N201	A	3'-8 1/2"	2'-3 3/4"	---	0	Verify width
N202	B	2'-0"	2'-3 3/4"	---	7	---
S100	A	6'-0"	4'-0"	---	0	---
S101	C	6'-0"	2'-3 3/4"	Safety	7	---
S102	A	3'-0"	4'-0"	---	0	---
S103	B	3'-0"	2'-3 3/4"	Safety	7	---
S104	B	3'-0"	2'-3 3/4"	Safety	7	---
S105	B	2'-0"	2'-3 3/4"	---	7	---
S106	C	6'-0"	2'-3 3/4"	Safety	7	---
S107	B	3'-0"	2'-3 3/4"	---	7	---
S200	B	2'-0"	2'-3 3/4"	---	7	---
S201	A	3'-8 1/2"	2'-3 3/4"	---	0	Verify width
S202	B	2'-0"	2'-3 3/4"	---	7	---
W100	A	6'-0"	4'-0"	---	0	---
W101	C	6'-0"	2'-2 3/4"	Safety	7	---
W102	D	3'-0"	4'-0"	---	0	Egress
W103	B	3'-0"	2'-2 3/4"	Safety	7	---
W200	B	2'-4"	3'-2 1/2"	---	10	Replace existing window, verify size
W201	B	2'-4"	3'-2 1/2"	---	10	Replace existing window, verify size

Door Schedule						
MARK	ROOM	TYPE	SIZE	HT	GLAZING	Fire Rating
001A	Storage	G	PR 3'-0"	6'-8"	---	---
100A	Bed 1	C	2'-8"	6'-8"	---	---
100B	Bed 1	E	PR 3'-0"	6'-8"	---	---
101A	Bed 2	C	2'-8"	6'-8"	---	---
101B	Bed 2	E	PR 3'-0"	6'-8"	---	---
102	Bath 1	D	2'-8"	6'-8"	---	---
103	Bath 2	C	2'-6"	6'-8"	---	---
104	Pantry	D	2'-4"	6'-8"	---	---
105	Laundry	C	2'-8"	6'-8"	---	---
106A	Great room	B	3'-0"	7'-0"	Safety	---
106B	Great room	A	16'-0"	7'-0"	Safety	---
107A	Bed 3	C	2'-8"	6'-8"	---	---
107B	Bed 3	D	2'-8"	6'-8"	---	---
108	Bath 3	D	2'-8"	6'-8"	---	---

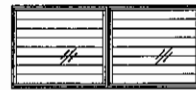
VERIFY ALL R.O. REQUIREMENTS W/ DOOR & WINDOW MANUFACTURER PRIOR TO CONSTRUCTION



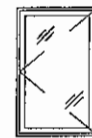
WINDOW TYPE A  
PICTURE UNIT  
ALUM. - DARK BRONZE  
ANODIZED



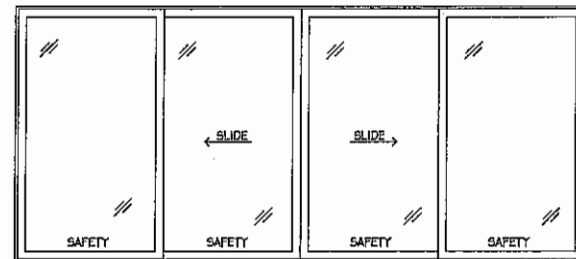
WINDOW TYPE B  
4" JALOUSIE GLASS BLADES  
ALUM. - DARK BRONZE  
ANODIZED  
(BREEZEWAY)



WINDOW TYPE C  
6" JALOUSIE GLASS BLADES  
ALUM. - DARK BRONZE  
ANODIZED  
(BREEZEWAY)



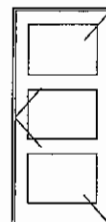
WINDOW TYPE D  
CASEMENT UNIT  
ALUM. - DARK BRONZE  
ANODIZED



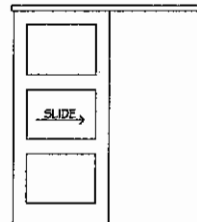
DOOR TYPE A  
EXTERIOR SLIDER  
ALUM. - DARK BRONZE  
ANODIZED



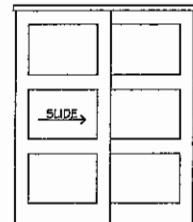
DOOR TYPE B  
EXTERIOR PASSAGE DOOR  
1/2 LITE



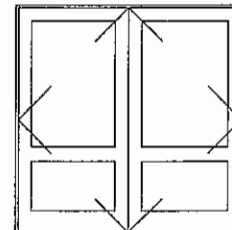
DOOR TYPE C  
INTERIOR PASSAGE DOOR



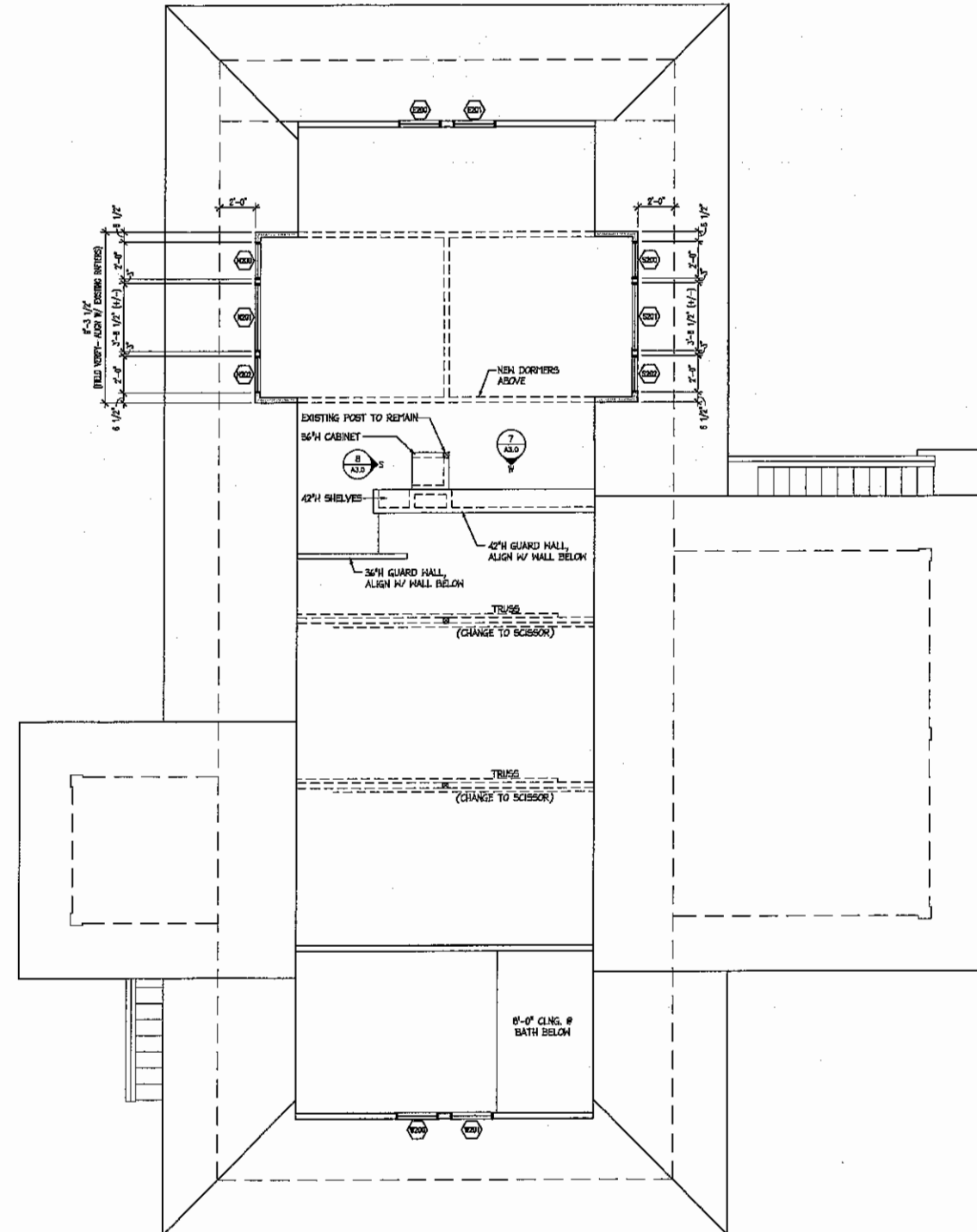
DOOR TYPE D  
INTERIOR POCKET DOOR



DOOR TYPE E  
INTERIOR BI-PASS DOOR



DOOR TYPE F  
EXTERIOR DOUBLE DOOR



1 Floor Plan : Loft  
1/4"=1'-0"

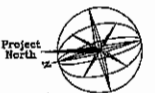
County Approval Stamp

**GOFFIN**  
ARCHITECT  
808.652.0015 PO BOX 617 KAPA HI 96746



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Project Title:  
3611 Anini  
Main House  
Renovation



Floor Plan: Loft Renovation  
& Schedules

0" 2" 4" 8"  
1/4" = 1'-0"

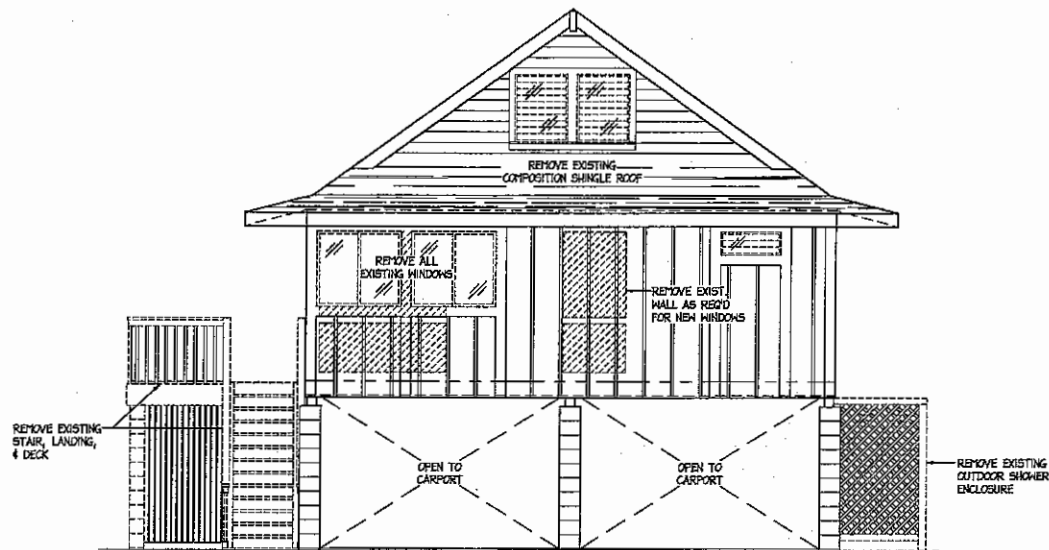
Revisions:		
Rev	Description	Date

TAK # 5-3-004:025  
Architect's Project #: 1809  
Date: 11 January 2019  
Scale: 1/4"=1'-0"  
Drawing No.:

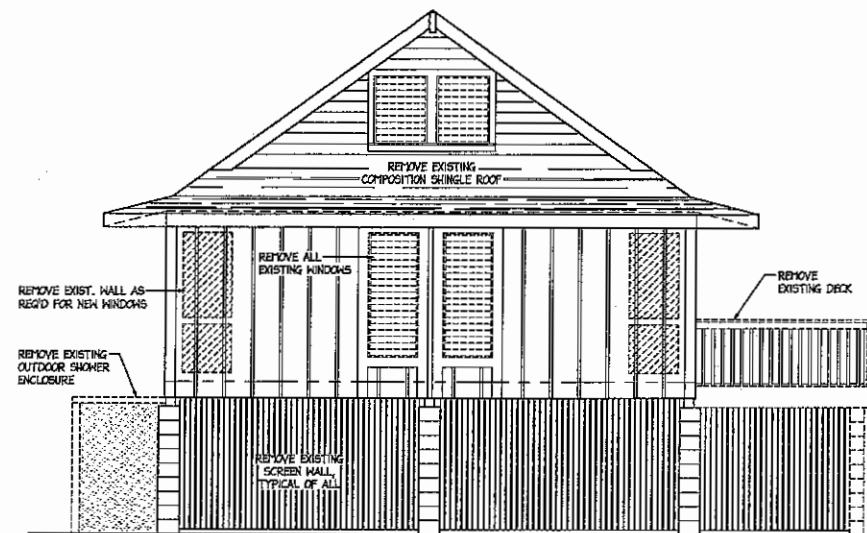
A 1.2

SHEET: 4 OF 17

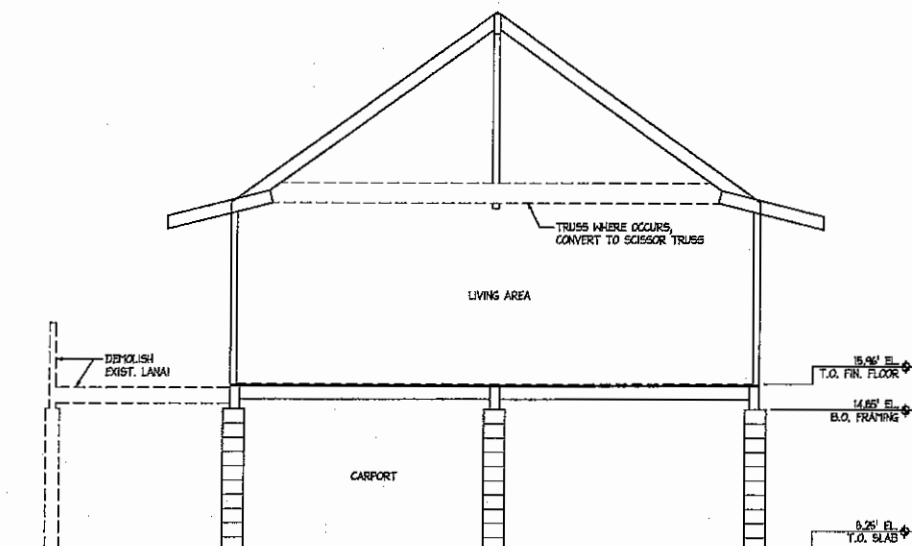




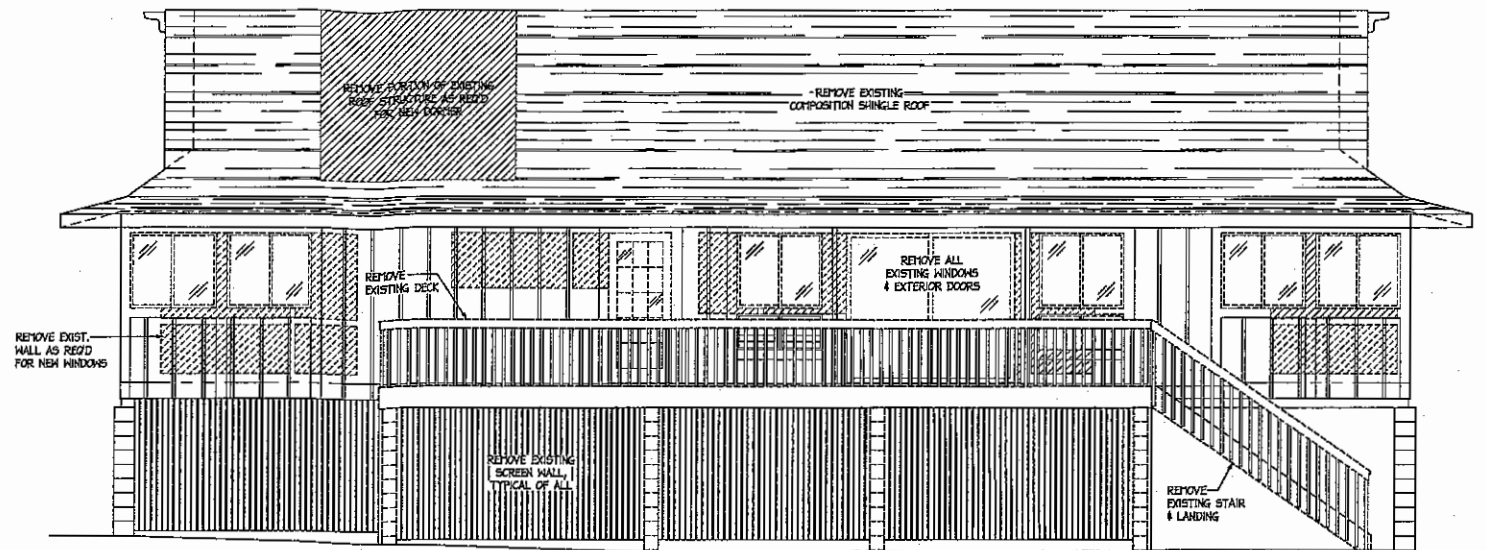
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1/4" = 1'-0"



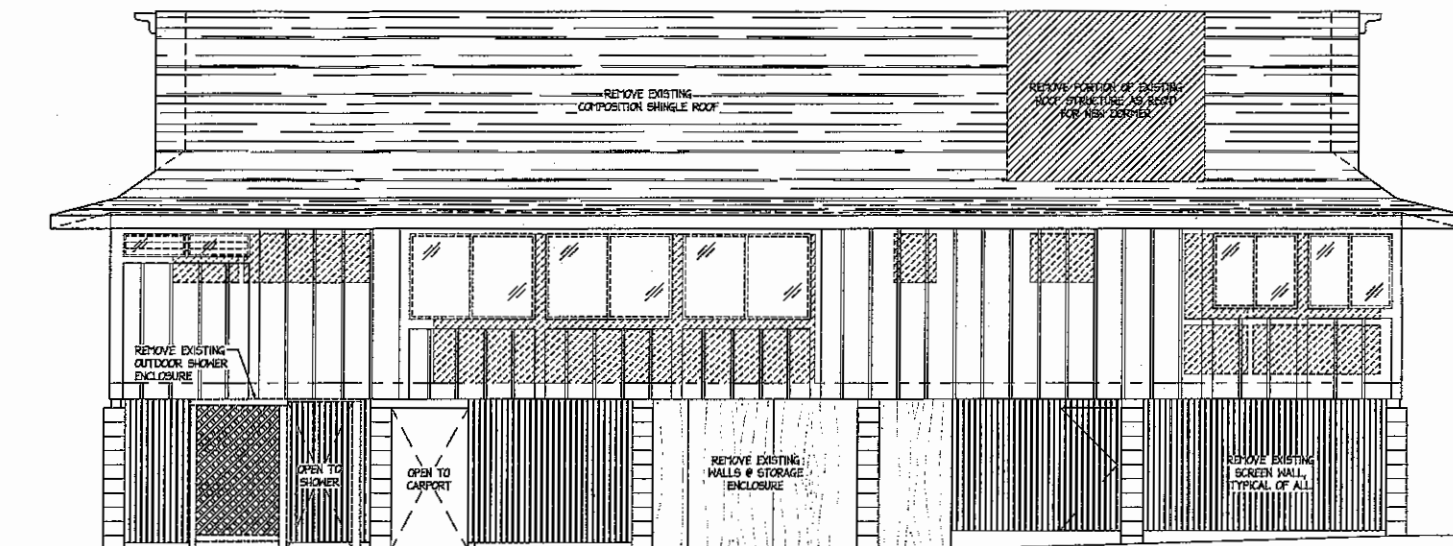
3 Building Elevation : East, Existing  
1/4" = 1'-0"



5 Building Section : Existing  
1/4" = 1'-0"



2 Building Elevation : North, Existing  
1/4" = 1'-0"



4 Building Elevation : South, Existing  
1/4" = 1'-0"

County Approval Stamp

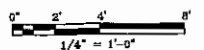
**COOSENT**  
ENGINEERS  
808.652.0015 PO BOX 617 KAPA'HA HI 96746



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Project Title:  
3611 Anini  
Main House  
Renovation

Bldg. Elevations :  
Existing & Demolition

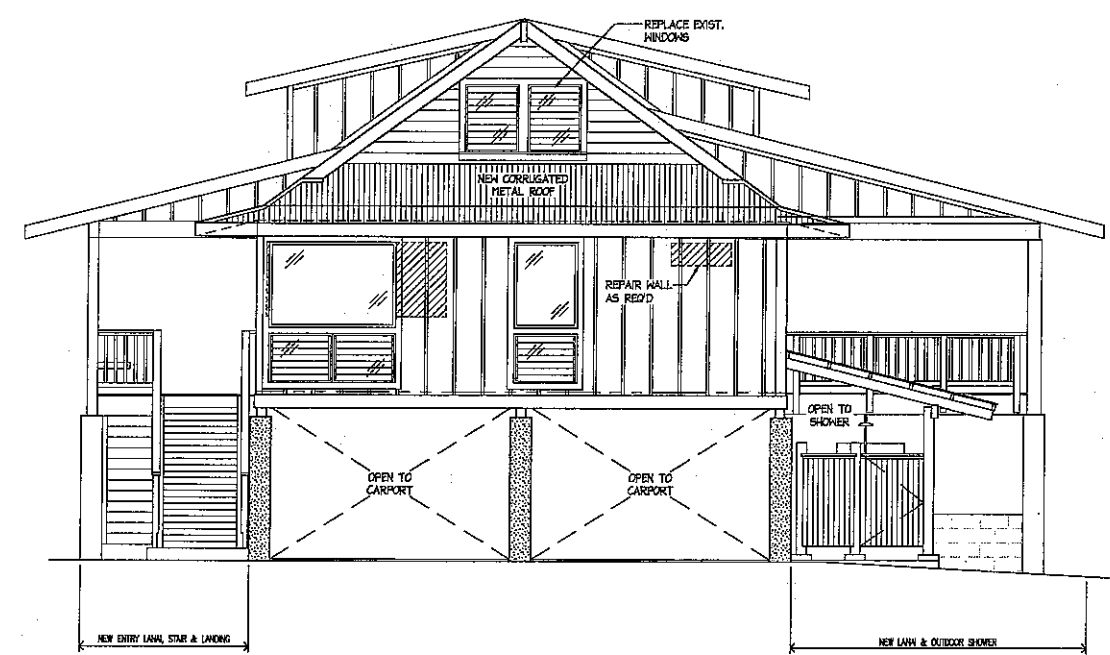


Revisions:		
Mk	Description	Date

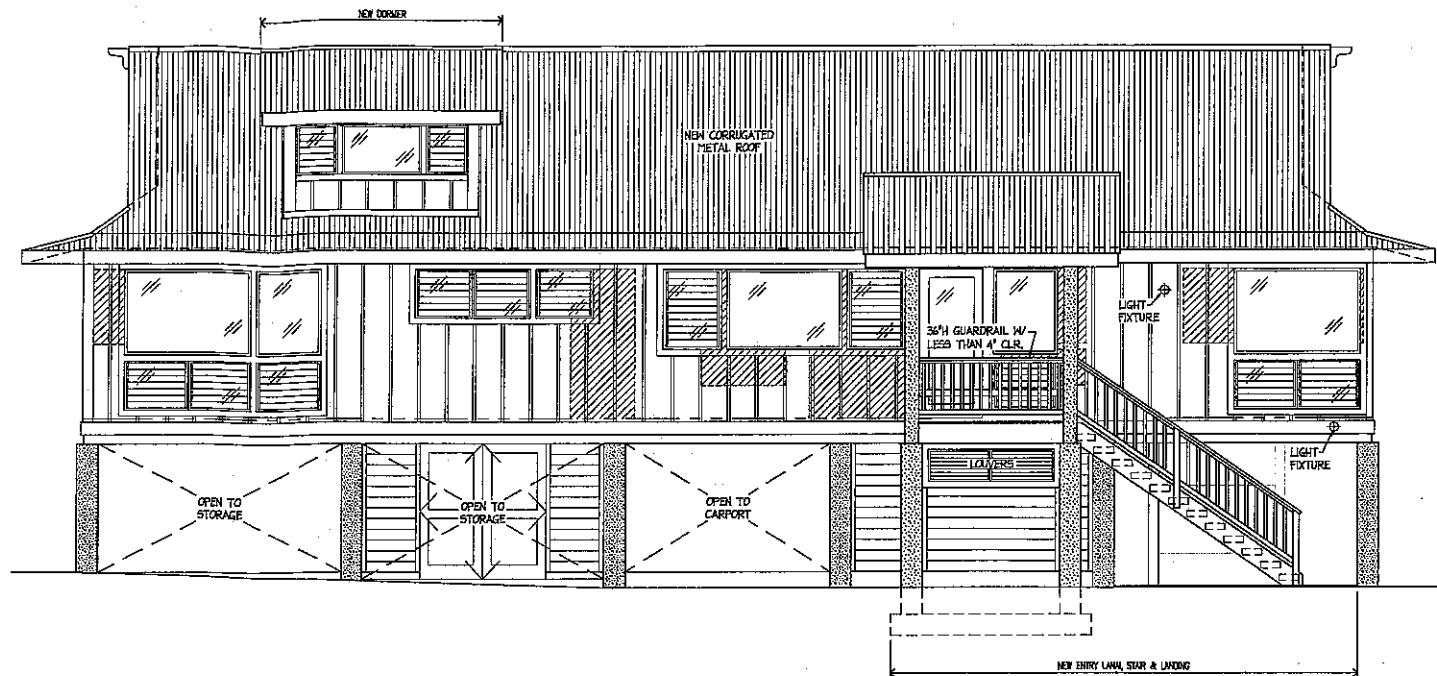
TAK # 5-3-004:025  
Architect's Project #: 1809  
Date: 11 January 2019  
Scale: 1/4"=1'-0"

Drawing No.:  
**A 2.0**  
SHEET: 5 OF 17

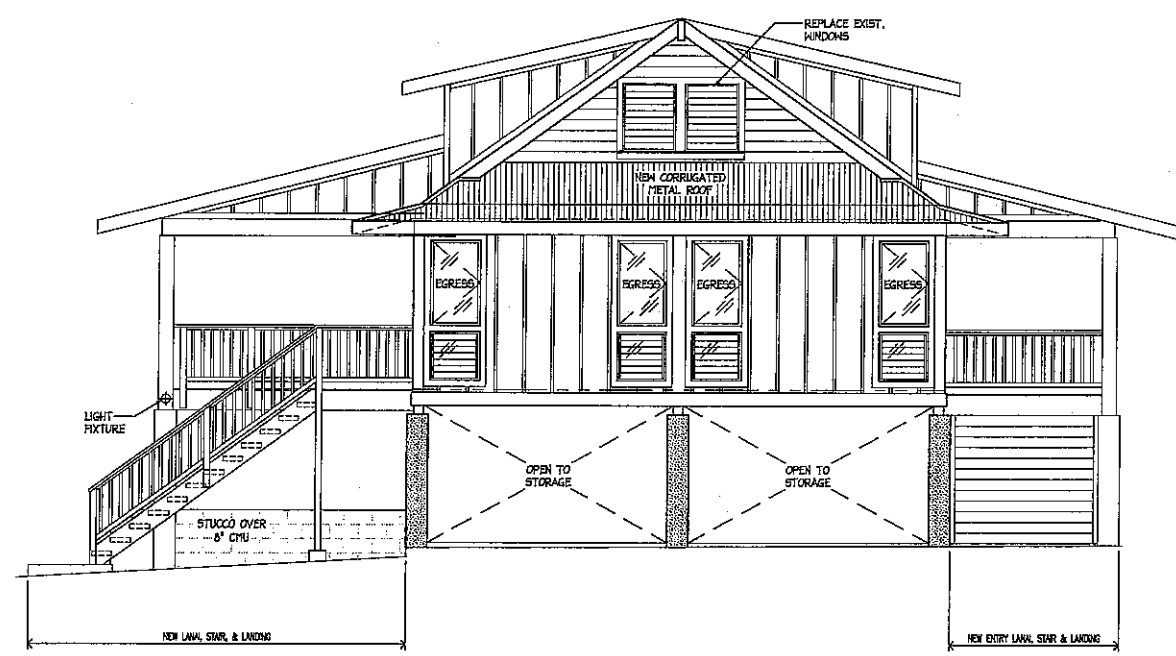




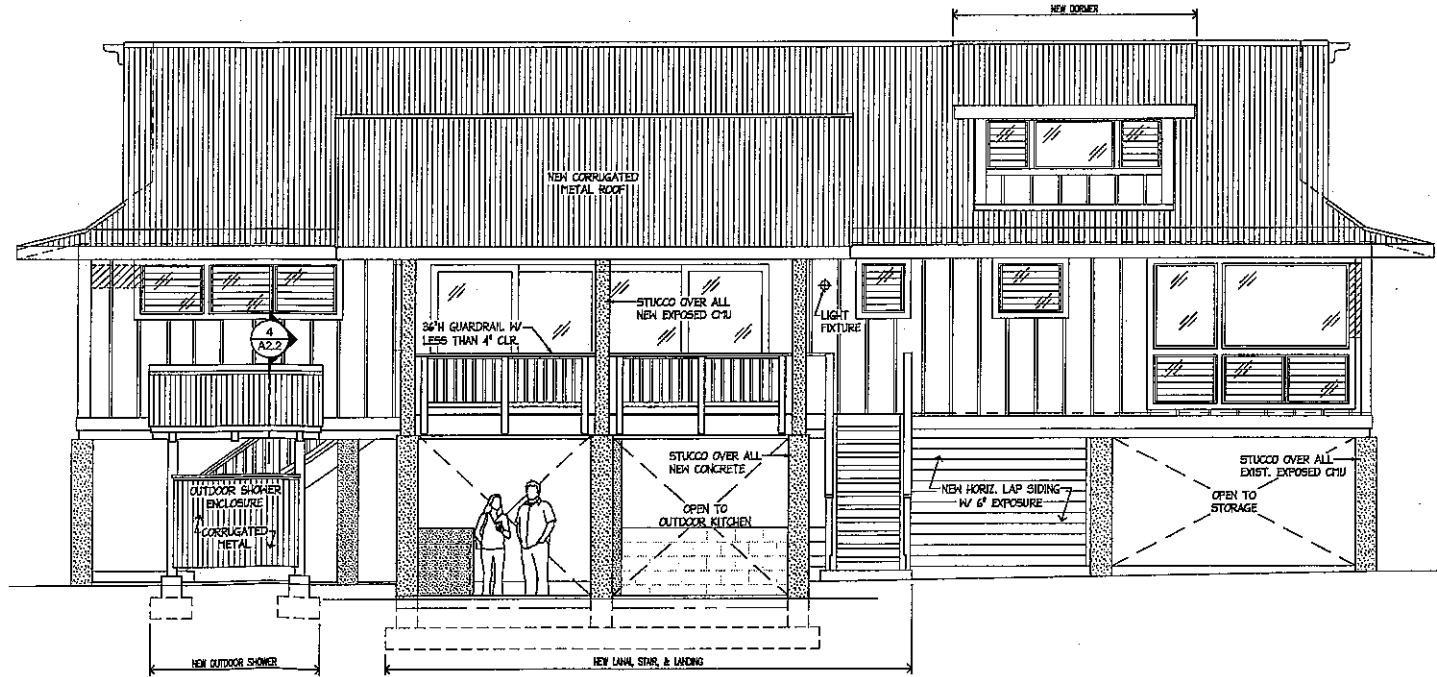
1 Building Elevation : West, Renovation  
1/4" = 1'-0"



2 Building Elevation : North, Renovation  
1/4" = 1'-0"



3 Building Elevation : East, Renovation  
1/4" = 1'-0"



4 Building Elevation : South, Renovation  
1/4" = 1'-0"

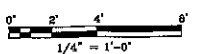
**COLENT ENGINEERS**  
808.652.0015 PO BOX 617 KAPAA HI 96746



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

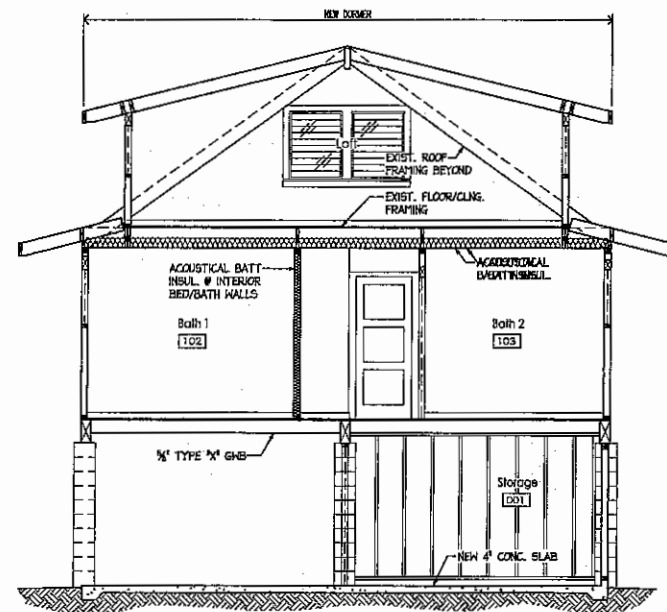
Project Title:  
3611 Anini  
Main House  
Renovation

Bldg. Elevations  
Renovations & Additions

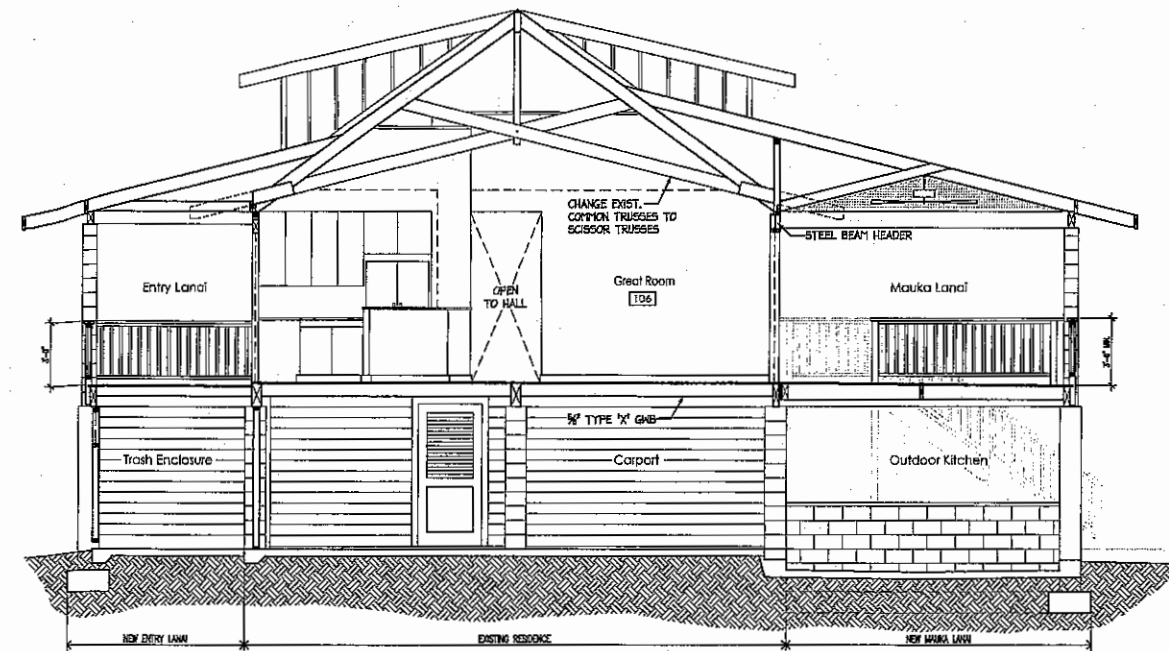


Revisions:		
NO.	Description	Date
TAK # 5-3-004:025		
Architect's Project #: 1809		
Date: 11 January 2019		
Scale: 1/4" = 1'-0"		
Drawing No.:		
A 2.1		
SHEET: 8 OF 17		

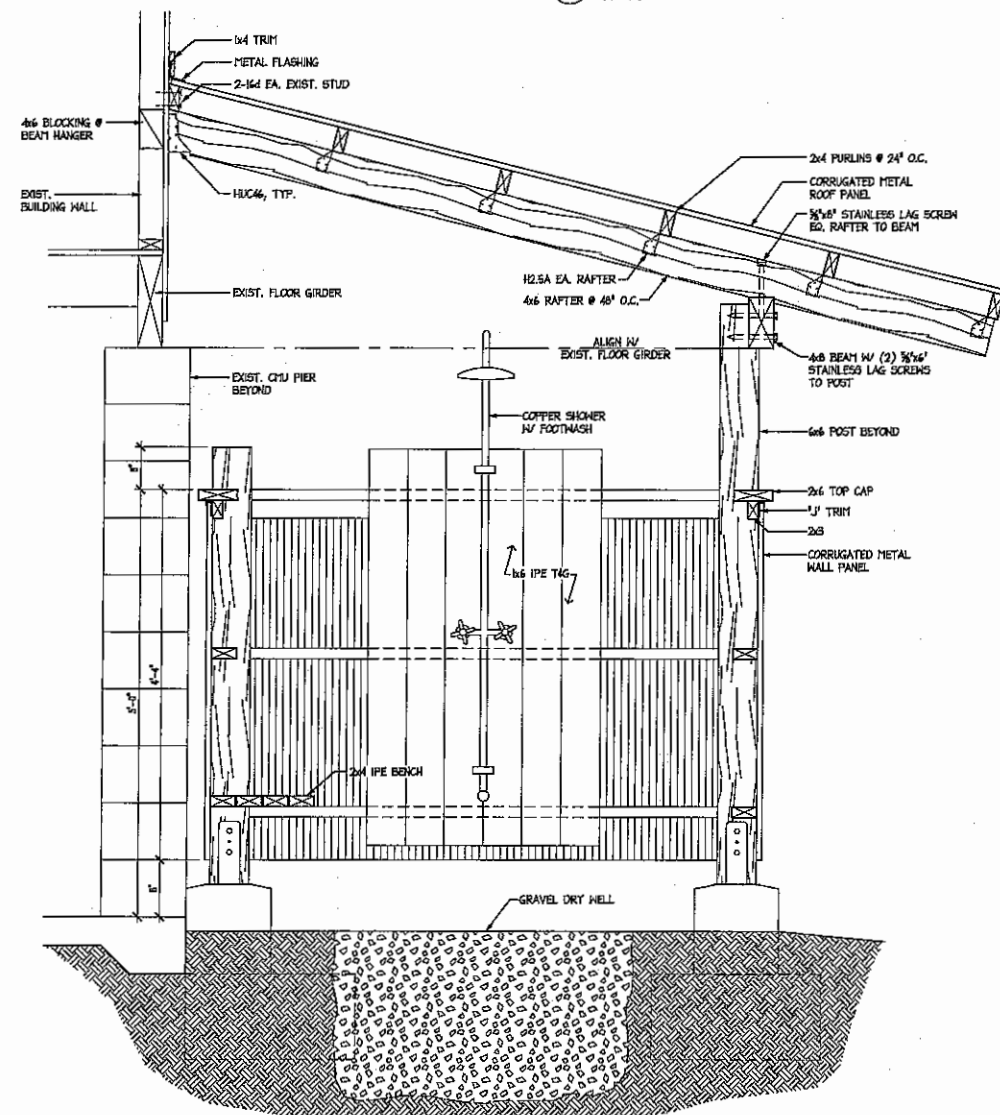




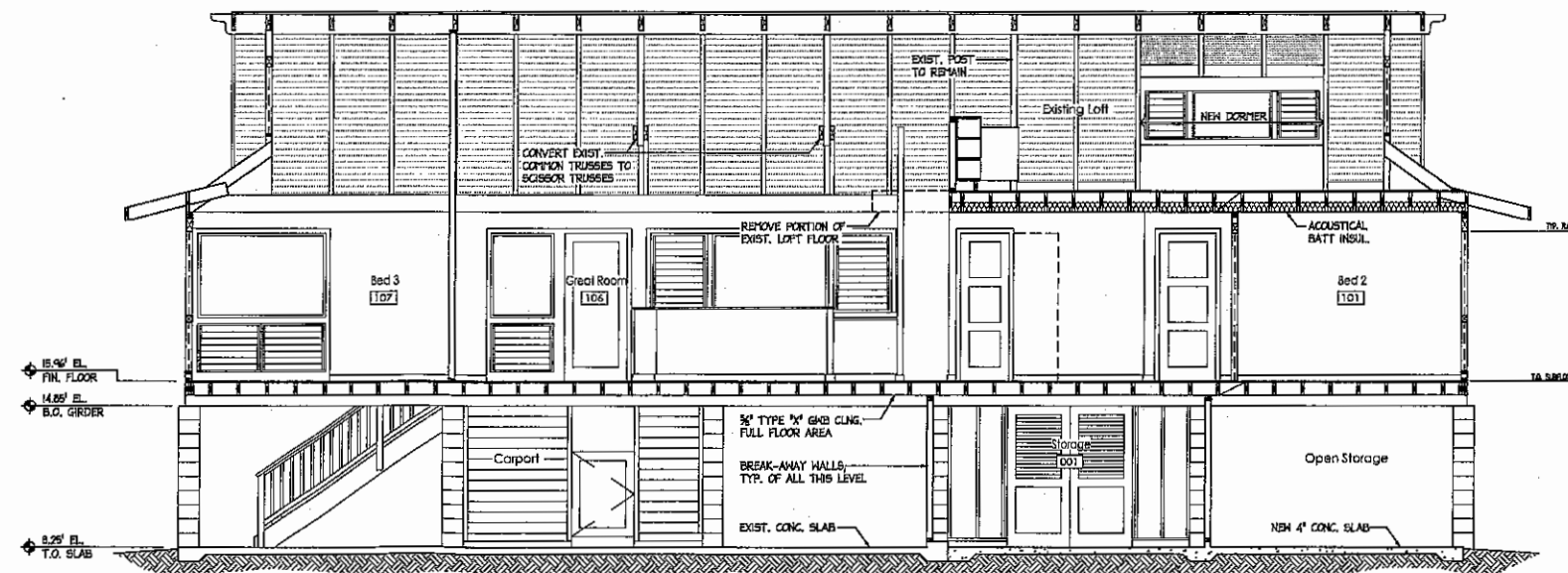
1 Building Section : Renovation  
1/4" = 1'-0"



2 Building Section : Renovation  
1/4" = 1'-0"



4 Wall Section : Outdoor Shower  
1" = 1'-0"



3 Building Section : Renovation  
1/4" = 1'-0"

County Approval Stamp

**GOFF**  
DESIGN  
308.652.0015 PO BOX 617 KAPA HI 96746

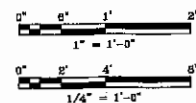


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Project Title:

3611 Anini  
Main House  
Renovation

Building Sections  
& Details



Revisions:		
No.	Description	Date

TAK # 5-3-004: 025  
Architect's Project #: 1809  
Date: 11 January 2019  
Scale: Varies  
Drawing No.:

A 2.2

SHEET: 7 OF 17



**EXHIBIT "F"**





ENGINEERING DIVISION  
DEPARTMENT OF PUBLIC WORKS  
THE COUNTY OF KAUAI

DEREK S. K. KAWAKAMI, MAYOR  
MICHAEL A. DAHLIG, MANAGING DIRECTOR

LYLE M. TABATA  
DEPUTY COUNTY ENGINEER

April 13, 2019

Ian Jung, Esq.  
Belles Graham Proudfoot Wilson & Chun, LLP  
Watumull Plaza  
4334 Rice Street, Suite 202  
Lihu'e, HI 96766

RECEIVED  
APR 18 2019

Belles Graham LLP

Subject: Flood Compliance Letter  
Lot 7, Anini Beach Lots Subdivision, Part B  
Kahilikai, Kaua'i, Hawai'i  
TMK: (4) 5-3-004; 025

Dear Mr. Jung;

This letter is in response to your letter dated March 28, 2019 which requested a Flood compliance letter for the subject property. Your letter included an Elevation Certificate prepared by Licensed Professional Land Surveyor Michael Hoffman for the main residence.

Based on Flood Insurance Rate Map (FIRM) Panel 055E, the subject property is located in a VE zone with a Base Flood Elevation of 10 feet mean sea level. Mr Hoffman certified that the elevation of the bottom of the lowest horizontal structural member of the main residence was at 14.85 feet msl. Therefore, the main residence is in compliance with the elevation requirements of the County's Floodplain Management Ordinance.

Should you have any questions, please contact Stanford Iwamoto of my staff at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,

Michael Moule, P.E.  
Chief, Engineering Division

Concur,

Lyle Tabata  
Deputy County Engineer

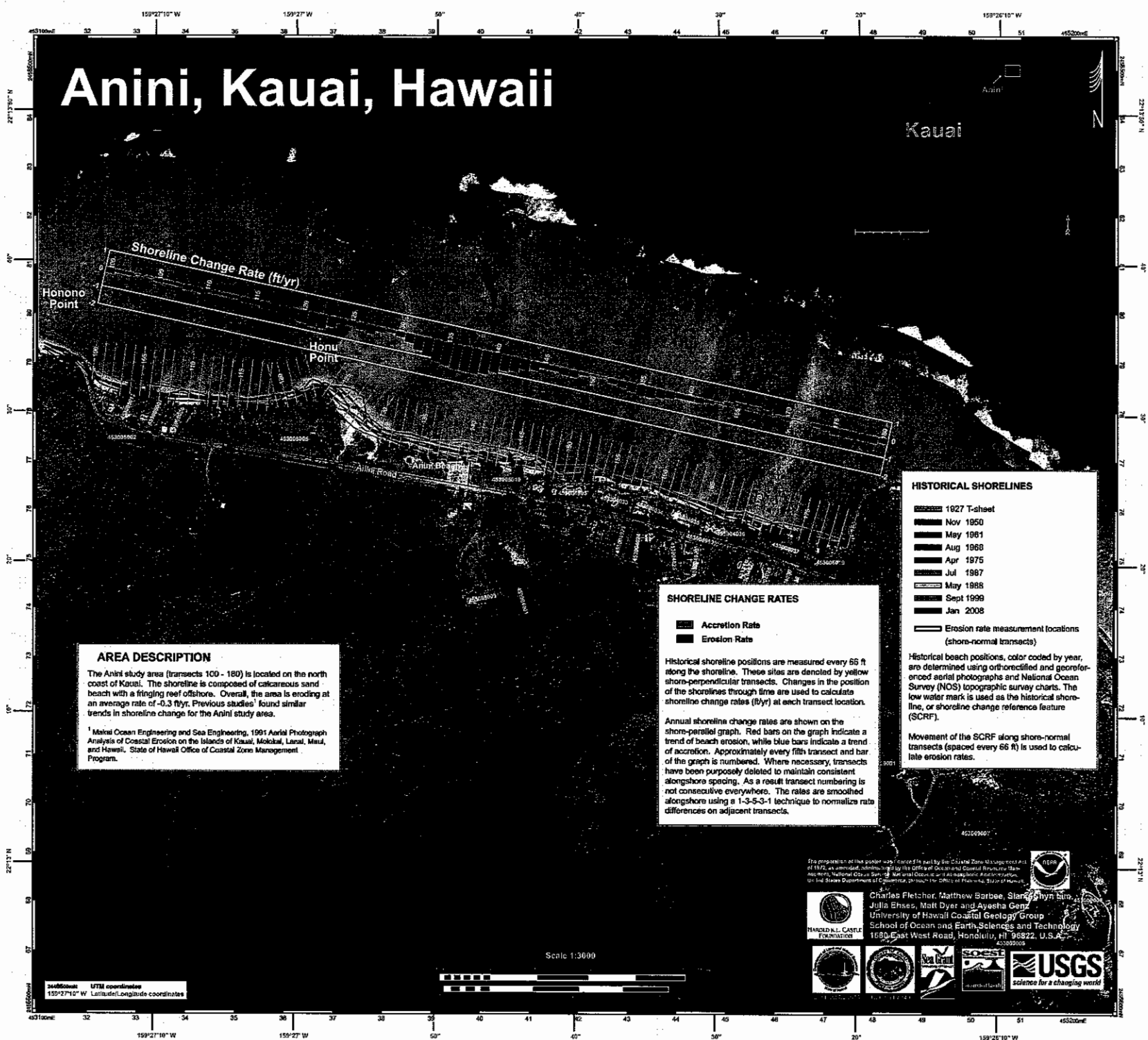
SI

cc: Design and Permitting



**EXHIBIT "G"**







# Anini - Smoothed Rates

Positive Rate = Accretion  
Negative Rate = Erosion

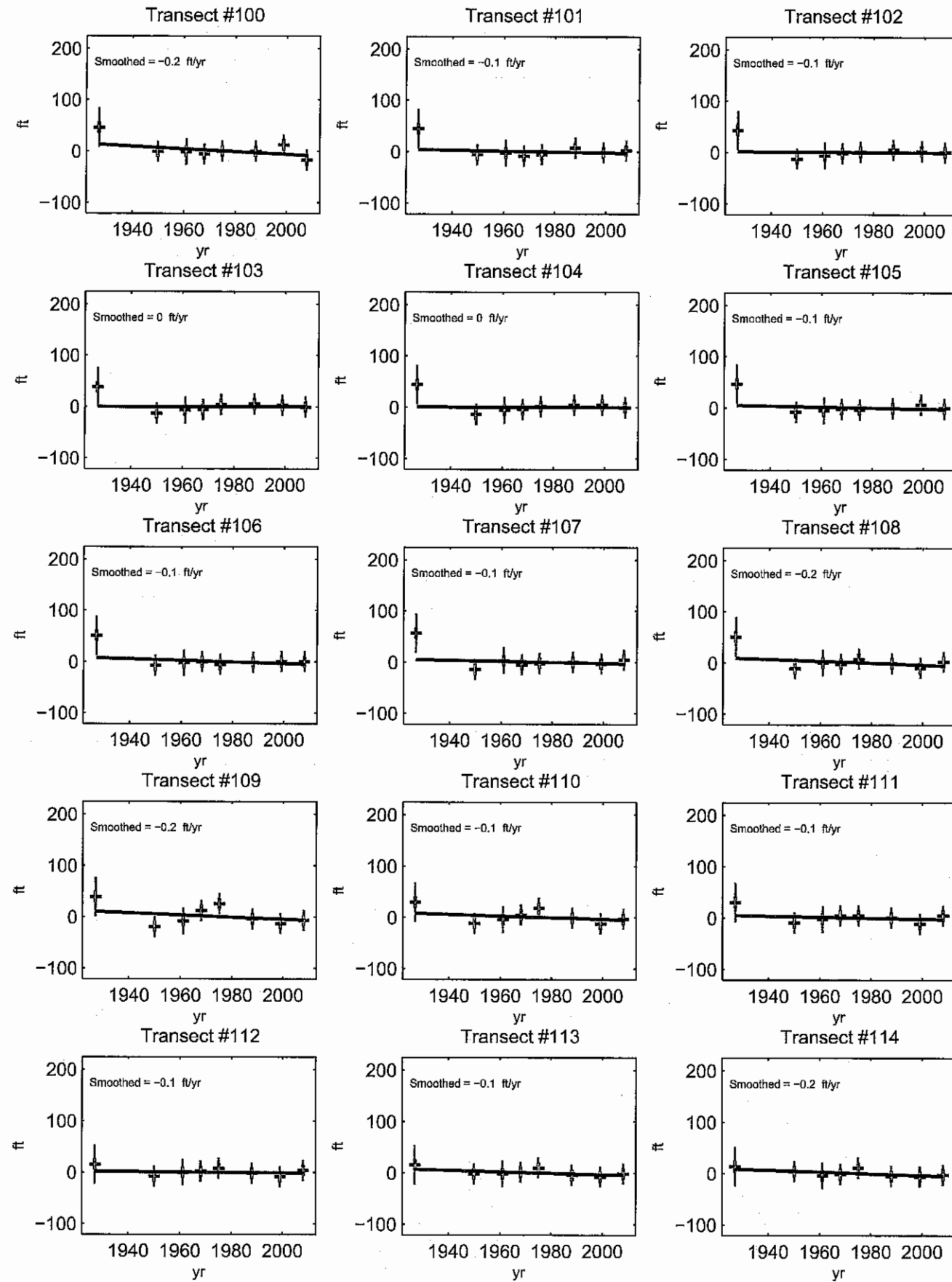
Transect	Smoothed Rate (ft/yr)	Transect	Smoothed Rate (ft/yr)
100	-0.2	146	-0.2
101	-0.1	147	-0.3
102	-0.1	148	-0.3
103	0.0	149	-0.1
104	0.0	150	0.0
105	-0.1	151	0.0
106	-0.1	152	-0.2
107	-0.1	153	-0.3
108	-0.2	154	-0.4
109	-0.2	155	-0.5
110	-0.1	156	-0.5
111	-0.1	157	-0.4
112	-0.1	158	-0.3
113	-0.1	159	-0.2
114	-0.2	160	-0.2
115	-0.2	161	-0.2
116	-0.3	162	-0.1
117	-0.3	163	0.0
118	-0.4	164	0.1
119	-0.5	165	0.2
120	-0.6	166	0.2
121	-0.7	167	0.2
122	-0.7	168	0.1
123	-0.5	169	0.0
124	-0.2	170	-0.1
125	-0.2	171	0.0
126	-0.3	172	0.0
127	-0.4	173	-0.1
128	-0.2	174	-0.2
129	-0.1	175	-0.3
130	-0.2	176	-0.3
131	-0.4	177	-0.3
132	-0.7	178	-0.3
133	-0.9	179	-0.3
134	-1.1	180	-0.2
135	-1.2		
136	-1.3		
137	-1.3		
138	-1.3		
139	-1.2		
140	-1.0		
141	-0.8		
142	-0.7		
143	-0.5		
144	-0.4		
145	-0.2		

\*Imagery indicates beachwidth of zero during period of analysis. Rate calculation reflects data with beach existence.



# Anini - Smoothed Shoreline Change Rates

Positive Rate = Accretion  
Negative Rate = Erosion

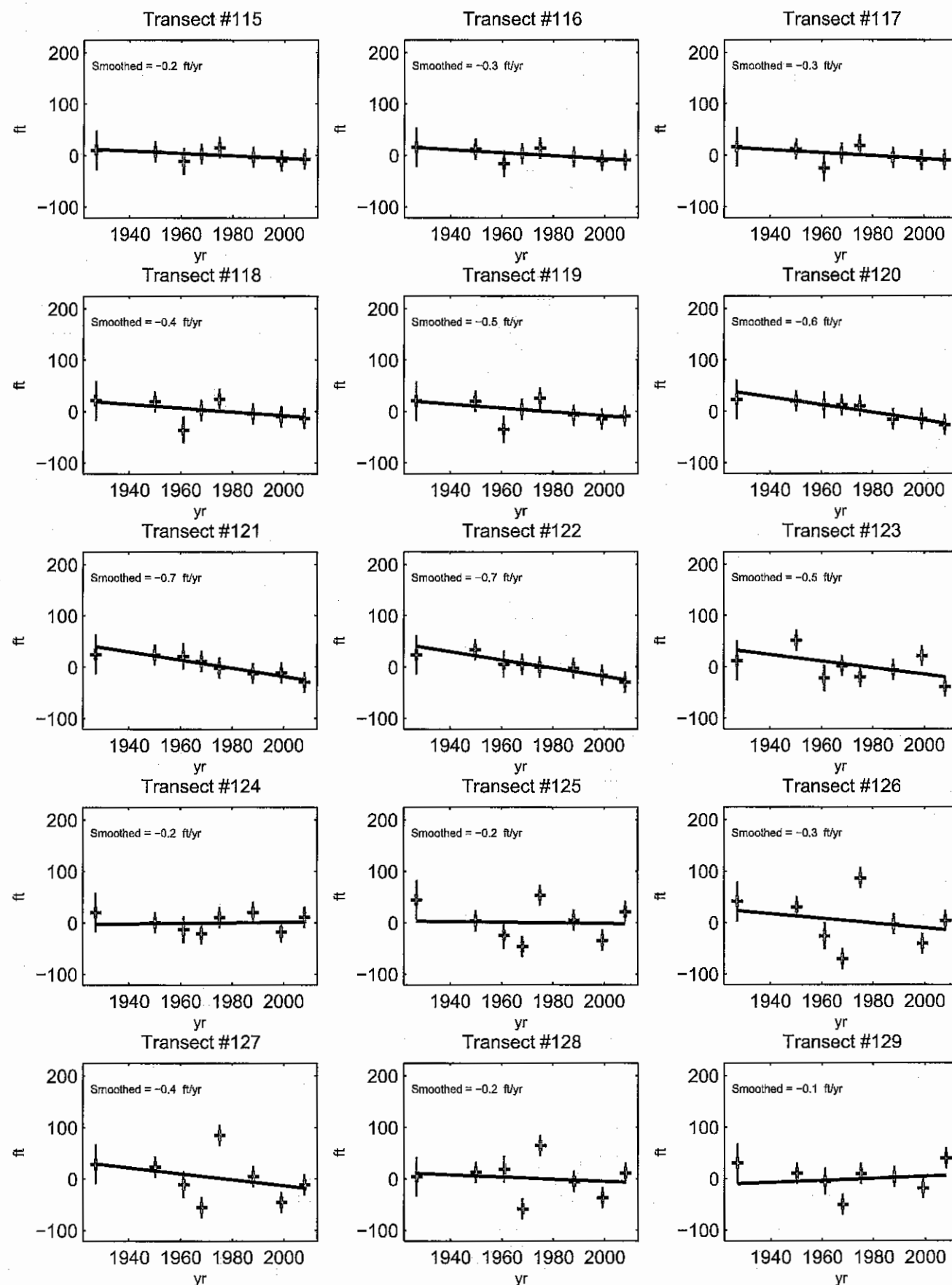


\*Hardened Shorelines with no beach are shown with a blue square. The analysis stops at the first hardened shoreline.



# Anini - Smoothed Shoreline Change Rates

Positive Rate = Accretion  
Negative Rate = Erosion

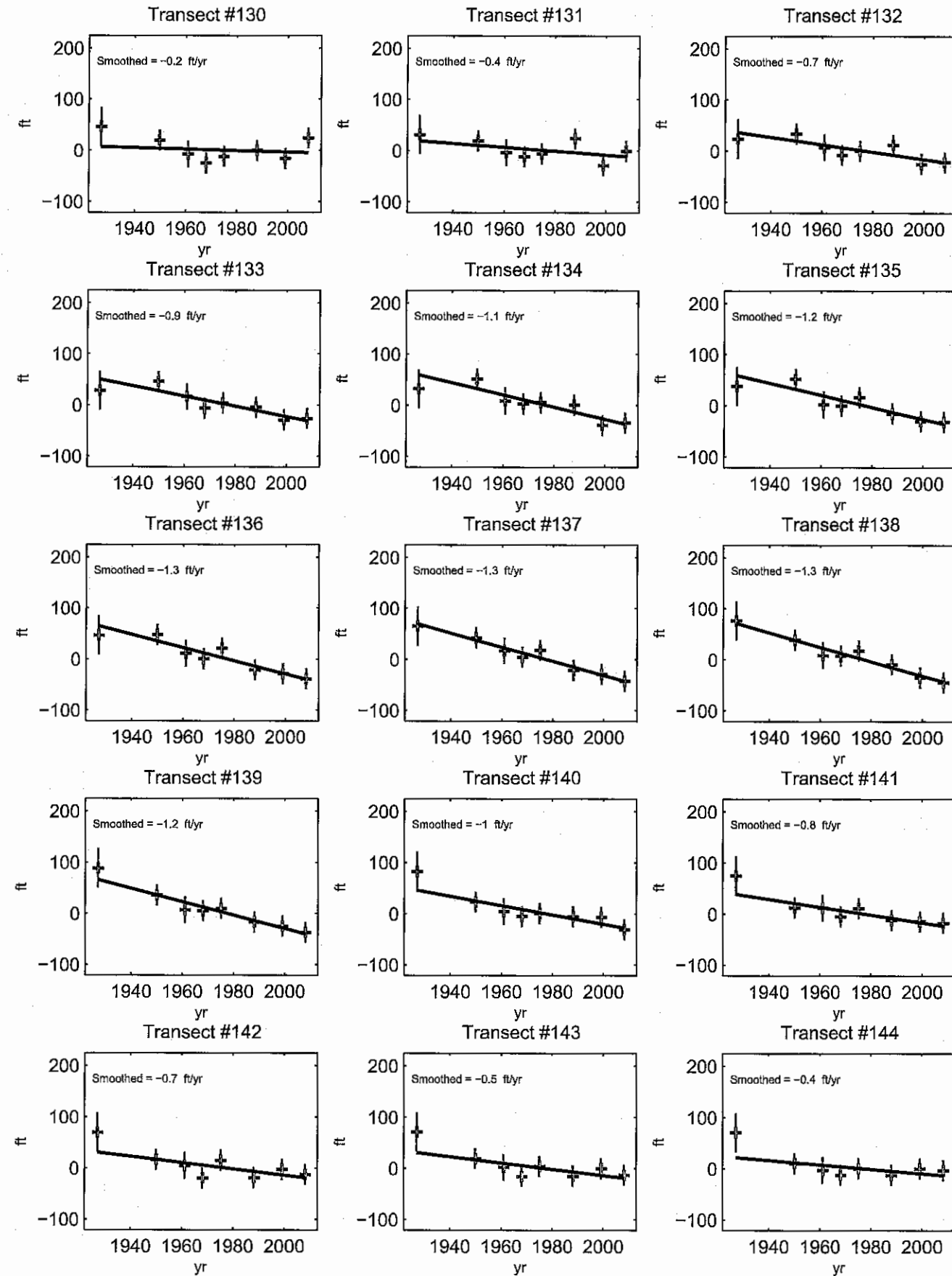


\*Hardened Shorelines with no beach are shown with a blue square. The analysis stops at the first hardened shoreline.



# Anini - Smoothed Shoreline Change Rates

Positive Rate = Accretion  
Negative Rate = Erosion

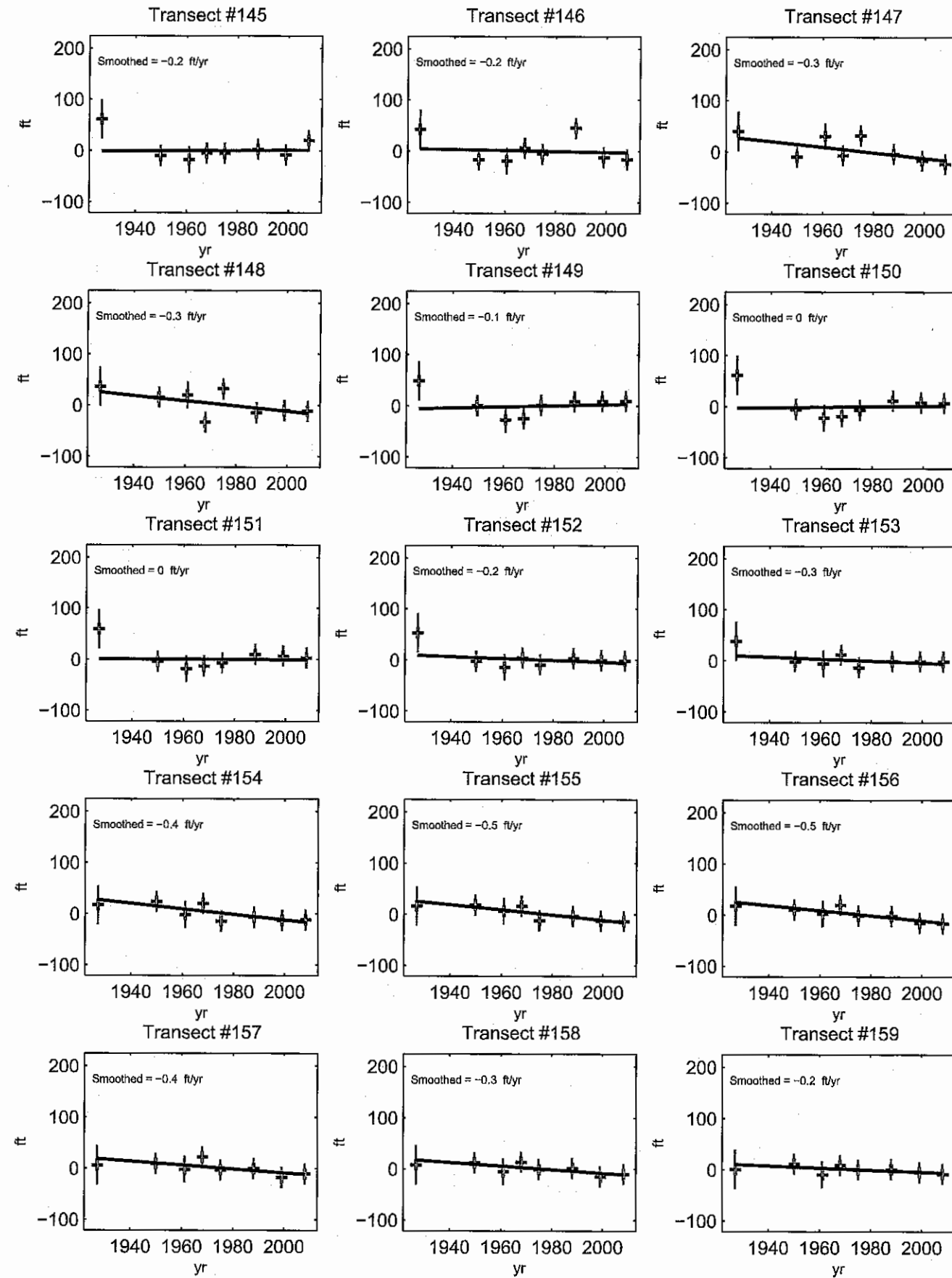


\*Hardened Shorelines with no beach are shown with a blue square. The analysis stops at the first hardened shoreline.



# Anini - Smoothed Shoreline Change Rates

Positive Rate = Accretion  
Negative Rate = Erosion

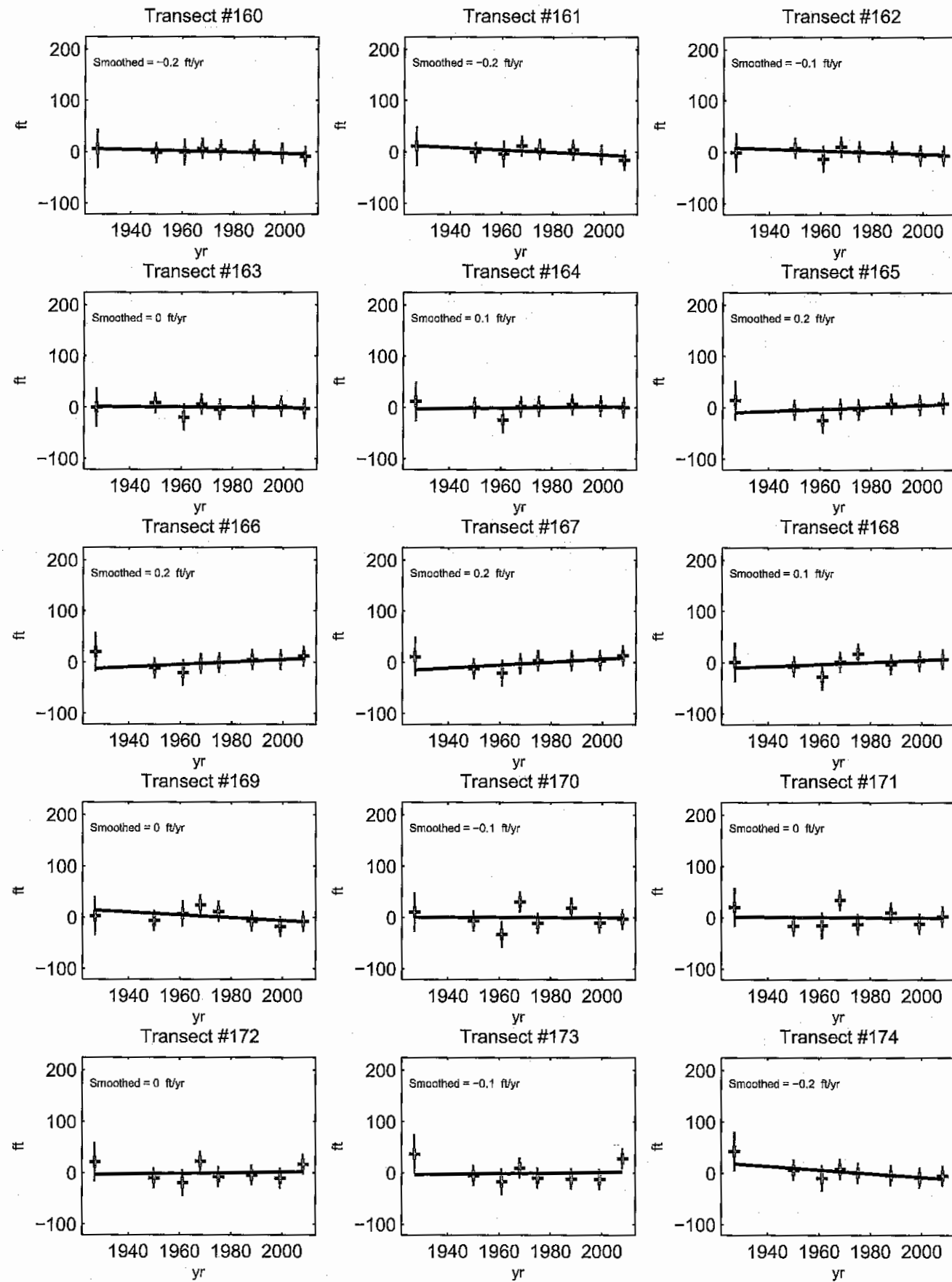


\*Hardened Shorelines with no beach are shown with a blue square. The analysis stops at the first hardened shoreline.



# Anini - Smoothed Shoreline Change Rates

Positive Rate = Accretion  
Negative Rate = Erosion

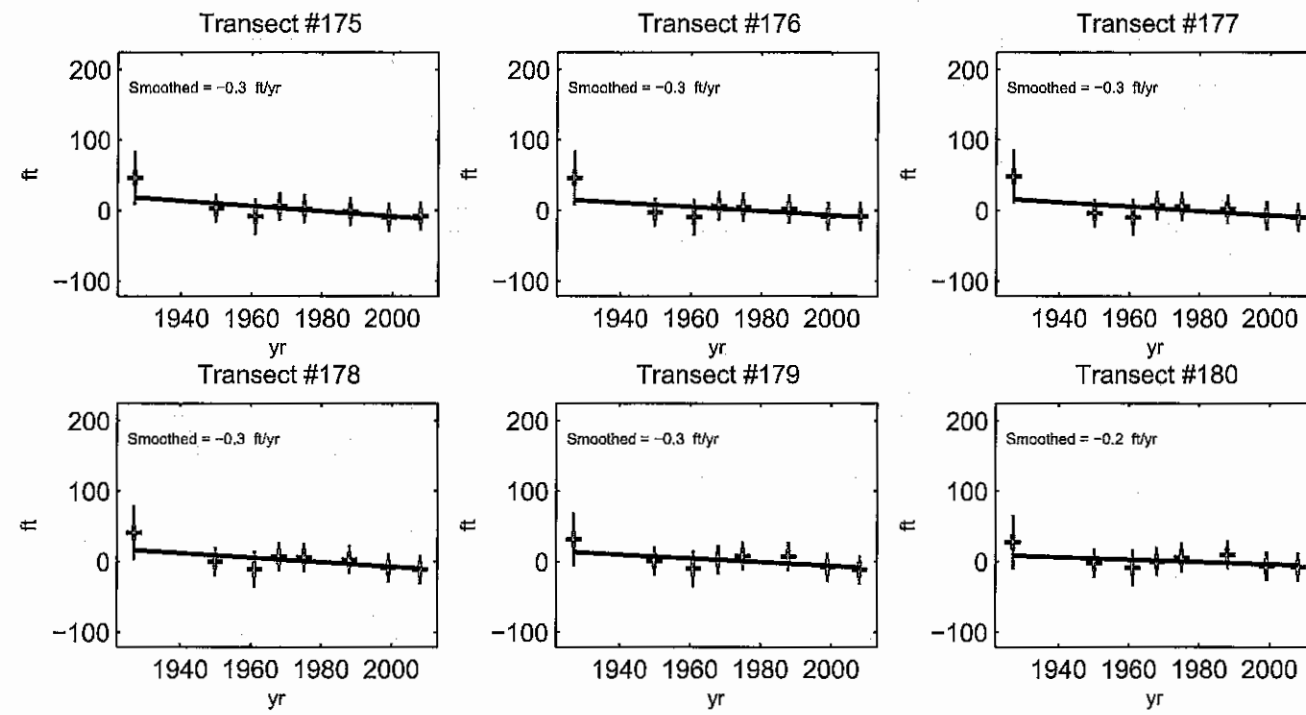


\*Hardened Shorelines with no beach are shown with a blue square. The analysis stops at the first hardened shoreline.



# Anini - Smoothed Shoreline Change Rates

Positive Rate = Accretion  
Negative Rate = Erosion



\*Hardened Shorelines with no beach are shown with a blue square. The analysis stops at the first hardened shoreline.



# BELLES GRAHAM LLP

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OF COUNSEL  
DAVID W. PROUDFOOT

COUNSEL  
LORNA A. NISHIMITSU

Federal I.D. No. 99-0317663

April 22, 2019

Ms. Jody Galinato  
Planner  
Planning Department  
4444 Rice Street, Suite A473  
Lihue, Kauai, Hawaii 96766

**VIA HAND DELIVERY**

Re: **Shoreline Setback Determination (Exemption)**  
**Lot 7, Anini Beach Lots Subdivision, Part B**  
**Kalihikai, Kauai, Hawaii**  
**Kauai Tax Map Key No. (4) 5-3-004:025**  
**Owner: Kahili Makai Holdings, LLC**

Dear Ms. Galinato:

This office represents Kahili Makai Holdings, LLC, a Hawaii limited liability company ("Applicant"). An Applicant's Authorization authorizing our office to file the Application on behalf of the Applicant is attached as *Exhibit "A"*.

On behalf of the Applicant, I am submitting a Shoreline Setback Application (exemption) pursuant to Kauai County Code, Chapter 8 ("CZO"), Section 8-27.3(a)(2), for the repair and renovation to an existing single-family residence and relocation of deck to the mauka side of the residence, reconfiguration of driveway, removal of cesspool, installation of an individual septic system, installation of a propane tank, and related site utilities ("Project").

The property that is the subject of this request is Lot 7 of the Anini Beach Lots Subdivision, Part B (File Plan No. 1869), with the land situated at Kalihikai, Island and County of Kauai, State of Hawaii, and is further described as Kauai Tax Map Key No. (4) 5-3-004:025 ("Subject Property"). Attached hereto is the that Tax Reference Map and Tax Card, respectively attached as *Exhibits "B"* and *"C"*.



The Project is in association with submitted Building Permit Nos. 19-0000094 and 19-0000095.

As part of the Shoreline Setback Application, I have enclosed an original and two (2) copies of the Shoreline Setback Application with Exhibits and filing fee check of \$100.00 made payable to the Director of Finance.

The proposed structure associated with the Project will be located in the State Land Use Classification ("SLUC") Agricultural District and CZO Agriculture District. The Property is also located in the Special Management Area ("SMA").

As shown on the enclosed tax reference of the Property, attached as **Exhibit "B"**, the Property is a non-abutting property to the shoreline with two (2) properties intersecting the Property from the shoreline. Furthermore, as shown on the attached Google Earth Map, the Project is located at approximately 265 feet from the shoreline, attached as **Exhibit "D"**. Furthermore, the plan sets for the Project are attached as **Exhibit "E"**

We contacted the Department of Public Works, Engineering to determine that the existing single-family residence is flood compliant, attached as **Exhibit "F"**.

According to the Kauai Coastal Erosion Study, Anini, Kauai, Hawaii Map, the Property is subject to an erosion and stable rate (see Transects 162 (-0.1 feet) and 163 (0.0)) and therefore qualifies as "a lot included in the Kauai Coastal Erosion Study" pursuant to CZO Section 8-27.3(d), attached as **Exhibit "G"**. The abutting property's (as the property makai of the Subject Property) average lot depth is approximately 160 feet. Therefore, the estimated shoreline setback on the abutting property to the shoreline would be the greater of 64 or 70 feet. As such, the proposed Project on the non-abutting property mauka of both the abutting property and Anini Road will be approximately 95 feet away from the shoreline setback area (or 265 feet from the approximate shoreline as a non-abutting property).

We contacted the abutting owner (Kauai Tax Map Key No. (4) 5-3-004:035) to request permission to certified shoreline and the owner respectfully declined.

As such, the Applicant is requesting Exemption 2 as provided for in CZO Section 8-27.3(a)(2). The proposed Project will not affect beach processes, impact public beach process or be affected by or contribute to coastal erosion or hazards due to the following:



Ms. Jody Galinato  
April 22, 2019  
Page 3

1. The proposed Project will be located a minimum distance of at least 265 feet from the approximate shoreline.

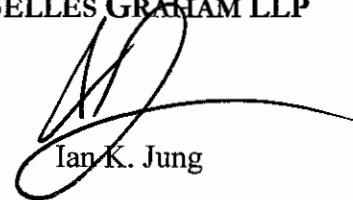
2. The proposed Project are located mauka of Anini Road and is non-abutting property with a private parcel located between the shoreline and Anini Road.

As a result, since the proposed structure associated with the Project will neither adversely affect nor be affected by the coastal beach process, the Applicant requests that the exemption provided in Kauai County Code, 1987, as amended, Chapter 8, Section 8-27.3(a)(2), be granted for this Application.

Thank you very much for your attention to this matter and please let me know if you require anything further in this regard.

Sincerely yours,

**BELLES GRAHAM LLP**



Ian K. Jung

IKJ:jgm

Enclosures

cc: Mr. Ben Welborn, w/encls. (via email only)