

LANIKEHA

PHASE I

Plot Plan For Lot 64

Lot Area: 20,376 Sq. Ft.

Street Address and Name:

Anapuni Place

Building Limit Area: 11,668 Sq.Ft.

T.M.K.: 2-4-4-006: por 74

Lot Coverage: 6,113 Sq.Ft. (30% of Lot Area)

Setbacks:

Front: 20 FT.

Maximum Peak Roof Elevation: 258 Ft.

Rear: 20 FT.

Maximum Building Height Above Grade: 30 Ft. (per County Code)

Side: 15 FT.

Note: Lot buyer shall verify all topography, soil conditions, drainage, fill conditions, utilities, easements, street trees and street furniture in the field. Plot plan is informational only and does not constitute any commitment, representation or warranty with respect to the foregoing items. South Course Development, LLC, hereby disclaims, and lot buyer hereby acknowledges, that no representation, expressed or implied, has been made with respect to existing or future view planes. The lot dimensions shown are preliminary only and are subject to change until the approval of the File Plan, see recorded File Plan for Final Lot Dimensions. This plan should be printed on 8 1/2" X 14" paper.

1 OF 3

100.00
 (D) (W) (S) (E)
 Transformer
 Utility-Drn., Wtr., Swr., Elect.
 (For Owner's Use)
 Drainage Flow Line

Fire Hydrant

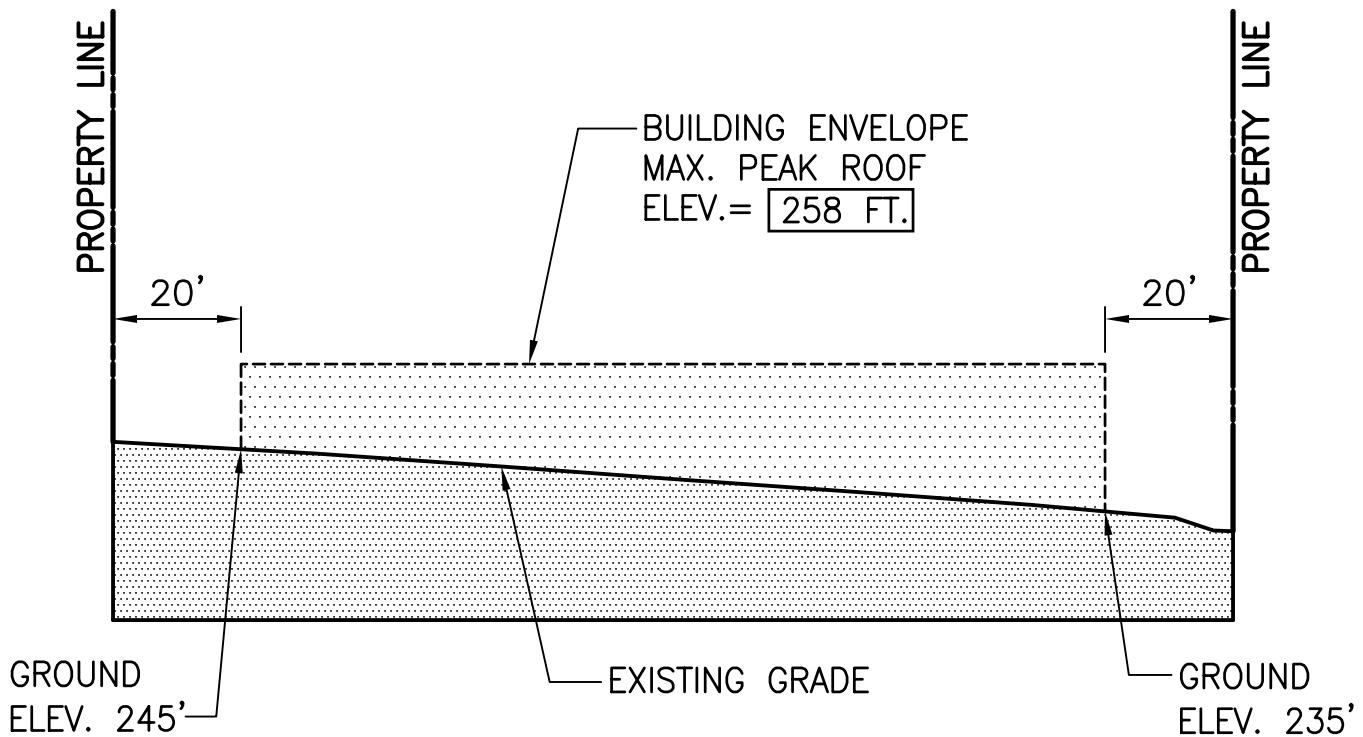
St. Light Std.

Property Line

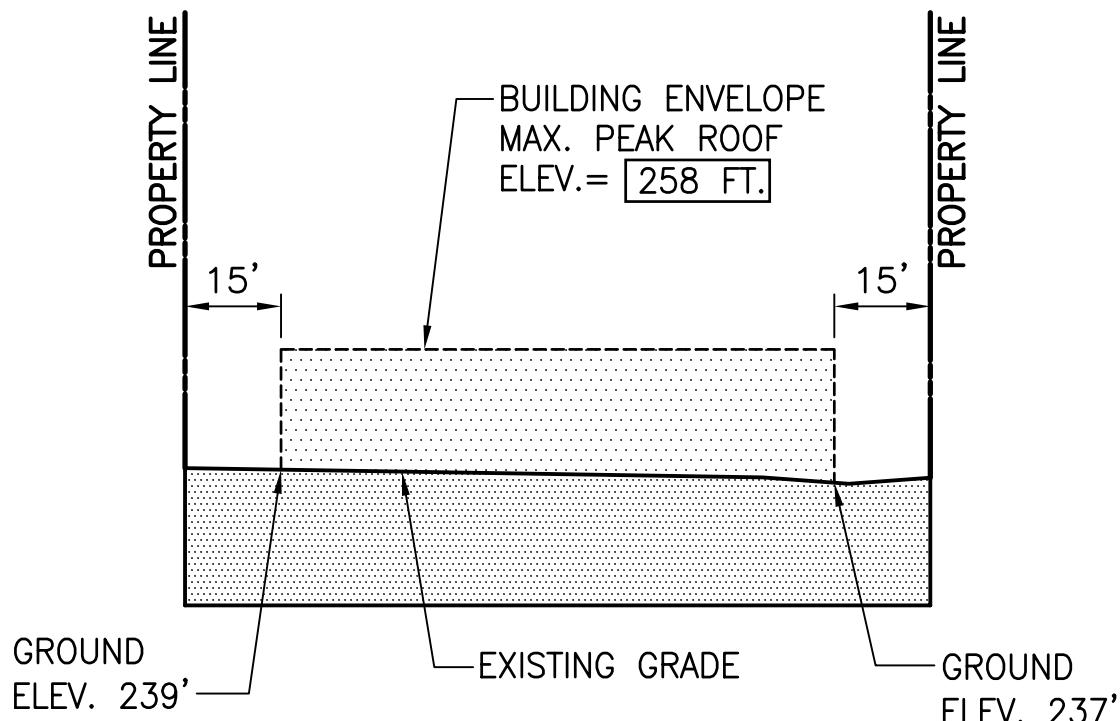
Building Limit Area

CRM Wall

Date: 06/24/05



SECTION "X"- "X"



SECTION "Y"- "Y"

30 15 0 30 60
SCALE: 1 IN. = 30 FT.

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	No Access Permitted
	Lot Dimension
	Utility-Drn., Wtr., Swr., Elect. (For Owner's Use)
	Transformer
	Drainage Flow Line

	Fire Hydrant
	St. Light Std.
	Property Line
	Building Limit Area
	CRM Wall

1. THE DEVELOPMENT OF THIS LOT MUST COMPLY WITH 1) THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KAANAPALI GOLF ESTATES. 2) KAANAPALI GOLF ESTATES COMMUNITY ASSOCIATION, INC. LOT PURCHASERS HANDBOOK. AND 3) THE LANIKEHA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, INCLUDING ALL REVISIONS AND AMENDMENTS TO EACH OF THE AFOREMENTIONED DOCUMENTS.
 - a. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED OR PERMITTED TO REMAIN ON THIS RESIDENTIAL LOT OTHER THAN A SINGLE-FAMILY DWELLING WITH APPURtenant STRUCTURES CONSISTING OF A MINIMUM AGGREGATE FLOOR AREA (EXCLUDING GARAGE) OF NOT LESS 2,500 SQUARE FEET TOGETHER WITH AN ENCLOSED AUTOMOBILE GARAGE WITH NOT LESS THAN 450 SQUARE FEET OF AUTOMOBILE STORAGE AND 100 SQUARE FEET OF GENERAL STORAGE. NO CARPORTS ARE PERMITTED.
 - b. NO TREES LOCATED WITHIN THE BUILDING LIMIT AREA ON ANY RESIDENTIAL LOT SHALL BE PERMITTED TO EXCEED IN HEIGHT THE ROOFLINE OF THE TALLEST BUILDING ON THE LOT. NO TREES LOCATED WITHIN THE SETBACKS ON ANY RESIDENTIAL LOT SHALL BE PERMITTED TO EXCEED IN HEIGHT THE EAVE OF THE ADJACENT ROOFLINE. THIS RESTRICTION HOWEVER, SHALL NOT APPLY TO PALM TREES WHICH GROW WITH A SINGLE TRUNK, SUCH AS A COCONUT OR ROYAL PALM TREE.
2. INCLUDED IN THE PLAN SUBMITTALS TO THE NCC THERE MUST BE A DRAINAGE PLAN PREPARED BY A CIVIL ENGINEER LICENSED IN THE STATE OF HAWAII. THE DRAINAGE PLAN SHALL CALCULATE THE INCREASE IN STORM WATER RUN-OFF FROM A 50 YEAR 1-HOUR STORM CAUSED BY PROPOSED IMPROVEMENTS IN EXCESS OF 5,000 SQUARE FEET OF HARD SURFACE (e.g. HOUSE, DRIVEWAY, WALKWAYS, AND POOL DECKS). EACH LOT SHALL BE ENTITLED TO ALLOW PRE-DEVELOPMENT STORM WATER RUN-OFF FLOWS FROM THE LOT, ALONG WITH POST-DEVELOPMENT STORM WATER RUN-OFF, FROM UP TO 5,000 SQUARE FEET OF HARD SURFACE, TO ENTER THE PROJECT DRAINAGE SYSTEM. IT IS THE RESPONSIBILITY OF EACH LOT OWNER TO CONTAIN, WITHIN SUCH OWNER'S LOT, ALL OF THE POST-DEVELOPMENT STORM WATER RUN-OFF FROM HARD SURFACES IN EXCESS OF 5,000 SQUARE FEET.
3. LOT BUYER SHALL VERIFY ALL TOPOGRAPHY, SOIL CONDITIONS, DRAINAGE, FILL CONDITIONS, UTILITIES, EASEMENTS AND STREET TREES IN THE FIELD. PLOT PLAN IS INFORMATIONAL ONLY AND DOES NOT CONSTITUTE ANY COMMITMENT, REPRESENTATION OR WARRANTY WITH RESPECT TO THE FOREGOING ITEMS. SOUTH COURSE DEVELOPMENT, LLC, HEREBY DISCLAIMS, AND LOT BUYER HEREBY ACKNOWLEDGES THAT NO REPRESENTATION, EXPRESSED OR IMPLIED HAS BEEN MADE WITH RESPECT TO EXISTING OR FUTURE VIEW PLANES.
4. THERE SHALL BE NO CONSOLIDATION OR SUBDIVISION OF LOTS WITHIN LANIKEHA.
5. DISCHARGE OF POOL WATER DIRECTLY INTO THE PROJECT DRAINAGE SYSTEM IS STRICTLY PROHIBITED.

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Date: 06/24/05