

County of Hawai'i Planning Department

Website: www.planning.hawaiicounty.gov · Email: planning@hawaiicounty.gov

East Hawai'i Office · 101 Pauahi Street, Suite 3 · Hilo, Hawai'i 96720
Phone (808) 961-8288 · Fax (808) 961-8742

West Hawai'i Office · 74-5044 Ane Keohokalole Hwy · Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770 · Fax (808) 327-3563

APPLICATION FOR PLAN APPROVAL

LEGAL

LANDOWNER(S): Hawaiian Acres Community Association

LANDOWNER
SIGNATURE(S):

Linda Brush

DATE: 2/26/2026

SIGNER(S) (Please print): Linda Brush

TITLE: President

(if for a Corp, LLC, Trust, or Partnership)

MAILING ADDRESS: PO Box 368

CITY: Kurtistown

STATE: HI

ZIP CODE: 96760

PHONE NO.: 808-747-1256

EMAIL: om@hawaiianacres.org

Any entity acting on behalf of the recorded landowner must also provide written/signed authorization.

APPLICANT (Please print):

Calvin Ballard

Owner Authorization
letter attached?

☒ YES

☐ NO

APPLICANT'S SIGNATURE:

Calvin Ballard

APPLICANT'S INTEREST, IF NOT

0

OWNER: PRINTED NAME OF

TITLE:

SIGNER:

(if for a Corp, L.L.C., Trust or Partnership)

MAILING ADDRESS: Texas office - 419 Estate lane

STATE: Texas

ZIP CODE: 75032

CITY: Rockwall

EMAIL: ballardarchitects@gmail.com

PHONE NO.:

PROPOSED USE: Multi-use community center, including certified kitchen, classroom/event space and offices

STREET ADDRESS OF PROPERTY: 16-1325 Moho Road

CITY: Kurtistown

STATE: HI

ZIP CODE: 96760

TAX MAP KEY: (3)1-6-052:002

LAND AREA: 3 acres

ZONING: A-3a

STATE LAND

USE DISTRICT: Agricultural

SPECIAL MANAGEMENT AREA:

☐ YES

☒ NO

- For Agricultural Tourism: Please see attached Hawai'i County Code §25-2-75, which lists the required information to be submitted with your Plan Approval Application.
- For Telecommunication Antennas: Please see attached Hawai'i County Code §25-4-12 for required information to be submitted with your Plan Approval Application.

Hawaiian Acres Community Association
PO Box 368
Kurtistown, HI 96760

County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, HI. 96720

To whom it concerns,

Cal Ballard is the architect for the Hawaiian Acres Community Association's multi-use community center building, permitted by SPP 845 to include a community certified kitchen, classroom/workshop/event space and offices. This letter authorizes him to act on behalf of the Hawaiian Acres Community Association (TMK (3)1-6-052:002) on matters relating to Plan Approval and Permitting. Please direct questions regarding this authorization to om@hawaiianacres.org or PO Box 368, Kurtistown, HI 96760.

Mahalo

A handwritten signature in cursive script, reading "Linda Brush". The signature is written in dark ink and is positioned above the printed name and title.

Linda Brush
President
Hawaiian Acres Community Association

DCCA State of Hawaii

Downloaded on February 27, 2026.

The information provided below is not a certification of good standing and does not constitute any other certification by the State.

Website URL: <http://hbe.ehawaii.gov/documents>

Business Information

MASTER NAME	THE HAWAIIAN ACRES COMMUNITY ASSOCIATION
BUSINESS TYPE	Domestic Nonprofit Corporation
FILE NUMBER	9629 D2
STATUS	Active
PURPOSE	TO PROTECT AND PROMOTE THE BEST INTERESTS OF THE PROPERTY OWNERS AND RESIDENTS OF THE SUBDIVISION KNOWN AS HAWAIIAN ACRES AT KEAAU, PUNA, COUNTY AND STATE OF HAWAII;
ORGANIZED IN	Hawaii UNITED STATES
INCORPORATION DATE	Aug 16, 1961
PRINCIPAL ADDRESS	16-1325 MOHO RD HAWAIIAN ACRES SUBDIVISION KURTISTOWN, Hawaii 96760 UNITED STATES
MAILING ADDRESS	P O BOX 368 KURTISTOWN, Hawaii 96760 UNITED STATES
TERM	PER
AGENT NAME	HAWAIIAN ACRES COMMUNITY ASSOCIATION
AGENT ADDRESS	16-1325 MOHO RD KURTISTOWN, Hawaii 96760 UNITED STATES

Annual Filings

FILING YEAR	DATE RECEIVED	STATUS
2025	Jul 9, 2025	Processed
2024	Sep 20, 2024	Processed
2023	Aug 14, 2023	Processed
2022	Jul 25, 2022	Processed
2021	Jul 6, 2021	Processed
2020	Aug 4, 2020	Processed
2019	Jul 30, 2019	Processed
2018	Jul 30, 2018	Processed
2017	Jul 25, 2017	Processed
2016	Feb 10, 2017	Processed
2015	Feb 25, 2016	Processed
2014	Sep 14, 2014	Processed
2013	Sep 2, 2013	Processed
2012	Jan 15, 2013	Processed
2011	Aug 9, 2011	Processed
2010	Mar 15, 2011	Processed
2009	Aug 7, 2009	Processed

2008	Jul 18, 2008	Processed
2007	Sep 17, 2007	Processed
2006	Sep 11, 2006	Processed
2005	Sep 6, 2005	Processed
2004	Sep 29, 2004	Processed
2003	Oct 6, 2003	Processed
2002		Not Required
2001	Mar 11, 2002	Processed
2000		Processed
1999		Processed

Officers

NAME	OFFICE	DATE
BRUSH,LINDA ANN	P	Jan 27, 2025
EBBERS,ANGELIC	V	Jul 1, 2025
SHADE,GLADYS	S	Jul 1, 2025
MARGRITER,SANDRA CHARLENE	T	Jul 1, 2025
TRUITT,AARON	D	Jan 27, 2025
TITA,SUSANN	D	Jan 27, 2025
BRAUHERR,JACK RUSSELL	D	Jan 27, 2025
WINSLOW,DIANE	D	Feb 23, 2021
DIXON,DEB	D	Jan 27, 2025

Trade Names

NAME	TYPE	CATEGORY	REGISTRATION DATE	EXPIRATION DATE	STATUS
H.A.C.A. Trade Name		NO CATEGORY SELECTED	Mar 20, 2018	Mar 19, 2023	Expired
H.A.CA. Trade Name		NO CATEGORY SELECTED	Apr 25, 2023	Apr 24, 2028	Active



E l e c t r i c a l E n g i n e e r i n g S e r v i c e s
S t a t e o f t h e A r t S O T A P L L C

April 2nd 2026

RE: EV Charger Variance Request
TMK 1-6-052-002
16-1325 Moho Rd
Hawaiian Acres Comm Assn

Dear County of Hawaii Planning Department,

It is not feasible to provide electric power two Level II electric vehicle charging stations at this project location and I recommend a variance from EV charger requirement for this proposed project.

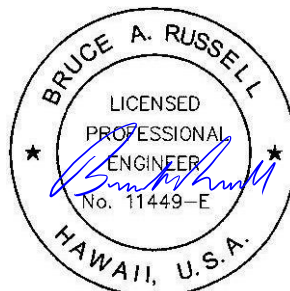
The proposed community center building does will be 'off-grid' and will not utilize utility electric power. The building will be powered by a small off-grid PV energy system which will provide power for required lighting, lightly loaded kitchen, and miscellaneous loads.

Level II EV chargers require a large amount of power compared to the amount of power the energy system can provide. Each EV charger typically requires 9.6KW for a total of 19.2KW of continuous power while in operation. The energy system cannot source this amount of additional power load.

Please let us know if you have any additional questions or comments.

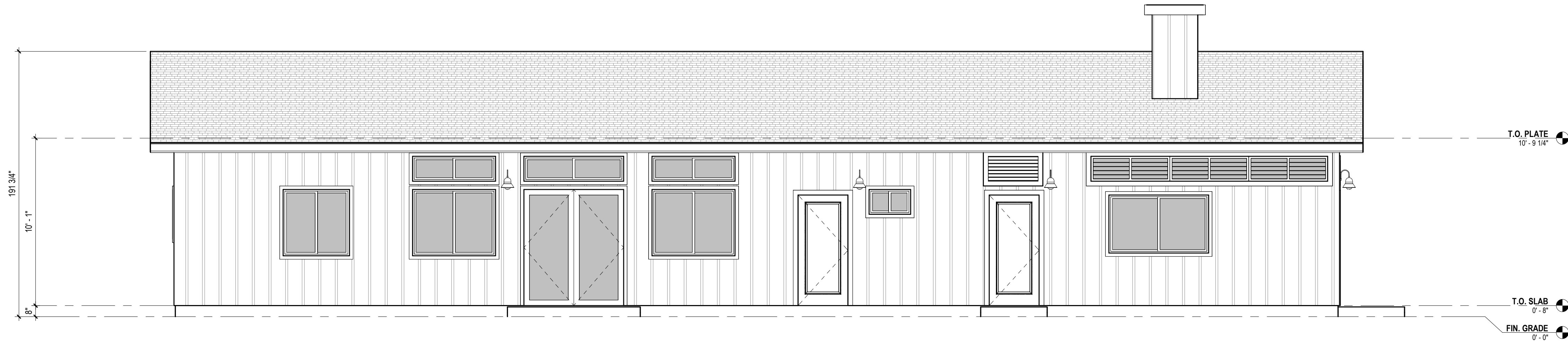
Mahalo,

Bruce Arthur Russell P.E.

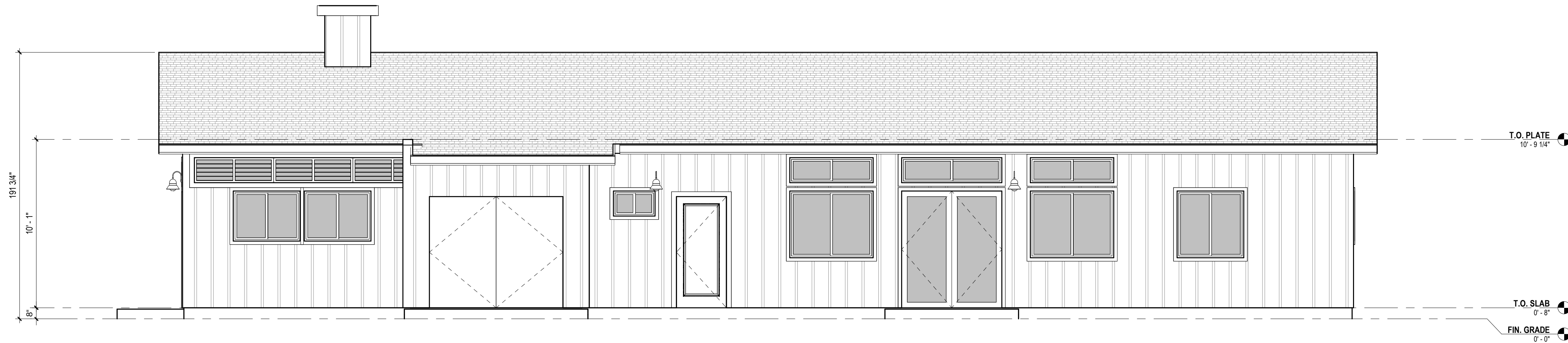


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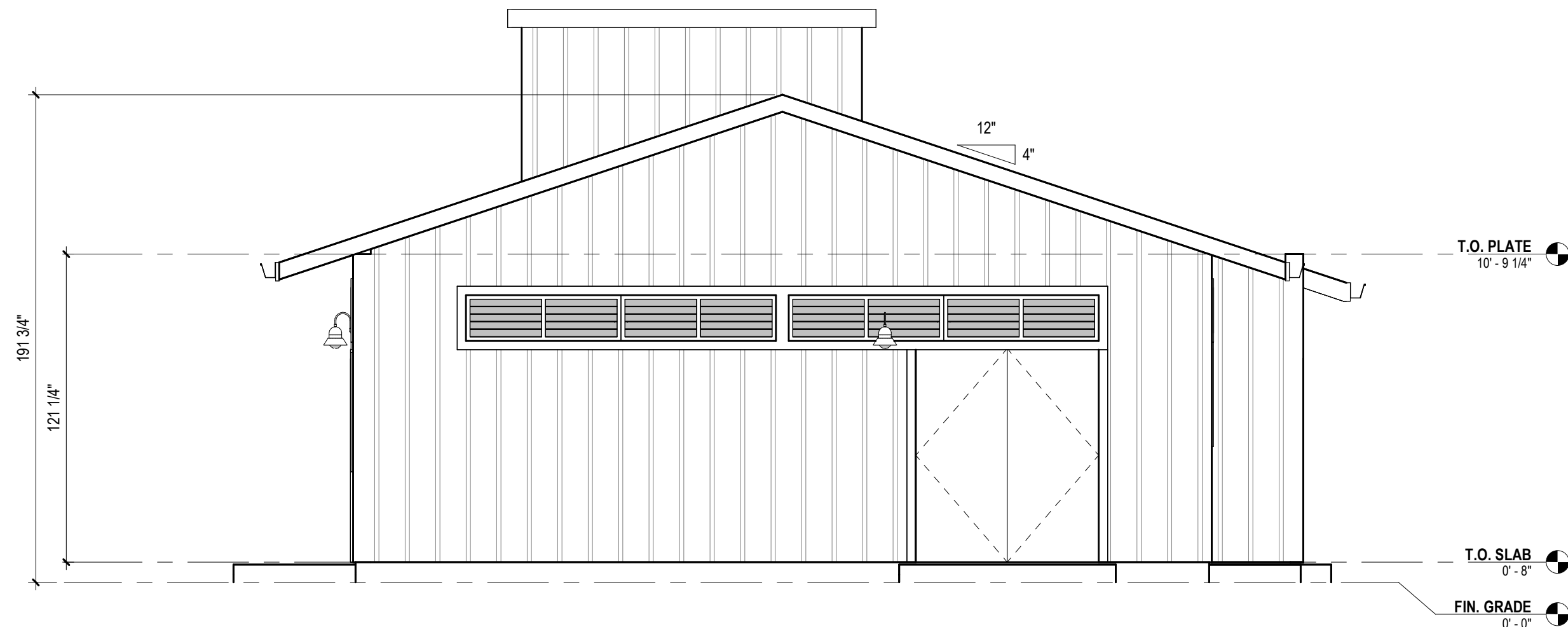
EXP. 04/30/2028



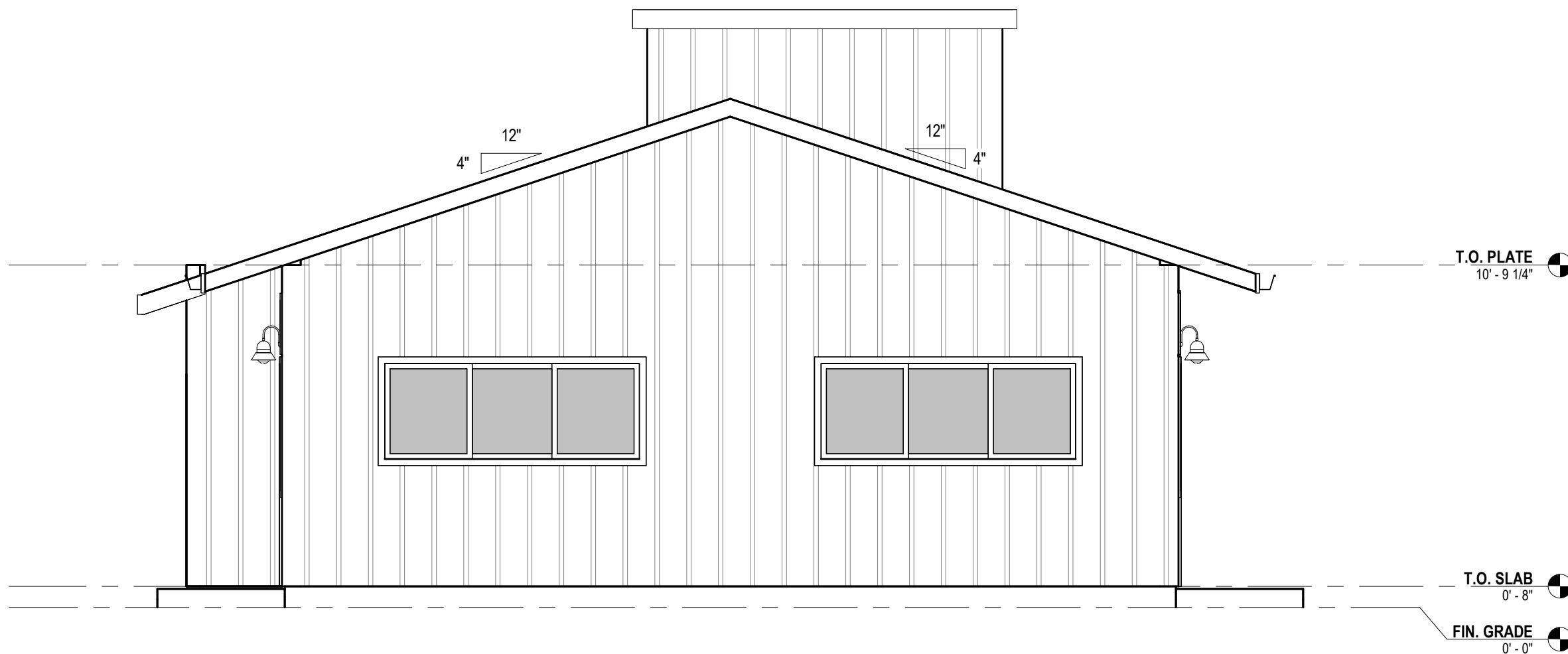
1 SOUTH-EAST / FRONT ELEVATION
A03 1/4" = 1'-0"



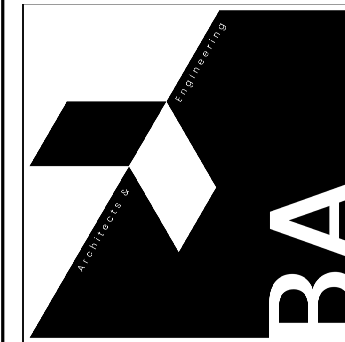
4 NORTH-WEST / REAR ELEVATION
A03 1/4" = 1'-0"



2 NORTH-EAST / RIGHT-SIDE ELEVATION
A03 1/4" = 1'-0"

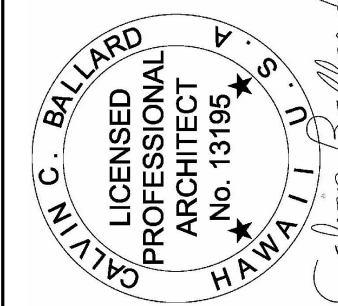


3 SOUTH-WEST / LEFT-SIDE ELEVATION
A03 1/4" = 1'-0"



BALLARD ARCHITECTS & ENGINEERING
46-3957 KAHANA DR. AHUALOA, HI 96727
PH: 808-222-9327 E: ballardarchitects@gmail.com

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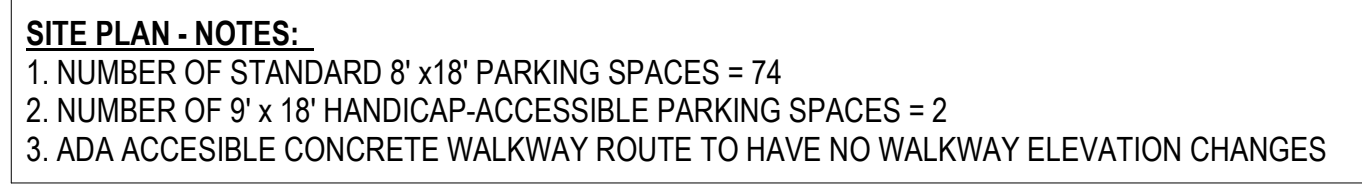
ARCHITECTURAL LICENSE
EXPIRATION DATE: APRIL 30, 2026

NEW CONSTRUCTION FOR:
HAWAIIAN ACRES COMMUNITY
ASSOCIATION
16-1325 MOHO ROAD
KEKAU, HI 96749
T.M.K. (3) 1-5-062-002-0000

BUILDING ELEVATIONS	PERMIT SET	
	REVISIONS	DESCRIPTION
	NO.	DATE
	3/2/2026	

A03

3/2/2026 8:52:00 AM



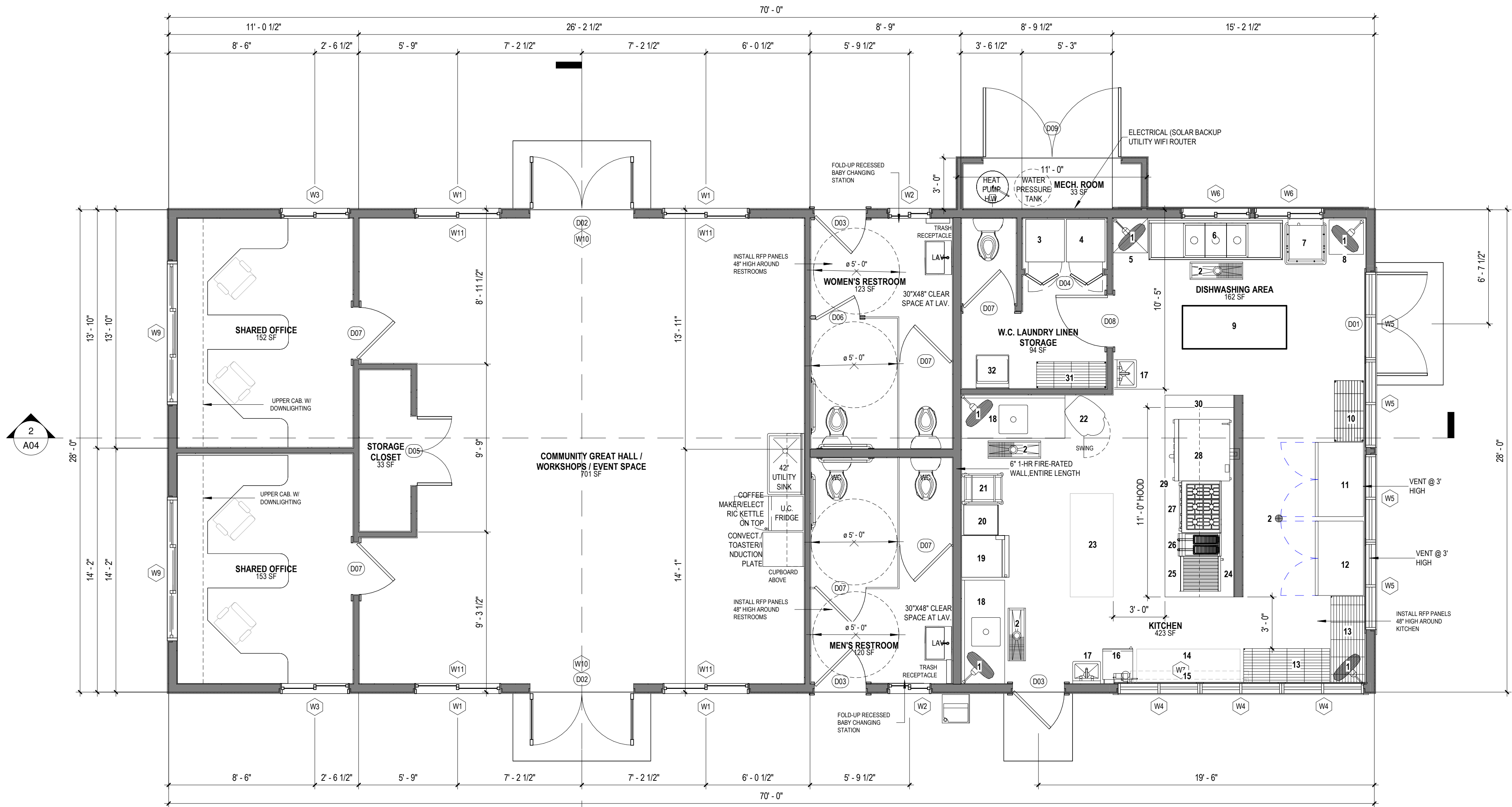
- PLANT LIST:**
AVOCADO
BANANA
BREADFRUIT
CASSAVA
COCONUT
HIBISCUS
ICE CREAM BEAN
JABOTICABA
JACKFRUIT
KUKUI
LEMONGRASS
MACADAMIA
MOUNTAIN APPLE
PAPAYA
STARFRUIT
SURINAM CHERRY
SWEET POTATO
TARO
TI
TURMERIC
GARDEN BEDS

DOOR SCHEDULE							
DOOR #	TYPE	QTY.	UNIT DIMENSIONS		GLASS	FUNCTION	REMARKS
			WIDTH	HEIGHT			
D01	DOUBLE SWING	1	6'-0"	7'-0"		Exterior	Solid core
D02	DOUBLE SWING	2	6'-0"	7'-0"	Yes	Exterior	
D03	SWING - SINGLE	3	3'-0"	6'-8"		Exterior	Solid core
D04	BI FOLD	1	4'-6"	6'-8"		Interior	
D05	DOUBLE SWING	1	4'-0"	6'-8"		Interior	
D06	SWING - SINGLE	1	2'-7"	6'-8"		Interior	
D07	SWING - SINGLE	6	3'-0"	6'-8"		Interior	
D08	SWING - SINGLE	1	3'-0"	6'-8"		Interior	
D09	DOUBLE SWING	1	8'-0"	6'-8"		Exterior	Solid core with dead bolt lock

Grand total: 17

WINDOW SCHEDULE							
WINDOW NO.	TYPE	QTY.	UNIT DIMENSIONS		HEAD HEIGHT	SHGC	REMARKS
			WIDTH	HEIGHT			
W1	SLIDING	4	5'-0"	4'-0"	7'-0"	0.25	
W2	SLIDING	2	2'-6"	1'-6"	7'-0"	0.25	
W3	SLIDING	2	4'-0"	4'-0"	7'-0"	0.25	
W4	DOUBLE LOUVER	6	4'-9"	1'-6"	9'-0"	0.25	
W5	DOUBLE LOUVER	4	5'-1"	1'-6"	8'-9"	0.25	
W6	SLIDING	2	4'-0"	3'-0"	7'-0"	0.25	
W7	PASS-THROUGH	1	6'-0"	3'-6"	6'-8"	0.25	
W8	SINGLE LOUVER	1	3'-0"	1'-6"	9'-0"	0.25	
W9	SLIDING - XIX	2	8'-0"	3'-0"	7'-0"	0.25	
W10	SLIDER	2	6'-0"	1'-6"	9'-0"	0.25	
W11	SLIDER	4	5'-0"	1'-6"	9'-0"	0.25	

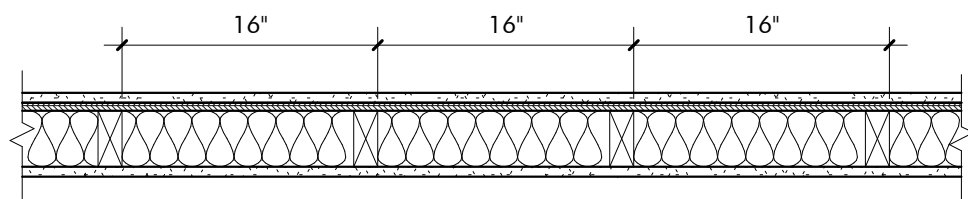
Grand total: 30



1 FLOOR PLAN
1/4" = 1'-0"



DESIGN NO. UL U305
FIRE RATING: 1 HOUR
STC RATING: 32
SOUND TEST: RAL-TL11-129
SYSTEM THICKNESS: 4-3/4" [121 MM]
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (LOAD-BEARING)

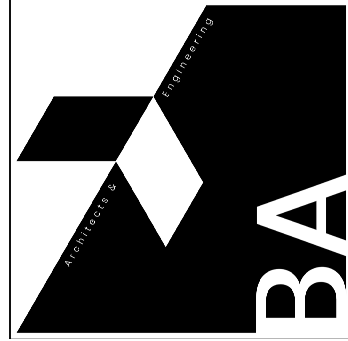


ASSEMBLY REQUIREMENTS:
GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
SHEARWALL PANEL: 1/2" CDX PLYWOOD SHEATHING ON ONE SIDE
WOOD STUDS: 2" X 4" [88 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
INSULATION: 3-1/2" [89 MM] FIBERGLASS INSULATION (OPTIONAL)
GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

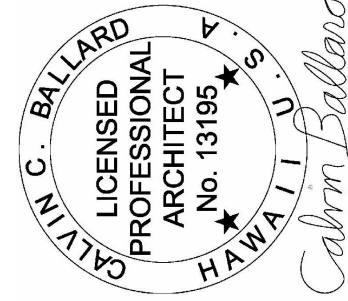
2 1-HR FIRE RATED WALL ASSEMBLY
NTS

KEYNOTE - FLOOR PLAN

- 24" INDUSTRIAL WALL MOUNT FAN
- FLOOR DRAIN
- WASHER
- DRYER
- MOP SINK
- 90° THREE-COMPARTMENT STAINLESS STEEL DISH SINK
- MAINSTREET EQUIPMENT HTDT HIGH-TEMPERATURE DOOR-TYPE DISH MACHINE WITH BOOSTER HEATER*
- 30"x30" STAINLESS STEEL TABLE WITH UNDERSHELF
- 24"x72" ROLLING STAINLESS STEEL TABLE WITH DRAWERS AND UNDERSHELF
- 24"x72" METRO WIRE SHELVING
- ATOSA MBF8002GR FREEZER
- ATOSA MBF8005GR REFRIGERATOR
- 24"x60"x74" METRO WIRE SHELVING
- 24"x72" ROLLING STEEL TABLE WITH DRAWERS & UNDERSHELF
- ROLLING SHUTTER FOR 6 FOOT WINDOW
- ATOSA YR140-AP-161 ICE MAKER*
- HAND WASH SINK
- 72" PREP SINK
- ATOSA MBF8004GR REFRIGERATOR
- MOBILE FULL HALF SHEET PAN RACK
- MAINSTREET EQUIPMENT CHP-1836U NON-INSULATED HEATED HOLDING/ PROOFING CABINET
- HL300 LEGACY+ 30 QT MIXER
- 30"x72" ROLLING ST L TABLE WITH DRAWERS AND UNDERSHELF
- 24"x30" STAINLESS STEEL TABLE WITH UNDERSHELF
- AVANTCO CHEF SERIES CAG-24-RC 24" RADIANT CHARBROILER
- ATOSA ATFS-35ES 35 LB DEEP FRYER
- ATOSA COOKRITE ATO-6B 36" LP GAS RANGE WITH OVEN
- ATCO-513B-2 DOUBLE CONVECTION OVEN
- 11 FOOT CAPTIVEAIRE ND-2 HOOD
- UL 300 FIRE SUPPRESSION SYSTEM
- 18"x60"x74" METRO WIRE SHELVING
- LAVATORY



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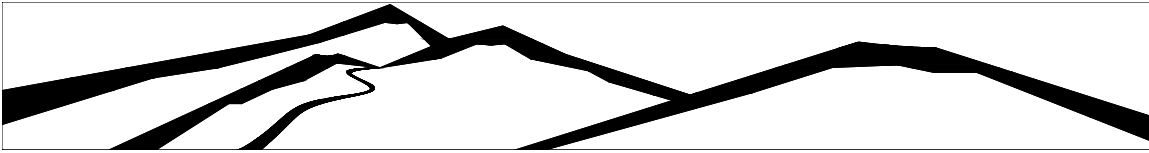


NEW CONSTRUCTION FOR:
HAWAIIAN ACRES COMMUNITY ASSOCIATION
16-1325 MOHO ROAD
KEAAU, HI 96749
T.M.K. (3) 1-5-062-002-0000

PERMIT SET
3/2/2026
NO.

DESCRIPTION
DATE
FLOOR PLAN, DOOR & WINDOW SCHEDULES

A02.1



16-1325 Moho Rd.
Hawaiian Acres Community Association
DRAINAGE REPORT
TMK: (3) 1-6-052:002

Summary:

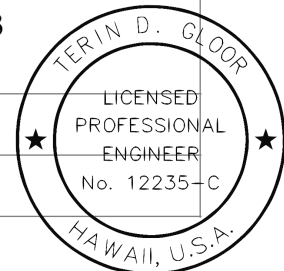
The increased runoff that will result from this project is 7.7 CFS and will be captured and in 4 new drywells that will be 8' diameter and 7' 10" deep and will capture storm water at a nominal rate of 2 CFS. By Hawai'i Dept. of Health definition, these drywells are not regulated injection wells.

Drainage Calculations:

Date: February, 2026
Project: Hawaiian Acres Community Association
Project Area: Approx. 1.5 Acres
Project Location: Puna, Hawaii
Design Standard: Rational Method, COH Storm Drainage Standard, 1970
Design Storm: 10 Year Storm

ENGINEERING DIVISION
Reviewed by _____
Date 02/11/2026
☒ Approved ☐ Not Approved
☐ Approved as Noted
For Hawai'i County Code
Section 25-2-72

Rational Method Q=CIA	Pre Dvlp Basin	Post Dvlp Basin	Notes
One-hour Intensity	4.5		Plate 1
Time of Concentration	30 Min	10 Min	Plate 3
Rainfall Intensity, (I)	6.5	9	Plate 4
Composite Runoff Coeff. (C)	0.15	0.68	Table 2 and Page 3
Area (acres) (A)	1.5 A	1.5 A	Site Drawings
Discharge (Q)	1.5 cfs	9.2 cfs	7.7 CFS increase



THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION

Signature

EXP. 04/2026

Green `Āina – Planning & Engineering
PO Box 978, Pepeekeo, Hawaii 96783
808.756.7725 Terin@greenaina.com

Design Basin Composite Runoff Coefficient:

	C=0.95		C=0.15	
	Area	Fraction of Total	Area	Fraction of Total
Impervious	1	2/3		
Landscape			0.5	1/3
Composite C	$C = .95 \times 2/3 + .15 \times 1/3 = \mathbf{0.68}$			

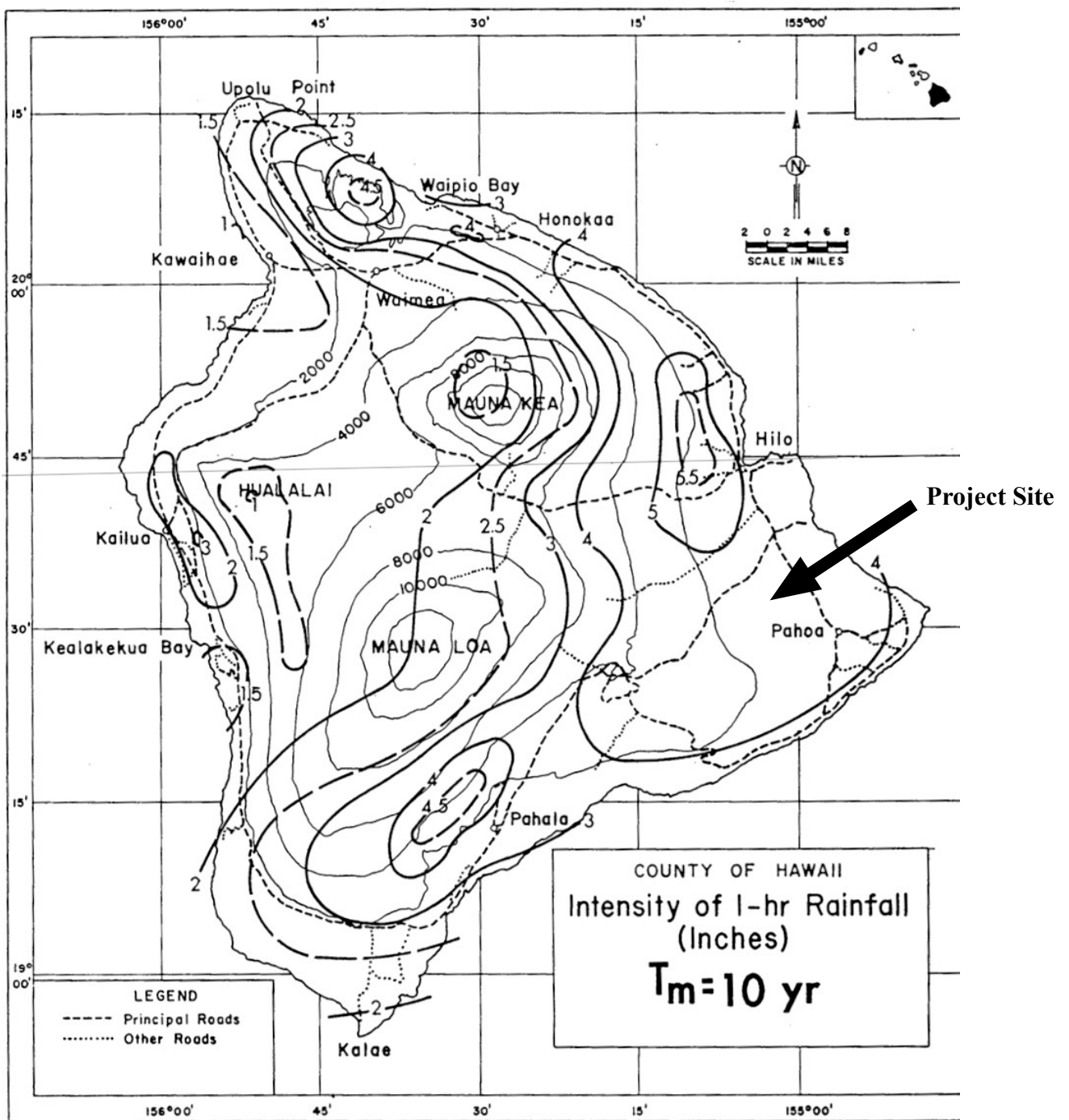


Plate 1

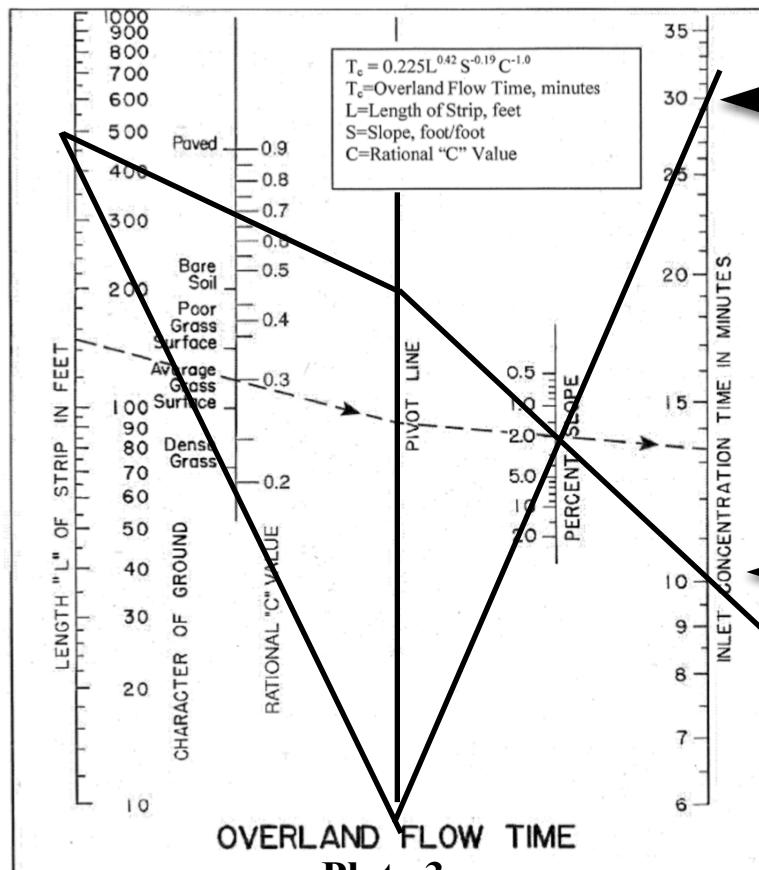


Plate 3

Plate 4

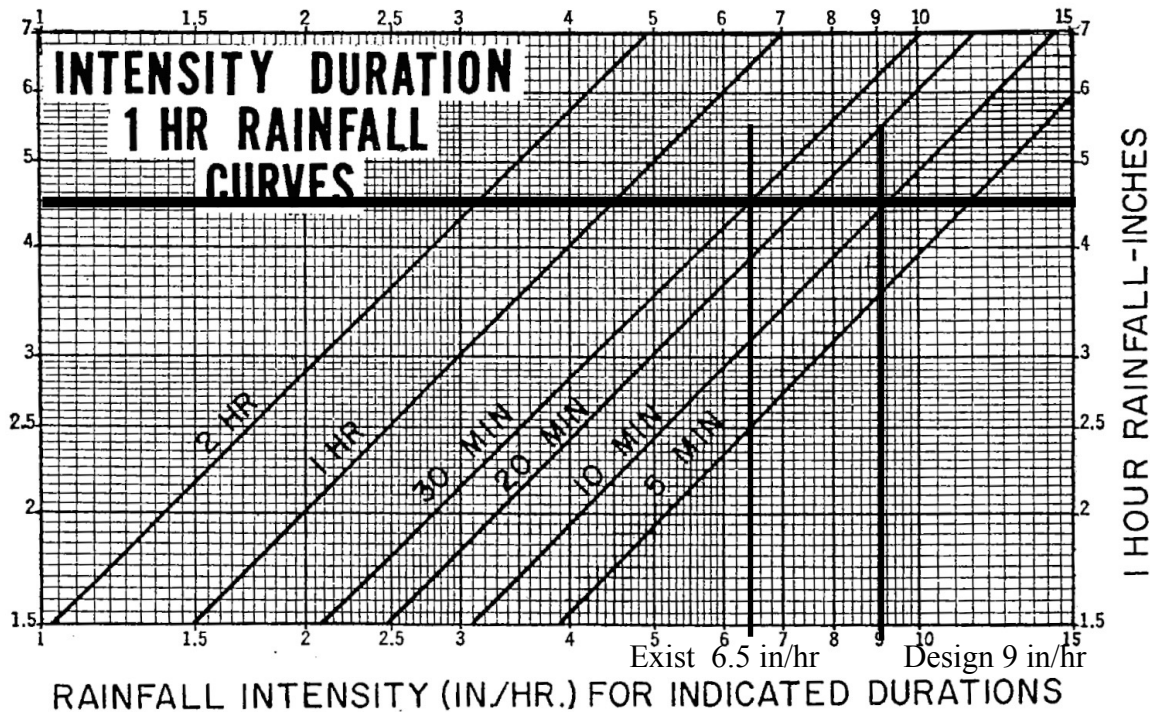


TABLE 2

GUIDE FOR THE DETERMINATION OF RUNOFF COEFFICIENTS FOR BUILT-UP AREAS*

Predevelopment Basin

WATERSHED CHARACTERISTICS	EXTREME	HIGH	MODERATE	LOW
INFILTRATION	NEGLIGIBLE 0.20	SLOW 0.14	MEDIUM 0.07	HIGH 0.0
RELIEF	STEEP (> 25%) 0.08	HILLY (15 - 25%) 0.06	ROLLING (5 - 15%) 0.03	FLAT (0 - 5%) 0.0
VEGETAL COVER	NONE 0.07	POOR (< 10%) 0.05	GOOD (10 - 50%) 0.03	HIGH (50 - 90%) 0.0
DEVELOPMENT TYPE	INDUSTRIAL & BUSINESS 0.55	HOTEL - APARTMENT 0.45	RESIDENTIAL 0.40	AGRICULTURAL 0.15

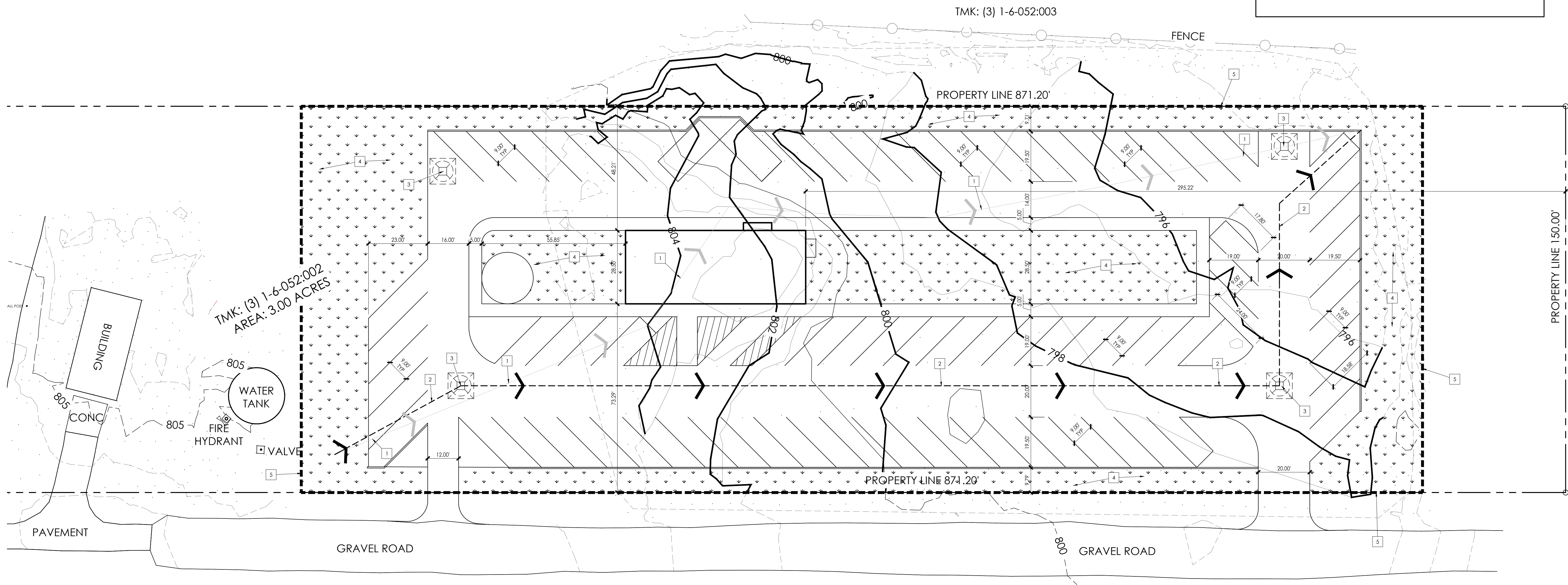
*NOTE: The design coefficient "c" must result from a total of the values for all four watershed characteristics of the site.

GUIDE FOR THE DETERMINATION OF RUNOFF COEFFICIENTS FOR BUILT-UP AREAS*

Post Development Basin

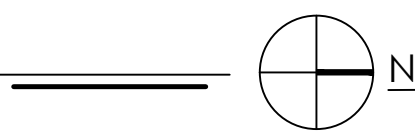
WATERSHED CHARACTERISTICS	EXTREME	HIGH	MODERATE	LOW
INFILTRATION	NEGLIGIBLE 0.20	SLOW 0.14	MEDIUM 0.07	HIGH 0.0
RELIEF	STEEP (> 25%) 0.08	HILLY (15 - 25%) 0.06	ROLLING (5 - 15%) 0.03	FLAT (0 - 5%) 0.0
VEGETAL COVER	NONE 0.07	POOR (< 10%) 0.05	GOOD (10 - 50%) 0.03	HIGH (50 - 90%) 0.0
DEVELOPMENT TYPE	INDUSTRIAL & BUSINESS 0.55	HOTEL - APARTMENT 0.45	RESIDENTIAL 0.40	AGRICULTURAL 0.15

*NOTE: The design coefficient "c" must result from a total of the values for all four watershed characteristics of the site.

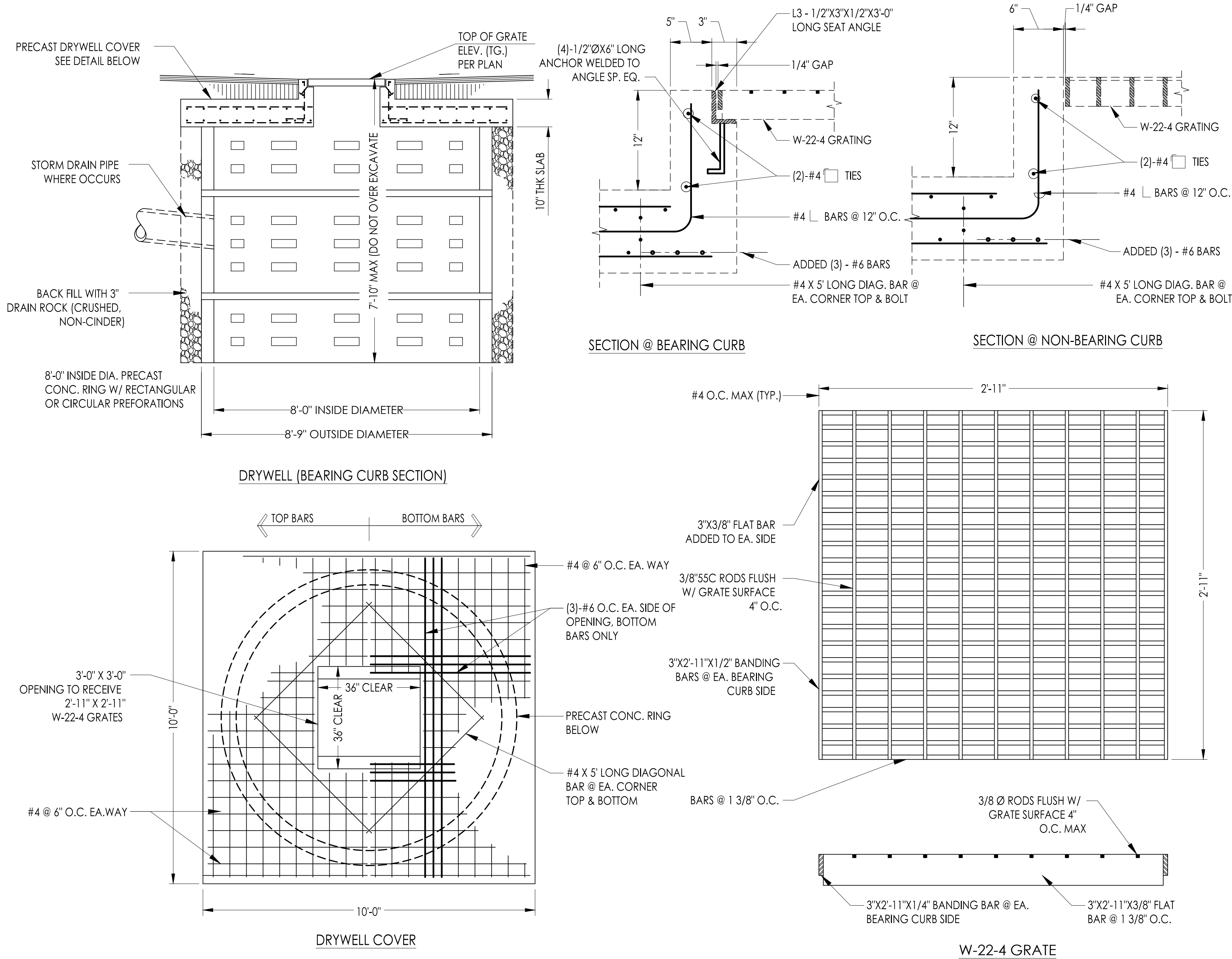


KEYNOTES	DRAINAGE PLAN
1. PRE-CONSTRUCTION DRAINAGE PATH	
2. POST-CONSTRUCTION DRAINAGE PATH	
3. DRYWELL, SEE DETAIL 1/C2.1	
4. LANDSCAPE AREA: 0.5 ACRES	
5. DRAINAGE BASIN, AREA: 1.5 ACRES	

1 DRAINAGE PLAN
C1.2 SCALE: 1" = 10'



REVISIONS	
#	DATE



REVISIONS		DATE	ISSUE
#			