

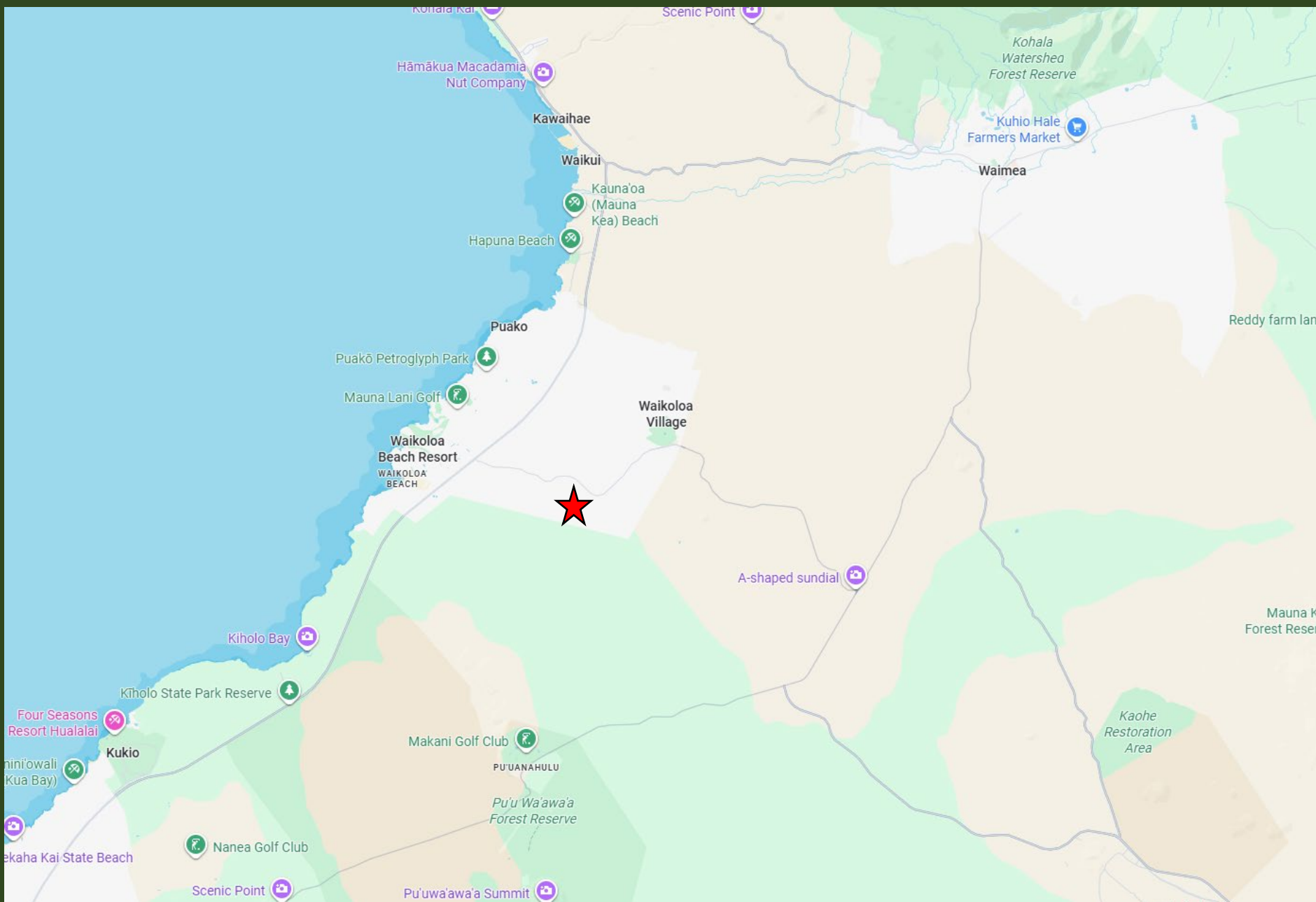
AB MAUI QUARRIES, LLC

SPECIAL PERMIT APPLICATION

PL-SPP-2026-000121

TMK (3): 6-8-001:067

Waikoloa, South Kohala, County of Hawai'i



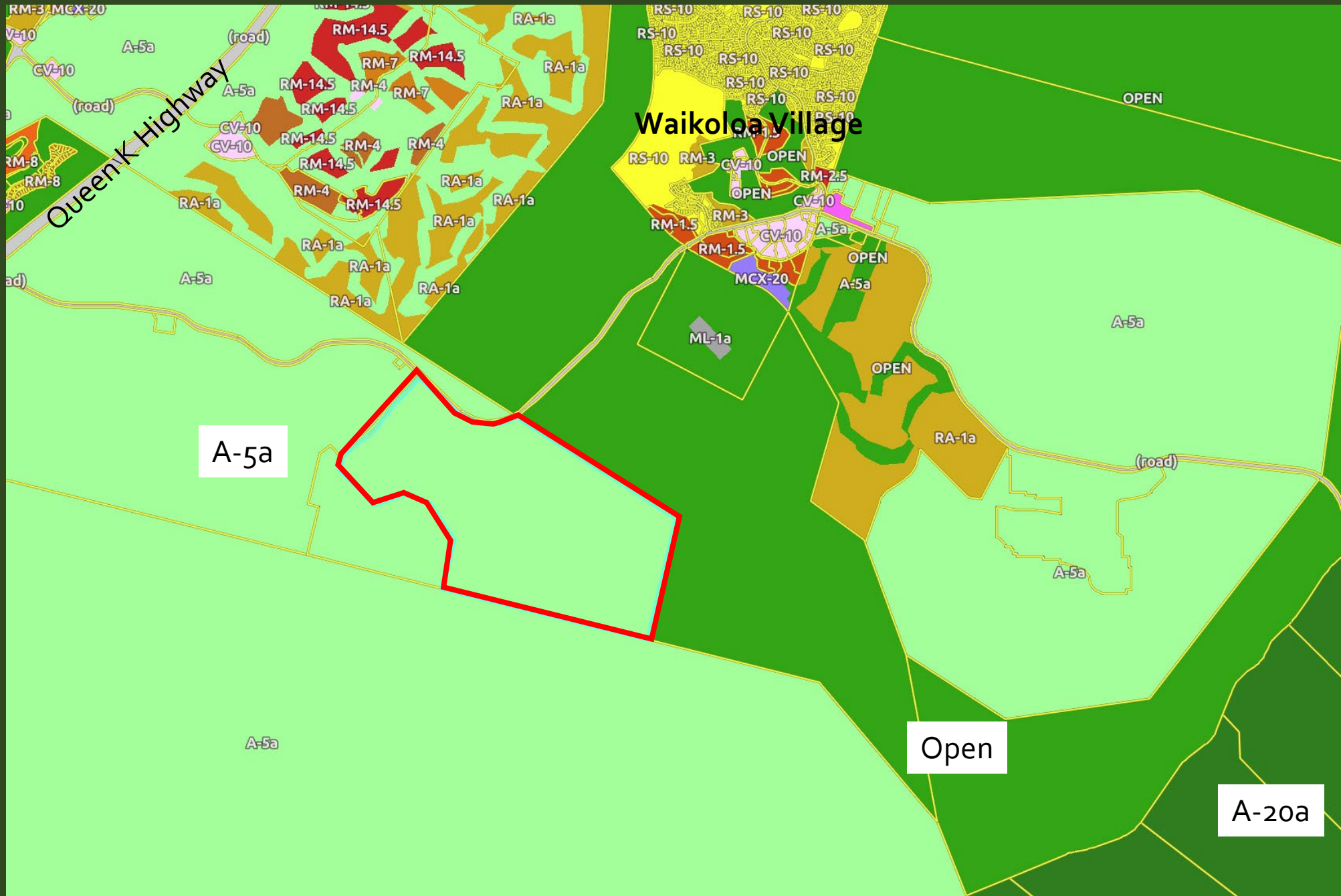
LOCATION MAP

Requesting Approval to:

Construct and operate a concrete and asphalt batch plant with supporting facilities.

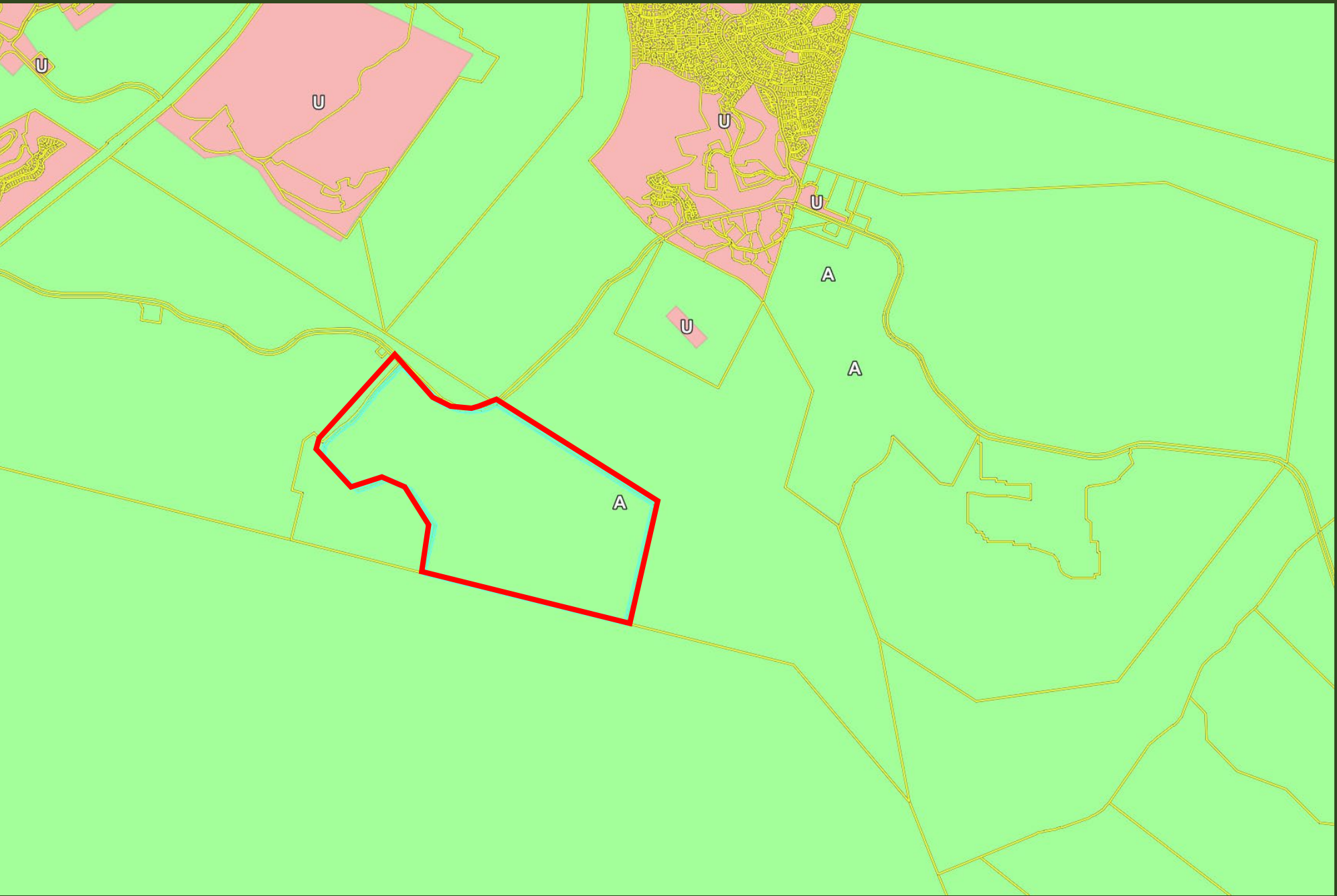
Project Details:

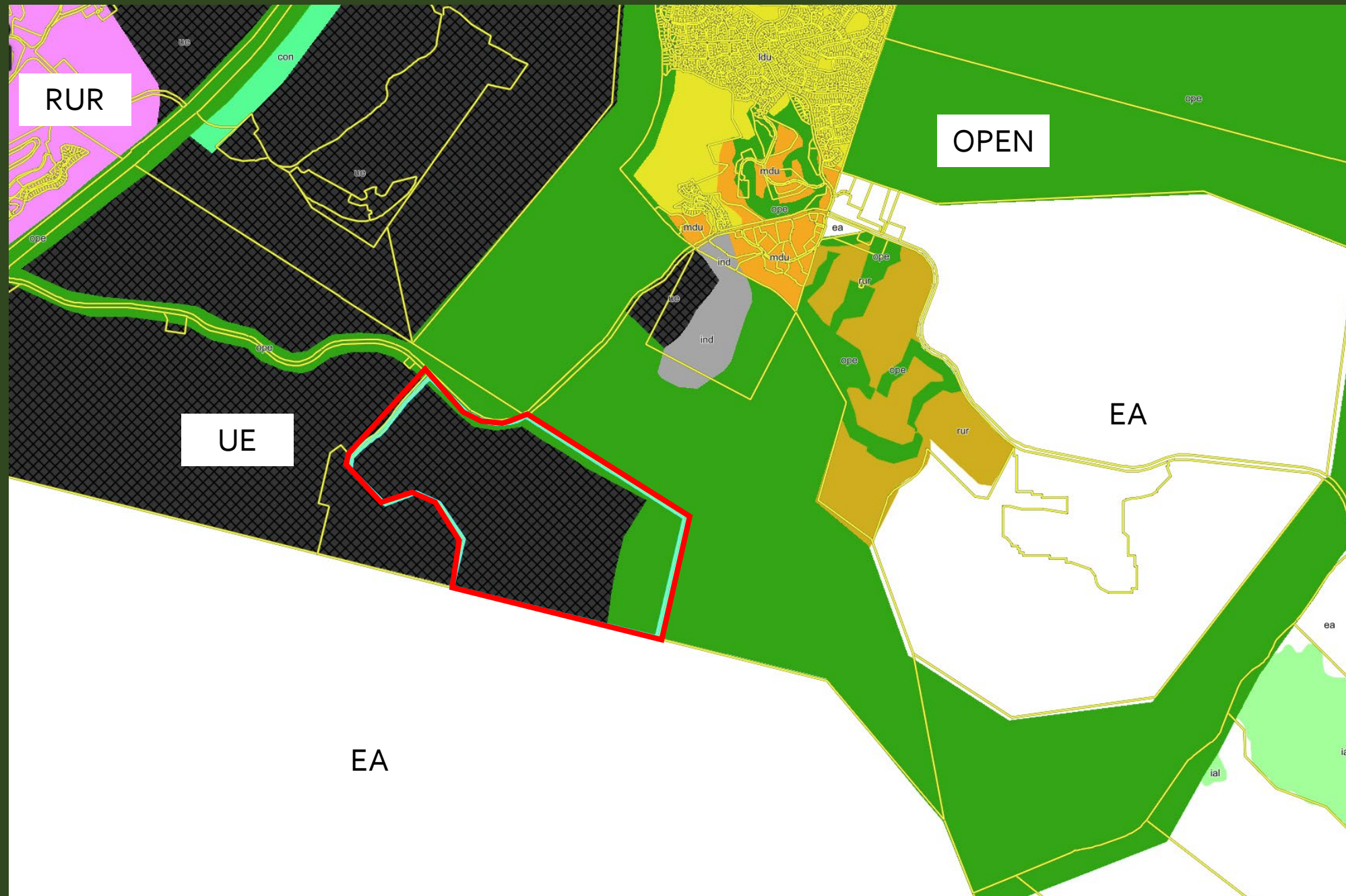
- 5-acre asphalt batch plant.
- 5-acre concrete batch plant.
- Additional development includes recycling and wash plant, laboratories, scale house, stockpile and staging areas, maintenance shop (16,500 sf), warehouse (9,000 sf), vehicle and equipment wash stations, dust and erosion controls, firebreaks, landscaping, water well.
- Construct an access roadway from the existing easement No. 3 (**required**).
- Installation of security fencing.
- Office and parking area (30,000 sf)
- Fuel farm (5,100 sf)
- Stormwater detention basin (4,900 sf).



COUNTY ZONING

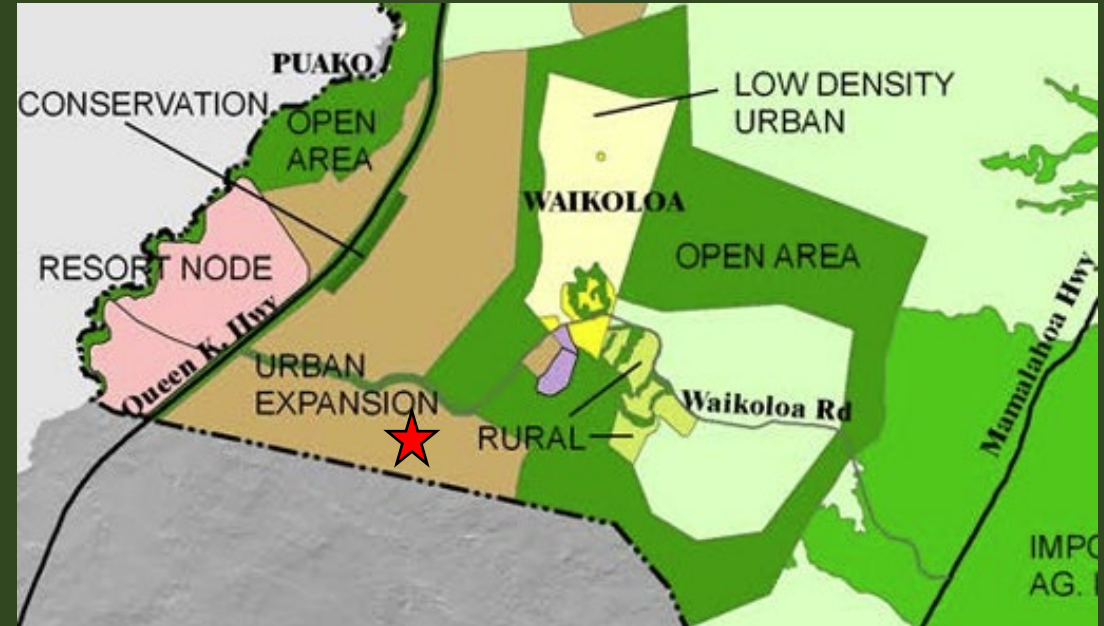
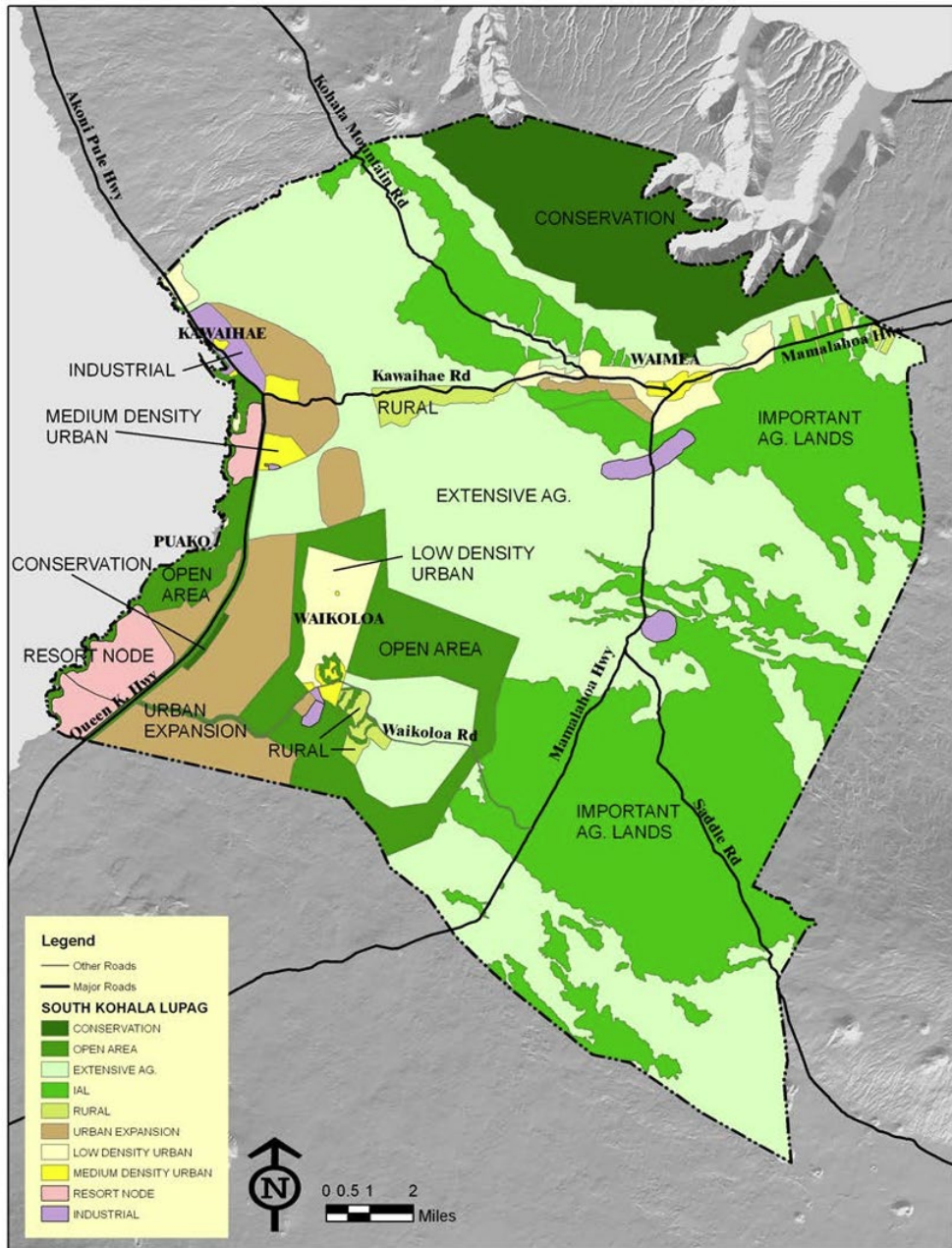
STATE LAND USE

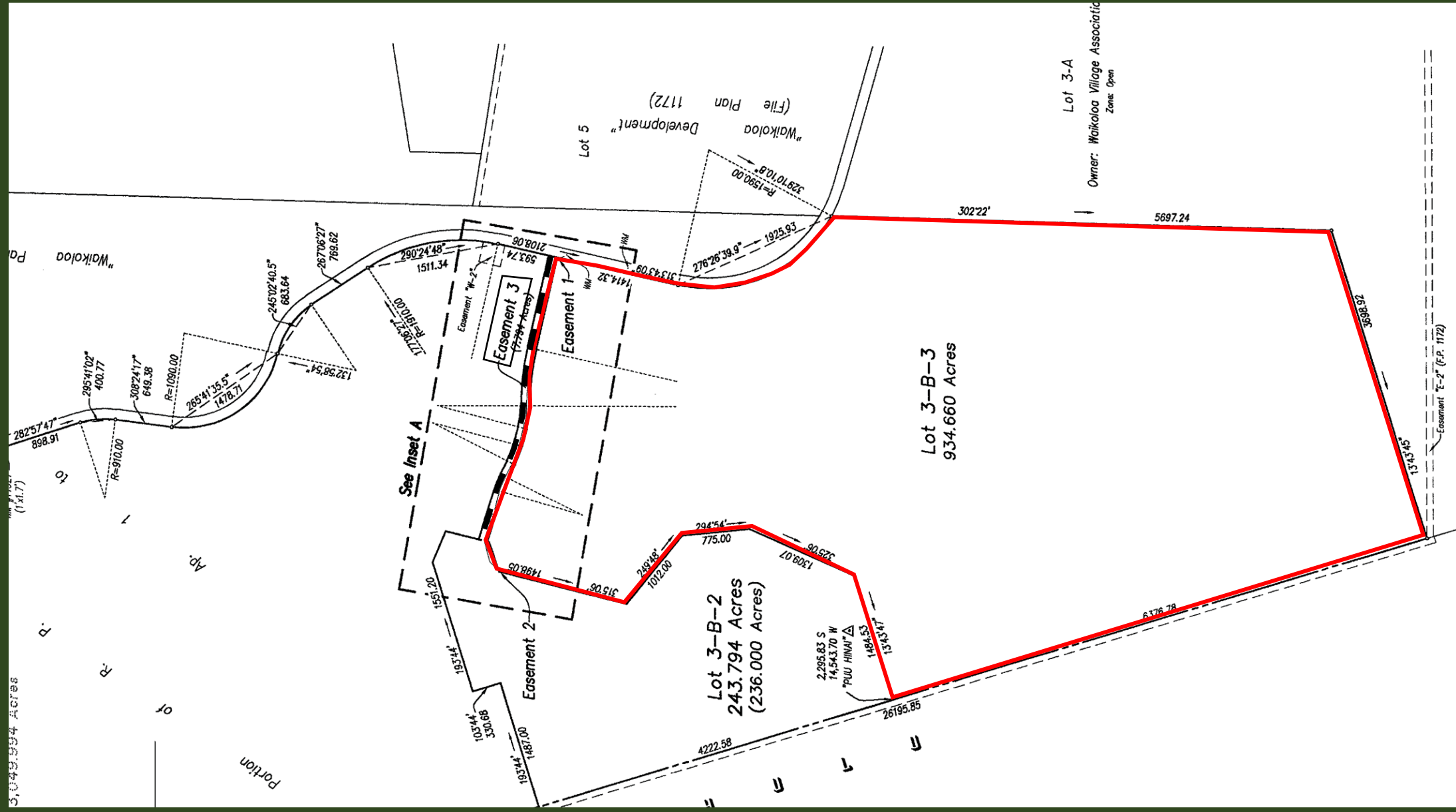




LUPAG - 2005

SKCDP - LAND USE MAP



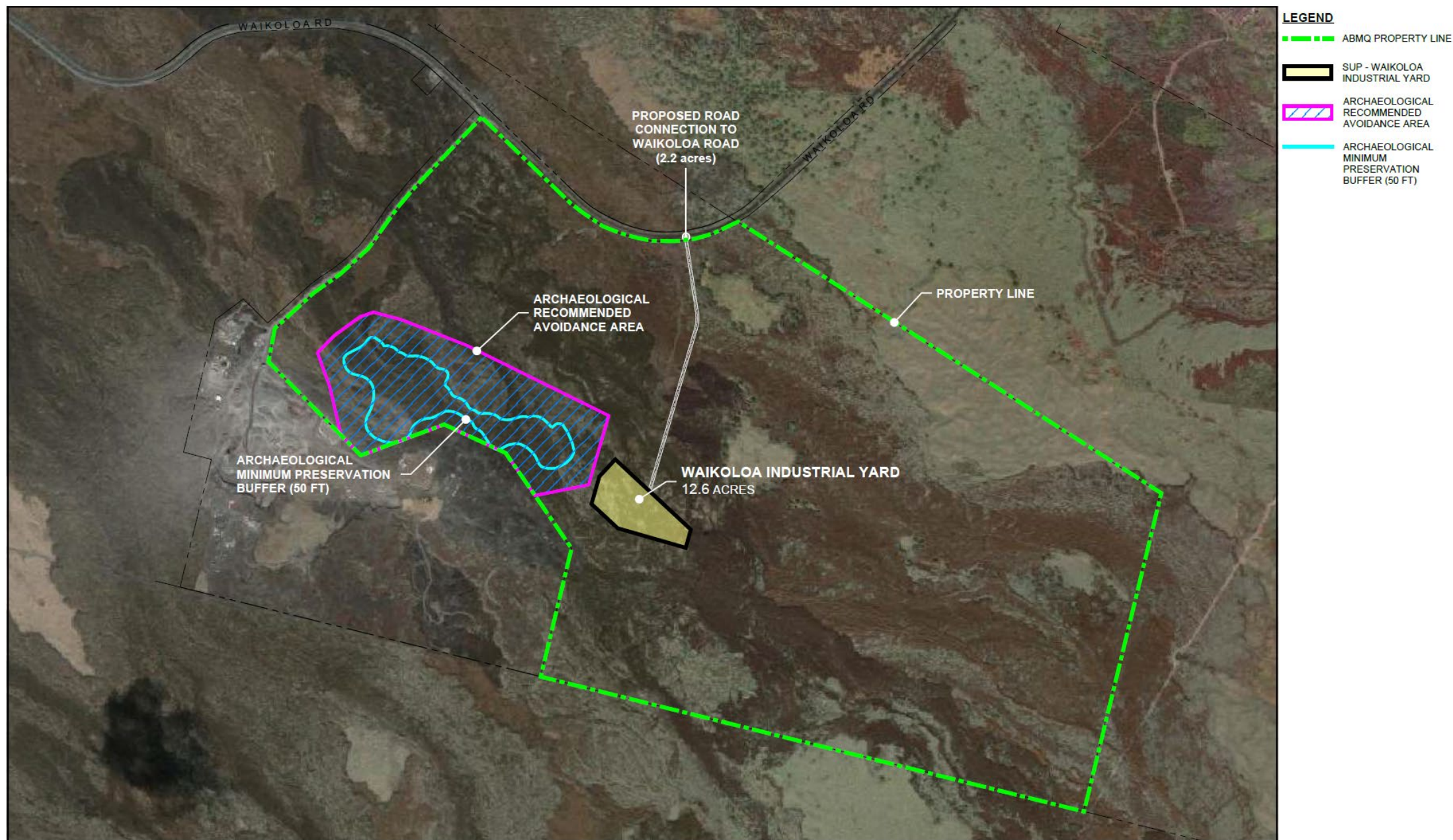


SUBDIVISION MAP

AERIAL PHOTOGRAPH



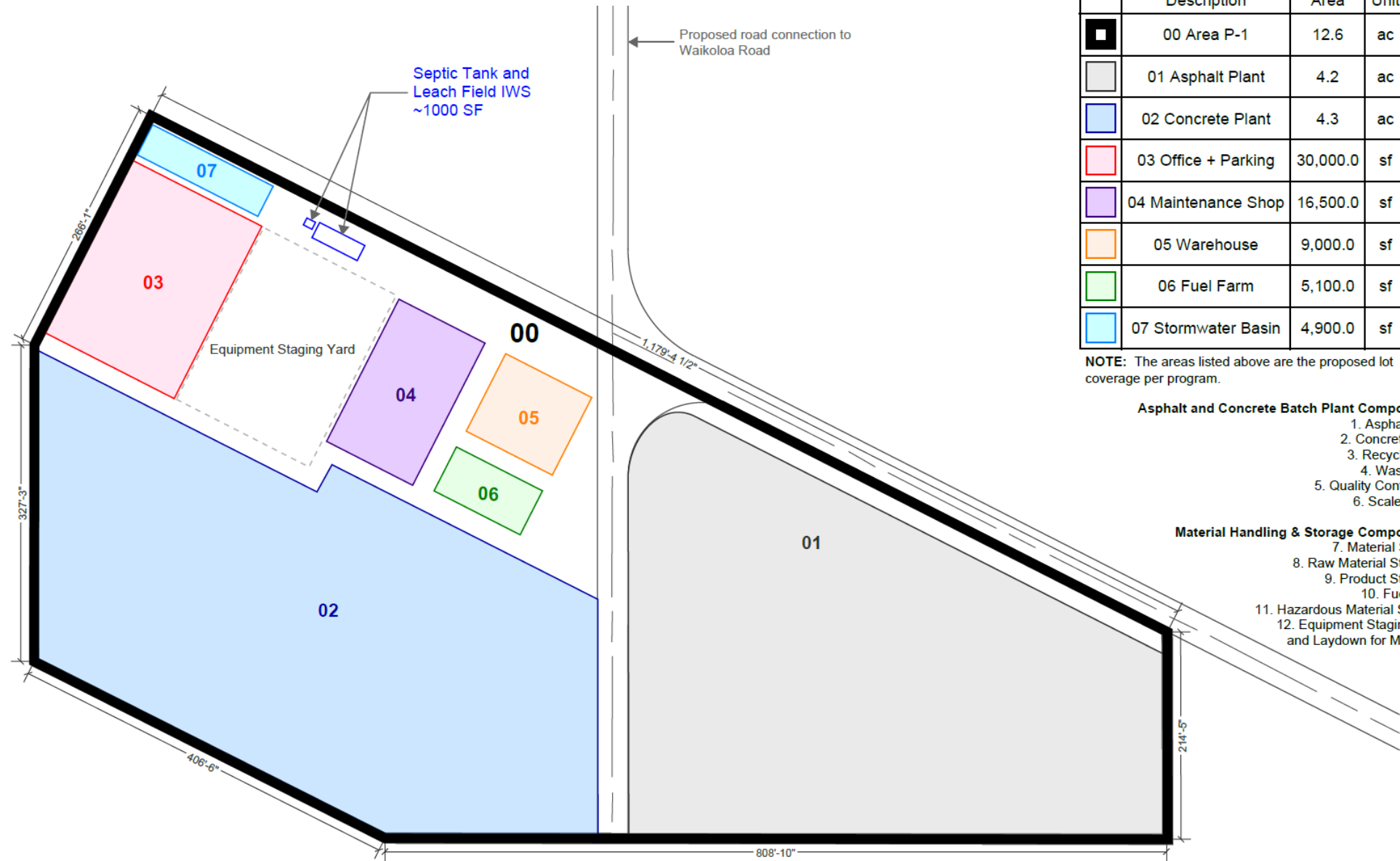
AERIAL SITE PLAN





SPECIAL USE PERMIT - WAIKOLOA INDUSTRIAL YARD: CONCEPT PROGRAM

SCALE: 1" = 100'



	Description	Area	Unit
■	00 Area P-1	12.6	ac
■	01 Asphalt Plant	4.2	ac
■	02 Concrete Plant	4.3	ac
■	03 Office + Parking	30,000.0	sf
■	04 Maintenance Shop	16,500.0	sf
■	05 Warehouse	9,000.0	sf
■	06 Fuel Farm	5,100.0	sf
■	07 Stormwater Basin	4,900.0	sf

NOTE: The areas listed above are the proposed lot coverage per program.

Asphalt and Concrete Batch Plant Components:

1. Asphalt Plant
2. Concrete Plant
3. Recycle Plant
4. Wash Plant
5. Quality Control Lab
6. Scale House

Material Handling & Storage Components:

7. Material Staging
8. Raw Material Stockpile
9. Product Stockpile
10. Fuel Farm
11. Hazardous Material Storage
12. Equipment Staging Yard and Laydown for Materials

SITE PLAN



SPECIAL USE PERMIT - WAIKOLOA INDUSTRIAL YARD: CONCEPT LAYOUT

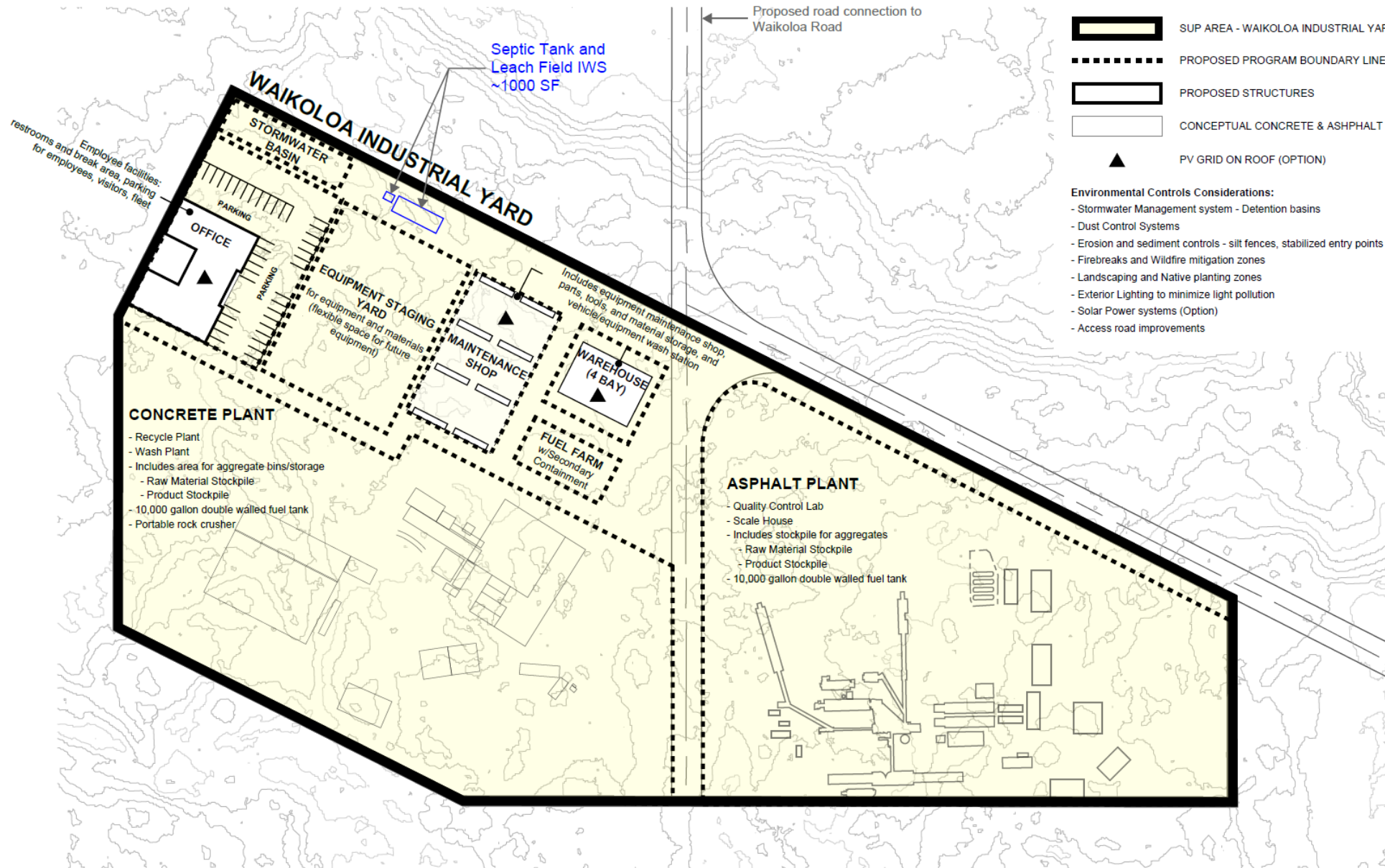
SCALE: 1" = 100'

LEGEND

- SUP AREA - WAIKOLOA INDUSTRIAL YARD (12.6 ACRES)
- PROPOSED PROGRAM BOUNDARY LINE WITHIN SUP AREA
- PROPOSED STRUCTURES
- CONCEPTUAL CONCRETE & ASPHALT PLANT SYSTEM
- PV GRID ON ROOF (OPTION)

Environmental Controls Considerations:

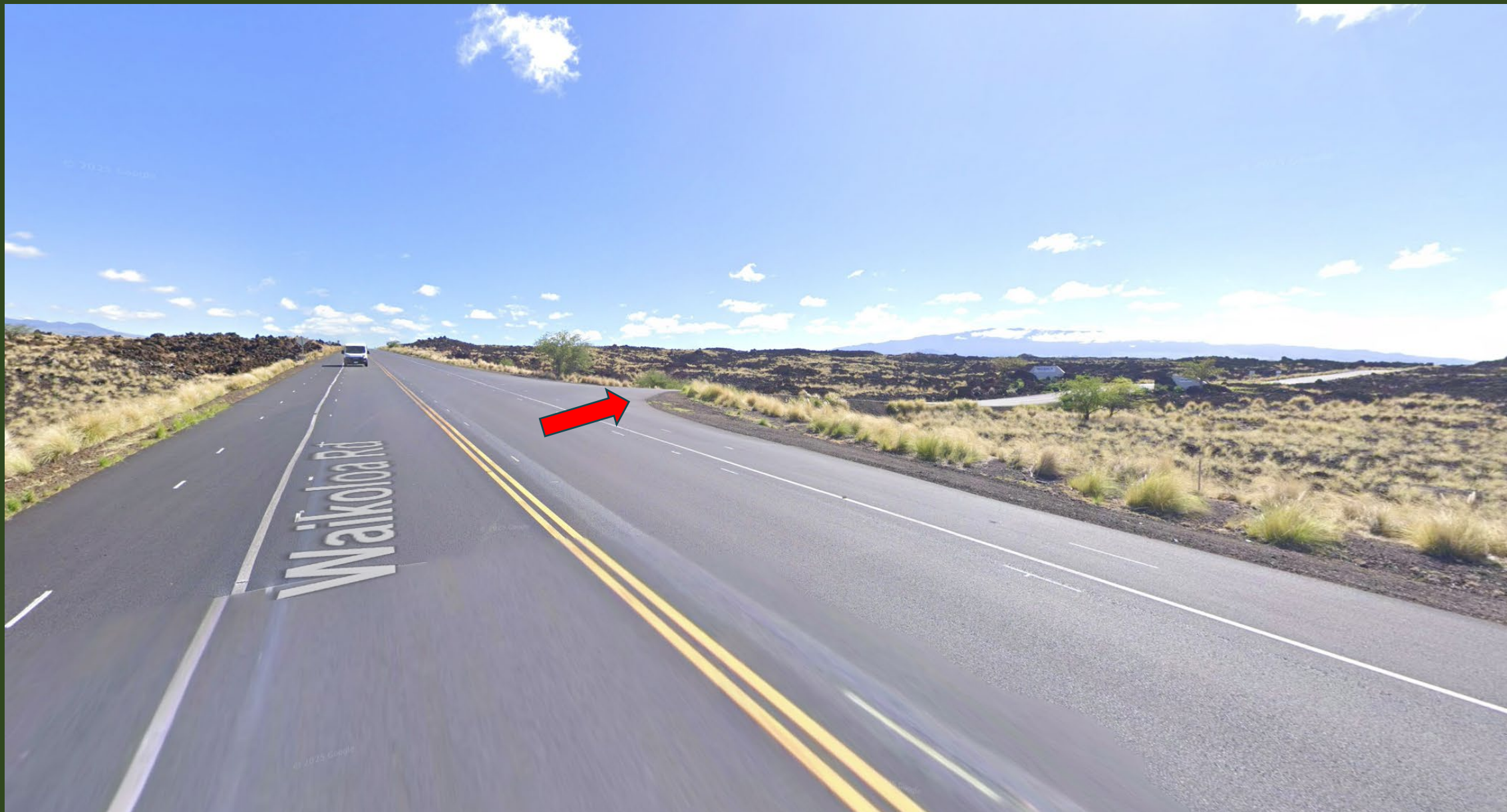
- Stormwater Management system - Detention basins
- Dust Control Systems
- Erosion and sediment controls - silt fences, stabilized entry points
- Firebreaks and Wildfire mitigation zones
- Landscaping and Native planting zones
- Exterior Lighting to minimize light pollution
- Solar Power systems (Option)
- Access road improvements



SITE PLAN



View of property entrance – Looking West along Waikoloa Road



View of property entrance – Looking East along Waikoloa Road

DIRECTORS' RECOMMENDATION:

PL-SPP-2026-000121

APPROVAL WITH STATED CONDITIONS

