

E. Water Management and Engineering

A single duplex is allowed on a platted lot or tract without going through the SDP process. If more than one duplex is proposed on a single platted lot or tract, a SDP, pursuant to Division 3.3 of the Land Development Code, is required prior to issuance of any building permits.

9.2 TRANSPORTATION

A. Internal

The internal roadway system of the proposed project, including intersection improvements shall be constructed by the applicant as indicated on Exhibit "E1" & "E2". Phasing and/or bonding for the ultimate improvements shall be done in accordance with the Subdivision Regulations. All internal roads shall be privately owned and maintained by the Homeowner's Association.

B. Access to Surrounding Roads

Access to the surrounding public roads shall be limited to those access points shown on Exhibit "B1" except as otherwise approved by the Coastal Area Planning Commission.

C. Landscape Buffer Strip

A landscaped buffer strip, a minimum of 30 feet in depth, shall be designated along the residential areas adjacent to existing residential lots on Kendall Drive, Colonial Avenue, and Spinnaker Drive. A 6' tall, chain link fence, covered by landscaping, shall be provided on this buffer strip and on the north and south perimeter property lines to provide security for the residents. This buffer shall be installed by the developer and completed prior to the completion of the 25% of the residential units.

D. External Road Improvements

The Homeowner's Association shall pay its fair share for the cost of four laning Kendall Drive to its intersection with Collier Boulevard when the four laning is deemed necessary by the County Engineer.