

LANDSCAPE MAINTENANCE AGREEMENT

This Landscape Maintenance Agreement is entered into this 14th day of November, 2017, by and between Collier County, Florida, a political subdivision of the State of Florida whose mailing address is 3299 Tamiami Trail East, Naples, FL 34112 (hereinafter referred to as the "County"), and Richmond Park Master Condominium Association, Inc., whose mailing address is 28100 Bonita Grande Drive, Suite 200, Bonita Springs, FL 34135 (hereinafter referred to as the "Association").

RECITALS:

WHEREAS, County is the owner of that certain right-of-way located in Collier County, Florida and known as Immokalee Road (CR-846) (hereinafter referred to as "Road"); and

WHEREAS, Section I. Planning and Development, of the handbook titled "Collier County Landscape and Irrigation Specifications for Beautification Improvements Within the Public Right-of-Way, Collier County, Florida" (2009), provides as follows:

Entities desiring to make landscape improvements within public road right-of-way shall submit plans and documentation consistent with the requirements for a public right-of-way permit. This submission shall be in accordance with the "Construction Standards Handbook for Work within the Public Right-of-Way, Collier County, Florida" (the "Construction Handbook").

* * *

Landscaping Permit Within the public rights of way:

Improvements to unimproved medians in the right of way: A private owner, Developer or civic or homeowners' association desiring to landscape within a public right-of-way shall submit landscape and irrigation construction documents prepared by a licensed landscape architect for County review. The Permit application shall include three (3) sets of detailed plans indicating the existing right-of-way facilities and the type and location of the proposed plantings, location of electrical and irrigation systems(s). After acceptance of the landscape and irrigation plans, a landscape agreement shall be prepared by the contracting parties and approved by the County attorney's office. (See Appendix for example) The purpose of the landscape agreement is to ensure that the Permittee, or his successors or assign, shall be responsible to maintain such material and irrigation system until removed or unless otherwise specified; and

WHEREAS, in keeping with the above, the Association has applied for a Landscaping Permit Within the Public Rights-of-Way, and has submitted landscape and irrigation construction documents prepared by a licensed landscape architect for County review. A copy of this Permit and the plans are attached hereto as Schedule "A." The Association shall follow the Collier

County Maintenance specifications attached as Schedule "B."

NOW, THEREFORE, in consideration of the covenants contained herein, the parties agree as follows:

1. Subject to the issuance of all necessary Permits, County hereby grants to the Association the right to use those portions of the Road depicted in Schedule "A," for the sole purpose set forth in Schedule "A." The Permits address, among other things, the timing of the work, maintenance of traffic flow during construction, and the permissible lane closures during the time that work is to be performed.

2. The Association agrees to construct and maintain the improvements set forth in Schedule "A" (hereinafter referred to as "Improvements") at its sole cost and expense, until such time as the County executes a release from indemnification as discussed below.

3. Should the Association fail to construct or maintain the Improvements in accordance with Schedule "A" or law, the County may provide notice to the Association in writing, specifying the nature of the deficiency. Within five working days following receipt of such notice, the Association at its sole cost shall cause the appropriate repairs or cure to be effected. In the event damage to, or failure to maintain the Improvements results in a situation where public safety is at risk, (1) the Association shall effect repairs within twenty-four hours of receipt of the County's written notice, or (2) the County may, at its option, effect repairs to the Improvements, without the need for prior notice to the Association, and will promptly bill the Association for all actual costs incurred in effecting the repairs. The Association shall reimburse the County for such costs within thirty days of receipt of the County's bill.

4. The Association, as Indemnitor hereunder, shall indemnify and save harmless the County, as Indemnitee hereunder, including all employees of the County, from any loss or damages Indemnitee may suffer as a result of claims, suits, demands, damages, losses, fines, penalties, interest, expenses, costs, or judgments, including attorneys' fees and costs of litigation, against the County arising out of the Association's use of the Road for the purposes set forth in this Agreement, including the construction and removal of the Improvements. The Indemnitee shall not undertake to settle any lawsuit or threatened lawsuit that could give rise to Indemnitor's obligation hereunder without the prior consent of Indemnitor, such consent to not be unreasonably withheld.

5. The indemnity provided for by this Agreement will extend from the date of this Agreement until such time as the parties hereto acknowledge in writing that the Association has ceased to use the Road for the purposes stated within this Agreement and the Road has been restored as set forth below, at which time, following receipt of the Association's written request, the County will execute a release from indemnification in favor of the Association.

6. Indemnitee agrees to give Indemnitor written notice of any claims filed against the County in connection with this Agreement, within thirty days of the date that County is aware of such claim.

7. Unless terminated as set forth below, this Agreement shall remain in full force and effect in perpetuity from the date first set forth above, and shall be binding upon the parties and all their successors in interest. The Agreement may be freely terminated as of right by either party, with or without cause, upon written notice to the other. If the Association exercises this right, or if the County exercises this right based upon the Association's substantial breach of this Agreement, then upon written demand by County, the Association, at its sole cost and expense, shall remove the Improvements and will restore the Road to the condition that existed immediately prior to the effective date of this Agreement. If the County exercises this right, or if the Association exercises this right based upon the County's substantial breach of this Agreement, then the County will be responsible for any removal of the Improvements or restoration of the Road. Except for the above, neither party will be liable to the other for any damages or claims resulting from the termination of this Agreement.

8. In the event either party hereto shall institute legal proceedings in connection with, or for the enforcement of, this Agreement, the prevailing party shall be entitled to recover its costs of suit, including reasonable attorney's fees, at both trial and appellate levels.

9. This Agreement may be recorded by the County in the Official Records of Collier County, Florida. The Association shall pay all costs of recording this Agreement prior to the execution of this Agreement. A copy of the Recorded Agreement will be provided to the Association.

10. This Agreement is the entire agreement between the parties, and supercedes all previous oral and written representations, agreements and understandings between the parties. This Agreement shall be governed by the laws of the State of Florida, and may not be altered or amended in any way, save by written agreement signed by both parties.

11. The rights and obligations of this Agreement shall bind and benefit any successors or assigns of the parties.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK FOR SPECIAL CONDITIONS, IF ANY



In Witness Whereof, the parties have caused these presents to be executed on the day and date first above written.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

ATTEST:
by: *Dwight E. Brock*
Dwight E. Brock, Clerk
Attest as to Chairman's
signature only.

Penny Taylor
Penny Taylor, Chairman

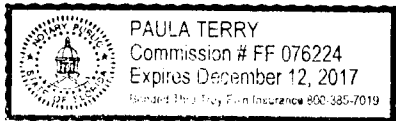
WITNESSES:

Daniel Ciesielski
Printed Name: Daniel Ciesielski
Luke Schultheis
Printed Name: Luke Schultheis

Richmond Park Master Condominium Association, Inc.
("Association")
By: *Timothy Oak*
Printed Name: Timothy Oak
Title: President

STATE OF FLORIDA COUNTY
OF COLLIER

Signed and acknowledged on this 11 day of October, 2017, before me, the undersigned notary public, by Timothy Oak, President of President of Richmond Park HOA, a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me or [] produced _____ as identification.



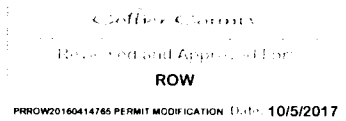
Paula Terry
Notary Public
Printed Name:

My Commission Expires: 12/12/17

Approved as to form and legality:

Scott A. Stone
Scott A. Stone, Assistant County Attorney sts 10/10/17





Date Approved: October 05, 2017 MODIFICATION

Right-of-Way Permit Number: **PRROW2016041476501**

SDP/AR/PSP Number:

Building Permit Number:

Project Name: DRIVEWAY CONNECTION WOODCREST DR, WATER MAIN AND FORCE MAIN CONNECTIONS, LANDSCAPE & IRRIGATION

Project Address: **RICHMOND PARK -WOODCREST DR & IMMOKALEE RD**

Subdivision:	Lot:	Block:	Unit:	Tract:
Folio No: 191960004	Section: 26	Township: 48	Range: 26	

Type of Construction: ROW Commercial

Detail: RICHMOND PARK (FKA ABACO CLUB) (PL20150001531)

WOODCREST DR & IMMOKALEE RD PERMIT MODIFICATION 10/05/17 MODIFICATION ADDITION OF LANDSCAPE AND IRRIGATION ALONG THE IMMOKALEE ROAD ROW 5/12/17 addition of a fire hydrant and the associated work within the ROW, as well as the installation of silt fence within the ROW. Tapping of the waterline, the tapping of the existing force main, the addition of fill within the ROW (as permitted under PL20150001531), the construction of two turn lanes (as permitted under PL20150001531) and the connection to existing drainage (as permitted under PL20150001531)

Please refer to Collier County Portal for issuance and expiration dates.

Property Owner/Applicant:
 RICHMOND PARK INVESTORS
 DAN CIESIELSKI
 28100 BONITA GRANDE DR
 BONITA SPRINGS, FL 34135
 TELEPHONE: 239-405-7777

Contractor:
 WALDROP ENGINEERING
 28100 BONITA GRANDE DR
 BONITA SPRINGS, FL 34135
 TELEPHONE: 239-405-7777

<p>1. Work shall be performed in accordance with approved plan, Conditions of Permit appearing on reverse side, stipulations specified as part of this permit and in accordance with Collier County Ordinance # 09-19 and the "Public Right-of-Way Construction Standards Handbook," latest edition.</p>	<p>4. If the application is made by any person or firm other than the owner of the property involved, a written consent from the property owner shall be required prior to processing of the application.</p>
<p>2. Applicant declares that prior to filing this application he has ascertained the location of all existing utilities, both aerial and underground. Any changes to any utility shall be the responsibility of the Permittee for all cost.</p>	<p>5. Transportation Services Division approval does not exempt the permittee from gaining approval from any State, Federal or Local Agencies having jurisdiction over the proposed work.</p>
<p>3. If right-of-way permit is issued in conjunction with a building permit, the right-of-way permit expires upon completion of the building.</p>	<p>6. This permit is contingent upon Permittee obtaining necessary rights of entry for construction and maintenance where required right-of-way for public use has not been dedicated and accepted by Collier County.</p>

APPROVED BY: ARH

Condition: The project shall provide a fair share contribution towards the installation of the third westbound to southbound turn lane at the Immokalee Road and Collier Blvd. intersection.

Condition: When warranted, the development shall provide a fair share contribution to the installation of a traffic signal at the intersection of Woodcrest Drive and Immokalee Road.

Condition: All other applicable state or federal permits must be obtained before commencement of the development.

Condition: Maintenance of Traffic shall be completed in accordance with the current FDOT Design Standards for Traffic Control Through Work Zones.

Condition: Staff understands that the applicant is working to obtain a Landscape Maintenance Agreement (LMA) which requires BCC approval prior to installation of the proposed landscaping and irrigation associated with this project. Until the BCC approves the LMA, the scope of construction activity is limited to the grading and stabilization shown on the permitted plans. An executed copy of the Landscape Maintenance Agreement shall be provided to the Development Review Division once approved by the BCC.

Please call 239-252-3726 to schedule required 830 inspection FIRST then subsequent inspections listed below.

830 - 72 Hr Notice of (1st) Proceeding with Work



800 - Right-Of-Way Final Inspections

Disclaimer: Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SEE GENERAL CONDITIONS OF RIGHT-OF-WAY PERMITS



CONDITIONS OF PERMIT

SCHEDULE 'A'

1. This permit must be kept on the work site and be available upon request or prominently displayed.
2. Permits are required for all work performed in any rights-of-way or easements provided for public use in the unincorporated area of Collier County and in those public rights-of-way or easements, which are maintained by Collier County, but lie within municipal boundaries.
3. When permitted facilities are placed within a public right-of-way or easement, the installation is for permissive use only and placing of facilities shall not operate to create or vest any property right in the associated right-of-way or easement to the permittee. Furthermore, the permittee shall be responsible for maintenance of such facilities until they are removed, unless otherwise specified.
4. All materials and equipment, including Maintenance of Traffic (MOT) and equipment placement, shall be subject to inspection by the Growth Management Division.
5. Requests for pre-inspections shall be made 72 hours prior to commencing work requiring inspection.
6. No lane closures will be permitted between the hours of 7:00 – 9:00 A. M. and 3:30 – 6:30 P.M.
7. Prior to construction, the Contractor/Permittee shall submit a Maintenance of Traffic plan (MOT) for any construction project involving work or activity that may affect traffic on any County street, roadway or bikepath/sidewalk. The MOT must be signed by either a Professional Engineer or person certified by the International Municipal Signal Association (IMSA) if affecting Arterial or Collector Roadways, unless waived by the Growth Management Division, Road Maintenance Department. The driveway fill and driveway culvert including soil erosion/sedimentation control measures must be installed prior to the start of any earth moving construction activity with drainage plans, culvert size, soil erosion/sedimentation controls, elevation offset, and ditch slope designed and certified by a licensed engineer for all commercial projects.
8. During construction the Contractor/Permittee shall comply with the "State of Florida Manual of Traffic Control and Safe Practices for Street and Highway Construction, Maintenance, and Utility Operations" and with the "Manual On Uniform Traffic Control Devices" and with all other governing safety regulations and shall maintain the approved site drainage plan and soil erosion/sedimentation control plan.
9. The Permittee shall hold the County harmless and the County shall be relieved of all responsibility for any damage or liability of any nature arising from work authorized and performed under this permit.
10. All crossings of existing pavement shall be made by jacking and boring at a minimum depth of thirty-six inches (36"), unless otherwise authorized by the Growth Management Division for good cause shown.
11. All overhead installations must meet a minimum four foot separation to communication lines (both vertically and horizontally), minimum seven foot separation to guys (both vertically and horizontally) and minimum ten foot separation to neutrals (both vertically and horizontally), and meet and/or exceed all other OSHA requirements as may be determined by OSHA clearance requirements and/or formulas relevant to overhead lines clearances and/or separations requirements (both vertically and horizontally), and all underground crossings shall be placed at a minimum depth of thirty-six inches (36") below the pavement and/or a minimum depth of twenty-four inches (24") below the designed roadside ditch or swale invert. Primary cable (voltage exceeding 500 volts) shall have minimum thirty-six (36") cover. Secondary cable (voltages less than 500 volts) shall have a minimum thirty-inch (30") cover. Exception may be made by authority of the Growth Management Division for good cause shown.
12. Two prints of the proposed work covering details of this installation shall be made a part of this permit. If additional plans are required, they shall become a part of this permit.
13. Following completion of all permitted work, grassing and/or seeding shall be required for any disturbed rights-of-way.
14. All property disturbed by work authorized by this permit must be restored to better than, or equal to, its original condition, and to the satisfaction of the County.
15. Whenever deemed necessary by the County for the construction, repair, maintenance, improvement, alteration or relocation of applicable right-of-way or easement and when so notified by the County, any or all poles, wires, pipes, culverts, cables, sod, landscaping, driveways, sprinklers, or other facilities and appurtenances authorized shall be removed from said right-of-way or easement, or reset or relocated thereon as required, to be installed by this Permit, and at the expense of the permittee, his successor, or assign.
16. When the permittee, or his successor, or assign is notified of a need for construction, repair, maintenance, improvement, alteration of or relocation within the right-of-way or easement and no action is taken by the responsible party within the time frame specified by the County, the County shall cause the permitted work to be altered, relocated, or removed, with the total expense being borne solely by the permittee or the responsible party.
17. Permits shall generally be in a form approved by the Board of County Commissioners and shall include the time of commencement, the number of days the job is expected to take, and the approximate date of completion. The permit will expire ninety (90) days after the designated completion date, unless authorized in the specific instance for a longer or shorter period. If the work has not been completed by the expiration date, there will be a renewal fee, set by Resolution, payable upon extending the expiration date for an additional ninety (90) days.
18. All correspondence regarding construction procedures will be through the permittee, or his authorized agent or consultant, and not through any contractor or subcontractor.
19. If there are any lane closures or work that will impede normal traffic flow. The permit holder is obligated to inform the road alert coordinator at 239-252-8192 and the ROW Permit Section at 239-252-5767, three working days prior to construction.
20. Collier County Traffic Operations Inspection Staff shall be notified in writing either via form letter (To: Collier County Traffic Operations, 2885 Horseshoe Drive South, Naples, FL 34104) or email (TrafficOps@colliergov.net) a minimum of 72 hours prior to the commencement of jobs that include overhead or underground work that will be conducted as part of construction or maintenance projects within Collier County or State Road rights-of-way within Collier County and 12 hours prior to any and all daily work to be performed throughout the entire length of construction or Maintenance projects. Any rescheduling of work shall be provided in writing. All underground facilities must be located prior to construction.
21. Prior to acceptance by the County (including issuance of Certificate of Occupancy), the ROW Permitting Section shall be notified by mailing or delivering a request for a final inspection to the ROW Permitting Section, 2885 South Horseshoe Drive, Naples, FL 34104, or by phone, 239-252-5767, upon completion of authorized work. All as built surveys shall be submitted in GIS format following Collier County Growth Management Division Standard for Design and As-Built Electronic Drawings (APPENDIX B) in addition to signed and sealed copies of the as-built survey.

RICHMOND PARK

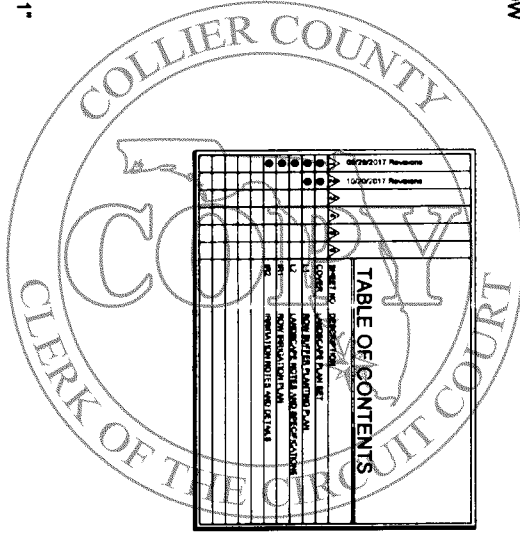
LAND DEVELOPMENT - ROW/BUFFER PLANTING PLAN

NAPLES, COLLIER COUNTY, FLORIDA

TO AVOID UTILITY CONFLICTS CONTACT BELOW
COUNTY STAFF AS NEEDED

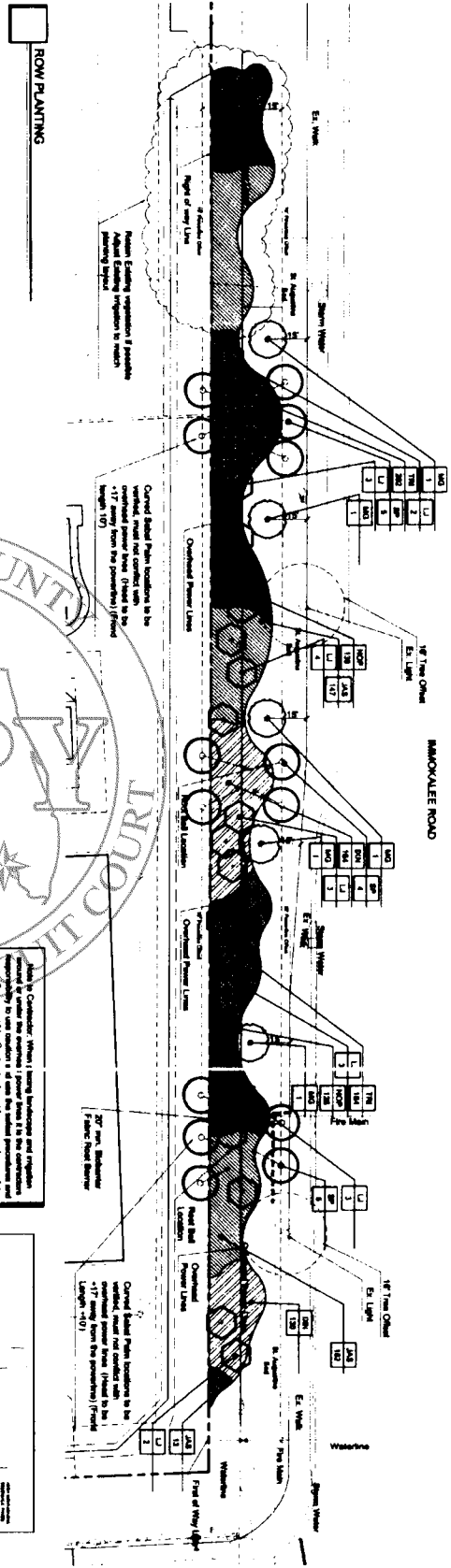
Utility	Company	Address	Phone
Water	City of Naples	10000 Gulf Shore Blvd N, Naples, FL 34108	239-532-4281
Sanitary Sewer	City of Naples	10000 Gulf Shore Blvd N, Naples, FL 34108	239-532-4281
Stormwater	City of Naples	10000 Gulf Shore Blvd N, Naples, FL 34108	239-532-4281
Electric	Florida Power & Light	10000 Gulf Shore Blvd N, Naples, FL 34108	239-532-4281
Gas	Florida Gas Service	10000 Gulf Shore Blvd N, Naples, FL 34108	239-532-4281
Telephone	Verizon	10000 Gulf Shore Blvd N, Naples, FL 34108	239-532-4281
Cable	Comcast	10000 Gulf Shore Blvd N, Naples, FL 34108	239-532-4281
Other			

FOR LOCATED OF UTILITIES PRIOR TO
CONSTRUCTION PLEASE CALL "SUNSHINE 811"



LANDSCAPE ARCHITECT:
OUTSIDE PRODUCTIONS INTERNATIONAL

COVER	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Rev. 06-16-17</td> <td style="font-size: 8px;">Designed by: CAO</td> </tr> <tr> <td style="font-size: 8px;">Rev. 06-16-17</td> <td style="font-size: 8px;">Drawn by: CAO</td> </tr> <tr> <td style="font-size: 8px;">Date: 6-29-17</td> <td style="font-size: 8px;">Revised:</td> </tr> </table>	Rev. 06-16-17	Designed by: CAO	Rev. 06-16-17	Drawn by: CAO	Date: 6-29-17	Revised:	RICHMOND PARK PREPARED FOR: NEAL COMMUNITIES NAPLES, COLLIER COUNTY, FLORIDA	Job Number: 100-10000		
Rev. 06-16-17	Designed by: CAO										
Rev. 06-16-17	Drawn by: CAO										
Date: 6-29-17	Revised:										
LANDSCAPE PLAN SET											

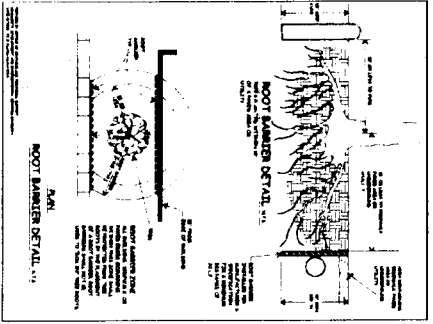


See Engineering Plans SHEET 12
(Detail "E-E" & "M-M") for New
Drainage and Cross Sections

SCHEDULE 'A'

Richmond Park ROW Landscape Materials

Qty	Symbol	Botanical Name	Common Name	Plant Code	Plant Height	Plant Spacing	Planting Notes
1	L	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
2	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
3	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
4	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
5	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
6	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
7	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
8	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
9	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
10	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
11	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
12	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
13	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
14	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
15	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
16	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
17	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
18	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
19	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
20	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
21	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
22	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
23	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
24	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
25	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
26	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
27	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
28	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
29	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid
30	U	Quercus laevis	Live Oak	100	20'	10'	Plant in 10' x 10' grid



1. All Contractor shall remove landscape and vegetation within the existing project area. It is the contractor's responsibility to use caution to not damage existing and proposed utility lines. Utility lines shall be marked and located prior to construction. All utility lines shall be marked with red paint and labeled with the utility type. All utility lines shall be marked with red paint and labeled with the utility type. All utility lines shall be marked with red paint and labeled with the utility type.

L1	DATE: 06-16-17	DESIGNED BY: SAC	RICHMOND PARK	PREPARED FOR: NEAL COMMUNITIES NAPLES, COLLIER COUNTY, FLORIDA		
	DATE: 06-16-17	DRAWN BY: SAC				
ROW PLANTING PLAN						

Arterial Performance Specifications

The following specifications apply to arterial streets within the project area. These specifications are intended to provide a minimum standard of performance for arterial streets and are not intended to be used as a design standard for arterial streets.

1. Arterial streets shall be designed to provide a minimum level of service of "D" during peak hours.

2. Arterial streets shall be designed to provide a minimum level of service of "D" during peak hours.

3. Arterial streets shall be designed to provide a minimum level of service of "D" during peak hours.

4. Arterial streets shall be designed to provide a minimum level of service of "D" during peak hours.

5. Arterial streets shall be designed to provide a minimum level of service of "D" during peak hours.

6. Arterial streets shall be designed to provide a minimum level of service of "D" during peak hours.

7. Arterial streets shall be designed to provide a minimum level of service of "D" during peak hours.

8. Arterial streets shall be designed to provide a minimum level of service of "D" during peak hours.

9. Arterial streets shall be designed to provide a minimum level of service of "D" during peak hours.

10. Arterial streets shall be designed to provide a minimum level of service of "D" during peak hours.



Road Barrier Detail

The following specifications apply to road barrier details. These specifications are intended to provide a minimum standard of performance for road barrier details and are not intended to be used as a design standard for road barrier details.

1. Road barrier details shall be designed to provide a minimum level of service of "D" during peak hours.

2. Road barrier details shall be designed to provide a minimum level of service of "D" during peak hours.

3. Road barrier details shall be designed to provide a minimum level of service of "D" during peak hours.

4. Road barrier details shall be designed to provide a minimum level of service of "D" during peak hours.

5. Road barrier details shall be designed to provide a minimum level of service of "D" during peak hours.

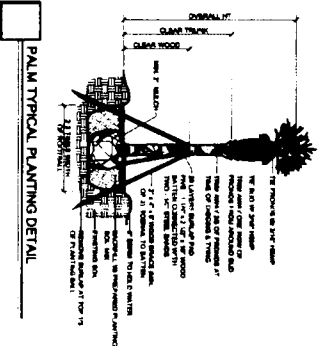
6. Road barrier details shall be designed to provide a minimum level of service of "D" during peak hours.

7. Road barrier details shall be designed to provide a minimum level of service of "D" during peak hours.

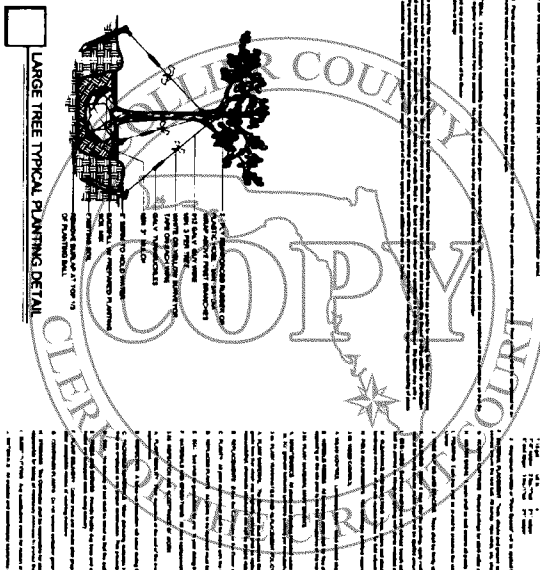
8. Road barrier details shall be designed to provide a minimum level of service of "D" during peak hours.

9. Road barrier details shall be designed to provide a minimum level of service of "D" during peak hours.

10. Road barrier details shall be designed to provide a minimum level of service of "D" during peak hours.



PALM TYPICAL PLANTING DETAIL



LARGE TREE TYPICAL PLANTING DETAIL

The following specifications apply to large tree typical planting details. These specifications are intended to provide a minimum standard of performance for large tree typical planting details and are not intended to be used as a design standard for large tree typical planting details.

1. Large tree typical planting details shall be designed to provide a minimum level of service of "D" during peak hours.

2. Large tree typical planting details shall be designed to provide a minimum level of service of "D" during peak hours.

3. Large tree typical planting details shall be designed to provide a minimum level of service of "D" during peak hours.

4. Large tree typical planting details shall be designed to provide a minimum level of service of "D" during peak hours.

5. Large tree typical planting details shall be designed to provide a minimum level of service of "D" during peak hours.

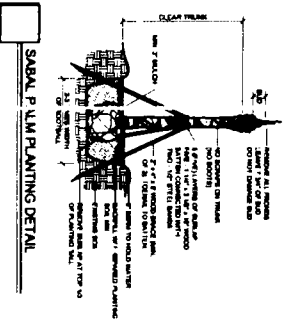
6. Large tree typical planting details shall be designed to provide a minimum level of service of "D" during peak hours.

7. Large tree typical planting details shall be designed to provide a minimum level of service of "D" during peak hours.

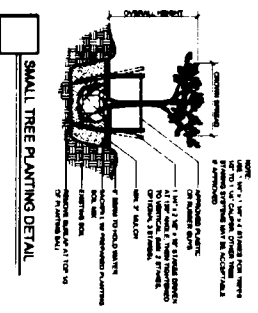
8. Large tree typical planting details shall be designed to provide a minimum level of service of "D" during peak hours.

9. Large tree typical planting details shall be designed to provide a minimum level of service of "D" during peak hours.

10. Large tree typical planting details shall be designed to provide a minimum level of service of "D" during peak hours.



SABAL PALM PLANTING DETAIL



SMALL TREE PLANTING DETAIL

The following specifications apply to small tree planting details. These specifications are intended to provide a minimum standard of performance for small tree planting details and are not intended to be used as a design standard for small tree planting details.

1. Small tree planting details shall be designed to provide a minimum level of service of "D" during peak hours.

2. Small tree planting details shall be designed to provide a minimum level of service of "D" during peak hours.

3. Small tree planting details shall be designed to provide a minimum level of service of "D" during peak hours.

4. Small tree planting details shall be designed to provide a minimum level of service of "D" during peak hours.

5. Small tree planting details shall be designed to provide a minimum level of service of "D" during peak hours.

6. Small tree planting details shall be designed to provide a minimum level of service of "D" during peak hours.

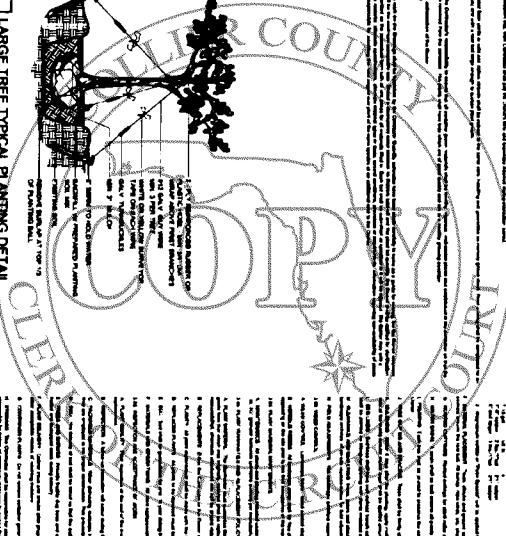
7. Small tree planting details shall be designed to provide a minimum level of service of "D" during peak hours.

8. Small tree planting details shall be designed to provide a minimum level of service of "D" during peak hours.

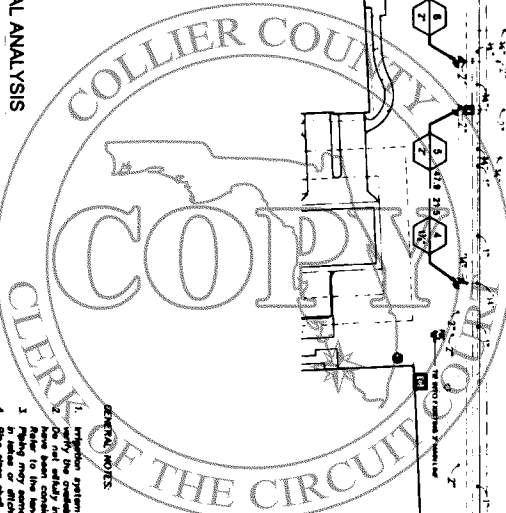
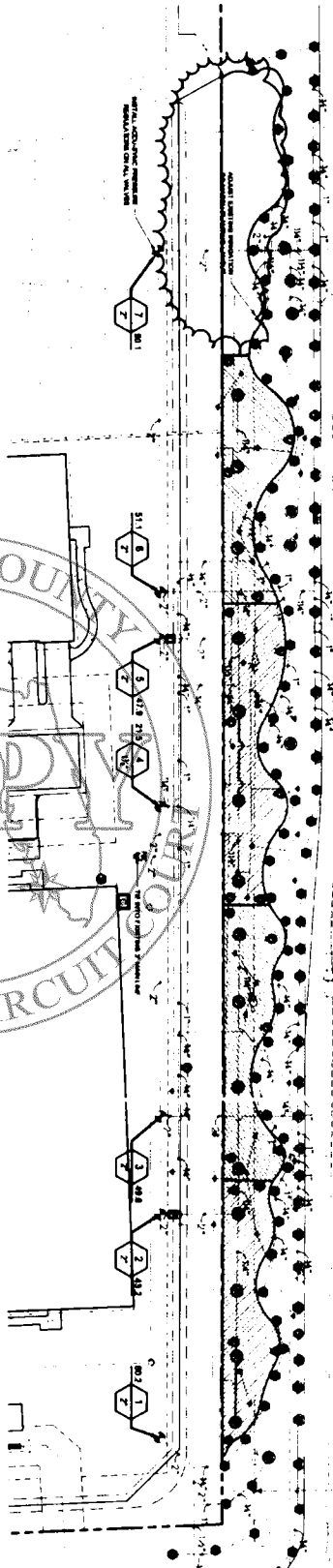
9. Small tree planting details shall be designed to provide a minimum level of service of "D" during peak hours.

10. Small tree planting details shall be designed to provide a minimum level of service of "D" during peak hours.

SCHEDULE 'A'



SCHEDULE 'A'



CRITICAL ANALYSIS

2/17/2018

Component	Flow Rate (GPM)	Pressure Loss (PSI)	Notes
1. Mainline	100	1.5	
2. Lateral	10	0.2	
3. Valve	100	1.0	
4. Filter	100	2.0	
5. Backflow Preventer	100	3.0	
6. Pump	100	10.0	
7. Head Loss	100	1.0	
8. Total	100	19.2	

VALVE SCHEDULE

Valve	Type	Location	Notes
V1	Isolation	Mainline	
V2	Isolation	Mainline	
V3	Isolation	Mainline	
V4	Isolation	Mainline	
V5	Isolation	Mainline	
V6	Isolation	Mainline	
V7	Isolation	Mainline	
V8	Isolation	Mainline	
V9	Isolation	Mainline	
V10	Isolation	Mainline	

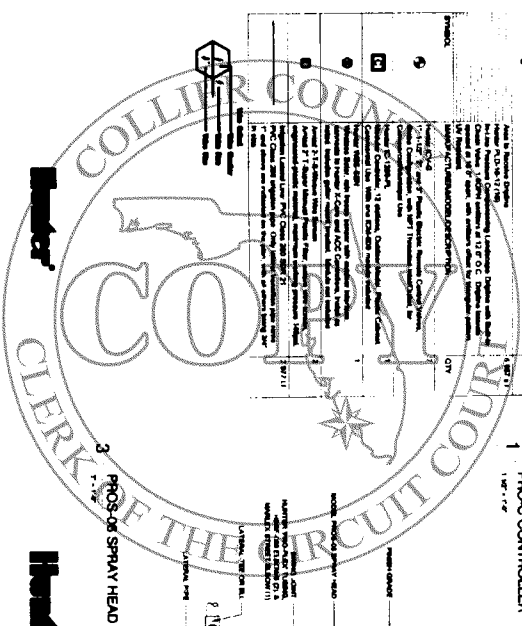
WATERING SCHEDULE

Station	Time	Duration	Flow Rate	Pressure
1	06:00	1.0	100	19.2
2	07:00	1.0	100	19.2
3	08:00	1.0	100	19.2
4	09:00	1.0	100	19.2
5	10:00	1.0	100	19.2
6	11:00	1.0	100	19.2
7	12:00	1.0	100	19.2
8	13:00	1.0	100	19.2
9	14:00	1.0	100	19.2
10	15:00	1.0	100	19.2

A NORTH BUFFER IRRIGATION

- GENERAL NOTES
1. Irrigation system design shall provide 55 GPM @ a minimum of 45 PSI at the point of connection. The Irrigation Contractor shall verify the conditions of the system prior to installation of the system. It is advised that the contractor shall verify that the system is capable of providing the required flow rate and pressure at the point of connection. The contractor shall verify that the system is capable of providing the required flow rate and pressure at the point of connection.
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 20. The contractor shall verify that the system is capable of providing the required flow rate and pressure at the point of connection.
 21. The contractor shall verify that the system is capable of providing the required flow rate and pressure at the point of connection.
 22. The contractor shall verify that the system is capable of providing the required flow rate and pressure at the point of connection.

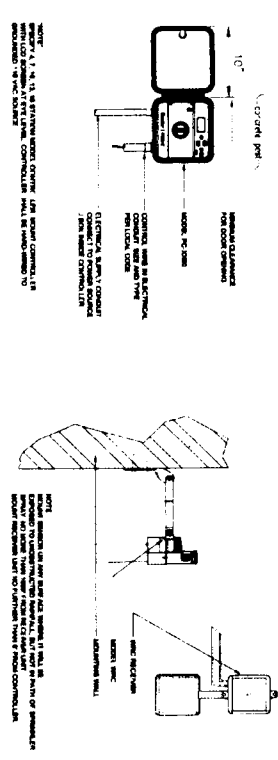
IR1	Date: 2/17/18 Drawn By: [Name] Check By: [Name] Date: 2/17/18	Richmond Park Prepared for: NEAL COMMUNITIES NAPLES, COLLIER COUNTY, FLORIDA	Outside Productions International 10000 S. W. 10th Ave. Suite 100 Miami, FL 33156	CAO
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IRRIGATION SCHEDULE

STATION	PLANT TYPE	SPACING	WATERING FREQUENCY	WATERING DURATION	WATERING TIME	WATERING DAY
1	FLUSH VALVE AUTO	12" x 12"	1x/week	10 min	6:00 AM	MON
2	THRUST BLOCKING	12" x 12"	1x/week	10 min	6:00 AM	MON
3	PRO-C OR SPRAY HEAD WITH PRO-FLEX TUBING	12" x 12"	1x/week	10 min	6:00 AM	MON
4	ICV GLOBE VALVE W/ ACCU-SYNC FIXED AND UNIONS	12" x 12"	1x/week	10 min	6:00 AM	MON
5	IRREGULAR ISLAND A	12" x 12"	1x/week	10 min	6:00 AM	MON
6	CURVE LINAR PLANT BED	12" x 12"	1x/week	10 min	6:00 AM	MON

SCHEDULE 'A'

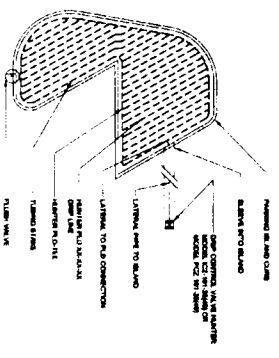


1. PRO-C CONTROLLER

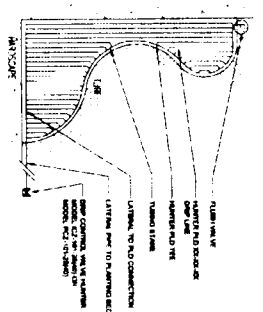
2. WIRELESS RAIN-CLK

3. PRO-C OR SPRAY HEAD WITH PRO-FLEX TUBING

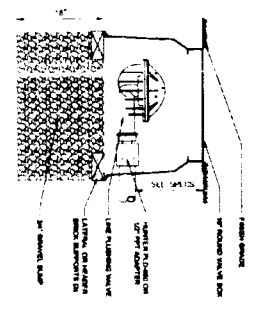
4. ICV GLOBE VALVE W/ ACCU-SYNC FIXED AND UNIONS



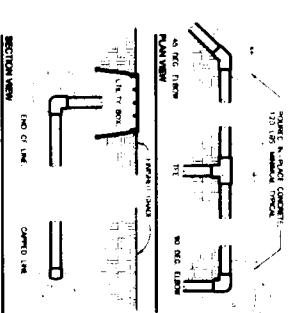
5. IRREGULAR ISLAND A



6. CURVE LINAR PLANT BED



7. FLUSH VALVE AUTO



8. THRUST BLOCKING

IR2	Date: 08/17 Drawn By: JH Date: 08/17 Check By: JH Date: 08/17 Revised:	RICHMOND PARK PREPARED FOR: NEAL COMMUNITIES NAPLES, COLLIER COUNTY, FLORIDA	OUTSIDE PRODUCTIONS International 10000 S. Highway 24, Suite 100 Fort Myers, Florida 33907
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SCHEDULE "B"

RIGHT OF WAY LANDSCAPE MAINTENANCE SPECIFICATIONS

These specifications are intended to provide the information by which private entities may understand the minimum requirements of Collier County relative to maintaining County rights of ways. Records of all specification requirements shall be kept and made available to the County's representative upon request.

- A. **MOWING AND EDGING:** Mowing and edging shall include medians as well as those areas, if existing, along the outside edge of the sidewalks of adjacent properties. All turf shall be mowed with mulching type mower equipment to eliminate the need to bag and transport grass clippings. Should bagging be necessary, the bagged clippings shall be collected and removed at no additional cost. Grass shall be cut at a height of three and one half inches (3 ½"). The frequency of cutting will be weekly or fifty-two (52) times.

Mechanical edging of the turf shall be done with each mowing along all sidewalk edges, back of concrete curbs, around all planting beds, utility service boxes, street light bases, sign posts, headwalls, guardrails, timer pedestals, posts, and trees. Metal blade edging is not permitted along back of curbing. Grass root runners extending into the mulched areas shall be cut and removed when the edging is performed. Edging will also be required in all turf areas around isolated trees, sprinkler heads, valve boxes, shrubs, sign posts, manholes, etc. where they exist. All debris on streets, sidewalks or other areas resulting from edging shall be removed. No herbicide shall be used for edging.

All sidewalks, curbing and/or gutters shall be cleaned after each service. All sidewalks shall be blown clean, but no clippings or other debris shall be blown or allowed to be deposited on other adjacent property or accumulate on right-of-way areas.

- B. **WEEDING:** Weeding of plant beds, sidewalks (asphalt, concrete or pavers), guardrail bases, and curb joints as well as other mulched areas by chemical and/or hand removal will be performed weekly or as necessary to provide a weed free and well maintained area.
- C. **GENERAL SITE PRUNING:** General site pruning shall be defined as the pruning of any plant's foliage below ten-foot (10') foot.

All groundcovers, shrubs, canopy trees and palms up to ten foot (10') level, shall be inspected and pruned on a weekly or an as needed basis, so to maintain the proper or required heights for visibility, vehicular movement purposes and desired shape or form as determined by County's representative. Pruning shall also include removal of water sprouts, suckers and any dead or diseased foliage or branches.

During the first week of October and April, ornamental grasses, such as Fountain grass, Florida Gamma or Fakahatchee grass shall be pruned in a pyramid shape to a twelve inch (12") or twenty-four (24") height based upon the type of plant. Ornamental type grasses such as Liriope muscari 'Evergreen Giant', shall only be pruned at the direction and approval of the County's representative.

Plant material with a canopy over pedestrian sidewalks shall be maintained at a minimum height of one hundred twenty inches (120"). Shrubs and groundcovers adjacent to pathways or sidewalks shall be pruned to maintain one foot (1') of clearance from the edge of the pathway. IT is recommended that adjacent shrubs and groundcovers be maintained so that they angle or are rounded away from the pathway.

- D. **TRASH REMOVAL:** With each service, all sites shall be cleaned by removing all trash or debris to include, but not limited to; paper, bottles, cans, other trash, and horticultural debris. All debris or trash pick-ups shall be performed "prior" to mowing in all turf areas. The disposal of all trash and debris must be at a proper landfill or disposal site.

E. **STREET CLEANING/SWEEPING:** Street Cleaning: A four foot (4') wide area measured from the face of the curb and gutters including turn lanes shall be cleaned with each site service to remove any accumulation of debris or objectionable growth so to maintain a neat and safe condition.

F. **TRAFFIC CONTROL:** The Association shall comply with the requirements of Collier County Maintenance of Traffic (MOT) Policy, copies of which are available through Risk Management or the Purchasing Department. The Association shall obtain and review the County MOT policy requirements prior to submitting a bid.

The Association will be responsible for obtaining copies of all required manuals, MUTCD, FDOT Roadway & Traffic Design Standard Indexes, or other related documents, so to become familiar with the requirements. Strict adherence to the requirements of the MOT policy will be enforced under this Contract.

To assist in employee visibility, employees servicing the area shall wear high visibility safety apparel in compliance with the most current editions of the FDOT Design Standards and the Collier County Maintenance of Traffic (MOT) policy.

G. **CANOPY TREE AND PALM PRUNING:** For this site, canopy trees shall be defined as any large shrub, tree, or palm with foliage above a ten-foot (10') level.

All canopy trees and palms shall be pruned on a continuous basis to create and maintain a seventeen-foot (17') canopy clearance over the roadways and a ten-foot (10') canopy clearance over all pathways. Canopy trees shall be selectively pruned twice per year in April and September so to thin the interior canopy of cross branching and to shape the canopy of the trees. The County's representative shall approve a professional licensed to prune trees under the direction of a Licensed Landscape Architect, Arborist, Tree Surgeon, or other approved professional shall do the pruning and sharpening. The work shall be performed per ANSI AS300 "Standard Practices for Trees, Shrubs, and other Woody Plant Maintenance" and done in a professional manner in accordance with "Pruning Standards" of the national Arborist Association or accepted local trade standards and practices.

Palms shall be pruned annually during June of each year. The palms shall be pruned to a "Tropical Cut" or to a nine (9) o'clock- three (3) o'clock angle from the horizontal at the base of the palm's bud or lowest fronds. Approximately seven (7) to (10) ten green fronds shall be left at the head after pruning. The pruning shall include removal of all nuts, seed stalks, brown or dead and lower fronds.

The work shall be done in a professional manner in accordance with acceptable trade standards and practices. The palms shall not be climbed with tree spikes to remove the fronds. The pruning shall be accomplished by the use of a ladder, boom truck or lift. All debris from the pruning shall be removed and the site shall be left on a clean and neat manner.

When the annual or bi-annual heavy pruning work is being performed with the use of a lift or boom truck, it is required that the adjacent traffic or turn lane to the work area, be closed using traffic control devices and signage per the current FDOT traffic control standards and indexes.

H. **FERTILIZATION:** Granular fertilization of shrubs and groundcovers shall be applied by hand in a twelve-inch (12") wide radius ring around the base of the plants. Granular fertilization of the trees and palms shall be determined by the caliper (diameter) of the trunk and broadcast by hand in a band around the plant's base from a distance of 12" to the drip line of the palm, whenever possible.

An 8 oz. cup equals one (1) pound. Trees and palms shall receive one (1) cup per one-inch (1") caliper. Shrubs and groundcovers shall receive one (1) cup per three foot (3') of height or spread. Shrubs and groundcovers shall receive one-half (1/2) cup per eighteen inches (18") of height or spread. All fertilizer shall be swept off all sidewalks, concrete curbing and paving.



The fertilizer shall be applied as set forth in the following schedule.

Turf Areas and Plant beds containing Shrubs, Groundcovers, and Trees.

The (13-3-13) fertilizer shall be applied at a rate of ten (10) pounds per one thousand (1000) sq ft. for all areas. Four applications of (13-3-13) fertilizer will be applied yearly during the months of February, May, July, and October.

Palms: Association shall apply approved by County's representative palm fertilizer during February, May, July, and October as specified below.

Should yellowing occur on the top of the fronds, manganese sulfate will be required and if on the lower fronds, Sul-Po-Mag or equivalent will be required to be applied with the palm fertilizer at the rates specified.

- I. **MULCHING:** Organic Mulch Areas with no mulch or new planting areas shall have mulch placed to provide for a four inch (4") non-compacted or unsettled depth measured from the existing soil grade. The area to receive the mulch shall be raked level to establish the proper finished grade and have all weeds removed prior to the placement of the mulch. Two inches must be applied to replenish this mulch twice a year, November and during May.
- J. **LANE CLOSURE:** Lane closure for median maintenance shall comply with the most current editions of the FDOT Design Standards and the Collier County Maintenance of Traffic (MOT) policy.
- K. **IRRIGATION SYSTEMS:** The irrigation systems shall be checked and repaired as necessary. Each zone shall be manually turned on at the valve once a week and a thorough inspection conducted to ascertain proper operations of the system. Quick coupling valves, if existing shall be reviewed weekly and operated quarterly to insure proper operation. Maintenance responsibilities will include cleaning and adjustment of heads, nozzles, installation or replacement of risers, repair of minor PVC piping breaks or subsurface piping or restricted sprinkler lines, replacement of damaged valve boxes/lids and adjustment of controller and rain shut off switches for settings and operations. Where required, the Association shall maintain on site reclaimed water irrigation signage.

SUBSURFACE IRRIGATION SYSTEMS:

No excavation or mechanical metal edging around plant beds shall be done within the Right-of-way. Mechanical metal blade edging is permitted along the back of curbing.

Weekly Service Requirements:

- 1. A visual inspection of the subsurface irrigation systems shall be performed weekly to determine if the systems are functioning normally and if cuts, leaks, piping damage, flooded areas exist, and repair as necessary. This shall also include review and re-setting of the controller and in-ground moisture sensor adjustments or other rain sensing devices as needed.
- 2. **System Computer/Controller**
 - a. Operate, adjust, and set controller to provide proper operation of the systems.
 - b. Diagnose and repair electrical and mechanical malfunctions.
 - c. Monitor and adjust the system zones moisture levels based upon moisture sensor readings.
 - d. Operate controller on automatic, manual and single trip operation.
 - e. Monitor controller standby battery backup and replace as required.
- 3. **Automatic Control Assemblies and Quick Coupling Valves**
 - a. Review control valve assembly and by-pass system for proper settings.
 - b. Open zone control valve assemblies and quick coupling valve boxes to review valves for leaks; pressure gauge operation; proper settings and are clean of debris or mulch.
- 4. **Pump Sites**
 - a. Inspect for proper operations.
 - b. The Association shall record and provide to the County's representative the well water flow meter



readings for the two well locations on the General Maintenance Report Sheets.

5. Review system water source connections to include water meters, backflow preventers, gate valve points of connection and main lines for proper operation.

Monthly Service Requirements:

1. Automatic Control Valve Assembly
 - Manually operate valves, and clean valve assembly filters
2. Backflow Assembly
 - Review assembly for proper operation and clean filter as needed
3. Quick Coupling Valves
 - Review boxes and operate valve
4. Pump Sites
 - a. Once a month, the Association will trouble shoot each pump station, checking amperage draw and document the results for future reference.
 - b. Manually run the system to ensure proper coverage and that no sprinkler head and nozzle are spraying onto the roadway. Clean and adjust sprinkler heads and nozzles and irrigation shields to ensure proper coverage.
 - c. The Association will check all zone wiring and solenoid conditions through the use of an OHM meter and document the results for future reference.
 - d. The Association will clean the strainers filters and inspect them for wear at the Pump Station.
5. Manually run the system with open flush caps and review sprinkler head indicators located at the end of zones.
6. Review pressure gauge readings at control valve assemblies for each zone, as well as gauges located at the end of zones where present to determine the system and porous piping is functioning properly.
7. Check, analyze and adjust flow control devices as required.

Quarterly Service Requirements:

1. Review all subsurface system piping, valve assemblies, wiring, moisture sensors and controllers for overall operation and provide adjustments as required to assure proper operation and irrigation application.

Conventional Pop-up Irrigation Systems:

Weekly Service Requirements:

1. Each median zone shall be manually turned on at the valve to ascertain proper operation of the system.
2. Repair system for any blown-off heads, broken lines or leaks around heads or valves.
3. Check the controller and rain sensing devices for proper operation and settings.
4. The Association shall further adjust all sprinkler heads to ensure that all landscaped areas receive one hundred percent (100%) irrigation coverage.
5. Within all work areas the Association shall review the plant material and turf for dry conditions and if found correct the problem.

Monthly Service Requirements:

1. Manually run the system, clean and adjust sprinkler heads/nozzles and concrete donuts as necessary to ensure proper coverage and that there are no sprinkler heads/nozzles spraying directly onto the roadway.
 - a. Each median and side right-of-way zone shall be manually turned on at the valve to ascertain proper operation of the system.
 - b. Repair system for any blown-off head, broken lines or leaks around heads or valves.
 - c. Check the controllers and rain sensors for proper operation and settings.

- d. The Association shall further adjust all sprinkler heads to ensure that all landscaped areas receive one hundred percent (100%) irrigation coverage.
- e. Within all work areas the Association shall review the plant material and turf for dry conditions and if found correct the problem.

General Service Requirements for Irrigation Systems:

- 1. Should South Florida Water Management District or other governing agency establish water restrictions, the irrigation systems shall be inspected and all other controllers set to the mandated hours of operation set by the District or Agency. Subsurface systems are exempt from water restrictions.
- 2. Replace defective heads or nozzles, install or replace defective risers and repair minor breaks or restricted sprinkler lines.
- 3. Replace damaged valve boxes/lids if caused by the Maintenance Association.
- 4. Inspect, clean, and replace, if necessary, screen/filters within the sprinkler heads.
- 5. Keep all grass and mulch out of all valve boxes. All valve boxes in sod areas are to be kept at sod level. All valve boxes in plant beds are to be kept two inches (2") above finished mulch.
- 6. One hundred percent (100%) irrigation coverage shall be maintained within all irrigated landscaped areas while this Contract is in effect.
- 7. Notification to the County's representative is required when acts of vandalism or accidents have occurred to the irrigation system. Photos shall be taken and provided to the County's representative at no added cost.

Miscellaneous Irrigation Maintenance Responsibilities:

- 1. Should the temperature be forecast to be below thirty-four (34) degrees, the Association shall be responsible for turning the irrigation system off in order to protect plants from possible freeze damage.
 - 2. It shall be the Association's responsibility to notify the County's representative of any irrigation problems or additional irrigation maintenance needs.
 - 3. The irrigation service personnel must trouble shoot time clocks, i.e. power-in 110 volt and 24-volt fuses, 24 volts output when necessary.
 - 4. The irrigation services personnel must trouble shoot any pump start relay, main fuses and capacitors when necessary.
- L. **BRICK PAVERS:** All median brick paving shall be pressure cleaned twice per year, in April and November, to remove marks, gum and other dirt that may be deposited on the surface areas. Upon finding damaged areas, the Associations shall clean-up debris if present, and or flag off the areas with protective barriers and/or high visibility hazard tape. Damaged areas must be repaired as quickly as possible.
- M. **PEST CONTROL:** Trees, Palms, Shrubs, Groundcovers, and Sod must be closely monitored for pests and diseases and must be treated appropriately by a licensed Pest Control Operator approved by the County's representative.