

Villa Milano
Landscape Guidelines for Common Areas
September 23, 2016

Design Philosophy

Villa Milano is a small planned community (46 home sites) located in the foothills of the Catalina Mountains of the Sonoran Desert. It was designed around the concepts of architectural unity blended with Sonoran Desert character and environmental responsibility. As such, the landscape design philosophy is to ensure visual harmony along the streetscapes; protect vistas and solar access; encourage water and energy conservation; highlight the unique desert and mountain setting; and maintain property values.

The landscape design philosophy embraces principles of xeriscaping to create landscapes that

- use less water
- require minimal maintenance
- are environmentally friendly and healthy
- are regionally appropriate

The long term goal is for Villa Milano to progress increasingly toward a xeriscape approach both in homeowner properties and the common areas.

The purpose of the ***Landscape Guidelines for Common Areas*** is to help retain and enhance the special look and feel of the community, and provide guidance and performance standards for landscapers charged with implementing the design philosophy. It is recognized that the common areas are not fully consistent with the landscape design philosophy and will require transition over time.

Background

The common area is 6.6 acres with less than 1 acre requiring intensive maintenance.

- A – Private Streets, 1.42 acres
- B – Recreational Area, 0.36 acres
 - B1 – Entrance Monument
 - B2 – West Recreation Area with Ramada/Pool
 - B3 – East Recreation Area Parking
- C – Landscape Buffer Yards, 0.68 acres
 - C1 – Lower Sin Envidia
 - C2 – Central Sin Envidia
 - C3 – Tucson Water
 - C4 – Upper Sin Envidia
 - C5 – Corta dei Fiori Cul-de-sac
 - C6 – Corta di Amore Cul-de-sac
- D – Drainage and Retention, 0.43 acres
 - D1 – Entrance Basin
 - D2 – North Basin
 - D3 – South Basin
- E – Natural Open Space, 3.72 acres

Definitions

Trees

"Woody plants having one or more erect trunks; limbs beginning at least 2 feet above the ground, a definitely formed canopy or crown of foliage, and a mature height of at least 13 feet."

Trees found in the Villa Milano common areas include:

- Desert Ironwood (*Olneya tesota*)
- Mesquite (*Prosopis*)
- Palo Verde (*Parkinsonia*)
- Desert Willow (*Chilopsis linearis*)
- Mexican Bird Of Paradise (*Caesalpinia mexicana*)

Shrubs

"Woody, leafy plants with many perennial stems that may be erect or may lay close to the ground. They usually have a height less than 13 feet and stems no more than about three inches in diameter."

Shrubs found in the Villa Milano common areas include:

- Texas Sage (*Leucophyllum frutescens*)
- Oleander (*Nerium oleander*)
- Arizona Yellow Bells (*Tecoma stans*)
- Red Bird of Paradise (*Caesalpinia pulcherrima*)



Cacti and Succulents

Those found in the Villa Milano common areas include:

- Agave (desert species)
- Barrel Cactus (*Ferocactus*)
- Golden Barrel (*Echinocactus grusonii*)
- Candelilla (*Euphorbia antisyphilitica*)
- Moroccan Mound (*Euphorbia resinifera*)
- Prickly Pear (*Opuntia*), Ocotillo (*Fouquieria splendens*)
- Organ Pipe Cactus (*Stenocereus thurberi* *Lemaireocereus*)
- Saguaro (*Carnegiea gigantea*)

Landscape Maintenance Tasks and Areas

Although the landscape design philosophy embraces xeriscape principles to create landscapes that require minimal maintenance, routine maintenance is needed to remove weeds, trash and other debris; preventatively treat areas to suppress weeds; prune trees, shrubs and other plant material; and generally groom, inspect and repair features in the common areas.

Tasks	Areas
Prune trees and shrubs	B and C
Remove trash and debris	A, B, C, D and E (only along roadsides on E)
Spray and remove weeds	B, C, D, and E (only along roadsides on E)
Inspect, replace, groom landscape gravel and rock	B, C, D
Replace dead/unhealthy trees and shrubs	B and C as needed

The drainage and retention basins should be kept sterile (free of plants and trees) in order to comply with Pima County regulations and to eliminate the need and expense of trimming and pruning.

Dead or unhealthy trees and shrubs in all areas (except natural open space) will be removed promptly. Plants that are consistent with the landscape design philosophy will be used for any plant replacement. Replacement of plants by a landscape contractor will be consistent with terms of the contract.

Pruning Guidelines

The following guidelines will be followed for pruning cacti, trees, and shrubs in the common areas:

Cacti and Succulents

- Prickly pear and agave should be trimmed (lifted) at least four inches above ground

Trees

- Semi-annual pruning (late winter and late summer)
- Keep orderly and healthy shape and appearance
- Remove suckers and dead/damaged limbs
- Arborescence of canopies for trees over 13 feet in overall height is not considered routine maintenance

Shrubs

- Use hand-pruning techniques as feasible
- Semi-annual pruning
- Keep orderly and healthy shape and appearance
- Natural shape of shrubs will be followed
- Remove suckers and dead/damaged limbs
- Keep trimmed from adjacent walls
- Trimmed (lifted) at least 6 inches from the ground
- Prune to maximum height of the common walls and fences adjoining homeowner lots as detailed in the following table:

Shrub Pruning Guidelines

Adjacent Lot	Address	Wall/ Fence	Shrub Type	Max Height
1	7553 N Viale di Buona Fortuna (Watters)	Wall	No shrubs at wall	NA
2	7554 N Viale di Buona Fortuna (Vacant lot)	Wall & fence	No shrubs	NA
3	7577 N Viale di Buona Fortuna (Siderelis)	Wall	Mix	Wall cap
4	7589 N Viale di Buona Fortuna (Dewell)	Wall	Mix	Wall cap
5	7601 N Viale di Buona Fortuna (Tews)	Wall	Mix	Wall cap
6	7613 N Viale di Buona Fortuna (Quen)	Wall	Mix	Wall cap
7	7625 N Viale di Buona Fortuna (Lincoln)	Wall	Mix	Wall cap
8	7637 N Viale di Buona Fortuna (Giddings)	Wall	Mix	Wall cap
9	7649 N Viale di Buona Fortuna (Allen)	Wall	No shrubs	NA
10	7661 N Viale di Buona Fortuna (Merrill)	Wall	Oleander	8 feet
32	7576 N Viale di Buona Fortuna (McArdle)	Wall (back)	Oleander	6 feet
34	2537 E Via Corta di Amore (Rasoumoff)	Wall	Oleander	6 feet
35	2569 E Via Corta di Amore (Kaiser)	Wall	Oleander	6 feet
42	7521 N Viale di Buona Fortuna (Doodlebug LLC)	None	Oleander (homeowner maintains)	8 feet
43	7523 N Viale di Buona Fortuna (Edelstein)	None	Oleander (homeowner maintains)	8 feet
44	7525 N Viale di Buona Fortuna (Flynn)	None	Oleander (homeowner maintains)	8 feet
45	7531 N Viale di Buona Fortuna (Shea)	Wall	No shrubs	NA
46	7537 N Viale di Buona Fortuna (Tracey)	Wall?	Oleander	6 feet

Red Bird of Paradise Specifics

- Annual renewal pruning in late winter; cut to 6-12" above ground
- Routine inspection and minor maintenance pruning throughout the year

Texas Sage Specifics

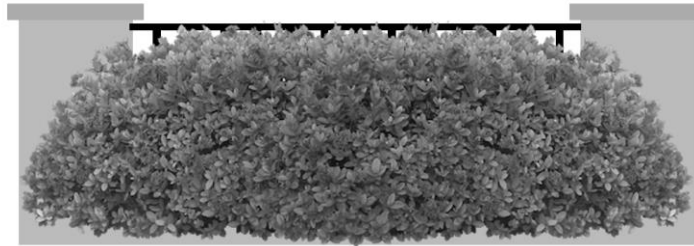
- Maintain natural shrub shape
- Annual renewal pruning in late winter
- Routine inspection and minor maintenance pruning throughout the year

Arizona Yellow Bells Specifics

- Maintain natural shape
- Prune in early fall (September); renewal pruning in late winter
- Routine inspection and minor maintenance pruning throughout the year

Oleander Specifics

- Oleander pruning should follow best practices for disease prevention
- Maintain natural shape
- Oleander shrubs masses should be of a consistent height



Pruning Requirements by Landscape Area

Landscape Area	Trees	Shrubs	Cacti/
A – Private Streets	None	None	None
B – Recreational Area			
B1 – Entrance Monument	None	TBD	TBD
B2 – West Recreation Area with Ramada/Pool	1 Ironwood	None	TDB
B3 – East Recreation Area Parking	None	Oleander mass	TDB
C – Landscape Buffer Yards			
C1 – Lower Sin Envidia	Ironwoods	None	Mix
C2 – Central Sin Envidia	Ironwoods	Mix	Mix
C3 – Tucson Water	?	Mix	?
C4 – Upper Sin Envidia	None	TBD	TBD
C5 – Corta dei Fiori Cul-de-sac	None	None	None
C6 – Corta di Amore Cul-de-sac	None	None	None
D – Drainage and Retention			
D1 – Entrance Basin	None	None	None
D2 – North Basin	None	None	None
D3 – South Basin	None	None	None
E – Natural Open Space	None	None	None

Frequency of Landscape Maintenance

Following is a list of landscape maintenance task and the suggested frequency:

Maintenance Task	Frequency of Task (per year)
Landscape Area A – Private Streets	
Remove trash and debris	52
Landscape Area B – Recreational Area	
Remove trash and debris	52
Remove weeds	24
Apply herbicide to suppress weeds	3
Prune trees and shrubs	2
Replace dead/unhealthy trees and shrubs	1
Inspect, replace and groom landscape gravel and rock	4
Landscape Area C – Landscape Buffer Yard	
Remove trash and debris	52
Remove weeds	24
Apply herbicide to suppress weeds	3
Prune trees and shrubs	2
Replace dead/unhealthy trees and shrubs	1
Inspect, replace and groom landscape gravel and rock	4
Landscape Area D – Drainage and Retention	
Remove trash and debris	12
Remove weeds	3
Apply herbicide to suppress weeds	3
Landscape Area E – Natural Open Space	
Remove trash and debris along streets	52
Inspect for noxious weeds and remove (desert broom)	1
Overall Landscape	
Inspect for damaged plants, gravel ,etc. and repair as needed after storms, etc.	52

Optional: Maintenance of Recreation Area B1 – Entrance Monument Planter

The planter wall at the entrance monument to Villa Milano (Area B1) is an irrigated area of approximately 125 square feet. A planting design for this area is under development and may include plants that are not described in other sections of these guidelines and that may require more intensive maintenance. Specifications for this area will be provided upon completion of the design.

Optional: Maintenance of C4 – Upper Sin Envidia Buffer Yard

The buffer yard at the north entrance to Villa Milano (Area C4) is area of approximately xx square feet. A planting design for this area is under development and may include plants that are not described in other sections of these guidelines and that may require more intensive maintenance. Specifications for this area will be provided upon completion of the design.

Optional: Maintenance of Sin Envidia South Entrance

The buffer yard at the south entrance to Villa Milano is area of approximately xx square feet. A planting design for this area is under development and may include plants that are not described in other sections of these guidelines and that may require more intensive maintenance. Specifications for this area will be provided upon completion of the design.

Optional: Spraying for Weeds in Homeowner Front Yards

Villa Milano HOA is considering having all front lots sprayed routinely for weeds. This includes both the vacant lots and the developed lots. No other pruning or maintenance is required.

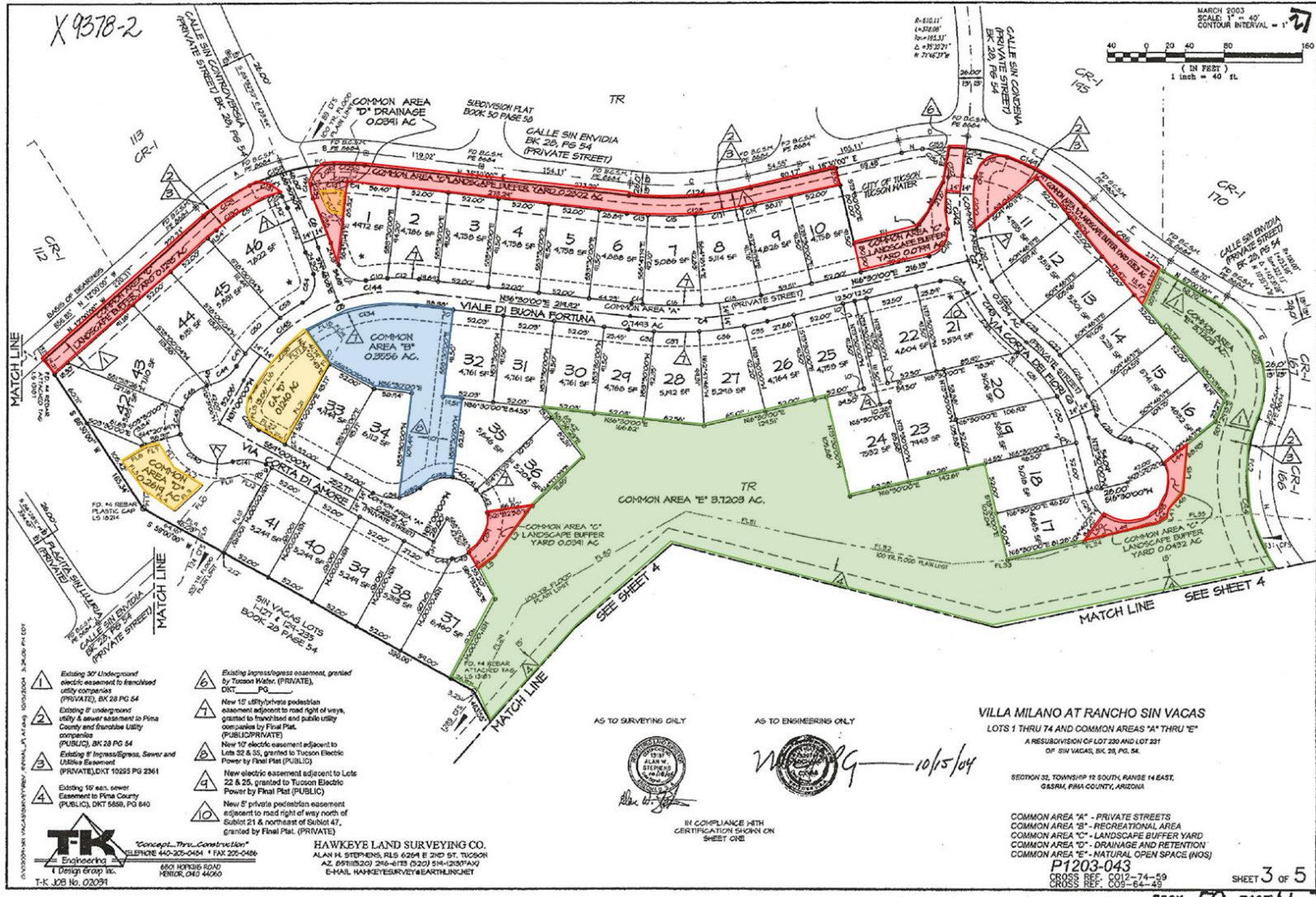
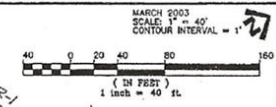
Landscape Maintenance Supervision and Reporting

The Landscape Committee will work with homeowners to determine maintenance specifications, assess satisfaction, and make recommendations about any necessary corrective action.

HBS Management Solutions will be responsible for developing landscape maintenance contracts and overseeing performance. They will be the direct point of contact with the landscape committee, a contractor, and with individual homeowners.

Landscape contractors will report each week on their work performance. The reports should include time on site, task performed and landscape area where the tasks were performed.

X 9378-2



- 1 Existing 30' underground electric easement to franchised utility companies (PRIVATE), BK 28 PG 64
- 2 Existing 12' underground utility & sewer easement to Pima County and franchised utility companies (PUBLIC), BK 28 PG 54
- 3 Existing 12' ingress, sewer and 120kV easement (PRIVATE), DKT 10295 PG 2361
- 4 Existing 10' sewer easement to Pima County (PUBLIC), DKT 8880, PG 840

- 5 Existing ingress/egress easement, granted by Tucson Water, (PRIVATE), DKT PG _____
- 6 New 10' utility/overhead pedestrian easement adjacent to road right of way, granted to franchised and public utility companies by Final Plat. (PUBLIC/PRIVATE)
- 7 New 10' electric easement adjacent to Lots 32 & 35, granted to Tucson Electric Power by Final Plat. (PUBLIC)
- 8 New electric easement adjacent to Lots 22 & 25, granted to Tucson Electric Power by Final Plat. (PUBLIC)
- 9 New 15' private pedestrian easement adjacent to road right of way north of Sublot 21 & northeast of Sublot 47, granted by Final Plat. (PRIVATE)

AS TO SURVEYING ONLY



AS TO ENGINEERING ONLY



IN COMPLIANCE WITH CERTIFICATION SHOWN ON SHEET ONE

VILLA MILANO AT RANCHO SIN VACAS
 LOTS 1 THRU 74 AND COMMON AREAS "A" THRU "E"

A RESUBDIVISION OF LOT 230 AND LOT 231
 OF SIN VACAS, BK 28, PG. 54.

SECTION 31, TOWNSHIP 12 SOUTH, RANGE 14 EAST,
 GASPARI, PIMA COUNTY, ARIZONA

COMMON AREA "A" - PRIVATE STREETS
 COMMON AREA "B" - RECREATIONAL AREA
 COMMON AREA "C" - LANDSCAPE BUFFER YARD
 COMMON AREA "D" - DRAINAGE AND RETENTION
 COMMON AREA "E" - NATURAL OPEN SPACE (WGS)

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 CROSS REF. C05-64-49

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