

Northcross Landscape Guidelines Handout for Landscapers/Maintenance (April 23rd, 2012)

Landscape Renovation and Maintenance Guidelines for NMA property owners based on the Northcross Design Guidelines (Please share with your landscape company)

Clarification of terms: “Reconstruction” area is the area along Sam Furr Road, Holly Point, and US 21 where the NC DOT widened the roadway. “Renovation” is used to describe areas in the NMA landscape easement. “Landscape Easement Area (LEA)” is the area of property 35 feet from the public street.

Grass: Grass areas within 35 feet of the public street (NMA LEA) will be planted and maintained with a heat and drought tolerant fescue in all areas to the curb line. Bare patches greater than ten square feet will be repaired within 30 days.

The property owner will be responsible for all lawn maintenance within the NMA LEA with the exception of the areas identified in *Northcross Design Guidelines, Section IV. Design & Construction Standards A. Site Development, Section 7.e. Maintenance & Installation as ammended*. Grass will be mowed at least once every seven (7) days between April and October and once every 21 days or as needed between November and March to maintain an average grass height of no more than 5 (five) inches. Grass cutting services should only be done on **Tuesday, Wednesday, and Thursday** unless weather prohibits this.

Slopes: In areas where steep slopes have been created by new road construction and grass is difficult to maintain or will not grow, other forms of ground cover must be installed. “Love Grass” and “Blue Rug Junipers” are an option to be considered by the property owner. The NMA Architectural Review Committee may approve slopes that are landscaped other than with fescue, provided that the erosion is prevented and a consistent appearance are maintained. A consistent landscape theme will be an important part of the NMA Architectural Committee’s approval process.

Irrigation: All properties will have functioning irrigation systems within the first 35 feet from the public road (NMA LEA). Watering will be done between 10 PM and 6 AM. Irrigation systems will be turned off from Nov. 10th through March 30th or periods of freezing temperatures to reduce the chance for ice on sidewalks in the Master Association Landscape and Easement Areas. Irrigation will be operated as needed during other periods to ensure a minimum of two inches of water per square foot per week in the area within 35 feet of the public street or right of way of the property. Each property in the “reconstruction area” will have functional drip irrigation for each tree in the Master Association Landscape and Easement Areas. The requirement for the drip irrigation for trees will be in place through December 2014. Failure to do so will result in the property owner being billed for tree replacement if the tree should die.

NMA Maintenance Areas. The NMA also accepts landscaping installation and maintenance responsibility for key locations within the NMA’s area of responsibility. These areas are identified by number on the Revised Landscape Master Plan and here in text. They are:

1. The intersection of Hwy 21 and Sam Furr Road. This area extends approximately 125 feet from the intersection from the curb along the roads and to property owners’ areas of landscaping and maintenance responsibility. Each corner is different and the depth of the NMA responsibility can be seen on the Revised Landscape Master Plan drawings. (area 1).

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2. The intersection of Hwy 21 and Northcross Center Court. This area extends 100 feet from the intersection along the roads and to property owners' areas of landscaping and maintenance responsibility. Each corner is different and the depth of the NMA responsibility can be seen on the Revised Landscape Master Plan. (area 2)
3. The southeast and southwest corners of the intersection of Northcross Drive and Sam Furr Road. This area extends 100 feet from the intersection along the roads and to property owners' areas of landscaping and maintenance responsibility. Each corner is different and the depth of the NMA responsibility can be seen on the Revised Landscape Master Plan. (area 3)
4. The area along the east side of Northcross Drive south of the restaurants (Carrabas/Outback) to the boundary of the NMA area of responsibility, as shown on the Revised Landscape Master Plan. (area 4)
5. The NMA will maintain all white fencing paralleling I-77 within the NMA area of responsibility and will mow the grass in the improved areas along the fence. (area 5)
6. The NMA will maintain the landscaping on north side of the holding pond located near the southbound entrance to I-77 from Sam Furr Road. The NMA is also responsible for maintaining the holding pond dam. The NMA will maintain the area to the south of the pond to the top of the slope. (area 6)
7. The NMA will coordinate maintenance with the NC DOT and the Town of Huntersville for landscaping and mowing along the exit and entry ramps and center area of Exit 25 on I-77. The goal of this effort will be to promote a positive visual experience for those using this highway interchange. (area 7)

Tree Installation Guidelines (If not done by the NMA Contractor)

Prior to installation of street trees, all tree locations shall have a functioning drip irrigation system in place to assure the livability of plant material upon installation, and ease maintenance of the site. Trees and Crepe myrtles shall be planted in accordance with the NMA revised Landscape Design Plan dated Nov. 16, 2011. All initial planting done by the property owners will be started no earlier than November 1st, 2012 and completed no later than February 28th, 2013.

The Landscape Contractor shall supply a warranty period for two full growing seasons from date of installation for all plant material located on lots with approved irrigation system - demonstrated to be in operational condition at time of plant material installation.

A final maintenance inspection of plant material shall be performed after two full growing seasons from the date of final construction inspection prior to the NMA accepting responsibility for care.

Questions: Please contact the Northcross Master Association care of Merrifield Patrick Vermillion, 521 East Morehead Street, Suite 400, Charlotte, NC 28202. Telephone: 704.561.5270.