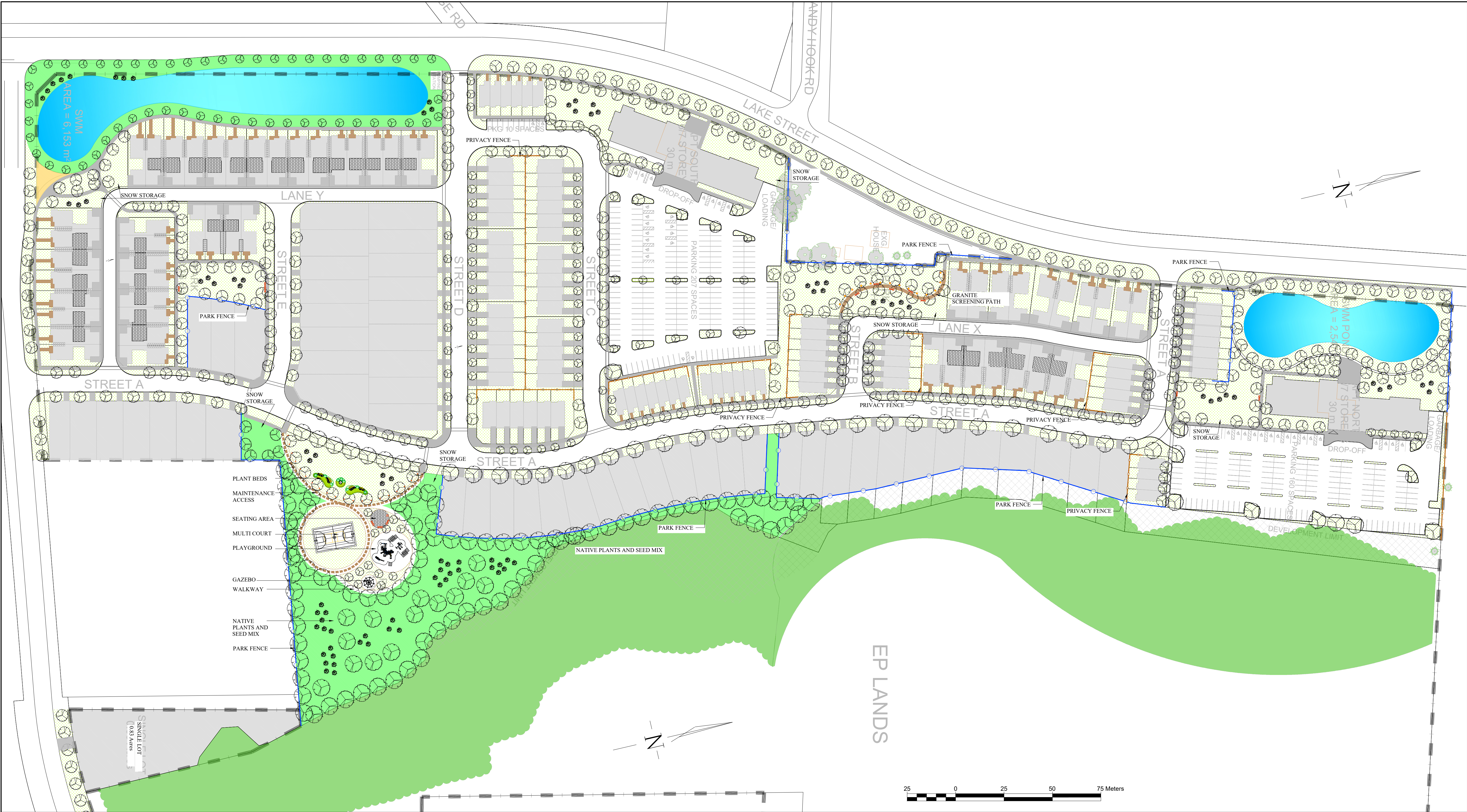
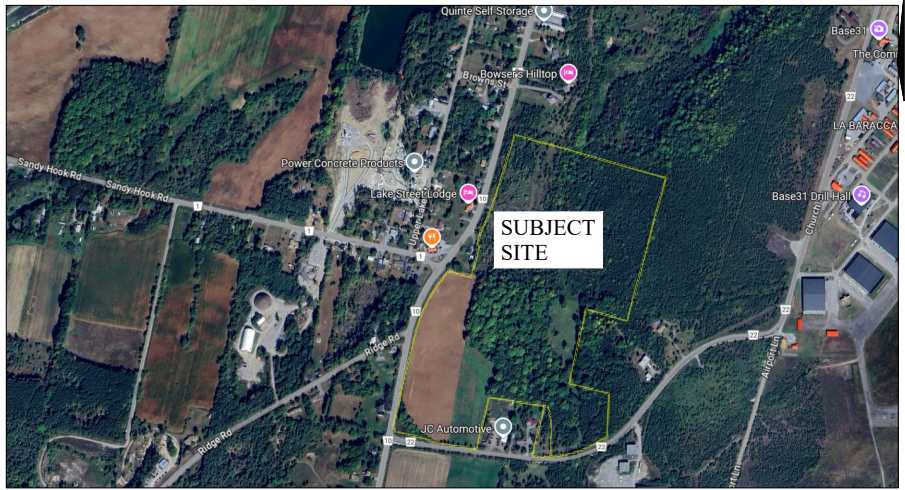
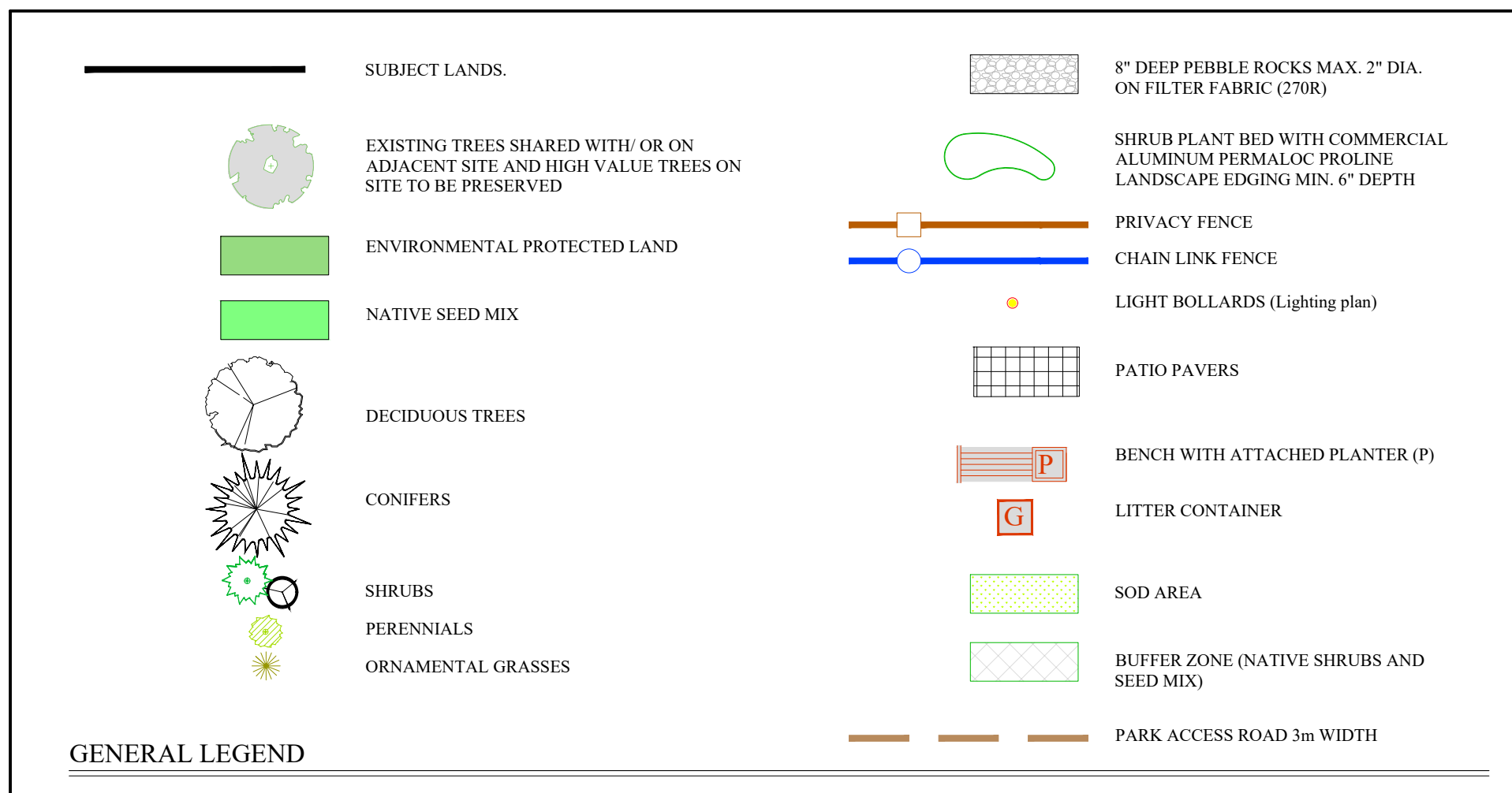




LANDSCAPE CONCEPT PLAN

SCALE 1 : 1,000



KEY MAP

N.T.S.

GENERAL NOTES

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No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	November 22, 2024	SJT
2.	AS PER REVISED SITE PLAN	April 29, 2025	SJT

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BASE PLAN REVISED: MARCH, 2022

Client info:
HOMES FIRST DEVELOPMENT CORPORATION

ACCEPTED BY:

DATE

LANDSCAPE ARCHITECTS STAMP
STAMP AND ARCHITECTS SIGNATURE REQUIRED

JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4

Fax: 705-722-5660
Tel: 705-722-6278

HOMES FIRST DEVELOPMENT CORPORATION

318 LAKE STREET

Town of Picton

LANDSCAPE CONCEPT PLAN

SCALE: 1/1000	DESIGNED BY: IT	REVIEWED BY: NB
TOWN FILE No.	OUR FILE REF. # 12-23	LP-1

SITE CONDITIONS

1. VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO SERVICES, EXISTING VEGETATION OR ANY OTHER FEATURES TO BE RETAINED.
3. FOR ALL AREAS OF DISTURBANCE: NATIVE TOPSOIL IS TO BE STRIPPED, STOCK PILED, LABORATORY TESTED AND REPLACED AS PER TOPSOIL REQUIREMENTS.

PLANT MATERIAL REQUIREMENTS

4. PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ARE MINIMUM SIZES +/- NURSERY GROWN AND UNIFORM SPECIMENS. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECTS.
5. DECIDUOUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND WELL BRANCHED 1.5M ABOVE GRADE UNLESS OTHERWISE STATED.
6. CONIFEROUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND DENSELY BRANCHED TO WITHIN 0.3m OF THE GROUND.
7. ALL PLANTING MATERIAL AND OPERATIONS TO MEET OR EXCEED THE HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE HORTICULTURAL TRADES ASSOCIATION. ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY STOCK. UNSATISFACTORY STOCK WILL BE REFUSED ON THE SITE.
8. SOD TO BE CANADA NO.1 NURSERY SOD, MEETING ONTARIO SOD GROWERS ASSOCIATION STANDARDS. ALL SOD AREAS TO RECEIVE 200MM DEPTH OF TOPSOIL UNLESS OTHERWISE INDICATED.

PLANTING NOTES

9. LOCATIONS FOR PLANT MATERIAL AND PLANTING BEDS ARE TO BE MARKED OR STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT AND MUNICIPAL STAFF PRIOR TO INSTALLATION.
10. ALL PLANT MATERIAL WHICH ARE SPECIFIED BY O.C. (ON CENTER SPACING) ARE TO BE PLANTED AS NOTED IN THE PLANT SCHEDULE.
11. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND DRAWING, THE DRAWING WILL BE ASSUMED TO BE CORRECT.
12. ALL MASS PLANTINGS OF SHRUBS SHALL BE IN CONTINUOUS BEDS AND MULCHED AS SPECIFIED.
13. ALL TREE PITS SHALL INCLUDE TREATMENT WITH MICORRHIZAL FUNGI OF THE WALLS BEFORE PLANTING (2L OF "MIKE" OR SIMILAR PRODUCT SHALL BE USED FOR EACH 60MM CALIPER TREE)
14. ALL TREES ARE TO BE STAKED OR GUY WIRED ACCORDING TO DETAILS PROVIDED. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT.
15. REMOVE BURLAP AND ROPE FROM THE TOP 1/3 OF ROOT BALLS.
16. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN THE TREES IN A HEALTHY CONDITION.
17. ALL PLANT MATERIALS WHICH CAN NOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HEELED IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.
18. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT. ALL OPEN PITS SHALL BE ADEQUATELY PROTECTED BY BARRIERS OR FILLED IN WITH SOIL PRIOR TO THE END OF EACH PLANTING DAY.
19. ALL NEW WORK TO BLEND NEATLY AND SMOOTHLY WITH EXISTING CONDITIONS.

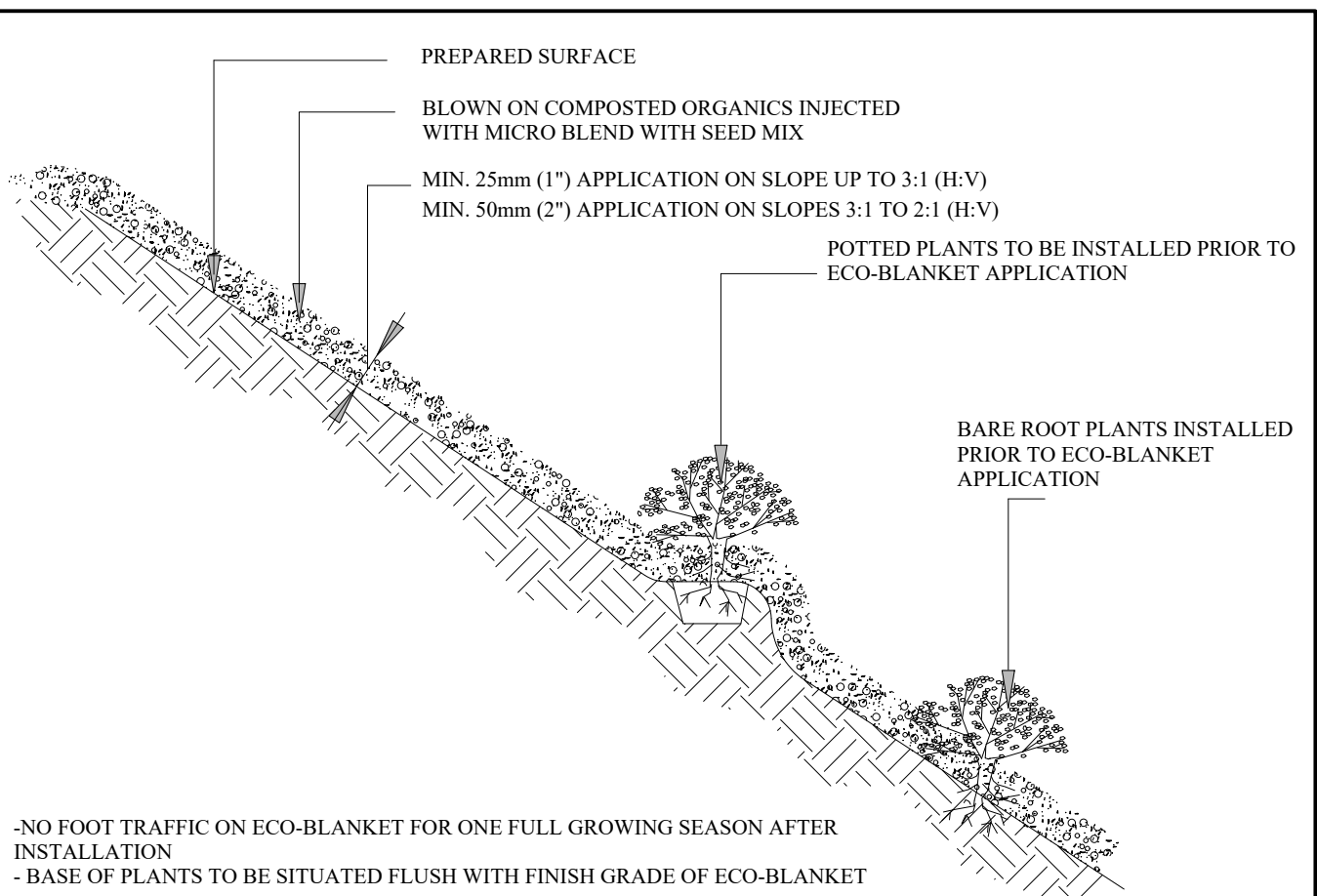
INSPECTION AND WARRANTY

1. GIVE TIMELY NOTICE TO THE LANDSCAPE ARCHITECT FOR THE REQUIRED START UP SITE INSPECTION TO REVIEW SITE CONDITIONS AND SCHEDULE FOLLOW UP INSTALLATIONS.
2. INSTALLATION OF PLANT MATERIAL PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS, WHETHER INSTALLED OR NOT, WHICH DO NOT CONFORM TO THE SPECIFICATIONS AND/OR SITE DRAWING. REMOVE ALL REJECTED PLANTS FROM THE SITE IMMEDIATELY. DO NOT REMOVE ANY LABELS FROM PLANTS UNTIL PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL AND WORKMANSHIP WILL BE INSPECTED AND IS UNDER WARRANTY FOR A MINIMUM OF TWO YEAR FROM DATE OF WRITTEN ACCEPTANCE. ALL PLANT MATERIAL MUST BE IN A HEALTHY, VIGOROUS GROWING CONDITION SATISFACTORY TO THE CONTRACT ADMINISTRATOR AT THE END OF THE WARRANTY PERIOD OR BE REPLACED AT THE CONTRACTORS EXPENSE.
5. FINAL ACCEPTANCE OF THE PROJECT WILL BE CARRIED OUT UPON COMPLETION OF ALL WORK INCLUDED IN THE CONTRACT.

TOPSOIL REQUIREMENTS

6. PROVIDE MINIMUM SOIL VOLUME PER TREE AT 0.45m DEPTH FOR STREET TREES (OR ABOVE UTILITIES) AND MAX. 0.9m IN OTHER AREAS:
 - 18 m³ FOR LARGE TREES
 - 12 m³ FOR SMALL TREES
7. PREPARED SOIL MIXTURE FOR EACH TREE PITS AND SHRUBS SHALL CONSIST OF HIGH QUALITY SOIL:
 - SIX PARTS OF FERTILE LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5+ OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS
 - ONE PART COARSE PULVERIZED CANADIAN PEAT MOSS
 - ONE PART OF WELL-ROTTED FARM MANURE
8. PREPARED SOIL MIXTURE FOR SOD AREAS SHALL CONSIST OF MIN. 20cm HIGH QUALITY SOIL:
 - SIX PARTS OF FERTILE LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5+ OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS

PLANTING NOTES



1.0 Description:

This work shall consist of furnishing, constructing and maintaining an EcoBlanket[®] to Rexius specifications. EcoBlanket is a ground cover (surface blanket) of the Rexius specified compost/mulch (Erosion Blend) combined with a special additive (Microblend) constructed with a pneumatic blower to control and reduce soil erosion. An EcoBlanket stabilizes the soil, prevents splash, sheet and rill erosion, and removes suspended soil particles and contaminants from water moving off the site and into adjacent waterways or storm water conveyance systems. 1.1. This EcoBlanket must be applied by Landsource Organix Ltd., 100 Britannia Road East, Hornby, Ontario L0P 1E0, tollfree 1 877 548 8558 (toll free fax 1 877 548 8559) or equivalent certified EcoBlanket installer. 1.2. Materials must be applied using a pneumatic blower unit complete with a supplemental granular injection system capable of installing at least 15 cubic meters per hour. 1.3. Contractor must have at least 3 years of proven experience in successfully installing EcoBlanketsTM.

2.0 Material:

The EcoBlanket filtering material consists of the Rexius Erosion Blend of compost and mulch materials, according to the Rexius particle sizing specifications, in combination with the Rexius Microblend additive. 2.1. Particle size must meet exact specifications of the Rexius EcoBlanket Erosion Blend material supplied by a certified supplier/installer. 2.2. The compost portion of EcoBlanket shall be derived from well-decomposed organic matter source produced by controlled aerobic (biological) decomposition that has been sanitized through the generation of heat and stabilized to the point that it is appropriate for this particular application. Compost material shall be processed through proper thermophilic composting, meeting the Canadian Council of Ministers of the Environment's (CCME) definition for a 'process to further reduce pathogens' (PPRP). The compost portion shall meet the chemical, physical and biological properties (as outlined in the chart on reverse). These and all other required properties for the performance of the EcoBlanket are included in the Rexius EcoBlanket Manufacturer by Guidelines followed by certified supplier/installers. 2.3. Rexius Microblend additive shall be injected into Erosion Blend material at time of EcoBlanket construction. 2.4. A proof of certification as an EcoBlanket supplier shall be submitted to the Landscape Architect for approval prior to installation. Test results for EcoBlanket performance shall be made available upon request. 2.5. Where seeding or planting is planned, Erosion Blend material must meet Rexius' minimum specification requirements for seeding purposes.

3.0 Construction:

3.1. The EcoBlanket shall be placed as shown on the plans or as directed by the Landscape Architect. 3.2. On areas with slopes 3:1 to 2:1 (H:V) the EcoBlanket shall be uniformly applied directly at the soil surface with a pneumatic blower as specified by Rexius. EcoBlanket shall be applied at a depth of 50 mm minimum and approximately 90 cm over the top of the slope, or overlap it into existing vegetation. On areas with slopes up to 3:1(H:V) the EcoBlanket shall be applied at a depth of 25mm minimum. In extreme conditions and where specified by the Engineer/Landscape Architect, EcoBems shall be added and constructed at the top of the slope in parallel intervals down the profile of the slope (6 metres to 9 metres apart) if necessary. (The Engineer/Landscape Architect shall specify berm requirements) 3.3. Rexius Microblend shall be applied/injected at a minimum rate of 615 kgs. per hectare (or as specified by Rexius), to be confirmed by inspector/project manager. 3.4. EcoBlanket application depth may be modified based on specific site (e.g., soil characteristics, existing vegetation) and climatic conditions, as well as particular project related requirements. The severity of slope grade, as well as slope length will also influence the addition of EcoBems and number of EcoBerm placements in combination with the EcoBlanket. 3.5. If temporary or long-term vegetation is required, Erosion Blend material may be injected with seed during application. The Engineer/Landscape Architect shall specify seed requirements and the compost/mulch component shall abide by the minimum standards set by Rexius for seeding. 3.6. Where vegetation is to be established, slightly roughen (scarify) slopes and remove large clods, rocks, stumps, roots larger than 50 mm in diameter and debris on slopes. This soil preparation step may be eliminated where approved by the Landscape Architect/Designer, or where seeding or planting is not planned. Where practical, track (compact) perpendicular to contours on the slope using a bulldozer before applying EcoBlanket injected with seed. 3.7. Do not use EcoBlankets in areas of concentrated flow (i.e. ditches, streams, etc.) 3.8. Unless otherwise allowed by Landscape Architect, seeding shall be performed within the local region's seeding deadlines.

4.0 Maintenance:

The Contractor shall maintain the EcoBlanket in a functional condition at all times. Contractor shall make periodic inspections of the EcoBlanket for effectiveness and shall immediately correct all deficiencies. Where deficiencies exist, additional EcoBlanket material shall be installed immediately to required depth.

5.0 Method of Measurement:

EcoBlanket shall be measured by the square metre, complete in place.

6.0 Performance:

6.1. Place EcoBlankets on denuded areas immediately or as directed by Landscape Architect. EcoBems and/or temporary or permanent vegetation shall be applied/established when necessary, along with other appropriate structural measures and controls, for additional erosion and sediment control. 6.2. The work specified in this Section consists of designing, providing, and maintaining erosion and sedimentation controls as necessary. All existing and foreseeable future conditions that affect the work inside and outside the site limits must be acknowledged as the Contractor's responsibility. 6.3. Contractor is responsible for providing effective sediment control measures based on performance. Contractor may, with approval from the Landscape Architect, work outside the minimum construction requirements to establish a working erosion control system.

Parameters1.4 Reported as (units of measure) EcoBlanket to be Vegetated EcoBlanket to be left Un-vegetated
pH2 pH units 5.0 - 8.5 N/A
Soluble Salt Concentration2 (electrical conductivity) ds/m (mmhos/cm) Maximum 5 N/A
Stability3 Carbon Dioxide Evolution Rate mg CO2-C per g OM per day < 8 N/A
Physical Contaminants (man-made inerts) % dry weight basis < 1 < 1

1. Recommended test methodologies are provided in Test Methods for the Examination of Composting and Compost (SCC through BRQ)
2. Each specific plant species requires a specific pH range. Each plant also has a salinity tolerance rating, and maximum tolerable quantities are known. When specifying the establishment of any plant or turf species, it is important to understand their pH and soluble salt requirements, and how they relate to the compost in use.
3. Stability/Maturity rating is an area of compost science that is still evolving, and as such, other various test methods could be considered. Also, never base compost quality conclusions on the result of a single stability/maturity test.
4. Landscape Architect may modify the allowable compost specification ranges based on specific field conditions and plant requirements.

ECOBANKET SPECIFICATIONS AND DETAIL

DETAIL ADAPTED FROM LANDSOURCE ORGANIX EcoBlanket (tel.:1-877-548-8558)

SHORELINE ZONE

NO-MOW ZONE
APPROXIMATELY 1,450 sq/m (+10%) (+/- MEASUREMENTS TO BE TAKEN ON SITE)

#7107 - SEASONALLY FLOODED ANNUAL/PERENNIAL MIXTURE

- 5% NODDING BUR MARIGOLD (Biddens ceruina)
- 22% FOX SEDGE (Carex vulpinoidea)
- 25% CANADA WILD RYE (Elymus canadensis)
- 25% SWITCHGRASS (Panicum virgatum)
- 23% FOWL MEADOWGRASS (Poa palustris)

SEEDING RATE - 30kg PER HECTARE
SUPPLIED BY - OSC SEEDS 1-519-886-0557
ANNUAL RYE NURSE CROP TO BE APPLIED AT TIME OF SEASONALLY FLOODED ANNUAL/PERENNIAL MIXTURE AT A RATE OF 12kg PER HECTARE. REFER TO TERRASEEDING NOTES AND MULCH APPLICATION SPECIFICATIONS IN THIS BOX FOR FURTHER DETAILS.

NB - ALL DISTURBED AREAS TO BE TERRASEEDED

UPLAND PLANTING ZONE

NO-MOW ZONE (INCLUDING ACCESS ROAD)
APPROXIMATELY 10,000 sq/m (+10%) (+/- MEASUREMENTS TO BE TAKEN ON SITE)

SIMCOE COUNTY NATIVE UPLAND MIXTURE

- 2% NEW ENGLAND ASTER (Aster novae-angliae)
- 12% BLACK EYED SUSAN (Rudbeckia hirta)
- 20% SAND DROPSIDE (Sporobolus cryandrus)
- 20% CANADA WILD RYE (Elymus canadensis)
- 4% CANADA GOLDEN ROD (Solidago canadensis)
- 5% COMMON MILKWEED (Asclepias syriaca)
- 1% WILD BERGAMONTE (Monarda fistulosa)
- 1% SMOOTH BLUE ASTER (Aster laevis)
- 15% LITTLE BLUE STEM (Andropogon scoparius)
- 20% INDIANGRASS (Sorghastrum nutans)

SEEDING RATE - 30kg PER HECTARE
SUPPLIED BY - OSC SEEDS 1-519-886-0557
ANNUAL RYE NURSE CROP TO BE APPLIED AT TIME OF NATIVE UPLAND PLANTING MIXTURE AT A RATE OF 12kg PER HECTARE. REFER TO TERRASEEDING NOTES AND MULCH APPLICATION SPECIFICATIONS IN THIS BOX FOR FURTHER DETAILS.

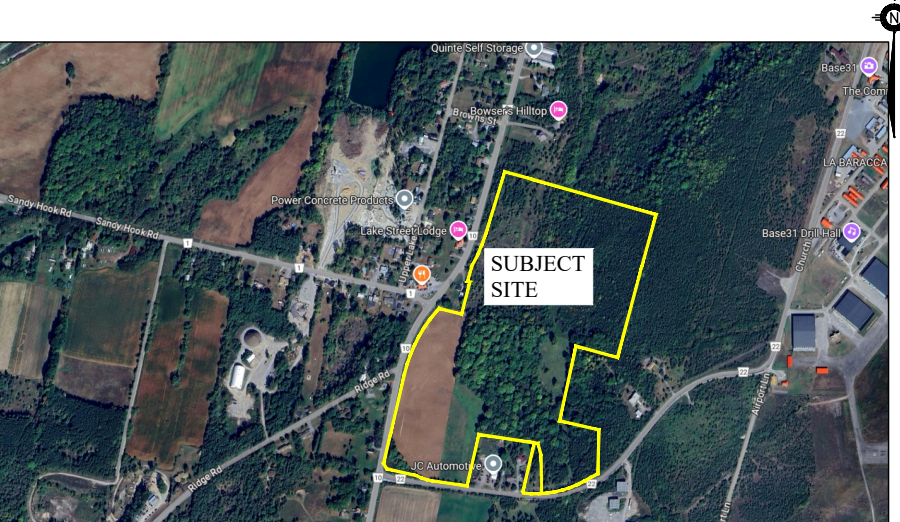
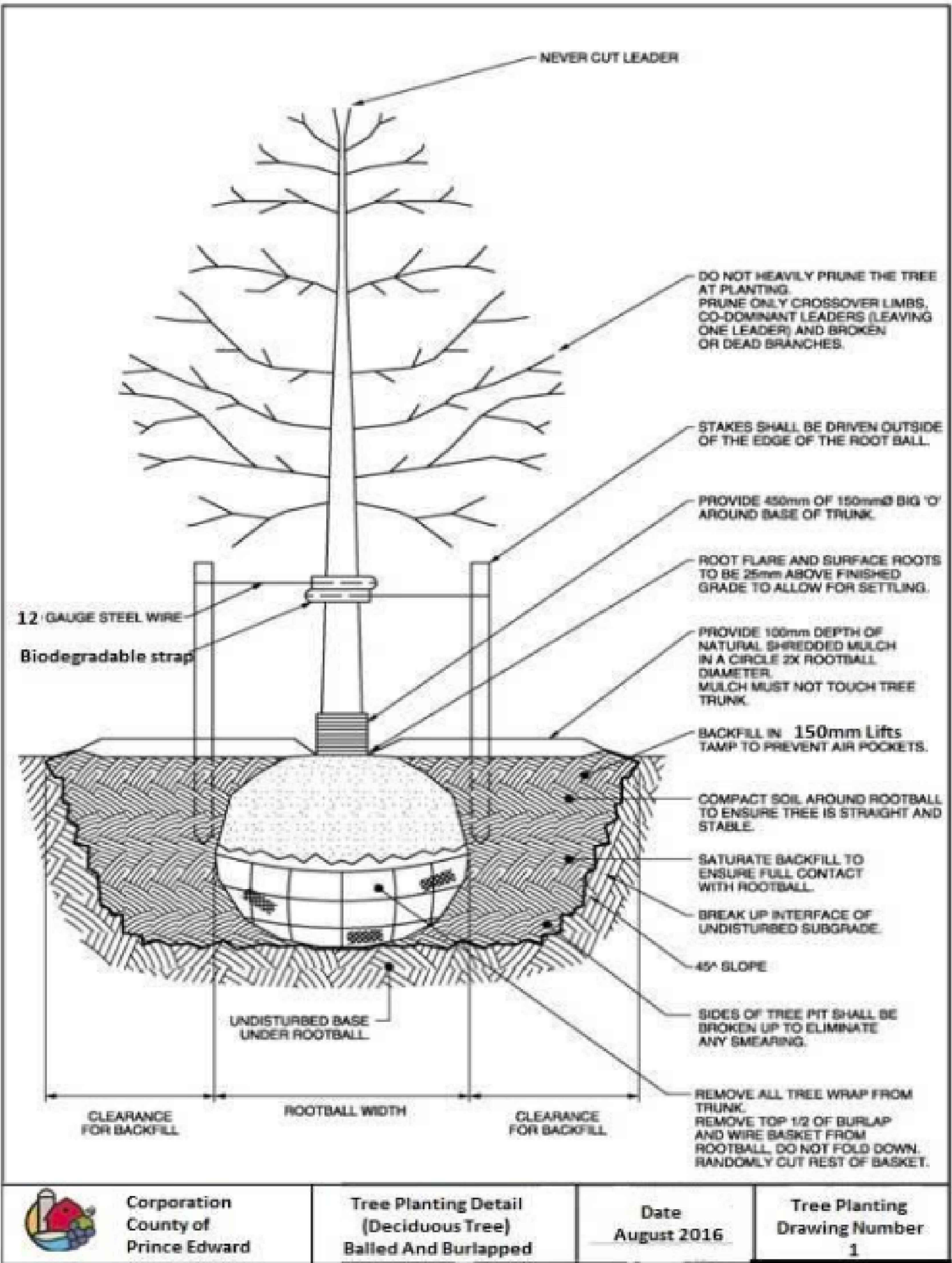
TERRASEEDING APPLICATION SPECIFICATIONS

ECOBANKET OR TERRASEEDING TACTIFIER / FLEXGUARD HYDROMULCH SHALL BE APPLIED AS PER MANUFACTURER SPECIFICATIONS. SEE NOTES ON THIS PAGE.

TOP SOIL:

TOPSOIL SHALL BE PROVIDED TO A MINIMUM DEPTH OF 0.45m FOR TERRESTRIAL AREAS EXCEPT THE ACCESS ROAD BASE (5cm) AND MINIMUM 0.35m FOR TEMPORARY UNDERWATER AREAS. TOPSOIL QUALITY SHALL BE AS PER OPSS 570. IT SHALL BE TESTED BY AN INDEPENDENT LABORATORY PRIOR TO INSTALLATION.

SEEDING AND TOP SOIL NOTES



KEY MAP

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	BASE PLAN REVISED: MARCH, 2022
	Client info: HOMES FIRST DEVELOPMENT CORPORATION

ACCEPTED BY:	LANDSCAPE ARCHITECTS STAMP SEAL AND SIGNATURE VOID IF REPRODUCED
DATE	

JDB ASSOCIATES LTD.
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274 Burton Ave., Suite 1201
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Fax: 705-722-5660
Tel: 705-722-6278

HOMES FIRST DEVELOPMENT CORPORATION
318 LAKE STREET

Town of Picton

LANDSCAPE PLAN DETAILS

SCALE: NTS	DESIGNED BY: IT	REVIEWED BY: NB
TOWN FILE No.	OUR FILE REF. # 12-23	LP-2