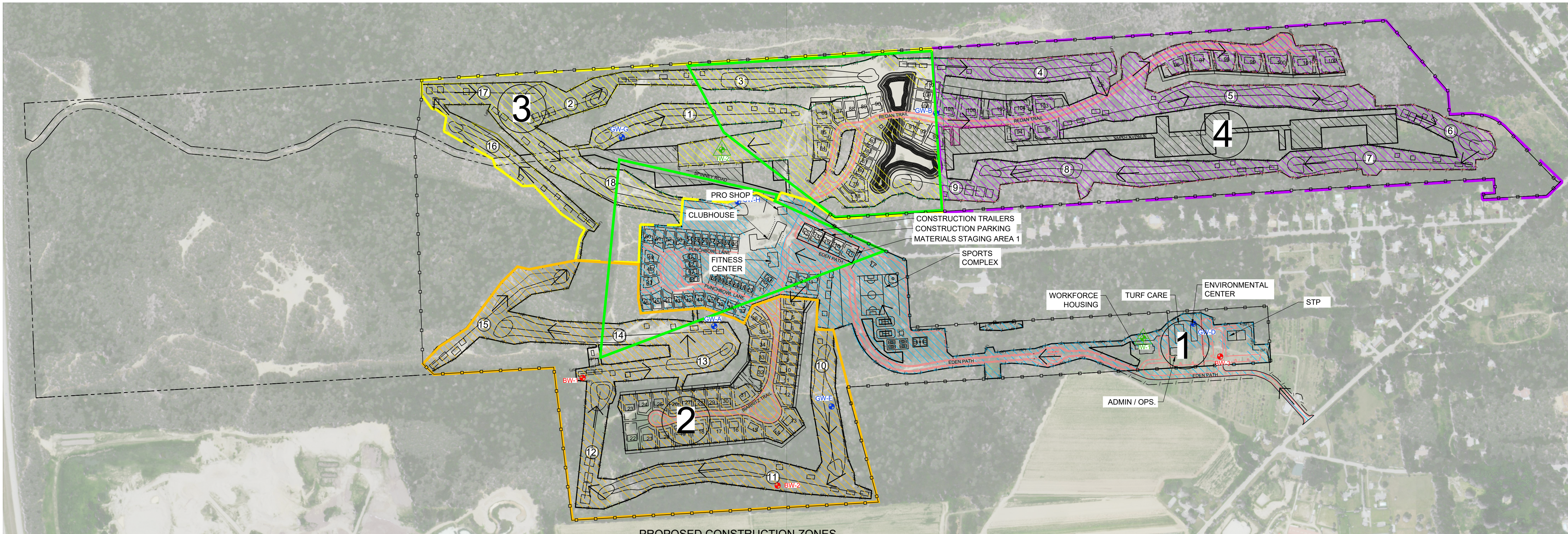
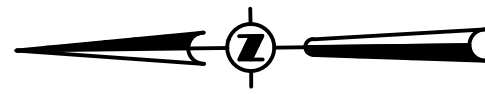
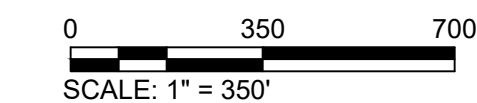




PROPOSED CONSTRUCTION ZONES

SCALE: 1"=350'



SCALE: 1" = 350'

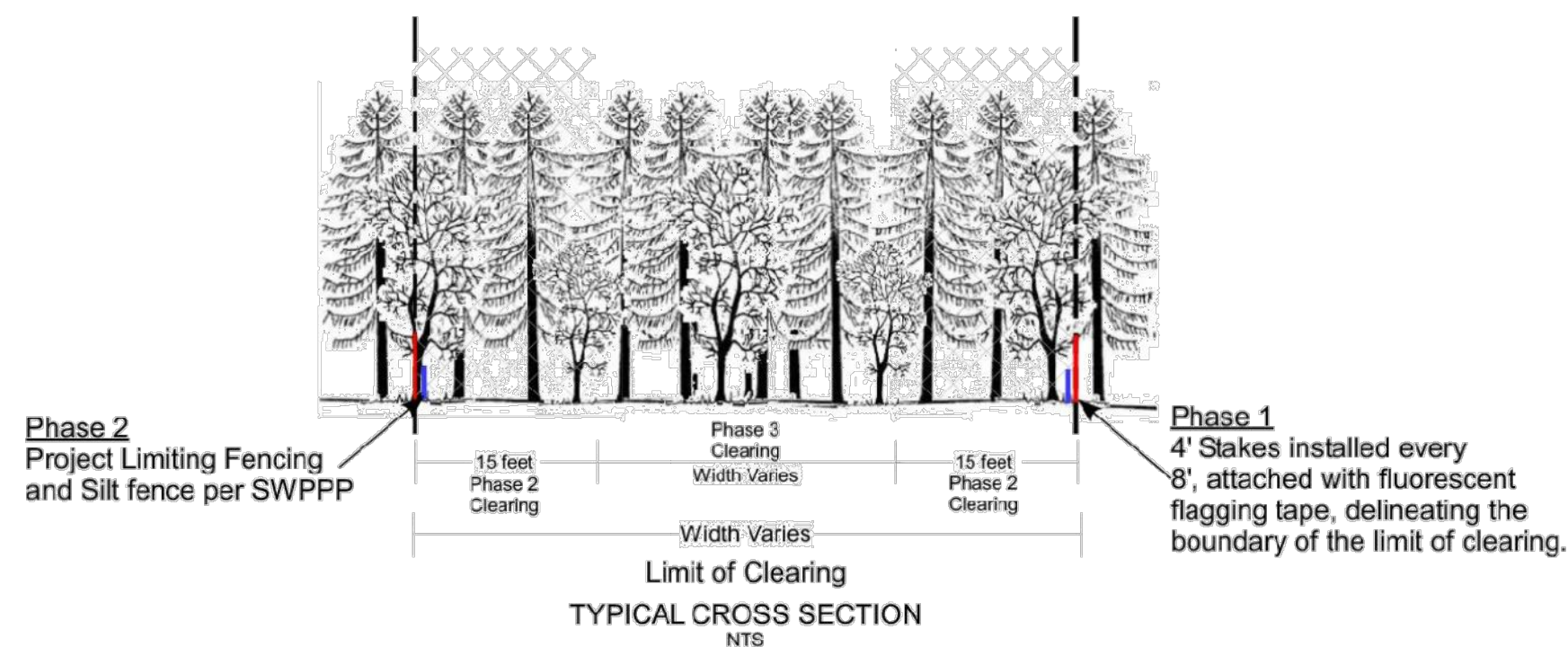
	CONSTRUCTION ZONE 1 BOUNDARY
	ZONE 1 TREE FELLING/CLEARING
	CONSTRUCTION ZONE 2 BOUNDARY
	ZONE 2 TREE FELLING/CLEARING
	CONSTRUCTION ZONE 3 BOUNDARY
	ZONE 3 TREE FELLING/CLEARING
	CONSTRUCTION ZONE 4 BOUNDARY
	ZONE 4 TREE FELLING/CLEARING
	ROADS
	EASEMENT TO OUT PARCELS TO BE CLEARED IF/WHEN NECESSARY
	OUT PARCELS
	PROPOSED GOLF COURSE MONITORING WELLS
	PROPOSED BACKGROUND MONITORING WELLS
	PROPOSED IRRIGATION WELL
	PROPOSED GOLF COURSE LAYOUT
	PROPERTY LINE
	PAPER ROAD
	DEC DELINEATED AREA - CAN BE CLEARED YEAR-ROUND *AREAS OUTSIDE OF GREEN ZONE CAN ONLY BE CLEARED BETWEEN DECEMBER 1ST AND FEBRUARY 28TH.
	CONSTRUCTION ZONE NUMBER
	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION FENCE
	PROPOSED 6'H SECURITY FENCE

PHASING OF TREE FELLING/CLEARING ACTIVITIES

- Phase 1 - Hand stake (8' o.c.) and attached with fluorescent flagging tape to delineate the limit of clearing for the entire project site, for inspected by Town of Southampton, CPBC, and other agencies, as may be applicable, prior to authorized clearing activity.
- Phase 2 - Commence tree felling and clearing of 15 ft wide path along the limit of clearing, required to install fencing, followed immediately by the installation of required limit of clearing and silt fencing.
- Phase 3 - Tree felling of any permitted development areas outside the Green Zone, as delineated by the NYS DEC, will be restricted to the NLEB protection window between December 1st and February 28th, as delineated on the above map. Inspections available at any time by contacting DLC representative Nick Venturino at 401-447-2114 via voice or text message.
- Phase 4 - Following the tree felling, clearing activities such as stump removal, tree chipping, grubbing, and other waste reduction efforts will commence.
- Phase 5 - Upon completion of Phase 4 in a given zone, the other construction activities, including but not limited to roads, drainage and infrastructure, golf course, and residential units, will commence pursuant to the schedule of activities in each construction zone.

NOTES:

- Any clearing activity between 11/28/22 and 12/1/22 will be within the Green Zone only.
- Golf course construction will begin with pond excavation followed by golf hole construction starting on holes 3 and 4 and continuing north/south then to the west. The golf course construction will begin with the grading and shaping of holes, and is planned at 5 weeks for the first hole, and 3 weeks for every subsequent hole, with completion of the remaining work on the course to be completed by 12/31/24.
- Residential construction will start with club cabins nearest to the clubhouse area, with a goal of completing approximately 20 homes per year.
- Includes the road work in the access easement area on lot having SCTM# 900-288-1-64.1 fronting on Lewis Road.
- The timing of the development activities are subject to change as a result of circumstances beyond DLC control, such as weather events, supply chain issues, labor shortages, etc.
- Upon completion of the tree felling within a particular time period clearing activities such as stump removal, tree chipping, grubbing, and other waste reduction efforts will commence simultaneously with the start dates of roadway, golf, and other buildings.
- Developer will seek special permission from NYS DEC to allow for clearing outside of the "bat window", preferably in August of 2023.
- As per the preliminary site plan approval the property has been inventoried during the month of October 2022 for rare plants listed on the Ecological Species Transplant Management Program developed by Nelson, Pope & Voorhis. Upon completion of inventory in October 2022, seeds and transplantable plants were collected during the month of November for propagation and transplant later in the development.



CONSTRUCTION ZONE 1

ACTIVITIES

- TREE FELLING: 15.9 ACRES
TIMING: 11/18/22 - 12/15/22
- ROADWAYS⁴: 7,722 LF.
TIMING: 09/01/23 - 12/31/26
- RECREATION AREA: 09/01/23 - 12/31/26
- W.F. HOUSING: 06/01/23 - 06/01/24
- TURF CARE/ ENVIRONMENTAL CENTER/ADMIN / OPS. 05/01/23 - 06/01/24
- RESIDENTIAL UNITS³ UNITS 1-3; 37-77
TIMING: UNITS 50-70 05/01/23 - 06/01/24
UNITS 1-3; 37-49; 71-77 01/01/24 - 12/31/25
- CLUBHOUSE AREA: 01/01/24 - 06/01/26
- STP: 04/01/23 - 05/01/24

CONSTRUCTION ZONE 2

ACTIVITIES

- TREE FELLING: 10.3 ACRES
TIMING: 12/01/22 - 12/31/22
- TREE FELLING: 15.1 ACRES
TIMING: 12/01/23 - 02/28/24
- TREE FELLING: 10.2 ACRES
TIMING: 12/01/23 - 02/28/24
- ROADWAYS: 2,604 LF.
TIMING: 12/31/22 - 12/31/24
- GOLF HOLES²: 10,11,12,13,14,15
TIMING: 07/01/23 - 01/31/24
- RESIDENTIAL UNITS³ UNITS 4 TO 36
TIMING: UNITS 33 TO 36 01/01/24 - 02/01/25
UNITS 4 TO 11 01/01/24 - 02/01/25
UNITS 12 TO 32 01/01/24 - 02/01/25

CONSTRUCTION ZONE 3

ACTIVITIES

- TREE FELLING: 20.5 ACRES
TIMING: 01/01/23 - 01/31/23
- TREE FELLING: 9.3 ACRES
TIMING: 03/01/23-04/01/23
- TREE FELLING: 3.2 ACRES
TIMING: 12/01/23 - 02/28/24
- ROADWAYS: 1,986 LF.
TIMING: 02/01/23 - 12/31/24
- GOLF HOLES²: 1,2,3,16,17,18, D.R.
TIMING: 04/01/23 - 01/01/24
- RESIDENTIAL UNITS³ UNITS 78 TO 93 & 108 - 110
TIMING: UNITS 78 TO 83 01/01/25 - 12/31/25
UNITS 84-93 & 108 - 110 01/01/26 - 12/31/26

CONSTRUCTION ZONE 4

ACTIVITIES

- TREE FELLING: 26.0 ACRES
TIMING: 02/01/23 - 02/28/23
- TREE FELLING: 7.6 ACRES
TIMING: 12/01/24 - 02/28/25
- ROADWAYS: 2,680 LF.
TIMING: 03/01/23 - 12/31/24
- GOLF HOLES²: 4,5,6,7,8,9
TIMING: 05/01/23 - 12/31/23
- RESIDENTIAL UNITS³ UNITS 94-107
TIMING: 01/01/26 - 12/31/26

CONSULTANTS

7		
6		
5		
4		
3		
2		
1		
Number	Revision Description	Revision Date
Designed By		Date Submitted
Drawn By	HS	Date Created 11/03/2022
Approved By	BAG	Scale AS SHOWN

Client:
DISCOVERY LAND COMPANY
14605 NORTH 73RD ST.
SCOTTSDALE, ARIZONA 85260

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT

Project Address:
**EAST QUOGUE, TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK**

County Tax Map Number: Contract Number:
Regulatory Reference Number:

Title of Drawing:

CONSTRUCTION PHASING PLAN

Drawing Number:	
P-100	
Sheet	1 of 5
PWGC Project Number:	
DLC1901	

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7070 of the New York State Education Law