

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

TO BE FELLED 12/01/2023-02/28/2024

TO BE FELLED 03/01/2023-04/01/2023

TO BE FELLED 12/01/2023-02/28/2025

OPEN SPACE

EXISTING CLEARED AREA

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 inspection 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.

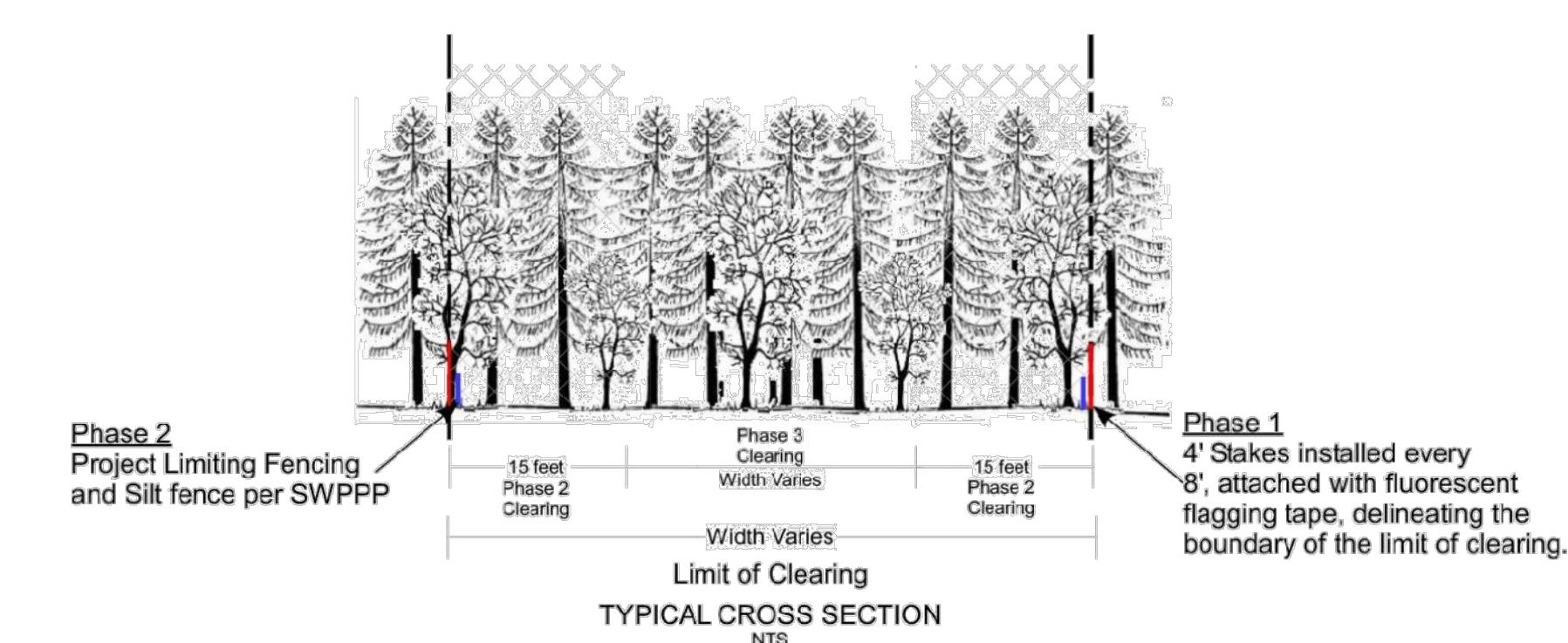
Phase 3 - Tree felling of any permitted development areas outside the Green Zone, as delineated by the NYS DEC, will be restricted to the NLEB protection window between December 1st and February 28th, as delineated on the above map. Inspections available at any time by contacting DLC representative Nick 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

1. TREE FELLING: 15.9 ACRES 5.5 ACRES TIMING: 03/01/23 - 04/01/23
2. ROADWAYS⁴: 7,722 LF. TIMING: 12/15/22 - 06/01/24
3. RECREATION AREA: 09/01/23 - 12/31/26
4. W.F. HOUSING: 06/01/23 - 06/01/24
5. TURF CARE/ENVIRONMENTAL CENTER/ADMIN / OPS. 05/01/23 - 06/01/24
6. RESIDENTIAL UNITS³ UNITS 1-3, 37-77 05/01/23 - 06/01/24 UNITS 1-3, 37-49; 71-77 01/01/24 - 12/31/25
7. CLUBHOUSE AREA: 01/01/24 - 06/01/26
8. STP: 04/01/23 - 05/01/24

CONSTRUCTION ZONE 3

ACTIVITIES

1. TREE FELLING: 20.5 ACRES 1.7 ACRES TIMING: 01/01/23 - 01/31/23
2. ROADWAYS: 1,986 LF. TIMING: 02/01/23 - 12/31/24
3. GOLF HOLES²: 1,2,3,16,17,18, D.R. 04/01/23 - 01/01/24
4. RESIDENTIAL UNITS³ UNITS 78 TO 93 & 108 - 110 TIMING: 01/01/25 - 12/31/25 UNITS 84-93 & 108 - 110 01/01/26 - 12/31/26

CONSTRUCTION ZONE 2

ACTIVITIES

1. TREE FELLING: 10.3 ACRES 2.4 ACRES TIMING: 12/01/22 - 12/31/22
2. ROADWAYS: 15.1 ACRES 12/01/23 - 02/28/24⁴
3. GOLF HOLES²: 10.2 ACRES TIMING: 12/01/23 - 02/28/24
4. RESIDENTIAL UNITS³ UNITS 4 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 4

ACTIVITIES

1. TREE FELLING: 26.0 ACRES 2.6 ACRES TIMING: 02/01/23 - 02/28/23
2. ROADWAYS: 2,680 LF. TIMING: 03/01/23 - 12/31/24
3. GOLF HOLES²: 4,5,6,7,8,9 TIMING: 05/01/23 - 12/31/23
4. RESIDENTIAL UNITS³ UNITS 94-107 01/01/26 - 12/31/26

CONSTRUCTION PHASING PLAN

P-100

1 5

PWGC Project Number: DLC1901

Plot Date: Nov 10, 2022

Page Number: 1 of 5

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

County Tax Map Number: Contract Number:

Regulatory Reference Number:

Title of Drawing:

Drawing Number:

Plot Date:

Page Number:

Project Name: LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT

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

Project:

Approved By: BAG Scale: AS SHOWN

Drawn By: HS Date Created: 11/03/2022

Designed By:

Date Submitted:

Number: Revision Description Revision Date

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SEE SHEET P-104 FOR CONTINUATION



0 150 300
SCALE: 1" = 150'

CONSTRUCTION ZONE 1 BOUNDARY

ZONE 1 TREE FELLING/CLEARING

ROADS

PROPOSED GOLF COURSE MONITORING WELLS

PROPOSED BACKGROUND MONITORING WELLS

PROPOSED IRRIGATION WELL

CONSTRUCTION ZONE 1

ACTIVITIES

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5.5 ACRES
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TIMING: UNITS 50-70: 05/01/23 - 06/01/24
UNITS 1-3: 37-49; 71-77: 01/01/24 - 12/31/25
8. CLUBHOUSE AREA: 01/01/24 - 06/01/26
9. STP: 04/01/23 - 05/01/24

PROPOSED SILT FENCE

PROPOSED CONSTRUCTION FENCE

PROPOSED 6'H SECURITY FENCE

PROPOSED TOPOGRAPHY

PROPOSED DRAINAGE FEATURES

OPEN SPACE

EXISTING CLEARED AREA

CONSTRUCTION ZONE NUMBER

1

7		
6		
5		
4		
3		
2		
1		

Number Revision Description Revision Date

Designed By Date Submitted

Drawn By HS Date Created

Approved By BAG Scale AS SHOWN

Client DISCOVERY LAND COMPANY

14605 NORTH 73RD ST.

SCOTTSDALE, ARIZONA 85260

Project 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 - PARTIAL

Drawing Number:

P-101

Sheet 2 of 5

PWGC Project Number: DLC1901

Plot Date/Time: Nov 07, 2022 3:19pm by ASGI

PWGC Logo

Unauthorized alteration or addition
to this drawing and related documents
is a violation of Section 7209
of the New York State Education Law



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ACTIVITIES

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CONSTRUCTION ZONE 2

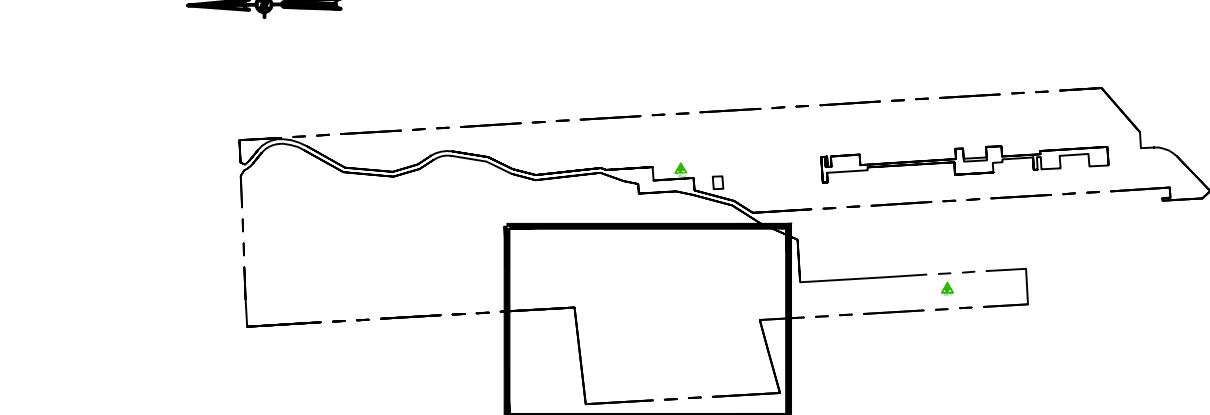
ACTIVITIES

1. TREE FELLING: 10.2 ACRES
10.3 ACRES
TIMING: 12/01/23 - 02/28/24
2. ROADWAYS: 2,604 LF
TIMING: 12/31/22 - 12/31/24
3. GOLF HOLES²: 10,11,12,13,14,15
TIMING: 07/01/23 - 01/31/24
4. RESIDENTIAL UNITS³: UNITS 4 TO 36
UNITS 4 TO 11
UNITS 12 TO 32
TIMING: UNITS 33 TO 36 01/01/24 - 02/01/25
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CONSTRUCTION ZONE 3

ACTIVITIES

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CONSTRUCTION PHASING PLAN - PARTIAL

P-102

Sheet 3 of 5

PWGC Project Number: **DLC1901**

Project Date: Nov 10, 2022 - Mar 19, 2024

Project Name: Lewis Road Phasing Plan

Project ID: P-102

Project Address: 14605 North 73rd St.
Scottsdale, Arizona 85260

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

Project:
LEWIS ROAD
PLANNED RESIDENTIAL
DEVELOPMENT

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

County Tax Map Number: _____ Contract Number: _____

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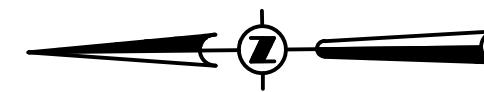
CONSTRUCTION PHASING PLAN - PARTIAL

Drawing Number: **P-102**

Sheet 3 of 5

PWGC Project Number: **DLC1901**

Project Date: Nov 1



CONSTRUCTION ZONE 1 BOUNDARY
ZONE 1 TREE FELLING/CLEARING
CONSTRUCTION ZONE 3 BOUNDARY
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ROADS
OUT PARCELS
PROPOSED GOLF COURSE LAYOUT

SCALE: 1" = 150'

PROPERTY LINE
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PROPOSED IRRIGATION WELL

TO BE FELLED 12/01/2023-02/28/2024

TO BE FELLED 03/01/2023-04/01/2023

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*AREAS OUTSIDE OF GREEN ZONE CAN ONLY BE CLEARED
BETWEEN DECEMBER 1ST AND FEBRUARY 28TH.

1

CONSTRUCTION ZONE 1

ACTIVITIES

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5.5 ACRES
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2. ROADWAYS⁴: 7,722 LF
TIMING: 12/15/22 - 06/01/24
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CONSTRUCTION ZONE 3

ACTIVITIES

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1.17 ACRES
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TIMING: 03/01/23 - 04/01/23
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UNITS 84-93 & 108-110
TIMING: UNITS 78 TO 93: 01/01/25 - 12/31/25
UNITS 84-93 & 108-110: 01/01/26 - 12/31/26

SEE SHEET P-104 FOR CONTINUATION

7		
6		
5		
4		
3		
2		
1		

Number Revision Description Revision Date

Designed By Date Submitted

Drawn By Date Created

Approved By Scale AS SHOWN

Client: DISCOVERY LAND COMPANY

14605 NORTH 73RD ST.

SCOTTSDALE, ARIZONA 85260

Project: 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 - PARTIAL

Drawing Number: P-103

Sheet 4 of 5

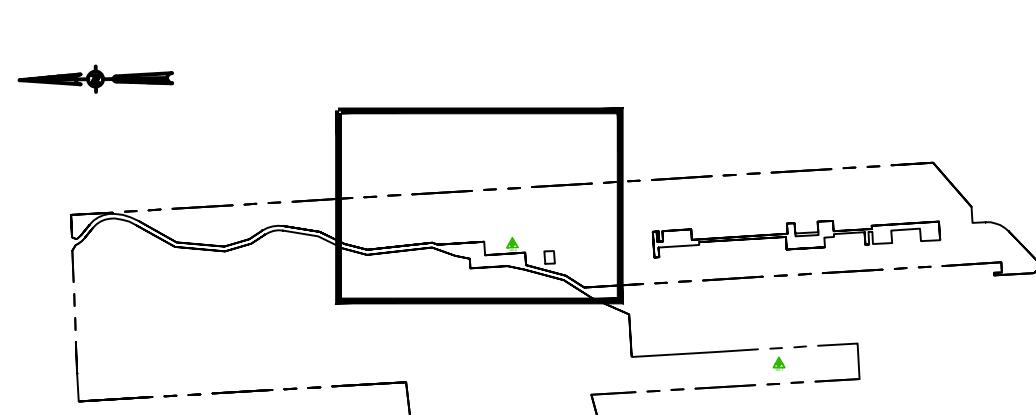
PWGC Project Number: DLC1901

Project ID: DLC1901

Line Road/Rolling Well/CD/Drainage/Block/PWGC

Plot Date: Nov 07, 2022 3:19pm by ASH

PWGC Project Number: DLC1901

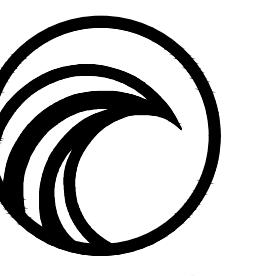


Project ID: DLC1901

Line Road/Rolling Well/CD/Drainage/Block/PWGC

Plot Date: Nov 07, 2022 3:19pm by ASH

PWGC Project Number: DLC1901

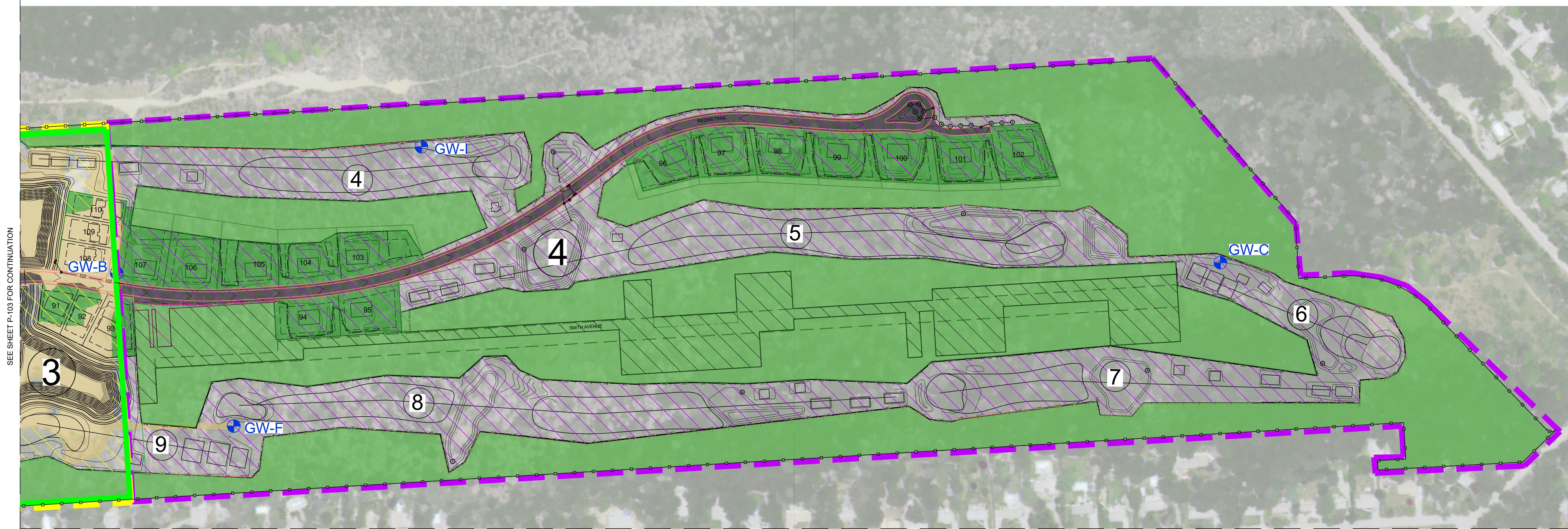


PWGC
CLIENT DRIVEN SOLUTIONS

P.W. GROSSER CONSULTING ENGINEER
& HYDROGEOLOGIST, P.C.

630 Johnson Avenue, • Suite 7
Bohemia • NY • 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS



CONSTRUCTION ZONE 3

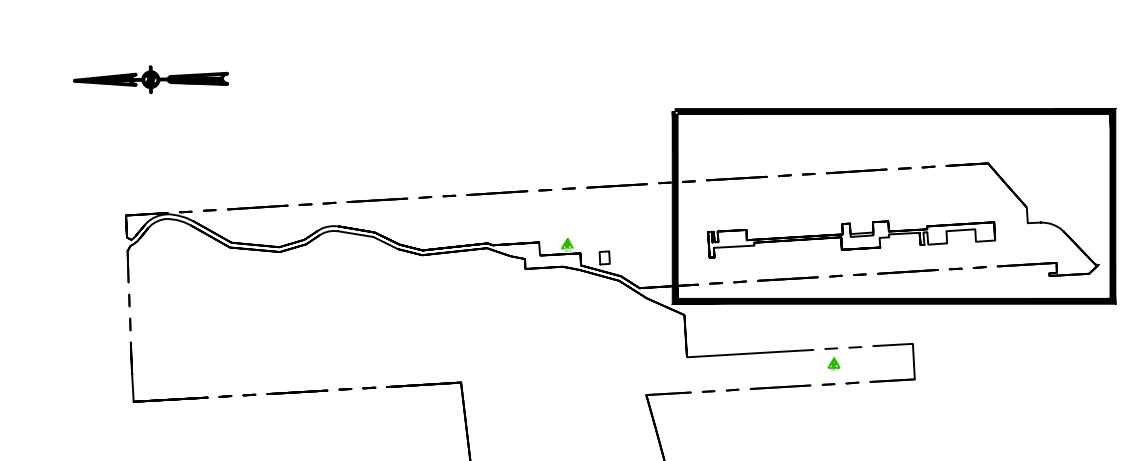
ACTIVITIES

1. TREE FELLING: 20.5 ACRES
1.17 ACRES
TIMING: 01/01/23 - 01/31/23
2. ROADWAYS: 3.2 ACRES
TIMING: 12/01/23 - 02/28/24
3. GOLF HOLES²: 9.3 ACRES
TIMING: 03/01/23-04/01/23
4. RESIDENTIAL UNITS³: 1,986 LF.
UNITS 78 TO 93 & 108 - 110
TIMING: 02/01/23 - 12/31/24
5. RESIDENTIAL UNITS³: 1,2,3,16,17,18, D.R.
TIMING: 04/01/23 - 01/01/24
6. RESIDENTIAL UNITS³: UNITS 78 TO 93 & 108 - 110
UNITS 84-93 & 108 - 110
TIMING: 01/01/25 - 12/31/25
7. RESIDENTIAL UNITS³: UNITS 94-107
TIMING: 01/01/26 - 12/31/26

CONSTRUCTION ZONE 4

ACTIVITIES

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



CONSTRUCTION
PHASING PLAN
- PHASE 1

P-104

Sheet 5 of 5

DLC1901

PWGC Project Number:
DLC1901
Plot Date: Nov 10, 2022
Scope by: NS

Project A.D.C.1901: Lewis Road Bypass Well/Catchment Boxes PWGC.DLC1901_ProposedConstructionZone3.dwg