

NO.	DESCRIPTION	DATE
1	General Revisions	12.20.10
2	General Revisions	01.04.11
3	General Revisions	07.20.11
4	General Revisions	08.01.11

CONSTRUCTION PHASE LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

NOTES:

PHASE 1 - APPROXIMATELY 425 RESIDENTIAL UNITS CONSISTING OF 224 RENTAL APARTMENTS, 71 TOWNHOUSES AND 130 CONDOS. APARTMENT AND CONDO UNITS WILL BE A MIX OF 1 & 2 BEDROOM AND TOWNHOUSE UNITS WILL BE A MIX OF 2 & 3 BEDROOM. IN ADDITION 51,200 S.F. OF NEIGHBORHOOD RETAIL WILL BE PHASED IN ALONG MEADOWS BOULEVARD BASED ON MARKET CONDITIONS. THE PUBLIC GREAT LAWN AND PRIVATE RECREATION AREA WILL BE CONSTRUCTED AS PART OF THE RESIDENTIAL COMPONENT AND THE VILLAGE GREEN WILL BE CONSTRUCTED AS PART OF THE RETAIL COMPONENT. ACCESS WILL BE THROUGH THE MAIN ENTRANCE ON WILLIAM FLOYD PARKWAY AND YAPHANK WOODS BOULEVARD. REQUIRED IMPROVEMENTS TO YAPHANK WOODS BOULEVARD SHALL ALSO BE MADE DURING THIS PHASE. ALSO, AS PART OF PHASE 1, THE MULTI-PURPOSE FIELD AND ONE BASEBALL FIELD WILL BE CONSTRUCTED AND PHASED IN. A TEMPORARY DRIVEWAY WILL BE PROVIDED FROM MEADOWS BOULEVARD EAST OR YAPHANK WOODS BOULEVARD UNTIL SUCH TIME AS PHASE 2 IS COMPLETED AT WHICH TIME A PERMANENT ACCESS SHALL BE PROVIDED FROM MEADOWS BOULEVARD WEST. PARKING SHALL BE PROVIDED AS NEEDED.

TIME FRAME ± 4 YEARS.

PHASE 2 - APPROXIMATELY 225 RESIDENTIAL UNITS CONSISTING OF 140 TOWNHOUSES AND 85 CONDOMINIUMS. RESIDENTIAL UNITS WILL BE A MIX OF 2 & 3 BEDROOMS. IN ADDITION, APPROXIMATELY 150,000 S.F. OF OFFICE SPACE WILL BE DEVELOPED BASED ON MARKET CONDITIONS ALONG MEADOWS BOULEVARD WEST. AS PART OF THIS PHASE, A SECONDARY ACCESS POINT WILL BE CONSTRUCTED TO YAPHANK WOODS BOULEVARD ON THE LONG ISLAND EXPRESSWAY ACCESS ROAD. THE COMMUNITY (CIVIC) BUILDING, LOCATED IN THE PARK, WILL BE CONSTRUCTED AND DEDICATED AS PART OF THIS PHASE, WHICH WILL EVENTUALLY CONNECT TO THE LONG ISLAND EXPRESSWAY SERVICE ROAD. PERMANENT ACCESS TO PARK DRIVE AND MEADOWS BOULEVARD WEST WILL BE PROVIDED FOR THE PARK.

TIME FRAME ± 3 YEARS.

PHASE 3 - APPROXIMATELY 200 RESIDENTIAL UNITS CONSISTING OF 121 TOWNHOUSES AND 79 CONDOMINIUMS. RESIDENTIAL UNITS WILL BE A MIX OF 2 & 3 BEDROOMS. IN ADDITION, 276,300 S.F. OF RETAIL, INCLUDING THE SUPERMARKET, MAJOR RETAIL ANCHOR, AND ADDITIONAL RETAIL WILL BE DEVELOPED AS PART OF THIS PHASE. ALL COMMERCIAL DEVELOPMENT WILL BE PHASED BASED ON MARKET CONDITIONS. ALSO, A SECOND BALL FIELD WILL BE CONSTRUCTED DURING THIS PHASE. IN ADDITION, CONNECTION SHALL BE MADE THROUGH THE PROJECT FROM YAPHANK WOODS BOULEVARD TO LONG ISLAND EXPRESSWAY. PHASED OFF-SITE TRAFFIC IMPROVEMENTS WILL BE CONSTRUCTED AS REQUIRED BASED UPON NYS DOT AND SCDPW RECOMMENDATIONS.

TIME FRAME ± 3 YEARS.

PHASE 4 - CONSISTS OF THE HOTEL (150,000 S.F.) AND RESTAURANT (5000 S.F.), AND ADDITIONAL OFF-SITE IMPROVEMENTS WILL BE PHASED IN.

TIME FRAME ± 2 YEARS.

PHASE 5 - CONSISTS OF APPROXIMATELY 400,000 S.F. OFFICE / INDUSTRIAL FLEX SPACE AND ANY REMAINING OFF-SITE IMPROVEMENTS.

TIME FRAME ± 2 YEARS.

IT IS UNDERSTOOD THAT ULTIMATE MARKET CONDITIONS AT THE TIME OF CONSTRUCTION MAY MODIFY THIS PHASING TO SOME DEGREE AND THE IMMEDIATE NEED FOR ADDITIONAL COMMERCIAL DEVELOPMENT IN THE EARLY STAGES OF THE PROJECT MAY LEAD TO AN ACCELERATED SCHEDULE AND/OR PHASING SHIFT. THE ABOVE PHASE SCHEDULE IS NOT INTENDED TO BE CUMULATIVE. PROJECT BUILD-OUT WILL MOST LIKELY INVOLVE OVERLAPPING PHASES WITH TOTAL DEVELOPMENT PERIOD OF 10 YEARS ±



NOTE:
 1. UNAUTHORIZED ADDITIONS, ALTERATIONS OR USE OF THIS PLAN IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 2. THIS PLAN SHALL BE NULL & VOID UNLESS BEARING THE ORIGINAL SEAL & SIGNATURE OF THE DESIGN ARCHITECT/ENGINEER.
 3. DO NOT SCALE PLANS.

• ENGINEERING
 • ARCHITECTURE
 • LAND PLANNING

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**SIMONE
 DESIGN
 GROUP**

Suffolk County, New York

THE MEADOWS AT YAPHANK
 William Floyd Pkwy & Yaphank Woods Blvd.

Town Of Brookhaven

DRAWN BY: CS
 CHECKED BY: DS
 DATE: 5.10.10

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