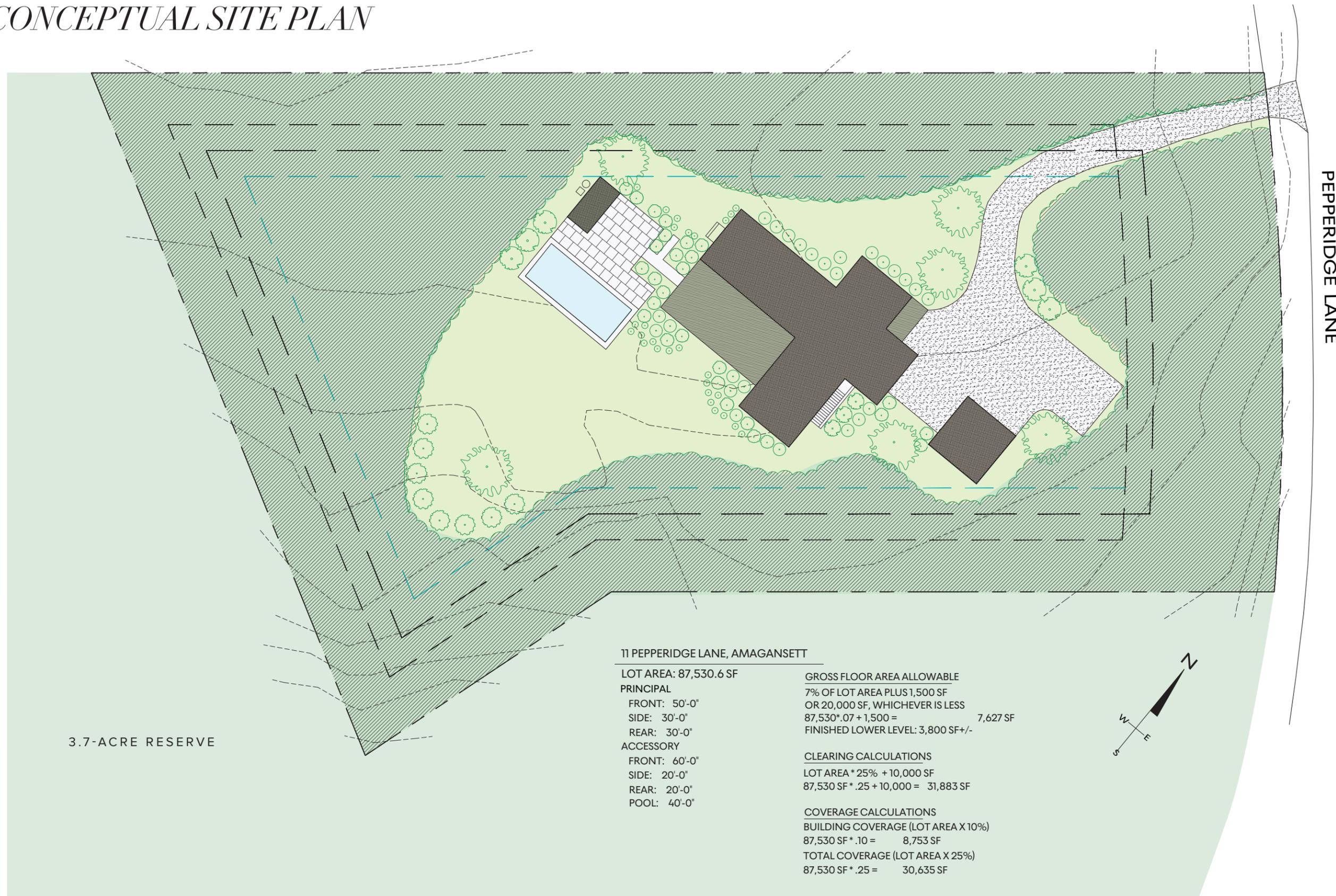


# CONCEPTUAL SITE PLAN



3.7-ACRE RESERVE

PEPPERIDGE LANE

**11 PEPPERIDGE LANE, AMAGANSETT**

LOT AREA: 87,530.6 SF

**PRINCIPAL**

FRONT: 50'-0"  
SIDE: 30'-0"  
REAR: 30'-0"

**ACCESSORY**

FRONT: 60'-0"  
SIDE: 20'-0"  
REAR: 20'-0"  
POOL: 40'-0"

**GROSS FLOOR AREA ALLOWABLE**

7% OF LOT AREA PLUS 1,500 SF  
OR 20,000 SF, WHICHEVER IS LESS  
 $87,530 \times .07 + 1,500 =$  7,627 SF  
FINISHED LOWER LEVEL: 3,800 SF +/-

**CLEARING CALCULATIONS**

LOT AREA \* 25% + 10,000 SF  
 $87,530 \text{ SF} \times .25 + 10,000 =$  31,883 SF

**COVERAGE CALCULATIONS**

BUILDING COVERAGE (LOT AREA X 10%)  
 $87,530 \text{ SF} \times .10 =$  8,753 SF  
TOTAL COVERAGE (LOT AREA X 25%)  
 $87,530 \text{ SF} \times .25 =$  30,635 SF

