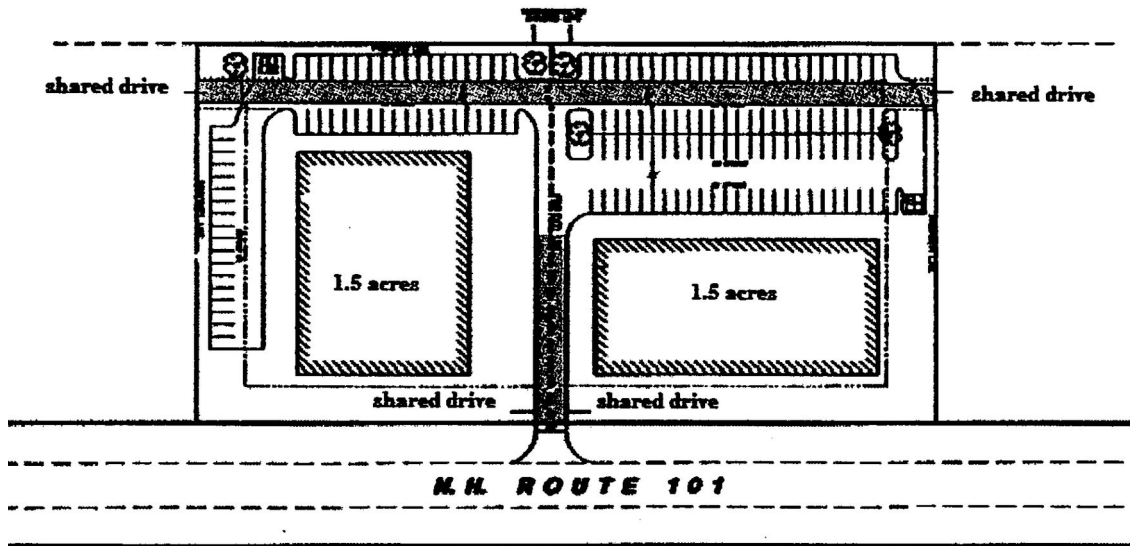


ZONING

275 Attachment 8

Town of Bedford

Figure 2  
Incentive Bonus Standard for  
Shared Access to Route 101 and Interconnecting Parking Lots



**Shared Entry Drives and Parking Lot Drives**

- Allowable impervious coverage prior to deeding an easement:  
 $0.75 \times 1.5 \text{ acres (each lot)} = 1.13 \text{ acres per lot}$
- Deeded easement area:  
Rear parking drive =  $24' \times 175' = 4,200 \text{ square feet or } 0.10 \text{ acres}$   
Front entry drive =  $12' \times 125' = 1,500 \text{ square feet or } 0.03 \text{ acres}$
- By deeding the easement, the impervious coverage increases to:  
$$\begin{array}{r} 1.13 \text{ acres} \\ +0.13 \text{ acres} \\ \hline 1.26 \text{ acres} \end{array}$$
- Available land after deeding the easement:  
 $1.5 \text{ acres} - 0.13 \text{ acres} = 1.37 \text{ acres}$   
*therefore,*  
 $1.37 \text{ acres of } 1.50 \text{ acres may be impervious or}$   
 $91\% \text{ allowable impervious coverage}$