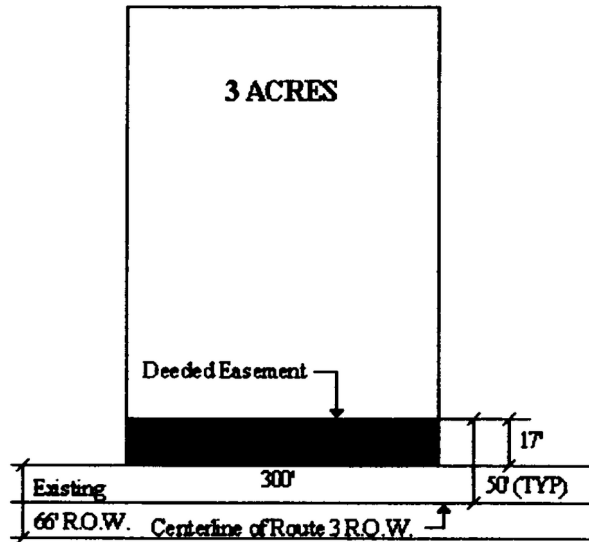


ZONING

275 Attachment 9

Town of Bedford

Figure 3
Incentive Bonus Formula
for Route 3 Easement



- Allowable impervious coverage prior to deeding an easement:
 $0.75 \times 3 \text{ acres} = 2.25 \text{ acres}$
- Deeded easement area:
 $17' \times 300' = 5,100 \text{ square feet or } 0.12 \text{ acres}$
- By deeding the easement, the impervious coverage increases to:
$$\begin{array}{r} 2.25 \text{ acres} \\ + 0.12 \text{ acres} \\ \hline 2.37 \text{ acres} \end{array}$$
- Available land after deeding the easement:
 $3 \text{ acres} - 0.12 \text{ acres} = 2.88 \text{ acres}$
therefore,
2.37 acres of 2.88 acres may be impervious or
82% allowable impervious coverage