



SITE INFO

ZONING: RESIDENTIAL TYPE THREE R3

SITE AREA

Total Site Area: 2,380.85m² (0.24ha)
 - Easement (3.5m): 210.28 m² (0.02ha)
 - Developable: 1,800.31 m² (0.18ha)

SITE COVERAGE

Developable Site Area: 1800.31 m² (0.18ha)
 Built: 27%
 Landscape: 59%
 Parking / Paved: 14%

PARKING RATES

Residential: Required 2.0 p/unit

REQUIRED SETBACKS

Rear Setback - 7.5m
 Exterior Setback - 7.5m
 Interior Setback - 2.5m
 Exterior Setback - 3.0m

DEVELOPMENT SUMMARY

Total Units: 8 Units

PARKING	Required	Provided
Building Surface Parking:	16	16
TOTAL	16	16

NOTES:

1/ RE: Tree Removal: Please refer to Tree Plot Plan for further details. Trees identified proposed to be retained.



**6 JOHN ST.
 PRINCE EDWARD COUNTY
 CONCEPT SITE PLAN**

LEGEND

	PROPOSED BUILDING
	PROPERTY BOUNDARY
	SETBACKS
	EXISTING BUILDING

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No. REVISION	DATE	BY

FOTENN
 Planning + Design

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 DESIGNED ET
 REVIEWED ET
 DATE 2024.06.21
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