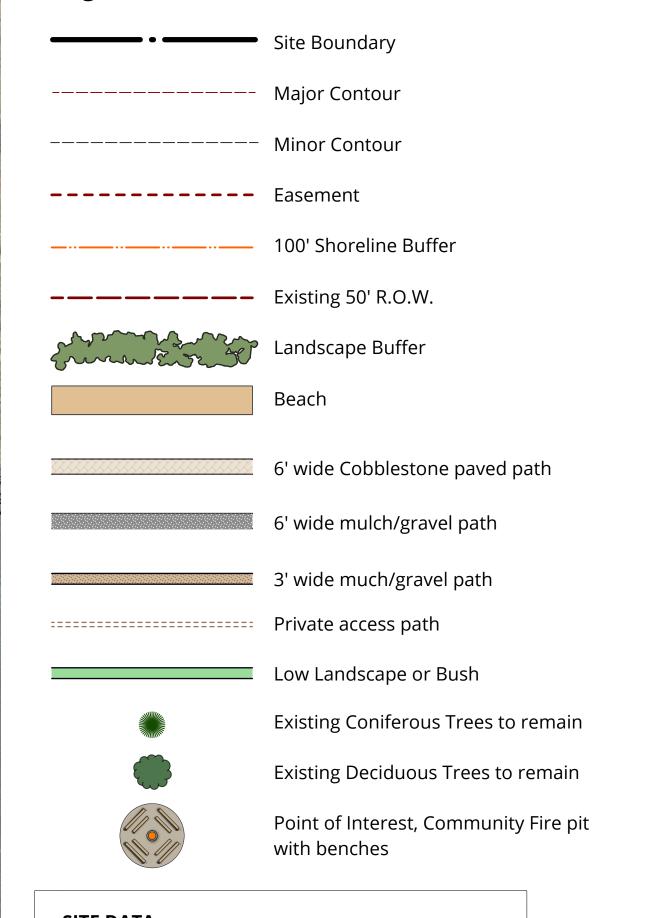


<u>Legend</u>



SITE DATA:	
CABINS	18
14' wide x 34' long includes 6' front porch	
SAFARI TENTS	5
12' wide x 20' long includes 6' front porch	
on a 14' wide x 20' long platform	
TOTAL	23

Total Lot Area = 6.9 Ac. Open Space Area= 6.56 Ac. Percentage of Open Space= 95.07%

Total Gross Floor Area: Cabins (18) = 8,568 S.F. Safari Tents (5) = 1,400 S.F. Carleton Villa = 15,000 S.F.

Total = 24,968 S.F.

1.Each unit shall have a picnic table, fire pit, grill and solar panel.

Zoning Law: Town of Cape Vincent

Section 3.7 Islands District

1. Intent:

The Islands District consists of five islands within the boundaries of the Town of Cape Vincent. They include Grenadier, Little Grenadier, Fox, Carleton, and Linda Islands. Carleton and Grenadier Islands have historic areas of interest as confirmed by the New York State Office of Parks, Recreation, and Historic Preservation. As such, land use on or near any area of historic interest will be taken into consideration during the approval process. This district represents the most distinctive land-use zone within the Town. Residents of the Islands District have a unique property and living arrangement; one that is both unconventional and independent. Residents do not want or need elaborate infrastructure development. The land-use plan for this District is focused principally on encouraging quality residential development with some capacity for limited, controlled commercial development, for example, restaurant, hotel, bed and breakfast.

2. Lot Requirements:

Table 7	Area Minimum	Frontage Minimum	Setbacks Minimum			Height Maximum
USE			Front	Side	Rear	
Permitted	Five (5) Acres	300'	200'	50'	50'	35'
Special Use Permit	Five (5) Acres	300'	200'	50'	50'	35'

Section 7.12 Recreational Resorts:

In order to take maximum advantage of the unique characteristics of this area, a designation of Recreational Resorts is established for campgrounds and RV parks.

2. The term Recreational Resort shall be construed to include all related functions normally associated with transient resorts, such as, but not limited to:

a. Tent camping sites b. RV camping sites

g. On-site convenience stores c. Seasonal motor home sites

h. On-site laundromat i. Swimming pools j. Swimming beaches

k. On-site recreation such as golf

l. Restaurant

No. Date Revisions Notes Carleton Island Rd.
Tax Map Parcel No. 39.27-1-16 in SUB-CONSULTANT: SHEET TITLE: SITE PLAN DRAWN BY: **NS**

3. All applicable local, county, and state regulations shall be followed.

CANADA 289 Garry St. Suite 300 Winnipeg, Mb R3C 1H9

PRIME CONSULTANT

Do not scale drawings. Request verification of dimensions as required.

Drawings represented in these documents are for information purposes only and shall not be used for construction.

Copyright reserved. All parts of this drawing are the exclusive property of Nadi Design and Development Inc. and shall not be used or reproduced without their permission.

> FOR INFORMATION ONLY. NOT FOR CONSTRUCTION.

No. Date Issue Notes

SCALE: AS NOTED REVIEWED BY: PAPER SIZE: 36"x24"

DATE: 10/4/2023

PROJECT ID: 23-072

L103