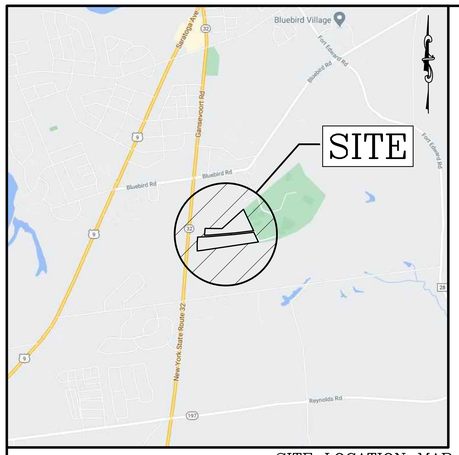

SITE LOCATION MAP
SCALE: 1" = 2000'

SITE STATISTICS

EXISTING ZONING	R-2 RESIDENTIAL
PROPOSED ZONING	PUD PLANNED UNIT DEVELOPMENT
PARCEL AREA OVERALL	27.19± ACRES
LOT ID 50.-3-28.2	12.74± ACRES
LOT ID 64.-1-54	14.45± ACRES
PROPOSED USE	PARK FRONT MIXED RESIDENTIAL
RESIDENTIAL USES	
APARTMENTS – PARKSIDE	68 UNITS (2 BUILDINGS)
APARTMENTS – FLATS	32 UNITS (2 BUILDINGS)
TOWNHOMES	32 UNITS (12 BUILDINGS)
CARRIAGE HOMES	28 UNITS (14 BUILDINGS)
COTTAGE HOMES	21 UNITS (21 BUILDINGS)
TOTAL RESIDENTIAL UNITS	181 UNITS
PROJECT RESIDENTIAL DENSITY	7± UNITS PER ACRE
LENGTH OF ROAD	RECONFIGURED REC ROAD -2,000± SF
COMMON OPEN SPACE	10± ACRES
UTILITY PROVISIONS:	
STORMWATER MANAGEMENT	ONSITE
WATER PROVISIONS	MUNICIPAL WATER
SANITARY PROVISIONS	MUNICIPAL CONNECTION

92± PARKING SPACES
AREA RESERVED FOR 24 SPACE PARKING STRUCTURE
APARTMENT FLATS
- 1 AND 2 BEDROOMS
- 16 UNITS
- 2 STORY

STREET FRONT TOWN HOMES
- DUPLEX AND TRIPLEX BUILDINGS
- 16 UNITS
- 2 STORY

TRAIL CONNECTION TO ARROWHEAD SUBDIVISION
86 TOTAL UNITS
NORTH SIDE OF REC ROAD
34 PARKSIDE
16 FLAT
16 TOWNHOME
10 CARRIAGE
10 COTTAGE
COMMUNITY PARK AND RECREATION AREA WITH GAZEBO/PAVILLION
PRIVATE ROAD WITH PARALLEL PARKING ON ONE SIDE
MAIL KIOSK
LANDS N/F OF IAN WILLIAMS
SINGLE-FAMILY
LANDS N/F OF TOWN OF MOREAU
PARKLAND
PARKSIDE RESIDENCE APARTMENT BUILDING
- PARK FRONT UNITS
- 1 AND 2 BEDROOMS
- 34 UNITS
- 3 STORY
- AGE TARGETED

OUTDOOR APARTMENT AMENITY SPACE
RECONFIGURED PARK ENTRY
- ENTRANCE SIGNS
- ENHANCED ENTRY AESTHETICS
- RECONFIGURE PARKING LOTS

STONE PATIO
- BENCHES
- FIRE PIT

PARKSIDE RESIDENCE APARTMENT BUILDING
- PARK FRONT UNITS
- 1 AND 2 BEDROOMS
- 34 UNITS
- 3 STORY
- AGE TARGETED

LANDS N/F OF SRH-TJM, LLC
PENDING RESIDENTIAL SINGLE-FAMILY SUBDIVISION
PRIVATE ROAD CARRIAGE HOMES
- DUPLEX BUILDINGS
- 10 UNITS
- 2 STORY

COMMUNITY PATH WAY 5 FT WIDE CONCRETE SIDEWALK
STREET FRONT COTTAGES
- SINGLE FAMILY
- 10 UNITS
- 2 STORY

RECONFIGURED REC ROAD
- CURBS
- SIDEWALK/PATHWAYS
- STREET LIGHTS
- STREET TREES
- STREET LIGHTS

LANDS N/F OF MELVIN W. JACOBIE
SINGLE-FAMILY
LANDS N/F OF JOSHUA CORBETT
SINGLE-FAMILY
LANDS N/F OF ABIGAIL ROBICHUD
SINGLE-FAMILY
LANDS N/F OF MELVIN W. JACOBIE
SINGLE-FAMILY
LANDS N/F OF DIANE C. COLVIN
SINGLE-FAMILY
STORMWATER MANAGEMENT AREA
STREET FRONT COTTAGES
- SINGLE FAMILY
- 11 UNITS
- 2 STORY

PRIVATE ROAD CARRIAGE HOMES
- DUPLEX BUILDINGS
- 18 UNITS
- 2 STORY

PRIVATE ROAD
COMMUNITY PATH WAY 5 FT WIDE CONCRETE SIDEWALK
LANDS N/F OF HARRY G. GUTHEIL
VACANT LAND
95 TOTAL UNITS
NORTH SIDE OF REC ROAD
34 PARKSIDE
16 FLAT
16 TOWNHOME
18 CARRIAGE
11 COTTAGE
MAIL KIOSK
COMMUNITY PARK AND RECREATION AREA WITH GAZEBO/PAVILLION
PRIVATE ROAD WITH PARALLEL PARKING ON ONE SIDE
STREET FRONT TOWN HOMES
- DUPLEX AND TRIPLEX BUILDINGS
- 16 UNITS
- 2 STORY

AREA RESERVED FOR 24 SPACE PARKING STRUCTURE
92± PARKING SPACES
STORMWATER MANAGEMENT AREA
TRASH ENCLOSURE
APARTMENT FLATS
- 1 AND 2 BEDROOMS
- 16 UNITS
- 2 STORY

GRAPHIC SCALE
60 50 40 30 20 10 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York, 12065
(518) 371-7421
edpllp.com

TAX MAP No. 50.-3-28.2, 64.-1-54
REVISED OCTOBER 3, 2024

PLANNED UNIT DEVELOPMENT DISTRICT
JACOBIES PARK SIDE FARMS
CERRONE BUILDERS
11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

DRAWN BY	LKM
CHECKED BY	JCD
EDP PROJECT NUMBER	12646

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LAND SURVEYOR, OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECTURE PROJECT, IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. FALSIFIED DOCUMENTS ARE IF A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY

SCALE: 1"=60'

NOT FOR CONSTRUCTION

SHEET TITLE: COMMUNITY MASTER PLAN

SHEET: 1 of 1

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\0 A-Z\SARATOGA\Moreau\Gansevoort Road\530 - Jacobs\001_Master Plans\05-dwg\Concept\Concept_2B_JacobsPUD Mxed use.dwg Oct 07, 2024 09:53:23AM