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	
PARK FRONT APARTMENTS	100 UNITS (TWO BUILDINGS)
TOWNHOUSE DUPLEX	44 UNITS (22 BUILDINGS)
STREET FRONT SINGLE-FAMILY	47 UNITS (47 BUILDINGS)
TOTAL RESIDENTIAL UNITS	191 UNITS
PROJECT RESIDENTIAL DENSITY	7± UNITS PER ACRE
COMMERCIAL USE	
PARK FRONT RETAIL	5,000 SF (RESTAURANT/SERVICE RELATED)
LENGTH OF ROAD	RECONFIGURED REC ROAD -2,000± SF
UTILITY PROVISIONS:	
STORMWATER MANAGEMENT	ONSITE TREATMENT
WATER PROVISIONS	MUNICIPAL WATER
SANITARY PROVISIONS	MUNICIPAL CONNECTION



SITE LOCATION MAP
SCALE: 1" = 2000'

PARK FRONT APARTMENT COMMUNITY
- PARK FRONT UNITS
- 1 AND 2 BEDROOMS
- 50 UNITS
- 3 STORY
- AGE TARGETED
- FIRST FLOOR COVERED PARKING

PRIVATE ROAD AND SIDEWALK

SENIOR TARGETED UNITS
FIRST FLOOR MASTER BEDROOMS

- TYPICAL TOWN HOMES
- DUPLEX
- 2-3 BEDROOM
- ATTACHED GARAGES
- PRIVATE PATIOS

COMMERCIAL SPACE
- 5,000± SF
- RESTAURANT ICE CREAM SHOP
- OUTDOOR DINING OPTIONS

RECONFIGURED PARK ENTRY
- ENTRANCE SIGNS
- ENHANCED ENTRY AESTHETICS
- RECONFIGURE PARKING LOTS

TYPICAL STREET FRONT HOMES
- SINGLE FAMILY DETACHED
- 2-3 BEDROOM
- ATTACHED REAR ENTRY GARAGE
- PRIVATE PATIOS

COMMUNITY PATH WAY
5-8 FT WIDE ASPHALT SURFACE

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

PARK UPGRADES
- REMOVE UNDER UTILIZED SOFTBALL FIELD
- DEVELOP PICKLE BALL COURTS

COMMUNITY PARKING AREA

FUTURE PUBLIC ROAD AND TRAIL CONNECTION

APARTMENT COMMUNITY REC SPACE
- COMMUNITY ROOM
- FITNESS CENTER
- OUTDOOR PATIO AND MOIVE SPACE

PARK FRONT APARTMENT COMMUNITY
- PARK FRONT UNITS
- 1 AND 2 BEDROOMS
- 50 UNITS
- 3 STORY
- AGE TARGETED
- FIRST FLOOR COVERED PARKING

PRIVATE ROAD

COMMUNITY GARDENS

TYPICAL STREET FRONT HOMES
- SINGLE FAMILY DETACHED
- 2-3 BEDROOM
- ATTACHED REAR ENTRY GARAGE
- PRIVATE PATIOS

COMMUNITY PATH WAY
5-8 FT WIDE ASPHALT SURFACE

LANDS N/F OF TOWN OF MOREAU TAX MAP No. 50.00-2-33.1

LANDS N/F OF SRH-TJM, LLC TAX MAP No. 50.00-3-29.2

LANDS N/F OF MELVIN W. JACOBIE TAX MAP No. 50.-3-28.1

LANDS N/F OF JOSHUA CORBETT TAX MAP No. 64.-1-53.2

LANDS N/F OF ABIGAIL ROBICHAUD TAX MAP No. 64.-1-53.1

LANDS N/F OF MELVIN W. JACOBIE TAX MAP No. 64.-1-52

LANDS N/F OF HARRY G. GUTHEIL TAX MAP No. 64.-1-51

LANDS N/F OF DIANE G. COLVIN TAX MAP No. 64.-1-50.12

HOBBY BARN

WOOD FRAME HOUSE

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

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP
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TAX MAP No. 50.-3-28.2, 64.-1-54
JUNE 2023

PLANNED UNIT DEVELOPMENT DISTRICT
JACOBIES PARK SIDE FARMS
CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

DRAWN BY	LAM
CHECKED BY	JCD
EDP PROJECT NUMBER	12845

ALTERATION OF "SEAL" DOCUMENTS IN ANY WAY EXCEPT UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER FOR THE PROJECT IS A VIOLATION OF THE LAW FOR ENGINEERS. LICENSED ARCHITECT OR A LANDSCAPE ARCHITECT IS A VIOLATION OF THE LAW FOR ENGINEERS OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY

JOSEPH C. DANNIBLE
RLA 2288

SCALE: 1"=60'

NOT FOR CONSTRUCTION

SHEET TITLE:
COMMUNITY MASTER PLAN

SHEET:
EXHIBIT 8.11

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