

**UDA Overlay District**

**Technical Compliance**

Section 16.02

**Public Policies**

**Unified Development Area Overlay Zoning District**

The Pennterra Site represents ~503 ac within the approximately 1000 acres designated for the Unified Development Area (UDA) Overlay Zoning District. The Pennterra Master Development Plan is proposed on three contiguous parcels of land wholly within the UDA Overlay Zoning District and owned by KMWW Partnership. Fortune Land Company is the Master Developer of Pennterra. No parcels or development areas are excluded from the center of this parcel. The chart titled "Fortune Land Company parcels at Pennterra" documents the three tax parcels that the Fortune Land Company seeks to have approved for this Master Development Plan.

**Traditional Neighborhood Development Option**

Section XVI of the Middlesex Township Zoning Ordinance establishes two development options for applicants to choose when submitting a Master Development Plan. The UDA Ordinance permits either a UDA compliant plan OR a TND compliant plan, Fortune Land Company has chosen to create a community based upon the Traditional Neighborhood Development Option with the Ordinance.

**Fortune Land Company parcels at Pennterra**

District	Tax Map	Parcels	Owner	Situs Address	Deeded Acres
21	6-15	1	KMWW Partership	250 Country Club Road	143.87
21	6-15	14	KMWW Partership	250 Country Club Road	147.32
21	6-15	15	KMWW Partership	248 Country Club Road	212.42

Total Acres 503.61

10.28.03

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1.3