

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Application Information Lanes Ferry Master Development Plan

Case Number: MDP-2025-86

Application Type: Master Development Plan

Applicant: HCT Pender, LLC, River Rock Farm, LLC, Springfield Plantation II, Inc., and C Heide Trask, Jr.

Owners: HCT Pender, LLC, River Rock Farm, LLC, Springfield Plantation II, Inc., and C Heide Trask, Jr.

Location: The subject properties are located North and south of Highway 210 at the intersection of Moore Town Rd and NC 210 in the Rocky Point District.

Property ID #(s): 3245-84-0109-0000, 3255-11-7659-0000, 3245-80-3934-0000, 3254-19-4938-0000, 3254-09-9796-0000, 3254-09-9690-0000

Description: Applicants are requesting approval of a Master Development Plan Revision for residential neighborhood with varying size multi and single-family lots, commercial, and amenity sites. The original MDP was approved on 06/02/2017 and received approval to a subsequent revision on 12/30/20. The 2020 MDP Update was approved with unit totals of 2,114 single family detached units (SFD), 456 single family attached (SFA) / townhome, units, 125 multi-family (MF) units, and 27 acres of mixed-use retail / office space. This MDP provided an Overall Density of 4.17 units per acre. The 2025 MDP Update proposes unit totals of 2,420 SFD units, 125 SFA units, 205 MF units, and ± 10 acres of land for $\pm 15,000$ sf of commercial use. This MDP proposes an overall density of 3.69 units per acre.

Current Zoning: PD, Planned Development and RA, Rural Agricultural

Application Materials

Application
Narrative
Site Plan

APPLICATION

Pender County Planning and Community Development



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Planned Development & Residential Mixed Zoning Districts Master Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. _____ **Signed Application**
2. _____ **Payment**
Application fee and initial stormwater review fee Invoices will be generated upon receipt of application for online payment. **Do not include check with application.** \$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter (*rounded to the nearest whole acre*). MDP Stormwater review fee - \$200
3. _____ **Paper Plan Sets**
One (1) 24 x 36, Two (2) 11 x 17
4. _____ **Digital Submission**
For all documents submitted in paper copy, provide a digital copy. These may be emailed or uploaded to a share folder. **Physical media such as CD or USB drives will not be accepted.**
5. _____ **List of Property Owners Within 500'**
A numbered list of names and addresses, as obtained from the county tax listings and tax abstract, **including the applicant, the owner, and all owners** of all properties located within 500-feet of the perimeter of the project bounds as obtained from the county tax listings and tax abstract. Instructions to obtain list of addresses, available on Pender County's website on the Planning and Community Development page.
6. _____ **500' Buffer Property Envelopes**
The applicant shall provide a set of business envelopes addressed to **the applicant, the owner, and each of the owners** of all properties located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. Do not include return address or company branding on envelopes.
7. _____ **Permits**
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
8. _____ **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

C. Heide Trask, Jr.

Date

7/21/25

Printed Name

C. Heide Trask, Jr.

APPLICATION FOR MASTER DEVELOPMENT PLAN

SECTION 1: APPLICANT INFORMATION

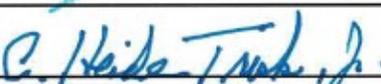
| | | | |
|-------------------------------|--|-------------------------------|--|
| Applicant's Name: | HCT Pender, LLC River Rock Farm, LLC | Owner's Name: | |
| Applicant's Address: | Springfield Plantation II, Inc. C Heide Trask, Jr | Owner's Address: | |
| City, State, & Zip | 2511 Canterbury Road Wilmington, NC 28403 | City, State, & Zip | |
| Phone Number: | (910) 762-6557 and (910) 540-9555 | Phone Number: | |
| Email Address: | George@HillmontConsulting.com chtrask@ec.rr.com | Email Address: | |

Legal relationship of applicant to landowner: The applicants are the land owners.

SECTION 2: PROJECT INFORMATION

| | | | | |
|--|--|---|--|--------|
| Type of Master Development Plan | <input type="checkbox"/> Residential <i>RP, PD, RM MH District</i> | <input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i> | <input checked="" type="checkbox"/> Mixed Use <i>PD</i> | |
| Property Identification Number (PIN): | 3245-84-0109-0000 - PD - 223.113 ac 3255-11-7659-0000 - PD - 322.927 ac 3245-80-3934-0000 - PD - 418.837 ac 3254-19-4938-0000 - RA - 9.200 ac | Total property acreage: (rounded to the nearest whole acre) | | 977 ac |
| Zoning Classification: | 3254-09-9796-0000 - RA - 1.000 ac 3254-09-9690-0000 - RA - 0.500 ac | Acreage to be disturbed: | | |
| Water Provider | Pender County Utilities | Wastewater Provider: | Private wastewater treatment plant | |
| Project Address : | 11711 NC Hwy 210 East Rocky Point, NC 28457 | Township: | Rocky Point | |
| Description of Project Location: | Property north and south of NC 210 at the intersection of Moore Town Rd and NC 210 | NAICS: | | |
| | | Road Type: | Public/Private/Both | |
| Describe activities to be undertaken on project site: | Residential with varying size multi and single family residential lots, commercial, and amenity sites | | | |

SECTION 3: SIGNATURES

| | | | |
|---------------------------------|---|--------------|---------|
| Applicant's Signature |  | Date: | 7/31/25 |
| Applicant's Printed Name | C. Heide Trask, Jr. | Date: | |
| Owner's Signature |  | Date: | 7/31/25 |
| Owner's Printed Name | C. Heide Trask, Jr. | Date: | |

NARRATIVE



Lanes Ferry Landing
Master Development Plan Update Narrative

Lane's Ferry Landing ("LFL") is a ± 976.58 acre mixed-use, residential development with a previously approved (12/30/2020) Master Development Plan (MDP) and is being submitted for a modification.

The original MDP was approved on 06/02/2017 and received approval to a subsequent revision on 12/30/20. The 2020 MDP Update was approved with unit totals of 2,114 single family detached units (SFD), 456 single family attached (SFA) / townhome, units, 125 multi-family (MF) units, and 27 acres of mixed-use retail / office space. This MDP provided an Overall Density of 4.17 units per acre.

The 2025 MDP Update proposes unit totals of 2,420 SFD units, 125 SFA units, 205 MF units, and ±10 acres of land for ±15,000 sf of commercial use. This MDP proposes an overall density of 3.69 units per acre.

Despite modifications to the overall land plan, LFL will still have three resort style amenity centers, walking trails, numerous neighborhood parks, the same well-balanced mixture of public and private spaces, land uses, and housing types, and will be connected via a pedestrian-friendly network of tree-lined streets and sidewalks.

LFL surrounds the intersection of N.C. Hwy 210 and Mooretown Road. This intersection is approximately 1.8 miles east of exit 408 on I-40. LFL contains a ± 223.113 acre tract north of that intersection, a ±418.837 acre tract to the southwest, and a ± 322.927 acre tract to the southeast. The site is bordered on the east by the Northeast Cape Fear River and is adjacent to two properties located next to the bridge (Lane's Ferry Dock & Grill and Lane's Ferry Park). It is bordered to the north by agricultural areas, and to the west and south by woodlands containing scattered single family residences.

Access to the northern tract (Phase 1) will come from a centralized primary access, intersecting N.C. Hwy 210 directly opposite Moore Town Road. Both southern tracts (Phases 2 & 3) will have centralized entrances that intersect at a common point on Moore Town Road, as well as entrances at N.C Hwy 210. The commercial parcel on the north side of Phase 3 will also have direct access to NC Hwy 210.

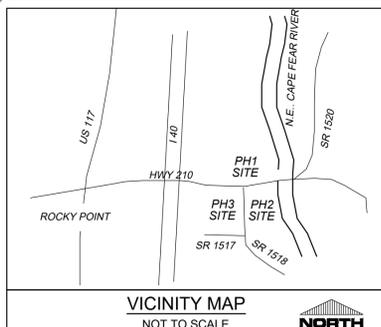
SITE PLAN

PHASE 1, SHOWN HERE NORTH OF HWY 210, HAS ALREADY RECEIVED PRELIMINARY PLAT APPROVAL BY PENDER COUNTY PLANNING & COMMUNITY DEVELOPMENT - REFER TO PRELIMINARY PLAT DRAWINGS (SUBMAJ 2024-106) PREPARED BY PARAMOUNTE ENGINEERING, INC., APPROVED BY PENDER COUNTY ON OCTOBER 14, 2024

Trip Generation

| Preliminary Trip Generation - Lane's Ferry Landing Phase 1 | | | | | | | | | | |
|--|-----------|--------------------------|----------------------------|------|----------------------------|------|----------------------------|------|----------------------------|------|
| ITE Land Use (Code) | Density | Avg. Daily Traffic (vph) | Weekday AM Peak Hour (vph) | | Weekday PM Peak Hour (vph) | | Weekend AM Peak Hour (vph) | | Weekend PM Peak Hour (vph) | |
| | | | Enter | Exit | Enter | Exit | Enter | Exit | Enter | Exit |
| Single-Family Residential (210) | 514 Units | 4,900 | 97 | 289 | 324 | 190 | | | | |

| Preliminary Trip Generation - Lane's Ferry Landing Full Build-Out | | | | | | | | | | |
|---|-------------|--------------------------|----------------------------|-------|----------------------------|-------|----------------------------|------|----------------------------|------|
| ITE Land Use (Code) | Density | Avg. Daily Traffic (vph) | Weekday AM Peak Hour (vph) | | Weekday PM Peak Hour (vph) | | Weekend AM Peak Hour (vph) | | Weekend PM Peak Hour (vph) | |
| | | | Enter | Exit | Enter | Exit | Enter | Exit | Enter | Exit |
| Shopping Center (200) | 70,000/s.f. | 5,300 | 78 | 47 | 227 | 245 | | | | |
| Residential Condo / Townhouse (230) | 259 Units | 1,510 | 19 | 95 | 90 | 45 | | | | |
| Apartments (230) | 322 Units | 2,080 | 32 | 130 | 127 | 68 | | | | |
| Single-Family Residential (210) | 2,114 Units | 20,130 | 396 | 1,190 | 1,332 | 782 | | | | |
| Total Trips (Before Internal Capture) | | | 29,110 | 525 | 1,462 | 1,776 | 1,184 | | | |
| Internal Capture (2%) | | | 875 | 0 | 0 | 53 | 34 | | | |
| Total External Site Trips (After Internal Capture) | | | 28,235 | 525 | 1,462 | 1,723 | 1,150 | | | |
| Pass-by Trips | | | 0 | 0 | 78 | 78 | | | | |
| Total Primary (New) Site Trips | | | 28,235 | 525 | 1,462 | 1,645 | 1,072 | | | |



SITE INFORMATION
PROPOSED USE: MIXED USE RESIDENTIAL
TOTAL SITE AREA: ± 976.58 ACRES
PHASE 1 OWNER INFORMATION: HCT PENDER, LLC, 2511 CANTERBURY RD, WILMINGTON, NC 28403
PHASE 1 PIN(S) / ZONING / ACRES: 3245-84-0109-0000 - PD - ± 223.113 ac
PHASE 2 OWNER INFORMATION: RIVER ROCK FARM, LLC, C HEIDE TRASK, JR., 2511 CANTERBURY RD, WILMINGTON, NC 28403
PHASE 2 PIN(S) / ZONING / ACRES: 3255-11-7659-0000 - PD - ± 322.927 ac, 3254-19-4938-0000 - RA - ± 9.200 ac, 3254-09-9796-0000 - RA - ± 2.000 ac, 3254-09-9690-0000 - RA - ± 0.500 ac
PHASE 3 OWNER INFORMATION: SPRINGFIELD PLANTATION II, INC., 2511 CANTERBURY RD, WILMINGTON, NC 28403
PHASE 3 PIN(S) / ZONING / ACRES: 3245-80-3934-0000 - PD - ± 418.837 ac

DEVELOPMENT DATA

| UNIT TOTALS | PH1 | PH2 | PH3 | PH4 | PH5 | TOTAL |
|-----------------------|------------|------------|--------------|-----------|------------|--------------|
| SINGLE FAMILY: | 388 | 850 | 1,075 | 52 | 0 | 2,420 |
| ATTACHED RESIDENTIAL: | 125 | 0 | 0 | 0 | 0 | 125 |
| MULTIFAMILY: | 0 | 0 | 0 | 0 | 205 | 205 |
| TOTAL: | 513 | 850 | 1,075 | 52 | 205 | 2,695 |

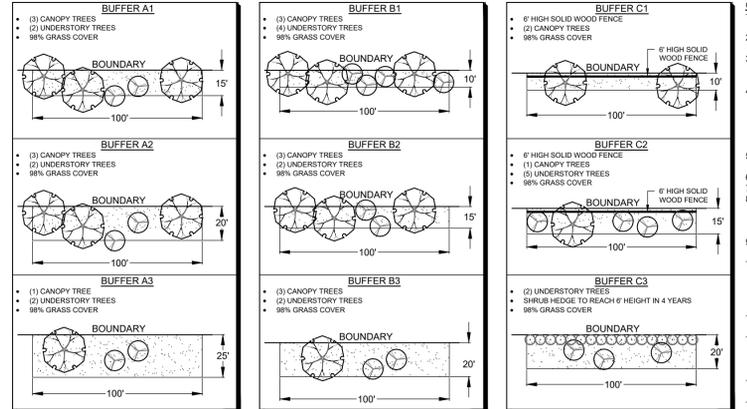
OPEN SPACE REQUIREMENTS
REQUIRED TOTAL OPEN SPACE: 0.03 ACRES/ 2.695 DWELLING UNITS = 80.85 ACRES
REQUIRED MIN. ACTIVE SPACE: NO LESS THAN 50% OF TOTAL REQ. / 40.425 ACRES
REQUIRED MIN. PASSIVE SPACE: NO MORE THAN 50% OF TOTAL REQ. / 40.425 ACRES
TOTAL PROVIDED OPEN SPACE: ± 411.02 AC
TOTAL PROVIDED ACTIVE SPACE: ± 191.47 AC
TOTAL PROVIDED PASSIVE SPACE: ± 219.55 AC

Lanes Ferry Landing - Density Calculations

| | Grand Unit Total | 2695 |
|--|------------------|------|
| Total Acreage | 976.58 | |
| Total Non-Residential Acreage | 10.00 | |
| Total Wetlands Acreage | 73.88 | |
| Total Right of Way Acreage | 178.00 | |
| Total Active Open Space | 191.47 | |
| RA Stormwater Parcels | 11.70 | |
| Wetland Acreage (73.88) - Total Passive Open Spaces (219.55) | 145.67 | |
| Developable Land Acreage | 731.08 | |
| Developable land calculated as follows: Total Acreage - Non-Residential, Wetlands (removing passive open space), ROW, RA Stormwater Parcels, Open Space (passive and active) = Developable Land Area | | |
| Overall Density Units/ Acre | 3.69 | |

SINGLE FAMILY ATTACHED (SFA) DIMENSIONAL REQUIREMENTS
MINIMUM LOT SIZE: 3,500 SF
MINIMUM LOT FRONTAGE: 20' STANDARD LOT, 25' CORNER LOT
FRONT YARD SETBACK: 5' MINIMUM
SIDEYARD SETBACK: 5' MINIMUM
CORNER SIDEYARD SETBACK: 5' MINIMUM
REAR SETBACK: 5' MINIMUM
CHORD: 20' MINIMUM
MAXIMUM HEIGHT: 35'
DENSITY: NOT TO EXCEED 5 DU/AC
SINGLE FAMILY DETACHED (SFD) DIMENSIONAL REQUIREMENTS
MINIMUM LOT SIZE: 1,400 SF
MINIMUM LOT FRONTAGE: 20' MIN. STANDARD LOT, 25' MIN. CORNER LOT
FRONT YARD SETBACK: 5' MINIMUM
SIDEYARD SETBACK: 5' MINIMUM
CORNER SIDEYARD SETBACK: 5' MINIMUM
REAR SETBACK: 15' MINIMUM
CHORD: 20' MINIMUM
MAXIMUM HEIGHT: 45' (SEE GENERAL NOTES)
DENSITY: 10 UNTIS/AC MAX., NO MORE THAN 8 UNTIS/STRUCTURE
MULTIFAMILY (MF) DIMENSIONAL REQUIREMENTS
MINIMUM LOT SIZE: N/A
MINIMUM LOT FRONTAGE: 20'
FRONT YARD SETBACK: 5' MINIMUM
SIDEYARD SETBACK: 5' MINIMUM
CORNER SIDEYARD SETBACK: 5' MINIMUM
REAR SETBACK: 5' MINIMUM
CHORD: 20' MINIMUM
MAXIMUM HEIGHT: 45' (SEE GENERAL NOTES)
DENSITY: NOT TO EXCEED 5 DU/AC

BUFFER TYPE EXAMPLES



GENERAL NOTES

- ALL PROJECT BOUNDARY BUFFERS SHALL COMPLY WITH SECTION 8.2.8 OF THE PENDER COUNTY UDO.
- ALL LANDSCAPING AND BUFFERS ASSOCIATED WITH THE PROJECT WILL COMPLY WITH ARTICLE 8 AND APPENDIX B OF THE PENDER COUNTY UDO.
- ALL PROJECT ROADS, OPEN SPACE, COMMONS AREAS AND AMENITY SITES WITHIN THE PROJECT BOUNDARY SHALL CONFORM TO SECTION 7.3, PENDER COUNTY UDO AND WILL BE MAINTAINED BY A MASTER PROPERTY OWNERS ASSOCIATION.
- STREET LAYOUT AND ACCESS SHALL CONFORM TO SECTION 7.4, ACCESS AND SECTION 7.5, STREET DESIGN. ALL INTERNAL PROJECT ROADS SHALL BE PRIVATE (UNLESS OTHERWISE INDICATED BY ON THIS PLAN) AND ALL ROADWAYS WILL BE DESIGNED TO THE MINIMUM NCDOT STANDARD. ALL PRIVATE ROADS WILL COMPLY WITH 7.5.3.C. EACH PHASE OF DEVELOPMENT WILL SUBMIT DETAILED PLANS FOR REVIEW ON ALL ELEMENTS OF STREET AND SUBDIVISION DESIGN.
- CALCULATED OPEN SPACE SHALL CONFORM TO SECTION 7.6, PENDER COUNTY UDO. (03 ACRES/DWELLING UNIT).
- ALL SUBDIVIDED LAND AND PARCELS SHALL COMPLY WITH SECTION 7.2, LOT DESIGN.
- ALL AMENITIES SHALL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES.
- FULL BUILD OUT OF THE PROJECT IS ANTICIPATED TO BE COMPLETED BY 2037. CONSTRUCTION OF THE PHASE ONE AMENITIES AND PORTIONS OF THE PHASE ONE RESIDENTIAL DEVELOPMENT IS SCHEDULED TO BEGIN IN THE LAST QUARTER OF 2017 PENDING PERMIT APPROVALS. OTHER AMENITIES WILL BE INSTALLED ALONG WITH THEIR PHASE SURROUNDING THEM.
- EXISTING HEADSTONES ON SITE TO REMAIN UNDISTURBED. ALL BUFFERS AND DELINEATION OF CEMETERY SITE TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- PENDER COUNTY FIRE DEPARTMENTS DO NOT HAVE EQUIPMENT TO SERVICE A 45' HIGH STRUCTURE AND WILL BE REVIEWED DURING PRELIMINARY PLAT PROCESS TO ASSURE FIRE EQUIPMENT CAN SERVICE PROPOSED HEIGHT. IF EQUIPMENT IS NOT ADEQUATE THEN HEIGHT WILL BE LOWERED TO 35' HEIGHT OR AS OTHERWISE SERVICEABLE BY FIRE EQUIPMENT AVAILABLE FOR THIS AREA OF THE COUNTY.
- SIGNIFICANT TREE SURVEY WILL BE PROVIDED FOR THE COMMERCIAL AND/OR MIXED USE AREAS AND IN ACCORDANCE WITH SECTION 8.1.3 OF THE PENDER COUNTY UDO.
- RECREATION UNITS PER SECTION 7.6.2 OF THE UDO WILL BE BUILT ON SITE. A TOTAL OF 10 RECREATIONAL UNITS (8100,000) WILL BE BUILT DURING THE COURSE OF THE DEVELOPMENTS THREE PHASES. TIMING AND TYPE OF RECREATION, BEYOND THE MARINA, IS TO BE DETERMINED DURING SITE DEVELOPMENT OF EACH PHASE.
- PARCELS A, B, & C WILL LIKELY HAVE ACCESS DIRECTLY FROM HWY 210, BUT THE TIA AND NCDOT WILL DIRECT ANY DRIVEWAY ACCESS TO THESE AND ALL DEVELOPMENT PARCELS.
- AT THIS TIME, THE TIA IS UNDER REVIEW BY THE WMPD. ACCESS FOR ALL PHASES WILL BE SUBJECT TO RECOMMENDATIONS FROM THE REVIEW PROCESS.

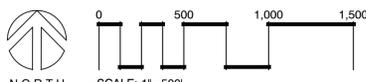
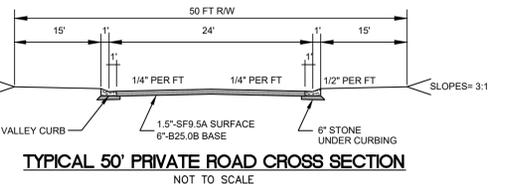
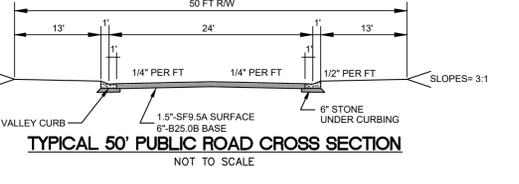
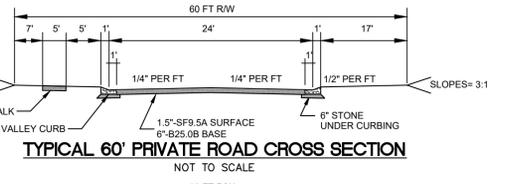
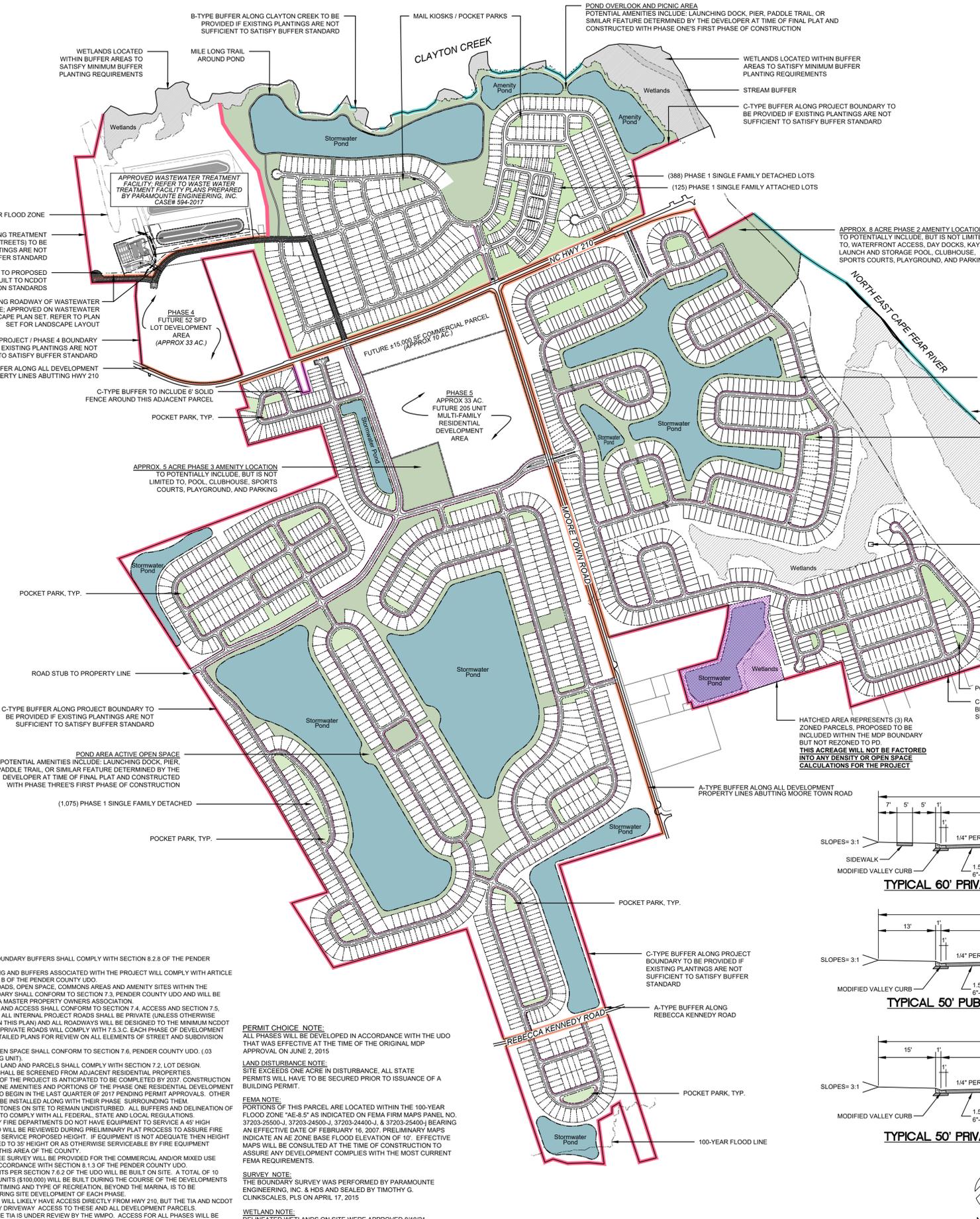
PERMIT CHOICE NOTE: ALL PHASES WILL BE DEVELOPED IN ACCORDANCE WITH THE UDO THAT WAS EFFECTIVE AT THE TIME OF THE ORIGINAL MDP APPROVAL ON JUNE 2, 2015.

LAND DISTURBANCE NOTE: SITE EXCEEDS ONE ACRE IN DISTURBANCE. ALL STATE PERMITS WILL HAVE TO BE SECURED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

FEMA NOTE: PORTIONS OF THIS PARCEL ARE LOCATED WITHIN THE 100-YEAR FLOOD ZONE "AE-8.5" AS INDICATED ON FEMA FIRM MAPS PANEL NO. 37203-25500-J, 37203-24500-J, 37203-24400-J, & 37203-25400-J BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007. PRELIMINARY MAPS INDICATE AN AE ZONE BASE FLOOD ELEVATION OF 17'. EFFECTIVE MAPS WILL BE CONSULTED AT THE TIME OF CONSTRUCTION TO ASSURE ANY DEVELOPMENT COMPLIES WITH THE MOST CURRENT FEMA REQUIREMENTS.

SURVEY NOTE: THE BOUNDARY SURVEY WAS PERFORMED BY PARAMOUNTE ENGINEERING, INC. & HDS AND SEALED BY TIMOTHY G. CLINKSCALES, PLS ON APRIL 17, 2015.

WETLAND NOTE: DELINEATED WETLANDS ON SITE WERE APPROVED 8/10/21



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION: HCT PENDER, LLC, RIVER ROCK FARM, LLC, SPRINGFIELD PLANTATION II, INC., C. HEIDE TRASK, JR., 2511 S CANTERBURY ROAD, WILMINGTON, NC 8403

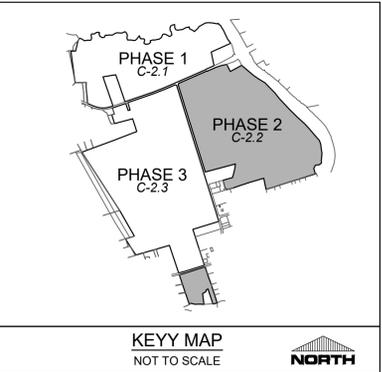
PARAMOUNTE ENGINEERING, INC.
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 / (910) 791-6766 (F)
 NC License #: C-2546

MASTER DEVELOPMENT PLAN OVERALL PLAN LANES FERRY LANDING ROCKY POINT PENDER COUNTY, NORTH CAROLINA

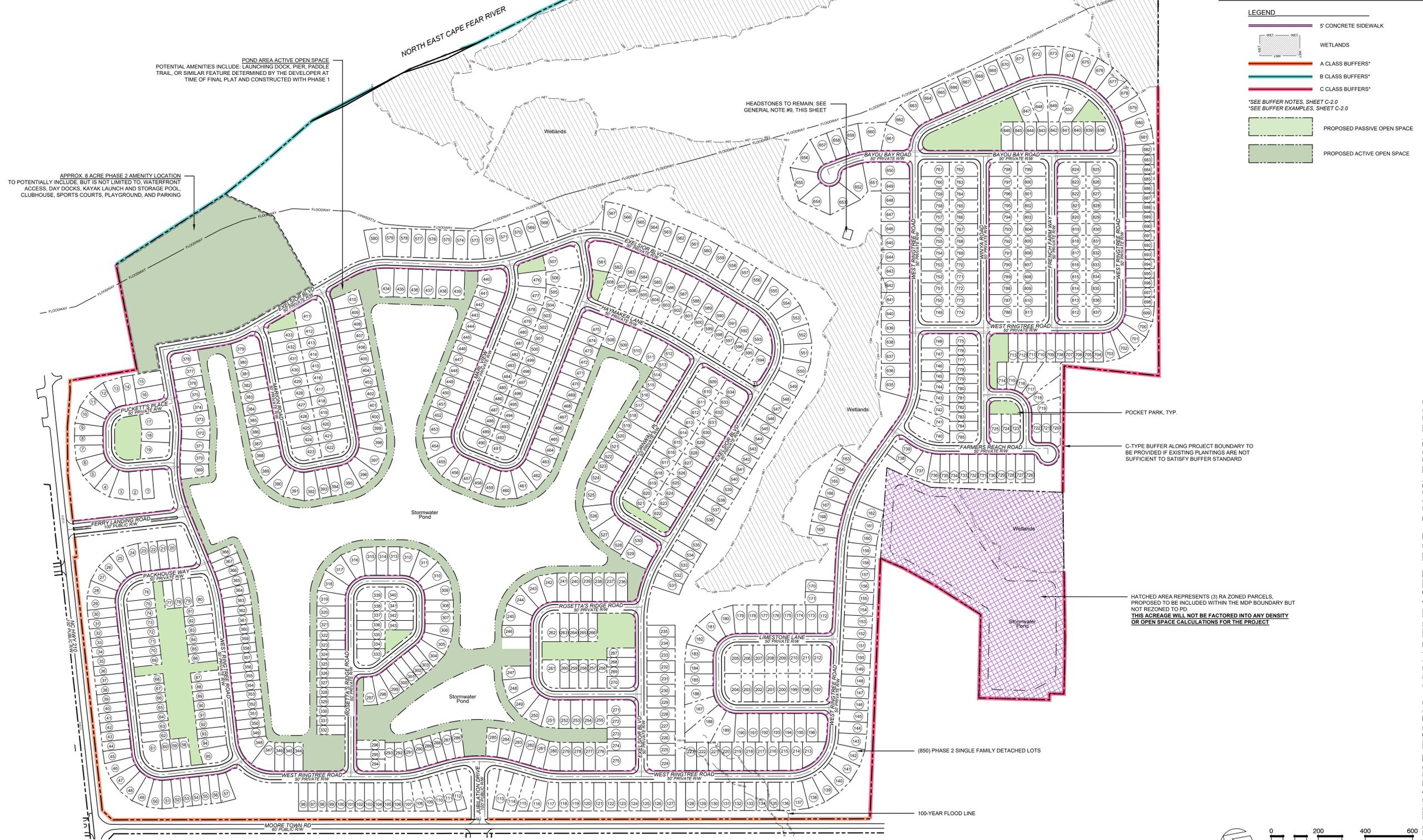
PROJECT STATUS: CONCEPTUAL LAYOUT: [] FINAL DESIGN: []
DRAWING INFORMATION: DATE: 08/01/25 SCALE: 1"=500' ARC: [] DRAWING: [] CHECKED: []

SEAL:

C-2.0
 PEI JOB#: 00000.PE



- LEGEND**
- 5' CONCRETE SIDEWALK
 - WETLANDS
 - A CLASS BUFFERS*
 - B CLASS BUFFERS*
 - C CLASS BUFFERS*
 - PROPOSED PASSIVE OPEN SPACE
 - PROPOSED ACTIVE OPEN SPACE
- *SEE BUFFER NOTES, SHEET C-2.0
*SEE BUFFER EXAMPLES, SHEET C-2.0



POND AREA ACTIVE OPEN SPACE
POTENTIAL AMENITIES INCLUDE: LAUNCHING DOCK, PIER, PADDLE TRAIL, OR SIMILAR FEATURE DETERMINED BY THE DEVELOPER AT TIME OF FINAL PLAT AND CONSTRUCTED WITH PHASE 1

APPROX. 8 ACRE PHASE 2 AMENITY LOCATION
TO POTENTIALLY INCLUDE, BUT IS NOT LIMITED TO, WATERFRONT ACCESS, DAY DOCKS, KAYAK LAUNCH AND STORAGE POOL, CLUBHOUSE, SPORTS COURTS, PLAYGROUND, AND PARKING

WETLANDS LOCATED WITHIN BUFFER AREAS TO SATISFY MINIMUM BUFFER PLANTING REQUIREMENTS

B-TYPE BUFFER ALONG CAPE FEAR RIVER TO BE PROVIDED IF EXISTING PLANTINGS ARE NOT SUFFICIENT TO SATISFY BUFFER STANDARD

HEADSTONES TO REMAIN, SEE GENERAL NOTE #9, THIS SHEET

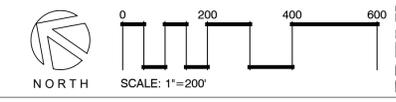
POCKET PARK, TYP.

C-TYPE BUFFER ALONG PROJECT BOUNDARY TO BE PROVIDED IF EXISTING PLANTINGS ARE NOT SUFFICIENT TO SATISFY BUFFER STANDARD

HATCHED AREA REPRESENTS (3) RA ZONED PARCELS PROPOSED TO BE INCLUDED WITHIN THE MDP BOUNDARY BUT NOT REZONED TO PD
THIS ACREAGE WILL NOT BE FACTORED INTO ANY DENSITY OR OPEN SPACE CALCULATIONS FOR THE PROJECT

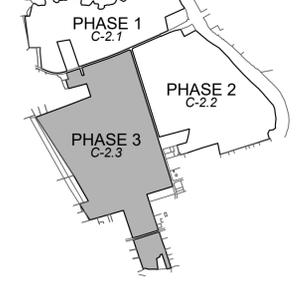
(850) PHASE 2 SINGLE FAMILY DETACHED LOTS

100-YEAR FLOOD LINE



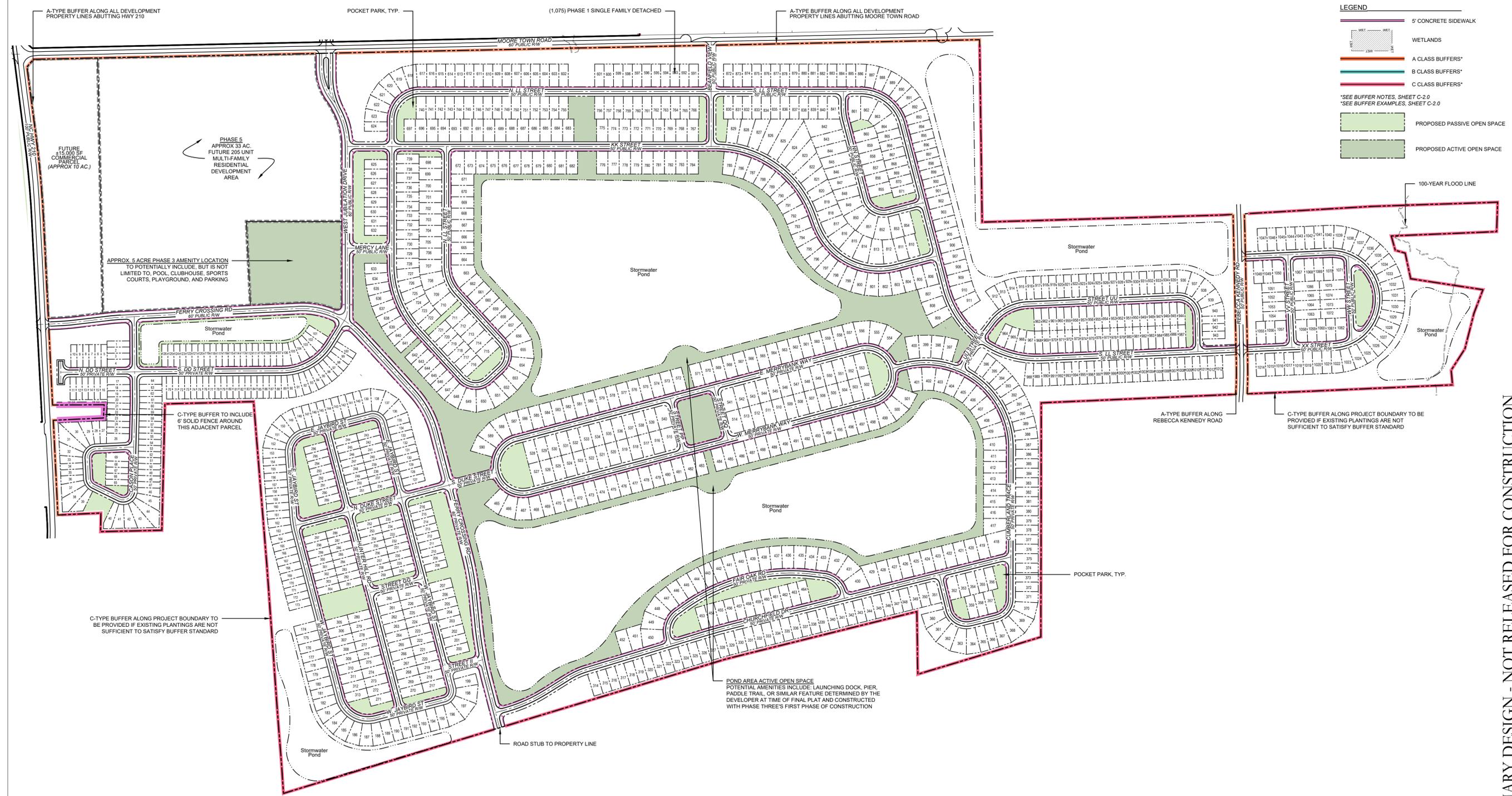
PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

| <p>PROJECT STATUS</p> <p>CONCEPTUAL LAYOUT: FINAL DESIGN LAYOUT: RELEASED FOR CONSTRUCTION:</p> <p>DRAWING INFORMATION</p> <p>DATE: 08.01.25 SCALE: 1" = 200' DRAWN BY: JRC CHECKED: TTC</p> | <p>CLIENT INFORMATION:</p> <p>HTC PENDER, LLC RIVER ROCK FARM, LLC SPRINGFIELD PLANTATION II, INC. C. HEIDE TRASK, JR. 2511 S CANTERBURY ROAD WILMINGTON, NC 8403</p> <p>PARAMOUNT ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6766 (F) NC License #: C-2846</p> <p>MASTER DEVELOPMENT PLAN PHASE 2 LAND PLAN LANES FERRY LANDING ROCKY POINT PENDER COUNTY, NORTH CAROLINA</p> <p>SEAL</p> <p style="font-size: 2em; font-weight: bold;">C-2.2</p> <p>PEI JOB#: 00000.PE</p> | | | | | | |
|--|--|-------------|------|-------------|--|--|--|
| <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | | NO. | DATE | DESCRIPTION | | | |
| NO. | DATE | DESCRIPTION | | | | | |
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KEY MAP
NOT TO SCALE

- LEGEND**
- 5' CONCRETE SIDEWALK
 - WETLANDS
 - A CLASS BUFFERS*
 - B CLASS BUFFERS*
 - C CLASS BUFFERS*
 - PROPOSED PASSIVE OPEN SPACE
 - PROPOSED ACTIVE OPEN SPACE
- *SEE BUFFER NOTES, SHEET C-2.0
*SEE BUFFER EXAMPLES, SHEET C-2.0



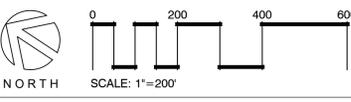
100-YEAR FLOOD LINE

A-TYPE BUFFER ALONG REBECCA KENNEDY ROAD

C-TYPE BUFFER ALONG PROJECT BOUNDARY TO BE PROVIDED IF EXISTING PLANTINGS ARE NOT SUFFICIENT TO SATISFY BUFFER STANDARD

POCKET PARK, TYP.

POND AREA ACTIVE OPEN SPACE
POTENTIAL AMENITIES INCLUDE: LAUNCHING DOCK, PIER, PADDLE TRAIL, OR SIMILAR FEATURE DETERMINED BY THE DEVELOPER AT TIME OF FINAL PLAN AND CONSTRUCTED WITH PHASE THREE'S FIRST PHASE OF CONSTRUCTION



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
HTC PENDER, LLC
RIVER ROCK FARM, LLC
SPRINGFIELD PLANTATION II, INC.
C. HEIDE TRASK, JR.
2511 S CANTERBURY ROAD
WILMINGTON, NC 8403

PARAMOUNT
ENGINEERING INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6766 (F)
NC License #: C-2846

MASTER DEVELOPMENT PLAN
PHASE 3 LAND PLAN
LANES FERRY LANDING
ROCKY POINT
PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS:
CONCEPTUAL LAYOUT:
FINAL DESIGN LAYOUT:
RELEASED FOR CONSTRUCTION:
DRAWING INFORMATION:
DATE: 08/01/25
SCALE: 1"=200'
DRAWN BY: JRC
CHECKED: TTC

SEAL

C-2.3

PEI JOB#: 00000.PE