



celam@southeastcustomhomes.com  
www.SoutheastCustomHomes.com

June 7, 2016

Mr. Ron Meredith,

I, Charles M. Elam, II, applicant on behalf of Southeast Custom Homes, am requesting approval of a major subdivision subject to Pender County Planning Board Review.

The development is located on the south side of NC Hwy 210, approximately 800 feet west of the intersection with NC Hwy 133. Wanet Landing consists of 46 single family lots on 39.48 acres and is zoned RP, residential performance. The parcel identification number is 3214-16-3938-0000.

Previously, I requested a rezoning of the 39.48 acres of property from RA, Rural Agricultural, to RP, Residential Performance. At the April 18, 2016 meeting, the Pender County Planning Board voted unanimously to approve the request. Subsequently, the Pender County Board of Commissioners voted unanimously to approve the request at the May 16, 2016 meeting. I, Charles M. Elam, II, the applicant, am now requesting approval for a by-right subdivision on the same property.

The minimum lot size will be 15,000 sqft. The proposed 46 single family lots on 39.48 acres will yield a net density of 1.6 units per acre, while the gross density will be 1.2 units per acre. The proposal meets the 0.03 acres per unit of open space requirement outlined in 7.6 of the Pender County 2015 UDO. Both Passive and Active open space are identified on the map.

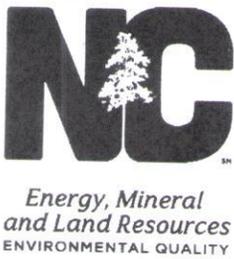
Mr. Meredith, it has been brought to my attention that the Pender County Planning Board has been giving consideration to making an amendment to the current requirement of the UDO for the purpose of enlarging the minimum cul-de-sac radius. To date, the plans I have submitted meet NCDOT requirements and the current UDO. I would like to address this during the technical review process in an effort to determine if a larger cul-de-sac is needed. I have verified that the minimum chord length is greater than or equal to 50' on all of the cul-de-sac lots with a minimum of 30' in the RP zoning. I feel this is sufficient.

In addition to the submittal of the preliminary subdivision plat, I have submitted a copy of plans and permits for your records. These permits include water quality, sediment and erosion control, and NCDOT driveway permits. I am currently waiting on the receipt of an updated wetlands map and a permit to connect to Pender County public water.

Thank you for your time in this matter. I look forward to your response.

Sincerely,

Charles M. Elam, II  
President/Owner



PAT MCCRORY

*Governor*

DONALD R. VAN DER VAART

*Secretary*

TRACY DAVIS

*Director*

December 10, 2015

**LETTER OF APPROVAL WITH MODIFICATIONS  
AND PERFORMANCE RESERVATIONS**

Southeastern Custom Homes, Inc  
ATTN: Charles M. Elam II  
126 Cardinal Drive Ext., Suite 101  
Wilmington, NC 28405

RE: Project Name: WANET LANDING  
Acres Approved: 34.5  
Project ID: PENDE-2016-018  
County: Pender, City: Long Creek  
Address: NC Hwy 210  
River Basin: Cape Fear  
Stream Classification: Other  
Submitted By: Charles M. Elam II  
Date Received by LQS: November 24, 2015  
Plan Type: Residential

Dear Mr. Elam:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

Please be aware that your project will be covered by the enclosed NPDES Construction Stormwater General Permit NCG010000. Please become familiar with all the requirements and conditions of this permit in order to achieve compliance.

Title 15A NCAC 4B .0118(a) requires that a copy of the approved erosion control plan be on file at the job site. Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

Division of Energy, Mineral, and Land Resources  
Energy Section • Geological Survey Section • Land Quality Section  
127 Cardinal Drive Extension Wilmington, NC 28405 • Phone: 910-796-7215 • FAX: 910-350-2004  
Internet: <http://portal.ncdenr.org/web/lr/>  
An Equal Opportunity \ Affirmative Action Employer – 50% Recycled \ 10% Post Consumer Paper



Energy, Mineral  
and Land Resources  
ENVIRONMENTAL QUALITY

PAT MCCRORY

*Governor*

DONALD R. VAN DER VAART

*Secretary*

TRACY DAVIS

*Director*

January 13, 2016

Charles M. Elam, II, President  
Southeast Custom Homes, Inc.  
126 Cardinal Drive Ext. Suite 101  
Wilmington, NC 28405

**Subject: Stormwater Management Permit No. SW8 071029  
Name / Ownership Change  
Wanet Landing Subdivision  
Low Density Subdivision Project  
Pender County**

Dear Mr. Elam:

Effective August 1, 2013 the State Stormwater program has been transferred from the Division of Water Quality (DWQ) to the Division of Energy, Mineral and Land Resources (DEMLR). All previous references to DWQ will remain in older stormwater permits issued prior to August 1, 2013 until they are modified. Please note that the attached updated permit now references DEMLR as the Division responsible for issuance of the permit.

On November 24, 2015, the Division of Energy, Mineral and Land Resources (DEMLR) received a Name/Ownership Change Form for the subject project. A file review was performed on January 13, 2016 by DEMLR staff and as noted in the enclosed inspection report, the site is currently in compliance with the terms and conditions of the current state stormwater permit. You have stipulated that there has been no development, construction, subdivision or sale of lots. As indicated on the Name/Ownership Change form, you have acknowledged receipt of a copy of the permit, which includes the application and supplement forms, a copy of the approved plans and a copy of the required Operation and Maintenance agreement from the previous permittee. By acknowledging receipt of the permit, and by signing the Name/Ownership Change form, you have accepted the responsibility for complying with the terms and conditions outlined in this permit.

The Division is hereby notifying you that permit SW8 071029 has been transferred on January 13, 2016, and to remind you that this permit shall be effective from the date of issuance until rescinded. For your records, please find enclosed a copy of the updated permit, a copy of the compliance inspection report, and a copy of the Name/Ownership Change form.

This permit is subject to the conditions and limitations as specified therein. Please pay special attention to the conditions listed in the permit regarding the Operation and Maintenance of the BMP(s), recordation of deed restrictions, and the procedures for changing ownership and transferring the permit. Failure to establish an adequate system for operation and maintenance of the stormwater management system, to record deed restrictions, or to transfer the permit upon a change of ownership, will result in future compliance problems.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes, and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at [www.NCOAH.com](http://www.NCOAH.com). Unless such demands are made this permit shall be final and binding.



FAT McCRORY  
Governor  
NICHOLAS L. TENNYSON  
Secretary

May 31, 2016

Division 3  
District 1  
Pender County

Southeast Custom Homes Inc.  
126 Cardinal Drive Ext. Suite 101  
Wilmington, NC 28405

Subject: Driveway Permit application for access to NC210 -- at 1134 feet northwest from the intersection of NC210 and NC133 toward US421

Attached is the approved copy of the subject Driveway Permit. Please contact Pender County Maintenance at 910-259-5413 prior to beginning work.

This is also to acknowledge receipt of bond in the amount of \$1000 which will be returned upon satisfactory completion of subject driveway access.

Please refer to Driveway Permit # P-1195 in all future correspondence with this office concerning this drive. Should you have any questions, please contact me.

Sincerely,

R. A. Vause, P.E.  
District Engineer

RAV:per  
Attachment

Nothing Compares

State of North Carolina Department of Transportation Division of Highways  
295 Wilmington Hwy Suite A, Jacksonville, NC 28540  
910-346-2040 T

June 16, 2016

Pender County Planning and Community Development  
c/o Ron Meredith  
Post Office Box 1519  
805 South Walker Street  
Burgaw, North Carolina 28425

Dear Mr. Meredith,

Charles M. Elam, II, owner of Southeast Custom Homes, is a current client and in good standing with Robert H. Goslee & Associates, PA.

Mr. Elam has my permission to use the design work previously done by Robert H. Goslee on Wanet Landing. I will be making the necessary revision to the map on Mr. Elam's behalf in his efforts to obtain a preliminary and final plat for Wanet Landing.

If you have any questions or need additional information, please call me at (910) 285-4210

Sincerely,

Manley D. Carr, PLS

June 16, 2016

Pender County Planning and Community Development  
c/o Ron Meredith  
Post Office Box 1519  
805 South Walker Street  
Burgaw, North Carolina 28425

Dear Mr. Meredith,

Please accept this correspondence as verification that Tripp Engineering, PE will be providing civil engineering services for Mr. Charles M. Elam, II on the Wanet Landing Development project located in Pender County, NC.

If I can be of further assistance, feel free to call me at (910) 763-5100.

Sincerely,

Phillip G. Tripp, PE

| NAME                       | C/O                 | STREET                      | CITY         | STATE | ZIP   |
|----------------------------|---------------------|-----------------------------|--------------|-------|-------|
| MCINTYRE BERTHA HEIRS      | C/O LETTIE GRAHAM   | 19030 HWY 210               | ROCKY POINT  | NC    | 28457 |
| JOSHUA CLAYTON BRYANT      |                     | 447 APPLE BLOSSOM DR        | ROCKY POINT  | NC    | 28457 |
| MICHAEL R SMITH            |                     | 403 APPLE BLOSSOM RD        | ROCKY POINT  | NC    | 28457 |
| RUFUS BONHAM JR            |                     | PO BOX 95                   | ROCKY POINT  | NC    | 28457 |
| LETTIE MCINTYRE GRAHAM     |                     | 19030 HWY 210               | ROCKY POINT  | NC    | 28457 |
| ALFRED DAVIS               | C/O ALBERTA DAVIS   | 7817 GALLANT RIDGE DR       | FAYETTEVILLE | NC    | 28314 |
| NICOLE SHIVERS ROCHELLE    |                     | 187 APPLE BLOSSOM DR        | ROCKY POINT  | NC    | 28457 |
| FRANCES PEARL JACKSON      | C/O FRANCES JACKSON | 114 COUNTRY CLUB DR         | OXFORD       | OH    | 45056 |
| MCINTYRE BERTHA HEIRS      | C/O LETTIE GRAHAM   | 19030 HWY 210               | ROCKY POINT  | NC    | 28457 |
| ARTHUR MCINTYRE            |                     | 18856 US HWY 210            | ROCKY POINT  | NC    | 28457 |
| EDNA M LEWIS               |                     | 21660 NC HWY 210            | ROCKY POINT  | NC    | 28457 |
| ST PAUL UNITED HOLY CHURCH |                     | 855 WEBBTOWN RD             | MAPLE HILL   | NC    | 28454 |
| CLYDE MCINTYRE             |                     | 1026 WEST LINDLEY AVE       | PHILADELPHIA | PA    | 19141 |
| CEMETERY                   |                     | PO BOX 67                   | BURGAW       | NC    | 28425 |
| WILLIAM STANLEY ROGERS     |                     | 18655 NC HWY 210            | ROCKY POINT  | NC    | 28457 |
| KAREN M BRUNAMONTI         |                     | 212 WHIPPORWILL LANE        | ROCKY POINT  | NC    | 28457 |
| KAREN M BRUNAMONTI         |                     | 212 WHIPPORWILL LANE        | ROCKY POINT  | NC    | 28457 |
| LAURA KEITH SPIVEY         |                     | 1022 43RD STREET            | WILMINGTON   | NC    | 28403 |
| MICHAEL J MURPHY           |                     | 904 CLARKS LANDING LOOP RD  | ROCKY POINT  | NC    | 28457 |
| BERRIE GRAHAM MARSHBURN    |                     | 1108 CLARKS LANDING RD      | ROCKY POINT  | NC    | 28457 |
| LIVVIE R LEWIS             | C/O JANET B HIGGINS | 5204 STRATHMORE DR          | RALEIGH      | NC    | 27613 |
| SOUTHEAST CUSTOM HOMES INC |                     | 126 N CARDINAL DR SUITE 101 | WILMINGTON   | NC    | 28405 |

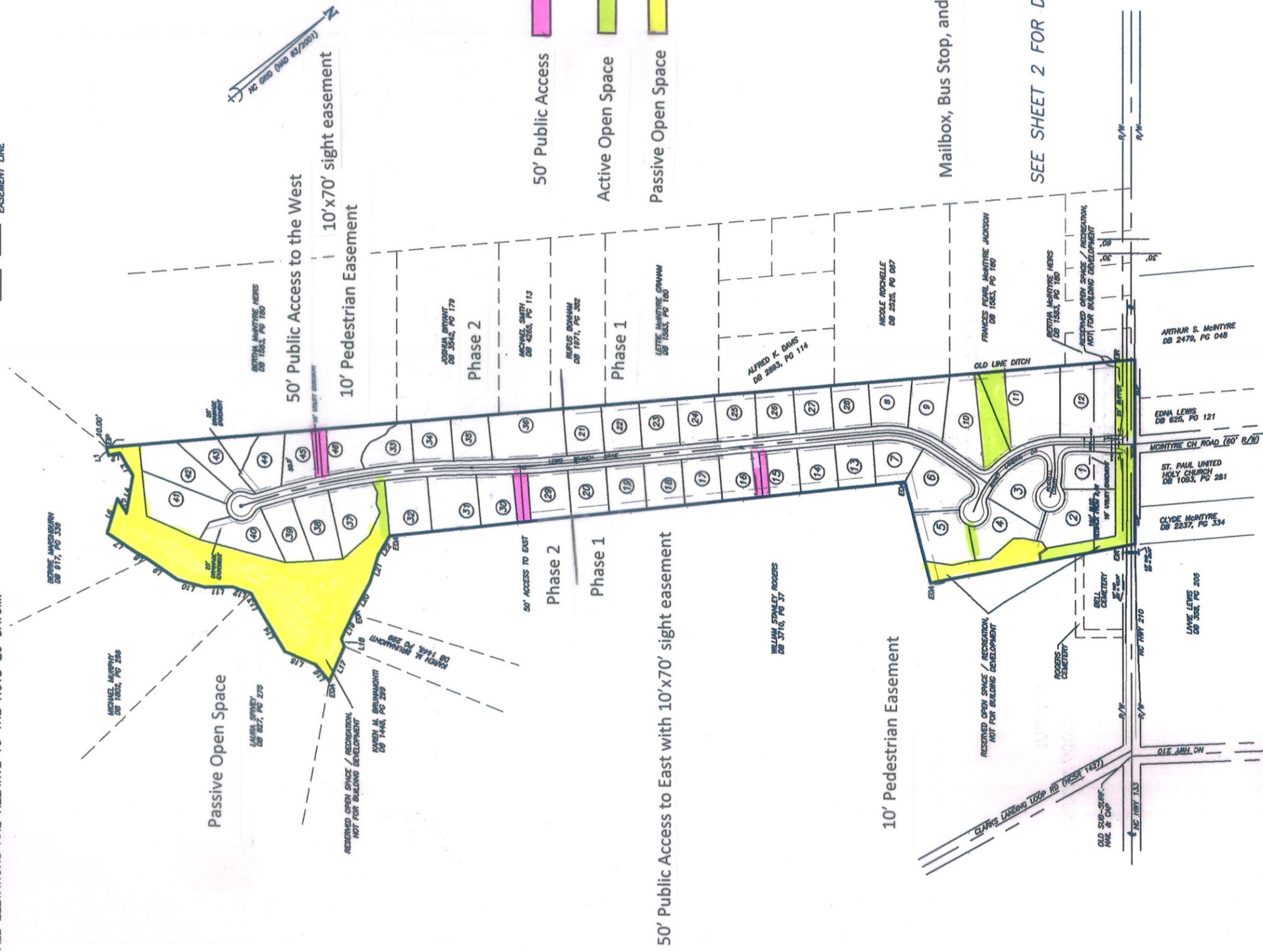
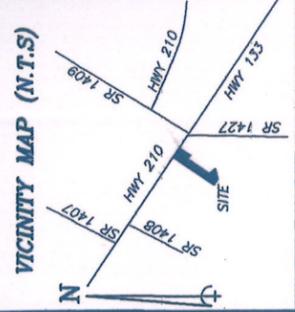
**SURVEY REFERENCE:**  
DEED BOOK 2994 AT PAGE 069  
PENDER COUNTY REGISTRY

**NOTES:**

1. FEMA FLOOD MAP INFORMATION:  
PENDER COUNTY FLOOD INSURANCE RATE MAP:  
MAP No.: 370344 3214 J FLOOD ZONE: X  
EFFECTIVE DATE: FEBRUARY 16, 2007.
2. PROPERTY CORNERS ARE MARKED AS NOTED ON MAP.
3. ALL BEARINGS ARE MAGNETIC (MB 26, PG 74).
4. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
5. AREA COMPUTED BY THE COORDINATE METHOD.
6. ALL ELEVATIONS ARE RELATIVE TO THE NGVD 29 DATUM.

**LEGEND:**

- (EXISTING IRON PIPE)
- (IRON PIPE SET)
- (EXISTING IRON STAKE)
- (IRON ROD SET)
- CMS (CONCRETE MONUMENT SET)
- ECM (EXISTING CONCRETE MONUMENT)
- NCSS GRID MONUMENT
- ERRS (EXISTING RAILROAD SPIKE)
- PRSS (RAILROAD SPIKE SET)
- NBC (NAIL AND CAP)
- PK/MAG (PK OR MAG NAIL SET)
- EOA (EXISTING OLD AXLE)
- PROPERTY LINE
- - - NON-SURVEYED LINE
- - - EASEMENT LINE



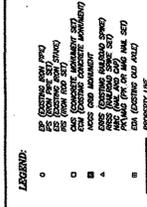
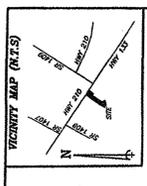
NC DOT DRIVEWAY ACCESS  
FOR  
**SOUTHEAST CUSTOM HOMES, INC.**  
LONG CREEK TOWNSHIP  
PENDER COUNTY - NORTH CAROLINA  
SCALE: 1" = 400'  
JANUARY 14, 2016

GRAPHIC SCALE - FEET

I, Manley D. Carr, PLS, certify that this plat was drawn under my supervision from an actual field survey made under my supervision from information as noted hereon; that the boundaries not surveyed are clearly indicated as dashed lines; that the ratio of precision as calculated is 1:10,000+ and is correct to the best of my knowledge and belief.  
Witness my original Signature, License Number and Seal  
this 14<sup>th</sup> day of January, AD, 2016.

Manley D. Carr, PLS  
NC License No. L-2550

MANLEY D. CARR, PLS  
ROBERT H. GOSLEE & ASSOCIATES, PA  
LAND SURVEYORS - LAND PLANNERS  
317 EAST MURRAY ST. / P.O. BOX 133  
WALLACE, NORTH CAROLINA 28466  
FILE No. PUJ305R-DRIVE-2016



**LEGEND:**

- 0 10.0' UTILITY EASEMENT
- 1 6.0' SHOULDER
- 2 20.0' PAVEMENT
- 3 14.75' R/W
- 4 1.75' SLOPE
- 5 10.0' UTILITY EASEMENT
- 6 6.0' SHOULDER
- 7 20.0' PAVEMENT
- 8 14.75' R/W
- 9 1.75' SLOPE
- 10 10.0' UTILITY EASEMENT
- 11 6.0' SHOULDER
- 12 20.0' PAVEMENT
- 13 14.75' R/W
- 14 1.75' SLOPE

**STREET REFERENCES:**  
DEED BOOK 2894, AT PAGE 093  
PENDER COUNTY RESURVEY

**NOTES:**

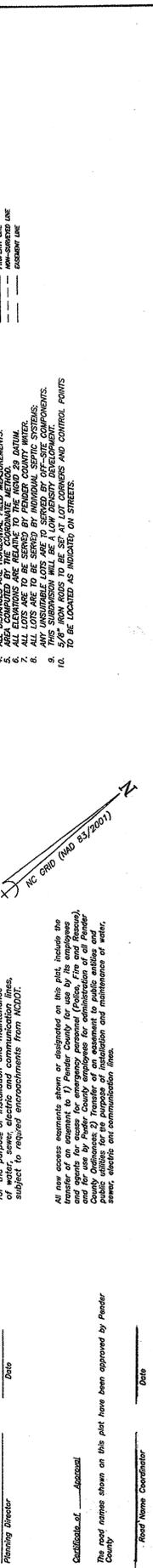
1. PENDER COUNTY FLOOD INSURANCE RATE MAP, X PANEL No. 370544, 3714 J, FLOOD ZONE, IN EFFECT FEBRUARY 16, 2007.
2. ALL BEARINGS ARE TO THE RIGHT AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL ELEVATIONS ARE RELATIVE TO THE NGVD 29 DATUM.
4. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
5. ANY UNDESIRABLE LOTS ARE TO BE SERVED BY OT-SITE COMPONENTS.
6. 5/8" IRON RODS TO BE SET AT LOT CORNERS AND CONTROL POINTS TO BE LOCATED AS INDICATED ON STREETS.

The subdivision shown on this plat includes public streets that are to be constructed to NCDOT standards.

All new streets and access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for water, sewer, electric and communication lines, subject to required encroachments from NCDOT.

All new access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for water, sewer, electric and communication lines, subject to required encroachments from NCDOT.

**Certification of Engineer:**  
I, \_\_\_\_\_, Engineer, do hereby certify that this plat was drawn under my supervision from an actual field survey made under my supervision from information on which I believe the plat is correct and that the area shown is correct to the best of my knowledge and belief. Witness my original Signature, License Number and Seal  
this \_\_\_\_\_ day of \_\_\_\_\_ AD 2016



**OWNER: SOUTHEAST CUSTOM HOMES, INC**  
**CONTACT: CHARLES M. ELAM, II**  
**126 CARDINAL DRIVE EXT STE 101**  
**WILMINGTON NC 28405-5404**  
**(910) 798-8840**

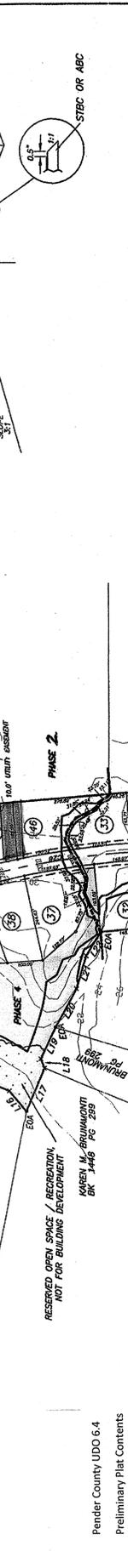
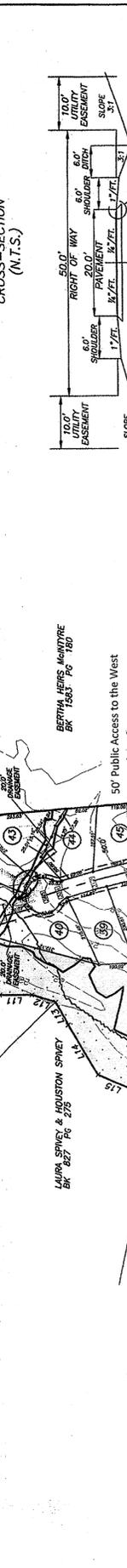
**NOTE: ALL LOTS TO HAVE 20' DRAINAGE EASEMENT CENTERED ON THE PROPERTY LINE FOR THE PURPOSE OF INSTALLING SURFACE DRAINAGE SWALES TO PROMOTE POSITIVE DRAINAGE. THESE DRAINAGE EASEMENTS ARE IN ADDITION TO ONES SHOWN ON THIS PLAT.**

**NOTE: TOTAL ACREAGE OF SITE = 39.48 AC**

**NOTE: 15.86% OPEN SPACE**

**NOTE: MINIMUM LOT SIZE = 15,000+ SF**

**TYPICAL STREET CROSS-SECTION (N.T.S.)**



**ROAD CENTER LINE CURVE TABLE**

| CURVE | RADIUS  | ARC LENGTH | CHORD   | CHORD BEARING | CHORD BEARING |
|-------|---------|------------|---------|---------------|---------------|
| C1    | 310.00' | 115.06'    | 216.53' | 112.45°       | N 88°42'00" E |
| C2    | 310.00' | 57.53'     | 118.27' | 209°17'11"    | S 57°12'00" E |
| C3    | 300.00' | 183.87'    | 310.00' | 161.83°       | N 24°46'35" E |
| C4    | 250.00' | 116.90'    | 183.87' | 161.83°       | N 24°46'35" E |

**PHASE 1**  
PHASE 2PHASE 3PHASE 4PHASE 5PHASE 6PHASE 7PHASE 8PHASE 9PHASE 10PHASE 11PHASE 12PHASE 13PHASE 14PHASE 15PHASE 16PHASE 17PHASE 18PHASE 19PHASE 20PHASE 21PHASE 22PHASE 23PHASE 24PHASE 25PHASE 26PHASE 27PHASE 28PHASE 29PHASE 30PHASE 31PHASE 32PHASE 33PHASE 34PHASE 35PHASE 36PHASE 37PHASE 38PHASE 39PHASE 40PHASE 41PHASE 42PHASE 43PHASE 44PHASE 45PHASE 46PHASE 47PHASE 48PHASE 49PHASE 50PHASE 51PHASE 52PHASE 53PHASE 54PHASE 55PHASE 56PHASE 57PHASE 58PHASE 59PHASE 60PHASE 61PHASE 62PHASE 63PHASE 64PHASE 65PHASE 66PHASE 67PHASE 68PHASE 69PHASE 70PHASE 71PHASE 72PHASE 73PHASE 74PHASE 75PHASE 76PHASE 77PHASE 78PHASE 79PHASE 80PHASE 81PHASE 82PHASE 83PHASE 84PHASE 85PHASE 86PHASE 87PHASE 88PHASE 89PHASE 90PHASE 91PHASE 92PHASE 93PHASE 94PHASE 95PHASE 96PHASE 97PHASE 98PHASE 99PHASE 100PHASE 101PHASE 102PHASE 103PHASE 104PHASE 105PHASE 106PHASE 107PHASE 108PHASE 109PHASE 110PHASE 111PHASE 112PHASE 113PHASE 114PHASE 115PHASE 116PHASE 117PHASE 118PHASE 119PHASE 120PHASE 121PHASE 122PHASE 123PHASE 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