



# 2021 TOWN OF WENDELL RESIDENTIAL DEVELOPMENT REVIEW PROCEDURES POLICY



Town of Wendell Planning Department  
15 E. Fourth St.  
Wendell, NC 27591

Phone: 919.365.4448  
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www.townofwendell.com

## **PURPOSE**

The purpose of the following policy document is to provide guidance to individuals or companies submitting plans involving residential development that require detailed staff and TRC review.

## **PROCESS AND PROCEDURE**

### **Step 1: Pre-Submittal Meeting**

All development proposals have the option of obtaining staff comments and review before any process is started. Staff is willing to meet and discuss proposals and/or accept proposals and return preliminary comments. A pre-submittal meeting is required in order to clarify any major concerns before the official process is started. Please call 919.365.4448 to schedule a meeting with the Town of Wendell and Wake County.

### **Step 2: Sketch Plan Submittal**

Sketch plans shall first be submitted to the Town of Wendell for review by the Planning Administrator. This is an informal review designed to aid in the preliminary plat development process. Please reference Section 16.4 of the UDO for sketch plan requirements. All plans are reviewed using Bluebeam software.

This submittal requires:

- One electronic copy or email link of all plans submitted in PDF format

### **Step 3: Submission as a Master Plan/Preliminary Plan**

The applicant will, after sketch plan review, then have the opportunity to revise plans and provide more detail as a preliminary plat submission. This submission will be reviewed by Staff and the Technical Review Committee (TRC). Please see fee schedule for costs (please note that there is a \$1,000 upfront fee for our third party engineering review. Any unused funds will be returned at the completion of the project). Requirements for the Master Plan/Preliminary Plat can be found in section 16.5 of the UDO. The applicant shall be responsible for any submittals directly to NCDOT. All plans are reviewed using Bluebeam software.

This submittal requires:

- One electronic copy or email link of all plans submitted in PDF format

### **Step 4: TRC Review**

The TRC members will review plans and return comments to Staff. Staff will distribute all comments to the applicant and TRC members prior to the TRC meeting. The applicant is expected to address those comments, generally technical in nature, at the TRC meeting.

Comments will be answered verbally by the applicant at the meeting but should be addressed in written form as well. The comments should be reflected on the amended plan, as appropriate, and one digital copy of the corrected and approved plan should be submitted to the Town for its files. The TRC generally meets the second week of each month. Please see submittal schedule for meeting dates.

### **Step 5: Construction Document Review**

Following TRC review of the Master Plan/Preliminary Plan, the applicant is to submit one (1) set of construction documents electronically in PDF format to the Town of Wendell. Requirements for construction documents can be found in section 16.6 of the UDO. The plans will be reviewed by TRC members for compliance with infrastructure standards (see fee schedule) and will make any recommended additions and/or corrections and return the comments. CORPUD will not review or re-review any plans except those submitted through the Town of Wendell. All plans are reviewed using Bluebeam software.

The applicant shall be responsible for submitting construction documents directly to Wake County for stormwater and erosion control. Contact Wake County for applicable fees.

Once plans have been approved by the Town Staff, CORPUD and the Town Engineer, Staff will notify Wake County Environmental Services of zoning and engineering approval so that the applicant/developer may obtain a grading and land disturbance permit.

Once all corrections have been made and sign-off blocks added, the applicant shall submit one set of plans for signature by CORPUD, Wake County Environmental Services, and the Town of Wendell. After signature approval from the three agencies, one digital copy shall be submitted to the Town of Wendell, one (1) copy will need to be sent to CORPUD and one (1) set should be submitted to Wake County Environmental Services.

### **Step 6: Pre-Construction Meeting**

Following the approval of construction drawings and before utility installation is started, a Pre-Construction Meeting shall be held virtually. All of the infrastructure and site contractors (water, sewer, streets, etc.) should be present and meet with Town Staff and CORPUD, and others. Policies for inspections, costs, bonds, etc. will be discussed at this meeting.

The applicant will schedule a separate pre-construction conference with Wake County Environmental Services to discuss grading, stormwater, erosion control, etc.

### **Step 7: As-Built Drawings**

One electronic copy in PDF format shall be submitted to Town of Wendell Staff for review. Please contact CORPUD for their as-built drawing requirements. These drawings will be sent directly to CORPUD. Once approved, one digital copy should be submitted to the Town of Wendell as a file copy. The applicant will be responsible for submitting required documents directly to Wake County Environmental Services.

### **Step 8: Final Plat Approval**

After of all the infrastructure has been installed, inspected and approved, the final plat, officially subdividing the tract of land into individual lots, may be submitted for review. Staff will review the plan for conformance with the approved preliminary plat. Requirements for the final plat submittal are outlined in section 16.7 of the UDO. CORPUD will review the plan and verify easement dedication. CORPUD requires a copy of the approved

construction drawings to be submitted with the final plat. CORPUD will not review or re-review any plans except those submitted by the Town of Wendell. Wake County Environmental Services and the Town Engineer will also review the plat. Contact Wake County for certifications required on the plat. All plans are reviewed using Bluebeam software.

This submittal requires:

- One (1) electronic copy or e-mail link of all plans submitted in PDF format

## **Step 9: Final Plat Recordation**

After addressing Staff, CORPUD and Wake County comments, the final plat is ready for recordation. Staff will not sign the final plat for recordation until all outstanding fees have been paid. The applicant should submit three mylars for signature by the various agencies. The applicant should return two copies of the recorded mylar and one electronic copy. Staff will send the electronic copy to CORPUD and one of the mylars to Wake County Environmental Services.

This submittal requires:

- Two (2) mylars after recordation
- One electronic copy of the recorded mylar

## **Step 11: Pre-Building Meeting**

Around the time the final plat is recorded, a Pre-Building Meeting shall be held. All builders shall be present to meet with Town Staff and Contract Engineers/Inspectors prior to the release of any building permits. The application process, inspection process, and associated fees will be explained and discussed at this time.

Other approvals and permits by state and local agencies may be needed on a case-by-case basis.

The Wendell Unified Development Ordinance is available on the town's website. For this and other planning related documents, visit [www.townofwendell.com](http://www.townofwendell.com) and navigate to the Planning Department page.

All submittals shall be accompanied by the Development Plan Review Application form and payment for any related fees.



# Development Plan Review Application

Town of Wendell Planning Department – 15 E. Fourth St. – Wendell, NC 27591 – 919.365.4448

Type of Review: (check one)

- Sketch Plan
- Preliminary Plan
- Construction Drawings
- As-Builts
- Final Plat

Submittal Date: \_\_\_\_\_  Original Submittal  Revision (# \_\_\_\_\_)

Name of Project: \_\_\_\_\_

Owner of Property: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Design Engineering Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Wake Co. PIN#(s): \_\_\_\_\_ Zoning: \_\_\_\_\_

Is Property in Corporate Limits: \_\_\_\_\_ Acreage to be Developed: \_\_\_\_\_

Total Number of Phases: \_\_\_\_\_ Total Number of Lots: \_\_\_\_\_

Lots within 100-Year Floodplain: \_\_\_\_\_ Acreage of Open Space: \_\_\_\_\_

*I, as owner, developer, engineer, and/or agent, understand that I am responsible for all applicable review fees due upon submittal of these plans. I understand that no review will take place until all review fees have been paid. I have read all information within the Development Review Procedures Packet and understand the process and my requirements with the proposal.*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Office Use Only**

Review Fee Received By: \_\_\_\_\_ Amount: \_\_\_\_\_ Check #: \_\_\_\_\_ Date: \_\_\_\_\_



## 2021 Technical Review Committee Schedule

### Planning Department

15 E. Fourth St. ~ Wendell, NC 27591 ~ Phone: 919.365.4448 ~ Fax: 919.366.1462

Sketch Plan Deadline	Preliminary Plan Submittal Deadline	Comments Sent to Applicant	TRC Meeting (9:00-11:00 am)
December 25, 2020	January 8, 2021	February 9, 2021	February 11, 2021
January 22, 2021	February 5, 2021	March 9, 2021	March 11, 2021
February 19, 2021	March 5, 2021	April 6, 2021	April 8, 2021
March 26, 2021	April 9, 2021	May 11, 2021	May 13, 2021
April 23, 2021	May 7, 2021	June 8, 2021	June 10, 2021
May 21, 2021	June 4, 2021	July 6, 2021	July 8, 2021
June 25, 2021	July 9, 2021	August 10, 2021	August 12, 2021
July 23, 2021	August 6, 2021	September 7, 2021	September 9, 2021
August 27, 2021	September 10, 2021	October 12, 2021	October 14, 2021
September 24, 2021	October 8, 2021	November 9, 2021	November 11, 2021
October 22, 2021	November 5, 2021	December 7, 2021	December 9, 2021
November 26, 2021	December 10, 2021	January 11, 2022	January 13, 2022
December 24, 2021	January 7, 2022	February 8, 2022	February 10, 2022

**Step 1 (Sketch Plan)** - Informal review by Staff. 1 set of plans submitted electronically.

**Step 2 (Preliminary Plan)** - Applicant submits to Town of Wendell as well as other applicable agencies. 1 digital set of plans must be submitted to the Planning Department by noon.

**Step 3 (TRC – Preliminary Plan Review)** - TRC meetings held from 9:00 – 11:00 a.m. virtually. Applicant will receive review comments prior to meeting.

**Step 4 (Construction Drawing Review)** – Construction Drawing plan submission for the TRC are accepted every Monday. Comments are returned for first submittals of CDs in four weeks and resubmittal comments are returned in two weeks.

\* Meeting dates subject to change due to holidays or other conflicts.

\* If applicant misses a deadline, the project will be put into the following month's schedule.