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919. 361. 5000

February 4, 2025

Wake County Environmental Services Department  
Water Quality Division, Watershed Management Section  
336 Fayetteville Street, P.O. Box 550  
Raleigh, North Carolina 27602

**RE: The Point South - CD Package 3**  
**Permit Number: SEC-115283-2023; CID-24-01**  
**Response to 4<sup>th</sup> Construction Plan Review Comments**  
**AWH20000**

The following are the response comments for the above-mentioned project. Our response comments are in bold.

## WMCPR – Rolesville, Wendell, Zebulon Watershed Management

**Kevin Zelaya** [kevin.zelaya@wake.gov](mailto:kevin.zelaya@wake.gov)

**Jeevan Neupane** [jeevan.neupane@wake.gov](mailto:jeevan.neupane@wake.gov)

4. Other documents:
  - b. *2<sup>nd</sup> Review: 401/404 Documentation: Provide approvals for buffer and stream impacts.*  
**McAdams Response: The 401/404 documents will be uploaded as soon as they are received.**  
*3<sup>rd</sup> Review: 401/404 Documentation: Provide approvals for buffer and stream impacts.*  
**McAdams Response: All available environmental permitting documentation has been submitted previously.**  
*When final permits are issued, we will forward copies to Wake County Watershed Management.*  
*4<sup>th</sup> Review: 401/404 Documentation: Provide approvals for buffer and stream impacts.*  
**McAdams Response: 401/404 documents are included with this submittal.**
  
6. *2<sup>nd</sup> Review: Cover letter stating the purpose of the submission, describing site drainage, stormwater management objectives, and how the proposed stormwater management plan will meet the objectives and be implemented.*  
*RESUBMITTALS: A letter detailing any changes, comments, proposed solutions to review comments, etc.*  
**McAdams Response: This letter serves as the above requirement.**  
*3<sup>rd</sup> Review: Cover letter stating the purpose of the submission, describing site drainage, stormwater management objectives, and how the proposed stormwater management plan will meet the objectives and be implemented.*  
*RESUBMITTALS: A letter detailing any changes, comments, proposed solutions to review comments, etc.*  
**McAdams Response: This letter serves as the above requirement.**  
*4<sup>th</sup> Review: Cover letter stating the purpose of the submission, describing site drainage, stormwater management objectives, and how the proposed stormwater management plan will meet the objectives and be implemented*  
*RESUBMITTALS: A letter detailing any changes, comments, proposed solutions to review comments, etc.*  
**McAdams Response: This letter serves as the above requirement.**

10. *1<sup>st</sup> Review: Two (2) copies of the Municipal Stormwater Design Tool; digital submittal and hardcopy (Site Data Sheet, Drainage Area Sheets, Site Summary Sheet, BMP Sheets, and BMP Summary sheet). The Tool is required by code and supersedes additional calculations provided by the engineer.*  
**McAdams Response: The Required Municipal Tool is included with this submittal.**  
*2<sup>nd</sup> Review: Post Peak discharge exceeds Pre-Peak flow.*  
**McAdams Response: Our calculations show post peak flow is less than pre peak flow, we are working to resolve the calculation discrepancy between the Municipal Tool and our calculations.**  
*3<sup>rd</sup> Review: Post Peak discharge exceeds Pre-Peak flow.*  
**McAdams Response: Post peak discharges have been updated.**  
*4<sup>th</sup> Review: Post BMP discharge exceeds Pre-Peak flow.*  
**McAdams Response: Post BMP discharge increase is from a basin with no BMP for treatment. The runoff volume is small enough that it is not subject to the requirements per the municipal tool.**
12. 2 sets of Stormwater and Erosion Control Calculations:
- e. *3<sup>rd</sup> Review: Support data for all stormwater practice designs, such as inflow/outflow rates, stage/storage data, hydrographs, outlet designs, infiltration rates, water elevations, design output, summary, etc.*  
**I Provide SIA for Phases 8 and 14 only. Phases must stand alone.**  
**McAdams Response: SIA has been updated.**  
*4<sup>th</sup> Review: 2 sets of Stormwater and Erosion Control Calculations.*  
**McAdams Response: SIA included with this submittal. Previously submitted Erosion Control Calculations have not changed.**
14. *Proposed Site Plan:*
- e. **Table with impervious calculations - existing and proposed impervious surfaces: roads, well lots, recreation sites, single family residences, etc. (consistent with the Municipal Stormwater Design Tool inputs)**  
*2<sup>nd</sup> Review: Revise impervious table on cover to clarify actual impervious. "Total Area for Lots" under impervious heading is misleading. Totals should match inputs for Wake County Municipal stormwater tool.*  
**McAdams Response: Noted. We are working to resolve the discrepancy between the Municipal Tool peak flow calculations and our SIA calculations and will provide with the next submittal.**  
*3<sup>rd</sup> Review: Revise impervious table on cover to clarify actual impervious. "Total Area for Lots" under impervious heading is misleading. Totals should match inputs for Wake County Municipal stormwater tool.*  
**McAdams Response: Totals should now match Municipal stormwater tool.**  
*4<sup>th</sup> Review: Revise impervious table on cover to clarify actual impervious. "Total Area for Lots" under impervious heading is misleading. Totals should match inputs for Wake County Municipal stormwater tool.*

**Impervious Summary**

Total Areas For Lots		
SF-60=	0	sf
SF-40=	0	sf
SF-39=	0	sf
SF-50=	470297	sf
TH-22	242752	sf

Lot Assumptions Breakdown			
	Impervious	Roof(70% Imp.)	Site
SF-60	0.00	0.00	
SF-40	0.00	0.00	
SF-39	0.00	0.00	
SF-50	277475	194233	
TH-22	220904	154633	
<b>Totals(sf)=</b>	<b>498380</b>	<b>348866</b>	

Total Site Area (Ac):	38.60
Existing Lake/Pond Area (Ac):	0.00
Proposed Disturbed Area (Ac):	28.99
Impervious Surface Area (acre):	16.95
Type of Development (Select from Dropdown menu):	Residential
Percent Built Upon Area (BUA):	44%
Project Density:	High
Is the proposed project a site expansion?	No
Number of Drainage Areas on Site:	3
NOAA 1-Year, 24-Hour Storm (inches) (See NOAA Website):	2.86
NOAA 2-Year, 24-Hour Storm (inches) (See NOAA Website):	3.46
NOAA 10-Year, 24-Hour Storm (inches) (See NOAA Website):	5.06
Lot Data (if applicable):	
Total Acreage in Lots:	15.63
Number of Lots:	164
Average Lot Size (SF):	4151.48
Total Impervious Surface Area on Lots (SF):	467599.29
Average Impervious Surface Area Per Lot (SF):	2851.22

McAdams Response: This is the way the impervious information for previous CD Submittals was presented and matches municipal tool totals.

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 919. 361. 5000.

Sincerely,  
**McAdams**



Mike Sanchez, PE | Group Manager, Residential  
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MS/ee