



March 18, 2022

City of Lynnwood
19100 44th Avenue W
Lynnwood, WA 98036

Re: Lynnwood Goddard School – Storm Drainage Memo

The proposed project is located at 5500 188th Street SW in the City of Lynnwood, at the southeast corner of Highway 99 and 188th Street SW, and involves construction of a new approximately 12,000 square foot building along with associated parking, drive aisles, sidewalks, landscaping, utilities, and storm drainage management facilities, along with frontage improvements along 188th St. SW and 55th Ave. W. The parcel is 1.22 acres in size and is currently undeveloped; therefore, the project will be classified as new development.

Per City of Lynnwood requirements, the project will conform to the requirements of the Stormwater Management Manual for Western Washington (SMMWW). Per the Flow Chart for Determining Requirements for New Development (Figure I-3.1 of the SMMWW), since the existing site does not have 35% or more of existing hard surface coverage and the project will result in greater than 5,000 square feet of new plus replaced hard surface area, the project is responsible for conforming to Minimum Requirements #1-#9. These requirements are as follows:

- Minimum Requirement #1: Preparation of Stormwater Site Plans
- Minimum Requirement #2: Construction Stormwater Pollution Prevention Plan
- Minimum Requirement #3: Source Control of Pollution
- Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls
- Minimum Requirement #5: On-Site Stormwater Management
- Minimum Requirement #6: Runoff Treatment
- Minimum Requirement #7: Flow Control
- Minimum Requirement #8: Wetlands Protection
- Minimum Requirement #9: Operation and Maintenance

Stormwater design for the project will incorporate curbs, gutters, and catch basins to collect runoff and convey it to a subsurface detention system to provide flow control (MR#7). After detention, stormwater will pass through a flow control structure and through a proprietary treatment device to provide water quality treatment (MR#6). Stormwater will discharge near the southeast corner of the property, which is the existing point of discharge for the site, therefore satisfying MR#4. On-site stormwater management BMPs have been evaluated per MR#5, but due to the shallow depth of groundwater and site constraints, infiltration/dispersion-based BMPs are not feasible for the project. All minimum requirements will be specifically addressed in the storm drainage report to be provided during the permitting process.

If you have questions regarding the above, please feel free to contact us at (206) 522-9510 or via email at lrandles@pacland.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Randles".

Luke Randles, P.E.