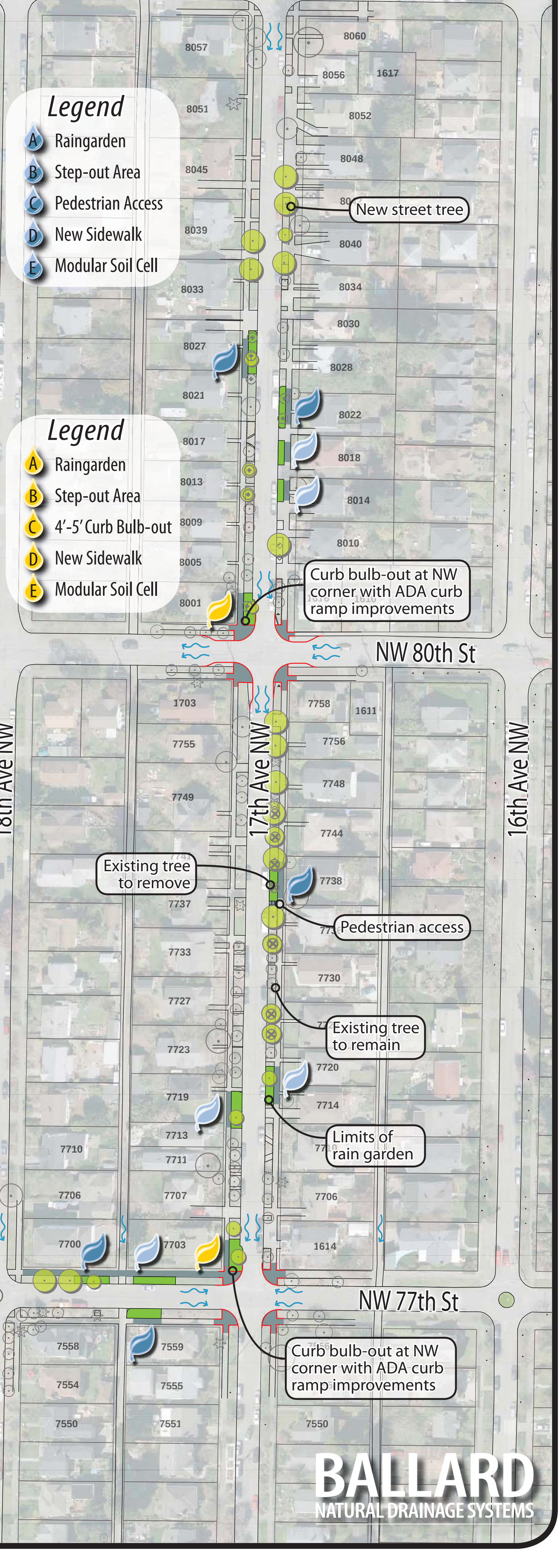
Draft - Concept

- Raingarden Area With Forage Plant Palette
- Raingarden Area with Foliage Plant Palette
- Raingarden Area with Bulb-Out Plant Palette
- Limits of Raingarden
- New Sidewalk
- Direction of Existing Roadway Drainage
- Curb Ramp / Curb Bulb-Out Improvements
- Protected Existing Trees
- Removed Existing Tree
- Transplanted Existing Tree
- Proposed New Trees

North

Side Slope Cross Section

Bulb-out Cross Section



Legend

- A Raingarden
- B Step-out Area
- C Pedestrian Access
- D New Sidewalk
- E Modular Soil Cell

Legend

- A Raingarden
- B Step-out Area
- C 4'-5' Curb Bulb-out
- D New Sidewalk
- E Modular Soil Cell

BALLARD
NATURAL DRAINAGE SYSTEMS

Draft - Concept

- Raingarden Area With Forage Plant Palette
- Raingarden Area with Foliage Plant Palette
- Raingarden Area with Bulb-Out Plant Palette
- Limits of Raingarden
- New Sidewalk
- Direction of Existing Roadway Drainage
- Curb Ramp / Curb Bulb-Out Improvements
- Protected Existing Trees
- Removed Existing Tree
- Transplanted Existing Tree
- Proposed New Trees

North

Side Slope Cross Section

Bulb-out Cross Section

Legend

- A Raingarden
- B Step-out Area
- C Pedestrian Access
- D New Sidewalk
- E Modular Soil Cell

Legend

- A Raingarden
- B Step-out Area
- C 4'-5' Curb Bulb-out
- D New Sidewalk
- E Modular Soil Cell

NW 77th St

NW 75th St

24th Ave NW

Jones Ave NW

23rd Ave NW

22nd Ave NW

21st Ave NW

20th Ave NW

19th Ave NW

18th Ave NW

17th Ave NW

Loyal Heights Community Center/ Playfield

Transplant existing tree

ADA curb ramp improvements

Existing tree to remain

Existing tree to remove

New street tree

Existing tree to be provided to homeowner for transplanting onto private parcel

Limits of rain garden

BALLARD NATURAL DRAINAGE SYSTEMS

NW 83rd St

NW 80th St

27th Ave NW

26th Ave NW

25th Ave NW

24th Ave NW

Jones Ave NW

New street tree

Limits of rain garden

Curb bulb-out at NW corner with ADA curb ramp improvements

Shortened pedestrian crossings

Loyal Heights Elementary

Student drop off on east side of 26th Ave NW

Existing tree to remain

Playground

Pedestrian access

Existing tree to remove

Curb bulb-out at NE corner with ADA curb ramp improvements

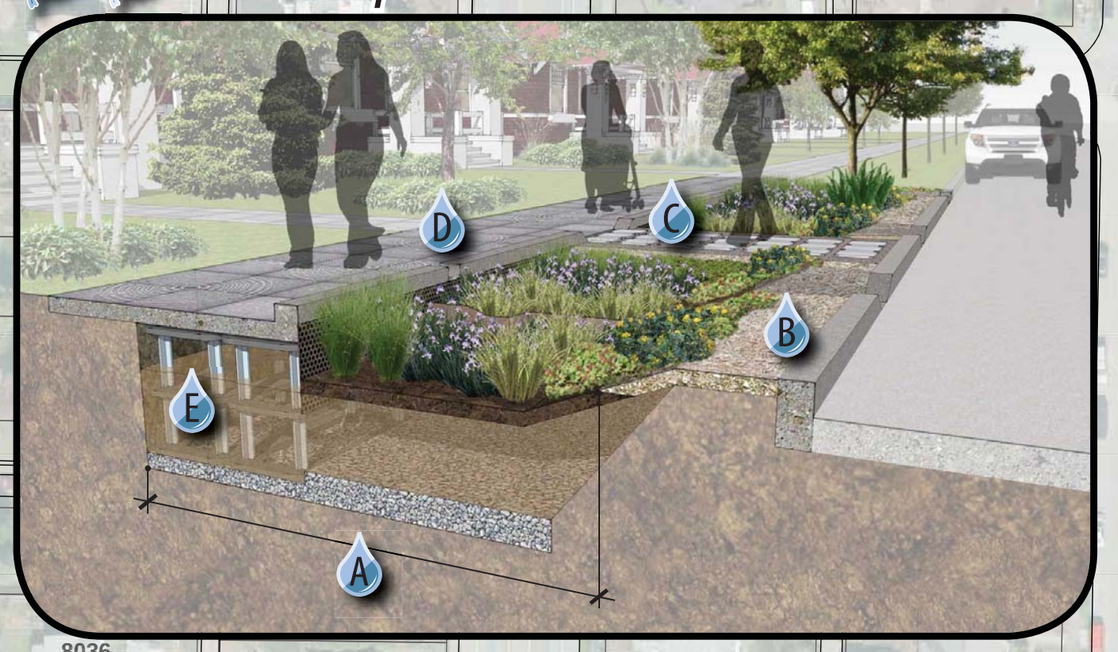
ADA curb ramp improvements

ADA curb ramp improvements

Legend

- A Raingarden
- B Step-out Area
- C Pedestrian Access
- D New Sidewalk
- E Modular Soil Cell

Side Slope Cross Section



Legend

- A Raingarden
- B Step-out Area
- C 4’-5’ Curb Bulb-out
- D New Sidewalk
- E Modular Soil Cell

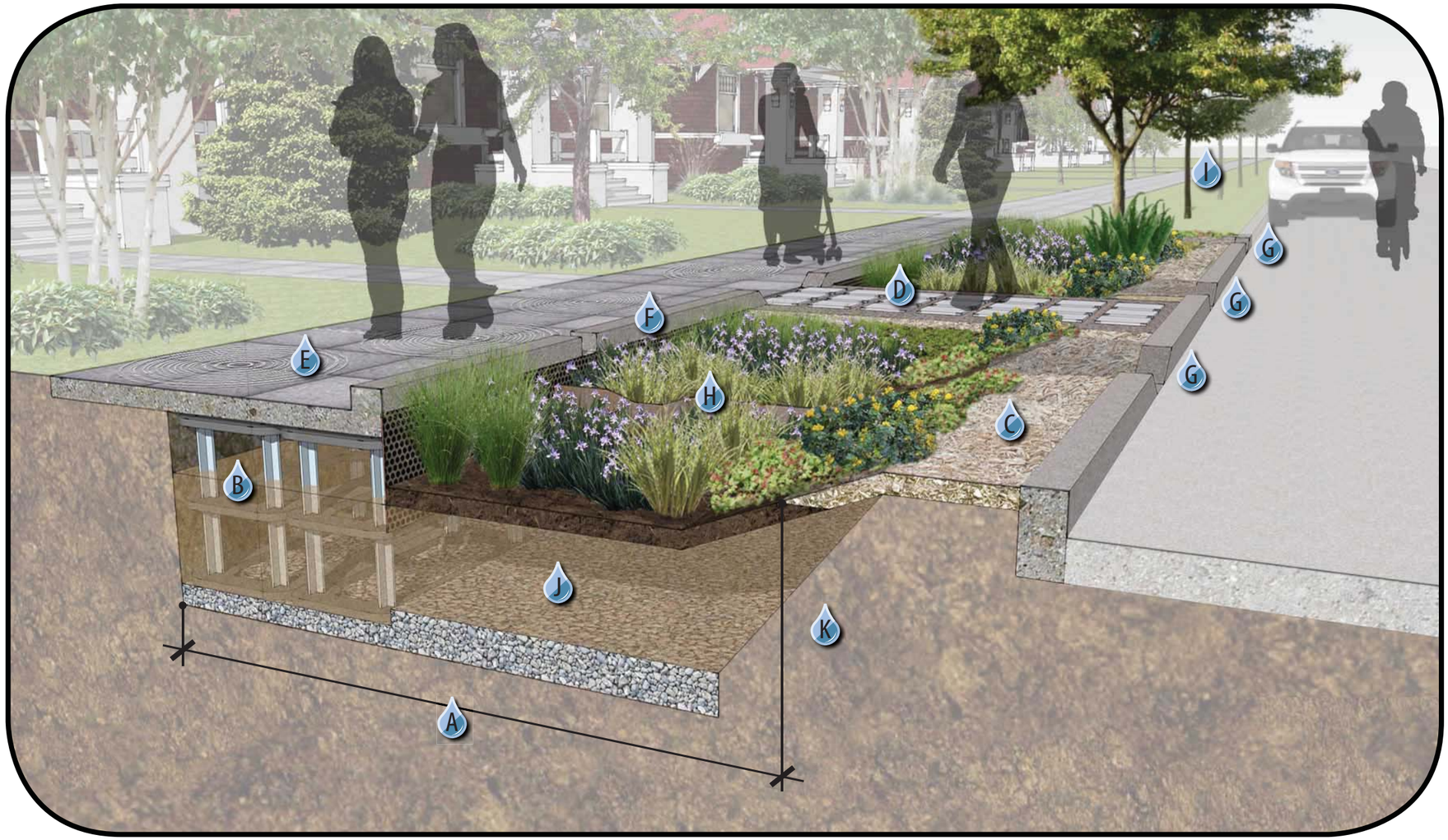
Bulb-out Cross Section

BALLARD
NATURAL DRAINAGE SYSTEMS

Draft - Concept

- Raingarden Area With Forage Plant Palette
- Raingarden Area with Foliage Plant Palette
- Raingarden Area with Bulb-Out Plant Palette
- Limits of Raingarden
- New Sidewalk
- Direction of Existing Roadway Drainage
- Curb Ramp / Curb Bulb-Out Improvements
- Drainage Conveyance to Cross Street
- Protected Existing Trees
- Removed Existing Tree
- Transplanted Existing Tree
- Proposed New Trees

North



Legend

- A Raingarden
- B Modular Subsurface Soil Cell
- C 18" Pedestrian Step-out Area
- D Pedestrian Access Route Per Plans
- E New Sidewalk w/ Decorative Pattern
- F 4" Pedestrian Curb
- G Curb Cut Inlet/Outlet
- H Weathered Steel Weir
- I Street Tree Planting
- J Bioretention Soil
- K Native Soil

* Illustration represents approximately 3 years growth following installation. Plants may change over time.

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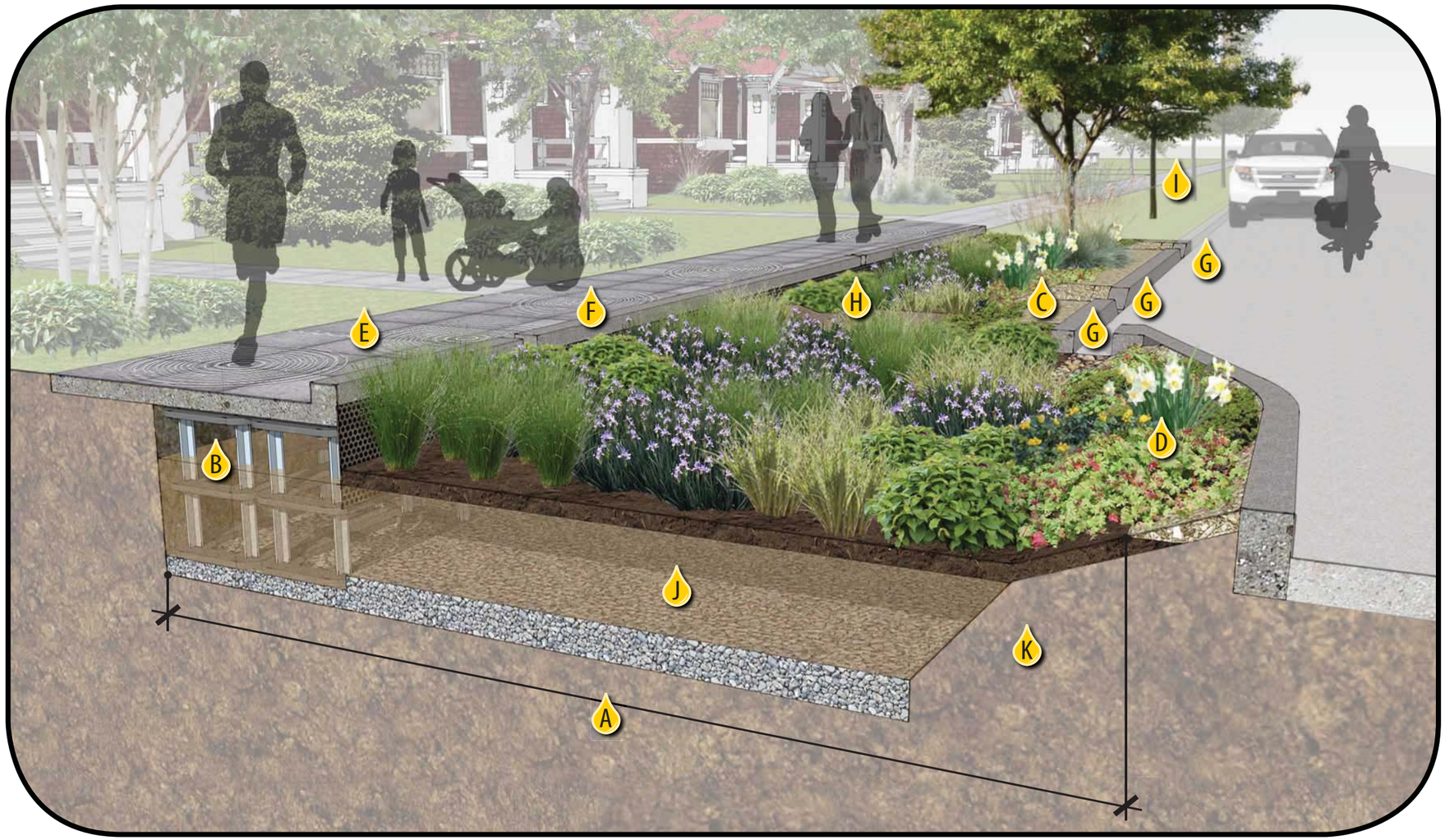
SIDE SLOPE SECTION

BALLARD NATURAL DRAINAGE SYSTEMS

February 23, 2015



Legend

- A Raingarden
- B Modular Subsurface Soil Cell
- C 18″ Pedestrian Step-out Area
- D 4′-5′ Curb Bulb-out Per Plans
- E New Sidewalk w/ Decorative Pattern
- F 4″ Pedestrian Curb
- G Curb Cut Inlet/Outlet
- H Weathered Steel Weir
- I Street Tree Planting
- J Bioretention Soil
- K Native Soil

* Illustration represents approximately 3 years growth following installation. Plants may change over time.

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BULB-OUT SECTION

BALLARD NATURAL DRAINAGE SYSTEMS

February 23, 2015

	Carex stipata Beaked Sedge	**Cornus sericea 'Kelseyii'** Kelsey Redstem Dogwood	**Deschampsia caespitosa** Tufted Hair Grass	**Galanthus elwesii** Giant Snowdrop	**Geranium x cantabrigiense 'Cambridge'** Hardy Geranium	**Helianthemum 'Henfield Brilliant'** Sunrose	**Hemerocallis 'Stella De Oro'** Stella De Oro Dwarf Daylily
Spring/Summer							
Fall/Winter							

	Iris missouriensis Rocky Mountain Iris	**Juncus effusus** Soft Rush	**Mahonia repens** Creeping Oregon Grape	**Narcissus 'Dutch Master'** Dutch Master Daffodil	**Potentilla fruticosa 'McKay's White'** McKay's White Potentilla	**Sedum 'Autumn Fire'** Autumn Fire Sedum	**Sedum rupestre 'Angelina'** Angenlina Stonecrop
Spring/Summer							
Fall/Winter							

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PLANTING CONCEPT A | BULB-OUT

year round interest with colorful accents

BALLARD NATURAL DRAINAGE SYSTEMS

February 23, 2015

Carex elata 'Bowles Golden'
Bowles Golden Sedge

Spring/Summer

Fall/Winter

Cornus sericea 'Kelseyii'
Kelsey Redstem Dogwood

Spring/Summer

Fall/Winter

Deschampsia caespitosa
Tufted Hair Grass

Spring/Summer

Fall/Winter

Euonymous fortunei 'Kewensis'
Wintercreeper Euonymous

Spring/Summer

Fall/Winter

Helianthemum 'Henfield Brilliant'
Sunrose

Spring/Summer

Fall/Winter

Helictotrichon sempervirens
Blue Oat Grass

Spring/Summer

Fall/Winter

Hemerocallis 'Stella De Oro'
Stella De Oro Dwarf Daylily

Spring/Summer

Fall/Winter

Ilex x 'Mondo'
Little Rascal Holly

Spring/Summer

Fall/Winter

Juncus effusus 'Quartz Creek'
Quartz Creek Soft Rush

Spring/Summer

Fall/Winter

Narcissus 'Dutch Master'
Dutch Master Daffodil

Spring/Summer

Fall/Winter

Sedum 'Autumn Fire'
Autumn Fire Sedum

Spring/Summer

Fall/Winter

Sedum rupestre 'Angelina'
Angenlina Stonecrop

Spring/Summer

Fall/Winter

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PLANTING CONCEPT B | FOLIAGE

complimentary colors and textures providing year-round interest

BALLARD NATURAL DRAINAGE SYSTEMS

February 23, 2015

	Carex stipata Beaked Sedge	**Cornus sericea 'Kelseyii'** Kelsey Redstem Dogwood	**Deschampsia caespitosa** Tufted Hair Grass	**Galanthus elwesii** Giant Snowdrop	**Mahonia repens** Creeping Oregon Grape	**Polystichum munitum** Western Sword Fern
Spring/Summer						
Fall/Winter						

	Iris douglasiana Pacific Coast Iris	**Iris missouriensis** Rocky Mountain Iris	**Juncus effusus** Soft Rush	**Sedum oreganum** Stonecrop	**Spiraea betulifolia** Shiny-leaf Spiraea	**Vaccinium ovatum 'Thunderbird'** Thunderbird Evergreen Huckleberry
Spring/Summer						
Fall/Winter						

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PLANTING CONCEPT C | FORAGE native species with habitat value

BALLARD NATURAL DRAINAGE SYSTEMS

February 23, 2015