PRELIMINARY CONCEPTUAL LAYOUT - 4B
CSAH 53 / 66TH ST
HENNEPIN CO. PROJECT NO. 1011

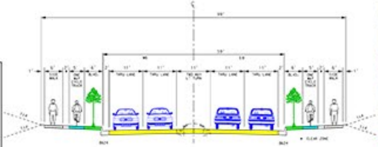
SCALE 1" = 50'

09/25/2014

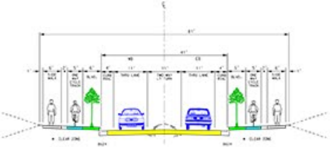
DRAFT

SCALE: 1 IN = 50 FT
0
50
100

CONCEPTUAL LAYOUT 4B - CYCLE TRACK OPTION
CSAH 53 / 66TH ST


SIDE WALK
ONE WAY CYCLE TRACK
BLVD.
THRU LANE
THRU LANE
TWO WAY LT TURN
THRU LANE
THRU LANE
BLVD.
ONE WAY CYCLE TRACK
SIDE WALK
CLEAR ZONE

CONCEPTUAL LAYOUT 4B - CYCLE TRACK OPTION
CSAH 53 / 66TH ST


SIDE WALK
ONE WAY CYCLE TRACK
BLVD.
THRU LANE
TWO WAY LT TURN
THRU LANE
BLVD.
ONE WAY CYCLE TRACK
SIDE WALK
CLEAR ZONE
CLEAR ZONE

C.S.A.H. NO. 53 PROJECT NO. 1011
VICINITY OF RICHFIELD
FROM 35W TO 16TH
DATE: 09/25/14 SCALE: 1 in = 50 ft STAFF APPROVAL

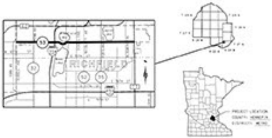
LEGEND

🟨	ROADWAY RECONSTRUCTION
🟥	CONCRETE CURB AND GUTTER
⬜	CONCRETE SIDEWALK
🟫	DRIVEWAY
🟩	LANDSCAPING / TURF
↰↑↱	TRAFFIC DIRECTIONAL ARROWS
┈	INPLACE RIGHT OF WAY
—	PROPOSED RETAINING WALL
—·—	PROPOSED RIGHT OF WAY

CITY OF RICHFIELD

HENNEPIN
53
COUNTY

PRELIMINARY
SUBJECT TO CHANGE

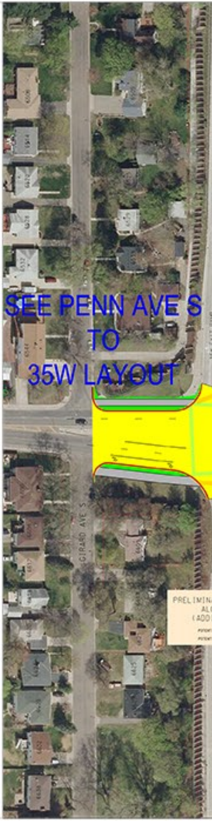

RICHFIELD
53
PROJECT LOCATION
COUNTY: HENNEPIN
DISTRICT: METRO

NOTES:

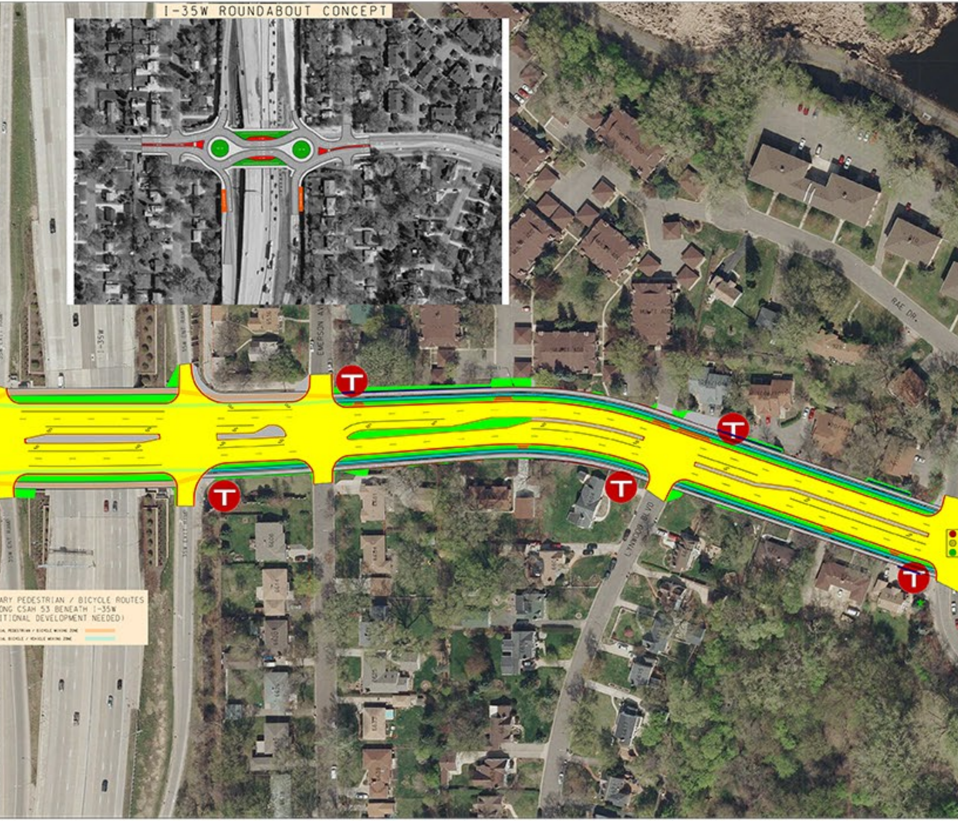
1. PRELIMINARY DESIGN ASSUMPTIONS:
   - A. 10 FOOT MINIMUM SETBACK FROM R/W (CITY SIDE YARD SETBACK IS 15 FEET).
   - B. IF EXISTING DRIVEWAY GRADE IS GREATER THAN 8%. HOLD EXISTING DRIVEWAY GRADE (NO STEEPER).
   - C. IF EXISTING DRIVEWAY GRADE IS LESS THAN 8%. MAY INCREASE TO A MAXIMUM OF 8% TO MINIMIZE PROPERTY IMPACTS.
   - D. CENTER MEDIAN LOCATIONS AND LENGTH TO BE DETERMINED.

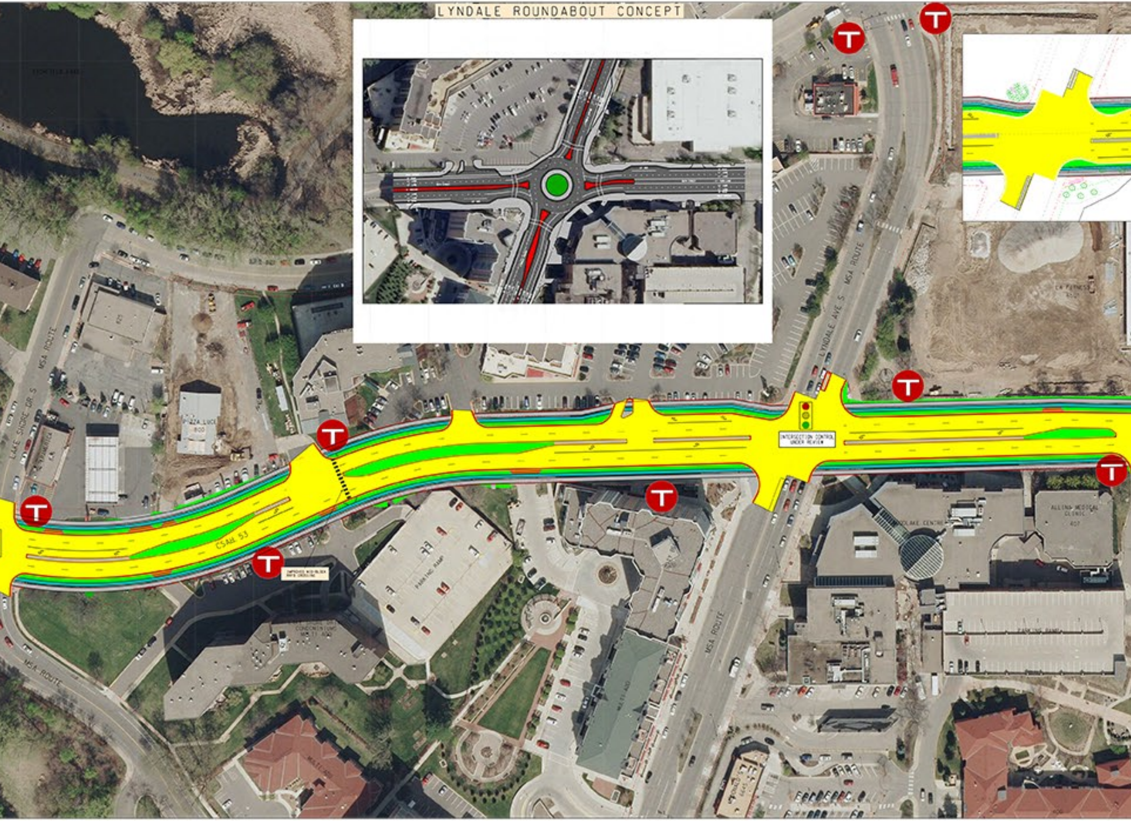
LAYOUT HISTORY:

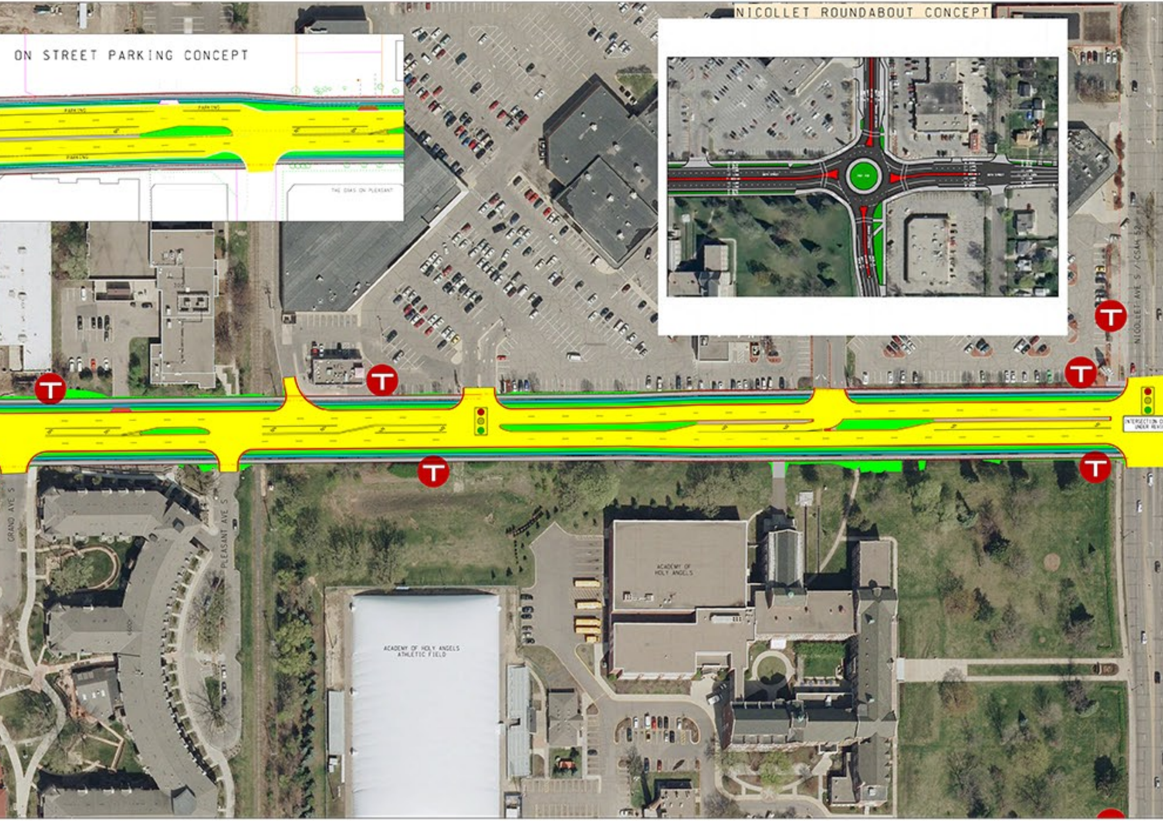
LAYOUT 4B 08/27/14


GIRARD AVE S

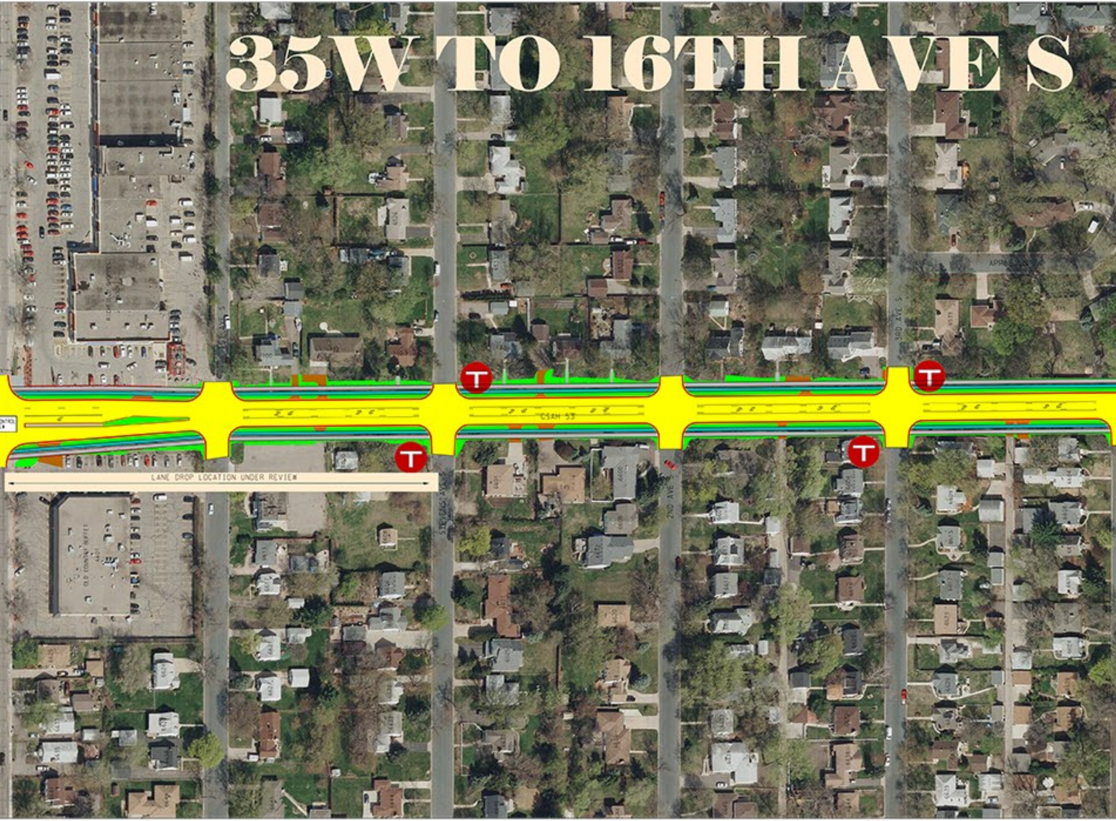
SEE PENN AVE S
TO
35W LAYOUT

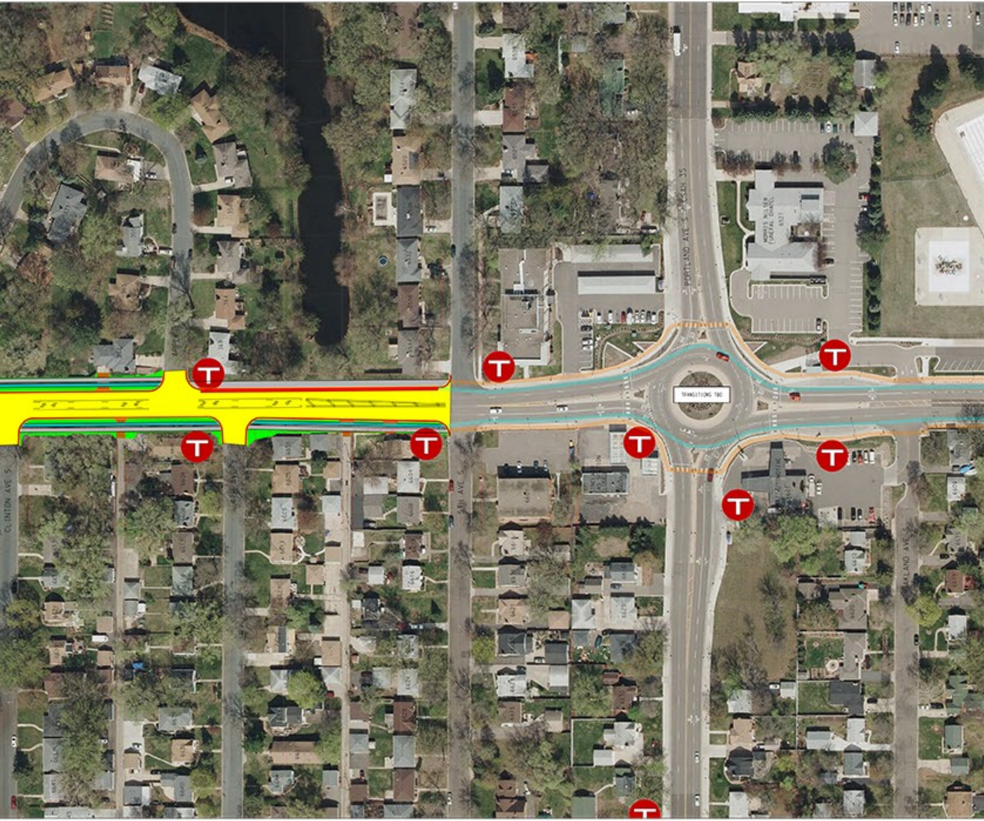

I-35W ROUNDABOUT CONCEPT
I-35W
35W ENT RAMP
35W EXIT RAMP
EMERSON AV
LYNDALE BLVD
RAE DR.
ARY PEDESTRIAN / BICYCLE ROUTES
ONG CSAH 53 BENEATH I-35W
ITIONAL DEVELOPMENT NEEDED)
AL PEDESTRIAN / BICYCLE MIXING ZONE
AL BICYCLE / VEHICLE MIXING ZONE

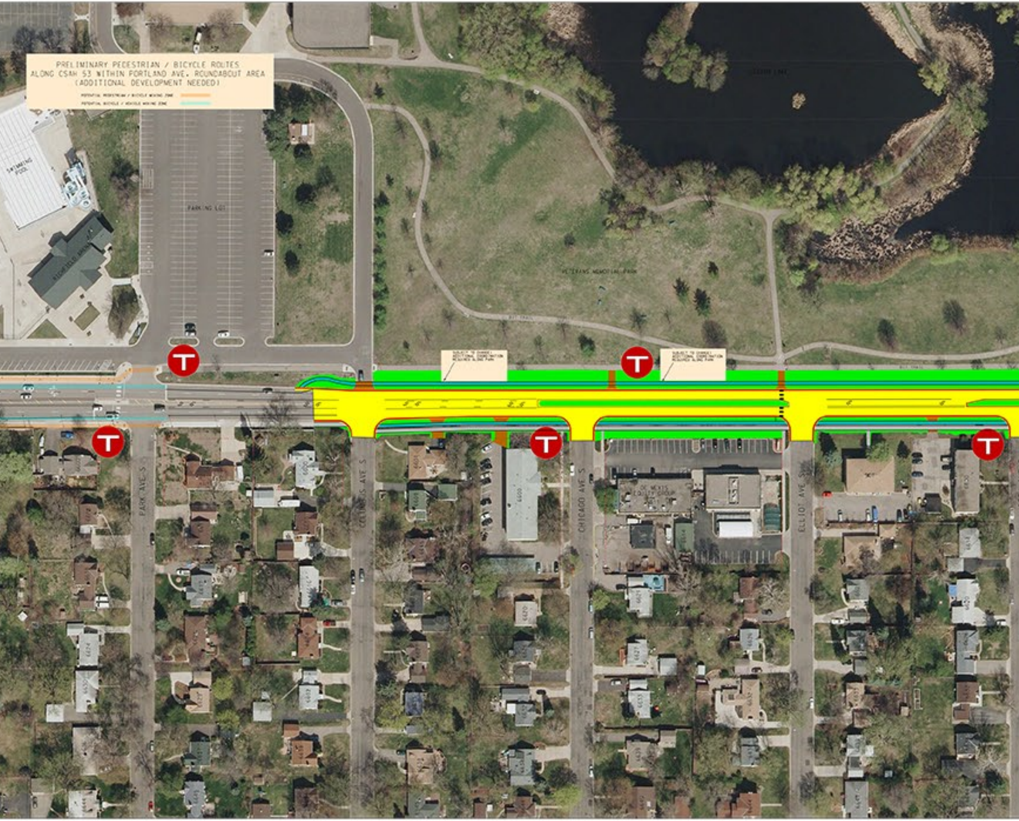

LYNDALE ROUNDABOUT CONCEPT
INTERSECTION CONTROL UNDER REVIEW
IMPROVED MID-BLOCK PED CROSSING
CSAH 53
LYNDALE AVE S
MSA ROUTE
MSA ROUTE
MSA ROUTE
MSA ROUTE
LAKE SHORE DR S
PIZZA LUCE
PARKING RAMP
PARKING RAMP
ALLINA MEDICAL CLINIC


ON STREET PARKING CONCEPT
PARKING
PARKING
PARKING
THE OAKS ON PLEASANT
NICOLLET ROUNDABOUT CONCEPT
NICOLLET AVE S / CSAH 52
INTERSECTION
UNDER REV
GRAND AVE S
PLEASANT AVE S
ACADEMY OF HOLY ANGELS
ACADEMY OF HOLY ANGELS ATHLETIC FIELD

35W TO 16TH AVE S


CSAH 53
LANE DROP LOCATION UNDER REVIEW
STEVENS AVE
2ND AVE
3RD AVE S


TRANSITIONS TBD
PORTLAND AVE S / CSAH 35
MORRIS NILSEN FUNERAL CHAPEL
6527
5TH AVE S
CLINTON AVE S
OAKLAND AVE S


PRELIMINARY PEDESTRIAN / BICYCLE ROUTES
ALONG CSAH 53 WITHIN PORTLAND AVE. ROUNDABOUT AREA
(ADDITIONAL DEVELOPMENT NEEDED)

POTENTIAL PEDESTRIAN / BICYCLE MIXING ZONE
POTENTIAL BICYCLE / VEHICLE MIXING ZONE
SWIMMING POOL
PARKING LOT
VETERANS MEMORIAL PARK
SUBJECT TO CHANGE; ADDITIONAL COORDINATION REQUIRED ALONG PARK
SUBJECT TO CHANGE; ADDITIONAL COORDINATION REQUIRED ALONG PARK
T
T
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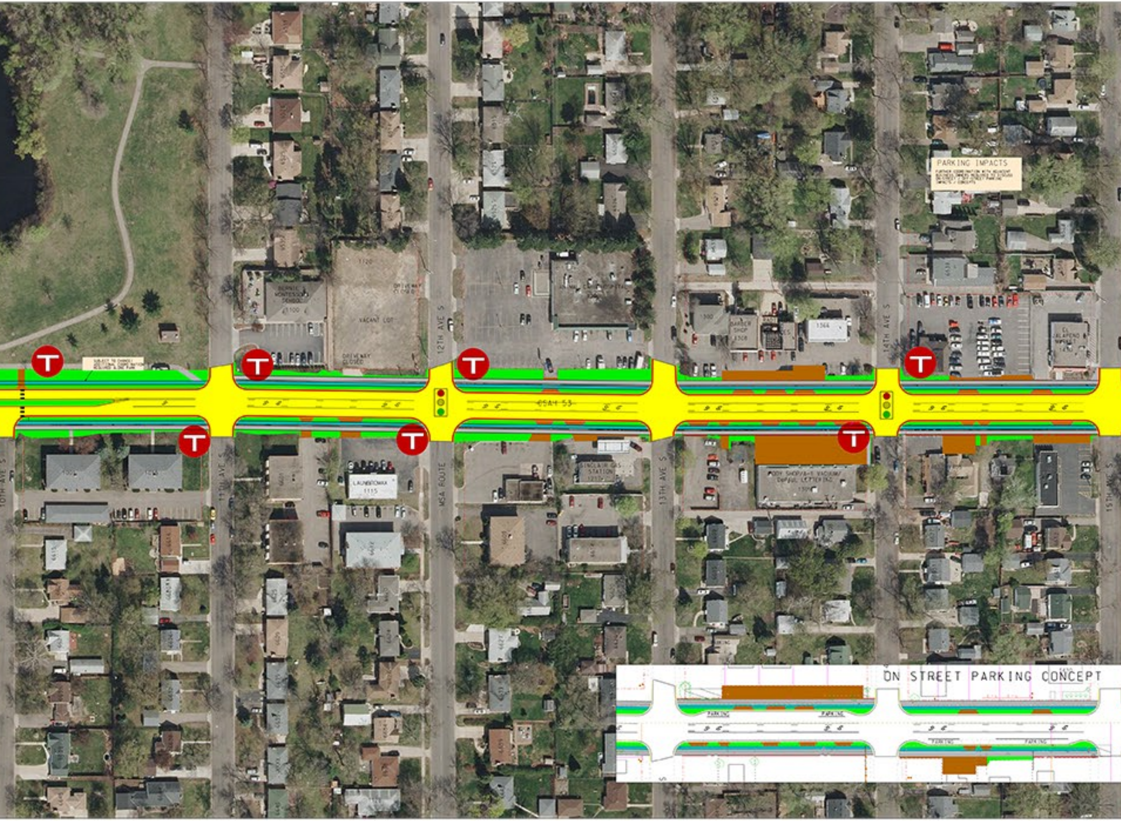
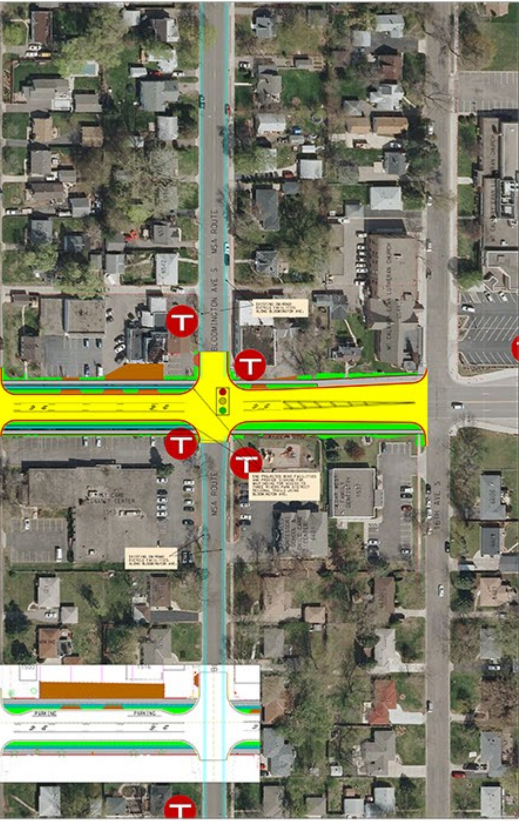
PARK AVE S
COLUMBUS AVE S
CHICAGO AVE S
ELLIOT AVE S


PARKING IMPACTS
BERNIE MONTESSORI SCHOOL
1100
1120
VACANT LOT
DRIVEWAY CLOSED
DRIVEWAY CLOSED
12TH AVE S
MSA ROUTE
10TH AVE S
11TH AVE S
13TH AVE S
14TH AVE S
15TH AVE S
CSAH 53
LAUNDROMAT
1115
SINCLAIR GAS STATION
1300
BARBER SHOP
1308
1344
BODY SHOP/A-1 VACUUM/ DEPAUL LETTERING
1309
EL JALAPENO MARKET
ON STREET PARKING CONCEPT
PARKING
PARKING
PARKING
PARKING


BLOOMINGTON AVE S
MSA ROUTE
16TH AVE S
EXISTING ON-ROAD BICYCLE FACILITIES ALONG BLOOMINGTON AVE.
END PROJECTED BIKE FACILITIES AND PROVIDE SIGNAGE FOR WAYFINDING FOR ACCESS TO THREE RIVERS PARK DISTRICT REGIONAL TRAIL ALONG BLOOMINGTON AVE.
EXISTING ON-ROAD BICYCLE FACILITIES ALONG BLOOMINGTON AVE.
MSA ROUTE
PARKING
PARKING