

Site Data		Lat:	Long:
Description	Sq. Feet	Acres	
Lot Area	69,657	1.60	
Parking Data		Spaces	
Vehicular Parking	29		
Setbacks	Current: I-3: General Industrial		
Front	30'		
Side	10'		
Rear	25'		
Green Space	Sq. Feet	Acres	
Area	18,524	0.43	
Percentage	27%		
Notes:			
Need Underground Storm			

If this is the trash room, the trash room has to be fully integrated as part of the building, with a roof overhead.

5' clear walking path is needed between the edge of the building and the bollards. If no bollard, then the sidewalk width has to be 7'.

Landscape yard is needed:
20' deep

Refer to 21.304.16
for sign standards

Provide a landscape screen. Reference 21.301.15

Show clear delineation for the curbs.

Is this going to be re-platted or tax parcel combination? Are D/U easements along common line going to be vacated?

Landscape yard is needed:
5' deep

Agreement for digging on neighboring property needed.

Landscape Plan is required. reference 21.301.15

Add a parking island

Is this new shared access easement?

EASEMENT

Lighting Plan is required. reference 21.301.07

UNDERGROUND
STORMWATER

shift stall

Show this driveway if the intention is that this driveway will provide access to Kwik Trip from W 94th St

W 94TH ST



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PROPOSED SITE PLAN		
GEN 2 CONVENIENCE STORE #1794 WITH 8 MPD		
W 94TH ST & I-35W BLOOMINGTON, MN LAT: 44.83371, LONG: -93.29306		
#	DATE	DESCRIPTION
DRAWN BY		ARM
SCALE		1" = 40'-0"
REAL ESTATE REP		L. WASDEN
DATE		2025-02-17
SHEET		SP14

