

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			

Provide copy of common utility agreement for water and storm sewer.

Are these properties being platted to form a single parcel? If not, a declaration will be needed and filed with Hennepin County allowing public ingress and egress.



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EXISTING OVERHEAD ELECTRIC

EASEMENT

UNDERGROUND STORMWATER

Provide adequate turning radius for all emergency vehicle access lanes to accommodate L3

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Building/property shall be adequately signed for emergency response.

All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.

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