



LAND USE SUMMARY

LOT	AREA	USE	FAR
LOT 1, BLOCK 1	3.82 ACRES (7,500 SF OFFICE)	.05 FAR	
LOT 2, BLOCK 1	3.38 ACRES (48,995 SF OFFICE)	.319 FAR (509 ALLOWED)	
LOT 1, BLOCK 2	3.25 ACRES (60,000 SF RETAIL, RESTAURANT, OFFICE)	.43 FAR	
LOT 2, BLOCK 2	2.52 ACRES (24,280 SF OFFICE)	.22 FAR	
LOT 3, BLOCK 2	3.61 ACRES PARKING LOT		
LOT 3, BLOCK 2	4.21 ACRES (105,000 SF OFFICE)	.59 FAR	
OUTLOT A	.59 ACRES NO BUILD		
OUTLOT B	.13 ACRES NO BUILD		
OUTLOT C	.07 ACRES NO BUILD		

TOTAL SITE ACRES	24.55 ACRES
TOTAL DEVELOPABLE	21.85 ACRES

TOTAL SF OF PROPOSED USES: 243,755 SF GROSS (PREVIOUSLY APPROVED 246,000 SF)

TOTAL PROPOSED FLOOR AREA RATIO: .26 FAR (EXCLUDES ROW)

PROPOSED BUILDING

LEVEL 1 - 25,353 SF
 LEVEL 2 - 21,642 SF
 (CALCULATION FOR LEVEL 2 INCLUDES INITIAL BUILD-OUT OF 15,172 SF + 6,470 SF OF FUTURE EXPANSION)

GROSS 46,995 SF
 ALLOWED FLOOR AREA RATIO .500 ACTUAL FLOOR AREA RATIO .319 (48,995 / 147,312.35)

LEGAL DESCRIPTION

THINK PLAZA SUBDIVISION, OLMSTED COUNTY, MINNESOTA

PROPERTY OWNER

TAILWIND GROUP
 C/O KYLE SMITH
 630 SOUTH FRONT STREET SUITE 100
 MANKATO, MN 56001
 507-459-8887



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TAILWIND GROUP
 PRAIRIECARE MEDICAL OFFICE BUILDING
 5250 Members Pkwy NW
 Rochester MN

TAILWIND group



NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

HGA NO: 4354-001-00

PROJECT DEVELOPMENT PLAN

DATE: OCTOBER 17, 2018

SITE DEVELOPMENT

PDP100