

Exhibit A
File No. 041703

May 5, 2005

Final Project Narrative – Outlot development of 7401 West Good Hope Road

Mid-America Development is proposing to develop lot 3 of the Certified Survey Map (CSM) dated 10-27-04, revised 12-15-04. Lot 3 is a 0.8608 acre vacant commercial lot zoned Detailed Planned Development and fronts West Good Hope Road. As part of the construction of the Home Depot (lot 1), lots 2 and 3 will be seeded until approved for construction. The following improvements currently exist onsite:

- A storm sewer catch basin with a 15-inch RCP directing storm water off site.

The site is void of any native vegetation or landscape plantings. It is currently seeded to increase the resistance to soil erosion. In general, the topography is relatively flat with drainage from east to west.

Mid America is proposing the following improvements to the site:

- Construction of an 8,710 square foot retail/restaurant building to include a 1,800 square foot Starbucks restaurant.
- A drive through located adjacent to the proposed Starbucks restaurant.
- Removal and replacement of the existing storm sewer system.
- Installation of site lighting poles and fixtures to compliment existing lighting for the Home Depot.
- Installation of new parking islands landscaped with shade trees and shrubs as well as the addition of a landscape strip along West Good Hope Road.
- Installation of a 14 foot monument sign located at the northeast corner of the site.
- A screened waste facility.
- A sidewalk joining lot 3 to the future development of lot 2.

The table below represents the proposed overall site characteristics.

Gross Land Area (lot 3)	0.8608 acres
Maximum Land Covered by Building	0.2000 acres
Maximum Land Covered by Drives / Parking	0.5444 acres
Landscape Area	0.1164 acres

The proposed development of lot 3 will greatly enhance the aesthetic quality of the site and surrounding commercial area. A landscape plan will also be incorporated into the site design improving water quality and enhancing the buildings architecture. Mid America will be working with Home Depot during the construction of their store to provide the needed curb cuts

for this site. As construction commences on lot 3 Home Depot will be required to construct a side walk abutting the rear of the proposed building. This sidewalk will be located on Home Depots property and will be used to provide safe pedestrian travel between lot 3 and the future development of lot 2.

Sincerely,
National Survey & Engineering

David J. Cleary, P.E.
Project Manager

enclosure

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