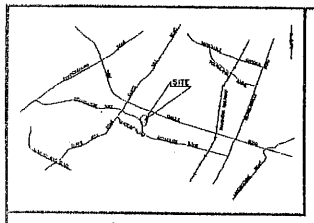
Exhibit 1



VICINITY MAP
(n.t.s.)

OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS OUR DEVELOPMENT PLAN FOR THIS PROPERTY.

OWNER DATE

NOTE: WRIGHT STREET EXTENSION AT NEXT

COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN HAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING ON _____ AND IS NOW ELIGIBLE FOR RECORDING.

SECRETARY DATE

ACCESS EASEMENT RESPONSIBILITY OF OWNERS

THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN THE TITLE HEREBY AGREE TO ASSUME FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR OTHER WORK RELATED TO THE RECIPROCAL PARKING AND ACCESS EASEMENT SO DESIGNATED ON THIS PLAN. AND DO HEREBY RELIEVE THE URBAN COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS UNDERSTAND THAT THE PRIVATE RECIPROCAL PARKING AND ACCESS EASEMENT WILL NOT SERVE AS ANY REDUCTIONS OF TAXES REQUIRED BY AND PAYABLE TO THE URBAN COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD REQUEST THAT THE PRIVATE RECIPROCAL PARKING AND ACCESS EASEMENT BE CHANGED TO PUBLIC STREETS, THE OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF SUCH STREETS BY THE URBAN COUNTY GOVERNMENT, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OF ANY OTHER ACTION NECESSARY TO MAKE THE PRIVATE RECIPROCAL PARKING AND ACCESS EASEMENT FULLY CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS.

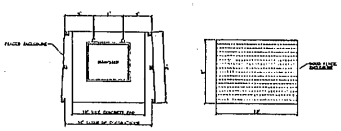
DATE DATE

SITE STATISTICS

TOTAL AREA	10.00 Acres
ZONING	P-1
AREA IN RIGHT OF WAY	N/A
SINGLE FLOOR AREA	18,852 s.f.
TOTAL BUILDING FLOOR AREA	214,392 s.f.
TOTAL PARKING FLOOR AREA	214,722 s.f.
PARKING REQUIRED	562 Spaces
(1 Space / 400 s.f.)	
PARKING PROVIDED	909 Spaces
(13 HANDICAP SPACES REQUIRED)	
(14 HANDICAP SPACES PROVIDED)	
VEHICULAR USE AREA	248,748 s.f.
INTERIOR LANDSCAPING AREA REQUIRED	12,338 s.f.
INTERIOR LANDSCAPING AREA PROVIDED	60,318 s.f.
PERCENT BUILDING COVERAGE	17.1%
FLOOR AREA RATIO	0.45

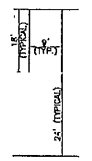
NOTES:

1. ALL DISTANCES IN CURVES ARE ARC DIMENSIONS
2. LANDSCAPING SHALL BE AS REQUIRED UNDER ARTICLE 8-10 OF THE LAND SUBDIVISION REGULATIONS AND ARTICLE 18 OF THE ZONING ORDINANCE.
3. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, BOGGING OR ANY OTHER CONSTRUCTION ACTIVITY.
4. DETENTION IS PROVIDED OFF-SITE.
5. THERE SHALL BE A RECIPROCAL PARKING AND ACCESS EASEMENT.
6. POSSIBLE DOWNSLOPE AREA TO BE STUDIED BY A GEOTECHNICAL ENGINEER AT THE TIME OF DISTRIBUTION.



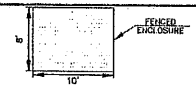
DUMPSTER ENCLOSURE DETAIL

DRAWING NO. 4640FDP.DWG

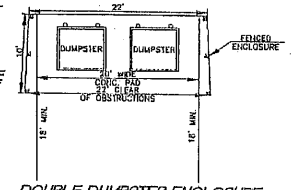


TYPICAL FULL SIZE PARKING DETAILS
N.T.S.

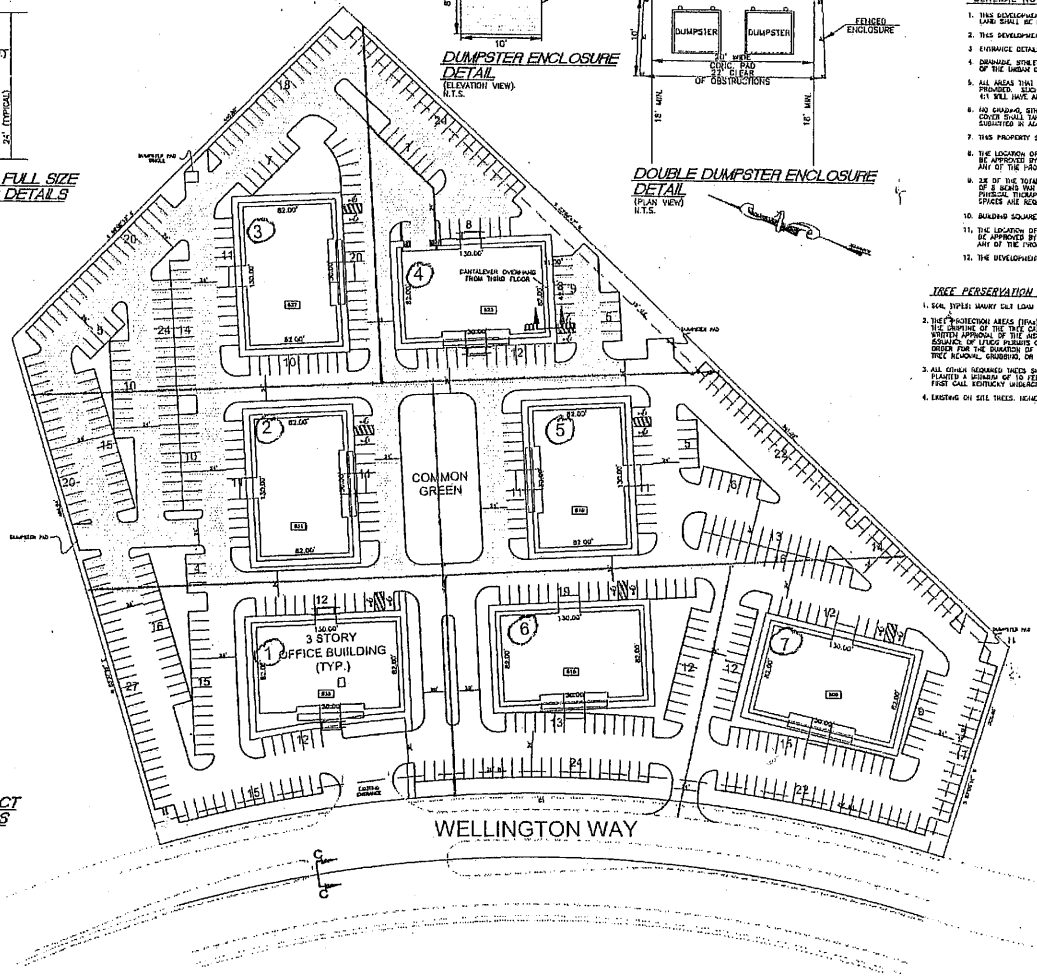
TYPICAL COMPACT PARKING DETAILS
N.T.S.



DUMPSTER ENCLOSURE DETAIL
(ELEVATION VIEW)
N.T.S.



DOUBLE DUMPSTER ENCLOSURE DETAIL
(PLAN VIEW)
N.T.S.



GENERAL NOTES:

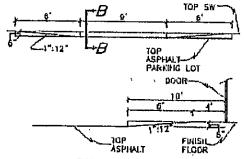
1. THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
2. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
3. ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEERS.
4. DRAINAGE, STREETS, STORM SEWERS AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE URBAN COUNTY ENGINEER.
5. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. ALL SLOPES OF SEVEN (7) PERCENT OR GREATER SHALL BE SODDED OR SHALL BE MULCHED. SLOPES EXCEEDING 6:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
6. NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 20 OF THE L.O.R.
7. THIS PROPERTY SHALL BE DEVELOPED AS A PROFESSIONAL OFFICE PARK.
8. THE LOCATION OF ANY ADDITIONAL FIRE HYDRANTS OR FIRE DEPARTMENT CONNECTIONS, AS REQUIRED, BE APPROVED BY THE WATER COUNCIL OFFICER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY OF THE PROPOSED BUILDING SITES.
9. 2% OF THE TOTAL PARKING IS REQUIRED TO BE HANDICAP SPACES WITH 1 FOR EVERY 8 OR FRACTION OF 8 SEAT WHEELCHAIR. IF ANY OF THESE BUILDINGS ARE TO BE USED FOR REHAB OUTPATIENT PHYSICAL THERAPY AND/OR HOSPITAL DEPARTMENT FACILITIES, THEN 20% OF PATIENT AND VISITOR PARKING SPACES ARE REQUIRED TO BE ACCESSIBLE.
10. BUILDING SQUARE FOOTAGE IS "GROSS SQUARE FOOTAGE".
11. THE LOCATION OF ANY ADDITIONAL FIRE HYDRANTS OR FIRE DEPARTMENT CONNECTIONS, AS REQUIRED, BE APPROVED BY THE WATER COUNCIL OFFICER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY OF THE PROPOSED BUILDING SITES.
12. THE DEVELOPMENT OF THIS PROPERTY SHALL FOLLOW THE GEOTECHNICAL REPORT BY MATECH ENGINEERING.

TREE PERSERVATION PLAN:

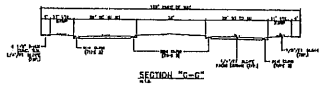
1. SOIL TYPES: MAURY SILT LOAM (2-6% SLOPES), HUNTINGTON SILT LOAM, MAURY SILT LOAM (6-12% SLOPES)
2. THE PROTECTION AREAS (TPA) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DRIPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER (U.F.) SHALL BE OBTAINED PRIOR TO BEGINNING OF UTILITY PLACING OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD REPAIR FOR THE DURATION OF THE PROJECT AND NOT BE MOVED WITHOUT PRIOR PERMISSION TO THE U.F. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE U.F.
3. ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE LFUCG PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG 1-800-752-6007.
4. EXISTING ON SITE TREES. NONE

TREE PLANTING PLAN:

REQUIRED TREE CANOPY - 20%
EXISTING TREE CANOPY - 0.00%
PROTECTED TREE CANOPY = 0.00 ACRES OR 0.0%
ADDITIONAL TREE CANOPY NEEDED = 2.00 ACRES OR 20%
117 LARGE TREES TO BE PLANTED
(EACH 50FT PER LARGE TREE)



SECTION "B-B"
HANDICAP RAMP DETAIL



SECTION "C-C"
N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FINAL DEVELOPMENT PLAN NDC PROPERTY, UNIT 4, SECTION 1, LOT 1 525 WELLINGTON WAY LEXINGTON, KENTUCKY		CERTIFIED BY:	CERTIFIED BY:
FOR SCHNEIDER DESIGNS INC. 3151 BEAUMONT CENTRE CIRCLE LEXINGTON, KENTUCKY			
PROJECT 04640 DRAWN BY JDH DATE JAN. 2005	BY EAGLE ENGINEERING 8051 VERSAILLES ROAD LEXINGTON, KENTUCKY		

1 1/2" Surface Coat