

EXHIBIT C

FRESH EXPRESS

OWNER

FRESH EXPRESS, INC.
4757 THE GROVE DRIVE, STE 260
WINDERMERE, FL 34789
CONTACT: NANCY DUGAN
PH: 972-595-3600

ARCHITECT

FOOD PLANT ENGINEERING
THE HENDON REDMOND GROUP
10816 MILLINGTON CT, STE. 110
CINCINNATI, OH 45242
CONTACT: MR. ERIC WIGGER
PH: 513-488-8888

PLANNER/ENGINEER/ LANDSCAPE ARCHITECT

MYCOSKE-MONNIN ASSOCIATES
200 E. ABRAHAM STREET
ARLINGTON, TEXAS 76010
CONTACT: DOUGLAS S. COOPER, AICP
PH: 817-469-1671
FAX: 817-274-8757

SITE DEVELOPMENT DATA

LAND USE
LOT
EXISTING BUILDING AREA
PROPOSED BUILDING EXPANSION
TOTAL BUILDING AREA
TOTAL LOT AREA
LOT COVERAGE
BUILDING HEIGHT

FOOD PROCESSING & DISTRIBUTION
LOT 1, BLOCK A FRESH EXPRESS ADDITION
112,300 SF
186,700 SF
299,000 SF
1,941,555 SF / 44.572 AC
15%
50'-0"

PARKING TABLE

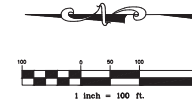
LAND USE	REQUIREMENT	SQUARE FEET	SPACES REQUIRED	SPACES PROVIDED
OFFICE	1 SPACE PER 1,000 SF	28,800 SF	30 PS	
WAREHOUSE/DISTRIBUTION	20 + 1 SPACE PER 5,000 SF	98,425 SF	40 PS	
MANUFACTURING	1 SPACE PER 600 SF	175,625 SF	284 PS	
TOTAL		299,000 SF	354 PS	355 PS
ACCESSIBLE	301 TO 400		8 PS	12 PS

NOTES:

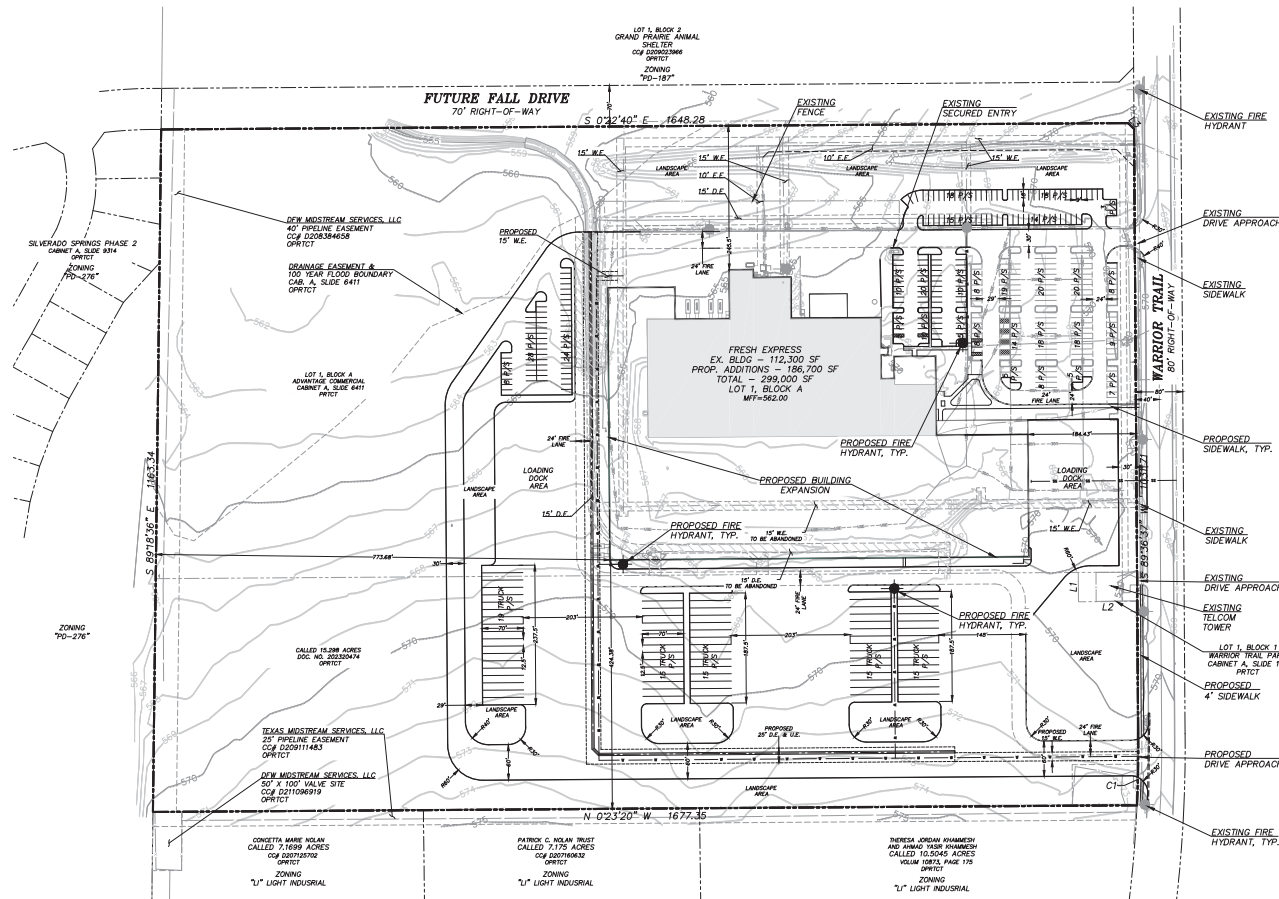
- THE PURPOSE OF S171003 IS TO ALLOW FOR THE 186,700 SF EXPANSION OF THE FRESH EXPRESS FOOD PROCESSING FACILITY. THE PURPOSE OF Z171003 IS TO CREATE A SINGLE ZONING BOUNDARY FOR THE FRESH EXPRESS FOOD PROCESSING FACILITY.
- TYPICAL PARKING STALL IS 18' LONG X 8' WIDE.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- FIRE LANES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TEN TO TWENTY FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
- PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	49.92	N89° 31' 05.93"E
L2	100.13	N0° 22' 44.66"W
L3	14.06	S44° 28' 44.09"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	121.23	2192.18	3° 10' 06"	S89° 03' 20"E



VICINITY MAP
NTS



LEGEND:	
TYPICAL ACCESSIBLE SPACE	
TRAFFIC SIGN	
WHEEL STOP	
EXISTING STORM DRAIN	
EXISTING STORM DRAIN INLET	
EXISTING SANITARY SEWER	
EXISTING SEWER MANHOLE	
EXISTING WATER LINE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING BURIED GAS LINE	
EXISTING OVERHEAD ELECTRIC	
EXISTING BURIED ELECTRIC	
EXISTING BURIED TELEPHONE	
EXISTING POWER POLE	
EXISTING LIGHT POLE	
PROPOSED WATER LINE	
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
EXISTING BUILDING	
FIRE LANE	
CROSSWALK	
SIDEWALK	
ACCESSIBLE PARKING SPACE	
PARKING SPACE	
FIRE DEPARTMENT CONNECTION	
IRRIGATION	
DRAINAGE EASEMENT	
UTILITY EASEMENT	
PEDESTRIAN ACCESS EASEMENT	
WATERLINE EASEMENT	
ELECTRIC EASEMENT	
EASEMENT TO BE ABANDONED	

GENERAL NOTES:

ACCORDING TO THE FEMA FIRM MAP NUMBER 48430C040 K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X". ACCORDING TO THE ABOVE REFERENCED MAP, ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. HOWEVER, THE RECORDED PLAT OF LOT 1, BLOCK A, ADVANTAGE COMMERCIAL PARK DOES SHOW A 100 YEAR FLOOD BOUNDARY WITH BASE FLOOD ELEVATIONS, ALL OF WHICH IS DEPICTED HEREON BASED ON SAID RECORDED PLAT.

GENERAL UTILITY NOTES:

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKE-MONNIN ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

1	DRC Review Comments	9/18/17
Rev.	1st Submittal	8/22/17
Revisions		Date
Overall Site Plan		C100
Site Plan/Zoning Exhibit Fresh Express Addition 44.572 Acre Tract Jose A. Guill Survey, Abstract 567 2370 W. Warrior Trail, Grand Prairie, Texas 75052 Case Number: S171003/Z171003		
FOOD PLANT ENGINEERING 10816 Millington Court Suite 110 Cincinnati, OH 45242 Phone 513/488-8888 Facsimile 513/488-8887 www.FoodPlantEngineering.com		Consultant: mima micoske-monnin associates new registration number 1 - 2789 exp. registration number 10/30/20 200 east ohio cincinnati, ohio 45219 tel: 817-469-1671 fax: 817-274-8757 www.mimonin.com
Professional Engineering Firm # F-6440 Architecture Firm Registration # BR 2322		08/18/2017 6233-001