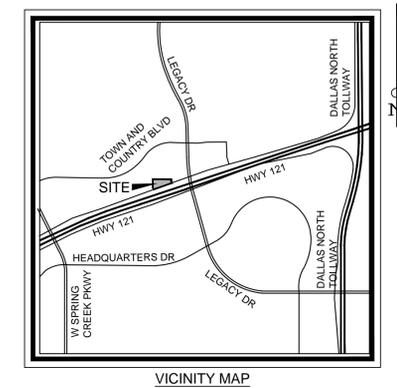
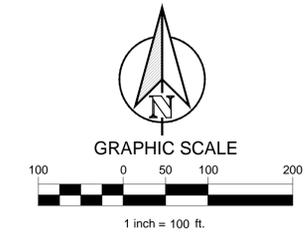
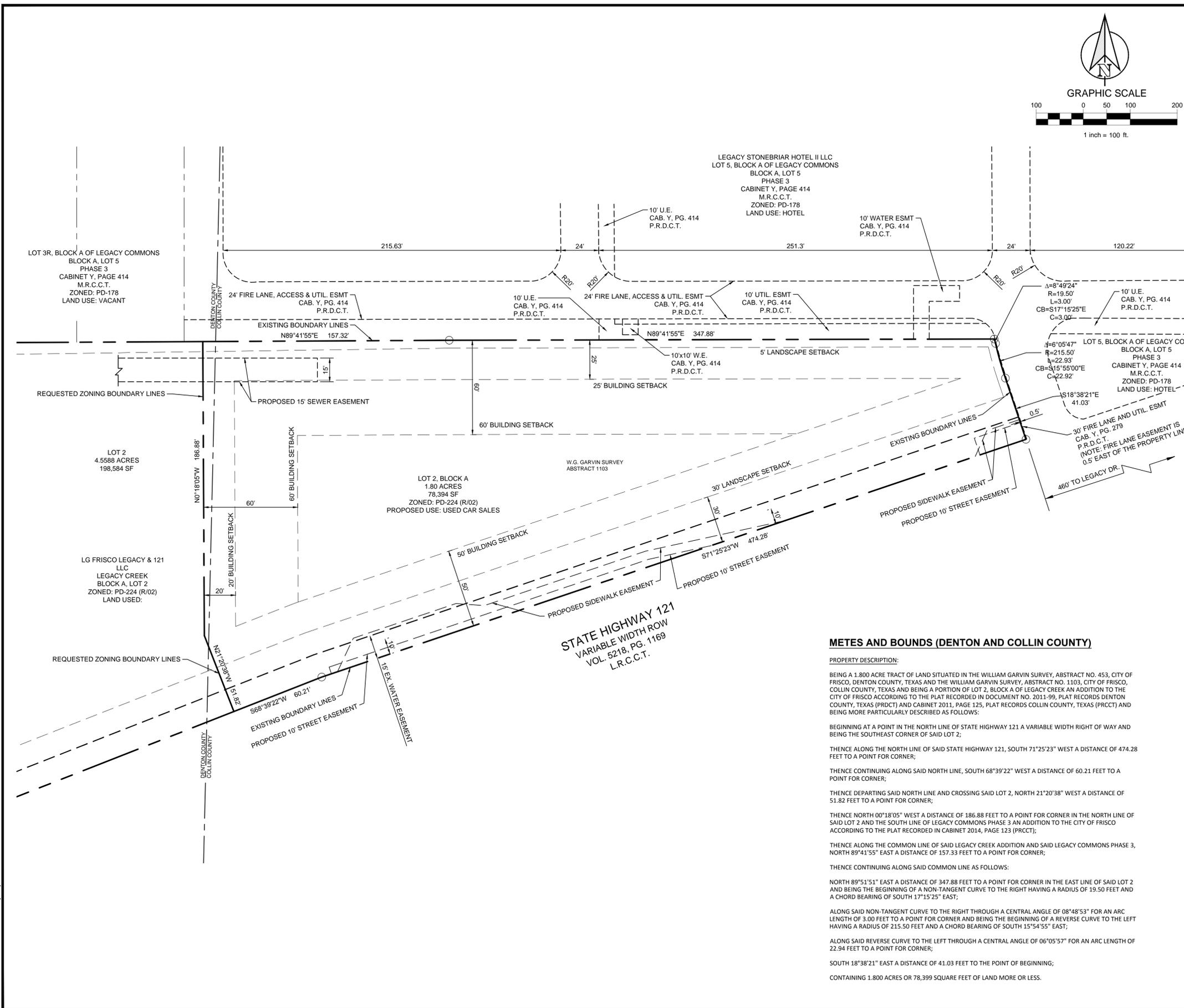


PLOTTED BY: DENG TORRES  
 PLOT DATE: 11/16/2015 4:49 AM  
 LOCAL TIME: 11:00 AM  
 LAST SAVED: 11/10/2015 3:01 PM



TEXAS REGISTRATION #14199  
**CLAY MOORE ENGINEERING**  
 1903 CENTRAL DRIVE, SUITE 406  
 BEDFORD, TX 76021  
 WWW.CLAYMOORE.COM

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 Engineer: MATT MOORE  
 P.E. No. 95813 Date: 11/15/2015

**CARVANA**  
**STATE HIGHWAY 121**  
**FRISCO, TEXAS**

| No. | DATE | REVISION | BY |
|-----|------|----------|----|
|     |      |          |    |
|     |      |          |    |
|     |      |          |    |

**FLOODPLAIN NOTE - DENTON**  
 ACCORDING TO MAP NO. 48121C0580G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.

**FLOODPLAIN NOTE - COLLIN**  
 ACCORDING TO MAP NO. 48085C0355J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE X, AREA OF MINIMUM FLOODING.

**METES AND BOUNDS (DENTON AND COLLIN COUNTY)**

**PROPERTY DESCRIPTION:**  
 BEING A 1.80 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GARVIN SURVEY, ABSTRACT NO. 453, CITY OF FRISCO, DENTON COUNTY, TEXAS AND BEING A PORTION OF LOT 2, BLOCK A OF LEGACY CREEK AN ADDITION TO THE CITY OF FRISCO ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2011-99, PLAT RECORDS DENTON COUNTY, TEXAS (PRCCT) AND CABINET 2011, PAGE 125, PLAT RECORDS COLLIN COUNTY, TEXAS (PRCCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE NORTH LINE OF STATE HIGHWAY 121 A VARIABLE WIDTH RIGHT OF WAY AND BEING THE SOUTHEAST CORNER OF SAID LOT 2;  
 THENCE ALONG THE NORTH LINE OF SAID STATE HIGHWAY 121, SOUTH 71°25'23" WEST A DISTANCE OF 474.28 FEET TO A POINT FOR CORNER;  
 THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 68°39'22" WEST A DISTANCE OF 60.21 FEET TO A POINT FOR CORNER;  
 THENCE DEPARTING SAID NORTH LINE AND CROSSING SAID LOT 2, NORTH 21°20'38" WEST A DISTANCE OF 51.82 FEET TO A POINT FOR CORNER;  
 THENCE NORTH 00°18'05" WEST A DISTANCE OF 186.88 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF LEGACY COMMONS PHASE 3 AN ADDITION TO THE CITY OF FRISCO ACCORDING TO THE PLAT RECORDED IN CABINET 2014, PAGE 123 (PRCCT);  
 THENCE ALONG THE COMMON LINE OF SAID LEGACY CREEK ADDITION AND SAID LEGACY COMMONS PHASE 3, NORTH 89°41'55" EAST A DISTANCE OF 157.33 FEET TO A POINT FOR CORNER;  
 THENCE CONTINUING ALONG SAID COMMON LINE AS FOLLOWS:  
 NORTH 89°51'51" EAST A DISTANCE OF 347.88 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID LOT 2 AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 19.50 FEET AND A CHORD BEARING OF SOUTH 17°15'25" EAST;  
 ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°48'53" FOR AN ARC LENGTH OF 3.00 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 215.50 FEET AND A CHORD BEARING OF SOUTH 15°54'55" EAST;  
 ALONG SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°05'57" FOR AN ARC LENGTH OF 22.94 FEET TO A POINT FOR CORNER;  
 SOUTH 18°38'21" EAST A DISTANCE OF 41.03 FEET TO THE POINT OF BEGINNING;  
 CONTAINING 1.80 ACRES OR 78,399 SQUARE FEET OF LAND MORE OR LESS.

| SITE DATA TABLE    |         |
|--------------------|---------|
| GROSS SITE ACREAGE | 1.80 AC |
| NET SITE ACREAGE   | 1.80 AC |

**EXHIBIT A: Z-15-0029**

**OWNER:**  
 CARVANA, LLC  
 4020 E. INDIAN SCHOOL ROAD  
 PHOENIX, AZ 85018  
 PH: 602.852.6600

**APPLICANT:**  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DR., SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572

**SURVEYOR:**  
 AJ BEDFORD GROUP INC.  
 301 N. ALAMO RD  
 ROCKWALL, TX 75087  
 PH: 972.722.0225

**LEGAL DESCRIPTION:**  
 1.79 AC  
 LOT 2, BLOCK A  
 LEGACY CREEK

CITY: FRISCO STATE: TEXAS

COUNTY: DENTON SURVEY: WILLIAM GARVIN ABSTRACT NO. 453 COLLIN 1103

DESIGN: MBT  
 DRAWN: MBT  
 CHECKED: MAM  
 DATE: 11/15/2015

SHEET

File No. 2015-139

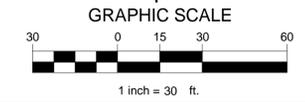
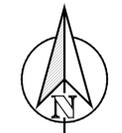
**EXHIBIT A: Z15-0029**

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 Engineer: **MATT MOORE**  
 P.E. No. 95813 Date 11/15/2015

**CARVANA**  
**STATE HIGHWAY 121**  
**FRISCO, TEXAS**

**SITE PLAN**  
**EXHIBIT C: Z15-0029**

DESIGN: MBT  
 DRAWN: MBT  
 CHECKED: MAM  
 DATE: 11/15/2015  
 SHEET



**FLOODPLAIN NOTE - DENTON**

ACCORDING TO MAP NO. 48121C0580G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.

**FLOODPLAIN NOTE - COLLIN**

ACCORDING TO MAP NO. 48085C0355J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE X, AREA OF MINIMUM FLOODING.

| SITE DATA TABLE                      |                     |               |
|--------------------------------------|---------------------|---------------|
| LOT 2                                | REQUIRED            | PROPOSED      |
| LOT AREA                             | 1.79 AC - 78,394 SF |               |
| ZONING                               | AGRICULTURAL        | PD-224 (R/02) |
| USE                                  | USED CAR SALES      |               |
| BUILDING AREA                        | 8,596 SF            |               |
| MAX BUILDING HEIGHT                  | 70'                 | 70'           |
| LOT COVERAGE                         | 50%                 | 10.96%        |
| FLOOR AREA RATIO                     | 1:1                 | 9.12 : 1      |
| SQUARE FOOTAGE OF IMPERVIOUS SURFACE | 37,884 SF           |               |

| OPEN SPACE/WATER RESOURCE                 |                           |                     |
|---|---------------------------|---------------------|
|   | REQUIRED (% AND SF)       | PROVIDED (% AND SF) |
| WATER RESOURCE ZONE** (10,800 SF PARKING) | 5%(PARKING AREA) - 540 SF | 11.3% - 1,218 SF    |
| OPEN SPACE (78,394 SF SITE)               | 7%(NET SITE) - 5,487 SF   | 13.1% - 10,280 SF   |

| PARKING TABLE                                |                   |
|--|-------------------|
| REQUIRED PARKING:                            |                   |
| 1 SPACE / 500 SF SALES FLOOR (8,596 SF)      | 18 SPACES         |
| 1 SPACE / 1,000 SF OF OUTDOOR USE (5,000 SF) | 5 SPACES          |
| TOTAL  | 23 SPACES (2 ADA) |
| PROPOSED PARKING SPACES                      | 31 SPACES (2 ADA) |

| LEGEND   |                              |
|----------|------------------------------|
| [Symbol] | EX. STORM LINE               |
| [Symbol] | EX. SEWER LINE               |
| [Symbol] | EX. WATER LINE               |
| [Symbol] | EX. FIRE HYDRANT             |
| [Symbol] | PROPOSED FIRE HYDRANT        |
| [Symbol] | PROPOSED SEWER LINE          |
| [Symbol] | PROPOSED WATER LINE          |
| [Symbol] | PROPOSED STORM DRAIN         |
| [Symbol] | PROPOSED OPEN SPACE          |
| [Symbol] | PROPOSED WATER RESOURCE ZONE |

- SITE PLAN NOTES:**
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL BE SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
  - NO TREES WILL BE REMOVED FOR THIS ADDITION.
  - NO FLOODPLAIN EXISTS ON THE SITE.

**ADA NOTE:**  
 1. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

**METES AND BOUNDS (DENTON AND COLLIN COUNTY)**

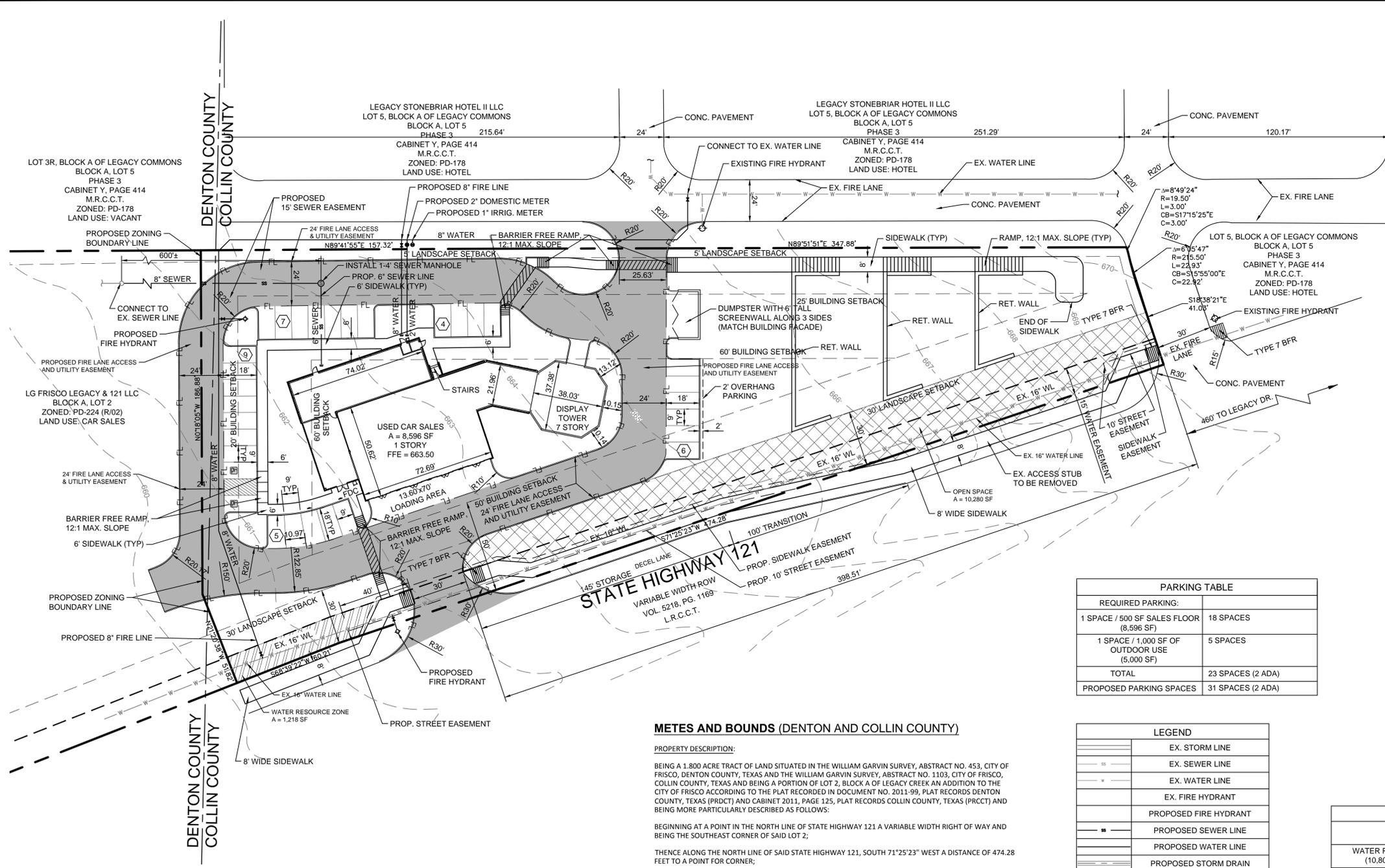
**PROPERTY DESCRIPTION:**  
 BEING A 1.800 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GARVIN SURVEY, ABSTRACT NO. 453, CITY OF FRISCO, DENTON COUNTY, TEXAS AND THE WILLIAM GARVIN SURVEY, ABSTRACT NO. 1103, CITY OF FRISCO, COLLIN COUNTY, TEXAS AND BEING A PORTION OF LOT 2, BLOCK A OF LEGACY CREEK AN ADDITION TO THE CITY OF FRISCO ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2011-99, PLAT RECORDS DENTON COUNTY, TEXAS (PRDCT) AND CABINET 2011, PAGE 125, PLAT RECORDS COLLIN COUNTY, TEXAS (PRCCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE NORTH LINE OF STATE HIGHWAY 121 A VARIABLE WIDTH RIGHT OF WAY AND BEING THE SOUTHEAST CORNER OF SAID LOT 2;  
 THENCE ALONG THE NORTH LINE OF SAID STATE HIGHWAY 121, SOUTH 71°25'23" WEST A DISTANCE OF 474.28 FEET TO A POINT FOR CORNER;  
 THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 68°39'22" WEST A DISTANCE OF 60.21 FEET TO A POINT FOR CORNER;  
 THENCE DEPARTING SAID NORTH LINE AND CROSSING SAID LOT 2, NORTH 21°20'38" WEST A DISTANCE OF 51.82 FEET TO A POINT FOR CORNER;  
 THENCE NORTH 00°18'05" WEST A DISTANCE OF 186.88 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF LEGACY COMMONS PHASE 3 AN ADDITION TO THE CITY OF FRISCO ACCORDING TO THE PLAT RECORDED IN CABINET 2014, PAGE 123 (PRCCT);  
 THENCE ALONG THE COMMON LINE OF SAID LEGACY CREEK ADDITION AND SAID LEGACY COMMONS PHASE 3, NORTH 89°41'55" EAST A DISTANCE OF 157.33 FEET TO A POINT FOR CORNER;  
 THENCE CONTINUING ALONG SAID COMMON LINE AS FOLLOWS:  
 NORTH 89°51'51" EAST A DISTANCE OF 347.88 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID LOT 2 AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 19.50 FEET AND A CHORD BEARING OF SOUTH 17°15'25" EAST;  
 ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°48'53" FOR AN ARC LENGTH OF 3.00 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 215.50 FEET AND A CHORD BEARING OF SOUTH 15°54'55" EAST;  
 ALONG SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°05'57" FOR AN ARC LENGTH OF 22.94 FEET TO A POINT FOR CORNER;  
 SOUTH 18°38'21" EAST A DISTANCE OF 41.03 FEET TO THE POINT OF BEGINNING;  
 CONTAINING 1.800 ACRES OR 78,399 SQUARE FEET OF LAND MORE OR LESS.

**STORM SYSTEM NOTE:**

- DETENTION WILL BE PROVIDED EITHER UNDERGROUND ON LOT 2, BLOCK A OR THROUGH A REGIONAL SYSTEM BUILT TO THE WEST AT THE FINAL DESIGN FOR THE CARVANA SITE.
- STORM SYSTEM WILL BE PROVIDED FOR THIS PROJECT.

**TRIP GENERATION:**

|                      |   |                   |                   |
|----------------------|---|-------------------|-------------------|
| EXISTING ALLOWED USE | - | CONVENIENCE STORE | 2,233 DAILY TRIPS |
| PROPOSED USE         | - | USED CAR SALES    | 283 DAILY TRIPS   |



PLOTTED BY: DENG TORRES  
 PLOT DATE: 11/16/2015 7:49 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2015-139 CARVANA FRISCO\CADD\EXHIBIT\PD\EXHIBIT-C.DWG  
 LAST SAVED: 11/16/2015 7:47 AM