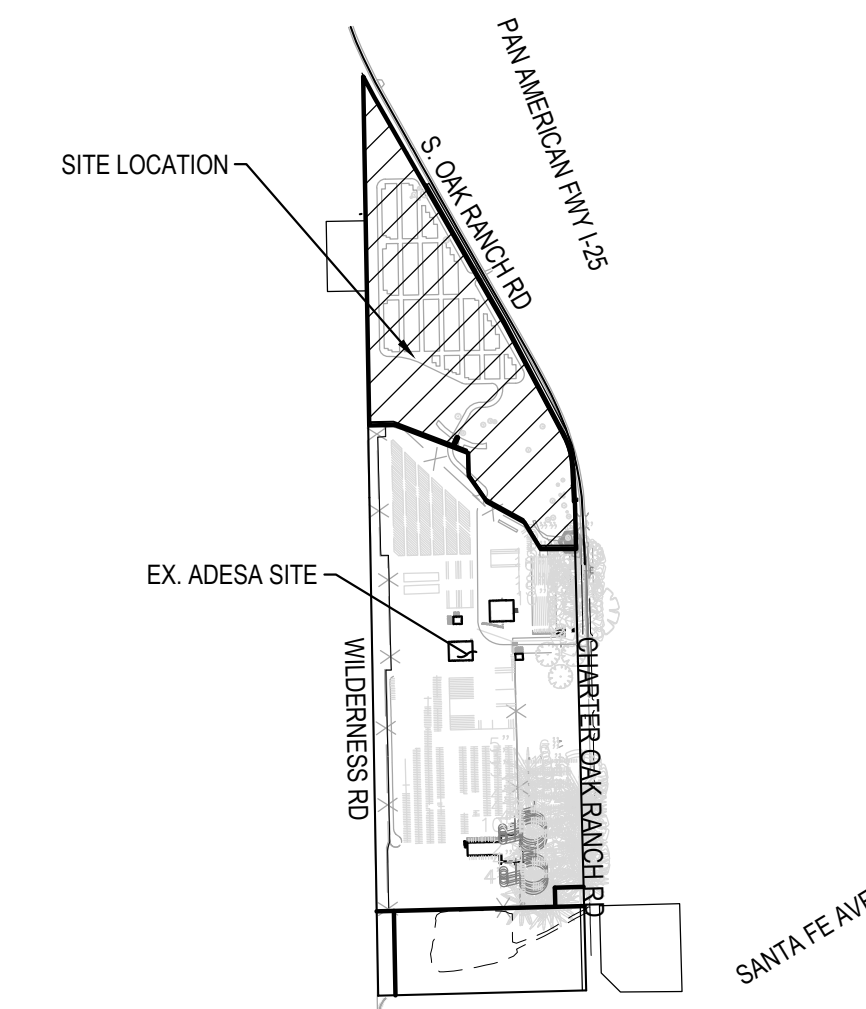


PROPOSED CARVANA/ ADESA EXPANSION LOT

CHARTER OAK ROAD, FOUNTAIN, COLORADO 48506

TAX ID: 5606000037 & 5607200004

PRELIMINARY UTILITY PLAN



VICINITY MAP
NOT TO SCALE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN IMPROVED SYMBOL ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND ADVISED TO FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR WHILE TRYING TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER NOR THE ENGINEER SHALL BE HELD LIABLE TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT



DEVELOPMENT TEAM

OWNER/DEVELOPER	ARCHITECT
CARVANA 300 E. RIO SALADO PKWY BLDG. 1 TEMPE, AZ 85281 PHONE: (503) 515 7861 CONTACT: JO RYAN EMAIL: JO.RYAN2@CARVANA.COM	WHN ARCHITECTS, PA 330 WEST 10TH STREET CHARLOTTE, NC 28202 PHONE: (704) 333-9952 CONTACT: MATT JONES EMAIL: MATT@WHNARCH.COM

ENGINEER

ATWELL
4900 N. SCOTTSDALE RD. STE 1600
SCOTTSDALE, ARIZONA 85251
PHONE (602) 690-7527
CONTACT: RAMZI GEORGES, P.E.
EMAIL: RGEORGES@ATWELL.COM

GOVERNING AGENCIES / UTILITY CONTACTS

MUNICIPALITY CITY OF FOUNTAIN, COLORADO 116 S. Main Street Fountain, CO 80817 PHONE: 719.322.2000	STORMWATER FOUNTAIN CREEK WATERSHED DISTRICT PO BOX 8100 Colorado Springs, CO 80933 PHONE: 719.650.7474
UTILITIES/ELECTRIC CITY OF FOUNTAIN, COLORADO 1101 N. Main Street Fountain, CO 80817 PHONE: 719.322.2010	GAS BLACK HILLS ENERGY 7060 Alegre Street Fountain, CO 80817 PHONE: 888-890-5554

STREETS

CITY OF FOUNTAIN, COLORADO
116 S. Main Street
Fountain, CO 80817
PHONE: 719.322.2000

LEGAL DESCRIPTION

PARCEL A:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE N 00° 45' 29" W, ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 392.66 FEET TO THE NORTHWEST CORNER OF LOT 1, "CHRISTIAN SUBDIVISION FILING NO. 2" AS RECORDED JANUARY 28, 2000 UNDER RECEPTION NO. 200009743 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND THE **POINT OF BEGINNING**;

THENCE CONTINUE N 00° 45' 29" W, ALONG SAID WESTERLY LINE, 1,817.71 FEET TO INTERSECT A POINT ON A CURVE IN THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 80' WIDE COUNTY ROAD KNOWN AS CHARTER OAK RANCH ROAD AS GRANTED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN INSTRUMENT RECORDED SEPTEMBER 12, 1955 IN BOOK 1523 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 03° 38' 16", AN ARC DISTANCE OF 123.80 FEET (THE CHORD OF WHICH CURVE BEARS S 27° 49' 52" E, 123.78 FEET) TO A POINT OF TANGENT;
THENCE S 29° 39' 00" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID TANGENT, 547.69 FEET TO THE MOST SOUTHERLY CORNER OF SAID RIGHT-OF-WAY GRANTED IN INSTRUMENT RECORDED SEPTEMBER 12, 1955 IN BOOK 1523 AT PAGE 365;
THENCE CONTINUE S 29° 39' 00" E, ALONG SAID TANGENT AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROADWAY, 818.05 FEET;
THENCE S 27° 42' 43" E, ALONG SAID WESTERLY RIGHT-OF-WAY, 657.55 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 406.17 FEET AND A CENTRAL ANGLE OF 25° 17' 10", AN ARC DISTANCE OF 179.25 FEET TO A POINT OF TANGENT;
THENCE S 02° 39' 30" E, ALONG SAID TANGENT AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 168.58 FEET;
THENCE S 01° 12' 49" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 16.17 FEET TO THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATED TO EL PASO COUNTY, COLORADO IN INSTRUMENT RECORDED NOVEMBER 18, 1999 UNDER RECEPTION NO. 099176578 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S 01° 12' 49" E, ALONG THE WESTERLY LINE THEREOF, 230.31 FEET TO THE NORTHEAST CORNER OF LOT 1 OF AFORESAID "CHRISTIAN SUBDIVISION FILING NO. 2";
THENCE S 89° 58' 21" W, ALONG THE NORTHERLY LINE THEREOF, 183.65 FEET; THENCE N 31° 19' 36" W, ALONG SAID NORTHERLY LINE, 162.45 FEET;
THENCE N 61° 05' 51" W, ALONG SAID NORTHERLY LINE, 222.35 FEET;
THENCE N 34° 50' 32" W, ALONG SAID NORTHERLY LINE, 166.43 FEET;
THENCE N 01° 13' 51" W, ALONG SAID NORTHERLY LINE, 119.94 FEET;
THENCE N 68° 53' 59" W, ALONG SAID NORTHERLY LINE, 409.18 FEET;
THENCE S 89° 14' 25" W, ALONG SAID NORTHERLY LINE, 132.93 FEET TO THE **POINT OF BEGINNING**, COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN A 20' WIDE STRIP LYING ALONG THE WESTERLY LINE OF AND WITHIN AN 80' WIDE PUBLIC RIGHT OF WAY KNOWN AS CHARTER OAK RANCH ROAD, SAID 80' WIDE RIGHT-OF-WAY EVIDENCED BY AN INSTRUMENT RECORDED SEPTEMBER 12, 1955 IN BOOK 1523, AT PAGE 365 AND AN ANNEXATION PLAT RECORDED JUNE 7, 1973 IN PLAT BOOK Y2 AT PAGE 58 OF SAID COUNTY RECORDS.

PARCEL B:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN INSTRUMENT RECORDED SEPTEMBER 12, 1955 IN BOOK 1523 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID TRACT OF LAND KNOWN AS EXISTING 80' WIDE CHARTER OAK RANCH ROAD;
THENCE N 60° 21' 00" E, ALONG THE SOUTHERLY LINE THEREOF, 20.00 FEET;
THENCE S 29° 39' 00" E, 818.39 FEET;
THENCE S 27° 42' 43" E, 657.85 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 426.17 FEET AND A CENTRAL ANGLE OF 25° 16' 50", AN ARC DISTANCE OF 188.04 FEET TO A POINT OF TANGENT;
THENCE S 02° 39' 30" E, ALONG SAID TANGENT, 168.83 FEET;
THENCE S 01° 12' 49" E, 16.58 FEET TO THE NORTHEAST CORNER OF THAT RIGHT-OF-WAY DEDICATED TO EL PASO COUNTY IN INSTRUMENT RECORDED NOVEMBER 18, 1999 UNDER RECEPTION NO. 099176578 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S 89° 15' 00" W, ALONG THE NORTHERLY LINE THEREOF, 20.00 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE N 01° 12' 49" W, ALONG THE APPARENT WESTERLY RIGHT-OF-WAY OF EXISTING 80' CHARTER OAK RANCH ROAD, 16.17 FEET;
THENCE N 02° 39' 30" W, ALONG SAID APPARENT RIGHT-OF-WAY LINE, 168.58 FEET TO A POINT OF CURVE;
THENCE, NORTHERLY, ALONG SAID APPARENT RIGHT-OF-WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 406.17 FEET AND A CENTRAL ANGLE OF 25° 17' 10", AN ARC DISTANCE OF 179.25 FEET;
THENCE N 27° 42' 43" W, ALONG SAID APPARENT RIGHT-OF-WAY LINE, 657.55 FEET;
THENCE N 29° 39' 00" W, ALONG SAID APPARENT RIGHT-OF-WAY LINE, 818.05 FEET TO THE **POINT OF BEGINNING**, COUNTY OF EL PASO, STATE OF COLORADO.

SHEET INDEX

Sheet No.	Sheet Title
C001	COVER SHEET
C101	PRELIMINARY UTILITY PLAN
C102	PRELIMINARY UTILITY PLAN
C103	PRELIMINARY UTILITY PLAN
C104	PRELIMINARY UTILITY PLAN

PROJECT NARRATIVE

THE SUBJECT SITE IS MADE UP OF TWO SEPARATE PARCELS WHICH ARE CURRENTLY UNDEVELOPED. THE PROPOSED SITE WILL FUNCTION AS A DEDICATED VEHICLE STORAGE LOT TO EXPAND THE INVENTORY OF THE EXISTING ADESA OPERATIONS LOCATED SOUTH OF THIS PARCEL.

NO NEW STRUCTURES ARE PROPOSED AS A PART OF THIS PROJECT. THE ONLY TRAFFIC ON THE SUBJECT SITE WILL BE THE MOVEMENT OF VEHICLES TO AND FROM THE ADJACENT ADESA SITE FOR STORAGE VIA A NEW ROADWAY AND STREAM CROSSING WITH A BOX CULVERT THAT WILL CONNECT THE TWO PARCELS. SECONDARY EMERGENCY ACCESS TO THE SITE WILL BE PROVIDED BY A NEW DRIVEWAY OFF OF CHARTER OAK RANCH ROAD.

PROPOSED CARVANA/ADESA EXPANSION LOT

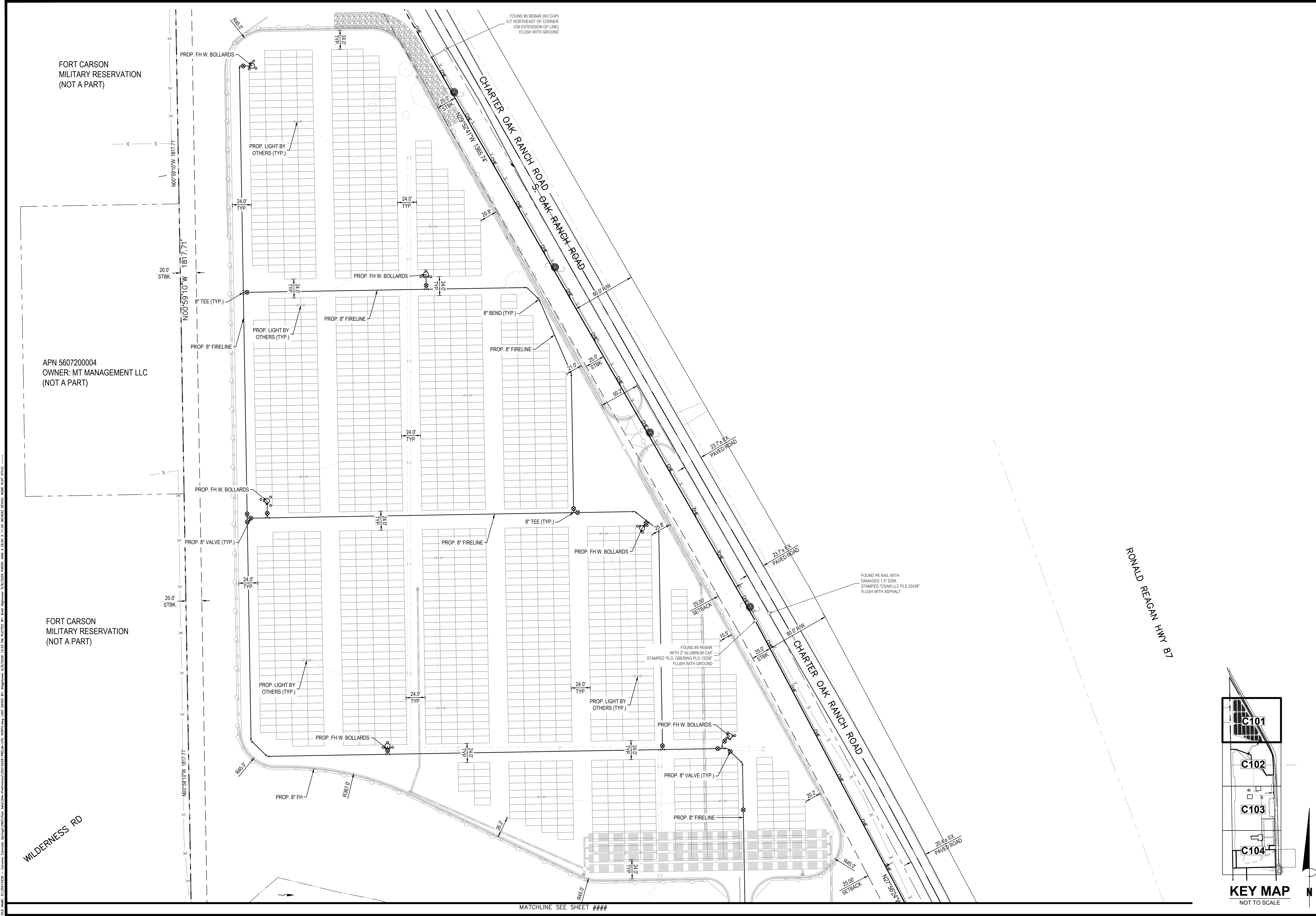
DATE: 04/21/2026

COVER SHEET
A.P.N.# 5606000037 & 5606000037
CARVANA
300 E. RIO SALADO PKWY. BLDG. 1
TEMPE, ARIZONA 85281

REVISIONS

N.T.S.

DRAWN BY: TLC
CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006600
FILE CODE: #
SHEET NO. C001



FORT CARSON
MILITARY RESERVATION
(NOT A PART)

APN 5607200004
OWNER: MT MANAGEMENT LLC
(NOT A PART)

FORT CARSON
MILITARY RESERVATION
(NOT A PART)

WILDERNESS RD

FOUND #5 REBAR (NO CAP)
0'2" NORTHEAST OF CORNER
(ON EXTENSION OF LINE)
FLUSH WITH GROUND

FOUND PK NAIL WITH
DAMAGED 1.5" DISK
STAMPED "CSAM LLC PLS 32439"
FLUSH WITH ASPHALT

FOUND #5 REBAR
WITH 2" ALUMINUM CAP
STAMPED "R.G. OBERG PLS 13229"
FLUSH WITH GROUND

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROPRIATE MARK ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND ADVISED TO FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND THE ENGINEER SHALL BE PROTECTED TO ASSESS ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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24 HOUR
EMERGENCY CONTACT



S6, T16S, R65W
CHARTER OAK RD
FOUNTAIN
EL PASO COUNTY, COLORADO

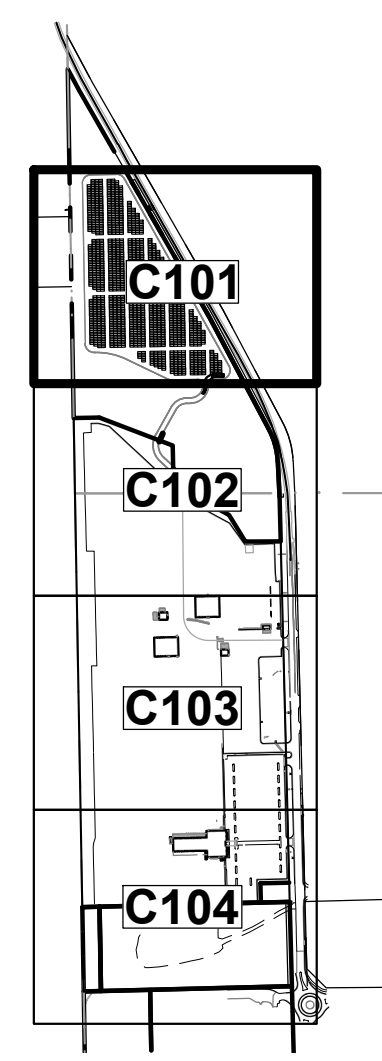
PROPOSED CARVANA/ADESA EXPANSION LOT
UTILITY PLAN
A.P.N.# 5606000037 & 5606000037
CARVANA
300 E. RIO SALADO PKWY. BLDG. 1
TEMPE, ARIZONA 85281

DATE 04/21/2026

REVISIONS

GRAPHIC SCALE
1" = 50'

DRAWN BY: TLC
CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 2400600
FILE CODE: ##
SHEET NO: C101



KEY MAP
NOT TO SCALE

MATCHLINE SEE SHEET #####

MATCHLINE SEE SHEET C102

EXISTING GAS SERVICE TO REMAIN
EXISTING BUILDING TO REMAIN
EXISTING GAS SERVICE TO REMAIN
EXISTING WATERLINE TO REMAIN

EXISTING BUILDING TO REMAIN

EXISTING BUILDING TO REMAIN

39.4'± EX. P.V.M.T.

EXISTING BUILDING TO REMAIN

EXISTING ELECTRICAL TO REMAIN

EXISTING BUILDING TO REMAIN

EXISTING SITE LIGHTING TO REMAIN

N01°00'17"W 2560.60'

2155.04'

FORT CARSON MILITARY RESERVATION (NOT A PART)

EXISTING FIBER OPTIC TO REMAIN

EXISTING ELECTRICAL TO REMAIN

EXISTING OVERHEAD POWER TO REMAIN

EX. 80' RW

CHARTER OAK RANCH ROAD

40.2'± EX. P.V.M.T.

EXISTING ADESA PROPERTY (NOT A PART)

EXISTING ELECTRICAL TO REMAIN

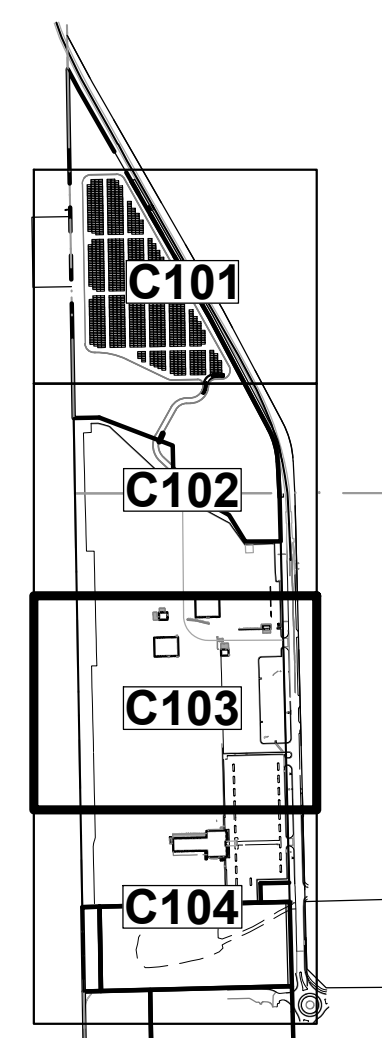
EXISTING WATER SERVICE TO REMAIN

EXISTING GAS TO REMAIN

EXISTING SITE LIGHTING TO REMAIN (TYP.)

40.2'± EX. P.V.M.T.

MATCHLINE SEE SHEET C104



KEY MAP
NOT TO SCALE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE LOCATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. REPRESENTATIVE THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell.com
4900 N. SCOTTSDALE RD., SUITE 1600
SCOTTSDALE, AZ 85251
(COA # 1925)

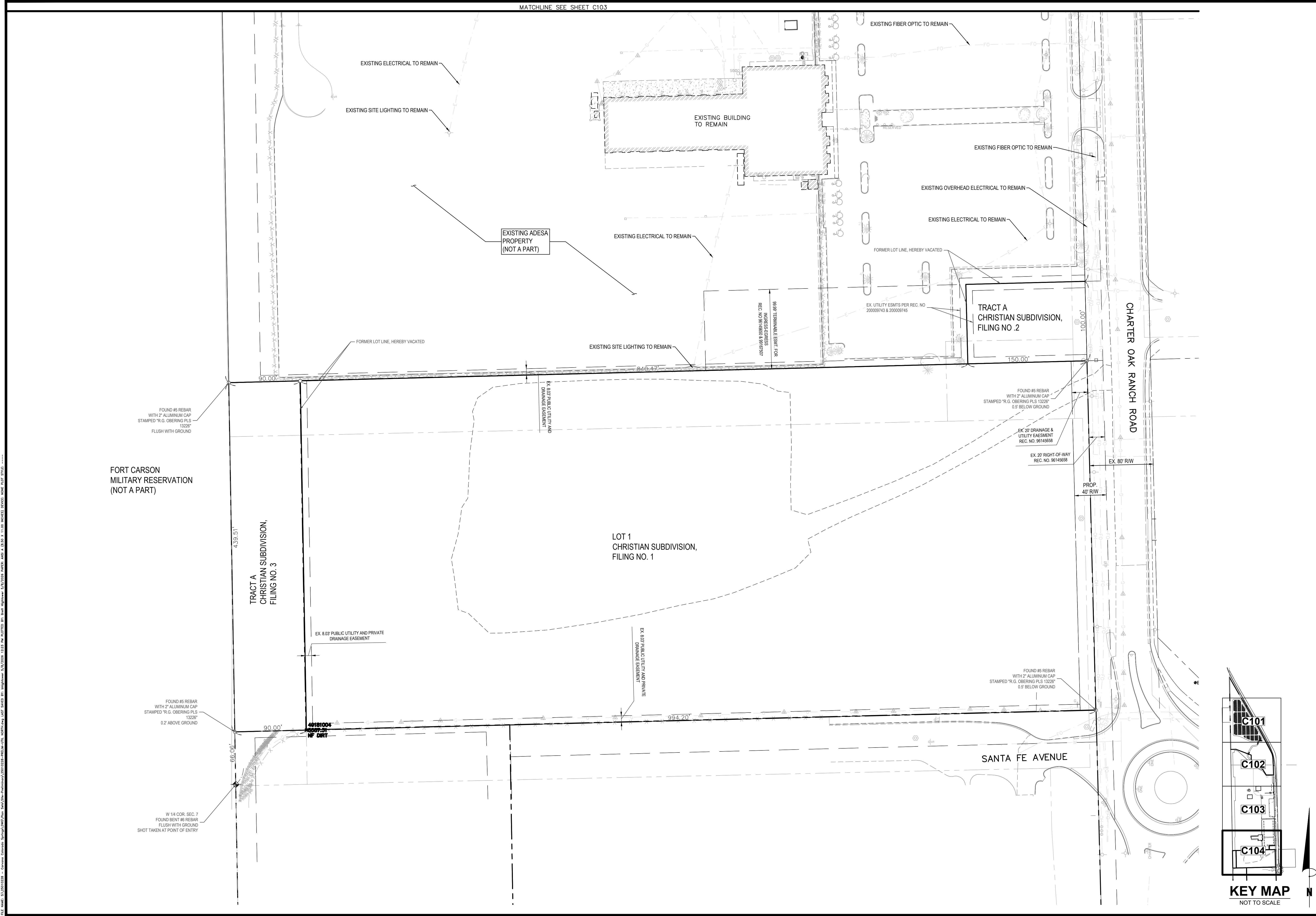
S6, T16S, R65W
CHARTER OAK RD
FOUNTAIN
EL PASO COUNTY, COLORADO

PROPOSED CARVANA/ADESA EXPANSION LOT
UTILITY PLAN
A.P.N.# 560600037 & 560600037
CARVANA
300 E. RIO SALADO PKWY. BLDG. 1
TEMPE, ARIZONA 85281

DATE 04/21/2026

REVISIONS

50 25 0
GRAPHIC SCALE
1" = 50'
DRAWN BY: TLC
CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006600
FILE CODE: #
SHEET NO. C103



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THIS DRAWING. THE EXISTING UTILITIES ARE REPRESENTED BY THE SYMBOLS SHOWN. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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24 HOUR EMERGENCY CONTACT

ATWELL
 866.850.4200 www.atwell.com
 4900 N. SCOTTSDALE RD., SUITE 1600
 SCOTTSDALE, AZ 85251
 (COA # 1925)

S6, T16S, R65W
CHARTER OAK RD
FOUNTAIN
EL PASO COUNTY, COLORADO

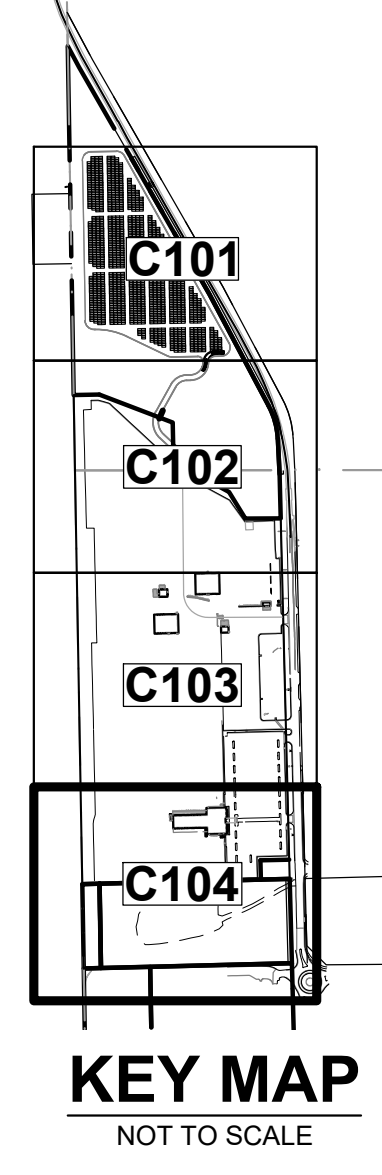
PROPOSED CARVANA/ADESA EXPANSION LOT
UTILITY PLAN
A.P.N.# 560600037 & 560600037
CARVANA
300 E. RIO SALADO PKWY. BLDG. 1
TEMPE, ARIZONA 85281

DATE 04/21/2026

REVISIONS

50 25 0
 GRAPHIC SCALE
 1" = 50'

DRAWN BY: TLC
 CHECKED BY: RG
 PROJECT MANAGER: BH
 JOB #: 24006600
 FILE CODE: #
 SHEET NO. C106



KEY MAP
 NOT TO SCALE

P:\E-MISC\251012228 - Carvana Colorado Springs\Utility\251012228-Prelim-Util.dwg
 DATE: 04/21/2026 11:58:51 AM
 USER: bh
 PLOT: 251012228-Prelim-Util.dwg
 PLOT DATE: 04/21/2026 11:58:51 AM
 PLOT USER: bh
 PLOT DEVICE: HP DesignJet 2550