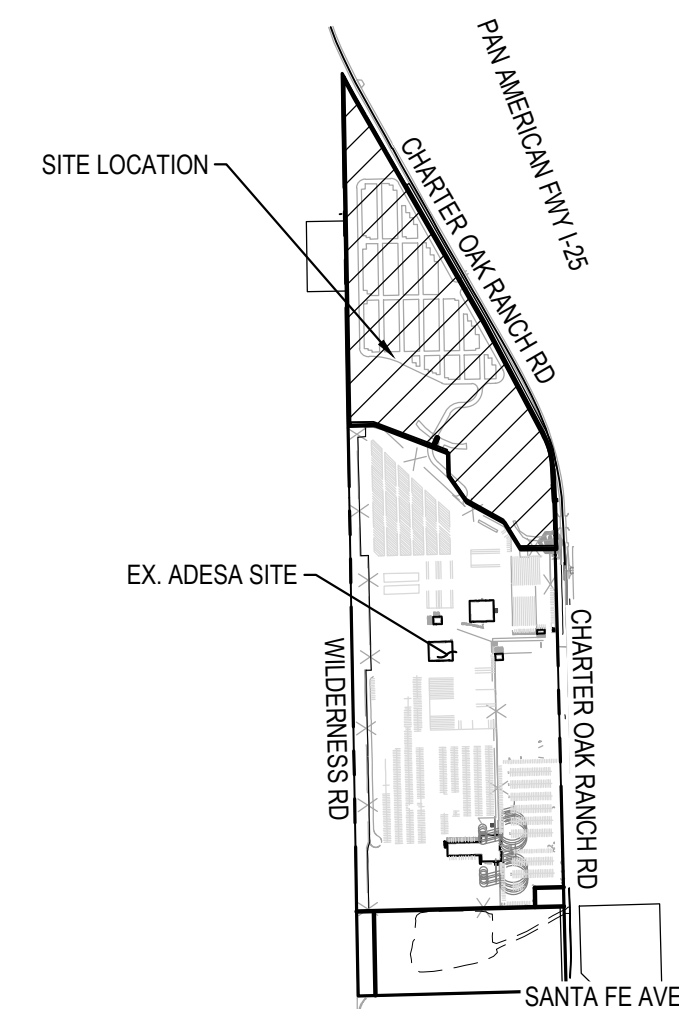


PROPOSED CARVANA/ ADESA EXPANSION LOT

CHARTER OAK RANCH ROAD, FOUNTAIN, COLORADO 48506
TAX ID: 5606000037 & 5607200004

PRELIMINARY SITE DEVELOPMENT PLAN



VICINITY MAP
NOT TO SCALE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE LINE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE 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 WHILE TRYING TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED 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
CARVANA
300 E. RIO SALADO PKWY BLDG. 1
TEMPE, AZ 85281
PHONE: (503) 515 7861
CONTACT: JO RYAN
EMAIL: JO.RYAN2@CARVANA.COM

ARCHITECT
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, 118.94 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 69° 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 SITE PLAN
C102	PRELIMINARY SITE PLAN
C103	PRELIMINARY SITE PLAN
C104	PRELIMINARY SITE PLAN
C105	PRELIMINARY SITE PLAN
C106	PRELIMINARY GRADING PLAN
C107	PRELIMINARY GRADING 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.

PROJECT DATA

TAX ID NUMBER: 5606000037, 5607200004 (NORTH PARCEL)
5607206002, 5607206001, 5607206003 (ADESA)
10610-10680 CHARTER OAK RANCH ROAD
ADDRESS: 10610-10680 CHARTER OAK RANCH ROAD
TOTAL AREA: 4,089,287 SF OR 93.88 AC
OPEN SPACE: 1,118,054 SF OR 25.67 AC
LOT COVERAGE: 72.66%
CURRENT ZONING: PLANNED INDUSTRIAL (PI) DISTRICT
PROPOSED ZONING: PLANNED INDUSTRIAL (PI) DISTRICT

CURRENT USE: GRAZING (NORTH PARCEL) & SPECIAL PURPOSE (EXISTING ADESA PROPERTY)
PROPOSED USE: SPECIAL PURPOSE

SETBACKS:
FRONT (CHARTER OAK RANCH ROAD): 20 FEET
REAR (WEST): 20 FEET
SIDE, (SOUTH): 15 FEET

ENGINEER'S STATEMENT

SIGNATURE (AFFIX SEAL): _____ DATE: _____

COLORADO PROFESSIONAL ENGINEER NO. ()

SITE DEVELOPMENT PLAN ACCEPTANCE:

THE SITE DEVELOPMENT PLANS (EXCLUDING THE CONSTRUCTION DOCUMENTS) SUBMITTED APPEAR TO BE IN CONFORMANCE WITH THE CITY OF FOUNTAIN SUBMITTAL REQUIREMENTS AND STANDARD ENGINEERING PRINCIPLES AND PRACTICES APPEAR TO HAVE BEEN FOLLOWED. THE PROFESSIONAL ENGINEER SUBMITTED AND SEALING THE PLANS IS SOLELY RESPONSIBLE FOR THEIR ACCURACY AND VALIDITY. THE REVIEW IS ONLY VALID FOR ONE (1) YEAR FROM THE DATE BELOW.

BENJAMIN E. SHEETS, P.E., CITY ENGINEER _____ DATE _____

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

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

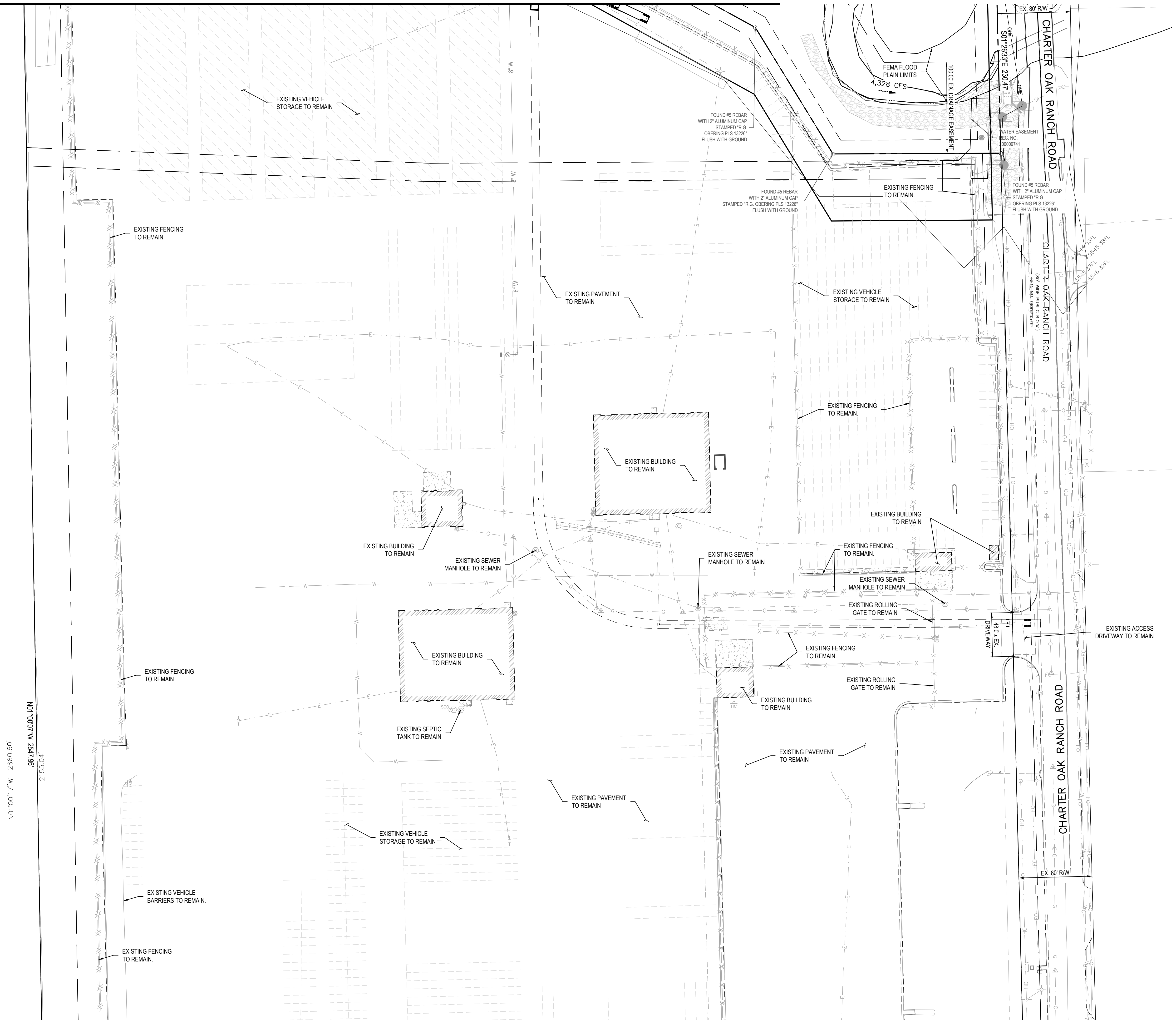
DATE 04/21/2026

REVISIONS

N.T.S.

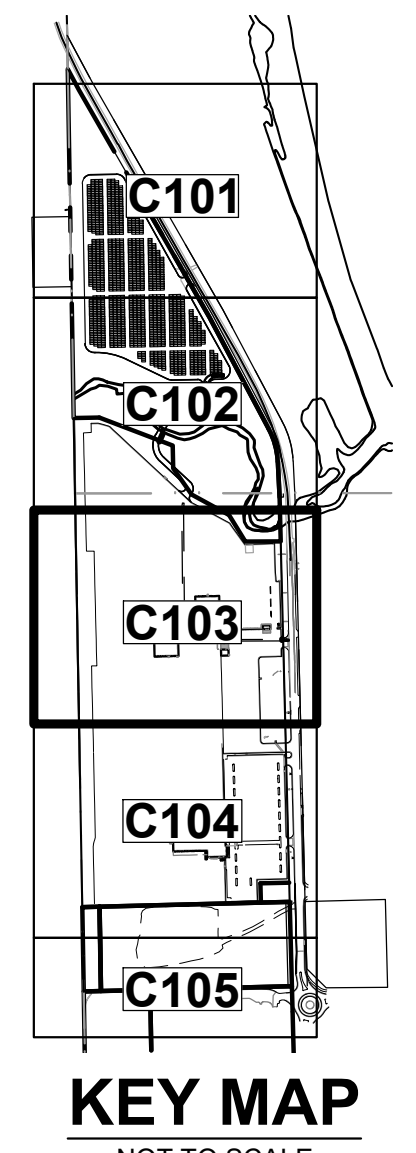
DRAWN BY: TLC
CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006600
FILE CODE: #
SHEET NO. C001

MATCHLINE SEE SHEET C102



N01°00'17"W 2660.60'
 S67°45' W 1000.10'
 2155.04'

MATCHLINE SEE SHEET C104



KEY MAP
NOT TO SCALE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY APPROXIMATE SYMBOLS ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR 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.

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24 HOUR EMERGENCY CONTACT



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

PROPOSED CARVANA/ADESA EXPANSION LOT
 PRELIMINARY SITE 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 #: 24006600
 FILE CODE: #
 SHEET NO. C103

MATCHLINE SEE SHEET C104

LOT 1
CHRISTIAN SUBDIVISION,
FILING NO. 1

TRACT A
CHRISTIAN SUBDIVISION,
FILING NO. 3

S01°29'30"E 439.76'
PROPOSED CURB & GUTTER
CURB ANGLE POINT 100'
NORTH OF ROUNDABOUT

CHARTER OAK RANCH ROAD

SANTA FE AVENUE

FOUND #5 REBAR
WITH 2" ALUMINUM CAP
STAMPED "R.G. OBSERVING P.L.S.
13226"
0.2' ABOVE GROUND

W 1/4 COR. SEC. 7
FOUND BENT #6 REBAR
FLUSH WITH GROUND
SHOT TAKEN AT POINT OF ENTRY

EX. 8.03' PUBLIC UTILITY AND PRIVATE
DRAINAGE EASEMENT

EX. 8.03' PUBLIC UTILITY AND PRIVATE
DRAINAGE EASEMENT

FOUND #5 REBAR
WITH 2" ALUMINUM CAP
STAMPED "R.G. OBSERVING P.L.S. 13226"
0.5' BELOW GROUND

MATCH EXISTING
CURB & GUTTER

PRDP.
40' RW

38.42' ± EX.
P.V.M.T.

EX. 80' RW

15'38" W 1100.10N
439.15'

40181004
40097.21
NF DIRT

S88°33'19"W 1084.20'

994.20'

90.00'

66.06'

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE
SHOWN BY AN APPROPRIATE SYMBOL AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE OWNER OR THE
REGISTERED PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES BEFORE
CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL
CHANGES WHICH MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PRESERVING ALL
EXISTING UNDERGROUND UTILITIES.

NOTICE:
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RESPONSIBILITY OF THE CONTRACTOR. THE
OWNER AND THE ENGINEER SHALL BE PROHIBITED
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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

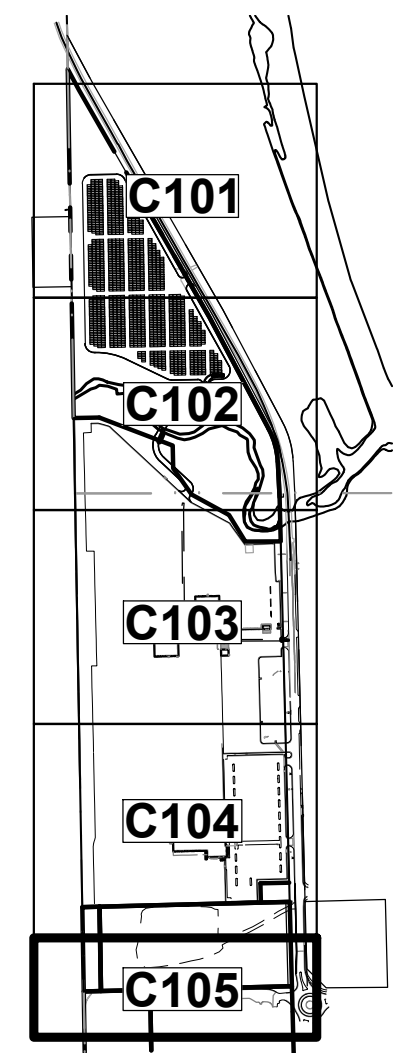
PROPOSED CARVANA/ADESA EXPANSION LOT
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A.P.N.# 560600037 & 560600037
CARVANA
300 E. RIO SALADO PKWY. BLDG. 1
TEMPE, ARIZONA 85281

DATE 04/21/2026

REVISIONS

50 25 0
GRAPHIC SCALE
1" = 50'

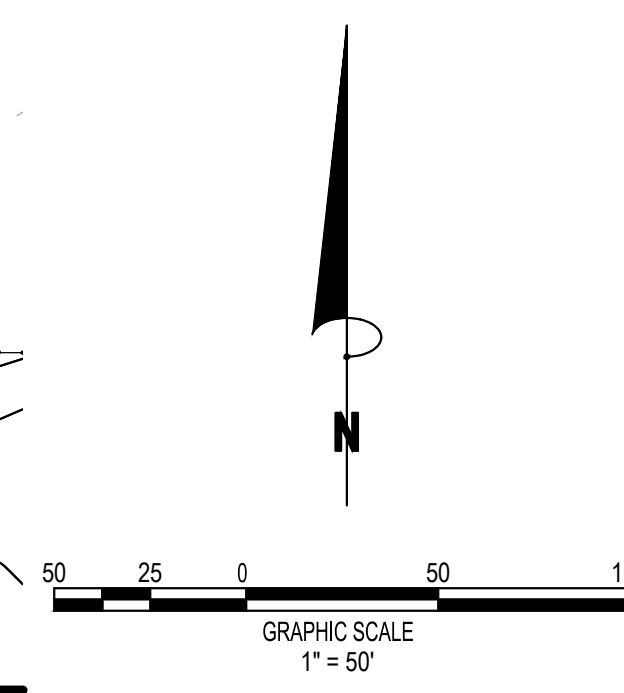
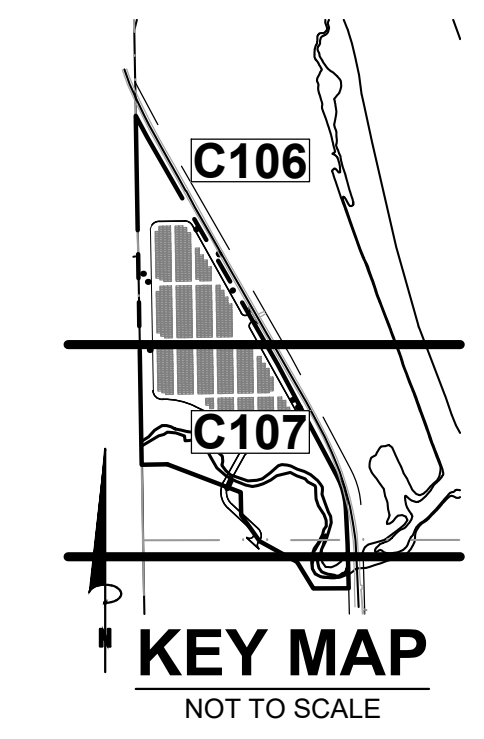
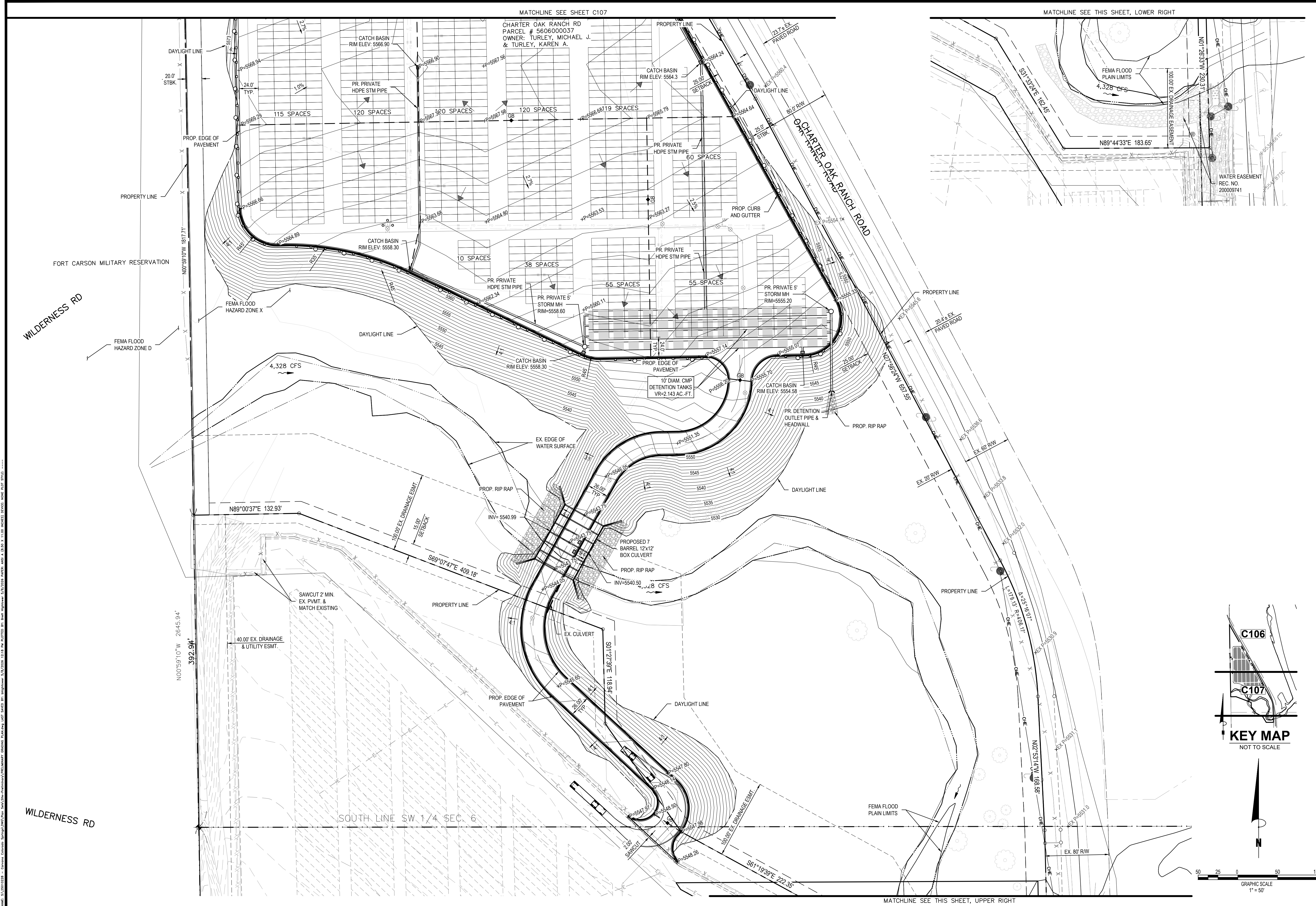
DRAWN BY: TLC
CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006600
FILE CODE: #
SHEET NO. C105



KEY MAP
NOT TO SCALE



FILE NAME: S:\25010228 - Carvana Colorado Springs\Drawings\25010228-Prelim-SitePlan North.dwg LAST SAVED: 04/21/2026 2:44 PM PLOTTED BY: jhughes DATE PLOTTED: 04/21/2026 PAPER: A0 (36" x 48") PLOT SCALE: 1" = 50' PLOT DEVICE: HP DesignJet 2400



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE USER OR ANY OTHER PERSONS AS A RESULT OF ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE USER OR 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
 PRELIMINARY GRADING PLAN
 A.P.N.# 560600037 & 560600037
 CARVANA
 300 E. RIO SALADO PKWY. BLDG. 1
 TEMPE, ARIZONA 85281

DATE 04/21/2026

REVISIONS

N.T.S.
 DRAWN BY: TLC
 CHECKED BY: RG
 PROJECT MANAGER: BH
 JOB #: 24006600
 FILE CODE: #
 SHEET NO: C107