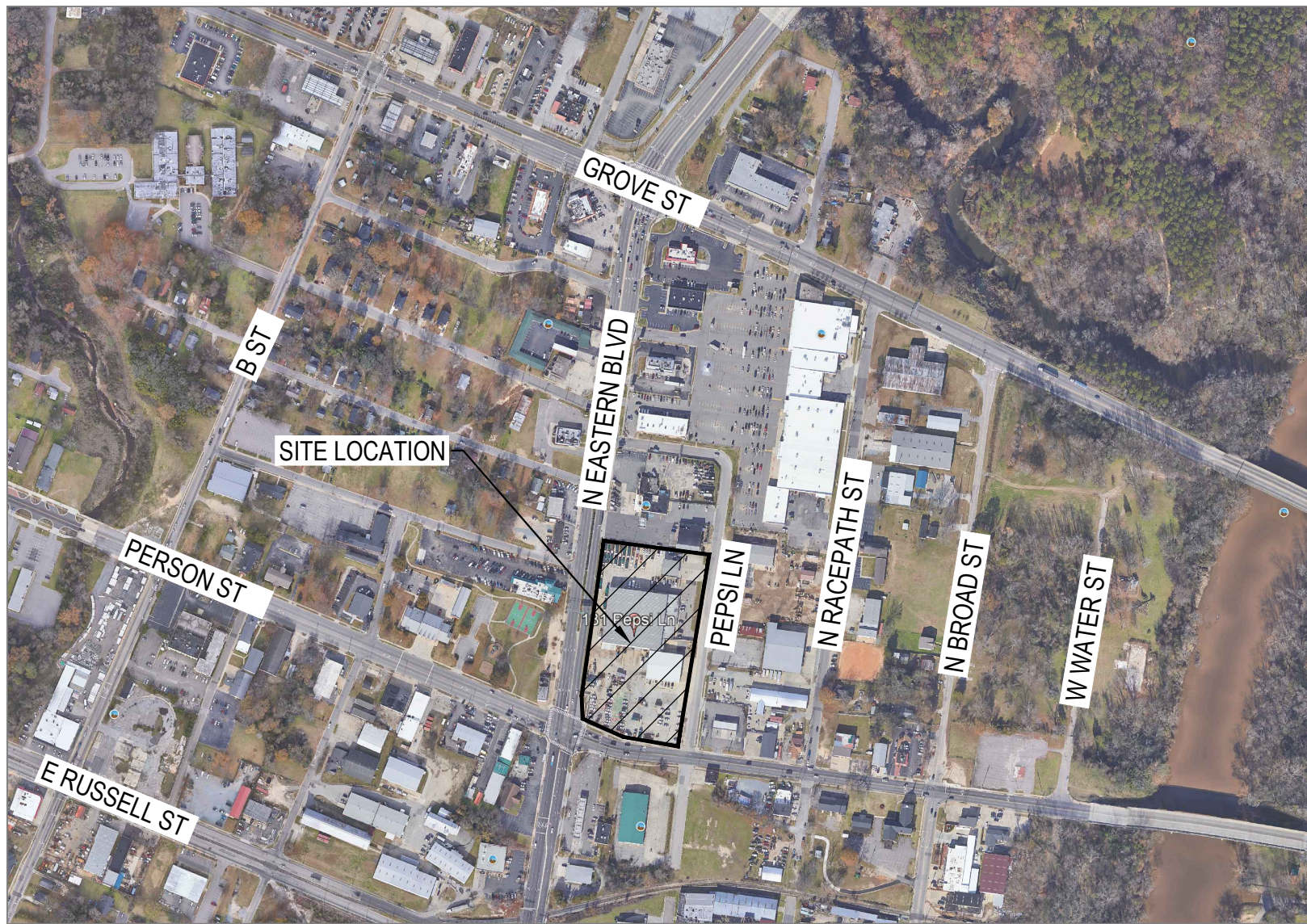


PROPOSED CARVANA

131 PEPSI LANE, FAYETTEVILLE, NC

TAX ID: 0447-02-5655

PRELIMINARY SITE DEVELOPMENT PLAN



VICINITY MAP

NOT TO SCALE



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTES:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com



4800 N. SCOTTSDALE RD., SUITE 1600
SCOTTSDALE, AZ 85251
480.218.8531

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

ENGINEER

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

SHEET INDEX

Sheet No.	Sheet Title
01	COVER SHEET
02	PRELIMINARY SITE PLAN

PROJECT NARRATIVE

THE SUBJECT SITE WILL PROVIDE NEW STRIPING FOR VEHICLE STORAGE, EMPLOYEE PARKING, AND UTILIZE EXISTING DRIVEWAYS. EXISTING BUILDINGS AND SIDEWALKS TO REMAIN.

PROJECT DATA

TAX ID NUMBER: 0447-02-5655
ADDRESS: 131 PEPSI LANE
TOTAL AREA: 206,639± SF OR 4.67± AC
CURRENT ZONING: HEAVY INDUSTRIAL (HI) DISTRICT
PROPOSED ZONING: HEAVY INDUSTRIAL (HI) DISTRICT
CURRENT USE: STORAGE
PROPOSED USE: STORAGE

SETBACKS:
FRONT (PEPSI LANE ROAD): 75 FEET (FROM C/L)
REAR (N EASTERN BLVD): 20 FEET
SIDE (PERSON ST): 50 FEET
SIDE (NORTH): 15 FEET

SECTION/TOWNSHIP /RANGE

PARSON ST & S EASTERN BLVD

FAYETTEVILLE

CUMBERLAND COUNTY,
NORTH CAROLINA

FAYETTEVILLE, NC - CARVANA

PRELIMINARY SITE PLAN

PIN# 0447-02-5655

131 PEPSI LANE

FAYETTEVILLE, NC 28301

CUMBERLAND COUNTY

DATE

N.T.S

DATE

JULY 2026

REVISIONS

DR. TLC CH. RG

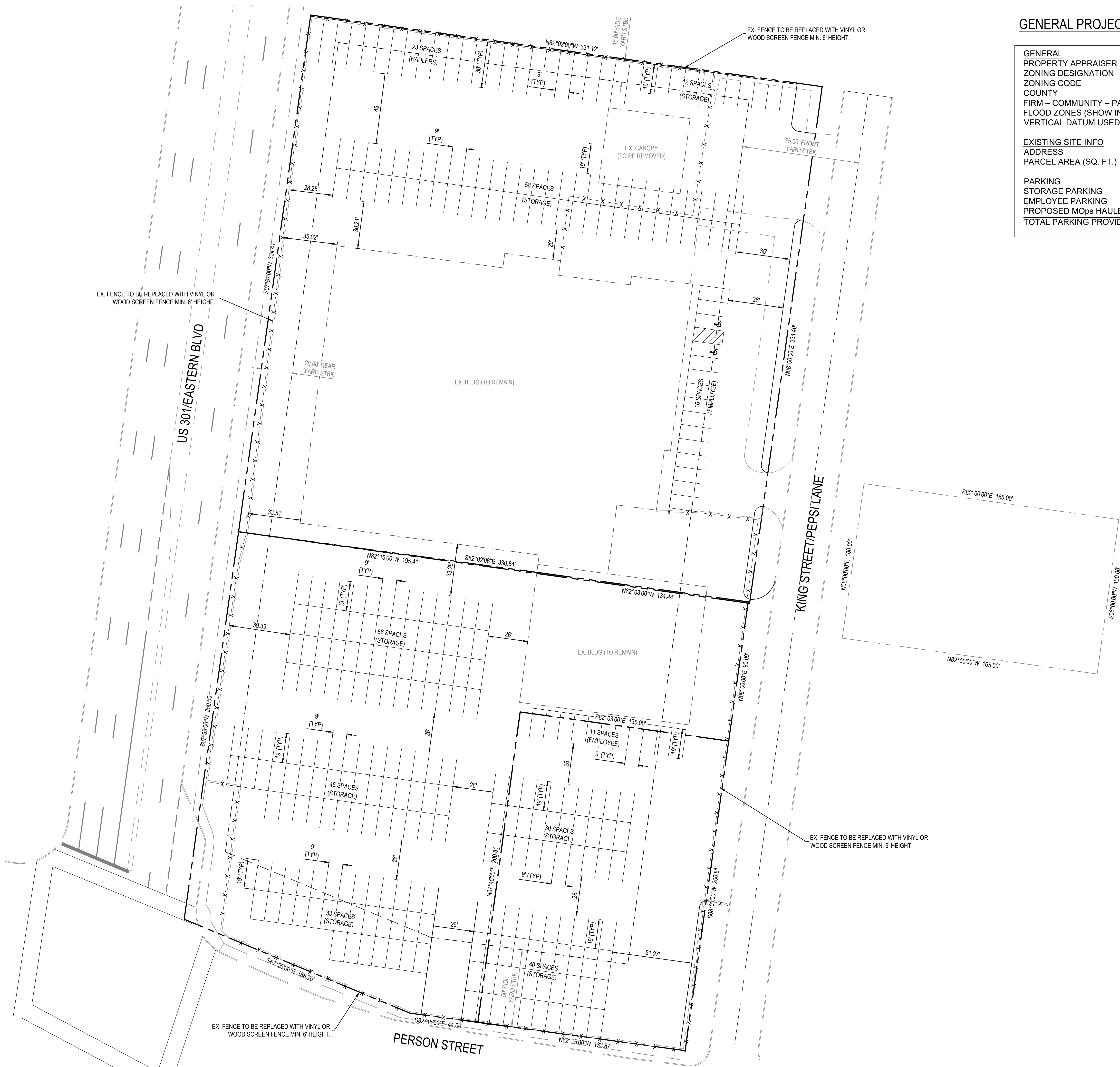
P.M. RG

JOB 26008703

SHEET NO.

01

FILE NAME: X:\Projects\2026\SitePlans\26008703_Prelim_Site_Plan.dwg LAST SAVED BY: jwham 7/24/2026 12:40 PM PLOTTED BY: Tiffany Galloway 7/28/2026 PAPER: ANSI A (8.50 X 11.00 INCHES) DEVICES: HPGL PLOT STYLE: -----



GENERAL PROJECT INFORMATION

GENERAL
PROPERTY APPRAISER NUMBER (PIN#) 0447-02-5655
ZONING DESIGNATION COMMERCIAL
ZONING CODE HI
COUNTY CUMBERLAND
FIRM - COMMUNITY - PANEL 3720044700K
FLOOD ZONES (SHOW IN PLANS) ZONE X
VERTICAL DATUM USED FOR PROJECT NAVD88

EXISTING SITE INFO
ADDRESS 131 PEPSI LANE
PARCEL AREA (SQ. FT.) 198,634± SF (4.56± AC)

PARKING
STORAGE PARKING 299 SPACES
EMPLOYEE PARKING 28 SPACES (2 ADA)
PROPOSED MOps HAULERS 23 SPACES
TOTAL PARKING PROVIDED 350 SPACES

811

Know what's below.
Call before you dig.

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SECTION/TOWNSHIP/RANGE
PARSON ST & S EASTERN BLVD
FAYETTEVILLE
CUMBERLAND COUNTY,
NORTH CAROLINA

FAYETTEVILLE, NC - CARVANA

PRELIMINARY SITE PLAN
PIN# 0447-02-5655
131 PEPSI LANE
FAYETTEVILLE, NC 28301
CUMBERLAND COUNTY

DATE
30 15 0
SCALE: 1" = 30'

DATE
JULY 2026

REVISIONS
DR. TLC CH. RG
P.M. RG
JOB 26008703
SHEET NO. 02

NOT-ISSUED-FOR-CONSTRUCTION

CAD FILE: 26008703_PRELIM SITE PLAN