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**RE: Fountain Project Adjacent to EPC Roadway**

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**From** Charlene Durham <CharleneDurham@elpasoco.com>  
**Date** Wed 4/1/2026 1:01 PM  
**To** Jason Alwine <jalwine@nescolorado.com>

Thanks for the update Jason. I would say as long as you're not putting any new/additional traffic on the road, there should not be any improvements needed. MTCP doesn't show any improvements in the area either. As an emergency access it will need to meet fire's requirements, but I'm pretty sure it would do that, as it's a 2-lane road already.

If there's any other questions or concerns, just let me know.



Charlene Durham, P.E.  
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**From:** Jason Alwine <jalwine@nescolorado.com>  
**Sent:** Wednesday, April 1, 2026 11:44 AM  
**To:** Charlene Durham <CharleneDurham@elpasoco.com>  
**Subject:** Fw: Fountain Project Adjacent to EPC Roadway

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Charlene,

I wanted to follow up on our conversation yesterday regarding the expansion of the Carvana processing center, and I can send you a copy of the study when complete, but I did confirm today that NO additional or new traffic is proposed to travel north along S Oak Ranch Road. All operational traffic will be routed through the existing site internally. The proposed access along S Oak Ranch Rd will be for emergency access only. I hope this helps and please call with any questions. Thank you again for your help.



Jason Alwine, PLA

Principal  
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Colorado Springs, CO 80903  
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**From:** Jason Alwine <[jalwine@nescolorado.com](mailto:jalwine@nescolorado.com)>  
**Sent:** Tuesday, March 24, 2026 9:41 AM  
**To:** Gilbert LaForce <[gilbertlaforce@elpasoco.com](mailto:gilbertlaforce@elpasoco.com)>  
**Cc:** Charlene Durham <[charlenedurham@elpasoco.com](mailto:charlenedurham@elpasoco.com)>  
**Subject:** Re: Fountain Project Adjacent to EPC Roadway

Gilbert,

I wanted to follow up on the below regarding a project in Fountain that is adjacent to EPC owned roads. If need be, happy to schedule a 30 min Teams call. Thanks!



Jason Alwine, PLA

Principal

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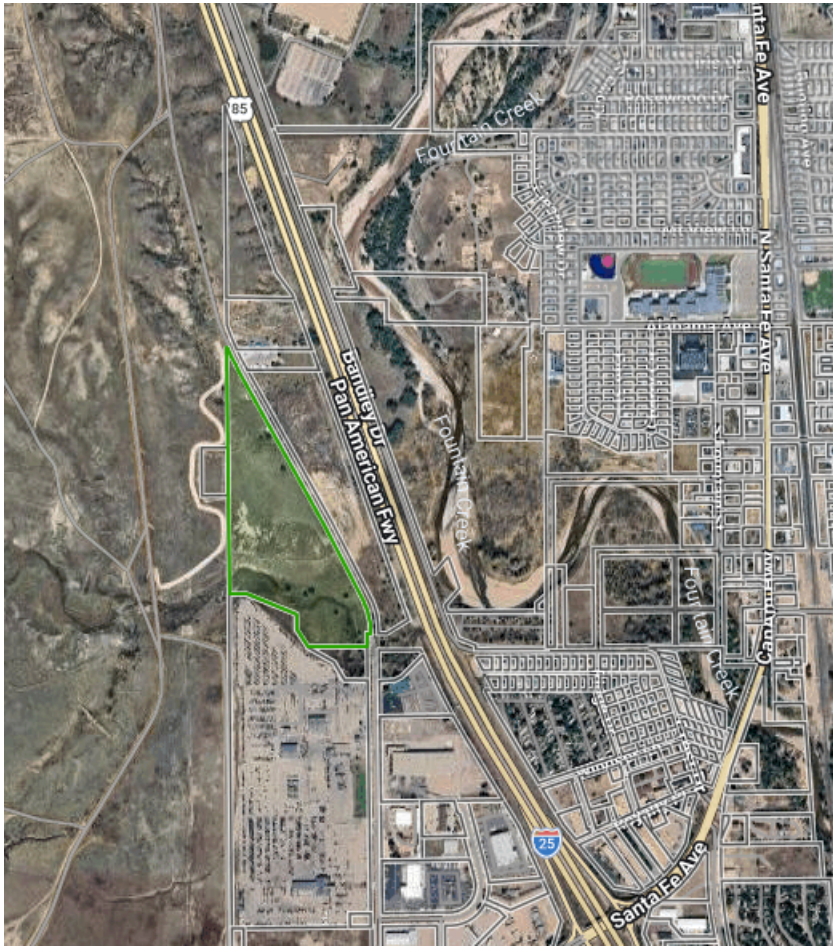
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**From:** Jason Alwine <[jalwine@nescolorado.com](mailto:jalwine@nescolorado.com)>  
**Sent:** Tuesday, March 17, 2026 9:18 AM  
**To:** Gilbert LaForce <[gilbertlaforce@elpasoco.com](mailto:gilbertlaforce@elpasoco.com)>  
**Cc:** Charlene Durham <[charlenedurham@elpasoco.com](mailto:charlenedurham@elpasoco.com)>  
**Subject:** Fountain Project Adjacent to EPC Roadway

Gilbert,

We recently had a DRT (pre-application) meeting with the City of Fountain on an expanded use of the existing Carvana/ Adesa facility located off of Charter Oak Ranch Rd north of Santa Fe Ave west of I-25. The project expands to a vacant lot north of the existing facility with access taken off of S Oak Rd, which is EPC county owned and maintained. I have attached a concept plan and image below of the proposed use and location. During the pre-app meeting, the Fountain Engineer mentioned we would have to improve S Oak Ranch Road to County Standards and pay EPC Traffic Impact Fees as the project fronts this road. As a result, I wanted to reach out to discuss further. I am not sure these improvements would apply based on the following:

- The use is for expanded storage of the existing Carvana Operations with no public access and gated access points into the new site.
- S Oak Ranch Rd eventually dead ends into Fort Carson, a do not enter gate and no additional plans for public ROW expansion. There is very little traffic on this roadway and internal access/ drives will be used.
- As this site is in the City of Fountain, County Traffic Impact Fees do not apply.



It may be beneficial to set up a teams meeting to discuss further and please call with any questions. Thanks!



Jason Alwine, PLA

Principal

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