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MEMORANDUM

DATE: September 21, 2026

TO: Michele Regalado – Assistant Access Manager

FROM: Jeffrey C. Hodsdon, P.E. - LSC Transportation Consultants, Inc.

SUBJECT: VA256 - Gateway Trucking – Revised Variance of Use and Site Development Plan
RE: Transportation Memorandum and Road Conditions Report
Response to CDOT Comments Memorandum
LSC #S214361

Following are the LSC Transportation Consultants, Inc. responses to the June 23, 2026 Comment Letter prepared by CDOT Region 2 regarding VA256 - Gateway Trucking – Revised Variance of Use and Site Development Plan.

Traffic

- a. *An eastbound right turn deceleration lane and taper is required on SH94 (500 feet long + 300 feet due overlap of the driveway access to the west + a 300 feet transition taper) with a 4 feet wide paved shoulder and appropriate signage and striping. This may trigger additional application to CDOT Access for the impacts to the access of 12655 SH94.*

LSC Response: Please refer to the updated TIS section **8.32 Auxiliary Speed Change Lanes**.

- b. *A westbound left turn acceleration lane is required as the predicted volume of the traffic in the direction of travel on SH94 exceeds 120 DHV.*

LSC Response: Please refer to the updated TIS section **8.32 Auxiliary Speed Change Lanes**.

- c. *Radiuses of the access are required to be designed and built to allow use by multi-unit trucks without encroachment into other lanes of either roadway.*

LSC Response: Please refer to the updated TIS section **8.33 Other Improvements at the "Access"**.

- d. Paving of the access (Franceville Coal Mine Road) is required at a width of 36 feet south for a distance of 50 feet at a grade not to exceed 8%.*

LSC Response: Please refer to the updated TIS section **8.33 Other Improvements at the "Access"**.

Access

The submittals for Gateway Trucking received May 18, 2026 have been reviewed by CDOT Access Management. Our comments follow:

- e. A State Highway Access Permit will be required to document a change in use in terms of access operation, traffic volume and or vehicle type per State Highway Access Code §2.6 for any connection to Highway 094A.*
- o As per the Gateway Trucking Transportation Memorandum and Road Condition Report dated May 15, 2026 a State Highway Access Permit Application will be submitted, it is anticipated that El Paso County will be the Permittee.*

LSC Response: Please refer to the updated TIS section **8.21 Access Permitting**.

- f. Roadway improvements are required.*

LSC Response: Please refer to the updated TIS sections **8.3 and 8.4**.