



# Drexel, Barrell & Co.

June 6, 2024

**RE: Haven Valley Final Plat – SF2323  
TIS Response 1**

Engineers/Surveyors

**Colorado Springs  
Lafayette**

101 Sahwatch Street, #100  
Colorado Springs, CO 80903

719 260-0887

El Paso County Planning and Community Development  
Attn: Ashlyn Mathy  
2880 International Circle, #110  
Colorado Springs, CO 80910  
719-520-6447  
[Ashlynmathy2@elpasoco.com](mailto:Ashlynmathy2@elpasoco.com)

Ashlyn,

In response to the TIS comment ‘In the previous PUDSP it was not determined whether the development would be attached or detached single family housing. The letter of intent states the proposed development is detached housing. Explain what the appropriate ADT is in a TIS memo or revise this report. Determine what improvements are necessary with proposed land use.’

We have updated the letter of intent to reflect attached or detached single-family to match the PUDSP as we do not know the housing product type yet.

ADT for attached single family will be 706 for (7.20 trip gen rate X 98 units)  
ADT for detached single family will be 924 for (9.43 trip gen rate X 98 units)

Per the TIS, no roadway, intersection or signal improvements/mitigation are necessary in the short term and that will not change for either the attached or detached build out of the project based on ADT. Signal warrants for the Bradley and Alturas intersection could be met around the 2040 timeframe pending other development in the area and is noted to be monitored for future warrant volumes, operational delay and crashes.

If you have any questions regarding this matter, please feel free to contact me.

Respectfully,

*Drexel, Barrell & Co.*

Tim D. McConnell  
President