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HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

Letter of Intent

Plot Plan

Owner Information

DVM Properties, LLC
8036 Meridian Park Dr
Peyton, CO 80831
Project Name: Tender Care Vet

Owner Representatives

Hammers Construction, Inc.
Joe Butler – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lot 3B Bent Grass East Commercial FIL NO 2B
Address: 8036 Meridian Park Dr
Peyton, CO 80831
Lot Size: 0.98 acres
Zoned – CS
Parcel number: 53011-01-061

Request and Justification

Request approval for the new construction of a 4,171 sf addition built on the property indicated above used for a Veterinary Office. We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No free-standing signs are being proposed at this time.

Existing and proposed facilities, structures and roads.

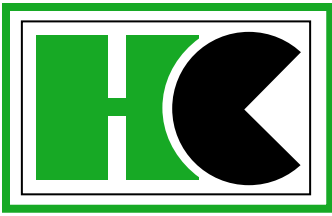
The lot will be entered from Meridian Park Dr. The lot is currently occupied and in use as a Veterinary Office. A 4,171 sf building addition is being proposed on the property indicated above. The proposed additional parking lot is 7,125 sf.

Traffic

This business is an established use on this site and has been there over 3 years. The addition will not have any issues with traffic at this time. This addition is just a continuation of the existing business and will not create additional traffic congestion. Therefore, a traffic study is not required.

Drainage

The developed drainage patterns associated with the proposed Tender Care Veterinary Center building addition will remain consistent with the approved drainage plan for this commercial subdivision. The existing subdivision detention pond adjacent to the south boundary of this site has been sized to accept fully developed flows from this lot and the adjoining commercial properties in the subdivision. Developed flows will be conveyed



through drainage swales around the east and west sides of the building, flowing southerly into the detention pond. Curb and gutter will be installed along the outer perimeter of the new parking areas to convey surface drainage to the detention pond. The existing detention pond will mitigate developed drainage impacts and meet the County's stormwater quality requirements for this site.