



# HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400  
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• SPECIALIZING IN DESIGN / BUILD •

Steve Hammers, President  
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## Letter of Intent

### Vacation of Drainage Easement

#### 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

Provide a narrative explaining what the purpose of the drainage and utility easement is and how the removal will be mitigated, if necessary.

#### Request and Justification

Request approval to vacate a drainage easement to allow the construction of a 4,171 sf addition built on the property indicated above used for a Veterinary Office. Vacating the drainage easement will not affect the site, adjacent properties, or traffic flow.

#### 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.

#### 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.