



# 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/Utility Easement

#### Owner Information

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

#### 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

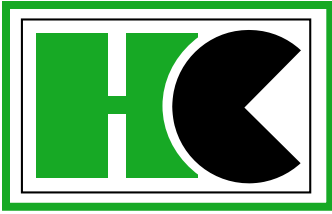
Request approval to vacate a drainage/utility easement to allow the construction of a 4,171 sf addition built on the property indicated above used for a Veterinary Office. The proposed Site Development Plan includes vacation of an existing 20-foot wide Public Utility & Drainage Easement, the easement was initially planned as a standard easement, which is typical on most plats. This property has since been replatted, removing the need for this easement as it was relocated to our northerly property line. The proposed site plan has provided for conveyance of developed drainage southeasterly across the site to the existing detention pond, and there is no need for this existing drainage and utility easement. In addition, any utilities that may be located within this easement are being relocated as needed to accommodate the new addition. Vacating the drainage & utility easement will not affect the site, adjacent properties, existing utilities, drainage 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 side 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.