

Cornerstone Land Surveying

Marchand Ranch - deficiencies

3-5-25

- 1.) Days & hours added.
- 2.) Information provided
- 3.) All buildings listed
- 4.) 4 ada spaces provided.
- 5.) Loading area provided.
- 6.) Weed plan a contingency
- 7.) Refuse info provided.
- 8.) Master plan answers provided.
- 9.) Info has been corrected or added as required,
- 10.) Site plan has been corrected.
- 11.) Information has been corrected or added..

Thanks,



Matt

Fremont County

MAR 05 2025

Planning & Zoning



FREMONT COUNTY Planning & Zoning

DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210, CAÑON CITY, COLORADO, 81212
Telephone 719-276-7360 / Facsimile 719-276-7374
Email: Planning@fremontco.com

LAND USE APPLICATION

SPECIAL REVIEW USE, CONDITIONAL USE PERMIT, COMMERCIAL DEVELOPMENT PLAN

It is recommended that the applicant schedule an appointment with a Department of Planning & Zoning Representative prior to application preparation and submittal to discuss the project as currently planned and future project proposals.

Project Name: MARCHAND RANCH WEDDING AND EVENT CENTER

Site Address: 4801 C.S.H. NO. 9, CANON CITY, CO 81212

Applicant(s)

Name(s) TIFFANY FOSTER

Address 4801 C.S.H. NO. 9, CANON CITY, CO 81212

Phone 719-221-8716 Fax _____

Email TIFFANY.THE RANCH @ GMAIL.COM

Owner(s)

Name(s) GARY MARCHAND

Address 4807 C.S.H. NO. 9, CANON CITY, CO 81212

Phone 719-429-6064 Fax _____

Email _____

Authorized Representative / Agent / Consultant (if other than owner)

Name(s) MATT KOCH - CORNERSTONE LAND SURVEYING

Address 1022 PHAY, CANON CITY, CO 81212

Phone 719-275-8881 Fax _____

Email CSSURVEYING99.0 @ GMAIL.COM

Type of Application / Application Fee (There maybe additional fees for publications or professional reviews):

Special Review Use Permit \$1,800 Major Modification to existing permit \$500

Conditional Use Permit \$1,750 Major Modification to existing permit \$500

Commercial Development Plan \$1750 Major Modification \$500

The applicant shall provide **one (1) original document, and an electronic copy (either CD or flash/thumb drive) of the application**, site plan (**2 COPIES**) and all of its attachments (*copies of deeds, contracts, leases etcetera are acceptable*) at the time of application submittal along with the **application fee** set as per Resolution of the Board. Submittals shall be made to the Department no later than 3:00 pm on the submittal deadline date.

Process & Requirements Overview

Any application which is not complete or does not include all minimum submittal requirements will be rejected by the Fremont County Department of Planning and Zoning (Department). Further, any application that is inadequate or incomplete, may be subject to postponement of placement on an agenda of the Fremont County Planning Commission (Commission), pending receipt of an adequate and complete application.

Upon receipt of a complete application, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and/or questions about the application, and the number of revised application packets to be supplied to the Department for placement on an agenda of the Commission. An additional full application fee may be charged to the applicant, as per Resolution approved by the Board of County Commissioners (Board), if all deficiencies as per the initial D & C Letter are not adequately addressed or provided. Each subsequent D & C Letter, based on resubmitted items, will result in another full application fee. All such fees shall be paid along with the deficiency submittal, prior to any further review of the application.

The Department, Commission, and/or Board may require additional information at any time during the application process as may be deemed necessary for thorough consideration of the application and to enable an informed final decision.

Any Land Use application for that has been submitted after the use requiring the permit has been established on the property may be subject to a penalty fee in addition to the set application fee for such permit. The penalty fee shall be equal to the initial application fee for the Land Use Application. As with all land use applications payment of associated fees do not ensure approval of the application.

If the application is approved by the Board with contingencies the contingencies shall be completed to the Department within six (6) months of the approval date, or the approval shall be deemed rescinded and the application expired, after which, re-submittal of the application, including fees, and procedural requirements, will be required.

In approving an application for Land Use, the Board may require higher standards for development than required by the Fremont County Zoning Resolution (FCZR).

Modifications, major or minor, to the Land Use Permit as approved, shall be accomplished in compliance with requirements of the Fremont County Zoning Resolution.

Applicants shall pay all application fees to the Fremont County Treasurer's Office. Upon receipt of a complete application, a Department representative will provide the applicant with a payment check list to present to the Treasurer's Office with payment.

Site & Development

(Section 1)

1. Describe the proposed type of operation to include days & hours of operation, number of employees, & machinery:
WEDDING & EVENTS, GENERALLY AFTERNOONS AND EVENINGS.
APPROX. 10 STAFF PER EVENT.
7 DAYS A WEEK, EVENTS END BY 11:00 P.M.
7 A.M. TO 11 P.M.

2. Property address or schedule number: 99922300

3. Have the mineral interests been severed from the subject property? YES NO
a. If yes (severed) who is the mineral interest owner? _____

4. Is the property currently developed? YES NO

5. Existing types & sizes of structures: EXISTING MEETING HALL W/ BATHROOM HOUSE STALLS; BARN
AND STORAGE CONTAINERS. SEE SITE PLAN.
2 RESIDENCES, BARN, 3 SHEEDS

6. Proposed types & sizes of structures: NONE PROPOSED - ALL EXISTING

7. Lot Coverage (indicate percent or square footage): Existing 6616^{sq} Proposed NONE (3.16 AC)

8. FCZR Citing 4.1.4.4 Property size (acres or square footage) OVERALLS 220^{sq} AC
SRV = 3.16 AC

9. Amount of the property the use will encumber: 3.16 ACRES

10. Zone District: AF Land Use AGRICULTURAL / RESIDENTIAL

11. Please indicate the zone district & current land use for adjoining properties:
- a. Northerly: (ZD) AF Land Use: RESIDENTIAL
 - b. Easterly: (ZD) AF Land Use: RESIDENTIAL
 - c. Westerly: (ZD) AF Land Use: RESIDENTIAL
 - d. Southerly: (ZD) AF Land Use: RESIDENTIAL

12. Master Plan – Planning District of property: NORTHERN MOUNTAIN PLANNING DIST.
(please refer to Chapter four and planning district of the Fremont County Master Plan)

13. Name(s) and type(s) of road(s) the property is accessed from:
C.S. H NO. 9

14. Is access through adjacent properties? YES NO If yes, is access legally established through:
 Deed of record Recorded Plat Court Order (Documentation shall be provided)

15. Estimated Traffic Count 50 (per ^{EVENT} day) Number of access points ONE

16. Is access from or within five-hundred feet (500') of a Colorado Department of Transportation Controlled Road:
 YES NO (If yes, CDOT approval/comments shall be required) PLEASE MAKE A CONTINGENCY

17. Does the property lie adjacent to or within three (3) miles of any municipal boundary lines (city/town limits)?
YES NO Municipality Name(s) _____

18. Does the property lie within the boundaries or within 1/4 of a mile of any service district?

YES NO Entity Name(s) _____

19. Requested duration of proposed use: _____ Life of use Estimated life of use years _____

20. Is temporary cessation proposed: YES NO Duration: _____

21. Is buffering required: YES NO (Contractor yards, Junk yards, Automobile graveyards, & Vehicle impoundment yards **require** buffering per FCZR 5.17.15)

22. Is landscaping proposed: YES NO a waiver is requested

23. Total parking spaces 81 standard size 77 compact 0 ADA 4

(Standard 9' X 18') (Compact 7' X 15') (Please refer to section 5.3 & 5.4 of the FCZR)

24. Will the parking area include lighting? YES NO

25. Parking area surface type: GRAVEL Thickness: 2" +

26. Is a loading/unloading area proposed? YES NO Size: 20' x 20' Thickness: 2" +

27. Will hazardous materials be stored on site? YES NO

28. Will noxious weed control measures be included in the scope of the project? YES NO

29. Will any equipment meeting the Colorado Revised Statute definition of Special Mobile Machinery be stored or used onsite? YES NO
PLEASE MAKE A CONTINGENCY

30. Mark all services and facilities necessary to accommodate the proposed use in addition to Fire Protection, Emergency Medical Response, & Law Enforcement:

Roadway Maintenance Hospital Park & Recreation

Airport Search & Rescue Schools Library

31. Utility Provider information: Please provide the name of provider below:

a) Water: CISTERN (HAULED)

b) Sanitation: SEPTIC

c) Electrical: BLACK HILLS

d) Telephone: CENTURY LINK

e) Refuse: REPUBLIC DISP.

f) Irrigation Water: —

g) Natural Gas/Propane: —

h) Cable Television: —

Impact Analysis
(Section 2)

1. Dust and erosion control measures:
NONE PLANNED - ALL PARKING AND ROADWAYS
ARE COMPACTED.
2. Noise control measures:
NONE PROPOSED - NOISE WILL NOT
BE IMPACTING OFF-SITE.
3. Odor control measures:
NONE - NO ODOORS ARE CREATED
BY THE PROPOSED USE
4. Visual impact control measures:
NONE PROPOSED - THE IMPACT
IS MINOR AND BLENDS WITH
OTHER USES.
5. Wildlife/plant habitat protection measures:
NONE - NO WILDLIFE OR PLANTS
ARE IMPACTED BY THE USE
6. Water quality and/or water way(s) protection measures:
NATURAL VEGETATION AND SOIL - DETENTION POND
WILL HELP WITH WATER QUALITY.
7. Safety measures to protect adjacent properties, residents, & agricultural operations:
NONE - IMPACT IS MINIMAL - NO AG USES
ARE IMPACTED.
8. Measures to protect and/or preserve archaeologically or historically significant sites:
NONE - NO SITES ARE IMPACTED
9. Measures to limit or control offsite discernable vibrations:
NONE - NO VIBRATIONS ARE CREATED
BY THE USE.

**Required Submittals Attachments
(Section 3)**

- ✓1. Current Deed of Record
- ✓2. Water supply documentation: Public water source requires documentation evidencing ability to provide service. Wells require documentation of a well permit and/or documentation that the existing well is adequate for the proposed use
- ✓3. Fremont County's Colorado Division of Water Resources Information Form
- ✓4. Sanitation Documentation: Public sewer shall require documentation evidencing ability to provide service. Onsite Waste Water System (OWTS) shall require a percolation test and report and a design plan from a certified engineer. Existing OWTS systems shall require documentation that the existing system is adequate for the proposed use
- ✓5. Refuse Plan: Shall address the storage, collection, and disposal of refuse. It shall also document screening of refuse receptacles/areas. (Refuse plans require approval by the Fremont County Environmental Health Dept.)
- ✓6. Drainage Plan: Must contain all required items under FCZR 5.10 (Drainage plans require approval by the County Engineer).
- ✓7. Landscaping Plan or justification for waiver request. - *WAIVER*
- ✓8. Lighting Plan or justification for waiver request
- ✓9. Noxious Weed Control Plan or justification for waiver request. (Plans and waiver requests require approval by the Fremont County Noxious Weed Manager) - *CONTINGENCY*
- ✓10. List of owners and mailing address for all properties located within a five-hundred (500') foot radius of the subject property
- ✓11. County Roadway Impact Analysis Form (If accessed off a county road)
- ✓12. Colorado Department of Transportation Access Permit (If accessed off a CDOT controlled road)
- ✓13. Statement indicating how the proposed use complies with "Goals Objectives, and Implementation Strategies" of the Fremont County Master Plan District
- ✓14. Statement indicating how the proposed use will be in harmony and compatible with surrounding land uses and development in the area and/or measures that can be taken to make it in harmony & compatible.
- ✓15. Fire protection plan addressing method of fire protection, location of hydrants or other means of protection. If located within a fire protection district the plan shall be approved by the District.
- ✓16. A detailed utility plan showing the proposed or existing location of all utilities. *SEE SITE PLAN*
- ✓17. Site Plan drawn to professional standards (3 hard copies 18" x 24" or 24" x 36")
- ✓18. Submittals and exhibits should be clearly identified with section and/or question number located on the bottom right hand corner, or otherwise tabbed or marked.

If Applicable Submittals

19. CDOT Notification form of Proposed Land Use and comments (if access is from or within 500' of a CDOT controlled road) CONTINGENCY ITEM
20. Mineral Interest Notification and certified mailing receipt. Notification & Mailing shall be completed within 30 days prior to the scheduled Planning Commission Meeting. (this is only required if the minerals interests are severed) NA
21. Copies of all local, state and federal licenses and/or status of applications. NA
22. In circumstances of Corporate Ownership, documentation evidencing whom is eligible to execute documents on behalf of the corporation NA
23. In circumstances where the applicant is not the owner written authorization from the owner specifying the extent to which the representation is authorized NA
24. In circumstances where a consultant is making application on behalf of the owner, written authorization from the owner specifying the extent to which the representation is authorized NA
25. In circumstances where the property owner of record is not involved in the operation or application, documentation indicating right to occupy and use the property shall be provided. (lease or similar document) NA
26. Buffering Plan (If required) NA
27. Current registration for SMM equipment or documentation that equipment is on tax rolls associated with the property, to include list of machinery. NA
28. List of Hazardous materials stored and/or used on site, to include location of storage and management practices NA
29. Copies of mining and reclamation plans (CUP's) NA
30. Required information set forth in FCRZ 8.13.17.1 (Airports) NA
31. Required information set forth in FCRZ 8.13.17.2 (Adult Uses) NA
32. Required information set forth in FCRZ 8.13.17.3 (Kennels) NA
33. Required information set forth in FCRZ 8.13.17.4 (Antennas & Towers) NA

Site Plan Drawing Requirements

- va. Drawing Size: Minimum sheet size 18" x 24" to a maximum sheet size of 24" x 36";
- ✓b. Written and graphic scale with minimum of 1" = 200' max 1" = 50';
- ✓c. Appropriate title (SPECIAL REVIEW USE PERMIT, CONDITIONAL USE PERMIT, COMMERCIAL DEVELOPMENT PLAN FOR {name});
- ✓d. Appropriate subtitle (brief description of the proposed use);
- ✓e. Boundary drawing of the property with bearings and dimensions illustrating the legal description;
- ✓f. Legal description of the property;
- ✓g. Acreage or square footage of the subject property;
- ✓h. Zoning classification of the subject property;
- ✓i. Zoning classification of the adjoining properties;
- ✓j. North Arrow;
- ✓k. Vicinity map locating the subject property in relation to surrounding areas;
- ✓l. Table indicating relationship between proposed and existing construction to remain on the property
- ✓m. Minimum lot size, maximum lot coverage, maximum building height, minimum lot width, minimum setback requirements (Front, Two sides, & Rear)
- ✓n. Size and shape of all existing & proposed structures: each structure shall be labeled/noted as existing or proposed. Dimensions from at least two property lines shall be noted;
- ✓o. Location of all parking areas to include size, dimensions, surface type & thickness, type of space (ADA, Standard, Compact) and a table specifying the minimum numbers of spaces required for each category;
- ✓p. Location of loading areas to include size, dimensions surface type & thickness;
- ✓q. Labeled access points including interior roadways with dimensions, surface type & thickness, circulation pattern, and dimensions from property lines;
- ✓r. Any proposed pedestrian areas & walkways to include dimensions, surface type & thickness;
- s. Location and dimensions of refuse areas;
- ✓t. Identification and location of all drainageway, drainage facilities, including FEMA flood areas, to include dimensions from property lines;
- ✓u. Location, height & type of lighting for parking and off-loading areas;
- ✓v. Location, type, and size of all on-site identification signage (table may be used);
- ✓w. All easements (existing & proposed) to include dimensions from property lines (beginning, end, & centerline) width, and if they are to be vacated or relocated;
- ✓x. Significant natural features;
- ✓y. Soil types
- ✓z. Open space areas
- aa. Legend identifying symbols and/or lines

By signing this Application, the Applicant, or the agent / representative / consultant acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of the Applicant's knowledge and belief.

The Applicant understands that required private or public improvements imposed as a contingency of approval for the application may be required as a part of the approval process.

Fremont County hereby advises the Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of County Commissioners may take any and all reasonable and appropriate steps to declare null and void, any actions of the Board regarding the Application.

Signing this Application is a declaration by the applicant that all plans, drawings and commitments submitted with or contained within this Application are or will be in conformance with the requirements of the Fremont County Zoning Resolution.

<u>Tiffany Foster</u>	<u>Tiffany Foster</u>	<u>9-23-2024</u>	Applicant
Printed Name	Applicant Signature	Date	
<u>Tiffany Foster</u>	<u>Tiffany Foster</u>	<u>9-23-2024</u>	Owner
Printed Name	Owner Signature	Date	

Marchand Ranch Wedding & Event Venue strives to provide a seamless, stress-free wedding experience.

It all starts with an extremely organized digital planner and Resource Guide given to each couple upon booking. Both of these documents intent is to provide a clear and simple pathway from "yay I've picked my venue" to "how do I plan a wedding?" Upon filling out the couples custom digital planner the clients are able to plan their wedding with ease. 30 days before their wedding Marchand Ranch assigns a Day of Coordinator to each couple. The Day of Coordinator conducts a thorough phone meeting 30 days from their wedding date. In this meeting the Coordinator solidifies a timeline, vendors and proceedings for their wedding day.

Upon arrival to the Ranch between 7am-9am couples are able to set up/decorate as they see fit. Vendors are also able to arrive as needed throughout the day as needed to conduct there personal hired tasks. Most couples choose an early afternoon ceremony usually between 3-4pm. Guests tend to arrive 30-45 minutes before the ceremony starts.

After ceremony the couple and guests attend cocktail hour, dinner is served, toasts to the newlyweds, followed by dancing and celebrations. Most couples enjoy a send off between 10-10:30pm. Clean up starts at 11pm.

Our over all practice is simple concise and aimed at providing the highest couples and guest experience possible.

With 40 plus weddings and 8 fundraisers conducted in our inaugural year we feel that we have been and will continue to be an asset to the community of Fremont County and beyond!

Summary

MARCHAND RANCH WEDDING VENUE

REFUSE PLAN:

ALL TRASH IS REMOVED FROM THE SITE AND PLACED WITHIN A DUMPSTER AT THE RESIDENCE APPROX. 100 YARDS SOUTH EAST ON THE OVERALL PROPERTY. A COMMERCIAL TRASH REMOVAL SERVICE, REPUBLIC, EMPTIES THE DUMPSTER,

DRAINAGE PLAN:

THE DRAINAGE PLAN HAS BEEN APPROVED BY THE COUNTY ENGINEER AND IS ATTACHED.

LANDSCAPING PLAN:

THE SITE SITS WITHIN 220 ACRES OF AGRICULTURAL LIVESTOCK LAND AND IS NATURAL IN NATURE. THE LANDSCAPING AROUND THE 3 ACRES SITE IS NATURAL WITH SOME FLOWERS PLANTED AROUND THE VENUE. A WAIVER OF A LANDSCAPING PLAN IS REQUESTED.

LIGHTING PLAN:

THE SITE IS LIT WITH LIGHTS ON THE BUILDINGS PROVIDING ADEQUATE LIGHT FOR THE USE AREAS. THE PARKING AREA IS LIT WITH 4 SOLAR DOWNWARD DIRECTED DOWN TO REDUCE OFFSITE IMPACTS.

NOXIOUS WEED:

WEEDS ARE MAINTAINED BY MOWING. A NOXIOUS WEED PLAN WILL NEED TO BE A CONTINGENCY ITEM UNTIL SPRING AND THEN CAN BE REVIEWED AND A PLAN PUT IN PLACE.

OWNERS WITHIN 500':

BENJAMIN CARTER HAAKE & BETH ANN HAAKE
418 LOWRY RANCH RD
CANON CITY, CO 81212

RANDALL L VON HOLDT AND DIANAN S HOLDT
107 HOLE IN THE WALL RD

CANON CITY, CO 81212

KELLY D & PAMELA J BARTGIS
229 ONYX DR.
HEDGESVILLE, WV 254277226

CDOT ACCESS PERMIT:

THE SITE IS ACCESSED FROM COLORADO STATE HIGHWAY NO. 9. AN ACCESS PERMIT IS REQUIRED AND IS CURRENTLY BEING WORKED ON BY OUR ENGINEER. WE REQUEST THIS TO BE A CONTINGENCY ITEM OF APPROVAL.

MASTER PLAN:

NORTHERN MOUNTAIN PLANNING DISTRICT

TRANSPORTATION:

THE SITE IS LOCATED AND ACCESSED FROM COLORADO STATE HIGHWAY NO. 9. THE HIGHWAY IS A PAVED AND MAINTAINED ROADWAY. THE ACCESS WILL BE REVIEWED BY CDOT FOR ADEQUACY. AN ENGINEER IS PREPARING THE NECESSARY STUDY.

ECONOMIC DEVELOPMENT:

THE USE MAKES A POSITIVE USE OF AGRICULTURAL TYPE FACILITIES FOR A POSITIVE ECONOMIC USE. THE USE OF THE BARNS AND STALLS AS PART OF THE USE ADD CHARACTER AND ATMOSPHERE TO THE VENUE.

AGRICULTURE:

THE 3 ACRE SITE SITS WITHIN A 220 ACRE RANCH. LIVESTOCK ARE STILL RAISED ON THE SITE AND ADDS TO THE ATMOSPHERE OF THE VENUE. THE 3 ACRES DOES NOT TAKE AWAY VALUABLE AGRICULTURE AREAS OR USE.

WATER, SEWER AND UTILITY SERVICES:

THE SITE IS SERVED BY PUBLIC POWER SUPPLY, AN APPROVED SEPTIC

SYSTEM AND A CISTERN SUPPLIED BY A COMMERCIAL WATER HAUL COMPANY. THE SITE WILL NOT NEED ANY UTILITY DEVELOPMENT OR EXPANSION.

COMMUNITY SERVICES:

THE SITE IS SERVED BY THE FREMONT COUNTY SHERIFF AND THE TALLAHASSEE FIRE AND EMERGENCY DISTRICT.

VISUAL RESOURCES:

THE SITE SITS IN A VALLEY ALONG HIGHWAY NO. 9. THE BUILDINGS AND STRUCTURES ARE COLORED AND BUILT TO LOOK NATURAL AND BLEND IN WITH THE SURROUNDING AREA.

NEIGHBORHOOD HARMONY

THE VENUE IS ESTABLISHED AND BUILT TO BLEND WITH THE NATURE OF THE AREA. UTILIZING THE BARNS AND STALLS LEND AN AGRICULTURAL OR RANCH TYPE FEEL AND LOOK. ALL STRUCTURES AND ROADS ARE EXISTING AND NO PROPOSED NEW CONSTRUCTION PLANNED BY THIS PROPOSAL.

DEED

TRUSTEE'S DEED

Jo Ann Marchand, as Trustee of the Helen L. Marchand Trust dated April 24, 2005, existing under and by virtue of the laws of Colorado, whose street address is P.O. Box 270, Canon City, Colorado, 81215, for the consideration of the requirement of the aforementioned trust to transfer the following described real property to the Grantee(s), sells and quit-claims to the Linda L. Wills Trust dated December 11, 2006, whose address is 1648 Illinois Ave. Canon City, Co 81212, 1/3 undivided interest to the following described real property located in the County of Fremont, State of Colorado, to wit:

See Attached Exhibit A

Also known as Colorado State Hiway 9 with all its appurtenances, structures and improvements.

By Jo Ann Marchand, Trustee of the Helen L. Marchand Trust, dated April 24, 2005,


Jo Ann Marchand

(signature line)

STATE OF COLORADO)

) ss.

COUNTY OF FREMONT)

937726 Pages: 1 of 4
03/30/2016 02:39 PM R Fee:\$26.00
Katie E. Barr, Clerk and Recorder, Fremont County, CO


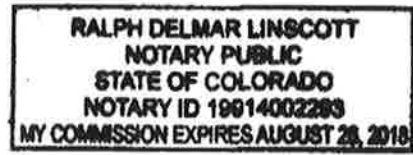
This instrument was acknowledged before me by Jo Ann Marchand, as Trustee of the

Helen L. Marchand Trust , dated April 14, 2005, this 24 day of March,
2016.

WITNESS my hand and official seal.

My commission expires: August 26, 2018

Seal



Ralph D Linscott
Notary Public

EXHIBIT A

TOWNSHIP 16 SOUTH, RANGE 71 WEST OF THE 6TH P.M.

Section 30: Lots 5 and 6

Section 19: Lot 4 (now Lot 8); W1/2SE1/4; SE1/4SW1/4

TOWNSHIP 16 SOUTH, RANGE 72 WEST OF THE 6TH P.M.

Section 24: SE1/4SE1/4

Section 25: N1/2

TOWNSHIP 17 SOUTH, RANGE 72 WEST OF THE 6TH P.M.

Section 26: S1/2SE1/4; NW1/4SE1/4; NE1/4SW1/4, a/k/a Tract 5, SW1/4SW1/4; Beginning at the SW corner of the NW1/4SW1/4 of said Section; thence Northeasterly to the NE corner of the NW1/4SW1/4 of said Section; thence South to the SE corner of NW1/4SW1/4; thence West to the point of beginning.

EXCEPT the NW1/4SE1/4 of Section 26, Township 17 South, Range 72 West of the 6th P.M. lying North and East of Colorado Highway 9, as presently located. (contains 5.03 acres, more or less).

TOWNSHIP 17 SOUTH, RANGE 73 WEST OF THE 6TH P.M.

Section 35: S1/2SE1/4

TOWNSHIP 18 SOUTH, RANGE 73 WEST OF THE 6TH P.M.

Section 2: Lots 2, 3 and 4; S1/2NW1/4

Section 3: SE1/4NE1/4; E1/2SE1/4; NW1/4SE1/4; N1/2SW1/4; SW1/4NW1/4

TOWNSHIP 17 SOUTH, RANGE 72 WEST OF THE 6TH P.M.

Section 26: NE1/4SE1/4, lying Southwesterly of Colorado State Highway No. 9 (contains 7.28 acres, more or less)

TOGETHER WITH:

A tract of land lying within the Southeast Quarter of the Southwest Quarter and the South Half of the Southeast Quarter of Section 35, Township 17 South, Range 73 West of the Sixth Principle Meridian, Fremont County, Colorado described as follows:

Beginning at a point on the South line of said Section 35 from whence the South Quarter Corner (Government aluminum cap capped pipe) bears South 89°39'00" East 185.70 feet;
Thence proceeding around the tract herein described, North 39°52'35" East 293.22 feet;
Thence North 00°34'58" East 914.96 feet;
Thence North 71°56'47" East 369.36 feet;
Thence South 89°06'36" East along the North line of said South Half of the Southeast Quarter 2351.65 feet to the South Sixteenth on the East line of said Section 35 (aluminum capped rebar by PLS 10855);
Thence South 01°09'26" West 1235.70 feet to the Southeast Section Corner of said Section 35 (Government aluminum capped pipe);
Thence North 89°39'00" West 2689.24 feet to the South Quarter of said Section 35 (Government aluminum capped pipe);
Thence continuing North 89°39'00" West 185.70 feet to the Point of Beginning.

EXCEPTING:

A tract of land lying within the Southeast Quarter of the Southwest Quarter and the South Half of the Southeast Quarter of Section 35, Township 17 South, Range 73 West of the Sixth Principle Meridian, Fremont County, Colorado, described as follows:

Beginning at a point on the South line of said Section 35 from whence the South Quarter Corner (Government aluminum cap capped

pipe) bears South 89°39'00" East 185.70 feet;
 Thence proceeding around the tract herein described North 89°39'00"
 West 1158.72 feet to the West Sixteenth on the South line of said
 Section 35 (Government aluminum capped pipe);
 Thence North 00°45'52" East 1273.70 feet to the Southwest Sixteenth
 of said Section 35 (Government aluminum capped pipe);
 Thence South 89°06'36" East 1340.39 feet to the South Center
 Sixteenth of said Section 35 (Government aluminum capped pipe);
 Thence continuing South 89°06'36" East along the North line of said
 South Half of the Southeast Quarter 350.00 feet;
 Thence South 71°56'47" West 369.36;
 Thence South 00°34'58" West 914.96 feet;
 Thence South 39°52'35" West 293.22 feet to the Point of Beginning.

ALSO TOGETHER WITH:

THAT PORTION OF THE NE1/4 SW1/4, NW1/4 SE1/4 AND THE NE1/4 SE1/4 ALL IN SECTION
 19, TOWNSHIP 16 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID NW1/4 SE1/4;
 THENCE SOUTH 00°06'42" WEST ALONG THE WEST LINE OF SAID NW1/4 SE1/4 A
 DISTANCE OF 1115.78';
 THENCE NORTH 89°20'09" WEST PARALLEL WITH THE SOUTH LINE OF SAID NE1/4
 SW1/4 A DISTANCE OF 1320.06';
 THENCE SOUTH 00°05'36" WEST ALONG THE WEST LINE OF SAID NE1/4 SW1/4 A
 DISTANCE OF 283.13' TO THE SW CORNER OF SAID NE1/4 SW1/4;
 THENCE SOUTH 89°20'09" EAST ALONG THE SOUTH LINE OF SAID NE1/4 SW1/4 A
 DISTANCE OF 1320.00' TO THE SE CORNER OF SAID NE1/4 SW1/4;
 THENCE SOUTH 89°51'53" EAST ALONG THE SOUTH LINE OF SAID NW1/4 SE1/4 A
 DISTANCE OF 1322.75' TO THE SE CORNER OF SAID NW1/4 SE1/4;
 THENCE SOUTH 89°57'31" EAST ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 A
 DISTANCE OF 313.16' TO A POINT ON THE WESTERLY RIGHT OF WAY OF FREMONT COUNTY
 ROAD 9 (AKA HIGH PARK ROAD);
 THENCE NORTH 49°01'46" WEST A DISTANCE OF 242.19' TO A POINT ON A
 EXISTING FENCE LINE;
 THENCE NORTH 41°19'48" WEST A DISTANCE OF 202.76';
 THENCE NORTH 41°19'48" WEST ALONG SAID FENCE LINE A DISTANCE OF
 760.32';
 THENCE NORTH 28°44'01" EAST ALONG SAID FENCE LINE A DISTANCE OF
 288.65';
 THENCE NORTH 07°48'13" EAST ALONG SAID FENCE LINE A DISTANCE OF
 291.43' TO INTERSECT THE NORTH LINE OF SAID NW1/4 SE1/4;
 THENCE SOUTH 89°51'22" WEST ALONG THE NORTH LINE OF SAID NW1/4 SE1/4 A
 DISTANCE OF 988.22' TO THE POINT OF BEGINNING.

REFUSE



650 Santa Fe Street
 Colorado Springs CO 80903
 Customer Service (719) 633-8709
 RepublicServices.com/Support

Account Number 3-0653-1004329
 Invoice Number 0653-000490772
 Invoice Date September 30, 2024
 Previous Balance \$130.65
 Payments/Adjustments -\$130.65
 Current Invoice Charges \$129.99

Important Information
 Dear Valued Customer, our remit to address has changed! Please note the updated PO Box address in the "Make Checks Payable To" section and remember to include the bottom portion of the invoice with your payment.

Total Amount Due \$129.99	Payment Due Date October 20, 2024
-------------------------------------	---------------------------------------------

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 09/28	1077	-\$130.65

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Marchand Ranch 4807 State Highway 9 CSA A911267629 Canon City, CO 1 Waste Container 4 Cu Yd, 1 Lift Per Week Pickup Service 10/01-10/31			\$87.25	\$87.25
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$36.79
CURRENT INVOICE CHARGES				\$129.99

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



650 Santa Fe Street
 Colorado Springs CO 80903

Please Return This
 Portion With Payment

Total Enclosed

Total Amount Due \$129.99
Payment Due Date October 20, 2024
Account Number 3-0653-1004329
Invoice Number 0653-000490772

For Billing Address Changes
 Check Back and Complete Reverse

Make Checks Payable To:



REPUBLIC SERVICES #653
 PO BOX 677156
 DALLAS TX 75267-7156

Return Service Requested



MARCHAND RANCH
 TY & TIFFANY FOSTER
 4807 STATE HIGHWAY 9
 CANON CITY CO 81212-9754

3065310043290000004907720000129990000129990

DRAINAGE



FREMONT COUNTY
Project Engineer
615 Macon Avenue, Room 204
Canon City, Colorado 81212
Office (719) 276-7367 Cell (719) 792-9372
Email: j.bunderson@fremontco.com

December 17, 2024

Daniel Victoria, Director
Fremont County Department of Planning and Zoning
615 Macon Avenue, Room 210
Canon City, CO 81212

Subject: Drainage Report - Marchand Ranch Wedding & Event Center SRU 24-005

I have reviewed the subject drainage report. The revised drainage plan meets Fremont County regulations and has my recommendation for approval. If you have questions or need further assistance, please don't hesitate to contact me. Thank you.

J Bunderson

J K Bunderson
Fremont County Engineer



Southern Colorado Engineering

Professional Engineering Services

1109 Elkhorn Road * Cotopaxi, Colorado * 719-792-9771

Drainage Report

**Marchand Ranch Wedding
&
Event Venue**

**4807 State Highway 9
Canon City, CO.**

11/26/2024

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9. Maintenance of the Drainage StructurePage 6 - 7

10. Conclusions and RecommendationsPage 7

11. Attachments;

Attachment A – Fremont County Parcel Viewer Drawing Page 8
Showing subject property with flood hazard area

Attachment B – FEMA National Flood Plain Hazard Layer Viewer Page 9
Drawing showing flood plain

Attachment C – Survey and Topo of Special Review Use (SRU) area..... Page 10

Attachment D – USGS Topo Map Page 11

Attachment E – General slope and drainage pattern Page 12

Attachment F – Detail of Drainage Area1 & Detention Basin Design Page 13

1. Purpose of Report:

The owner of the +/- 222 acre property located at 4807 State Highway #9, Canon City Colorado has started the "Marchand Ranch Wedding & Event Venue" (Special Review Use Permit 24-005) at the property and has been notified by the Fremont County Engineer that a waiver of drainage plan requirements would not be recommended (reference letter dated October 15, 2024 from J Bunderson, Fremont County Engineer). Subsequently the owner has asked Southern Colorado Engineering to prepare a drainage report.

The "Marchand Ranch Wedding & Event Venue" was started on an existing working ranch property and involved the renovation of an existing outbuilding to be the venue, addition of a change house/restroom adjacent to the venue, installation of a wastewater treatment system, and parking areas as needed. There were existing structures on the property (residence, miscellaneous outbuildings, etc.) prior to the creation of the venue. The structures pre-dating the creation of the venue improvements will also be considered as improvements to the property for this report.

Reference also the survey of the property noting the Special Review Use permit (SRU) area performed by Cornerstone Land Surveying, LLC (Attachment C).

2. General Topography of the Area:

The subject property is in a rural area located approximately 10 miles Northwest of Canon City. The area is a mixture of small ranches, agricultural properties, and newly developed individual residential properties. The properties directly adjacent to the Marchand property are similar in size and under private ownership.

There are also large tracts of uninhabited public lands (BLM) within a mile of the Marchand property to the North, West, and South. The public land consists of mountain terrain, dry gulches, rock outcroppings, etc.

A natural drainage (Cottonwood Creek) is presently located on the North side of the property in the form of a large dry gulch approximately 200 ft wide (average) and runs from the Northwest corner of the property to the Southeast corner. This is a major drainage for the area around the Marchand property. A review of the topographic information available on the Fremont County GIS find that this drainage is estimated to be drain approximately 30,000 acres upstream from the Marchand property.

From the Marchand property the Cottonwood Creek drainage continues to the Southwest where it connects to Currant Creek which runs to the South where it drains to the Arkansas River. The total distance from the subject property to the Arkansas River is approximately 5 miles.

Reference attachments D & E for specific USGS information of topography in the vicinity of the subject property, and attachment A for aerial view of general use of the adjacent properties (e.g, vacant land, agricultural, etc.).

3. General Description of Property and Existing Drainage Structures:

The subject property is a +/- 222 acre parcel located at 4807 State Highway 009 in Canon City. The Fremont County GIS System Parcel Viewer shows the following information for the subject lot;

Account Number R038042
Assessors Map No. 3671260000006
Assessors Schedule No. 99922300
Site Address 4807 State Hwy 009

Owner Name Marchand Gary V Trust
Subdivision M & B or Unknown
Legal Description: SW45W4 Sec 26 SD PT of Intersection being the PT of terminus of the herein desc ln;
from which the SW cor of SD sec 26 bears S 00'07"W610.80 ft. manuf #93000-14-017 ref manuf #93000-
00-647 ref from 400-02-410/400-01-180.

Please reference the attachments for specific location and orientation of the property.

The site has two (2) existing residences, a garage, barn structure, and several outbuildings located as shown in attachment A. The remainder of the property is undeveloped agricultural fields, vacant land, and the existing Cottonwood Creek drainage.

The general slope of the property is to the North toward the natural drainage of Cottonwood Creek.

There is also an existing detention/retention basin located at the Northwest section of the property and North of the Cottonwood Creek drainage. This structure is a circular earthen dam approximately 200 ft x 150 ft x 10 ft deep (at bottom) with a discharge opening at the base of the earth berm on the Southeast corner of the structure. There is a control gate on the discharge which was open at the time of the inspection. This structure appears to have been used to maintain a reservoir of water for agricultural purposes and appears to have been fed from stormwater sources North of the subject property. Presently the ditch system that would feed this pond appears to be abandoned and stormwater flow presently divert around and/or directly through the pond to the Cottonwood Creek drainage. It is noted that any retention of stormwater in a pond such as this beyond 72 hours would require permitting (as required by state senate bill 15-212 (pass 97% of the stormwater in 72 hours or 99% of the stormwater in 120 hours). Since this pond is located outside the area of improvements to the property it is only noted here for reference, and would be the owners responsibility to obtain any required permitting if stormwater is to be contained in this structure.

4. Stormwater Discharge from the Subject Property:

With respect to stormwater discharge from the existing subject property it should again be noted that Cottonwood Creek is located on the North side of the property and cuts across the property from the Northwest corner to the Southeast corner of the property. Cottonwood Creek drains approximately 30,000 acres of the adjoining area and eventually connects to Currant Creek with final discharge approximately 5 miles from the subject property into the Arkansas River.

Presently, all stormwater from the +/- 222 acres subject property and the immediately adjacent properties drain to the Cottonwood Creek drainage.

Considering the Cottonwood Creek natural drainage and the large area that it drains, it is not considered feasible to perform any modifications on or in the drainage itself to preclude any increase in the historical flow, and subsequently any increase in flow due to improvements on the property will be addressed separately from Cottonwood Creek. It is intended to maintain the Cottonwood Creek drainage in its present condition and any provisions to detain stormwater due to improvements on the subject property will discharge to the Cottonwood Creek at the historical rate.

Southern Colorado Engineering has estimated the stormwater discharge from the +/- 222 acre property with respect to 2, 10 and 100-year storm events and found that the following;

Event	Rainfall Intensity (NOAA data)	Total Runoff Flow (cfs & gpm)
2- year	1.21" in 6 hr period	13.74 cfs (6166 gpm)
10-Year	1.82" in 6 hr period	20.67 cfs (9,277 gpm)
100-Year	3.44" in 6 hr period	39.07 cfs (17,535 gpm)

Please note this is the calculated stormwater discharge for the entire +/- 222 acre property.

The above calculations are based on "Rational Method" calculations and accounted for the following;

Area	Description	Runoff Coefficient
22,322 sq ft (0.512 acre)	Impervious Areas (roofs, concrete, etc.)	0.90
151,231 sq ft (3.47 acre)	Gravel areas (roadways, parking, etc.)	0.50
9,496,864 sq ft (218 acre)	Unimproved/undisturbed native soil	0.30
<hr/>		
Total	222.0 acres	

The rainfall event intensities were taken from NOAA data (National Oceanic and Atmospheric Administration). These values are also noted on the property plot plan attachment C Note 5.

The subject property presently has several existing structures including houses, garage, barn, venue, change house, outbuildings, containers ("conex" storage containers), and other impervious concrete walkways/ceremony areas for a total impervious area of 22,322 square ft. (0.512 acre).

The gravel areas (roadways and parking areas) are estimated at 151,231 sq ft (3.47 acre). All of these areas may not presently be covered with gravel, however it is a logical progression of improvement and subsequently they are also included here.

The remaining property is unimproved and/or used for agricultural purposes.

5. Modifications to Promote Drainage of the Property:

Presently the only modification required for the drainage from the property is the construction of a detention pond and any associated culverts (as needed) to detain stormwater in excess of the historical flow and discharge it to the Cottonwood Creek drainage at a controlled rate. These features are described in section 8 below and noted on attachment F.

The total stormwater discharge from the property has been evaluated and is stated in section 4 above. This includes the improved and unimproved areas of the property. The unimproved areas of the already discharge directly to the Cottonwood Creek drainage, and subsequently it is proposed to construct a detention pond to collect stormwater discharged from the property due to the improvements only such that the historical flow of the Cottonwood Creek drainage does not exceed the historical flow.

If the stormwater discharge from the unimproved areas of the subject property are removed from the total stormwater discharge (see section 4) the discharge due to the improvements is as follows;

Event	Rainfall Intensity (NOAA data)	Total Runoff Flow (both improved & unimproved areas) (cfs & gpm)	Improvements Runoff Flow (improved areas only) (cfs & gpm)
2- year	1.21" in 6 hr period	13.74 cfs (6166 gpm)	0.44 cfs (198 gpm)
10-Year	1.82" in 6 hr period	20.67 cfs (9,277 gpm)	0.67 cfs (301 gpm)
100-Year	3.44" in 6 hr period	39.07 cfs (17,535 gpm)	1.27 cfs (570 gpm)

The detention basin has also been sized and the discharge culverts set such that the detention pond will not retain standing water for more that 72 hours. This is as required by state senate bill 15-212 (pass 97% of the stormwater in 72 hours or 99% of the stormwater in 120 hours). The existing design as shown on this drainage plan will dissipate the entire detention pond volume in approximately hours.

6. Proximity to Flood Plain:

A review of information available from the Fremont County GIS System (FC Parcel Viewer) and FEMA website for the property have found that the property has a section of FEMA designated flood plain within the property (the Cottonwood Creek drainage only). The creek drainage is designated a SFHA (special flood hazard area) Zone A flood plain. This designation only appears for the Cottonwood Creek drainage area and all of the structures on the property are located outside of the flood plain. Reference also Attachments A & B.

7. Upstream Drainage Conditions:

The upstream drainage conditions have been previously discussed in Sections 2 & 3. The areas South, West, and North of the subject property all drain into the Cottonwood Creek drainage. The subject property is located directly South of State Highway 9 and there are several culverts that direct stormwater from the North side of the subject property and under State Highway 9 where it flows directly into the Cottonwood Creek drainage. Reference also the topographic information attached in the appendices.

8. Stormwater Detention:

Per the discussion in section 4 & 5, there is expected to be a stormwater discharge above the historical flow due to the existing structures and gravel areas. Presently no new structures or improvements are planned, and stormwater detention will be based upon the calculated stormwater runoff calculated in section 5.

Considering the above, a detention basin of the following minimum volume will be required. Please note that the detention basin is based on a 100 year event (worst case scenario);

$$\begin{array}{l} 6 \text{ hr event} \times 570 \text{ gpm (1.27 cfs)} \times 60 \text{ min/hr} = 205,200 \text{ gallons} \\ (1.27 \text{ cfs}) \qquad \qquad \qquad (27,433 \text{ cu ft}) \end{array}$$

Therefore, a minimum volume of 205,200 gallons (27,433 cubic feet) will be required and is specified on Attachment C. (275 ft x 50 ft x 2 ft deep).

In order to meet Colorado State Regulations that requires further administration by the Division of Water Resources if a detention structure retains water for more than 72 hours at which time additional permitting and approval would be required. With this in mind the detention basin is to have a 4" diameter drain pipe installed as noted on Attachment G. This 4" drain would discharge the normal volume of a two (2) year storm event (approx. 0.44 cfs) for the subject property. The size of the drain is to be nominal 4" diameter and the entrance (invert) of the pipe is to be located 1.5 inches above the bottom of the basin.

Upon the drain relieving the pond of the excess storm water (down to 1.5 inches) the remaining water in the basin would dissipate to ground infiltration and evaporation as follows;

$$\text{Remaining water in basin; (1.5in) x (1 ft/12 in) x 250 ft x 50 ft x 7.48 gallon/cu ft} = 15,625 \text{ gallons}$$

Ground Infiltration:

Using a long term acceptance rate (LTAR) of 0.50 gal/sq ft/day, the basin will lose the following volume of storm water to ground infiltration;

$$250 \text{ ft} \times 50 \text{ ft} \times 0.50 \text{ gal/sq ft/day} = 6250 \text{ gal/day (0.009 cfs)}$$

Note; The LTAR referenced above was taken from the OWTS design for the Marchand change house done by Southern Colorado Engineering dated 3/14/2023.

Evaporation:

Evaporation from the detention basin has been estimated to be approximately 45 gal/hr and this rate will only be applied during daylight hours (12 hrs/day). Subsequently the evaporation over a single day (12 hours of daylight) would be;

$$12 \text{ hrs/day} \times 45 \text{ gal/hr} = 540 \text{ gallons/day (evaporation)}$$

The detention basin would therefore become a dry basin in:

$$14,609 \text{ gallons} / [6250 \text{ gallons/day (infiltration)}] + [540 \text{ gallons/day (evaporation)}] = 2.1 \text{ days}$$

This meets the states criteria that the basin be dry within 52 hours

9. Maintenance of the Drainage Structure:

The specification and location of the required berms and detention basin are shown in the attachments. These structures are to be constructed and maintained as shown by the owner such that the minimum volume is available and the drain pipe is free of obstruction and functional.

The detention basin area should also not be used for vehicle traffic or storage as this may have an effect on its function to detain and discharge stormwater as designed.

It is recommended that the owner inspect the structures (detention basin and associated berms) annually and remove any vegetation or sediment that may reduce the volume of the structure. The owner should also ensure that the slope of the property and berms is such that stormwater is directed to the detention basin.

10. Conclusions and recommendations:

The existing structures located on the Marchand Ranch Wedding & Event Venue located at 4807 State Highway 9, Canon City have been evaluated in this report for stormwater discharge in excess of historical flows for a 10 yr and 100 yr event. Although no new improvements are planned, the existing structures and previous improvements will cause an increase in the historical flow from the property.

As a result of this investigation, a detention basin will need to be constructed to control the discharge of storm water from the subject properties Reference section 8 of the report and the attached appendices C and G.

As demonstrated above, if the structure is installed as designed it will not retain water for more than three (3) days meeting state requirements and subsequently further permitting or approval from the Department of Water Resources will not be required.

It should be noted that it is the owner's responsibility to construct and subsequently maintain the structure upon completion, and it is suggested that inspection of the berms and drain be inspected on a regular basis to ensure that the detention basin will perform as designed.

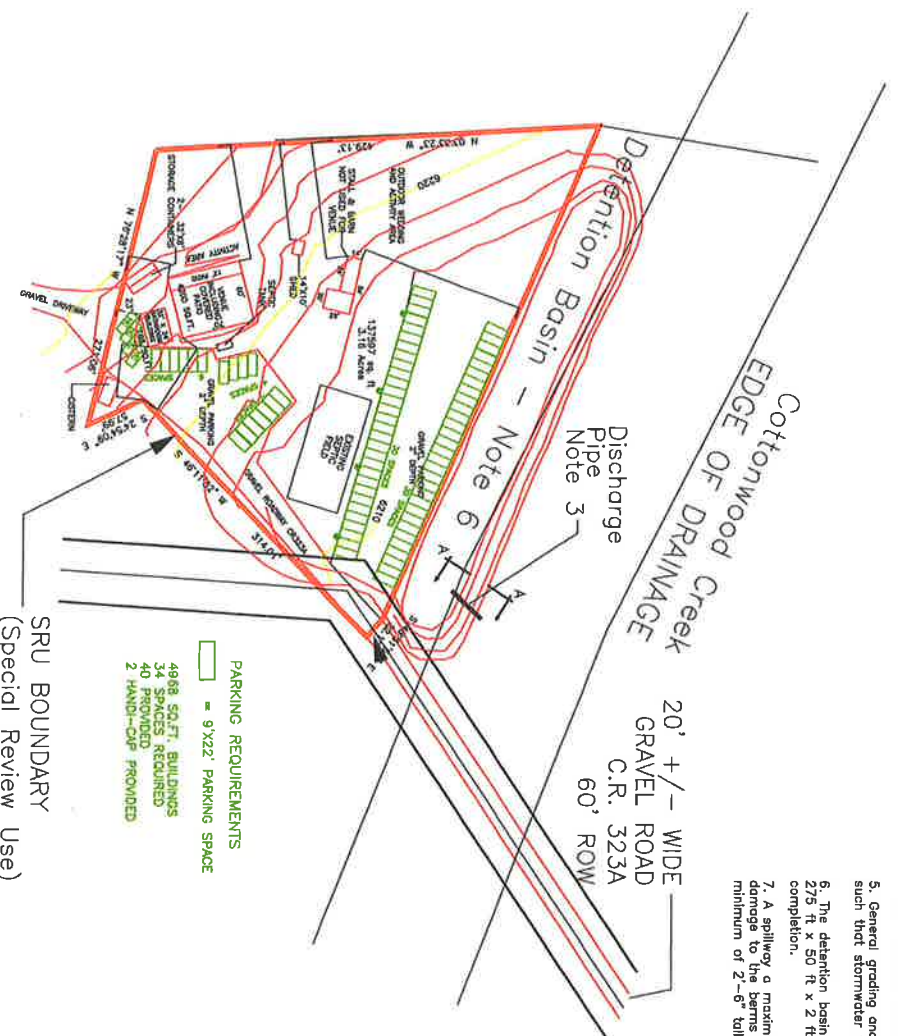
Upon completion of the detention structure, an "as-built" survey is to be completed by a certified land surveyor or the engineer of record, and the engineer of record is to be contacted to perform a final inspection of the structure to confirm construction as designed. Upon this confirmation the engineer of record will issue a final inspection report/certification accompanied by the "as-built" survey.

Questions or concerns with this Drainage Plan & Report may be directed to me at the address and phone listed below.

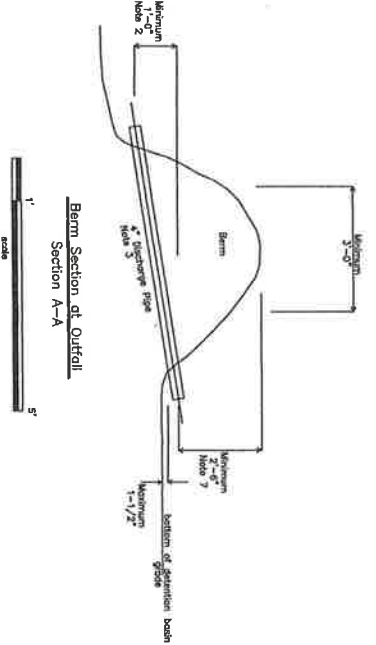


Cary "Joe" Lovett, PE
Southern Colorado Engineering LLC
719-792-9771
1109 Elkhorn Road
Cotopaxi, Colorado 81223
joe.lovett@forgedunderthemountain.com





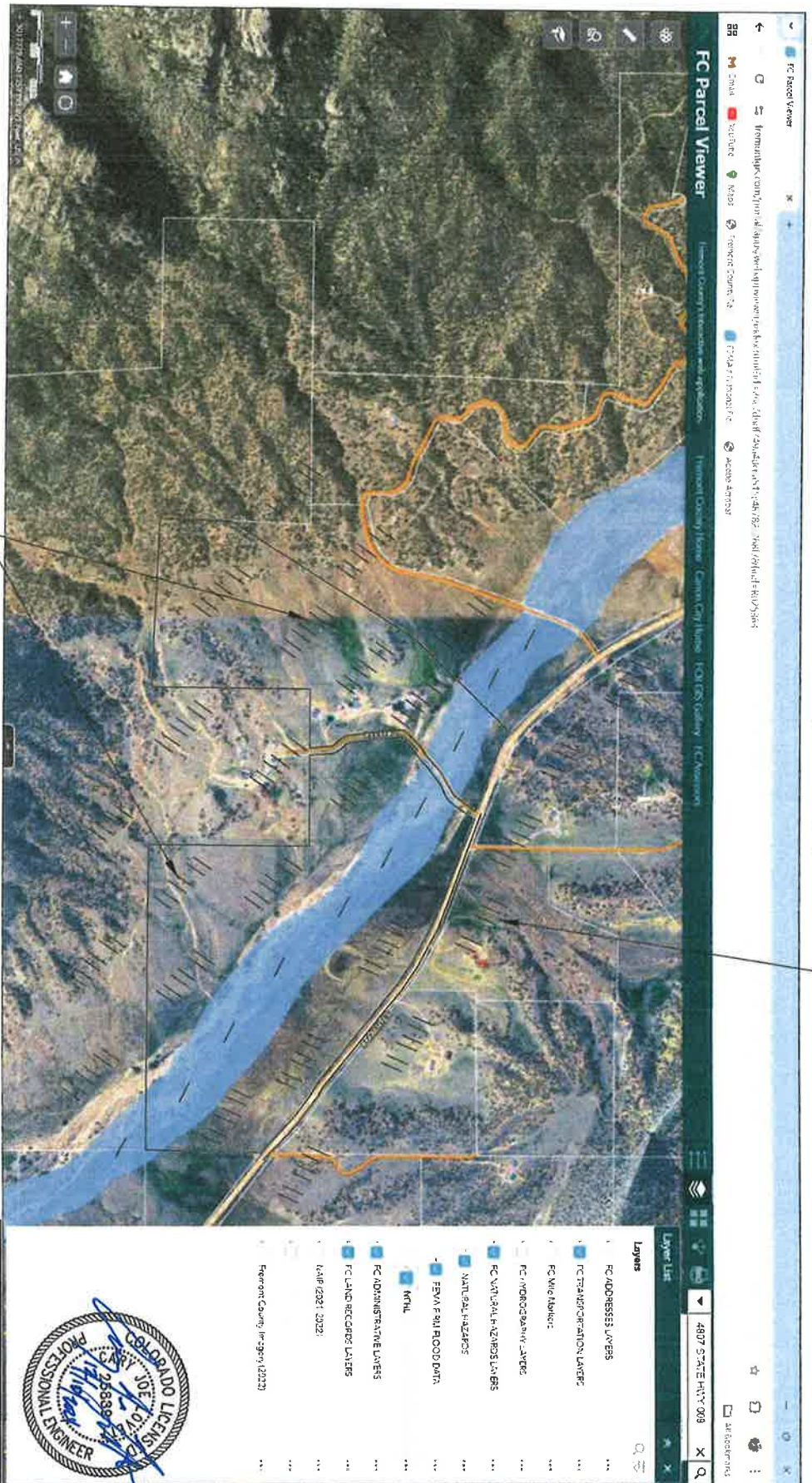
- NOTES:
1. Reference also Attachment C (sheet 10) for survey of the property and "Special Review User" area (SRU).
 2. Discharge pipe to be located with the inlet end located 1'-1/2" above the bottom of the detention pond, and the discharge end to be a minimum 1'-0" below the inlet end as shown.
 3. A 4" nominal size discharge pipe is to be installed "through" the berm and discharge to the North to the existing drainage (Cottonwood Creek). The drain may be 4" black iron pipe, galvanized conduit, or other material at the owners discretion, however the 4" diameter is to be maintained.
 4. The existing native soil may be used to construct the berms. This material may be excavated from the bottom of the detention basin.
 5. General grading and the addition of berms or borrow ditches at the edge of the driveway(s) of the site to be done such that stormwater from the SRU area and existing buildings is directed to the detention basin.
 6. The detention basin to be located on the North side of the parking area and be approximately 275 ft x 50 ft x 2 ft deep. Final dimensions and confirmation of basin volume to be by the engineer of record upon completion.
 7. A spillway a maximum of 2'-0" from the bottom of the detention basin is to be constructed to prevent possible damage to the berms in case of overflow of the basin. Except for the spillway area the berms are to be a minimum minimum of 2'-6" tall as shown.



NO.	DATE	DESCRIPTION	BY	CHECKED	SCALE	DATE	REVISION
1							
2							
3							
4							
5							

Matthew S. Rasmussen	Professional Engineer	158899
Matthew S. Rasmussen	Professional Engineer	158899
Matthew S. Rasmussen	Professional Engineer	158899
Matthew S. Rasmussen	Professional Engineer	158899
Matthew S. Rasmussen	Professional Engineer	158899

Note: There are "borrow" ditches on both sides of State Highway 9 with the North side of the highway discharging stormwater to the South side of the highway via culverts under the highway. Specific location of culverts have not been indicated, only the general slope & drainage pattern.

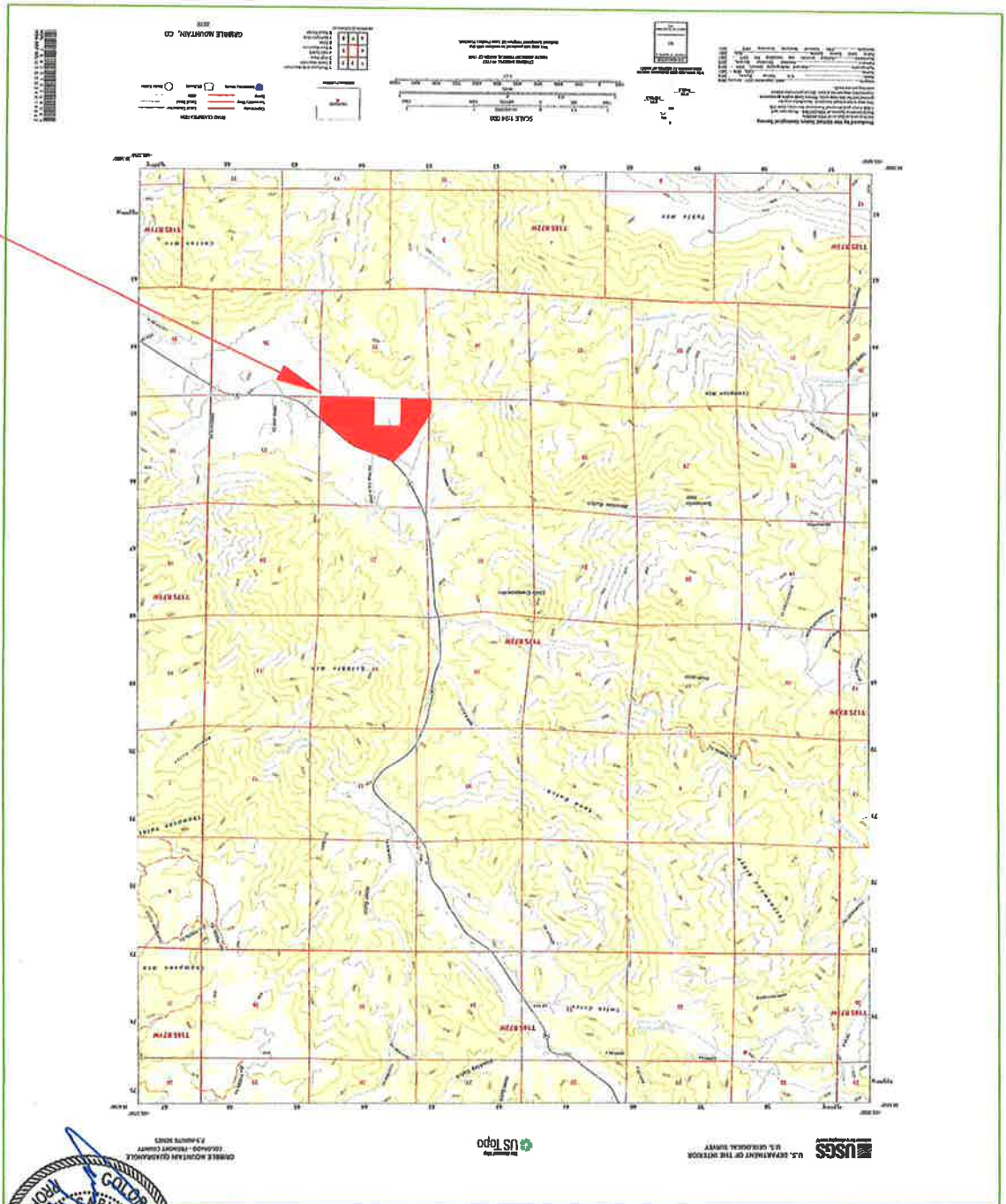


4807 State Hwy 9
Property
General slope & drainage pattern

DATE	DESCRIPTION	BY
01/15/2024	Initial	JL
01/15/2024	Revised	JL
01/15/2024	Final	JL

Markham Road, Woodland & Brent Vene
4807 State Hwy 9
Canon City, Colorado
March 15, 2024
Page 12 of 13
Southern Colorado Engineering
SCE-454-24





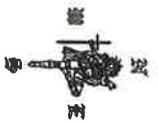
4907 State Hwy 9
 Cimarron City, CO
 See also the other Attachments

DATE	BY	REVISION

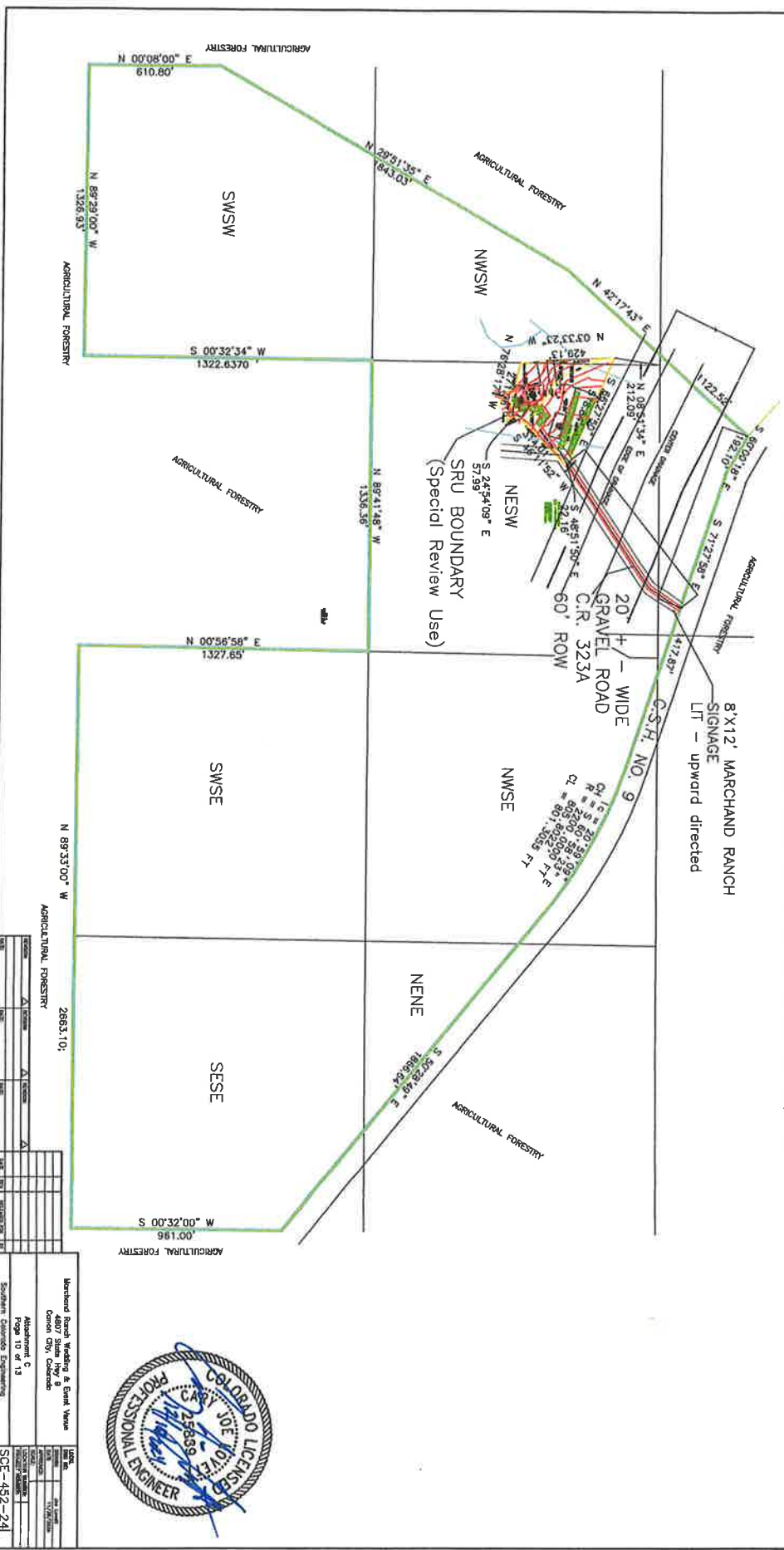
Attachment B: Meeting & Exam Venue
 Attachment D
 Cimarron City, Colorado
 Page 11 of 13
 Southern Colorado Engineering

SC-E-453-24





- Notes:
1. Owner proposes to operate Marchand Ranch Wedding & Event Center on the property at 4807 State Highway 9, Canon City, CO 81212.
 2. Survey and Topo of the immediate venue area was performed by Cornerstone Land Surveying on or about 10/2024.
 3. The topographic information has been forwarded to Southern Colorado Engineering for the preparation of the drainage plan.
 4. The slope of the property is to the North as shown to the Cottonwood Creek drainage.
- A new retaining pond will be constructed along the North side of the venue parking area as shown on Attachment F (sheet 13). Stormwater runoff volume has been calculated for both a 10-year and 100-year event using NDAA data and the Rational Method. It is estimated that the stormwater runoff as a result of the improved areas for a 100-year event would be approximately 205,200 gallons. Subsequently, a retention pond a minimum volume of 27,433 cu ft will be required.



Marchand Ranch Wedding & Event Venue
 Attachment 5
 Canon City, Colorado
 Page 11 of 13
 Southern Colorado Engineering
 SCE-452-24



4807 State Hwy 9, Colorado

4807 State Hwy 9 Property

4807 State Hwy 9, Colorado

4807 State Hwy 9 Property

4807 State Hwy 9, Colorado

4807 State Hwy 9 Property



Layer List

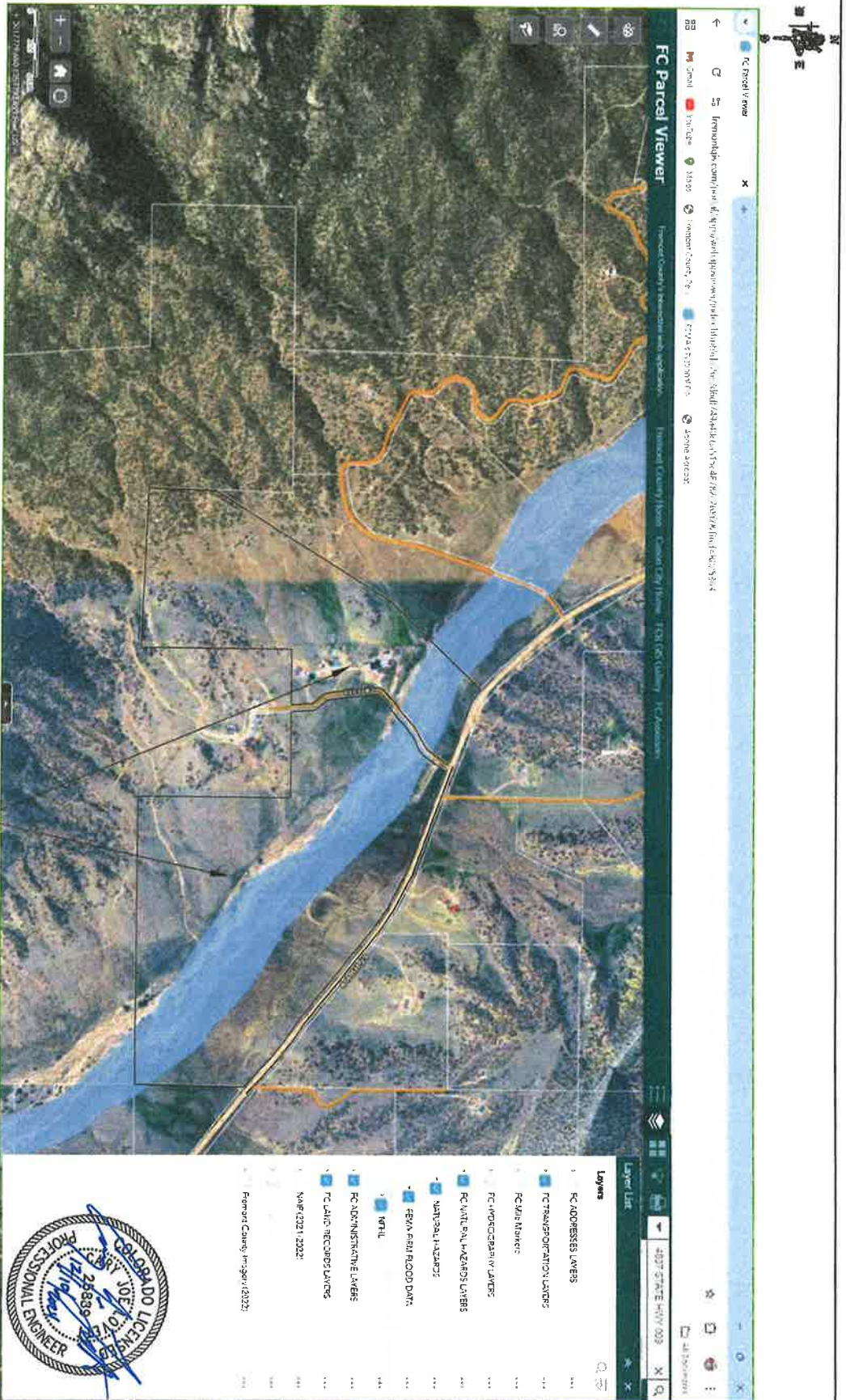
- Water Lines
- Cross Street One
- Data Flood Elevations
- Lowest
- General info
- Crossed Turnpikes
- Transfer Boundaries
- General Structures
- River Mile Markers
- Water Hazards
- F125
- Line of Colorado Water Action
- Flow Hazard Boundaries
- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Boundary
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Area with Risk Due to Levee
- Heavy Flood Dam
- Road Bridge



Sheet No.	Scale	Notes
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23	AS SHOWN	
24	AS SHOWN	

Murchard, Robert W. & East, Verne
 Architects & Engineers
 Canon City, Colorado
 August 9 & 13, 2025
 Southern Colorado Engineering

Scale
 1" = 100'
 1/8" = 10'
 1/4" = 20'
 1/2" = 40'
 3/4" = 60'
 1" = 80'
 1 1/4" = 100'
 1 1/2" = 120'
 1 3/4" = 140'
 2" = 160'
 2 1/4" = 180'
 2 1/2" = 200'
 2 3/4" = 220'
 3" = 240'
 3 1/4" = 260'
 3 1/2" = 280'
 3 3/4" = 300'
 4" = 320'
 4 1/4" = 340'
 4 1/2" = 360'
 4 3/4" = 380'
 5" = 400'
 5 1/4" = 420'
 5 1/2" = 440'
 5 3/4" = 460'
 6" = 480'
 6 1/4" = 500'
 6 1/2" = 520'
 6 3/4" = 540'
 7" = 560'
 7 1/4" = 580'
 7 1/2" = 600'
 7 3/4" = 620'
 8" = 640'
 8 1/4" = 660'
 8 1/2" = 680'
 8 3/4" = 700'
 9" = 720'
 9 1/4" = 740'
 9 1/2" = 760'
 9 3/4" = 780'
 10" = 800'



4807 State Hwy 9, Colorado

This drawing taken from Fremont County GIS parcel viewer and shows the property boundaries and relation to State Highway 9 County Rd 323A.

4807 State Hwy 9 Property

NO.	DESCRIPTION	DATE	BY	REVISION

Matthew Brown, Working & Exam Version 4807 State Hwy 9 Canon City, Colorado	Attachment A Page 8 of 13 Southern Colorado Engineering	License No. 28889 State of Colorado Professional Engineer SOE-450-24
-----------------------------------------------------------------------------------	---------------------------------------------------------------	----------------------------------------------------------------------------------

WATER

Bulk Water

Travis R. Payne <trpayne@canoncity.org>
To: Matt Koch <cssurveying90@gmail.com>

Mon, Feb 24, 2025 at 8:56 AM

Hello sir,

Bulk water is available for purchase. The bulk water station is not a guaranteed source of water and may be shut down if deemed necessary by the City at any time for any duration.

Bulk water account holders must have an approved air gap set up for use of the bulk water station.



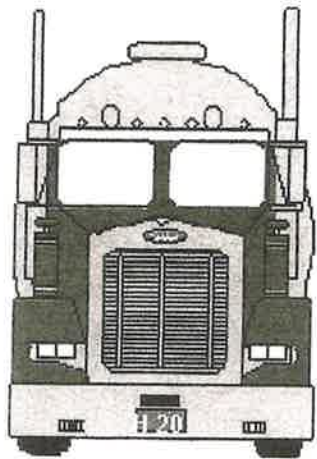
Travis R Payne | Water Superintendent
Water Department
trpayne@canoncity.org
103 Tunnel Dr. Cañon City, CO 81212-1460
Desk: 719.269.9019 | Cell: 719.429-5916
www.canoncity.org

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 Please consider the environment before printing this email

[Quoted text hidden]

DATE - 10-1-2024



Giem Trucking

400 N. 12th St.
Canon City, CO 81212
Ph. 429-5164

Cell # 719-429-5164

PW SID CO 0222 404 giemtrucking@aol.com

We are hauling water
for Marchand Ranch wedding & Event
Center. All water is loaded
at the Canon City Bulk Water
Station & is processed water.
we deliver aprox. 4 loads
a month at 3200 gal. per
load

Douglas M

STATE OF COLORADO
COLORADO WATER and WASTEWATER FACILITY OPERATORS CERTIFICATION BOARD

Be it known that

Douglas Giem

is hereby Certified as a

Class S Water Treatment Operator,
also designated as a Colorado Certified Water Professional (CWP),

having qualified by Article 9 of Title 25, C.R.S., effective May 23, 2000, and in accordance with the Rules and Regulations adopted by the Colorado Water and Wastewater Facility Operators Certification Board.

Date Issued: 05-30-2024

Expires: 12-13-2027



Willa Bellman
Secretary of Board

CWP-WS-00315-1206
Certificate Number

Alan Bogan
Board Chairperson

In Witness whereof I have subscribed my name and affixed the seal of the State of Colorado Certification Board.



**FREMONT COUNTY'S
COLORADO DIVISION OF WATER RESOURCES
INFORMATION FORM FOR
SPECIAL USE, ZONING, AND OTHER LAND USE ACTIONS**

The Fremont County Department of Planning & Zoning (Department) is required to submit proposed land use actions to the State Engineer's Office (SEO) at the Colorado Division of Water Resources (CDWR). The SEO is responsible for providing an opinion regarding material injury likely to occur to decreed water rights by virtue of diversion of water necessary or proposed to be used to supply the proposed land use action.

This CDWR Information Form must be filled out completely and accurately to ensure that the submittal to the CDWR regarding this proposed land use action includes the necessary information required by that agency. The CDWR has 21 days to respond to County submittals. Incomplete submittals will be returned to the County for additional information and then must be resubmitted to the CDWR.

Please note that the CDWR timeframe for review may not coincide with the County deadlines or meetings, and if the CDWR requires additional information, further delays may occur.

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 8 would be marked - Exhibit CDWR-8.1, the fifth attached document supporting the narrative provided for application item 8 would be marked - Exhibit CDWR-8.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

1. Name of proposed project: MARSHAND RANCH WEDDING VENUE
2. Provide a map of proposed improvements with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS).
3. Legal description of subject property: SE 1/4, W 1/2, EXCEPT SE 1/4 SW 1/4 SECTION 26, T. 17 S., R. 73. W. OF THE 6TH P.M.
4. What is the size of the existing parcel? 220.10 Acres --- Square feet
5. What are the proposed uses of the subject property?
 Residential Only
 Commercial
 Commercial and Residential
6. What are the current uses of water on this parcel?
 - a. Are there any established uses that require water? Yes --- No
 - b. Number of existing homes: 2

If one or more, date this use was established: _____

c. Home lawn / garden irrigation: Yes --- No

If yes, amount: _____ Acres --- Square feet

Date this use was established: _____

d. Livestock watering: Yes --- No

If yes, commercial or non-commercial livestock? (Circle one)

If yes, date this use was established: _____

e. Other uses: _____

Dates established: _____

7. What will be the proposed uses of water for this parcel?

a. Number of proposed homes (including the home above if it will remain): 0

b. Lawn / garden watering, amount: 0 Acres --- Square feet

c. Livestock watering: Yes --- No

If yes, commercial or non-commercial livestock? (Circle one)

d. Number of Employees per day: 10 Number of days open per year: 50

e. Number of Customers per day: 150 Number of days open per year: 50

f. Bed / Breakfast Customers per day: 0 Number of days open per year: _____

g. Describe other water needs: RESTROOM AND

KITCHEN NEEDS ONLY.

8. Source of water for the uses described above: (If more than one source is utilized for parcel, describe which sources will supply which proposed uses) CISTERN

HAULED WATER FROM COMMERCIAL HAULER

a. Is Municipal water available to parcel: Yes --- No

b. Is water available to parcel from an independent water district? Yes --- No

c. Are the uses described above proposed to be provided water by a municipality?

Yes -- No

Name of provider: _____

d. Is water hauled: Yes --- No

e. Is there an existing permitted well?: Yes --- No

If yes, permit number: _____

f. Is there a Substitute Water Supply Plan? *(Substitute water supply plans provide water users a mechanism to replace out-of-priority depletions on an interim basis.)*

Yes --- No

If yes, name of plan: _____

g. Is there an unregistered well? Yes --- No

h. Is there a Surface Spring? Yes --- No

If yes, Court Adjudication Number and Spring Name: _____

9. What is the Waste Water Method?

Municipal

Septic with Leach Field

Closed Vault, Waste Water hauled to: _____

By signing this form, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the form and any attachments to the form, is true and correct to the best of Applicant's knowledge and belief.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Department regarding the Application to be null and void.

Signing this form is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this form, provided that the same is in conformance with the Fremont County Zoning Resolution.

Applicant Printed Name Matt 2 Signature 9.13.24 Date

Property Owner Printed Name Signature Date
(If different from applicant)

SEPTIC



Date Applied: 03/22/2023
 Permit Fee: \$ 283.00
 Use Tax: \$ 0.00
 Colorado State Surcharge: \$ 23.00
 Copies: \$ 0.00
 Total: \$ 306.00

Septic Permit #: S23-046
 Expiration Date: 04/11/2024
 Paid By: Ck # 726
 Receipt #: 2023-03-22-LM-9425

Inspection Request Line (719) 276-7373
 Building permit #

FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

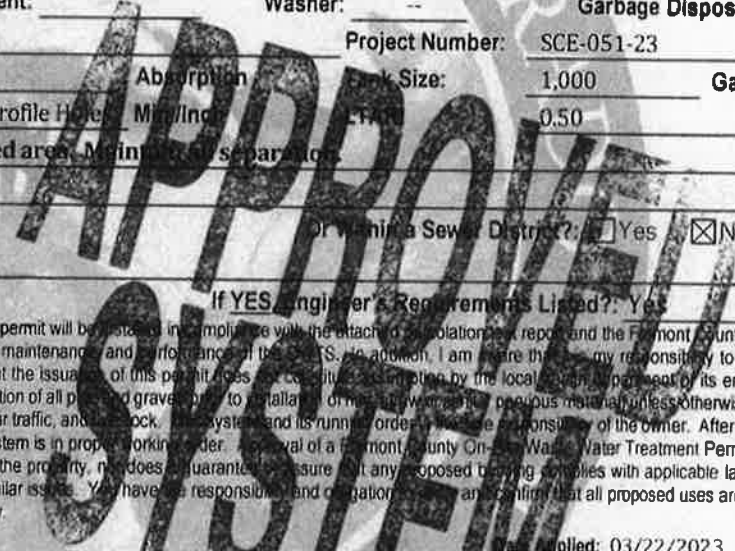
Owner: Gary Marchand Applicant: Tiffany Foster
 Mailing Address: 4807 State Hwy 9 Mailing Address: 4807 State Hwy 9
 City, State, Zip Code: Canon City, CO 81212 City, State, Zip Code: Canon City, CO 81212
 Phone Number: 719-429-1505 Phone Number: 719-429-6064
 OWTS Contractor: AAA Construction Contractor Phone: 719-371-2713 License #: 273
 Construction Address: 4807 State Hwy 9, Canon City

Gate/Combination Lock #: Directions From Major Thoroughfare: (Include Legible Map & Directions)
 Legal Description: Sch# 99922300
 Type/Use of Structure: Wedding Venue/Restroom/Changing Area
 Lot Size: 222 Acres Source, Type of Water: Cistern
 Maximum Potential # of Bedrooms: -- Basement: -- Washer: -- Garbage Disposal: --
 Engineering Firm: Southern Colorado Engineering Project Number: SCE-051-23
 Type of System: Commercial OWTS-New System Absorption Tank Size: 1,000 Gallons
 Absorption: 700 Square Feet Perc Rate: Profile Hole Min/Inch: 0.50

NOTES: Keep excavation shallow. Locate in designated area. Minimum 6" separation.
 Is Site Within 400 Feet of Sewer Main?: Yes No
 Is A Letter of Refusal To Connect Attached?: N/A
 Is Site In A Designated Flood Plain?: Yes No
 If YES, Engineer's Requirements Listed?: Yes

I certify that the On-Site Waste Water Treatment System (OWTS) described in this permit will be installed in compliance with the attached regulations, reports and the Fremont County and State of Colorado Regulations. I understand that I will be responsible for the operation, maintenance and performance of the OWTS. In addition, I am aware that I have my responsibility to provide the contractor with a copy of the attached percolation test report. I am also aware that the issuance of this permit does not constitute an approval by the local health department or its employees of liability for failure of any OWTS. Request for inspection will be required after installation of all pipes and gravel prior to installation of final concrete or masonry material unless otherwise specified by engineer. The system must be properly protected from off site drainage, vehicular traffic, and rock. The system and its running order is the responsibility of the owner. After this system has been inspected and approved by the inspector it shall be assumed that this system is in proper working order. Approval of a Fremont County On-Site Waste Water Treatment Permit does not guarantee or assure that the proposed use is permitted within the zone district for the property, nor does it guarantee or assure that any proposed building complies with applicable land use and requirements for the zone district, such as setbacks, height restrictions, or other similar issues. You have the responsibility and obligation to obtain and maintain all necessary permits and approvals from the zone district and conform to the requirements of the zone district for the property.

Owner or Applicant's Signature: Signature on File Date Applied: 03/22/2023



FINAL OWTS INSPECTION:	
Tank Information:	Size: 1000 Bagette Concrete Gallons Number of Compartments: 2
Is Entrance and Exit Sealed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Pipe Inlet-Outlet?:	4" Distance From Building: 15 Feet Is Tank Level? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Absorption Bed Information:	Type of System Installed: Chambers Distance From Well: 120 feet
Pipe & Rock:	<input type="checkbox"/> Chamber <input checked="" type="checkbox"/> Absorption Bed <input type="checkbox"/> Absorption Trench Width: Length:
Number Of Trenches:	3 Total Square Feet: 720 Gravel Depth: Inches
Is Pipe Level?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Bed, Is Pipe Been Connected?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance From Well: 150 + feet
Distance From Building:	feet Is System Located In Recommended Area?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
DEPARTMENT USE ONLY:	
Installation Has Been:	Approved <input checked="" type="checkbox"/> Disapproved <input type="checkbox"/>
NOTES: 60 Q4 chambers in trenches - 3 rows of 20 each	
Tank lids must be accessible at inspection	
Approved By:	[Signature] Date Approved: 8-26-23
Prepared By:	Sarah Payne Date Prepared: 04/11/2023

FIRE



FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations and Fremont County Zoning Resolution require a fire protection plan be submitted with many different types of applications, at the time of application submittal. In order to provide consistency in the information received, it shall be required that these plans be submitted on this form.

The Fremont County Department of Planning and Zoning (Department), Fremont County Planning Commission (Commission) and Fremont County Board of County Commissioners (Board) take into consideration the responses of the Applicant and the District during their respective review process.

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (as an example, the first attached document providing evidence in support of the answer given at application item number 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

If the subject property is not in a fire protection district, only applicants' information and map are required. A copy of the Colorado State Forest Service Wildfire Hazard Area Map with the subject property clearly and accurately located, shall be attached and marked as Exhibit A.

APPLICANT INFORMATION

1. Project Name MARCHAND RANCH WEDDING & EVENT VENUE

2. Type of application:

- | | |
|------------------------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Zone Change #1 | <input type="checkbox"/> Special Review Use Permit |
| <input type="checkbox"/> Zone Change #2 – Use Designation Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Zone Change #2 – Final Development Plan | <input checked="" type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Commercial Development Plan | <input type="checkbox"/> Change of Use of Property |
| <input type="checkbox"/> Commercial Development Modification | <input type="checkbox"/> Subdivision Preliminary Plan |
| <input type="checkbox"/> Expansion of an existing Business or Industrial Use | <input type="checkbox"/> Minor Subdivision |

3. The subject property is located at:

4807 STATE HWY 9 CAÑON CITY, CO 81212
Address and or General Location (if general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1) An exhibit is attached.

4. Fire protection will be provided in what manner and with what resources?

TALLAHASSEE FIRE DEPT.

5. The source of water for fire protection is:

--- Water District -- Name of District: TALLAHASSEE FIRE APPARATUS

-- Well - Colorado Division of Water Resources Well Permit Number: _____
Is the well approved for fire protection? Yes --- No Please explain: _____

---Cistern - What is the cistern capacity? _____ Gallons - What is the water source for filling the cistern? _____

6. What is the distance from the subject property to the nearest fire hydrant? _____
NON - HYDRANT AREA

7. What public roadways provide access to the subject property? Hwy. 9 County Rd. 323A

8. How many accesses to public roadways will the subject property have? 1

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes --- No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. _____

10. What are the existing and or proposed interior roadway names? N/A

11. Is the subject property located within a fire protection district? Yes --- No
If yes, please provide the district name: TALLAHASSEE FIRE PROTECTION DISTRICT

If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.

a. What is the name of the fire protection district closest to the subject property? _____

b. What is the distance from the subject property to the nearest fire protection district boundary? _____

c. Is it logical and feasible to annex the subject property to a fire protection district?
 Yes ----- No Please explain: _____

d. What types of fire protection improvements are proposed for the subject property and or structures to be housed on the property? Please explain: _____

By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.

Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.

Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.

<u>Tiffany Foster</u> Applicant Printed Name	<u>Tiffany Foster</u> Signature	<u>3-20-2024</u> Date
<u>Gary Marchand</u> Owner Printed Name	<u>Gary Marchand</u> Signature	<u>3-22-2024</u> Date

GARY MARCHAND

FIRE PROTECTION AUTHORITY INFORMATION

- 1. The name of the fire protection authority is: TALLAHASSEE FIRE PROTECTION District
- 2. Name of contact person: MARK NORRIS
Title: FIRE Chief Telephone: 719-275-3058
- 3. The name and address of the responding fire station is: TALLAHASSEE FIRE Protection District 2518 CO-9 Canon City, CO 81212
- 4. The distance from the subject property, by public roadway, to the responding fire station is: 2.8 miles
- 5. The estimated response time to the subject property is: 10 min.
- 6. The location of the closest fire hydrant to the subject property is: Dry Hydrant 2.8 miles 30,000 Gal
- 7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? Yes --- No Please explain: Not Applicable
- 8. Are the existing public roadways accessing the subject property adequate for fire vehicle access? Yes --- No Please explain: _____
- 9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes --- No Please explain: _____
- 10. Are the proposed fire protection measures adequate for any existing or proposed structures to be housed on the subject property? Yes --- No Please explain: _____
- 11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? _____

12. Recommendations concerning fire protection in general, fire protection improvements, suggested road names, for this project are as follows: **NOTE:** Be sure to list type, size and location of improvements recommended (i.e.; hydrants, water lines, cisterns, dry hydrants, roadway improvements, etc.). Please indicate whether recommendations or requirements are the result of codes or regulations, and provide supporting information which will assist the Planning Commission and the Board of County Commissioners to determine whether to adopt any or all of the recommendations as requirements of the permit.

*fire extinguisher added and pictures provided. Please
note code requirements*


Signature and title of Authorized Fire Protection Representative

26 Mar 2016
Date

TRAFFIC

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION**

Issuing authority application acceptance date:

- Instructions:
- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
 - Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
 - Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
 - Submit an application for each access affected.
 - If you have any questions contact the issuing authority.
 - For additional information see CDOT's Access Management website at <https://www.codot.gov/business/permits/accesspermits>
- Please print or type**

1) Property owner (Permittee) Fremont County Department of Transportation		2) Applicant or Agent for permittee (if different from property owner) Ty & Tiffany Foster	
Street address 1170 Red Canyon Road Attn: Mr. Michael Whitt		Mailing address 4807 State Hwy 9	
City, state & zip Cañon City, CO 81212	Phone # 719-276-7430	City, state & zip Cañon City, CO 81212	Phone # (required) 719-429-6064
E-mail address michael.whitt@fremontco.com		E-mail address if available TIFFANY.THERANCH@GMAIL.COM	
3) Address of property to be served by permit (required) 4807 State Hwy 9/County Road 323A, Cañon City, CO 81212			
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? county: Fremont subdivision: M&B block: lot: section: 26 township: SW4SW4SEC26 range:			
5) What State Highway are you requesting access from? State Highway 9		6) What side of the highway? <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W	
7) How many feet is the proposed access from the nearest mile post? 880 feet <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W from: Milepost 5		How many feet is the proposed access from the nearest cross street? 259 feet <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W from: Hole in the Wall Road	
8) What is the approximate date you intend to begin construction? N/A			
9) Check here if you are requesting a: <input type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated:) <input type="checkbox"/> improvement to existing access <input checked="" type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)			
10) Provide existing property use Wedding/Event Center			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: and/or, permit date:			
12) Does the property owner own or have any interests in any adjacent property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - please describe:			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agricultural field access - how many acres will the access serve? N/A			
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.			
business/land use	square footage	business	square footage
N/A			
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
type	number of units	type	number of units
N/A			
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.			
Indicate if your counts are <input type="checkbox"/> peak hour volumes or <input checked="" type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes 2400	# of multi unit trucks at peak hour volumes 8.4	
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment) 0	Total count of all vehicles 0 2409	

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- a) Properly map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.
- e) Subdivision, zoning, or development plan.
- f) Proposed access design.
- g) Parcel and ownership maps including easements.
- h) Traffic studies.
- i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/civilrights/ada/resources-engineers>


If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee signature	Print name	Date

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature	Print name	Date
	Michael Whitt	3-5-25

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date:

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 - Submit an application for each access affected.
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- Please print or type

1) Property owner (Permittee) Fremont County Department of Transportation		2) Applicant or Agent for permittee (if different from property owner) Ty & Tiffany Foster	
Street address 1170 Red Canyon Road Attn: Mr. Michael Whitt		Mailing address 4807 State Hwy 9	
City, state & zip Cañon City, CO 81212	Phone # 719-276-7430	City, state & zip Cañon City, CO 81212	Phone # (required) 719-429-6064
E-mail address michael.whitt@fremontco.com		E-mail address if available TIFFANY.THERANCH@GMAIL.COM	
3) Address of property to be served by permit (required) 4807 State Hwy 9/County Road 323A, Cañon City, CO 81212			
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? county: Fremont subdivision: M&B block: lot: section: 26 township: SW4SW4SEC26 range:			
5) What State Highway are you requesting access from? State Highway 9		6) What side of the highway? <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W	
7) How many feet is the proposed access from the nearest mile post? 880 feet <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W from: Milepost 5		How many feet is the proposed access from the nearest cross street? 259 feet <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W from: Hole in the Wall Road	
8) What is the approximate date you intend to begin construction? N/A			
9) Check here if you are requesting a: <input type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated:) <input type="checkbox"/> improvement to existing access <input checked="" type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)			
10) Provide existing property use Wedding/Event Center			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: and/or, permit date:			
12) Does the property owner own or have any interests in any adjacent property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - please describe:			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agricultural field access - how many acres will the access serve? N/A			
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.			
business/land use	square footage	business	square footage
N/A			
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
type	number of units	type	number of units
N/A			
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.			
Indicate if your counts are <input type="checkbox"/> peak hour volumes or <input checked="" type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes 2400	# of multi-unit trucks at peak hour volumes 8.4	
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment) 0	Total count of all vehicles 0 2409	

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- a) Property map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.
- e) Subdivision, zoning, or development plan.
- f) Proposed access design.
- g) Parcel and ownership maps including easements.
- h) Traffic studies.
- i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/ procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.


Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/civilrights/ada/resources-engineers>


If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee signature 	Print name Tiffany Foster	Date 1/13/2025
----------------------------------------------------------------------------------------------------------------------------------	------------------------------	-------------------

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature 	Print name Gary Marchand	Date 1/13/2025
-----------------------------------------------------------------------------------------------------------------	-----------------------------	-------------------



**Fremont County Department of Planning and Zoning
Roadway Impact Analysis Form**

This form shall be used in conjunction with any applications submitted in accordance with Section 8 of the Fremont County Zoning Resolution and or Section VI of the Fremont County Subdivision Regulations. This form is considered a minimum application submittal item and shall be required to be provided at the time of application submittal. This form is intended to provide the minimum items that must be addressed in the roadway impact analysis. The form can be expanded or attachments can be made to further address the roadway impact of the proposed use. **If the estimated average daily traffic increase is less than thirty (30) vehicle trips per day (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property) as per the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions for the entire development, as estimated by the project engineer, then a Roadway Impact Analysis will not be required to be completed by an engineer. In such situations other minimum items shall be addressed by the applicant.**

1. Project Name MERCHANTS WEDDING VENUE

2. Type of application:

- Zone Change #1
- Zone Change #2 – Use Designation Plan
- Zone Change #2 – Final Development Plan
- Commercial Development Plan
- Commercial Development Modification
- Expansion of an existing Business or Industrial Use
- Special Review Use Permit
- Conditional Use Permit
- Temporary Use Permit
- Change of Use of Property
- Subdivision Preliminary Plan

3. Engineer: JOE LOVETT Address: 1109 ELK HORN
 City: COLORADO SPRINGS State: CO Zip Code: 81223
 Telephone #: (719) 792-9771 Facsimile #: () Email _____

4. Provide a detailed description of the proposed use: WEDDING & EVENT VENUE

5. Provide the estimated average daily traffic to be generated by the proposed use(s), using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions. The estimated volumes of traffic to be generated by the proposed use(s) shall include as a minimum, the average weekday traffic volume and the peak-hour (morning and afternoon) traffic volumes. Specify the number of trips in each category. (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property)

PLEASE SEE ATTACHED STUDY

Residential: _____ daily, _____ peak-hour am, _____ peak-hour pm _____
 Employee: _____ daily, _____ peak-hour am, _____ peak-hour pm _____

Customer: _____ daily, _____ peak-hour am, _____ peak-hour pm
Truck generated by the proposed use: _____ daily, _____ peak-hour am, _____ peak-hour pm
Delivery – required by the use: _____ daily, _____ peak-hour am, _____ peak-hour pm
Total Vehicle Trips: _____ daily, _____ peak-hour am, _____ peak-hour pm

I certify that based on the proposed use(s) the total vehicle trips using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions will average less than thirty (30) trips per day based on any fourteen (14) day time frame.

_____ Date _____ Seal
Colorado Licensed Professional Engineer

If the above has been certified, then the applicant can complete the form and acknowledge it. If completed by the applicant only the questions marked by asterisk (*) are required to be answered.

NOTE: If the additional information provided warrants improvements to the roadway system, even though the traffic generated by the proposed use is less than thirty (30) trips per day, such improvements will be required. If in the future the use exceeds an average of thirty (30) trips per day a complete analysis could be required.

6. *What is the general location of the subject property? _____

7. *What are the names and/or the numbers of the public roadways that serve the site? _____

Provide a site plan drawing that shows the subject property, its proposed access points and all public roadways within a one-half (1/2) mile radius of the subject property, marked as Exhibit 7.1. An exhibit has been attached.

8. *What is the classification, according to the Fremont County Master Plan, of the roadway from which the project site will gain access to the public transportation system?
 Expressway or Freeway --- Major Arterial --- Arterial --- Collector --- Local

9. *Do the roadways in question lie within a three (3) mile radius of any incorporated town or city limits or the boundary of another County? Yes --- No
If yes, provide the name(s) of the jurisdiction(s): _____
In addition if a new roadway is to be constructed, how will it comply with the transportation plan in effect for the municipality? _____

10. *Will this project require a Fremont County Driveway Access Permit or a Colorado Department of Transportation (CDOT) State Highway Access Permit? Yes --- No
Please explain: _____



Southern Colorado Engineering

Professional Engineering Services

1109 Elkhorn Road * Cotopaxi, Colorado * 719-792-9771

Minor Traffic Impact Study

Marchand Ranch Wedding
&
Event Venue

4807 State Highway 9
Canon City, CO.

12/15/2024

Revised 2/18/2025



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9. Attachments;

 Attachment A – Fremont County Parcel Viewer Drawing Page 8
 Showing subject property with State Highway 9
 and CR 323 A.

 Attachment B – Survey and Topo of Special Review Use (SRU) area..... Page 9



1. Purpose of Study:

The owner of the +/- 222 acre property located at 4807 State Highway 9, Canon City Colorado has started the "Marchand Ranch Wedding & Event Venue" (Fremont County Special Review Use Permit 24-005) at the above stated property. During review for the special review use permit, the application was also submitted to the Colorado Department of Transportation (CDOT) for comment. Upon review, CDOT requested that a Minor Traffic Impact Study (technical memorandum) be prepared by a registered engineer. The following report will provide technical analysis and recommendations with respect to the existing traffic patterns and impact by the proposed increase in traffic by the Marchand Wedding Venue and Event Center.

The "Marchand Ranch Wedding & Event Venue" was started on an existing working ranch property and involved the renovation of an existing outbuilding to be the venue, addition of a change house/restroom adjacent to the venue, installation of a wastewater treatment system, and parking areas as needed. There were existing structures on the property (residence, miscellaneous outbuildings, etc.) prior to the creation of the venue.

The subject property is bordered on the North by State Highway 9, with Fremont County Road 323A running North-South through the property. Access to the property's existing residence and the new venue is from State Highway 9 onto Fremont County Road 323A. Fremont County Road 323A has an easement through the middle of the Marchand property and provides the access to the existing residence and venue buildings/parking area. The venue parking is located approximately 880 ft from State Highway 9 and can only be accessed from County Road 323A.

Reference also Attachments A & B showing the basic layout of the property and venue with respect to Fremont County Road 323A and State Highway 9.

2/18/2025 - This report was revised on 2/18/2025 to address comments from CDOT received via email dated 1/28/2025. Areas of change/additions have been noted throughout the report as needed.

2. General Topography and Roads in the Area:

The subject property is in a rural area located approximately 10 miles Northwest of Canon City. The area is a mixture of small ranches, agricultural properties, and newly developed individual residential properties. The properties directly adjacent to the Marchand property are similar in size and under private ownership.

There are also large tracts of uninhabited public lands (BLM) within a mile of the Marchand property to the North, West, and South. The public land consists of mountain terrain, dry gulches, rock outcroppings, etc.

State Highway 9 is a two lane paved highway that generally runs East-West in the immediate area of the subject property and also forms the North property boundary of the Marchand property. The State Highway is a level roadway in the area of the intersection with the County Road. Access to the Marchand property is via Fremont County Road 323A which is a two lane gravel road that connects to the South side of the State Highway. There is no direct access to the Marchand property from State Highway 9 other than from the County Road CR 323A.



There are several other private gravel roads in the immediate area that also connect to State Highway 9. These roads are noted to be private roads on the Fremont County GIS and service private residences in the area. See also section 7 below for additional information.

3. General Description of Property:

The subject property is a +/- 222 acre parcel located at 4807 State Highway 009 in Canon City. The Fremont County GIS System Parcel Viewer shows the following information for the subject lot;

Account Number R038042
Assessors Map No. 3671260000006
Assessors Schedule No. 99922300
Site Address 4807 State Hwy 009

Owner Name Marchand Gary V Trust
Subdivision M & B or Unknown
Legal Description: SW45W4 Sec 26 SD PT of Intersection being the PT of terminus of the herein desc ln; from which the SW cor of SD sec 26 bears S 00'07"W610.80 ft. manuf #93000-14-017 ref manuf #93000-00-647 ref from 400-02-410/400-01-180.

Please reference the attachments for specific location and orientation of the property.

The site has two (2) existing residences, a garage, barn structure, and several outbuildings located as shown in attachment A. The remainder of the property is undeveloped agricultural fields, vacant land, and the existing Cottonwood Creek drainage.

4. Online Transportation Information System (OTIS) Information

Southern Colorado Engineering has noted the following information from the CDOT Online Transportation Information System (OTIS) for State Highway 9 in the area of the Marchand Ranch (Highway 009A between 3 and 5);

AADT;

Annual Average Daily Traffic; 2400

% Trucks; 8.4

Traffic Capacity;

Route Capacity; 1300

V/C Ratio 0.32 (volume/capacity)

V/C Ratio 20 0.36 (volume/capacity for 20 years in future)

It is generally accepted that a V/C Ration below 0.5 indicates a relatively free traffic flow with sufficient capacity. The V/C Ratio 20 (volume/capacity ratio estimated for 20 years in the future) is also presently estimated to be below 0.5 indicating only a small increase in traffic is expected for the next 20 years.



5. Observed Traffic on State Highway 9:

A representative of Southern Colorado Engineering was at the Marchand property on the indicated dates and observed the following traffic counts;

Date	Time	Northbound Vehicles	Southbound Vehicles	Total Vehicles
11/16/2024	1:00 PM to 4:00 PM	244	194	438
Saturday	10:00 PM to 12:00 AM	8	9	17
11/17/2024	1:00 PM to 4:00 PM	180	164	344
Sunday	10:00 PM to 12:00 AM	3	11	14
11/20/2024	1:00 PM to 4:00 PM	184	172	356
Wednesday	10:00 PM to 12:00 AM	9	11	20
11/22/2024	1:00 PM to 4:00 PM	278	228	506
Friday	10:00 PM to 12:00 AM	12	11	23

The above observations were taken based upon best estimate of corresponding times of planned events at the Marchand Wedding Venue and Event Center with respect to times when the venue guests would be entering and exiting the event.

It is believed that the most "sought-after" times for wedding events would be on a weekend (Saturday or Sunday) and the average of the above traffic counts are as follows;

Weekend Event	Saturday Total Vehicles	1:00 PM to 4:00 PM	Average 146 vehicles/hr
	Sunday Total Vehicles	1:00 PM to 4:00 PM	Average 115 vehicles/hr
	Friday Total Vehicles	1:00 PM to 4:00 PM	Average 169 vehicles/hr (maximum)

2/18/2025 - Existing traffic counts for County Road 323A.

County Road 323A is a "dead end" road with no access to public lands. There are presently only four (4) residences serviced by County Road 323A. During the observations/traffic counts noted above, no more than 2 vehicles were noted to enter or exit CR 323A onto State Highway 9 during the observation times. If an estimate of 4 trips per day per residence is assumed, then there would be a total of 16 trips per day estimated on CR323A.

6. Estimate of Increase in Traffic Due to Marchand Events:

Information provided by the Marchand owner noted the following;

- Average 120 people per event.
- The maximum occupancy of the venue is 250 people.
- For 2023 there will be approximately 46 events.
- For 2024 there will be an estimated 70 events



Considering the above information, there would be an estimated increase in the traffic volume of 100 trips (vehicles) per day per event on both State Highway 9 and CR 323A.

Per comments from the CDOT review of the owner's application to Fremont County for the Special Review Use Permit it was noted that this is an event venue, and an event with 120 attendees plus 10 vendors/employees will be 100 trips every day there is an event.

Traffic volume on State Highway 9 per the Online Transportation Information System OTIS is 100 vehicles per hour.

2/18/2025 - Traffic Volume for CR 323A is estimated at 16 vehicles (trips) per day.

2/18/2025 - Per comments by CDOT the original estimate that there would be an increase of 100 vehicles (trips) per day, is still valid, however the original study spread these trips/vehicles over an estimated 6 hour period. This has subsequently been reduced to a 1 hr period (an additional 100 vehicles per hour for a one (1) hr duration).

With respect to the estimated traffic on CR323A (16 trips/day) an increase of 100 vehicles (trips) per day would constitute a 625% increase in traffic volume on the county road. This assumes that the full estimated 16 trips from residents on CR323A all occur at the same hour of maximum traffic from a Marchand event.

2/18/2025 - Trip Distribution and Turning Movements.

Due to the nature of the business (event center) and the location of the event center on State Highway 9 it is estimated that 75% of the traffic associated with attending any particular event will come from the South (Highway 50). This is based on its proximity of the event center to Canon City and subsequent access to interstate and airports in Colorado Springs and Denver. Access to the event center from the North is via Hartsell and other small mountain towns and with fewer services.

Assuming the 75% trip distribution from the South these vehicles would be turning to the left into the event center. Subsequently these same vehicles would be turning right onto State Highway 9 upon departure.

2/18/2025 - Level of Service (LOS)

The Level of Service for State Highway 9 is considered to be "A" grade. This is based upon free traffic flow at the posted speed limit. The additional traffic for Marchand events is not expected to have an impact on the level of service.

7. Other Roads, Sight Distances, and Speed Limit in the Immediate Area:

There are several other private gravel roads in the immediate area that also connect to State Highway 9. These roads are noted on attachment A and are also described below;

The next road to the West of the Marchand property is "Lowry Ranch Road" (private road) and is located approximately 1700 ft to the West on State Highway 9.

The next road to the East of the Marchand property is "Hole in the Wall Road" (private road) and is located approximately 300 ft to the East on Highway 9.



When entering or exiting County Road 323A from State Highway 9 there are the following lines of unobstructed sight;

- Approximately **875 ft (2/18/2025 - see note below)** to the West on State Highway 9
- Approximately 1500 ft to the East on State Highway 9

2/18/2025 - The grade at the Marchand entrance and along the sight distances noted above do not exceed a 1.7% grade based upon a review of topographic information.

The speed limit on State Highway 9 at the intersection with County Road 323A is 65 mph.

2/18/2025 - Revised line of sight to the West on State Highway 9 from 700 ft to be 875 ft and is noted above. The original sight distance was measured from the Fremont County GIS system maps and noted as 700 ft. The actual sight distance was physically measured by the engineer of record on 2/3/2025 and found to be 875 ft. The sight distance to the East was not physically measured as it is not in question with respect to the minimum required sight distance. These sight distances meet the requirements of the State Highway Access Code of 725 ft from table 4-1 for a vehicle traveling on the highway to the access (grade <3%), and 845 ft for entering sight distance as noted in table 4-2 (grade <3%).

8. Conclusions and Recommendations:

The Marchand Ranch Wedding Venue and Event Center has been in operation under provision by the Special Review Use Permit 24-005 since earlier in the year and is expected to complete approximately 46 events in 2024. To the present date there have been no "close calls", accidents, or concerns with respect to traffic on State Highway 9 due to these events.

State Highway 9 is a rural highway and data available on the Online Transportation Information System (OTIS) notes that the highway is not presently at full capacity (Volume/Capacity ratio 0.32). The OTIS data also indicates that the traffic volume is not expected to increase significantly in the next 20 years (Volume/Capacity 20 Ratio 0.36).

2/18/2025 - County Road 323A is an unimproved dirt road that provides access for four (4) private residences. It does not access any public land and has minimal usage (estimated at 16 vehicles per day). Although the estimated increase in traffic on CR 323A due to Marchand events appears significant, the increase of 625% traffic volume noted in section 6 is misleading. The only way to show a small increase in traffic for this road would be if there was already a high volume of existing traffic. Due to the existing extremely low volume of traffic on CR 323A, the increased volume of traffic expected during a Marchand event (maximum 100 vehicles for a one (1) hour timeframe) can be accommodated without any significant impact on the level of service of the county road. As with State Highway 9, traffic volume on CR 323A is not expected to increase significantly in the next 20 years due the accessible properties are all privately owned.

Considering the above discussion, no additional work or signage is required.



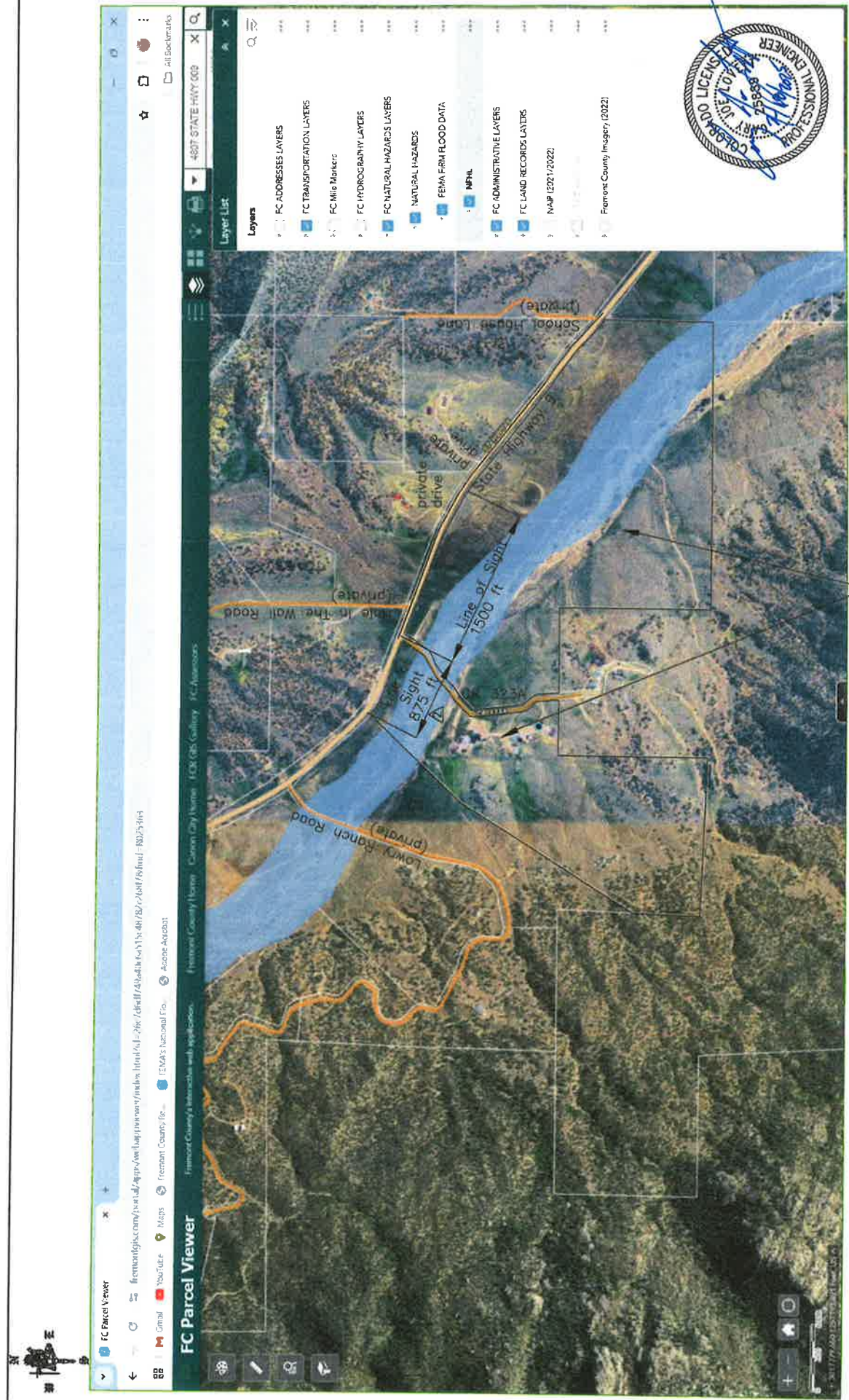
It is suggested that the owner consider placing portable "Event in Progress" signs East and West of the intersection of State Highway 9 and County Road 323A to provide some notice to motorists on the State Highway that there may be additional traffic in the immediate area. If used, any signage used should only be in place during events at the Marchand Ranch and would need to meet all State, County, and CDOT requirements.

Questions or concerns with this Minor Traffic Study (technical memorandum) may be directed to me at the address and phone listed below.



Cary "Joe" Lovett, PE
Southern Colorado Engineering LLC
719-792-9771
1109 Elkhorn Road
Cotopaxi, Colorado 81223
joe.lovett@forgedunderthemountain.com





4807 State Hwy 9
Property

4807 State Hwy 9, Colorado
This drawing taken from Fremont County GIS parcel viewer
and shows the property boundaries, relation to State Highway 9
and Fremont County Rd 323A, and Line of Sight Distances.

DATE	DESCRIPTION	BY
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10/10/2022	Issue for Review	JH
10/09/2022	Issue for Review	JH
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10/07/2022	Issue for Review	JH
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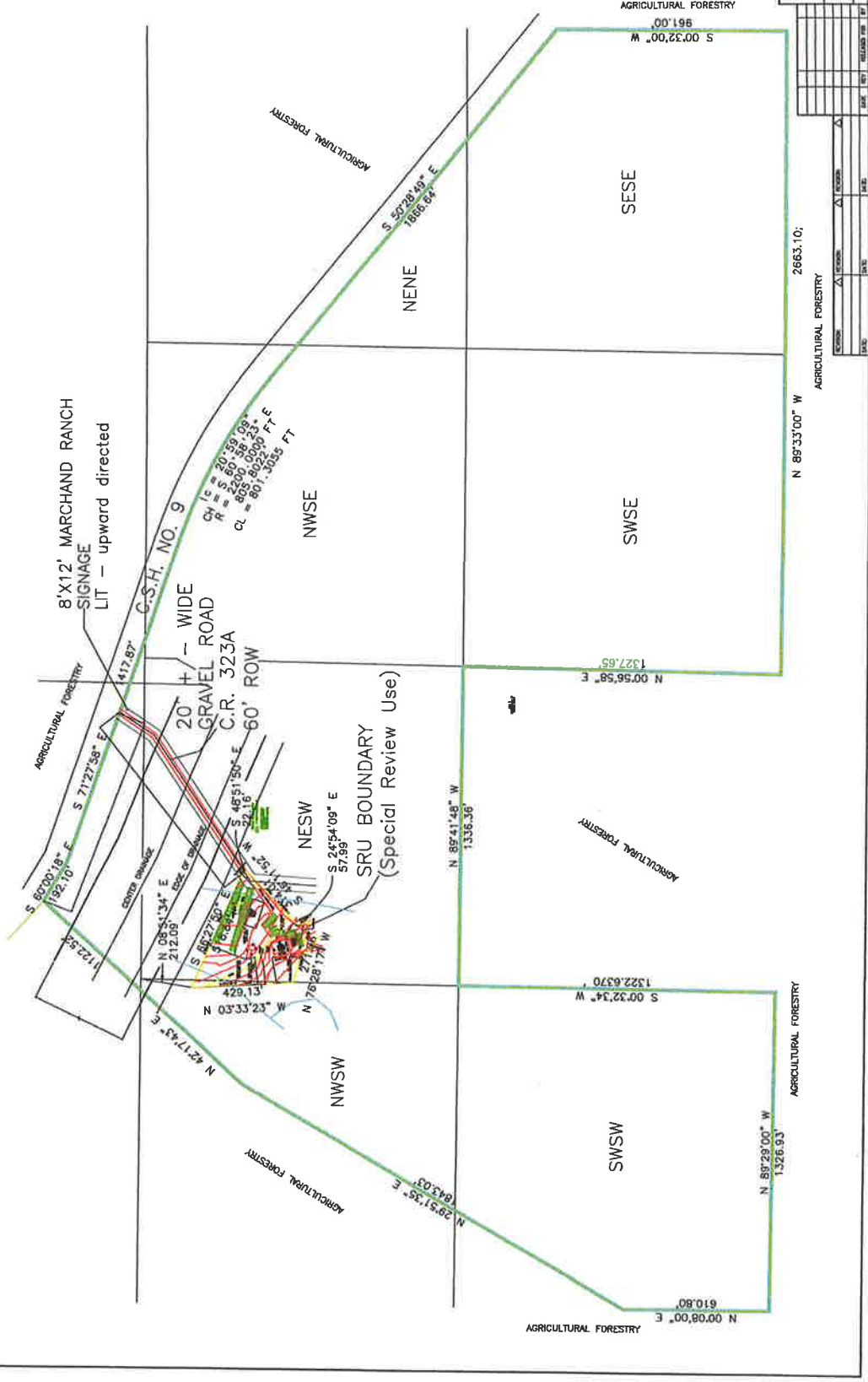
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12	10/01/2022	Issue for Review	JH



Notes:

- Owner proposes to operate Marchand Ranch Wedding & Event Center on the property at 4807 State Highway 9, Canon City, CO 81212. Survey and Topo of the immediate venue area was performed by Cornerstone Land Surveying on or about 10/2024.
- The topographic information has been forwarded to Southern Colorado Engineering.
- The slope of the property is to the North as shown to the Cottonwood Creek drainage.



Marchand Ranch Wedding & Event Venue
4807 State Hwy 9
Canon City, Colorado

DATE	10/2024
SCALE	AS SHOWN
PROJECT NUMBER	SC-476-24
SHEET NUMBER	8
TOTAL SHEETS	8

Chad L. Ewert
Professional Engineer
Southern Colorado Engineering

To whom it may concern:

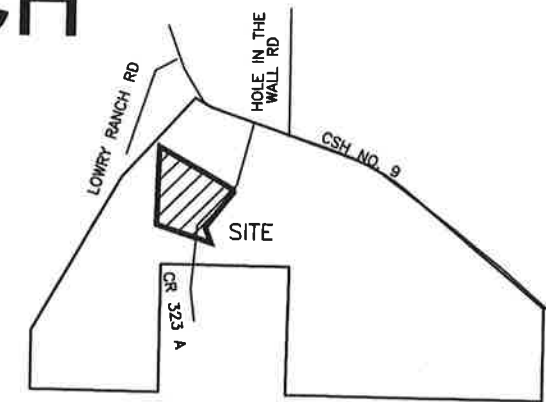
I Gary Marchand, owner of the property for the Marchand Ranch Wedding & Event Venue, hereby grant permission to Tiffany Foster to represent and make all decisions in regards to the Wedding Venue.

I also grant Cornerstone Land Surveying, Matt Koch, to represent the SRU application with the County of Fremont County.

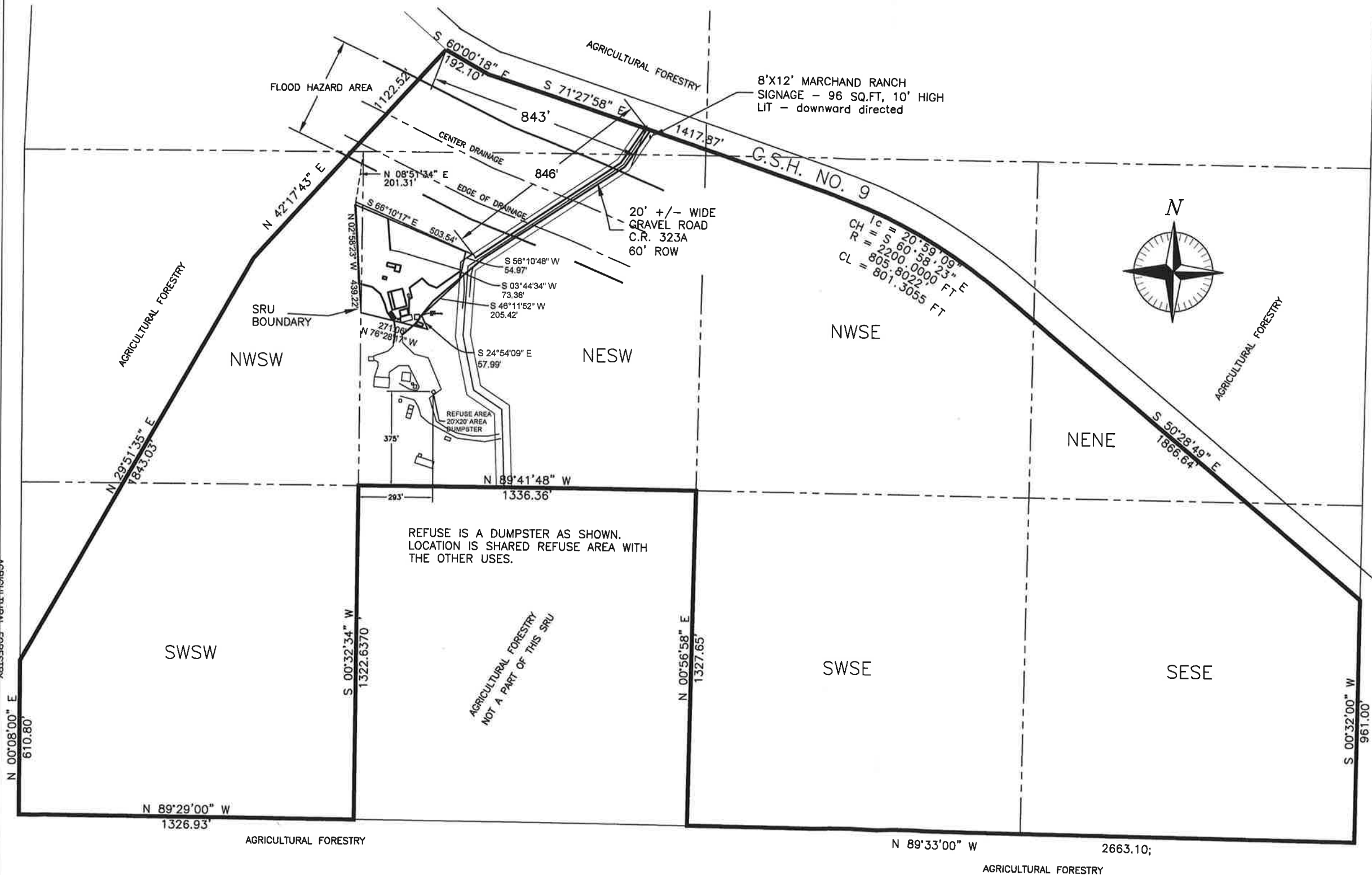
Gary Marchand

Sincerely,
Gary Marchand
Land Owner

SPECIAL REVIEW USE PERMIT MARCHAND RANCH WEDDING & EVENT VENUE



VICINTY MAP
N.T.S.



OVERALL PROPERTY

PROPERTY LEGAL DESCRIPTION:

ALL OF THE SE1/4 AND THE W 1/2 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 73 WEST OF THE 6TH P.M., LYING SOUTH AND WEST OF COLORADO STATE HIGHWAY NO. 9.

EXCEPTING THE SE1/4SW1/4 AND ALL OF THAT LAND AS PART OF THE LOWRY RANCH SUBDIVISION AS RECORDED IN THE RECORDS OF THE FREMONT COUNTY CLERK AND RECORDERS OFFICE.

FREMONT COUNTY, STATE OF COLORADO
CONTAINING 220.10 ACRES MORE OR LESS

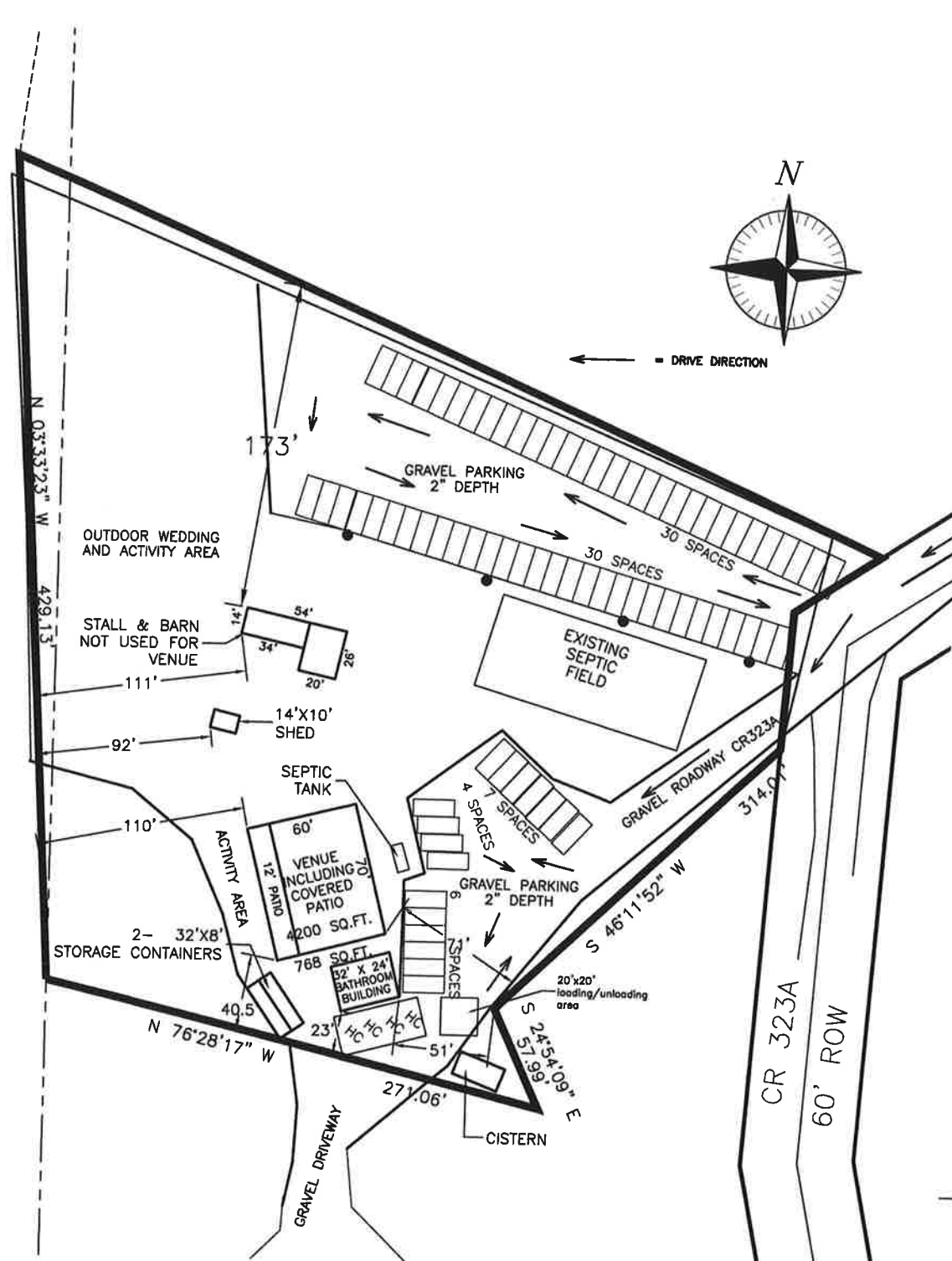
SRU DESCRIPTION:

BEGINNING AT A POINT FROM WHENCE THE NORTHWEST CORNER OF THE NE1/4SW1/4 BEARS N 08°51'34" E, 201.31' FEET; THENCE S 66°10'17" E, 505.54 FEET; THENCE S 56°10'48" W, 54.97 FEET; THENCE S 03°44'34" W, 73.38 FEET; THENCE S 46°11'52" W, 205.42; THENCE N 76°28'17" W, 271.06 FEET; THENCE N 02°58'23" W, 439.22 FEET TO THE POINT OF BEGINNING.

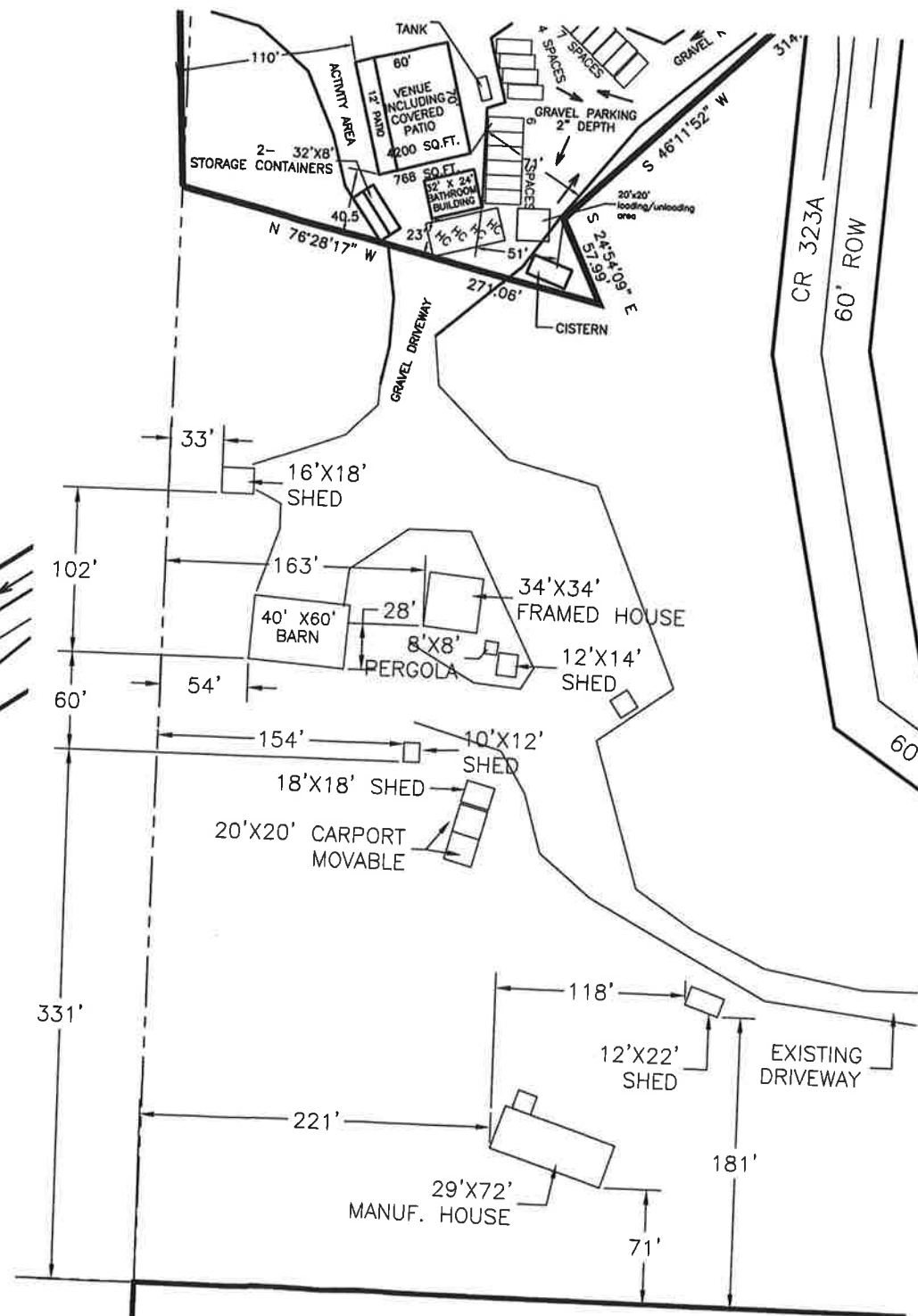
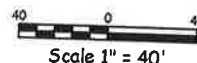
FREMONT COUNTY, STATE OF COLORADO
CONTAINING 3.16 ACRES MORE OR LESS

CORNERSTONE
LAND SURVEYING, L.L.C.
1022 PHAY AVE
CANON CITY, COLORADO 81212
719-275-8881

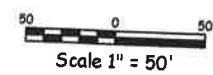
SPECIAL REVIEW USE PERMIT MARCHAND RANCH WEDDING & EVENT VENUE



SRU BOUNDARY



DETAIL



NOTES:

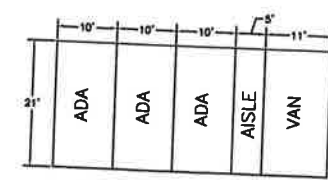
- 1.) SITE IS ZONE AGRICULTURAL FORESTRY.
- 2.) THIS SRU IS A PORTION OF A LARGER DEEDED PARCEL. THIS WILL NOT CREATE A SEPARATE PARCEL. THE CURRENT LOT IS CONFORMING WITH THE UNDERLYING ZONING.
- 3.) ALL STRUCTURES, UTILITIES AND PARKING AREAS ARE EXISTING. THE ADA SPACES WILL BE BROUGHT UP TO CODE WITH HARD SURFACING.
- 4.) DESIGNATED LOADING AREAS ARE SHOWN. NO PEDESTRIAN AND DESIGNATED WALKWAYS ARE PROPOSED.
- 5.) NO PORTION OF THE SRU LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA.
- 6.) NO EASEMENTS WERE DISCOVERED OR INFORMATION PROVIDED.
- 7.) NO SIGNIFICANT FEATURES EXIST WITHIN THE SRU BOUNDARY.
- 8.) NO OPEN SPACES ARE PROPOSED

PARKING REQUIREMENTS
 □ = 9'x22' PARKING SPACE
 GRAVEL SURFACE
 4968 SQ.FT. BUILDINGS
 34 SPACES REQUIRED
 77 PROVIDED
 4 ADA PROVIDED

● = 16' HIGH SOLAR LIGHTING
 20' DIAMETER COVERAGE
 DOWNWARD DIRECT

CONSTRUCTION TABLE

EXISTING	PROPOSED
VENUE 4200 SQ.FT.	NO PROPOSED STRUCTURES
RESTROOMS 768 SQ.FT.	
SHED 140 SQ.FT.	
STORAGE CONTAINERS 512 SQ.FT.	



ADA PARKING LAYOUT