

Lighting Plan

The proposed Lighting Plan consists of decorative string lighting and eight battery powered outdoor motion sensor lights for the event space. The decorative string lighting will be used to light and define the event space boundaries, walkways, and tented dining area. The motion sensor lights will be used to light the dance floor area, the restroom area, the courtyard, and parking lot.

The one motion sensor light for dance floor area will be mounted on the existing chain link fence that is 5 ft. high. There will be two motion sensor lights for the parking lot area mounted on 10 ft. tall temporary posts. The two existing motion sensor lights for the restroom area are mounted on the existing farm house, 10 ft high. There is one existing motion sensor light for the handicap parking area mounted on the farmhouse, 10 ft. high. There are two existing motion sensor lights mounted on the farmhouse above the doorways in the courtyard area, 8 ft. high. These motion sensor lights will provide adequate lighting for safety and convenience of the event guests. The cut off angle for these exterior light sources will not exceed 90 degrees and will not be above the horizontal plane. All of these lights will have 600 lumens per lamp.

The decorative string lighting for the tented dining area will be substantially confined to the ground directly beneath the canopy. The string lighting defining the walkway areas and event space boundaries will be strung on temporary posts 4 ft. high. All the string lighting will not exceed 10 ft. candles or .1 ft candles measured at the property boundary.

All lighting during the principle use's non-operating hours will be reduced to the motion sensor lighting. There will be no other lighting necessary for security.

There will be no upward lighting used in the event space.

No lighting for the intended use will exceed 10 ft. candles.

The lighting for the intended use will have no impact on adjacent properties or the public right of way. The nearest adjacent property is over one mile away from the event space. The nearest public right of way is ¼ mile from the event space. The event space is surrounded by dense Cottonwood trees that conceals all light from the adjacent public right of way. The lighting at the property boundary will be less than .1 ft. candles.

The motion sensor lights and string lighting will be consistent with the style and architecture of the proposed site. The poles for the temporary motion sensory lights in the parking area will be wood, so there will be minimal glare from the posts. The motion sensor lights will be metal halide.

The proposed lighting will not make it difficult for pilots to distinguish airport lights or cause any hazard whatsoever.

The proposed lighting will not include any of the prohibited lighting listed in the El Paso County Development Code Chapter 6 Section B.3.a.

All lighting will be extinguished by 10pm.

Please consider the unique remoteness of the property and the minimal lighting proposed as reasons to forego a Photometric Plan for the site. We understand the need for the county to assess all potential lighting impacts of adjacent properties and Public Right of Way, but we believe one can reasonably assess this risk through our lighting plan and conclude that all lighting impacts to the adjacent properties and public right of way will meet (and be well within) El Paso County Requirements. Also consider:

- The Nearest adjacent property boundary is over 1 mile from the proposed event space.
- The nearest public right of way is over 1/4 mile from the proposed event space, and the event space is surrounded by dense trees that will conceal any light.
- The adjacent property is the Hannah Ranch, which is a direct relative of Jay Frost, the owner of the proposed event space property. These Ranches are nearly one in the same. Not including the Hannah Ranch, the nearest residential property is 3.5 miles away from event space.
- The proposed lighting uses battery powered motion sensor lights, and string lighting similar to holiday lighting.
- The majority of events will be during the daytime.
- The proposed lighting will only be in use 21 hours for the entire year
- The proposed lighting will be set up immediately prior to an event and taken down immediately after.

The El Paso County Development Code lists exemptions for the following:

- Holiday lights in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday. Holiday lights may be of any type, number, area, height, location, illumination or animation, except that they shall not produce incident or reflected light that may be confused with or construed as a traffic control device
- Temporary use of low wattage or low voltage lighting for public festivals, celebrations, and carnivals approved as a temporary use

Our proposed lighting and use would be significantly less than what is used for “Holiday Lights”, and the Battery Powered Motion Sensor Lights and String Lights are temporary and extremely low wattage.

We have requested Photometric Plans to be done by numerous third party engineers in El Paso County and all of them have strongly advised against doing a Photometric plan for such a small and temporary project, advising to save the time and money. Some have even refused all together to take on such a small project.

Our lighting plan will comply with all EPC lighting standards.

Please consider this lighting plan to be sufficient to asses the lighting impact to adjacent properties and Public Right of Way.