

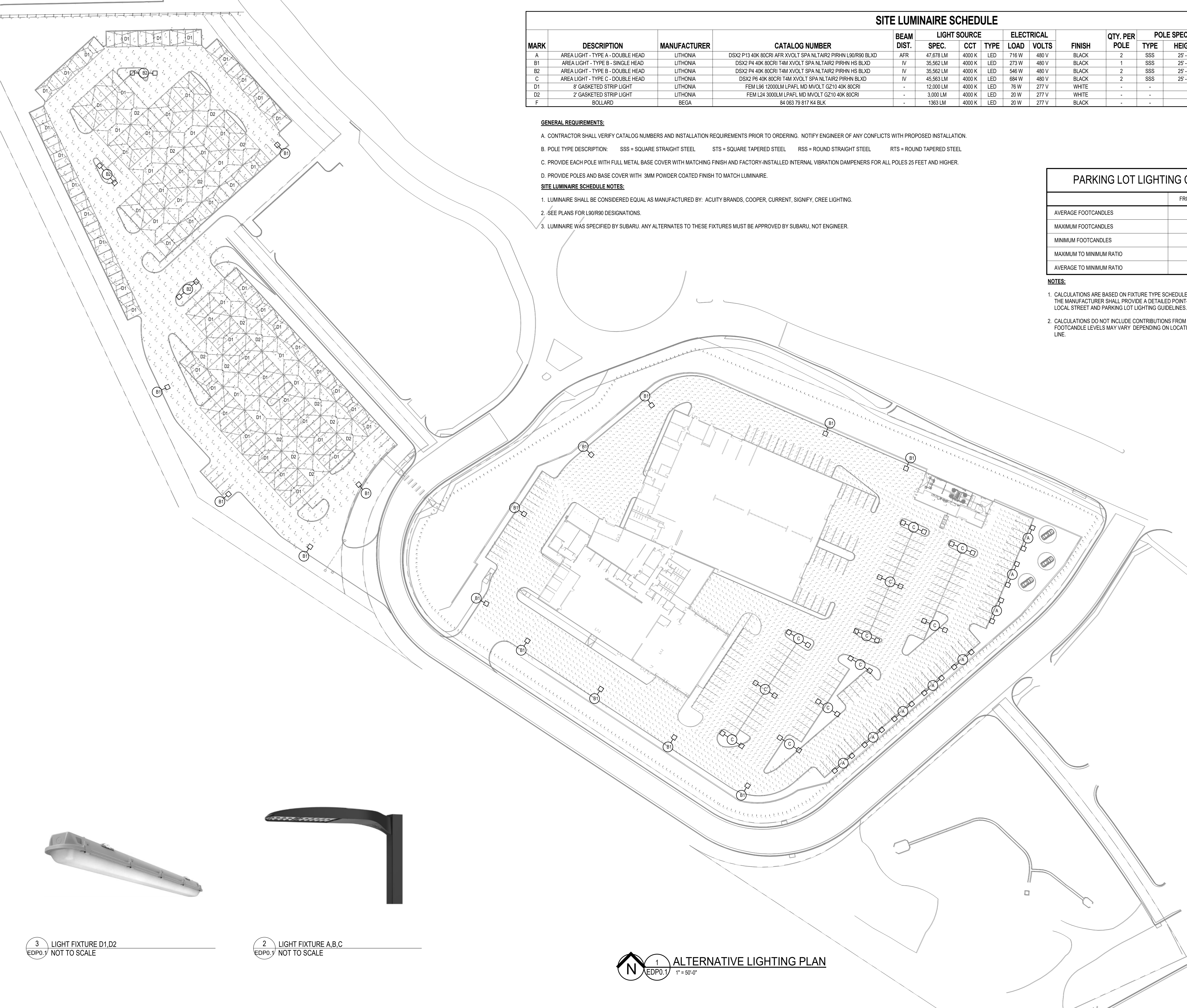
SITE LUMINAIRE SCHEDULE															
MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BEAM DIST.	LIGHT SOURCE			ELECTRICAL		FINISH	QTY. PER POLE	POLE SPEC.		ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS			TYPE	HEIGHT		
A	AREA LIGHT - TYPE A - DOUBLE HEAD	LITHONIA	DSX2 P13 40K 80CRI AFR XVOLT SPA NLTAIR2 PIRHN L90R90 BLXD	AFR	47.678 LM	4000 K	LED	716 W	480 V	BLACK	2	SSS	25'-0"	NOTE 1	NOTE 2
B1	AREA LIGHT - TYPE B - SINGLE HEAD	LITHONIA	DSX2 P4 40K 80CRI T4M XVOLT SPA NLTAIR2 PIRHN HS BLXD	IV	35.562 LM	4000 K	LED	273 W	480 V	BLACK	1	SSS	25'-0"	NOTE 1	
B2	AREA LIGHT - TYPE B - SINGLE HEAD	LITHONIA	DSX2 P4 40K 80CRI T4M XVOLT SPA NLTAIR2 PIRHN HS BLXD	IV	35.562 LM	4000 K	LED	546 W	480 V	BLACK	2	SSS	25'-0"	NOTE 1	
C	AREA LIGHT - TYPE C - DOUBLE HEAD	LITHONIA	DSX2 P6 40K 80CRI T4M XVOLT SPA NLTAIR2 PIRHN BLXD	IV	45.563 LM	4000 K	LED	684 W	480 V	BLACK	2	SSS	25'-0"	NOTE 1	
D1	8' GASKETED STRIP LIGHT	LITHONIA	FEM L96 12000LM LP AFL MD MVOLT GZ10 40K 80CRI	-	12,000 LM	4000 K	LED	76 W	277 V	WHITE	-	-	-	NOTE 1	
D2	2' GASKETED STRIP LIGHT	LITHONIA	FEM L24 3000LM LP AFL MD MVOLT GZ10 40K 80CRI	-	3,000 LM	4000 K	LED	20 W	277 V	WHITE	-	-	-	NOTE 1	
F	BOLLARD	BEGA	84 063 79 817 K4 BLK	-	1363 LM	4000 K	LED	20 W	277 V	BLACK	-	-	-	NOTE 3	

- GENERAL REQUIREMENTS:**
- A. CONTRACTOR SHALL VERIFY CATALOG NUMBERS AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. NOTIFY ENGINEER OF ANY CONFLICTS WITH PROPOSED INSTALLATION.
  - B. POLE TYPE DESCRIPTION: SSS = SQUARE STRAIGHT STEEL STS = SQUARE TAPERED STEEL RSS = ROUND STRAIGHT STEEL RTS = ROUND TAPERED STEEL
  - C. PROVIDE EACH POLE WITH FULL METAL BASE COVER WITH MATCHING FINISH AND FACTORY-INSTALLED INTERNAL VIBRATION DAMPENERS FOR ALL POLES 25 FEET AND HIGHER.
  - D. PROVIDE POLES AND BASE COVER WITH 3MM POWDER COATED FINISH TO MATCH LUMINAIRE.

- SITE LUMINAIRE SCHEDULE NOTES:**
- LUMINAIRE SHALL BE CONSIDERED EQUAL AS MANUFACTURED BY: ACUITY BRANDS, COOPER, CURRENT, SIGNIFY, CREE LIGHTING.
  - SEE PLANS FOR L90/R90 DESIGNATIONS.
  - LUMINAIRE WAS SPECIFIED BY SUBARU. ANY ALTERNATES TO THESE FIXTURES MUST BE APPROVED BY SUBARU, NOT ENGINEER.

PARKING LOT LIGHTING CALCULATION STATISTICS			
	FRONT ROW	INVENTORY	PARKING
AVERAGE FOOTCANDLES	46.7	11.11	3.33
MAXIMUM FOOTCANDLES	64.9	19.1	4.9
MINIMUM FOOTCANDLES	20.7	3.1	0.5
MAXIMUM TO MINIMUM RATIO	3.14:1	6.16:1	9.8:1
AVERAGE TO MINIMUM RATIO	2.26:1	3.56:1	6.7:1

- NOTES:**
- CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED. IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-BY-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
  - CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.



3 LIGHT FIXTURE D1, D2  
EDPO.1 NOT TO SCALE

2 LIGHT FIXTURE A, B, C  
EDPO.1 NOT TO SCALE

1 ALTERNATIVE LIGHTING PLAN  
EDPO.1 1" = 50'-0"



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NORTHGATE  
SUBARU

DATE: 06/03/2026  
PROJECT MGR: smf  
PREPARED BY: wjs

SITE  
DEVELOPMENT  
PLAN

DATE	BY	DESCRIPTION
05/25/25		1st SDP Submittal
07/16/25		2nd SDP Submittal
08/18/25		3rd SDP Submittal
06/03/26		4th SDP Submittal

PHOTOMETRIC SITE  
PLAN

EDPO.1

# 1 OF 1

PPR2514

## memorandum

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**attn:** Planning Department **from:** Steve Farrington  
**company:** City of Colorado Springs **date:** 6/24/2026  
**project name:** Baxter Automotive – Northgate Subaru  
**mei project:** 24156  
**re:** Lighting Standards – Alternative Lighting Plan  
**cc:** File

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## Land Development Code County of El Paso, Colorado

### ***Alternative Lighting Plan***

The Baxter Automotive Northgate Subaru project is requesting approval of an Alternative Lighting Plan in reference to Chapter 6.2.3 Lighting in the Land Development Code. The objective of the Alternative Lighting Plan is to enhance the safety, security, and functionality of the Northgate Subaru dealership while adhering to the standards set by the Illuminating Engineers Society of North America (IESNA) for auto dealerships.

- The Land Development Code, Chapter 6.2.3 (B) (1) (d) – This section specifies the maximum on-site lighting levels should not exceed 10 foot candles, except for loading and unloading platforms where the maximum lighting level shall be 20 foot candles.
  - According to IESNA Section 17, lighting at the front row of an auto dealership should average be between 40-50 foot candles. For auto dealerships, vehicles serve as merchandise; thus, appropriate lighting enables customers to comfortably view the inventory and ensure safe pedestrian movement. Additionally, enhanced security is crucial, especially when automobiles are displayed outdoors overnight. For subsequent rows containing automobile inventory, IESNA recommends between 10-20 foot-candles. We are requesting an Alternative Lighting Plan to meet the light levels recommended by IESNA.
- The Land Development Code, Chapter 6.2.3 (B) (2) – This section indicates that no freestanding light fixtures shall be mounted higher than 15 feet, except parking lot fixtures which shall be mounted no higher than 20 feet unless an alternative lighting proposal is approved in accordance with this Code.
  - We are requesting an Alternative Lighting Plan to use 25-foot poles mounted on top of a 30-inch concrete base. The 25-foot poles offer several benefits. First of all, for poles equipped with security cameras, the increased height provides for better angles and coverage of the parking lot areas. Moreover, the taller poles reduce the overall quantity of pole lights required, thus enhancing the site’s visual appeal.
- The Land Development Code, Chapter 6.2.3 (B) (1) (e) – This section indicates the light levels measured at the property line adjacent to residential property or public right-of-way shall not exceed 0.1 foot candles due to on-site lighting.
  - Although this site does not border any residential properties, it is surrounded by public rights-of-way. The majority of the adjacent streets are private streets, except Struthere Blvd, which is a public Minor Arterial. Most vehicle display and parking areas are located close to property lines. Given the proposed increased light levels and pole heights, foot-candle measurements at the property boundaries slightly exceed 0.1 foot-candles.

However, all fixtures along the property boundary will utilize full cut-off fixtures with house side shields to minimize light trespass.

We recognize that the Lighting section of the Land Development Code aims to address the impact of lighting on adjacent neighborhoods. Using IESNA standards as a baseline, our Alternative Lighting Plan preserves natural areas, enhances neighborhood continuity, fosters non-vehicular access, and demonstrates innovative design.

- **Protection of Natural Areas from Light Intrusion:** The proposed lighting design prioritizes dark-sky compliance by using full-cutoff, shielded fixtures that minimize uplight and horizontal glare. Light levels are carefully controlled and confined to necessary areas, significantly reducing spillover into adjacent natural zones.
- **Enhancement of Neighborhood Continuity and Connectivity:** The lighting design aligns with the scale and style of adjacent areas. Illumination levels along sidewalks and pathways provide smooth visual transitions between the dealership and surrounding areas, fostering a unified streetscape. This consistent lighting approach enhances visibility, comfort, and safety for residents and customers alike.
- **Fostering of Non-Vehicular Access:** The lighting ensures uniformity without creating dark zones, reducing trip hazards and improving nighttime safety. The illuminated areas further enhance accessibility and promote walkability for all users, encouraging a pedestrian-friendly environment.
- **Demonstration of Innovative Design and Use of Fixtures or Elements:** The Alternative Lighting Plan incorporates smart technology, including lighting controls that can adjust illumination based on occupancy and time of day. Fixtures are energy-efficient, modular, and designed for long-term maintainability.

The plan adheres to IESNA guidelines for automobile dealership lighting, ensuring proper illumination levels for safety and visibility while minimizing glare and off-site light trespass. This targeted use of industry best practices demonstrates both innovation and technical responsibility.

Thank you for considering our Alternative Lighting Plan that aligns with the IESNA standards for auto dealerships while maintaining the primary purpose of the Land Development Code.

Respectfully,

Steve Farrington, PE, CEM, LEED AP  
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