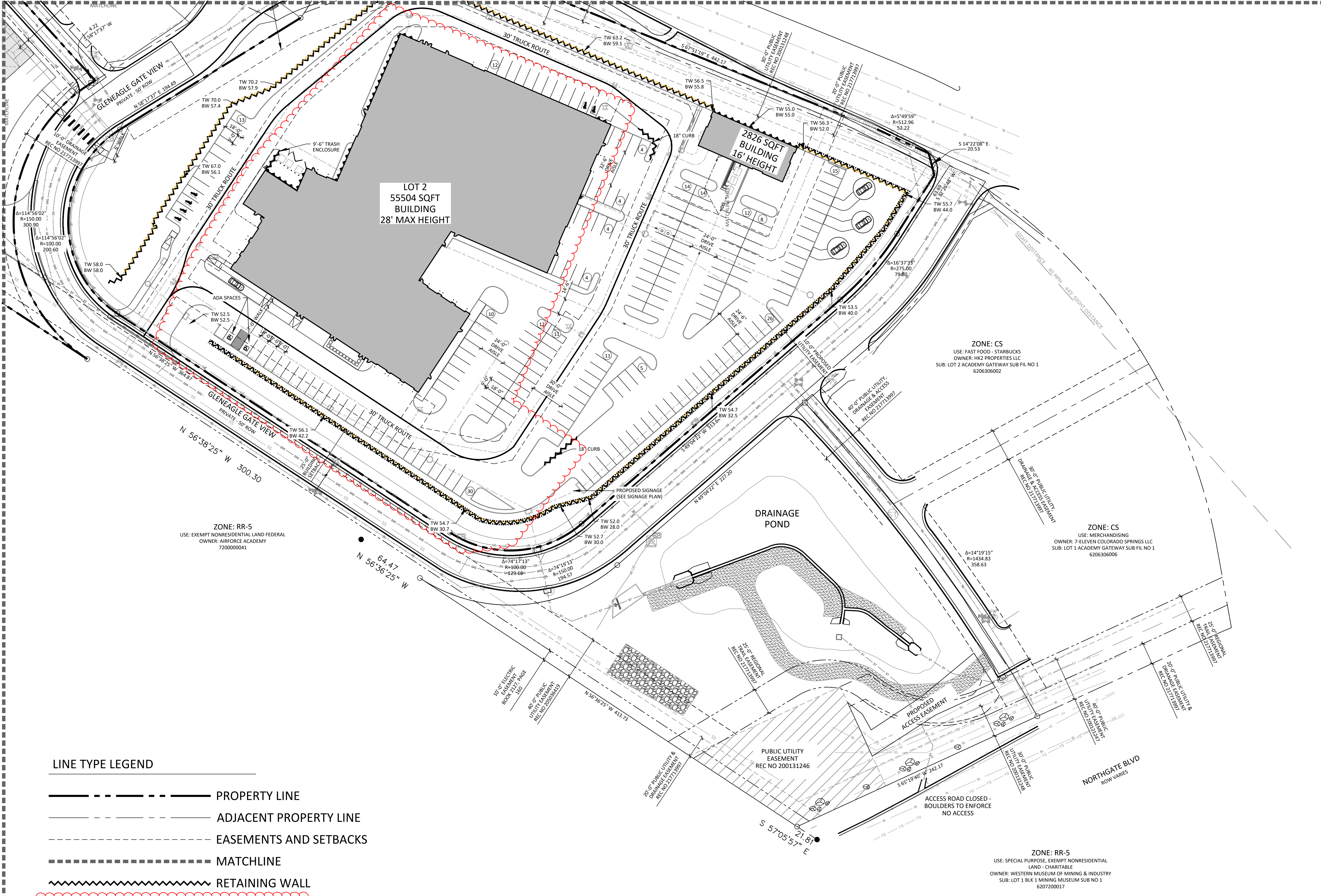


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PPR2514

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LINE TYPE LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

ZONE: RR-5
USE: SPECIAL PURPOSE, EXEMPT NONRESIDENTIAL
LAND - CHARITABLE
OWNER: WESTERN MUSEUM OF MINING & INDUSTRY
SUB: LOT 1 BLK 1 MINING MUSEUM SUB NO 1
6207200017

NORTH

0204080

SCALE: 1" = 40'



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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NORTHGATE
SUBARU

DATE:	08.18.25
PROJECT MGR:	K. JOHNSON
PREPARED BY:	A. ROMAN

SITE
DEVELOPMENT
PLAN

DATE:	BY:	DESCRIPTION:
05/25/25	AR	1st SDP Submittal
07/16/25	AR	2nd SDP Submittal
08/18/25	AR	3rd SDP Submittal
06/04/26	AR	4th SDP Submittal

Site Plan

3

3 OF 3

PPR2514

BAXTER AUTOMOTIVE SUBARU DEALERSHIP

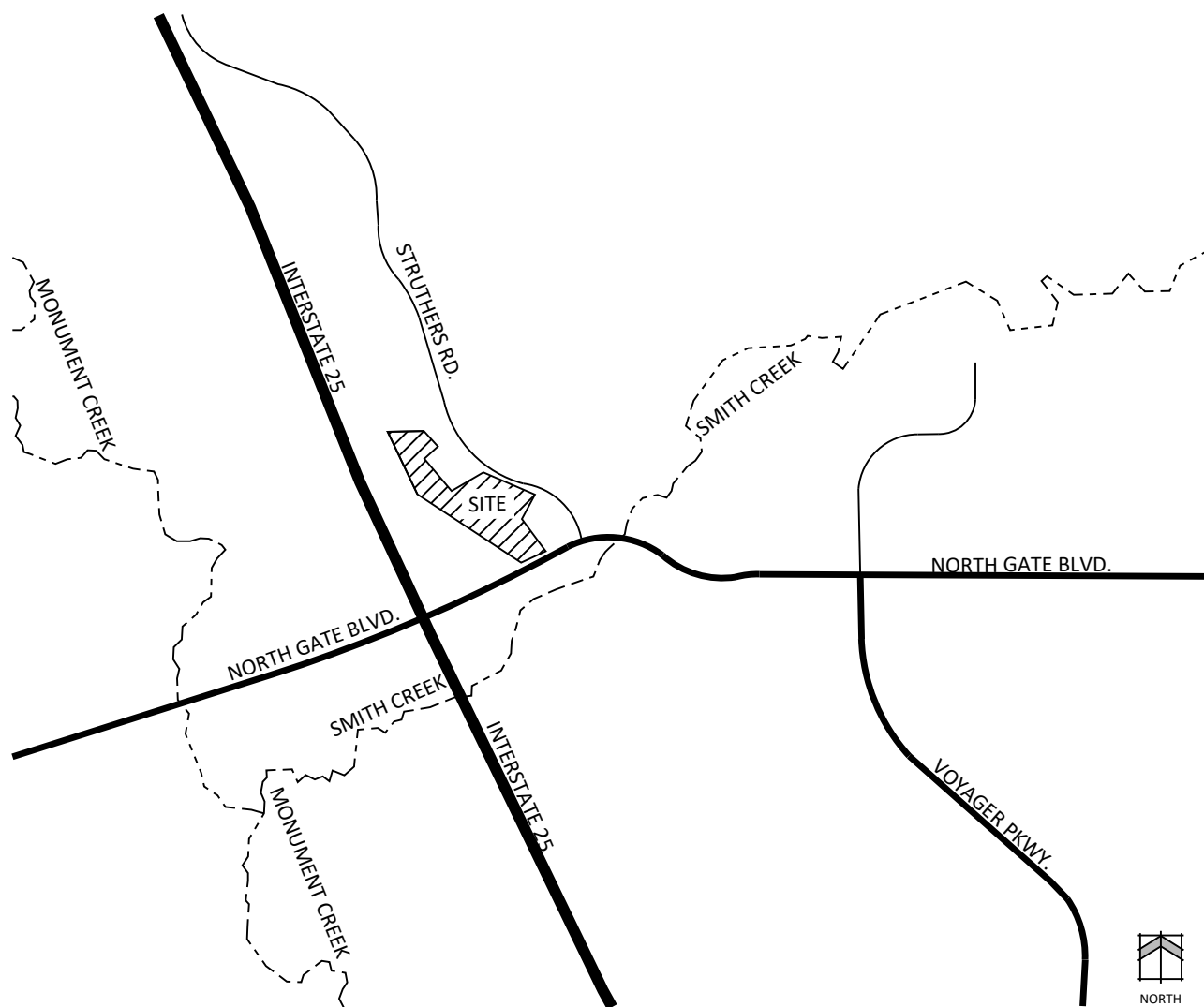
EL PASO COUNTY, COLORADO

SUBSTITUTE LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES OR DEEP-ROOTED PLANTINGS SHALL BE INSTALLED WITHIN 10 FEET OF ANY FIRE HYDRANTS, WATER MAINS, OR WASTEWATER PIPELINES.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

VICINITY MAP



SITE DATA

Tax ID Number:	7201402022, 6206306005, 6206306003
Total Area:	4.12 ac + 6.03 ac + 2.22 ac = 12.37 Acres
Current Zoning:	CS
Current Use:	Vacant Commercial Lots
Proposed Use:	Dealership
Proposed Building Footprint:	53,703 SF
Car Wash:	2826 SF
Open space %:	41%
Landscaping %:	32%
Impermeable surface %:	54%
Building Setbacks:	
Lot 1 East:	None
Lot 1 North:	25'
Lot 2 Struthers:	25'
Landscape Setbacks:	
Gleneagle Gate View:	10'
Struthers:	20'
Parking:	
Formula:	Inside display space: 1 space/1000 sf * 4650 sf = 5 Office space: 1 space/450 sf * 3997 = 9
Required:	14 spaces, with 1 additional accessible space required
Provided:	497 total spaces - 2 ADA spaces tract D: 193 (6 EV, 2 ADA) tract E: 304

PROJECT TEAM

OWNER/DEVELOPER:	TKA Properties LLP; Tom Kroll 16225 Burt Street, Suite 100 Omaha, NE 68118
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
ENGINEER:	Terra Nova Engineering Inc 721 S 23rd St Colorado Springs, CO 80904

SHEET INDEX

Sheet 1 of 4:	Cover Sheet
Sheet 2 of 4:	Site Plan
Sheet 3 of 4:	Site Plan
Sheet 4 of 4:	Details

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.905

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Struthers Rd.	Minor Arterial	20 / 20	628.25'	1 / 25'	25 / 25
Gleneagle Gate Vw.	Non Arterial	10 / 10	1400'	1 / 30'	47 / 39
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
0 / 0	0 / 0	SR	75% / 75%		
80 / 80	0 / 0	GG	75% / 75%		

Motor Vehicle Lots

See Code Section/Policy 7.4.907

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan
294 uncovered	20 / 20	MV

Internal Landscaping

See Code Section/Policy 7.4.908

Net Site Area (SF)	Percent Minimum Green Space Area (%)	Green Space Area (SF) Required / Provided		
538837.2	5%	26941.86 / 26941.86		
Internal Trees (1/500 SF Green Space) Required / Provided		Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan
54 / 27		270 / 270	0 / 0	IN

Landscape Buffers

See Code Section 6.2.2.D.1

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Buffer Trees (1/15') Required / Provided	Evergreen Trees Req. (33%) / Prov.
Struthers (Residential)	15' / 15'	450'	30 / 11*	10 / 21
Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.			
SR	75% / 100%			

*This alternative landscape request is detailed in the letter of intent.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
DECIDUOUS TREES						
	Af	14	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	50'	20'	2" Cal.
	Ct	10	Corylus columna / Turkish Filbert	30'	20'	2" Cal.
	Gt	11	Gleditsia triacanthos / Honey Locust	30'	30'	2" Cal.
	Qb	14	Quercus bicolor / Swamp White Oak	25'	20'	2" Cal.
	Ta	13	Tilia americana / American Linden	30'	15'	2" Cal.

EVERGREEN TREES

	Jm	46	Juniperus monosperma / Oneseed Juniper	15'	10'	8' HT
	Je	2	Juniperus virginiana / Eastern Redcedar	20'	18'	6' HT
	Ph	3	Pinus heldreichii / Bosnian Pine	25'	15'	6' HT

DECIDUOUS SHRUBS

	Co	49	Cotoneaster apiculatus / Cranberry Cotoneaster	2'-3'	5'	#5 CONT
	Sy	48	Symphoricarpos albus 'Hancock' / Snowberry	2'-3'	4'	#5 CONT
	Vj	42	Viburnum x juddii / Judd Viburnum	3'	3'	#5 CONT

EVERGREEN SHRUBS

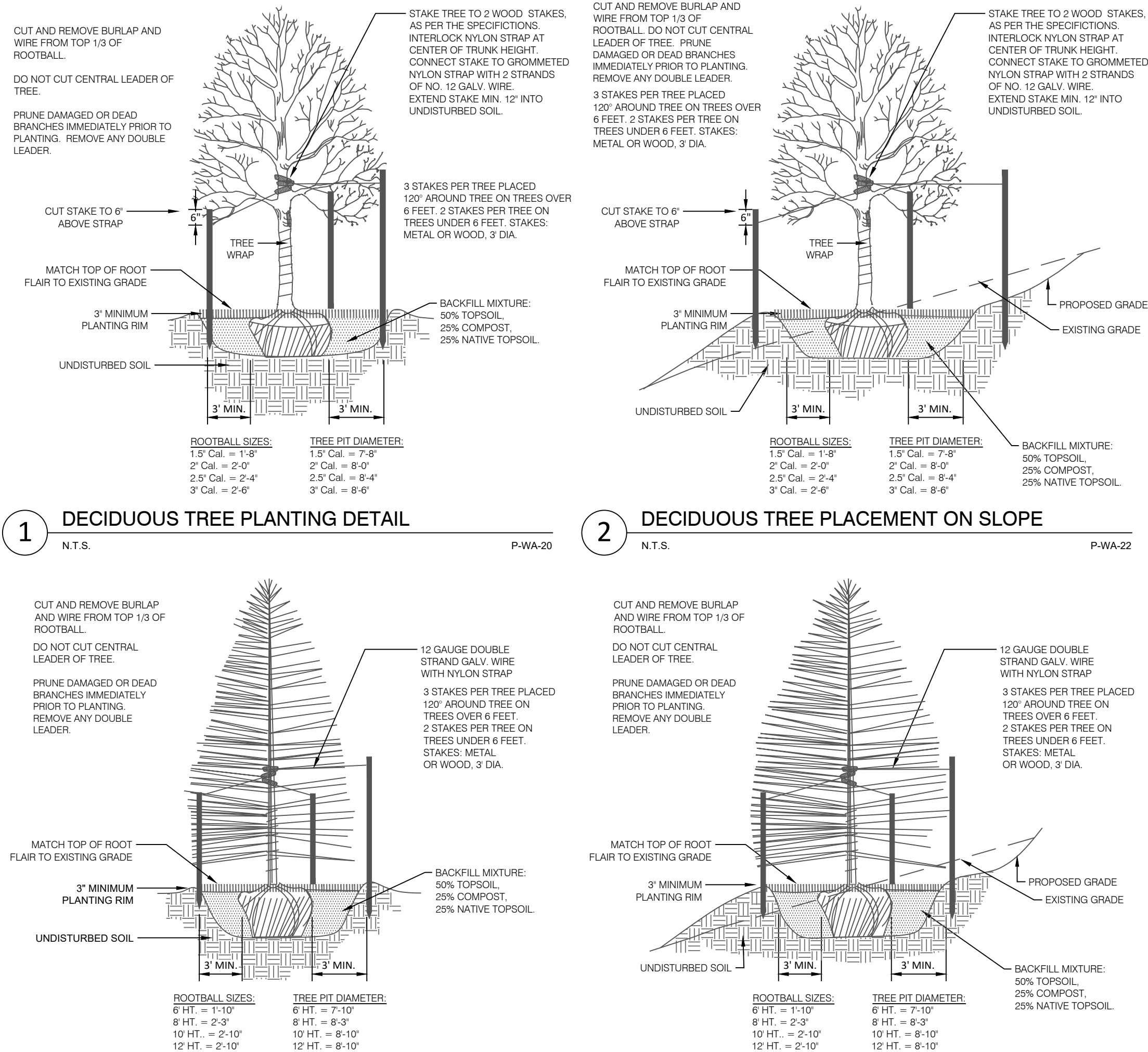
	Pa	52	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	2'	4'	#5 CONT
	Jy	124	Juniperus horizontalis 'Youngstown' / Youngstown Creeping Juniper	1.5'	6'	#5 CONT
	Pm	44	Pinus mugo 'Valley Cushion' / Valley Cushion Mugo Pine	2'	3-4'	#5 CONT

GRASSES

	Cb	49	Calamagrostis brachytricha / Korean Feather Reed Grass	2.5'	3'	1 GAL
--	----	----	--	------	----	-------

CONCEPT PLANT SCHEDULE

	ROCK COBBLE 2-4" Arkansas Tan River Rock	44,217 sf
	NATIVE SEED MIX PBSI FOOTHILLS NATIVE MIX	108,945 sf
	SOD	20,130 sf
	ARTIFICIAL TURF	1,484 sf



CONIFEROUS TREE PLANTING DETAIL

N.T.S.

P-WA-21

CONIFEROUS TREE PLACEMENT ON SLOPE

N.T.S.

P-WA-23



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Fax 719.471.0267

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NORTHGATE SUBARU

PROJECT INFO

DATE: 05.25.25
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN

STAMP

SITE DEVELOPMENT PLAN

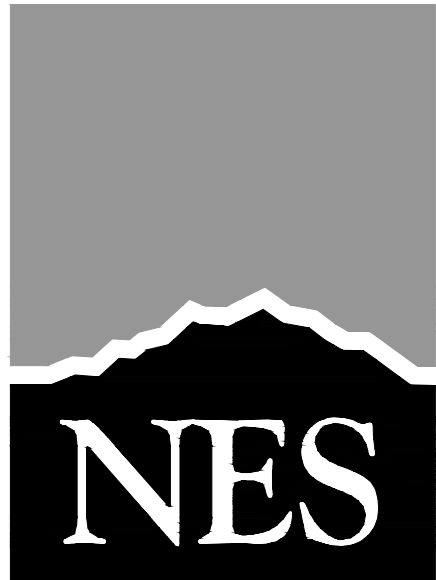
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05/25/25	AR	1st SDP Submittal
07/16/25	AR	2nd SDP Submittal
08/18/25	AR	3rd SDP Submittal
06/04/26	AR	4th SDP Submittal
08/14/26	AR	Re: Donala

Landscape Notes & Details

1

1 OF 4

PPR2514



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Colorado Springs, CO 80903
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Fax 719.471.0267
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

NORTHGATE SUBARU

PROJECT INFO

DATE: 05.25.25
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN

STAMP

SITE DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
05/25/25	AR	1st SDP Submittal
07/16/25	AR	2nd SDP Submittal
08/18/25	AR	3rd SDP Submittal
06/04/26	AR	4th SDP Submittal
08/14/26	AR	Re: Donala

ISSUE / REVISION

Landscape Plan

SHEET TITLE

2 OF 4

PPR2514

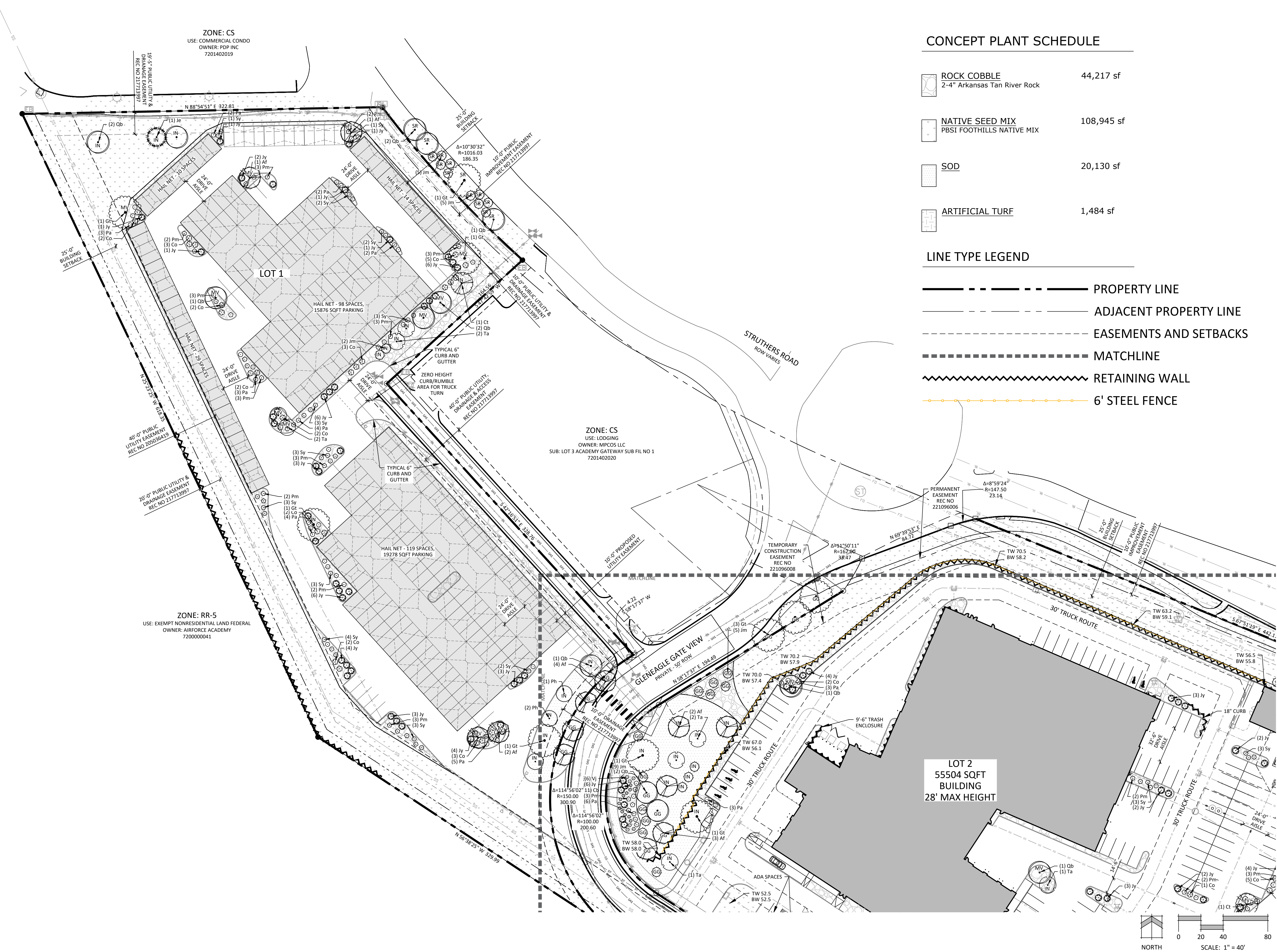
PLAN FILE #

CONCEPT PLANT SCHEDULE

	ROCK COBBLE 2-4" Arkansas Tan River Rock	44,217 sf
	NATIVE SEED MIX PBSI FOOTHILLS NATIVE MIX	108,945 sf
	SOD	20,130 sf
	ARTIFICIAL TURF	1,484 sf

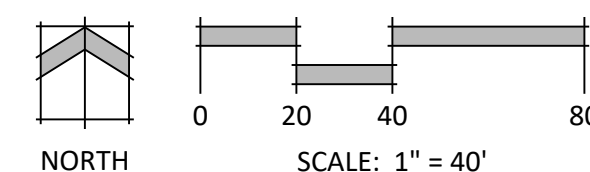
LINE TYPE LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENTS AND SETBACKS
	MATCHLINE
	RETAINING WALL
	6' STEEL FENCE



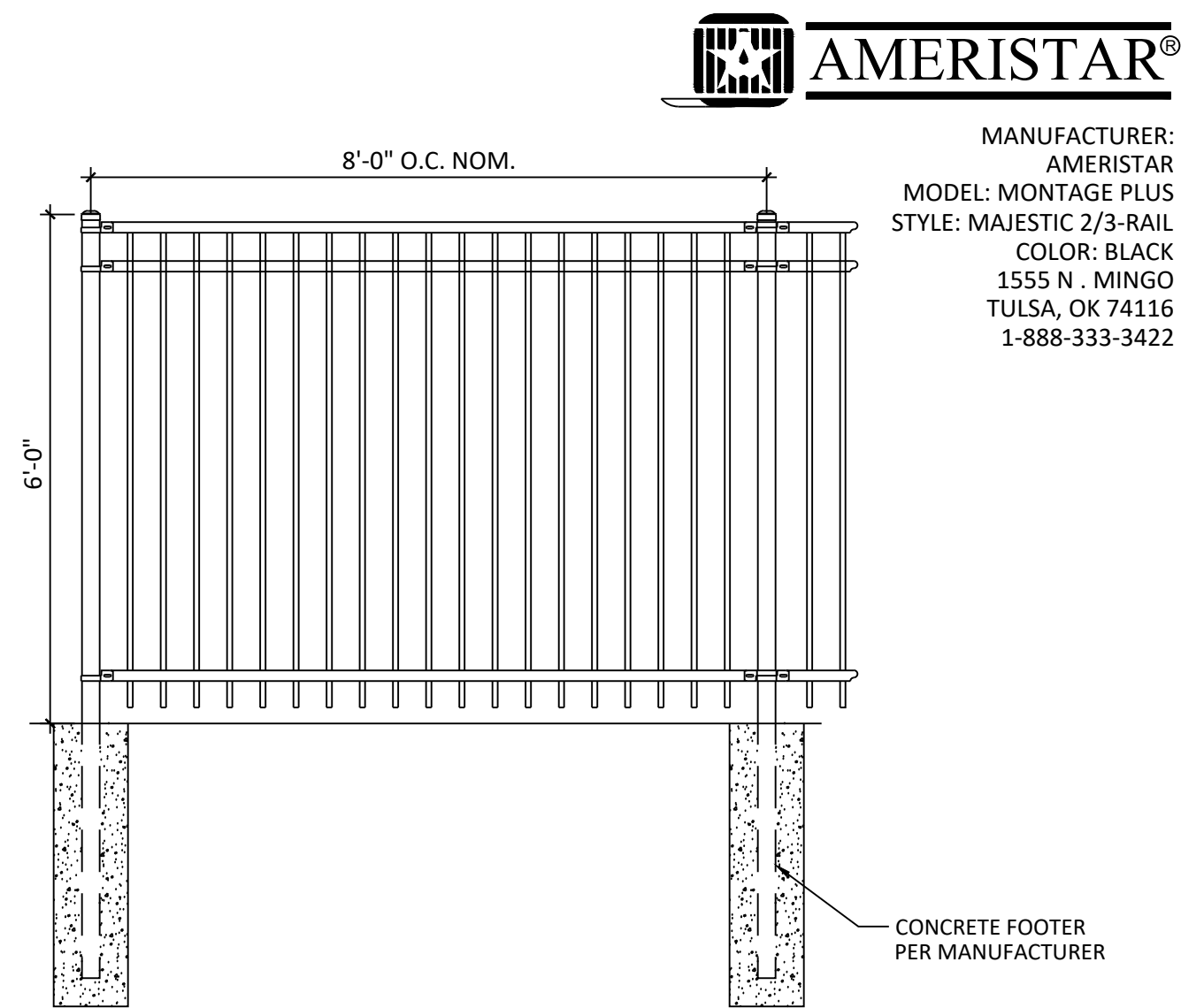


PPR2514



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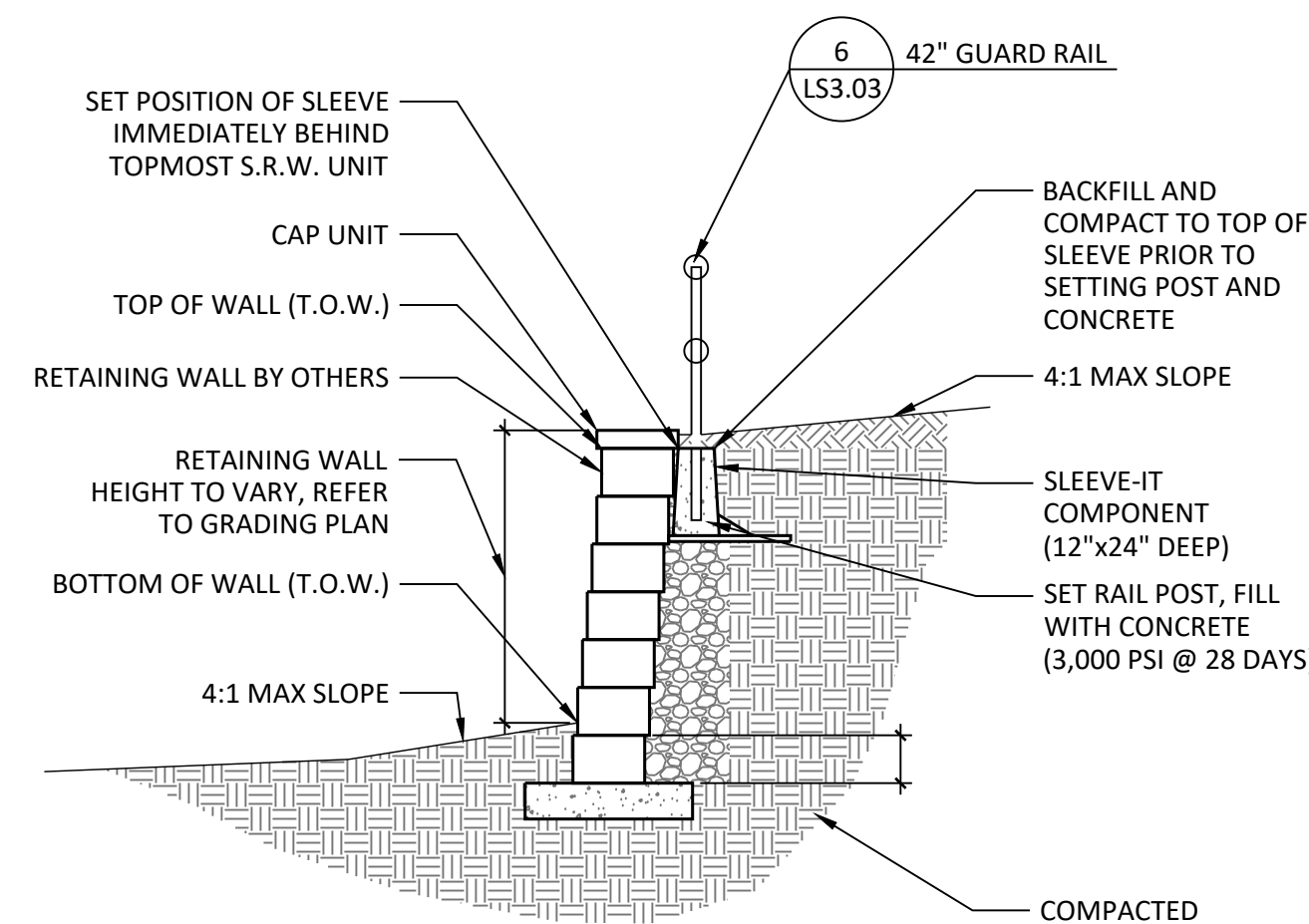
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1 6' STEEL FENCE
NTS

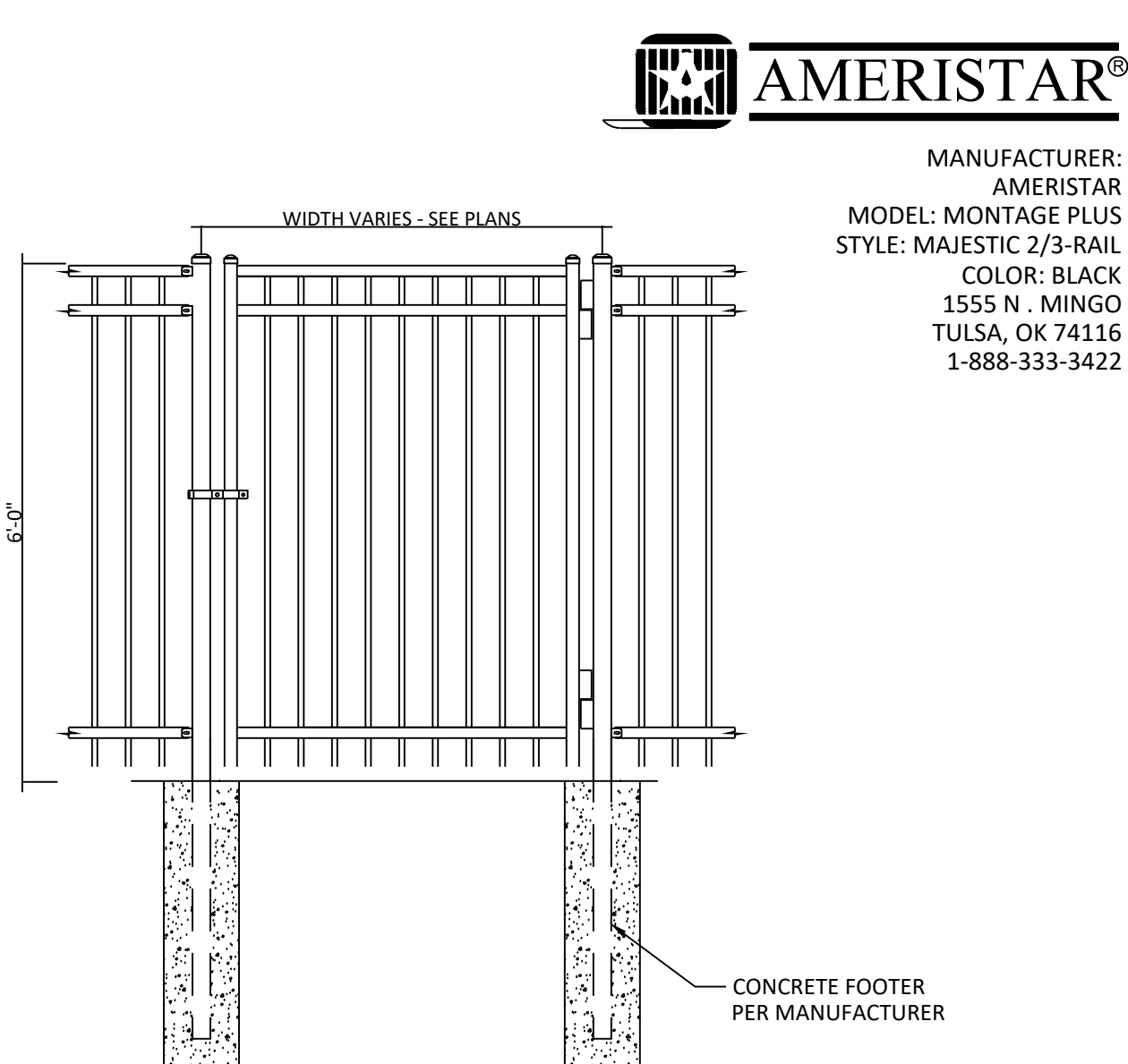
P-BR-48

MANUFACTURER: STRATA
PRODUCT: SLEEVE-IT SD-1
ORDERS@GEOGRID.COM
800-680-7750



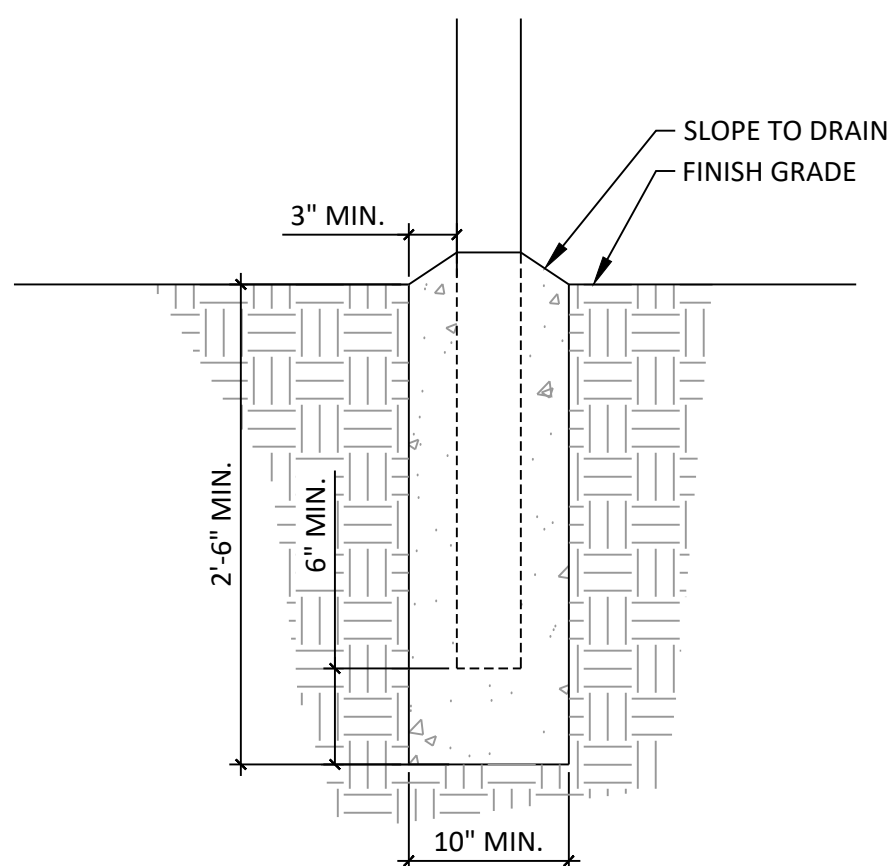
4 RETAINING WALL AND TOP GUARDRAIL
NTS

P-BR-47



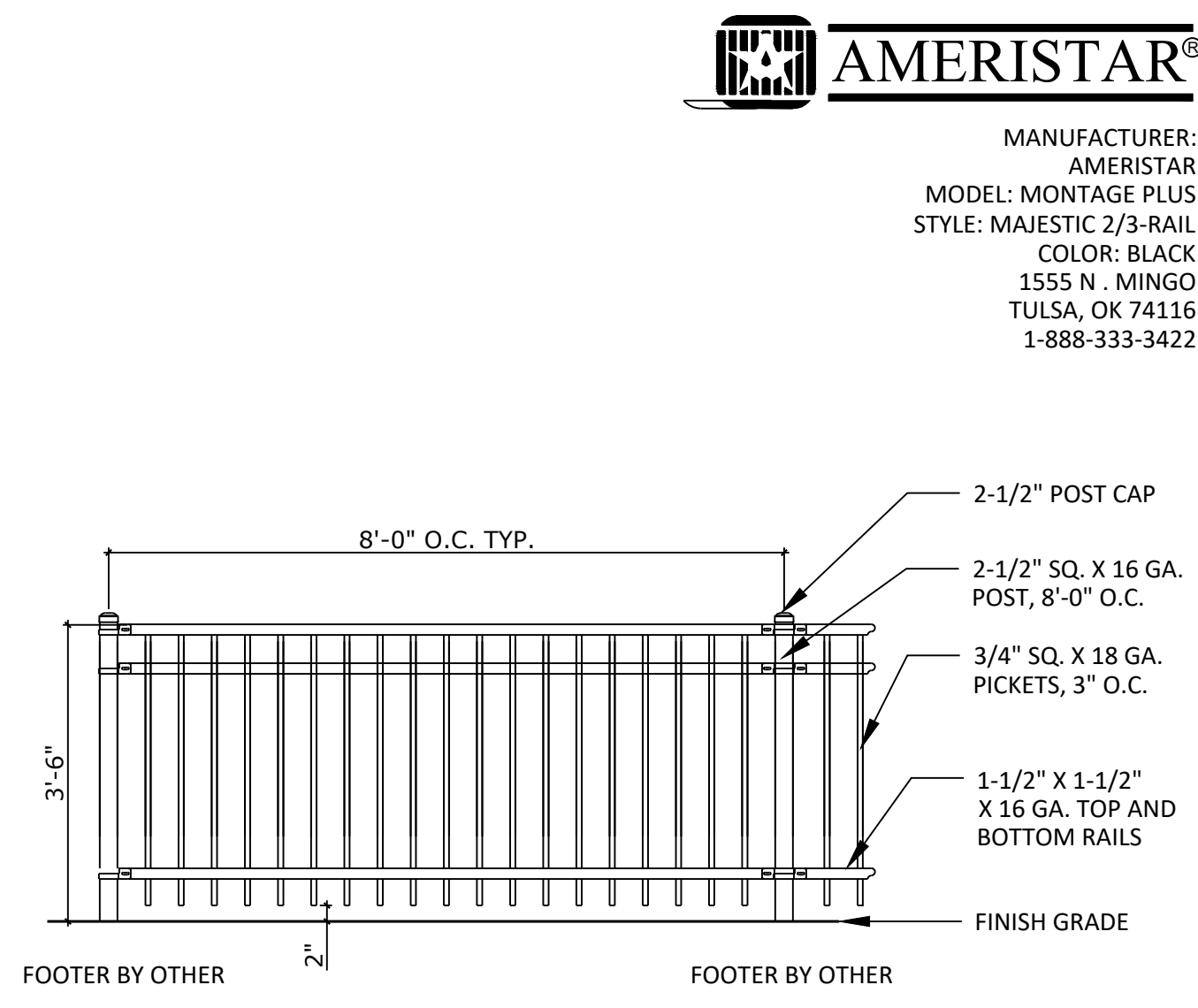
2 6' STEEL GATE
NTS

N-FE-45



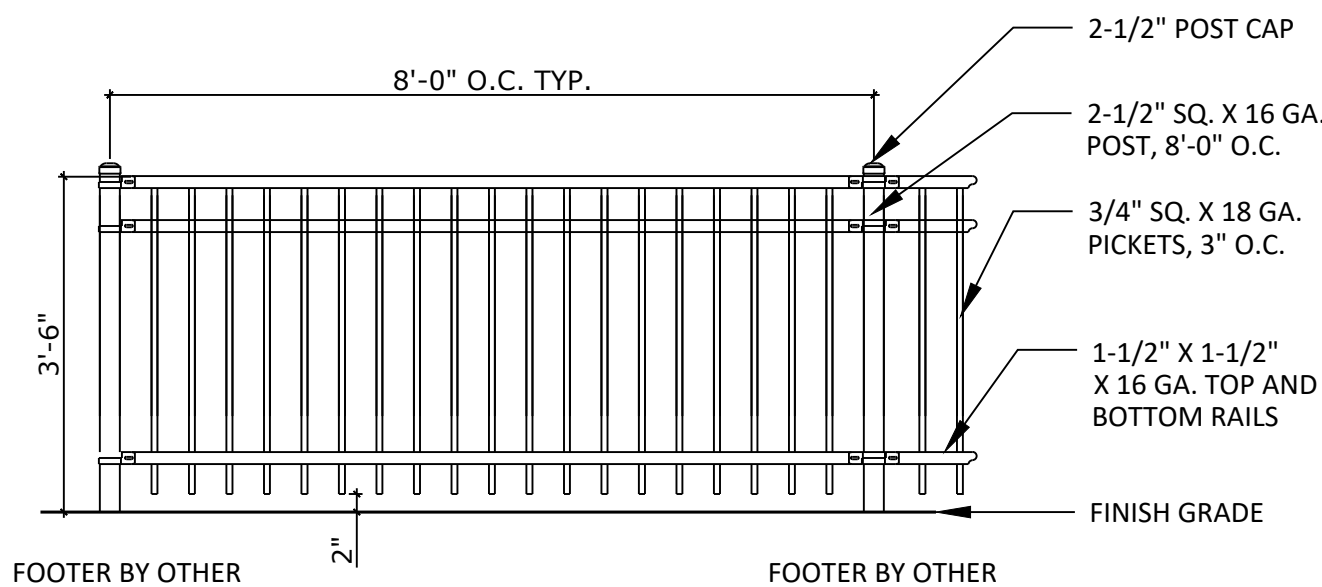
5 CONCRETE FOOTING
NTS

P-BR-57



3 42" GUARD RAIL
NTS

P-BR-62



PLAN/SECTION

NORTHGATE SUBARU

DATE: 05/25/25
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN

STAMP

ISSUE INFO

SITE DEVELOPMENT PLAN

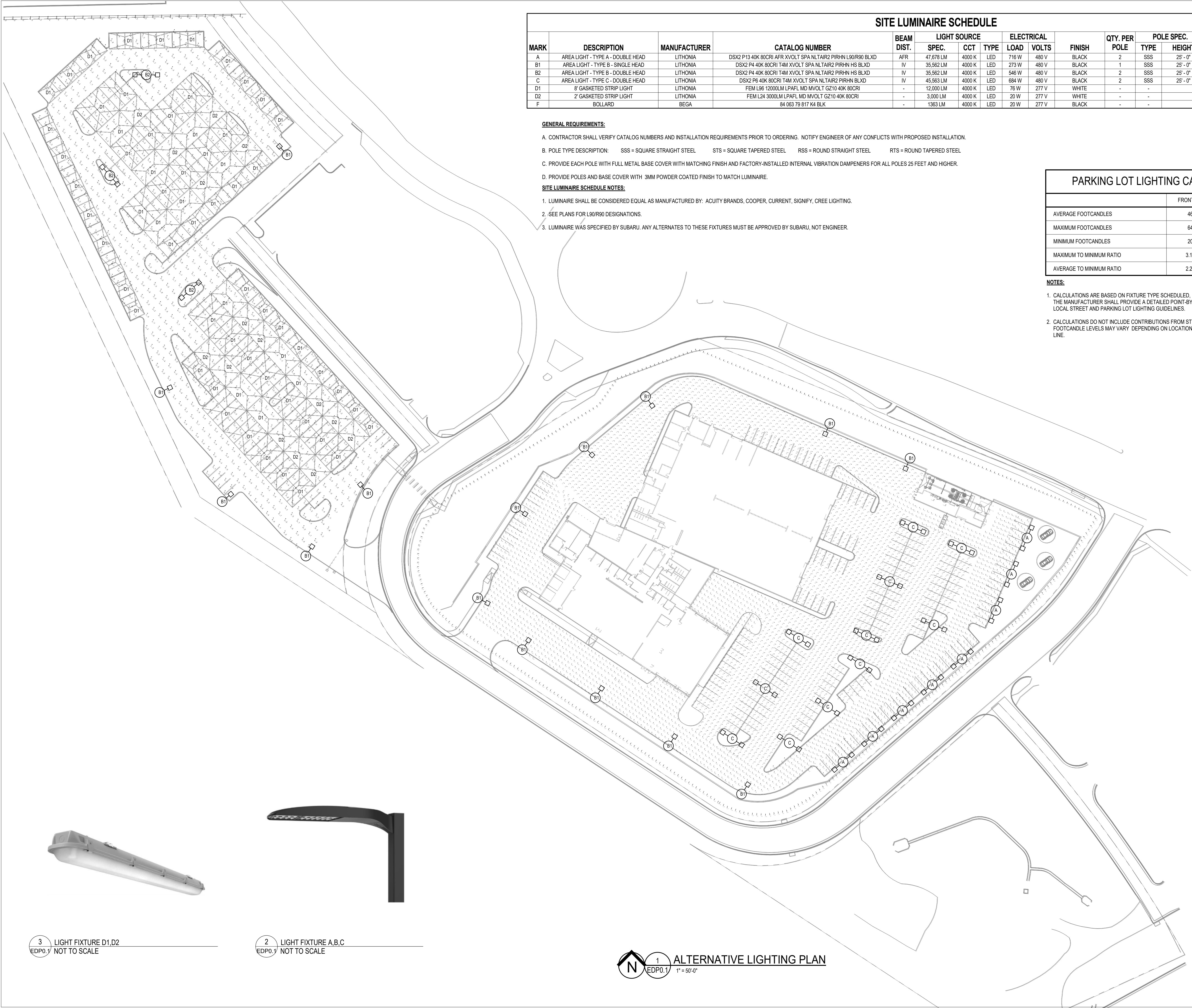
DATE:	BY:	DESCRIPTION:
05/25/25	AR	1st SDP Submittal
07/16/25	AR	2nd SDP Submittal
08/18/25	AR	3rd SDP Submittal
06/04/26	AR	4th SDP Submittal
08/14/26	AR	Re: Donala

ISSUE / REVISION

SHEET NUMBER

4 OF 4

PPR2514



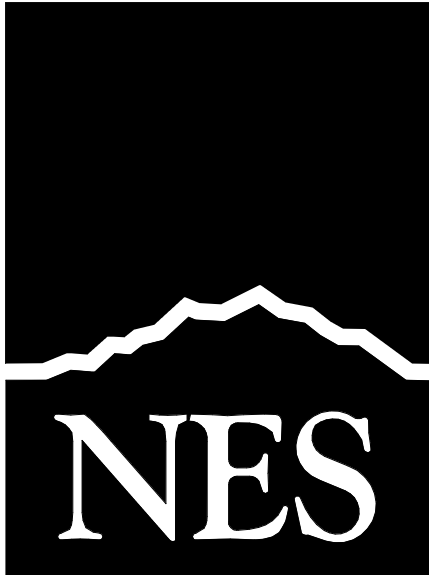
SITE LUMINAIRE SCHEDULE															
MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BEAM DIST.	LIGHT SOURCE			ELECTRICAL		FINISH	QTY. PER POLE	POLE SPEC.		ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS			TYPE	HEIGHT		
A	AREA LIGHT - TYPE A - DOUBLE HEAD	LITHONIA	DSX2 P13 40K 80CRI AFR XVOLT SPA NLTAIR2 PIRHN L90/R90 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 - DOUBLE 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 LPAFL 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 LPAFL 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:**
1. LUMINAIRE SHALL BE CONSIDERED EQUAL AS MANUFACTURED BY: ACUITY BRANDS, COOPER, CURRENT, SIGNIFY, CREE LIGHTING.
2. SEE PLANS FOR L90/R90 DESIGNATIONS.
3. 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:**
1. 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.
2. 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.



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Tel. 719.471.0073
Fax 719.471.0267

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

NORTHGATE SUBARU

PROJECT INFO

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

STAMP

ISSUE INFO

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

ISSUE / REVISION

SHEET TITLE

PHOTOMETRIC SITE PLAN

EDP0.1

1 OF 1

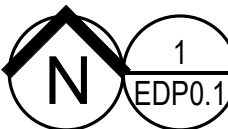
SHEET NUMBER

PLAN FILE #

PPR2514

3 LIGHT FIXTURE D1,D2
EDP0.1 NOT TO SCALE

2 LIGHT FIXTURE A,B,C
EDP0.1 NOT TO SCALE



1 ALTERNATIVE LIGHTING PLAN
EDP0.1 1" = 50'-0"

memorandum

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		

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 Struthers 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
Partner - Morrissey Engineering
sfarrington@morrisseyengineering
402-491-4144