



Memorandum Planning & Development Services Division

To: Planning and Public Works Committee

From: Purvi Patel, Project Planner

Meeting Date: October 10, 2013

RE: **Bluestone Commons, Lot 3-4:** Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations for a 2.6 acre tract of land zoned "C8" Planned Commercial District located on the north side of Chesterfield Airport Road, east of First Community Drive.

Summary

Bluestone Commons, LLC, has submitted the Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations for review. The request is for a 28 foot extension to an existing gas pump canopy and the addition of two (2) new gas pumps. The proposed canopy extension will match the existing canopy which is all white with a "Mobil Blue" band along the top of the canopy.

The subject site is zoned "C8" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 1794 which requires City Council to review Site Development Concept Plans and/or Section Plans.

The Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations were reviewed at the Planning Commission meeting held on September 16, 2013. At that meeting of the Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 8-0.

Attached please find a copy of Staff's Planning Commission report, the Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations.

Respectfully submitted,

Purvi Patel
Project Planner

cc: Aimee Nassif, Planning and Development Services Director



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Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: September 16, 2013

From: Purvi Patel
Project Planner

Location: Chesterfield Airport Road, east of First Community Drive

Applicant: Bluestone Commons, LLC.

Description: **Bluestone Commons, Lot 3-4:** Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations for a 2.6 acre tract of land zoned “C8” Planned Commercial District located on the north side of Chesterfield Airport Road, east of First Community Drive.

PROPOSAL SUMMARY

Bluestone Commons, LLC, has submitted the Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations for review. The request is for a 28 foot extension to an existing gas pump canopy and the addition of two (2) new gas pumps. The proposed canopy extension will match the existing canopy which is all white with a “Mobil Blue” band along the top of the canopy.

The subject site is zoned “C8” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 1794 which requires City Council to review Site Development Concept Plans and/or Section Plans.

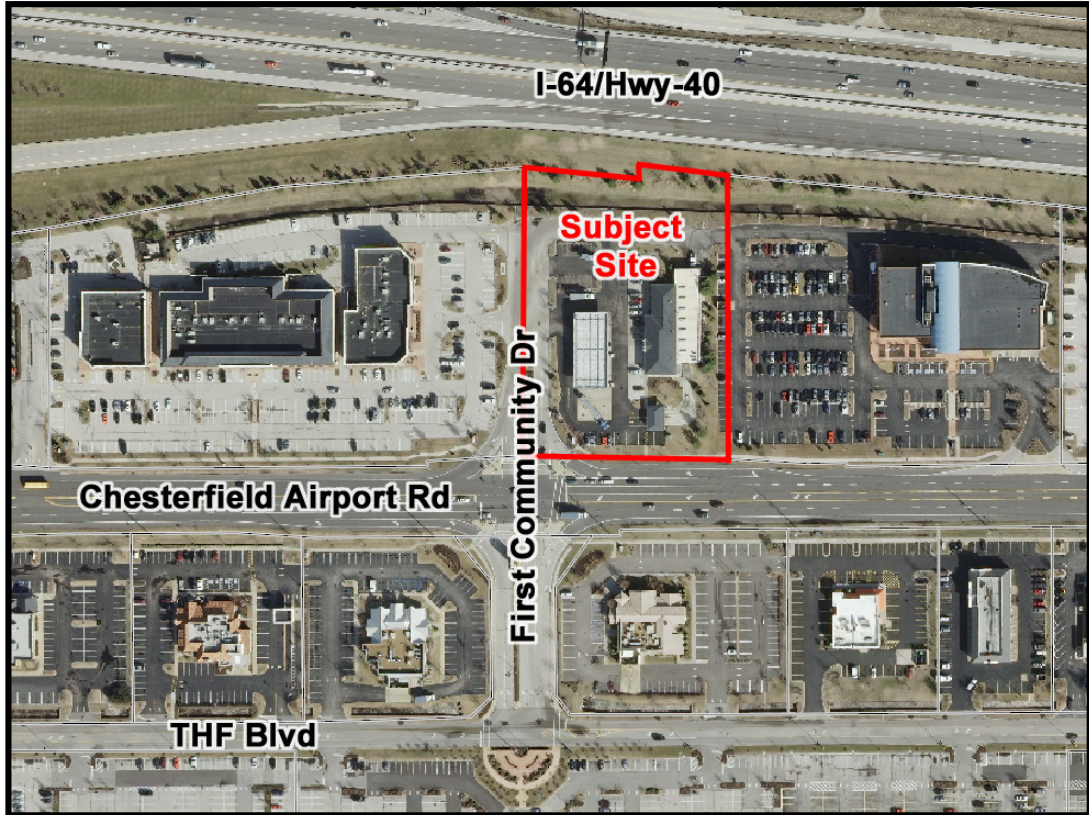
HISTORY OF SUBJECT SITE

On November 17th, 1997 the City of Chesterfield approved Ordinance Number 1344, which zoned the subject site from a “NU” Non-Urban District and “M3” Planned Industrial District to a “C8” Planned Commercial District. A portion of the tract had previously been rezoned to “M3” Planned Industrial District by St. Louis County in 1981.

P.Z. 19-2000 Bluestone Commons, Inc. was a request to amend City of Chesterfield Ordinance Number 1344 to allow for additional permitted uses; this request was denied in October 2000. On October 15, 2001, Ordinance 1794 was approved as an outcome of the litigation of P.Z. 19-2000. The Site Development Section Plan and Landscape Plan were approved by City Council at this time as well. The Site Development Section Plan has been amended twice in 2005; first, to add a canopy over the drive-through car wash menu boards, and second, to make minor changes to the canopy over the car wash menu boards.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Office / Retail	"PC" Planned Commercial District
South	Retail	"C8" Planned Commercial District
East	Office	"C8" Planned Commercial District
West	Office / Retail	"C8" Planned Commercial District



STAFF ANALYSIS

Zoning

The subject site is currently zoned "C8" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 1794. The submittal was reviewed against the requirements of Ordinance Number 1794 and all applicable Zoning Ordinance requirements.

Traffic Access and Circulation

There are no changes proposed to the existing pedestrian traffic and the vehicular access to the site will remain from the two access points from First Community Drive.

The internal circulation of the site will remain the same and the drive-aisle around the new pumps meets the City of Chesterfield's Design Requirements and has been approved by the Fire District.

Architectural Elevations

The proposed canopy extension will match the existing canopy, which is comprised of white tubular steel columns and an overhead metal grid system with a “Mobil Blue” band along the top.

Lighting

The proposal includes the addition of light fixtures under the canopy extension, to match the existing fixtures. The proposed light fixtures under the pump islands are fully shielded, flat lens luminaires as required by the City of Chesterfield Lighting Ordinance. Ordinance 1794 allows for higher average illuminance at the pump islands and parking areas than the City of Chesterfield Lighting Ordinance; with average illuminance at the pump islands of 30 foot-candles and average illuminance in vehicular and parking areas of 5.0 foot-candles. The proposed light plan adheres with these average illuminance levels noted in Ordinance 1794 and matches the existing light levels on site.

DEPARTMENT INPUT

Staff has reviewed the Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations and has found the proposal to be in compliance with the site specific ordinance and all City Code requirements. Staff recommends approval of the Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations for Bluestone Commons, Lot 3-4.”
- 2) “I move to approve the Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations for Bluestone Commons, Lot 3-4, with the following conditions...” (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Third Amended Site Development Section Plan
Amended Lighting Plan
Amended Architectural Elevations



PLANNING AND DEVELOPMENT SERVICES DIVISION

SCRIPT FOR A SITE DEVELOPMENT PLAN

A tract of land being part of lots 3 and 4 of Chesterfield Commons North, a subdivision according to the plat thereof recorded in Plat Book 348, Pages 753 through 755 of the St. Louis County Records, situated in U.S. Survey 2031, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the intersection of the West Line of Lot 4 of "Chesterfield Commons North", a subdivision according to the plat thereof recorded in Plat Book 348, Pages 753 through 755 of the St. Louis County Records, with the South Line of said Lot 4, said South Line being also the North Line of a 0.094 acre tract of land dedicated for the widening of Chesterfield Airport Road by "Chesterfield Commons", a subdivision according to the plat thereof recorded in Plat Book 348, Pages 554 through 564 of the St. Louis County Records; thence along said South Line, and the South Line of Lot 3, as aforementioned, South 89 degrees 35 minutes 06 seconds West, 259.45 to a point; thence departing said South Line, North 0 degrees 24 minutes 54 seconds West, 438.21 feet to a point on the South Line of a tract of land dedicated for the widening of Missouri State Highway I-64 by "Chesterfield Commons", as aforementioned; thence South 84 degrees 06 minutes 54 seconds East, 162.51 feet to a point on the East Line of said tract; thence along said East Line, North 0 degrees 58 minutes 49 seconds East, 21.08 feet to a point on the South Right of Way Line of Missouri State Highway I-64, variable width; thence along said South Right of Way Line, south 84 degrees 06 minutes 54 seconds East, 105.59 feet to a point, thence departing said Right of Way Line, South 0 degrees 24 minutes 54 seconds East, 429.86 feet to a point on the South Line of Lot 4, as aforementioned; thence along said south line, South 89 degrees 35 minutes 06 seconds West, 7.55 feet to the point of beginning and containing 2.647 acres (115,290 square feet) more or less.

(Name of Owner(s)) the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, (applicable subsection) (present zoning) of City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____

(Name): _____

State of _____)

County of _____) SS.

On this ____ day of _____, A.D., 20____, before me personally appeared _____, to me known, who, being sworn in, did say

(Officer of Corporation) that he/she is the _____ of the _____

(Title) (Name of Corporation) a corporation in the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ acknowledged said instrument to be the free act and deed of said corporation.

This Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the ____ day of _____, 20____,

by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Section Plan, pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

CITY OF CHESTERFIELD, MISSOURI

By: _____
Amiee Nassif, Planning and Development Services Director

By: _____
Vicki Hass, City Clerk

REFERENCE

- 1. EXISTING CONDITIONS BASED UPON COUNTRY CLUB CAR WASH EXPRESS SURVEY CONDUCTED BY THE CLAYTON ENGINEERING COMPANY IN AUGUST 2001 AND UPDATED BY THE CLAYTON ENGINEERING COMPANY IN DECEMBER 2001.

3RD AMENDED SITE DEVELOPMENT SECTION PLAN FOR

COUNTRY CLUB CAR WASH EXPRESS

A TRACT OF LAND BEING LOT 3 AND 4 OF "CHESTERFIELD COMMONS NORTH" PLAT BK. 348, PGS 753-755 IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, MISSOURI ST. LOUIS COUNTY, MISSOURI

DEVELOPMENT NOTES:

- 1. AREA OF TRACT: 2.6 ACRES (115,290 SQ. FT.)
2. CURRENT ZONING: C-8 (CITY OF CHESTERFIELD) ORDINANCE NUMBER 1794
3. EXISTING USE: CONVENIENCE STORE/CAR WASH/ RETAIL RESTAURANT/BANKING ATM/ VEHICLE FUELING STATION
4. SITE IS SERVED BY: AMEREN UE SOUTH-WESTERN BELL TELEPHONE LACLEDE GAS MISSOURI AMERICAN WATER CO. METROPOLITAN ST. LOUIS SEWER DISTRICT CHESTERFIELD FIRE PROTECTION
5. BUILDING SETBACKS ARE AS FOLLOWS: FRONT YARD: 50 FEET EASTERN SETBACK: 15 FEET WESTERN SETBACK (PUMPS): 73 FEET REAR YARD: 80 FEET
6. PARKING SETBACKS ARE AS FOLLOWS: FRONT YARD: 20 FEET EASTERN SETBACK: 15 FEET REAR YARD: 0 FEET
7. FLOOD PLAIN NOTE: THIS TRACT LIES ENTIRELY WITHIN ZONE X PER THE MISSOURI AND INCORPORATED AREAS MAP NUMBER 29189C0140 H DATED AUGUST 2, 1995. ZONE X IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
8. PARKING CALCULATIONS (NO CHANGES): CONVENIENCE STORE @ 3 1/3 SPACES PER 1,000 SF = 3 1/2 X (4,048/1,000) = 14 CAR WASH-SELF SERVICE = STACKING FOR 4 CARS PER STALL RETAIL CENTER @ 5 1/2 SPACES PER 1,000 SF = 5 1/2 X (1600/1000) = 9 PARKING SPACES REQUIRED = 23 SPACES EXISTING PARKING SPACES PROVIDED = 47 SPACES (45 SPACES AND 2 ADA ACCESSIBLE SPACES)
9. SIGNAGE: APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
10. OPEN SPACE TABLE:

Table with 3 columns: Area Description, Area (SF), Area (AC). Rows include Building and Car Wash, Gas Canopy, Paved Vehicular Areas, Open Space Area, Total Site Area.

AMENDED DEVELOPMENT

MSD NOTE: [0.053 ACRES DISTURBED LIMITS] **DRAINAGE NOTE: NO CHANGES TO DRAINAGE AREA OR POINTS OF OUTFALL. 0.053 ACRES EXISTING IMPERVIOUS. 0.053 ACRES PROPOSED IMPERVIOUS. 0.000 DIFFERENTIAL.

MSD STANDARD CONSTRUCTION NOTES

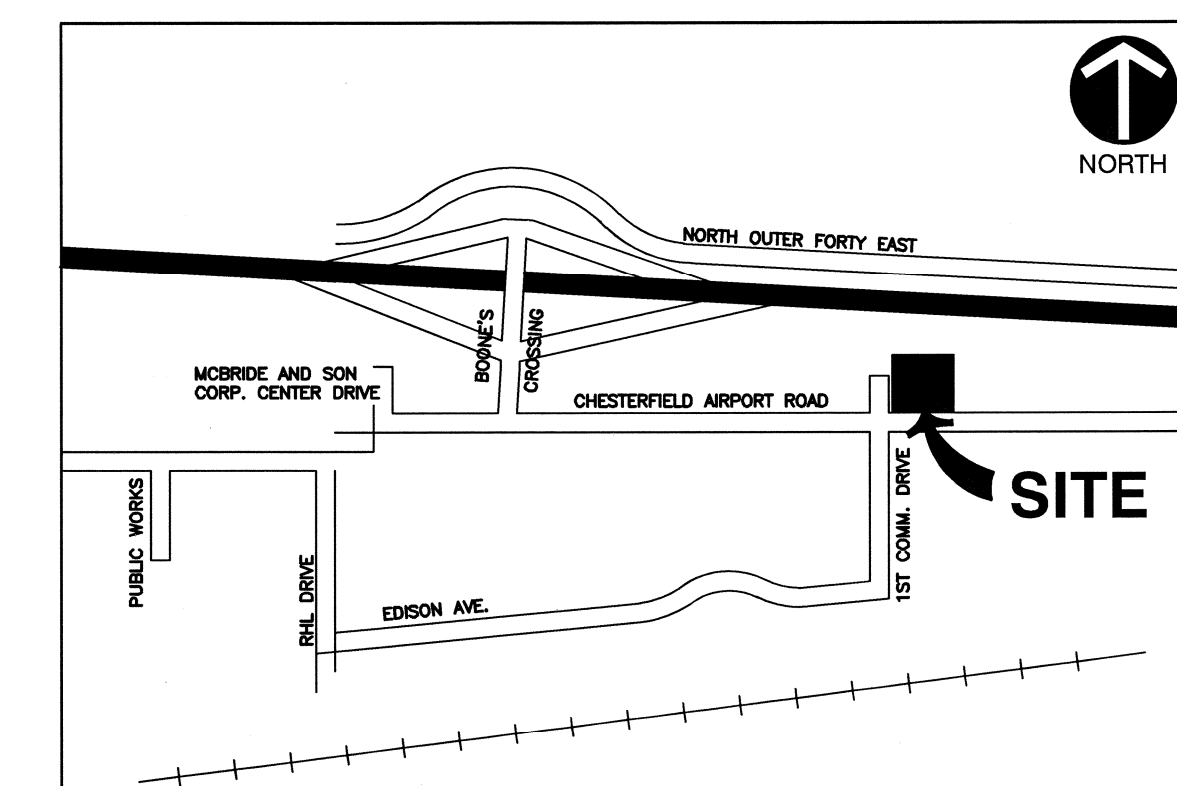
ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION. SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009. THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO. SOME RECENT CHANGES CONCERN PIPE FIELD TESTING AND PERFORMANCE, AND INCLUDE THE FOLLOWING:

- PART 4 - PIPE SEWER CONSTRUCTION
SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING - DELETE THE FIRST SENTENCE AND THE FOLLOWING REPLACEMENT APPLIES: ALL SANITARY AND COMBINED SEWERS SHALL SUSTAIN A MAXIMUM LEAKAGE LIMIT OF 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.
SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING, SUBPARAGRAPH C, INFILTRATION/EXFILTRATION TESTING - DELETE THE SIXTH SENTENCE, CONCERNING LEAKAGE LIMITS, AND, THE FOLLOWING REPLACEMENT APPLIES: THE MEASUREMENT OF LEAKAGE SHALL NOT EXCEED 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.
SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH A, VACUUM TESTING-AFTER THE FIRST SENTENCE, THE FOLLOWING ADDITION APPLIES: THE VACUUM TEST MUST BE PERFORMED PRIOR TO BACKFILLING AROUND THE MANHOLE UNLESS THE CONTRACTOR PROVIDES DOCUMENTATION FROM THE PRECAST MANHOLE MANUFACTURER STATING THAT THE MANHOLE MAY BE VACUUM TESTED AFTER BACKFILLING HAS TAKEN PLACE. THE CONTRACTOR MUST SUBMIT THIS DOCUMENTATION PRIOR TO BACKFILLING AROUND ANY MANHOLE.
SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH B, EXFILTRATION TESTING-DELETE THE SECOND SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING ADDITION APPLIES: FOR EXFILTRATION TESTING, THE ALLOWABLE LEAKAGE LIMIT IS 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY WHEN THE AVERAGE HEAD ON THE TEST SECTION IS THREE FEET (3') OR LESS.

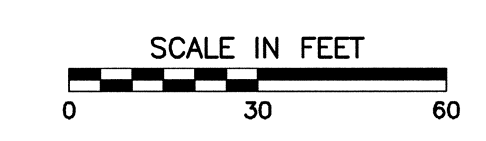
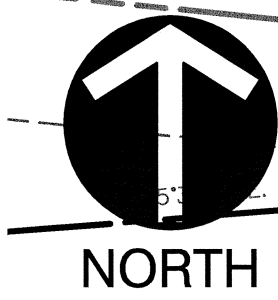
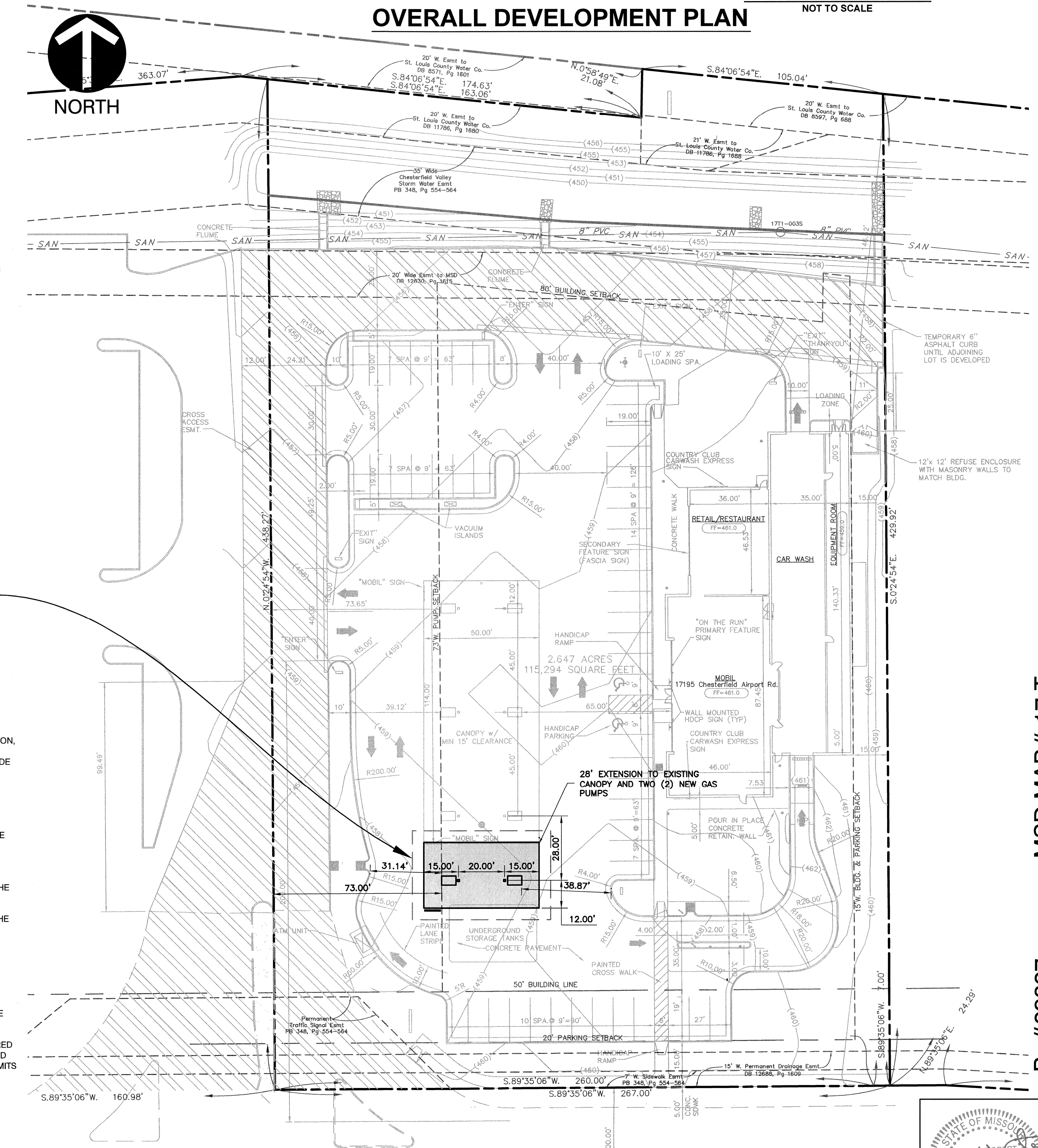
PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY, SECTION 10.030 (ADDENDUM).

MSD NOTES:

- 1. LAND DISTURBED = 0.053 ACRES (2,309 SF)
2. ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE REQUIRES ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME. (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN P-29827)



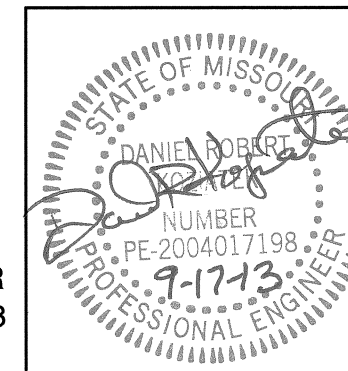
LOCATION MAP NOT TO SCALE



CHESTERFIELD AIRPORT (100' W.) ROAD

DAN KOZIATEK, ENGINEER PE - 2004017198

*HAND SIGNATURE ON INDIVIDUAL SHEETS



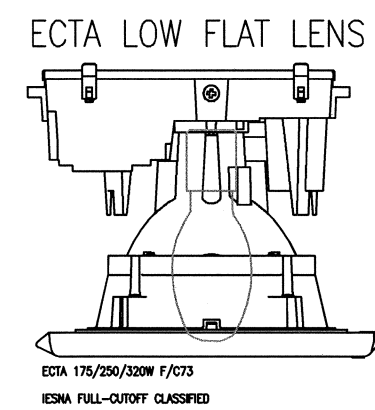
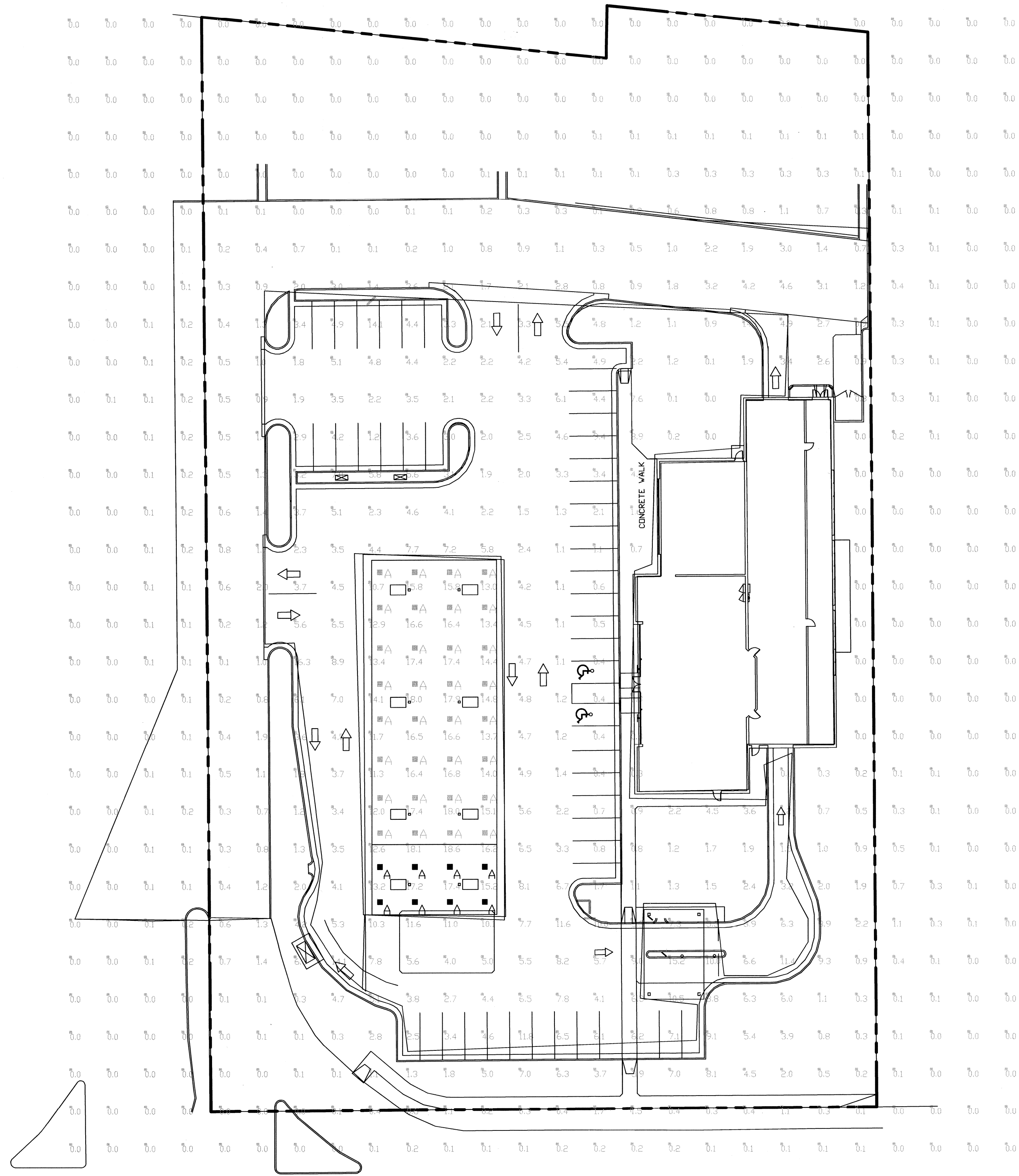
REVISION RECORD table with columns for NO, DATE, DESCRIPTION

Civil & Environmental Consultants, Inc. 4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042 314-856-4566 - 866-250-3679 www.civilinc.com

BLUESTONE COMMONS 17195 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO 63005 (636) 519-9274

COUNTRY CLUB CAR WASH EXPRESS 17195 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MISSOURI 3RD AMENDED SITE DEV. SECTION PLAN P- #29827 DRAWING NO. 1 SHEET 1 OF 2

Vertical text on the left margin: A:\2011\171-456-001\171-456-001\AMENDED SITE DEV. SECTION PLAN - 9/1/2013 - 10: 9/16/2013 8:38:48 AM



REFERENCE

1. LIGHTING PLAN CONDUCTED BY LSI INDUSTRIES ON 03/19/2008 AND UPDATED ON 08/13/2013, DRAWING NAME 53147-9.dwg
2. EXISTING CONDITIONS BASED UPON COUNTRY CLUB CAR WASH EXPRESS SURVEY CONDUCTED BY THE CLAYTON ENGINEERING COMPANY IN AUGUST 2001 AND UPDATED BY THE CLAYTON ENGINEERING COMPANY IN DECEMBER 2001.

Statistical Area Summary

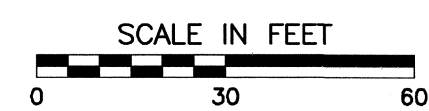
Label	Avg	Max	Min	Avg/Min	Max/Min
PAVED AREA SUMMARY	4.12	14.1	0.0	N.A.	N.A.
CANDPY SUMMARY	15.28	18.6	10.7	1.43	1.74

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Total Watts
	40	A	SINGLE	16000	0.400	ECTA-S-175-PSMV-C73	208
	1	B	SINGLE	36000	0.720	GBM-FP-400-MH-CT-HSS 16' POLE SINGLE	458
	1	C	SINGLE	14000	0.720	CT2H-3-175-MH-F WALL MOUNTED AT 18'	215
	9	D	2 @ 90 DEGREES	36000	0.720	GBM-FP-400-MH-CT-HSS 16' POLE D90	916
	1	E	SINGLE	36000	0.720	GBM-FP-400-MH-CT-HSS 16' POLE D180	916
	4	F	SINGLE	8500	0.720	SDV-RD-100-MH-C73	129

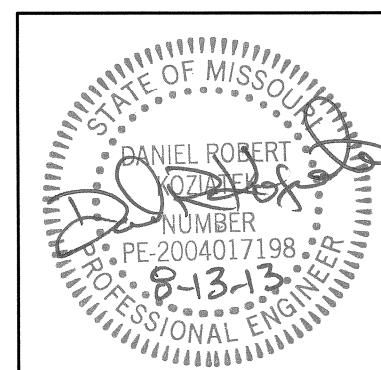
PROPOSED NEW LIGHTING FEATURES

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.



DAN KOZIATEK, ENGINEER
PE - 2004017198
*HAND SIGNATURE ON INDIVIDUAL SHEETS



NO	DATE	DESCRIPTION
1	07/20/15	SUBMITTAL PER CITY COMMENTS DATED JULY 15TH

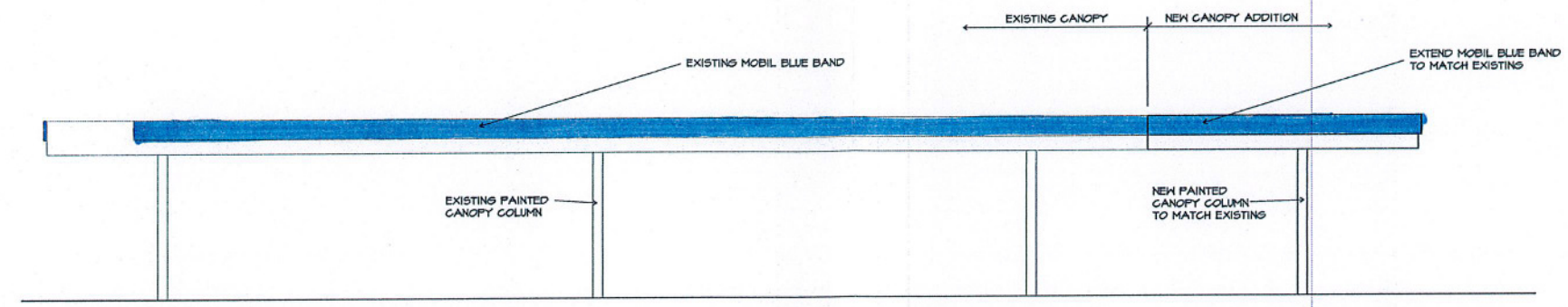
CEC
Civil & Environmental Consultants, Inc.
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 - 866-250-3879
www.cecinc.com

MSD MAP # 17-T
BLUESTONE COMMONS
17195 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005
(636) 519-9274

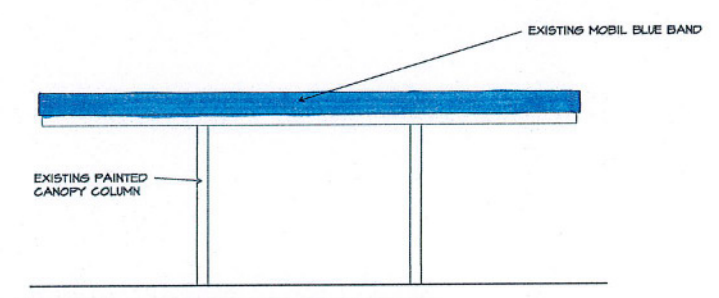
P - #29827
COUNTRY CLUB CAR WASH EXPRESS
17195 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI
PHOTOMETRIC LIGHTING PLAN
DRAWING NO.: **2**
SHEET 2 OF 2
DATE: JULY 2015 (DRAWN BY: DRK) (OTHERS: DRK)
DWG SCALE: 1"=30' (CHECKED BY: DRK)
PROJECT NO.: 131-456.0002
APPROVED BY: DRK

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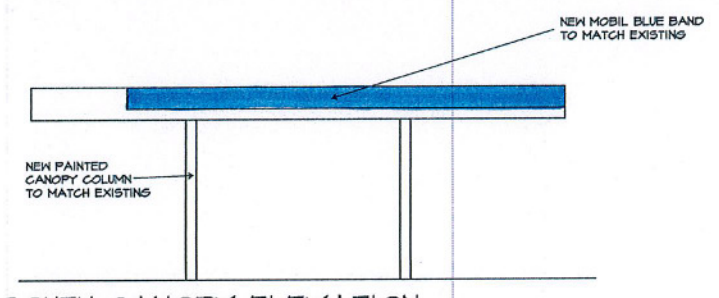
CANOPY
 ADDITION
 PERMIT SET



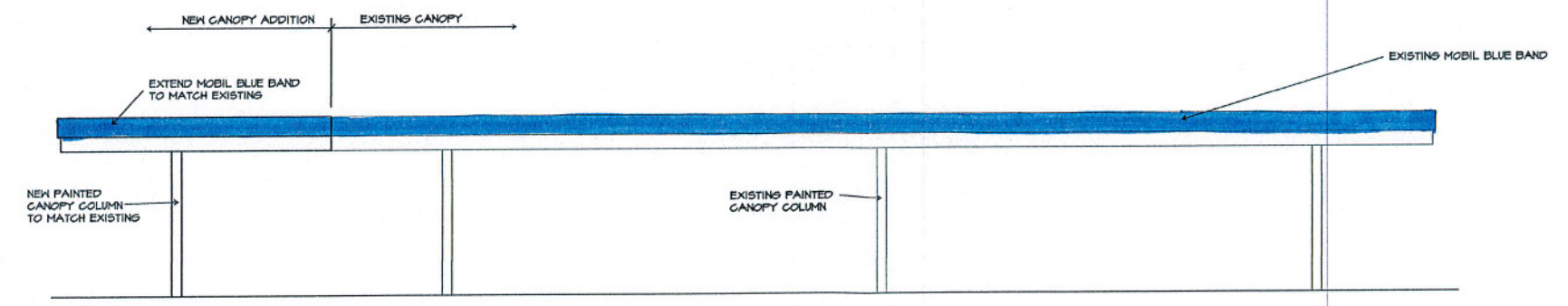
WEST CANOPY ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH CANOPY ELEVATION
 SCALE: 1/8" = 1'-0"

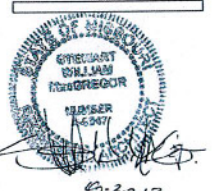


SOUTH CANOPY ELEVATION
 SCALE: 1/8" = 1'-0"



EAST CANOPY ELEVATION
 SCALE: 1/8" = 1'-0"

On the Run ExonMobil
 COUNTRY CLUB CAR WASH - CHESTERFIELD
 BLUESTONE COMMONS, LLC
 1786 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63017



8-22-13

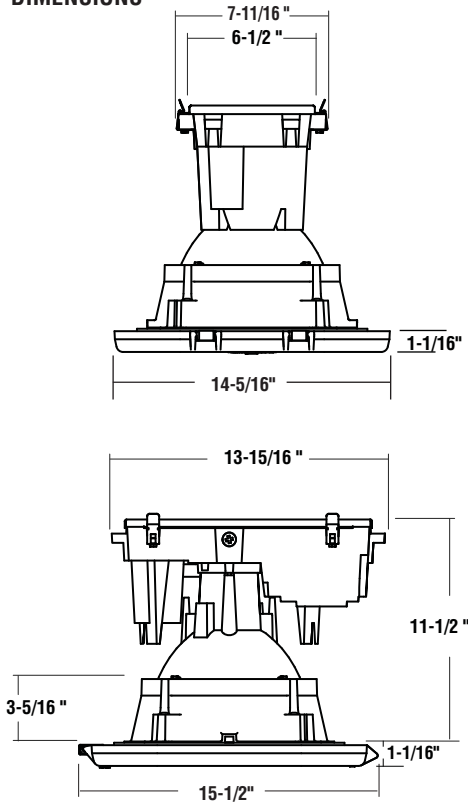
PROJECT NUMBER	1927
DATE	7-22-13
DRAWN BY	SNM
CHECKED BY	SNM
REVISION	8-12-13
	8-28-13

A1.0
 CANOPY
 ELEVATIONS

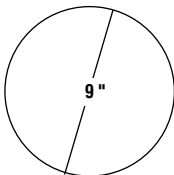
ENCORE® TOP ACCESS - FLAT LENS



DIMENSIONS



NOTE: Encore Top Access can be mounted in a single skin canopy with 12" or 16" deck pans.



Deck requires 9" diameter opening.

SHIPPING WEIGHT

Est. Weight (lbs.) 33

Protected by the following patents: 5,662,407 6,059,422 6,224,233 6,497,499 6,843,580
Patents Pending and Patentado 217093 CA2276077 CA2381049

HOUSING - Die-cast two-piece aluminum housing ensures a weather-tight, durable construction. Two threaded conduit openings allow use of ballast box as junction box for through wiring.
Hazardous Location (HL) Option available on 250 watt maximum fixtures to meet Class 1, Division 2, Groups A, B, C, and D hazardous location requirements.

LENS/GASKET - Choose either a flat clear tempered glass lens or a C73 diffused flat tempered glass lens. A continuous one-piece extruded high temperature gasket ensures maximum sealing to the housing.

LENS FRAME/DOOR FASTENER - Features an integral hinged, die-cast aluminum lens frame. Door frame closes and locks with stainless steel spring catch, allowing easy access for ground re-lamping.

INSTALLATION - Designed for single deck canopies where access for installation and maintenance is available from above. The Encore Top Access insures a watertight seal without the need for additional sealants. The Encore Top Access can be installed by one person in either a 12" or 16" deck pan.

REFLECTORS/DISTRIBUTION PATTERNS

- The vertical burn optical system and symmetrical reflector provide uniform general lighting under the canopy.

LIGHT SOURCES - Pulse-Start Metal Halide. Shipped with lamp installed.

BALLASTS - High-power factor type ballasts. Pulse-Start Metal Halide features Super CWA ballasts. Ballasts are designed for -20 degree F operation. The ballast is mounted in a separate enclosure above the optical unit to provide the lowest operating temperatures available.

FINISH - Standard colors are white or bronze powder coat finish. Each fixture is finished with LSI's DuraGrip® polyester powder coat finish process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

WARRANTY - The Encore Top Access unit carries a comprehensive 5-year warranty on all parts, finish, workmanship and electrical components (excluding lamp).

PHOTOMETRICS - For detailed photometric data, contact LSI Petroleum Lighting Sales.



ENCORE® TOP ACCESS - FLAT LENS

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **ECTA S 250 PSMV F MT WHT**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
ECTA	S - Symmetrical	175 200 250 320	PSMV - Pulse-Start Metal Halide 175, 200, 250, 320 Watt	F - Clear Flat Tempered Glass C73 - Diffused Flat Tempered Glass	MT - Multi-Tap ¹ TT - Tri -Tap ² 220V - 50Hz	WHT - White BRZ - Bronze	QD - Quick Disconnect Plug ³

FOOTNOTES:

- 1- MT – Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment.
- 2- TT – Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.
- 3- Quick disconnect plug on socket leads and lamp leads from ballast for ease of installation.
- 4- Hazardous Location Option available on 250 watt maximum fixtures to meet Class 1, Division 2, Groups A, B, C, and D hazardous location requirements. Ground relamping not available with hazardous location option.
- 5- Ground relamping not available with IP65 option.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)		Description	Order Number
Ground Lamp Changers :	250, 320 Watt	250 Watt Pulse-Start Metal Halide (PSMV) Lamp	146684
	200 Watt	320 Watt Pulse-Start Metal Halide (PSMV) Lamp	22187Z
	Kit DA to ECTA Retrofit White Panel	175 Watt Pulse-Start Metal Halide (PSMV) Multi-Tap Ballast	156891EE
	175 Watt Pulse-Start Metal Halide (PSMV) Lamp	200 Watt Pulse-Start Metal Halide (PSMV) Multi-Tap Ballast	177453
	200 Watt Pulse-Start Metal Halide (PSMV) Lamp	250 Watt Pulse-Start Metal Halide (PSMV) Multi-Tap Ballast	146681EE
		320 Watt Pulse-Start Metal Halide (PSMV) Multi-Tap Ballast	151262

NOTE: Ground lamp changer not available on Class 1, Div. 2.