



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1007 Ridge Rd

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial / Retail

CURRENT USE C-Store

PROPOSED ZONING Commercial Retail

PROPOSED USE C-Store

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Kamran Khan

APPLICANT _____

CONTACT PERSON Abel Cisneros

CONTACT PERSON _____

ADDRESS 805 Green Pond Dr.

ADDRESS _____

CITY, STATE & ZIP Garland TX 75040

CITY, STATE & ZIP _____

PHONE 214-907-6355

PHONE _____

E-MAIL notutexasbrands@gmail.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kamran Ahmed Khan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

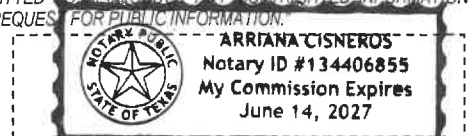
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 24 DAY OF October 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24 DAY OF October, 2023

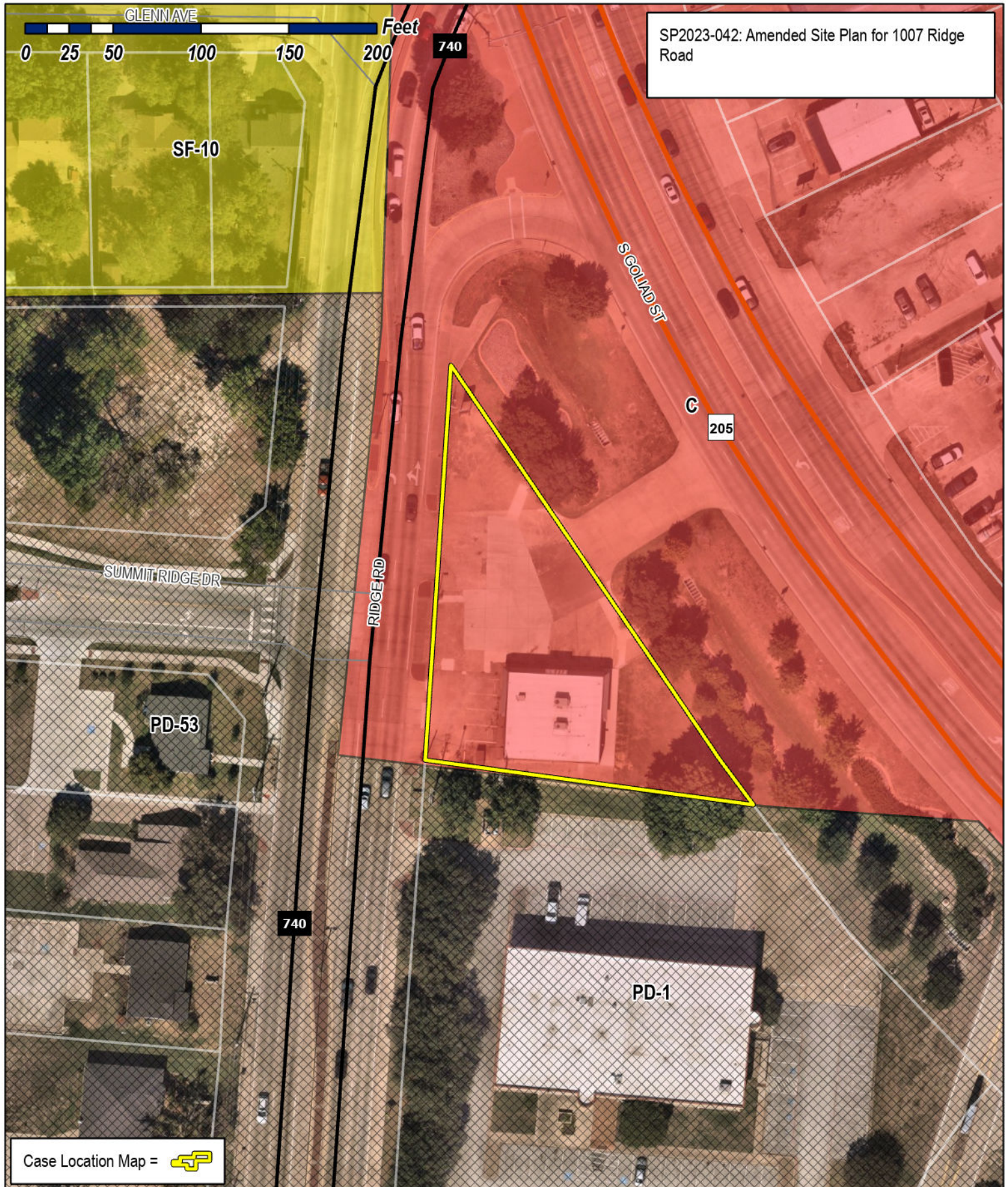
OWNER'S SIGNATURE

Kamran Khan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES June 14, 2027



SP2023-042: Amended Site Plan for 1007 Ridge Road

Case Location Map = 

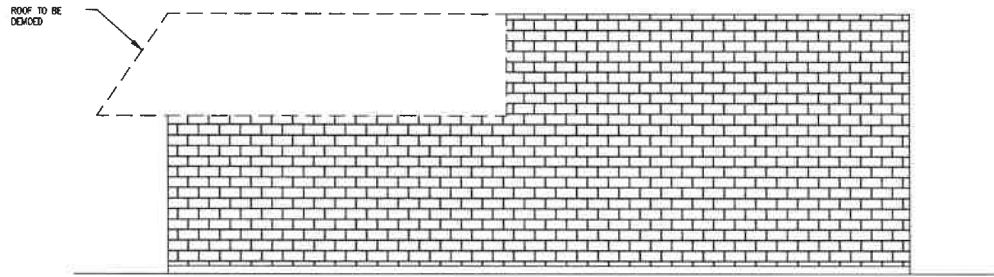


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

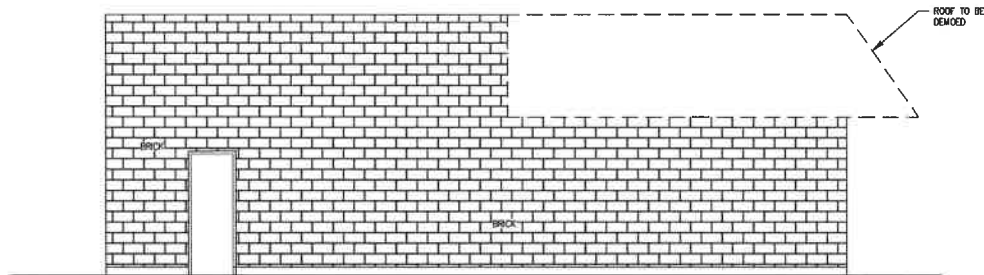
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





EXISTING RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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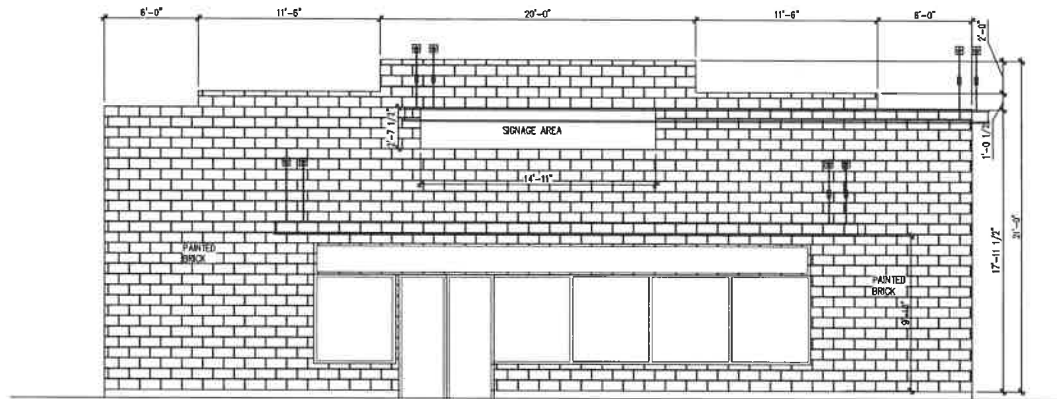
1007 RIDGE RD.
 ROCKWALL, TX 75087

ISSUE LOG	
DATE	DESCRIPTION

SCALE
 1/8" = 1'-0"

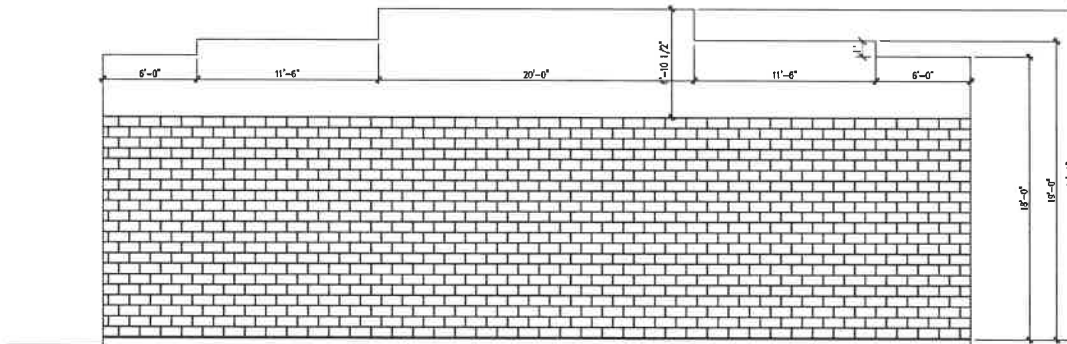
DATE
 08/11/2023

SHEET
 A2.02



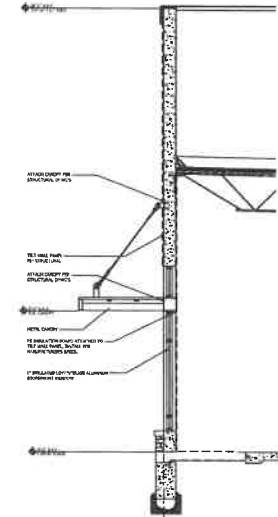
NEW FRONT ELEVATION

SCALE: 1/8" = 1'-0"



NEW REAR ELEVATION

SCALE: 1/8" = 1'-0"



AWNING DETAIL

SCALE: N.T.S.

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 ROCKWALL, TX 75087

ISSUE LOG
DATE DESCRIPTION

SCALE
 1/8" = 1'-0"

DATE
 09/11/2023

SHEET
 A2.03

GENERAL NOTES

- CONSTRUCTION: COMPLY WITH APPLICABLE CODES AND RELATED AMENDMENTS.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS, OR FULL INFORMATION NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
- NOTIFY ARCHITECT AND OWNER OF ERRORS, OMISSIONS, AND DISCREPANCIES IN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND ACTUAL SITE CONSTRUCTION CONDITIONS. ERRORS, OMISSIONS, AND DISCREPANCIES MUST BE RESOLVED AND DOCUMENTED BEFORE CONTINUING CONSTRUCTION WITH THE WORK IN QUESTION. FAILURE TO NOTIFY THE OWNER AND ARCHITECT IN SUCH AN EVENT SHALL CONSTITUTE ACCEPTANCE OF ANY RESULTING OBLIGATIONS OR RESPONSIBILITIES WITH REGARDS TO DELAYS, COSTS, CODE COMPLIANCE, AND LEGAL REMEDIES RESULTING FROM THIS OR RELATED WORK.
- CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS BY OWNERS CONSULTANTS.
 - ARCHITECT'S ELECTRICAL, MECHANICAL, AND PLUMBING PLANS ARE DIAGRAMMATIC ONLY. ACTUAL DESIGN BY OWNER'S CONSULTANT.
 - REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING AND DRAINAGE REQUIREMENTS.
 - REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL DESIGN, SPECIFICATIONS, AND DETAILS; INCLUDING REQUIRED RETAINING WALLS, WATERPROOFING, AND FRENCH DRAIN SYSTEMS.
 - COORDINATE SOIL COMPACTION REQUIREMENTS BEHIND RETAINING WALLS WITH STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
- VERIFY TYPE AND LOCATION OF UTILITIES SERVING SITE.
- REFER TO ELEVATIONS FOR ROOFS TO BE GUTTERED. SUBMIT PROPOSED LOCATIONS OF GUTTERS AND DOWNSPOUTS TO OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
- ALL FLOOR FINISH HEIGHTS TO MATCH. FLOOR ELEVATIONS AT SECOND FLOOR ARE GIVEN TO TOP OF FLOOR DECK.
- INSTALL STUDS AT CLOSET SIDE WALL ROD LOCATIONS, MEASURED 10" FROM BACK WALL.
- EXTERIOR MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS.
- FIRE SPRINKLERS SYSTEMS: REFER TO LOCAL JURISDICTION FOR REQUIREMENTS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT. I.E. WINDOWS, STEEL, CAST STONE...ETC.
- THE CONTRACTOR SHALL PAY ALL FINES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS, AND OBTAIN

ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THE CONTRACT DOCUMENTS.

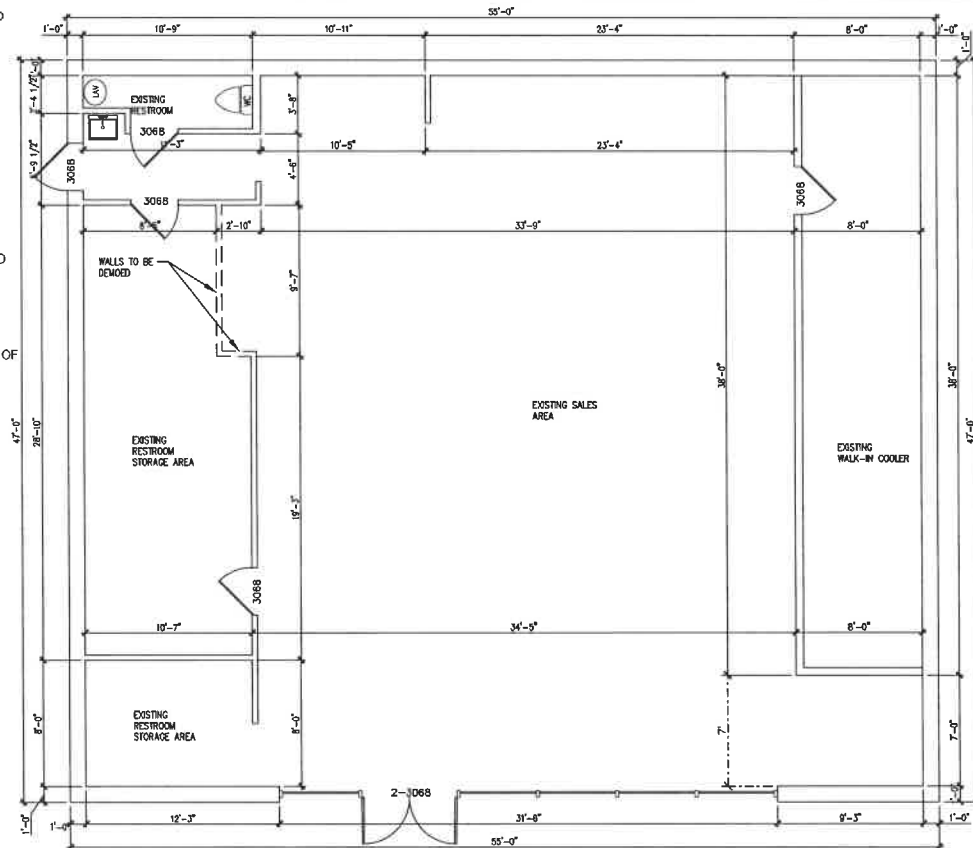
- ALL GARAGE DOORS SHALL HAVE REMOTE ACCESS. MATERIALS ON GARAGE WILL BE ALUMINUM WITH A LIGHT BRONZE FINISH.
- ALL CONCRETE AREAS SHALL FORMED WITH HIGH-STRENGTH CONCRETE MATERIAL AND SHALL HAVE A BRUSH FINISH WITH A STONE BOARD.
- EXISTING BACK YARD TREE SHALL BE USED TO MEET AND SATISFY REQUIREMENTS OF HOA AND SHALL COMPLY WITH CITY OF DESOTO TREE SURVEY.

FOR DIMENSION PURPOSES:

- DO NOT SCALE DRAWINGS.
- VERIFY DIMENSIONS: NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- WOOD STUD WALLS: 2x4'S @ 16" O.C. TO A MAXIMUM HEIGHT OF 10'-0", SUPPORTING ONE FLOOR, ROOF, AND CEILING. UNSUPPORTED WALL HEIGHTS EXCEEDING 10'-0" AND 3 STORY CONDITIONS REQUIRE STRUCTURAL ANALYSIS TO DETERMINE STUD SIZE AND SPACING.
- EXTERIOR WOOD STUD/MASONRY ASSEMBLIES: 9" w/2x4's, 11" w/2x6's, 13" w/2x8's
- INTERIOR WOOD STUDS DIMENSIONED TO CENTERLINE OF WALL. EXCEPTION: FLAT STUDS DIMENSIONED 2" THICK AND OVER 6" THICK STUD WALLS DIMENSIONED OUT-TO-OUT.
- WALL PLATE HEIGHTS: CROSS REFERENCE EXTERIOR ELEVATIONS, WALL SECTIONS, AND FASCIA DETAILS TO DETERMINE.

CODE INFORMATION

CODE INFORMATION	REQUIRED	PROVIDED
INTERNATIONAL BUILDING CODE (IBC)	2021	2021
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2021	2021
INTERNATIONAL MECHANICAL CODE (IMC)	2021	2021
NFPA 70 NATIONAL ELECTRICAL CODE (NEC)	2020	2020
INTERNATIONAL PLUMBING CODE (IPC)	2021	2021
INTERNATIONAL FIRE CODE (IFC)	2021	2021



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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ISSUE LOG

DATE	DESCRIPTION

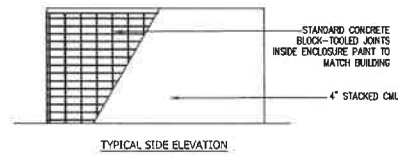
SCALE
1/8" = 1'-0"

DATE
08/11/2023

SHEET
A1.00

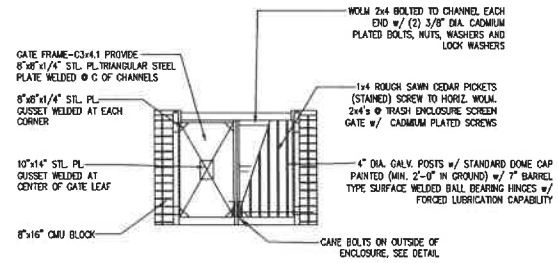
TYPICAL FLOORPLAN NOTES:

1. DOWEL CONC. WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS AND ADDITIONAL INFORMATION.
3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2' SQ. LEAVE OUT AT STUB-UP & CLEAN OUTS, UNLESS NOTED OTHERWISE.
4. SITE CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 5'-0" OF BUILDING PERIMETER.
5. REFERENCE ELEVATIONS FOR TRANSOM WINDOW LOCATIONS AND REFERENCE NUMBERS.
6. REFER TO EXTERIOR ELEVATIONS FOR EXTENT OF STOREFRONT WORK.



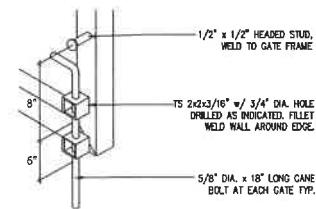
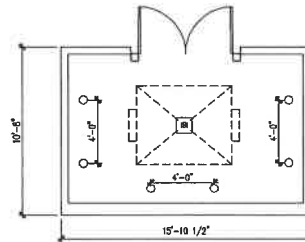
DUMPSTER ENCLOSURE SIDE ELEVATION

SCALE: N.T.S.



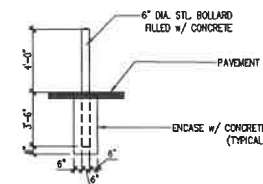
DUMPSTER ENCLOSURE FRONT ELEVATION

SCALE: N.T.S.



CANE BOLT DETAIL

SCALE: N.T.S.



BOLLARD DETAIL

SCALE: N.T.S.

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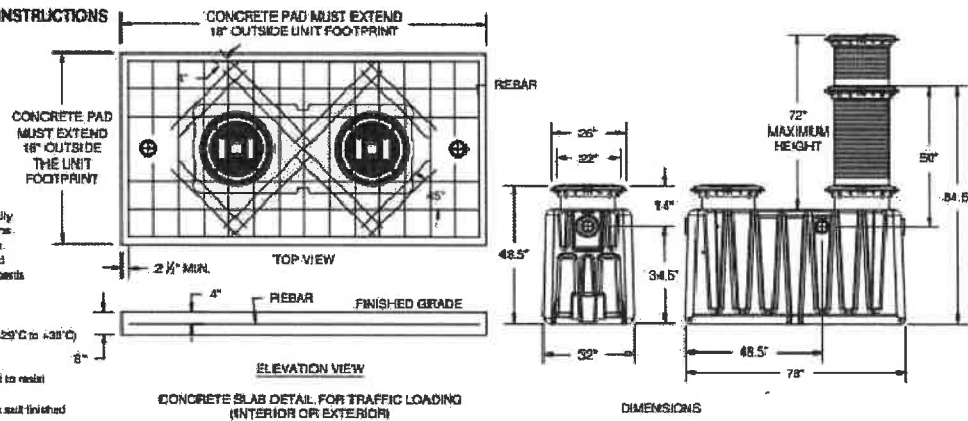
SCALE
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DATE
 09/11/2023

SHEET
 A3.01

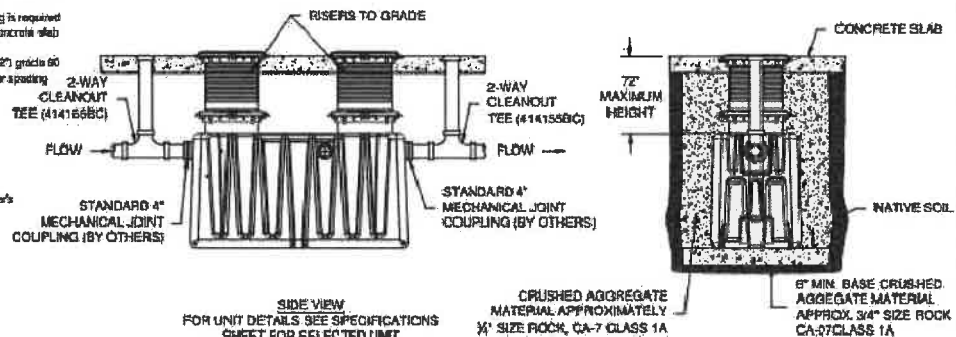
Endura® XL - INTERIOR OR EXTERIOR BELOW GRADE INSTALLATION INSTRUCTIONS
BELOW GRADE INSTALLATION INSTRUCTIONS

1. **EXCAVATION**
 - 1.1 Install the Endura® XL unit(s) as close as possible to fixtures being serviced. Ideally within 25ft of developed pipe run from the last fixture to the inlet of the interceptor.
 - 1.2 Width and length of excavation shall be minimum 12" greater than the tank dimensions on all sides.
 - 1.3 Depth of excavation shall be at least 8" deeper than tank bottom.
 - 1.4 **IMPORTANT:** Maximum burial depth: 60" (2x) measured from the air lift/lower channel (Endura® XL Log) to finished grade/floor level. Please refer to local code requirements (401.06A.0259 (401.06A.0261)) - (see below).
 - 1.5 Set the tank on well-packed crushed aggregate material approximately 3/4" size rock, pea gravel or sand. When setting Endura® XL units they must be level laterally and longitudinally.
 - 1.6 Endura® XL tanks are specifically designed to resist buoyancy in high water table conditions. Additional anchoring may however be necessary as determined by the specifying engineer. Tie-down locations are incorporated to the tank and can be used in conjunction with coated stainless steel cables and an applicable anchor method based on substrate. Specific requirements to be determined by specifying engineer.
2. **BACKFILLING & FINISHED CONCRETE SLAB (TRAFFIC LOAD RATED)**
 - 2.1 Endura® XL is supplied standard with traffic rated covers designed in accordance with AASHTO 304 - H20 (18,000lbs) and approved to CSA B481.0 Class "E" -26°F to +100°F (-26°C to +38°C).
 - 2.2 Preparation of sub grade per local jurisdictional code requirements.
 - 2.3 Stabilize and compact sub grade to 85% proctor per Excavation information above.
 - 2.3.1 Fill tank with water (to discharge level) to prevent movement during backfilling process and to resist backfill loss.
 - 2.4 Before backfilling and pouring of slab, install riser(s) (as necessary) and cover assembly to suit finished floor/grade level.
 - 2.5 Backfill using crushed aggregate material approximately 3/4" size rock, pea gravel or sand.
 - 2.5.1 Place minimum 6" aggregate base (or soil) poured structural slab. Aggregate should be 3/4" size rock or pea string.
 - 2.7 Thickness of concrete around cover to be determined by specifying engineer. If traffic loading is required refer to local specifying engineer recommendations and/or local code requirements. Note: Concrete slab dimensions shown are for illustration purposes only.
 - 2.8 Concrete to be 28 day compressive strength to 4000 PSI. Reinforcers with No.4 rebar (1/2") grade 60 steel per ASTM A615; connected with wire. Rebar to be 2x4" from edge of concrete. Rebar spacing 12" grid, 4" spacing around access openings.
3. **PIPING CONNECTIONS**
 - 3.1 All Endura® XL Grease Interceptors are manufactured with no hub connections. Threaded connections are available from your Endura distributor supplying the product code with "T" - i.e. 401.06A.047.
 - 3.2 Locally approved mechanical joint (MJ) couplings are used to connect the inlet and outlet piping to the tank. This allows transition to different piping materials as required.
 - 3.2.1 Make system piping connections using locally approved MJ couplings installing to manufacturer's instructions. Review all field-made connections for leaks before backfilling begins. Isolate the tank from the system both up and down stream and fill tank with water, submersing the inlet and outlet fully below the water level. **DO NOT PRESSURE TEST - Risk of serious Injury or Death.**
 - 3.4 **DO NOT** decrease pipe diameter across the unit (i.e. 4 inch inlet, 3 inch outlet). If the piping system needs to be reduced, use appropriate mechanical joint reduces consistent with the direction of flow and installed in compliance with local code.
4. **EXTENSION RISERS (Optional)**
 - 4.1 Endura® XL Extension Risers provide a maximum of 35" extension per riser. Based on maximum installation depth up to a maximum of 72" depth of burial can be achieved (see 1.4 above), adding Extension Risers (or part thereof) during installation. Risers are cut to length on site to suit installation.
 - 4.2 Remove cover from interceptor. Set aside for use at finished grade/floor level.
 - 4.3 Secure riser to tank frame remains in place) using folings provided. Ensure seal is correctly located.
 - 4.4 Secure the 1-1/2" adapter fitting supplied with the Extension Kit to the thread on the top of the handle mechanism. Cut and extend a length of 1 1/2" DNW pipe per instructions supplied.
 - 4.5 For custom riser length - measure from tank frame to finished grade/floor level. Subtract 1 1/2". Cut cleanly by hand or mechanical means using guide rings molded into the riser to give clean straight cut. Note - Horizontal surface of cover will be 0.5" above finished floor/grade.
 - 4.6 Fit riser seal provided over the cut edge of the riser and locate frame (supplied) over the seal making sure it is fully seated. Secure with lip screws provided using the pre-drilled locations in frame.
 - 4.7 Repeat process for additional riser if/as required.
 - 4.8 With frame installed and verified at the correct height, pass the handle extension support over the 1 1/2" DNW and secure the support to the frame with the screw provided. Solvent weld a 1/4" vent into top of the pipe to act as a handle.
 - 4.9 Re-fit the original cover(s) provided with the interceptor.



CONCRETE SLAB DETAIL FOR TRAFFIC LOADING (INTERIOR OR EXTERIOR)

DIMENSIONS



SIDE VIEW FOR UNIT DETAILS SEE SPECIFICATIONS SHEET FOR SELECTED UNIT (CONNECTING PIPE AND FITTINGS BY OTHERS)

EXCAVATION AND BACKFILL DETAIL (INTERIOR OR EXTERIOR)

NOTES:

Endura XL grease interceptors are riser and supplied with an internal flow control system already in place. They do not require an external flow control system or an intake vent unless specified by local code requirements or being operated as a POI GI-101 installation. Endura XL grease interceptors are only to be installed in the manner and for the application shown. Consult local codes for separate stopping requirements, clearance locations and additional installation instructions. Full instructions information supplied with every interceptor.



Reviewed

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 ROCKWALL, TX 75087

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DATE	DESCRIPTION

SCALE
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SHEET
P.1.03

