



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 19, 2016 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the March 22, 2016, and April 12, 2016, regular meetings.

Consent Agenda*(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*

2. Capital Improvement Program (CIP) Status Report.
3. Approve minutes from the March 15, 2016, regular meeting.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request for an SUP on an approximately 5,474 square foot portion of a building located on Lot 3, Block 1, Allen Tech Center Addition, City of Allen, Collin County, Texas; generally located north of Bethany Drive and east of US Highway 75, and commonly known as 604 W. Bethany Drive, Suite 200. (SUP-3/29/16-26 [Plano Dance Theater])
5. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of a 22.681± acre tract of land situated in the Joseph Dixon Survey, Abstract No. 276 (generally located northeast of the Allen Premium Outlet Mall)(“the Unplatted Tract”) from Corridor Commercial “CC” to Planned Development No. 78 for Corridor Commercial “CC”, to amend the Development Regulations, Concept Plan, Building Elevations, and Landscape Plan of Planned Development No. 78, and to adopt a Sign Plan and Carts and Kiosks Site Plan for Planned Development No. 78. The Property consists of Lot 1-R, Block 1, Allen Premium Outlets, City of Allen, Collin County, Texas (presently zoned Planned Development No. 78) and the Unplatted Tract. (Z-1/15/16-9) [Allen Premium Outlet Expansion]

Executive Session(As Needed)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, April 15, 2016 at 5:00 p.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

Director's Report from 3/22/2016 City Council Meeting

- The continued item to adopt an Ordinance to change the base zoning from Agriculture Open Space to Single-Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for a 74.601± acre portion of Planned Development No. 105 generally located south of Bethany Drive and east of Brett Drive, for Montgomery Farm Estates, was approved.

Director's Report from 4/12/2016 City Council Meeting

- There were no items taken to the April 12, 2016, City Council Meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: April 19, 2016

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None.

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

CIP Progress Report through March, 2016
CIP Map through April, 2016

ENGINEERING CIP REPORT - THROUGH MARCH 2016

		PROJECT		STATUS / COMMENTS		CONST. DATES
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	Building slab and paving is complete; masonry walls are up; room steel and framing will finalize by mid-April. Flat roof and shingle roof should complete by end of April.		Complete Fall 2016
	2	2015 Intersection Improvements	ST1504	Pyles Whatley is currently appraising the parcels. Property acquisition and negotiation phase will begin once appraisals are received.		TBD
ROADS	3	2015/2016 Street and Alley Repair	ST1502	Project award scheduled in April 2016.		Begin Spring 2016
	4	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Adding lanes to Alma Drive median to have six continuous lanes from Hedgcoxe to SH 121. Anticipated Council award for Exchange intersection is April 12, 2016, with completion in September. Intersection tree transplants to be completed in April 2016.		TBD
	5	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.		TBD
	6	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Project is substantially complete. Formal opening is being planned		Substantially Complete
	7	Montgomery Boulevard Extension	ST1403	Project is substantially complete awaiting Ribbon Cutting on April 13, 2016, to open road.		Substantially Complete
OTHERS	8	FM 2551	ST0316	Design is being managed by Collin County to widen FM 2551 to six lanes from Main Street to Parker Road. Project is awaiting funding agreements between the County, TxDOT, and stakeholder Cities.		TBD
	9	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	Roadway is a TxDOT project. Construction on road has begun and will take 23 months to complete.		Complete Jan. 2018
	10	Watters / Bray Central Street Lights	JBGL	Contractor has ordered new approved street lights.		TBD
	11	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.		Complete Feb. 2017
UTILITIES	12	Fountain Park Water/SS Rehab, Ph 2	WA1403	Awarded to SYB Construction on March 22, 2016. Pre Construction Meeting Scheduled for April 7, 2016. Public Meeting TBD		TBD
	13	SCADA System Upgrade	WA1402	Project was awarded to WHECO Controls on February 23, 2016.		Complete Sept. 2016
OTHER	14	Custer Tower Interior Repaint	WA1601	Tower work is almost complete. A final walkthrough to be scheduled in April.		Complete April 2016
	15	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPAFA signed and returned by the City. Construction anticipated to begin in Fall 2016.		Complete Winter 2016

ENGINEERING CIP MONTHLY REPORT

APRIL
2016

CONSTRUCTION

DESIGN

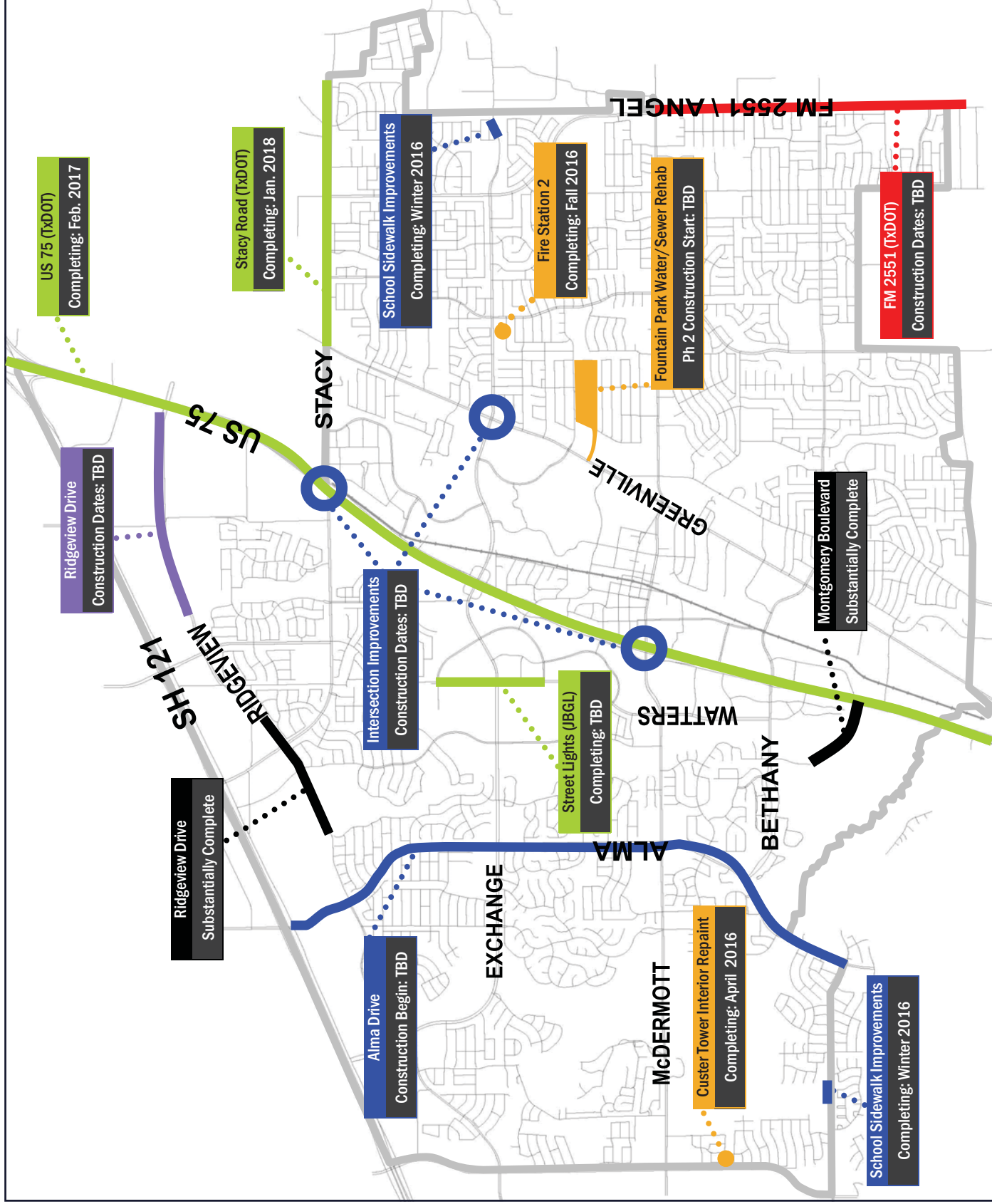
CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN





**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
March 15, 2016**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
Luke Hollingsworth
Shirley Mangrum
Michael Orr
John Ogrizovich

Absent:

City Staff Present:

Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, AICP, Senior Planner
Madhuri Mohan (Kulkarni), AICP, Planner

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the March 8, 2016, regular meeting, attached.

Consent Agenda (*Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

2. Capital Improvement Program (CIP) Status Report.
3. Approve minutes from the March 1, 2016, regular meeting.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Combination Plat – Consider a request for a Combination Plat for RCCG Christ Throne Addition, Lots 1 and 2, Block A, being 2.587± acres situated in the D.B. Hearne Survey, Abstract No. 427, City of Allen, Collin County, Texas; located on the southwest corner of Bethany Drive and Maxwell Creek Drive. (FP-10/20/15-77) [RCCG Christ Throne Addition]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a Combination Plat for RCCG Christ Throne Addition.

The property is located at the southwest corner of Bethany Drive and Maxwell Creek Drive. The properties to the south and east are zoned Planned Development PD No. 65 for Single Family Residential R-7. The properties to the north (across Bethany Drive) and west are zoned Local Retail LR.

Ms. Kulkarni stated that a Site Plan for a church was approved in August, 2015. Platting the site is the last step in the development process. She explained that the Combination Plat shows approximately 2.6± acres subdivided into two (2) lots. Lot 1 will develop into the church site. Lot 2 contains an existing cell tower facility. There is one (1) access point for both lots on Bethany Drive. The plat also shows rights-of-way dedication and various easements required for development of Lot 1.

The Combination Plat has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code.

Motion: **Upon a motion by Commissioner Orr and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Combination Plat for RCCG Christ Throne Addition, Lots 1 and 2, Block A, being 2.587± acres of land located on the southwest corner of Bethany Drive and Maxwell Creek Drive.**

The motion carried.

5. Preliminary Plat – Consider a Preliminary Plat for Montgomery Ridge Phase 2, being 90.816± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located south of Bethany Drive and west of U.S. Highway 75. (PP-1/26/16-13) [Montgomery Ridge Ph. 2]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a Preliminary Plat for Montgomery Ridge Phase 2.

The property is generally located south of Bethany Drive and west of U.S. Highway 75. The property to the north is zoned Planned Development PD No. 76 Townhome Residential (TH). The property to the east is zoned Planned Development PD No. 99 Mixed Use (MIX) and Planned Development PD No. 66 Corridor Commercial (CC). The property to the south is zoned Floodplain – Community Facilities (FP-CF) and Agriculture Open Space AO. The property to the west is zoned Planned Development PD No. 74 Single Family Residential R-7 and Agriculture Open Space AO.

Ms. Kulkarni said that the Concept Plan for Montgomery Ridge Phase 2, intended to be a unique mixed-use development with office, housing, and retail/commercial uses, was approved in August 2015.

Preliminary platting is the next phase in the development process. The subject Preliminary Plat, approximately 90.816± acres, shows the property subdivided into 15 blocks.

The main access point for the development is Montgomery Boulevard; which currently connects to Bethany Drive and will ultimately connect to US 75. The plat also shows various easements required for development of the site.

The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the PD Concept Plan and meets the requirements of the Allen Land Development Code.

Commissioner Ogrizovich asked when Montgomery Ridge was brought forth a year ago, did it always intend to have 25' lots?

Ms. Kulkarni said yes, the townhomes were a part of the Concept Plan that was adopted.

Commissioner Ogrizovich asked if these were going to be multi-units.

Ms. Kulkarni said yes, they will be townhomes.

Commissioner Ogrizovich asked if they were three-plex or four-plex.

1st Vice-Chair Trahan said they would be single-family attached.

Ms. Tiffany McLeod, Senior Planner, said they will be in clusters of three to six, and will be platted as individual townhome lots.

Commissioner Ogrizovich then said that there is an Ashton Woods sign in that area. Are they building these townhomes or the homes to the west?

Ms. McLeod said that Ashton Woods is building Phase 1 to the west.

Leland Montgomery, representing the Montgomery Family, said that the townhomes were always part of the plan. They wanted to create a mixed-used area, and the townhomes serve as a transition between the single-family to the west and the multi-family to the east. One of the concerns during the zoning was the single-family homes facing the multi-family, and the townhomes solved that. It was approved as part of the plan. Mr. Montgomery confirmed that Ashton Woods is responsible for Phase 1 and said that model homes will be ready later this spring or in the summer. He further stated that a preliminary plat approval process would have to take place before they can select a builder for the townhomes. They have already selected the multi-family developer.

Commissioner Ogrizovich recalled the concerns from the Montgomery Farm project regarding the smaller lots close to the larger homes. He assumed that everyone is comfortable with these townhomes adjacent to the Ashton Woods homes.

Ms. McLeod said that the configuration shown on this Preliminary Plat is consistent with the Montgomery Ridge Phase 2 Concept Plan which shows the rows of townhomes adjacent to the single-family detached homes.

Commissioner Ogrizovich then asked if the intent on the other 7.8 acre piece is for multi-family.

Mr. Montgomery answered yes. He explained that the mix of housing types is appropriate.

Chairman Cocking asked if this plat includes open space areas within the same percentage as the Concept Plan. There was a park area in front of the townhomes and it seems to be missing.

Ms. Kulkarni said that it is consistent with the Concept Plan.

Ms. McLeod said open space was shifted around, but consistent with the Concept Plan.

Motion: **Upon a motion by 1st Vice-Chair Trahan and a second by Commissioner Hollingsworth, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Montgomery Ridge Phase 2, being a 90.816± acre portion of land generally located south of Bethany Drive and west of U.S. Highway 75.**

The motion carried.

Executive Session (As Needed)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

The meeting adjourned at 7:12 p.m.

These minutes approved this _____ day of _____ 2016.

Jeff Cocking, Chairman

Madhuri Mohan (Kulkarni), AICP, Planner

Director's Report from 3/8/2016 City Council Meeting

- The request to adopt an Ordinance amending the Allen Land Development Code amending Definitions to provide a definition for Restaurant (No Drive-in or Through) and by amending Section 6.03.5 establishing an exception to the distance separation for certain Restaurants (No Drive-in or Through) or Restaurant (with Drive-through) from a Church, School or Hospital, subject to certain conditions, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	April 19, 2016
SUBJECT:	Conduct a Public Hearing and consider a request for an SUP on an approximately 5,474 square foot portion of a building located on Lot 3, Block 1, Allen Tech Center Addition, City of Allen, Collin County, Texas; generally located north of Bethany Drive and east of US Highway 75, and commonly known as 604 W. Bethany Drive, Suite 200. (SUP-3/29/16-26 [Plano Dance Theater])
STAFF RESOURCE:	Madhuri Kulkarni, AICP Planner
PREVIOUS COMMISSION/ COUNCIL ACTION:	Planned Development PD No. 68 for Corridor Commercial CC – Approved July, 1998
LEGAL NOTICES:	Public Hearing Sign: Installed 4/5/16 Property Owner Notices: Mailed 4/8/16
ANTICIPATED COUNCIL DATE:	May 10, 2016

BACKGROUND

The property is generally located north of Bethany Drive and east of US Highway 75, and commonly known as 604 W. Bethany Drive, Suite 200). The property to the north is zoned Planned Development PD No. 68 Corridor Commercial and Light Industrial LI. The property to the west is zoned Planned Development PD No. 63 Corridor Commercial. The properties to the south (across Bethany Drive) and to the east are zoned Light Industrial LI.

The applicant is proposing to tenant a 5,474 square foot suite space in an existing building for a performing arts educational facility. Staff categorizes this type of use as a Dance/Martial Arts Studio use.

The property is zoned Planned Development No. 63 with Corridor Commercial as the base zoning. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Dance/Martial Arts Studio use within the CC zoning district.

The following is a business summary of the Plano Dance Theater:

- Approximately 75 students
- Classes are held Monday-Thursday, 3:30 p.m. to 9:30 p.m. and Saturday 8:00 a.m. to 1:00 p.m.
- Recitals for younger kids are held onsite, but competitions are offsite

Staff believes the amount of parking on site is adequate for the proposed use.

There are no proposed changes to the exterior of the building.

STAFF RECOMMENDATION

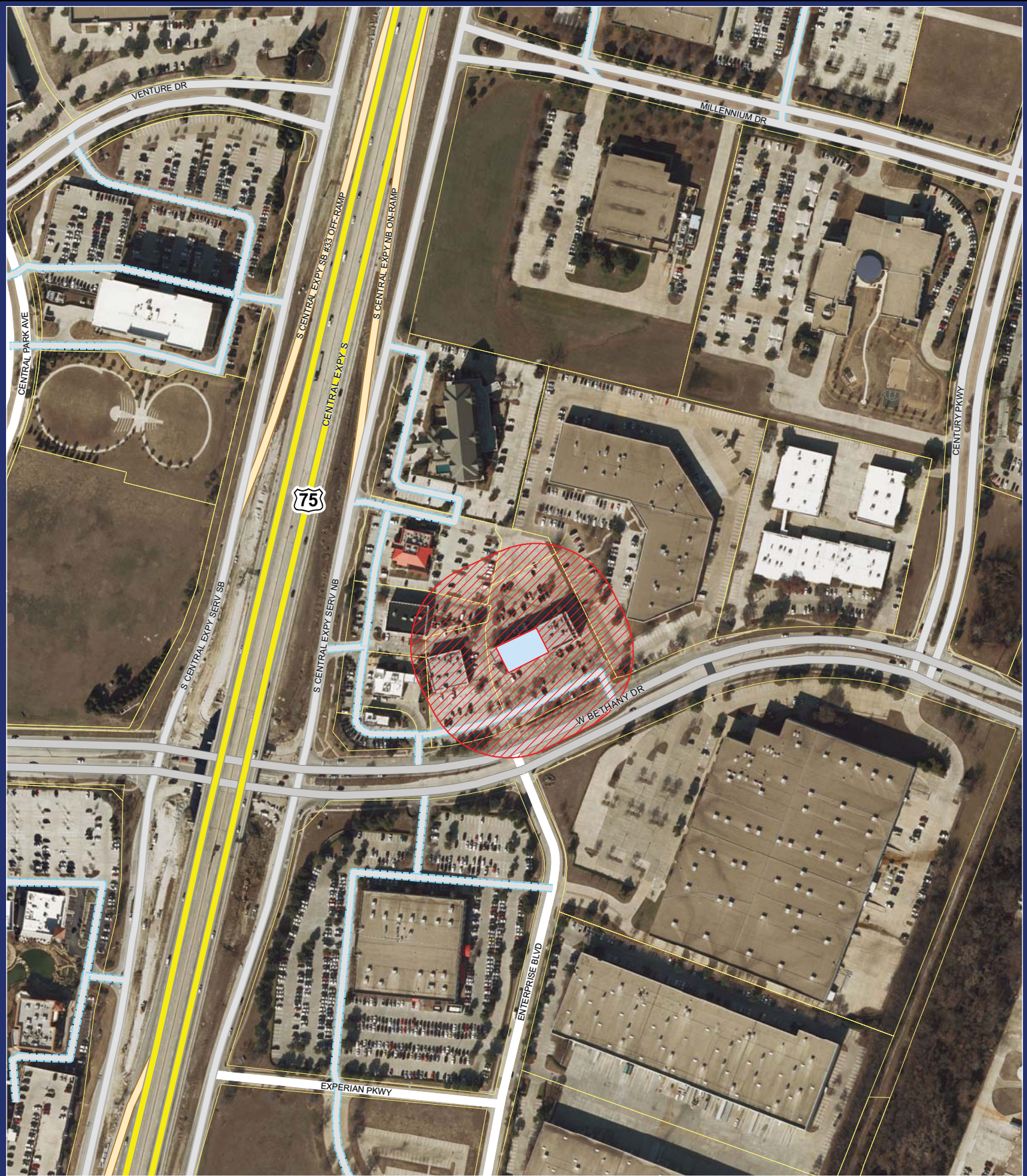
Staff recommends approval.

RECOMMENDED MOTION

I make a motion to recommend approval of the Specific Use Permit request for a Dance/Martial Arts Studio use for the property located at 604 W. Bethany Drive, Suite 200, for the Plano Dance Theater.

ATTACHMENTS

Property Notification Map
Floor Plan

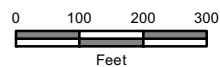


Property Ownership Notification

Plano Dance Theatre
604 W. Bethany Dr. #200

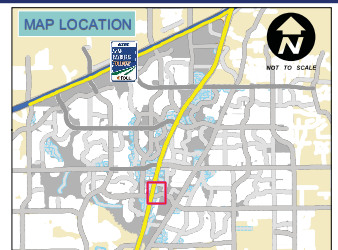
Map Legend

-  200' Notification Buffer
-  CollinCAD Parcels
-  Rezone



Planning & Development - GIS
Date: 4/4/2016

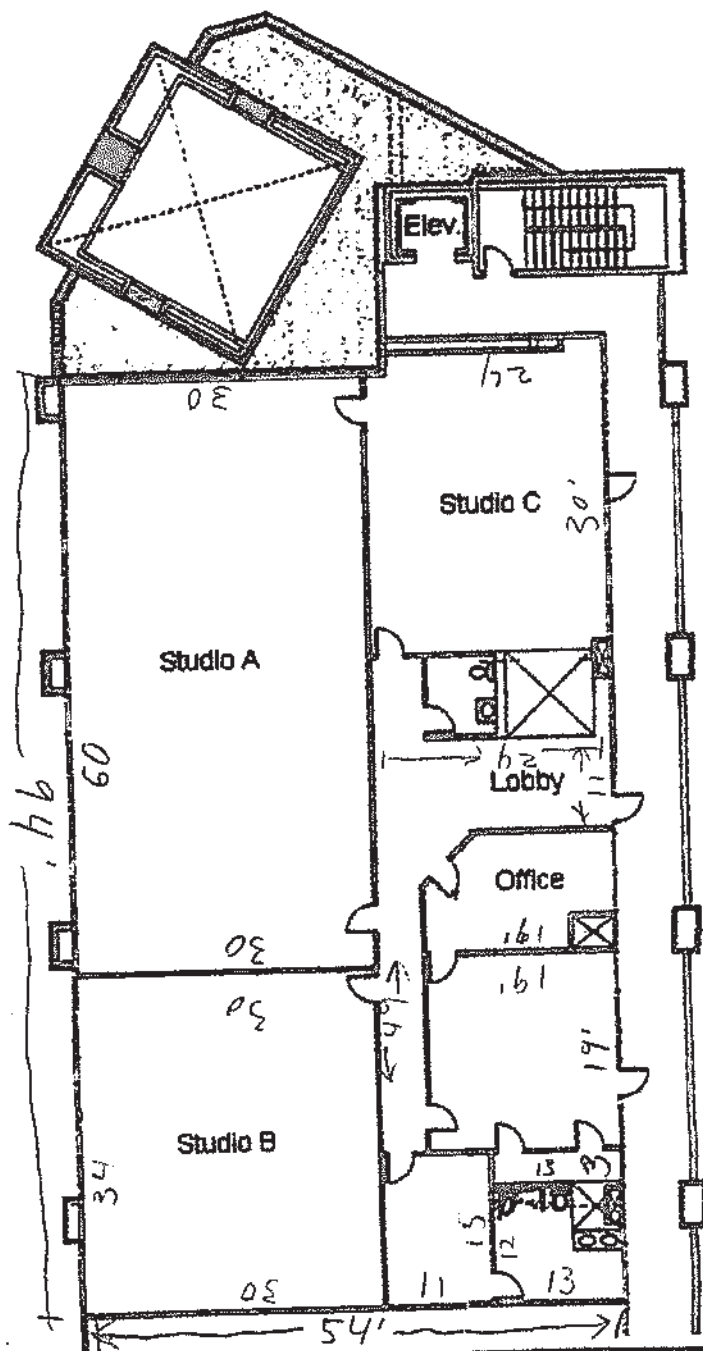
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



Richardson Office

Suite #200 – 5,474 SF

FLOOR PLAN



McNeff Commercial Real Estate
1727 Analog Drive | Richardson, Texas 75081

The information contained herein was obtained from sources believed reliable; however, McNeff Commercial Real Estate makes no guarantee, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

CONTACT
Greg Fail - greg@mcneff.com
972-437-4777

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: April 19, 2016

SUBJECT: Conduct a Public Hearing and consider a request to change the zoning of a 22.681± acre tract of land situated in the Joseph Dixon Survey, Abstract No. 276 (generally located northeast of the Allen Premium Outlet Mall) (“the Unplatted Tract”) from Corridor Commercial “CC” to Planned Development No. 78 for Corridor Commercial “CC”, to amend the Development Regulations, Concept Plan, Building Elevations, and Landscape Plan of Planned Development No. 78, and to adopt a Sign Plan and Carts and Kiosks Site Plan for Planned Development No. 78. The Property consists of Lot 1-R, Block 1, Allen Premium Outlets, City of Allen, Collin County, Texas (presently zoned Planned Development No. 78) and the Unplatted Tract. (Z-1/15/16-9) [Allen Premium Outlet Expansion]

STAFF RESOURCE: Tiffany McLeod, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** Approved Planned Development No. 78 for Corridor Commercial “CC” – December, 1998
Approved Amendment to Planned Development No. 78 for Corridor Commercial “CC” – September, 1999
Approved Amendment to Planned Development No. 78 for Corridor Commercial “CC” – November, 2011

LEGAL NOTICES: Public Hearing Sign: Installed 4/5/16
Property Owner Notices: Mailed 4/8/16

ANTICIPATED COUNCIL DATE: April 26, 2016

BACKGROUND

The property is located northwest of Stacy Road and US Highway 75. The properties to the north are zoned Planned Development No. 102 for Corridor Commercial CC and Corridor Commercial CC. The properties to the west are zoned Planned Development No. 102 for Corridor Commercial CC and Planned Development No. 92 for Shopping Center “SC” (across Chelsea Blvd). The property to the south (across Stacy Road) is zoned Planned Development No. 45 for Corridor Commercial “CC”. The Town of Fairview is located to the east (across US 75).

The subject property consists of the existing Allen Premium Outlet Mall development (46.389± acres) and an unplatted 22.681± acre parcel to the northeast of the existing development; totaling 69.07± acres. The purpose of the PD Amendment request is to amend the development regulations, Concept Plan, Landscape Plan and Building Elevations, and adopt a Sign Plan and Carts and Kiosks Site Plan for the redesign and expansion of the mall.

The attached Concept Plan shows the entire 69.07± acre site. The redesign of the existing development will consist of the exterior remodel of Buildings 1, 2, 3 and 4, the expansion of Building 5, the addition of Building 6, the reconfiguration of the internal drive aisles and parking, the addition of a vehicular and pedestrian connection to the 22.681± acre parcel to the northeast and the addition of a children’s play area. The expansion will occur on the 22.681± acre parcel to the northeast of the existing development and will

consist of over 750 additional parking spaces, two (2) additional outparcel buildings and two outparcel pads for limited or full service hotels.

A Traffic Impact Analysis was submitted and reviewed with this request. There are a total of nine (9) access points into the development. The access points on the existing development did not change. There will be three (3) additional access points on the expansion piece; two (2) on US 75 and one (1) on Allen Commerce Parkway. Deceleration lanes will be constructed on the US 75 service road with the redesign and expansion of the mall.

The attached Building Elevations show both the existing buildings and new buildings. The exterior of the existing buildings will be renovated with new paint, awnings, stone columns and tower elements for architectural accent. The exterior of the new buildings will consist of brick, stone and stucco. The new buildings will also have similar tower elements for architectural accent.

The attached Conceptual Landscape Plan and Sign Plan show the proposed interior/perimeter landscaping and signage for the site. The attached Carts and Kiosks Site Plan shows proposed locations for additional outdoor retail and/or food kiosks and carts. The existing Planned Development ordinance currently allows retail and/or food kiosks and carts within the development. The applicant is requesting to increase the number of kiosks and carts as well as the number of permitted locations with this PD Amendment.

The attached Development Regulations establish the new plans for this PD Amendment, establish new regulations for the reconfiguration and expansion of the development and also carry over relevant regulations from the existing PD No. 78 ordinances.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

Staff recommends approval.

RECOMMENDED MOTION

I make a motion to recommend approval of the request to change the zoning of 69.07± acres of land (being the platted Lot 1-R, Block 1, Allen Premium Outlets and an unplatted 22.681± acre tract of land generally located northeast of the Allen Premium Outlet Mall) to Planned Development No. 78 for Corridor Commercial CC, by amending the existing Development Regulations, Concept Plan, Building Elevations, and Landscape Plan, and adopting a Sign Plan, and Carts and Kiosks Site Plan for the Allen Premium Outlet Mall Expansion.

ATTACHMENTS

Property Notification Map
Aerial Map of Existing Site
Development Regulations
Concept Plan
Conceptual Landscape Plan
Building Elevations
Sign Plan
Carts and Kiosks Plan

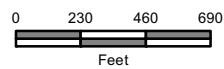


Property Ownership Notification

Allen Premium Outlet

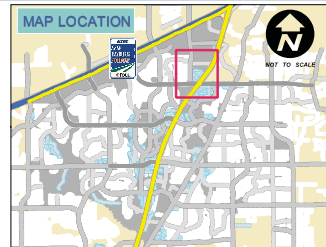
Map Legend

-  200' Notification Buffer
-  CollinCAD Parcels
-  Rezone



Planning & Development - GIS
Date: 4/4/2016

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.





2016 Google Map data

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS
FOR ALLEN PREMIUM OUTLET MALL EXPANSION

The Property shall be developed and used in accordance with the provisions of the Allen Land Development Code, as amended, ("ALDC") applicable to the use and development of property located in a Corridor Commercial ("CC") zoning district except to the extent modified by the Development Regulations set forth below:

- A. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "B" and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- B. **LANDSCAPE PLAN:** The landscaping for the Property shall be in general conformance with the Landscape Plan attached hereto as Exhibit "C", and incorporated herein by reference. The landscaping for Lot 3 shall be installed substantially in accordance with the Landscape Plan prior to the issuance of a certificate of occupancy for any tenant space within the Building 5 addition (labeled as "Building 5" on the Concept Plan, which is that portion of building extending left of "BLDG 5," also as labeled on the Concept Plan) or Building 6, as labeled on the Concept Plan. The landscaping for all other lots shall be installed substantially in accordance with the Landscape Plan prior to the issuance of a certificate of occupancy for any building on the respective lots.
- C. **BUILDING ELEVATIONS:** The buildings constructed and/or reconstructed on the Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit "D", and incorporated herein by reference.
- D. **SIGN PLAN:** The signage for the Property shall be in general conformance with the Sign Plan attached hereto as Exhibit "E", and incorporated herein by reference.
- E. **USES:** The Property may be developed and used only in accordance with the following uses, notwithstanding in the differences between this Ordinance and the provisions of Sections 4.20.2 and 4.20.3 of the ALDC:

- (1) The Property may be used for the following purposes as a matter of right, but subject to any limitations described:

- Accessory Building
- Amusement, Commercial (Indoor)
- Antique Shop, provided that no Outside Storage/Display is permitted
- Bakery or Confectionary (Retail)
- Banks and Financial Institution
- Bicycle Shop/Repair Service, provided that no Outside Storage is permitted
- Book, Card or Novelty Shops
- Department or Discount Stores
- Drug Store or Pharmacy
- Fabrics or Needlework Shop
- Firearms Sale & Service
- Fitness and Health Center
- Florist (No Outside Storage)
- Fraternal Organization, Lodge, Civic Clubs

Furniture/Appliance Sales
Garage Private Parking
Garage, Public Parking if Ancillary to Service Adjacent Improvements
Grocery
Hardware Store
Hotel (limited or full service), but only on Lot 1 and Lot 2, Block A as shown on the Concept Plan
Key Shop, Locksmith
Museum/Art Gallery
Nursery, Retail plant
Office Use
Park or Playground (Public)
Parking Lot/Structure (Commercial)
Personal Service
Printing or Newspaper Establishment
Radio or TV Broadcast Studio
Recreation Area
Restaurant (Drive-In or Through)
Restaurant (No Drive-In or Through)
Retail Store (Indoor)
Swim or Tennis Club
Theater (Indoor)
Utility Business Office

- (2) The Property may be used for the following purposes only after approval of a Specific Use Permit:

Bus Stations or Terminals
Church, Temple or Rectory
Communication Switching Stations
Gymnastics and Sports Training Center
Lawn Equipment Sales
Mass Transit Commuter Pick-Up Service
Playfield or Stadium
Private Club

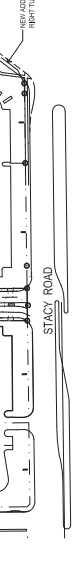
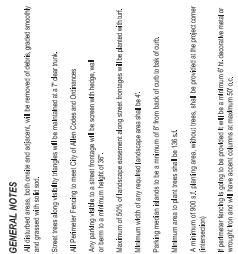
- (3) The Property may be used temporarily following issuance of a Temporary Use Permit issued in accordance with Section 6.04 of the ALDC as amended:

Carnival or Circus
Concrete or Asphalt Batch Plant
Construction Building
Fairgrounds or Rodeo
Helistop

- (4) The following uses constitute permitted accessory uses which may occur on the Property in association with a primary Permitted Use:

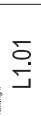
Day Care for Children
Day Care for Disabled and/or Elderly
Swimming Pool (hotel related)

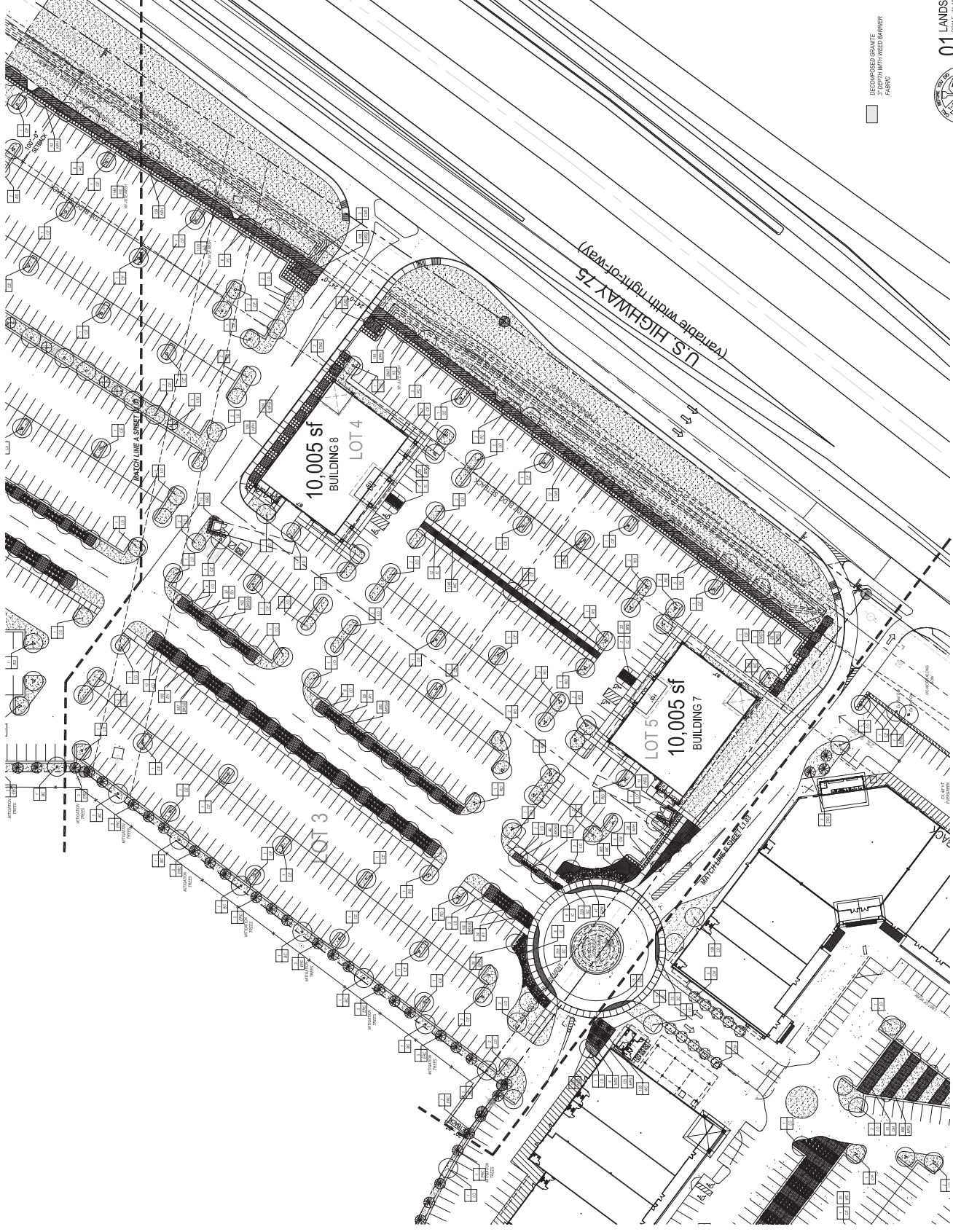
- F. BUILDING SETBACKS:** The buildings constructed and/or reconstructed on the Property shall be set back from the property boundaries as shown on the Concept Plan.
- G. BUILDING MATERIALS:** The building materials on the exterior buildings the Property shall be as shown on the Building Elevations.
- H. DRIVEWAY SPACING AND STACKING DEPTH:** Prior to the issuance of a certificate of occupancy for any buildings on Lots 1, 2, 4 or 5, the driveways along U.S. 75 shall be constructed or reconstructed, if necessary, to establish a minimum distance between driveways of 260 feet and a stacking depth for the driveways, as measured from the proposed right-of-way line to the drive aisle, of not less than 40 feet.
- I. ROADWAY IMPROVEMENTS:** The deceleration lanes and concrete sidewalks, as shown on the Concept Plan, shall be constructed with the development and completed before issuance of a certificate of occupancy for any tenant space within the Building 5 addition (labeled as “Building 5” on the Concept Plan, which is that portion of building extending left of “BLDG 5,” also as labeled on the Concept Plan) or Building 6, as labeled on the Concept Plan.
- J. PARKING SETBACK:** The parking on the Property shall be constructed and/or reconfigured as necessary to be setback from the Property boundaries as shown on the Concept Plan.
- K. LANDSCAPE BUFFER:** The landscape buffers along the perimeter of the Property shall be located and landscaped as shown on the Concept Plan and Landscape Plan, respectively.
- L. ROOFTOP EQUIPMENT:** All roof top mounted equipment shall be screened from view from ground level view of pedestrians within the parking areas of the Property.
- M. CARTS AND KIOSKS:** A maximum of twelve (12) outdoor kiosks and/or carts, for the sale of retail goods and food, may be located on the Property as shown on the attached Carts and Kiosks Site Plan attached hereto as Exhibit “F”.
- N. TEMPORARY USES AND SPECIAL EVENTS:**
- (1) Temporary Uses and Special Event Uses shall not be limited by number in a calendar year, but shall in every instance require the issuance of a temporary use permit in accordance with Section 6.04 of the ALDC, as amended.
 - (2) Temporary Uses and Special Event Uses locations may not obstruct fire lanes/emergency access.

[illegible]

01 LANDSCAPE PLAN
SCALE: 1"=20'-0"

Please add to site plan the note: "Applicant shall comply with all irrigation regulations in V.T.C.A., Administrative Code Title 30, Chapter 344 rules established by the State of Texas; and requirements for irrigation design and water conservation set in the Allen Land Development Code Section 7.05-6, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan." **M.C.**





PLANT LEGEND

SYMBOL	COMMON NAME
[Symbol]	Red Oak
[Symbol]	White Oak
[Symbol]	Black Oak
[Symbol]	Pin Oak
[Symbol]	Shumacher
[Symbol]	Redbud
[Symbol]	Chinese Elm
[Symbol]	Chinese Pistache
[Symbol]	Chinese Magnolia
[Symbol]	Chinese Holly
[Symbol]	Chinese Dogwood
[Symbol]	Chinese Rose
[Symbol]	Chinese Lilac
[Symbol]	Chinese Jasmine
[Symbol]	Chinese Camellia
[Symbol]	Chinese Magnolia
[Symbol]	Chinese Dogwood
[Symbol]	Chinese Rose
[Symbol]	Chinese Lilac
[Symbol]	Chinese Jasmine
[Symbol]	Chinese Camellia

SYMBOLS

SYMBOL	COMMON NAME
[Symbol]	Black Oak
[Symbol]	White Oak
[Symbol]	Black Oak
[Symbol]	Pin Oak
[Symbol]	Shumacher
[Symbol]	Redbud
[Symbol]	Chinese Elm
[Symbol]	Chinese Pistache
[Symbol]	Chinese Magnolia
[Symbol]	Chinese Holly
[Symbol]	Chinese Dogwood
[Symbol]	Chinese Rose
[Symbol]	Chinese Lilac
[Symbol]	Chinese Jasmine
[Symbol]	Chinese Camellia

SYMBOLS

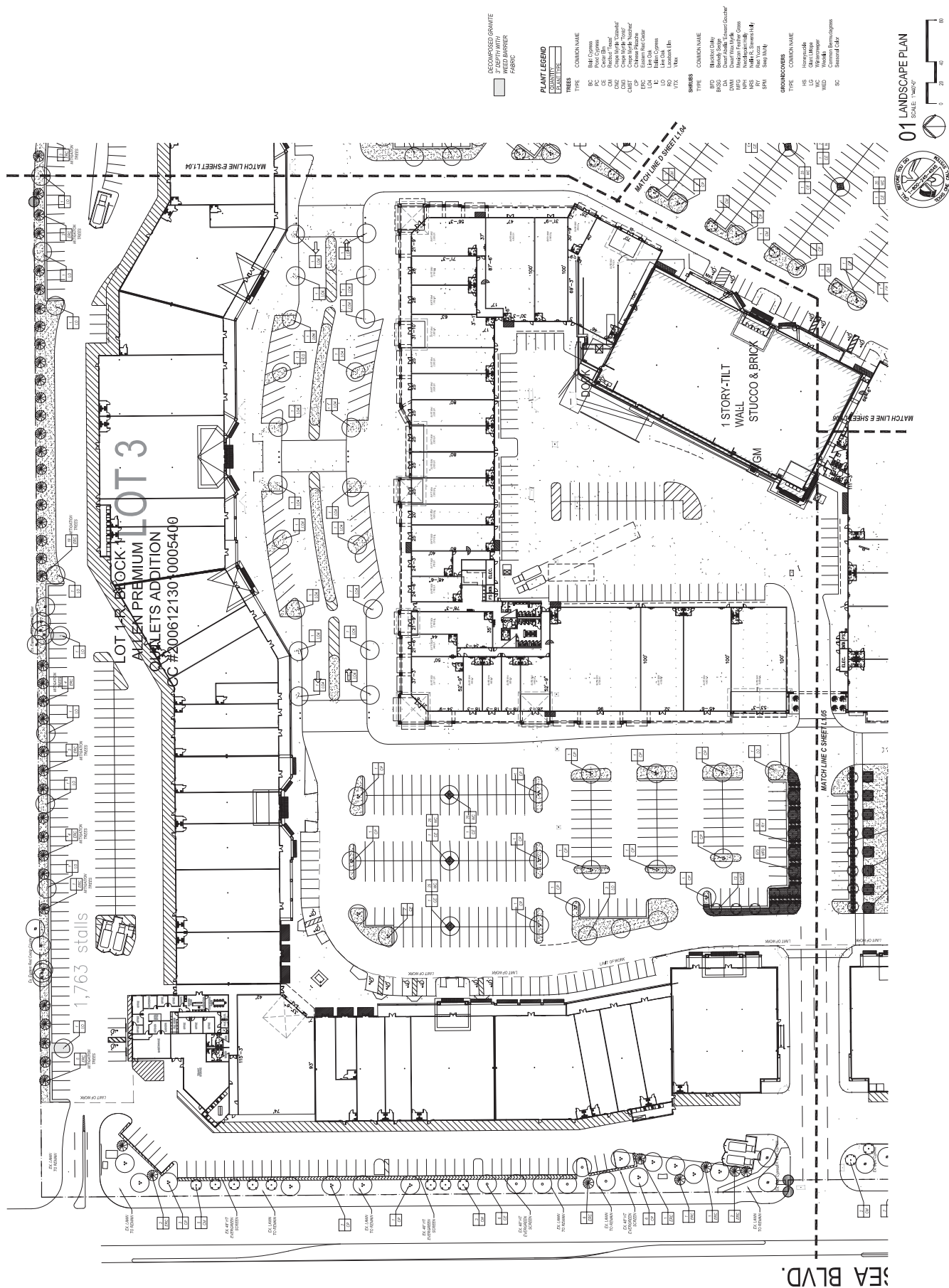
SYMBOL	COMMON NAME
[Symbol]	Black Oak
[Symbol]	White Oak
[Symbol]	Black Oak
[Symbol]	Pin Oak
[Symbol]	Shumacher
[Symbol]	Redbud
[Symbol]	Chinese Elm
[Symbol]	Chinese Pistache
[Symbol]	Chinese Magnolia
[Symbol]	Chinese Holly
[Symbol]	Chinese Dogwood
[Symbol]	Chinese Rose
[Symbol]	Chinese Lilac
[Symbol]	Chinese Jasmine
[Symbol]	Chinese Camellia

SYMBOLS

SYMBOL	COMMON NAME
[Symbol]	Black Oak
[Symbol]	White Oak
[Symbol]	Black Oak
[Symbol]	Pin Oak
[Symbol]	Shumacher
[Symbol]	Redbud
[Symbol]	Chinese Elm
[Symbol]	Chinese Pistache
[Symbol]	Chinese Magnolia
[Symbol]	Chinese Holly
[Symbol]	Chinese Dogwood
[Symbol]	Chinese Rose
[Symbol]	Chinese Lilac
[Symbol]	Chinese Jasmine
[Symbol]	Chinese Camellia



DECOMPOSED GRANITE
 PAVING WITH WHEEL MARKER
 FABRIC



01 LANDSCAPE PLAN



L1.03



SIMON
PREMIUM OUTLET'S

SMR
landscape architects, inc.
1708 N. Gilda Street Dallas, Texas 75202
Tel 214.871.0083 Fax 214.871.0545
Email smr@smr-lb.com

ALLEN Premium Outlet Mall
TRACT 1R
CITY OF ALLEN, TEXAS

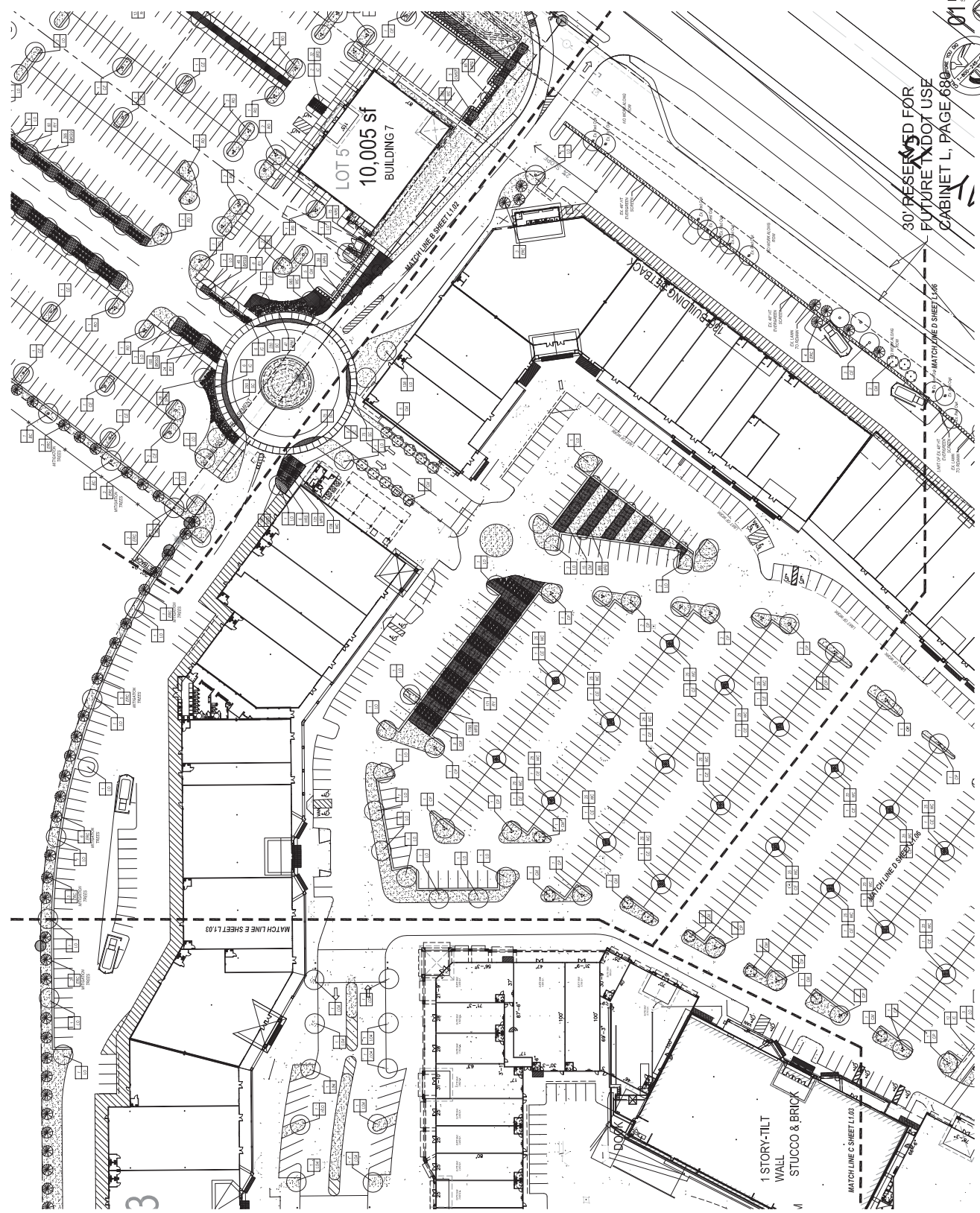


Issue For:
☐ Design Development
☐ Preliminary
☐ Final
☐ Construction

Original Issue Date:
04 DEC 2015
05 FEB 2016
25 MAR 2016
07 APR 2016

CONCEPTUAL
LANDSCAPE PLAN

Sheet Description:
Drawing # L1.04



30' RESERVED FOR
FUTURE TxDOT USE
CABINET L, PAGE 680



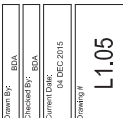
DECOMPOSED GRANITE
CURB WITH WOOD BARRIER
FABRIC

PLANT LEGEND

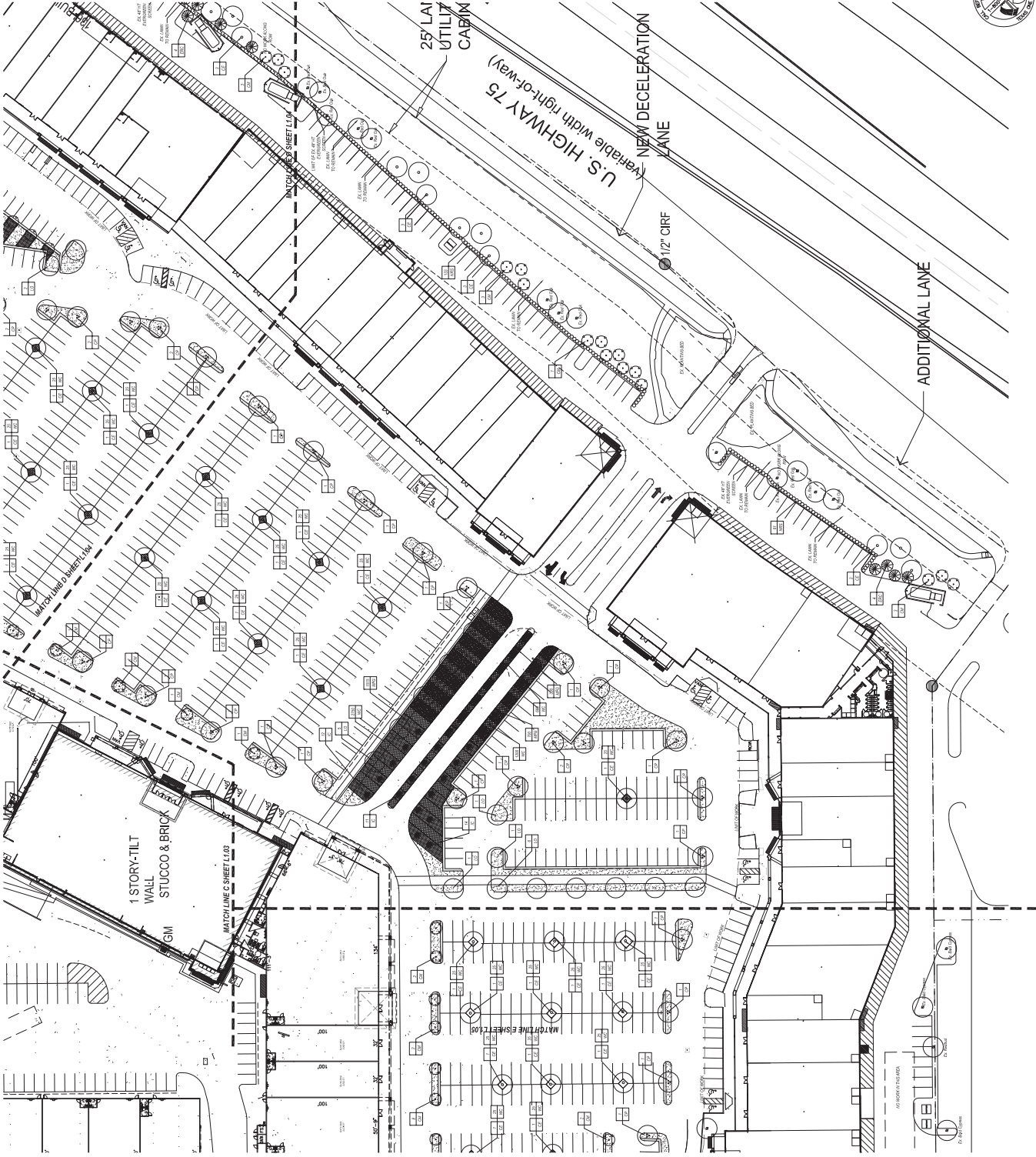
PLANT	COMMON NAME
AC	Acacia
AD	Adiantum
AE	Aegle
AF	African Violet
AG	Agave
AH	Aster
AI	Azalea
AJ	Japanese Anemone
AK	Amelanchier
AL	Albany
AM	Amelanchier
AN	Anemone
AO	Asplenium
AP	Aspidistra
AQ	Azalea
AR	Ardisia
AS	Asplenium
AT	Azalea
AV	Asplenium
AW	Azalea
AX	Asplenium
AY	Azalea
AZ	Asplenium

SHRUBS	COMMON NAME
BD	Berberis
BE	Berberis
BF	Berberis
BG	Berberis
BH	Berberis
BI	Berberis
BJ	Berberis
BK	Berberis
BL	Berberis
BM	Berberis
BN	Berberis
BO	Berberis
BP	Berberis
BQ	Berberis
BR	Berberis
BS	Berberis
BT	Berberis
BU	Berberis
BV	Berberis
BW	Berberis
BX	Berberis
BY	Berberis
BZ	Berberis

GROUNDCOVERS	COMMON NAME
HS	Hesperis
LS	Lupinus
MS	Medicago
NS	Nasturtium
OS	Oxalis
PS	Plantago
QS	Quercus
RS	Rubus
SS	Sedum
TS	Thymus
US	Urtica
VS	Veronica
WS	Wisteria
XS	Xanthoxylum
YS	Yucca
ZS	Zinnia



CHELSEA BLVD.



RECOMMENDED GRANITE
2" DEPTH WITH WEED BARRIER
FABRIC

PLANT LEGEND

COMMON NAME

TYPE

COMMON NAME

TYPE

COMMON NAME

TYPE

COMMON NAME

TYPE

COMMON NAME

TYPE

COMMON NAME

TYPE

COMMON NAME

TYPE

COMMON NAME

TYPE

COMMON NAME

TYPE

COMMON NAME

TYPE

COMMON NAME

TYPE

COMMON NAME

TYPE



01 LANDSCAPE PLAN

SCALE: 1"=50'



smr
landscape architects, inc.
1708 N. Giffen Street Dallas, Texas 75202
Tel 214.871.0083 Fax 214.871.0545
Email smr@smr-lb.com

ALLEN Premium Outlet Mall
TRACT 1R
CITY OF ALLEN, TEXAS



Issue For:

- ☒ Design Development
- ☒ Preliminary
- ☒ Final
- ☒ Permit
- ☒ Construction
- ☒ Original Issue Date:

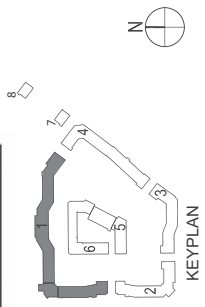
04 DEC 2015

09 FEB 2016

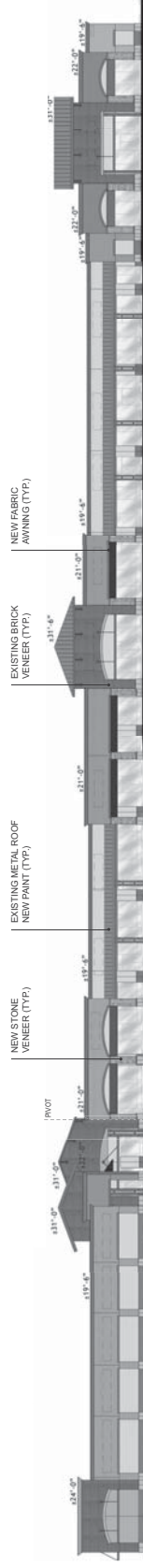
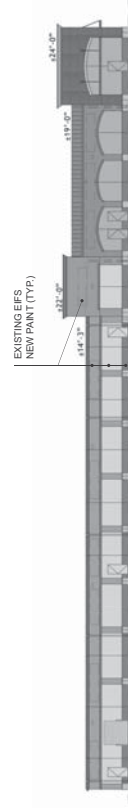
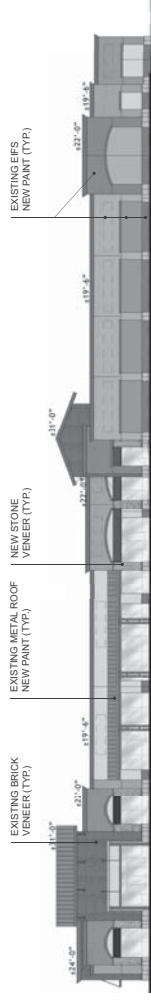
25 MAR 2016

07 APR 2016

CONCEPTUAL LANDSCAPE PLAN	
Sheet Description:	
Drawn By:	SKA
Checked By:	SKA
Comment Date:	04 DEC 2015
Drawing #	L1.06

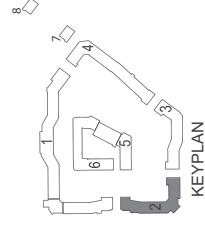


EL-1



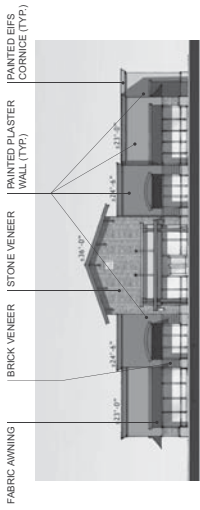
NOTE:
ALL EXISTING BUILDINGS ELEVATIONS ARE SHOWN
DUE TO REPAINTING OF ALL BUILDINGS ELEVATIONS

EXISTING BUILDING 2 ELEVATIONS RENOVATION

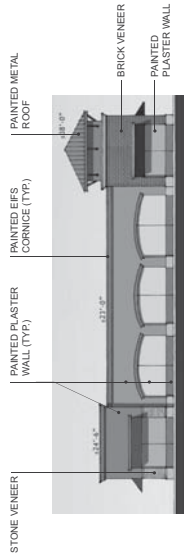


5-7E

BUILDING 7



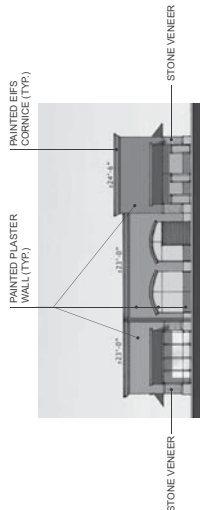
1 - NORTH ELEVATION



2 - SOUTH ELEVATION

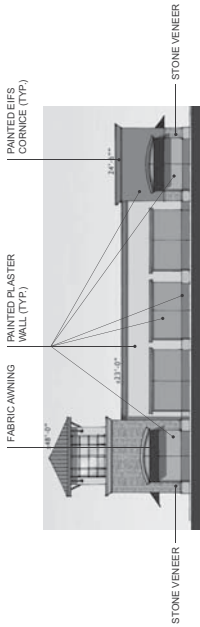


3 - EAST ELEVATION

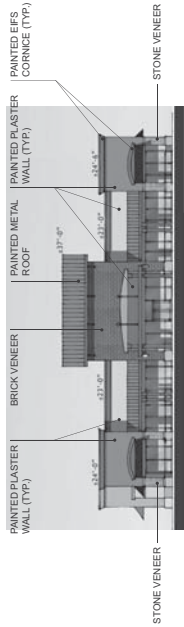


4 - WEST ELEVATION

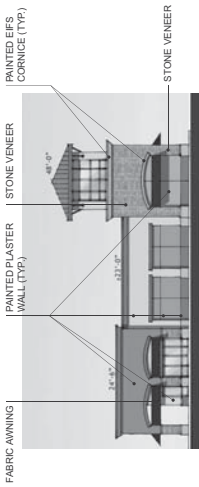
BUILDING 8



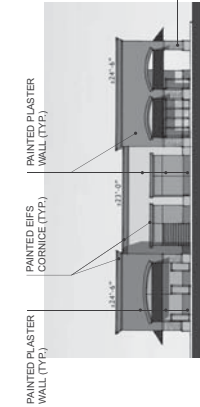
5 - NORTH ELEVATION



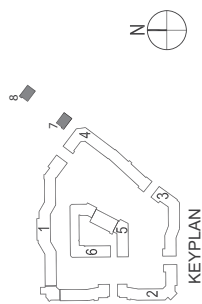
6 - SOUTH ELEVATION



7 - EAST ELEVATION



8 - WEST ELEVATION



BUILDING 7 AND 8 ELEVATIONS

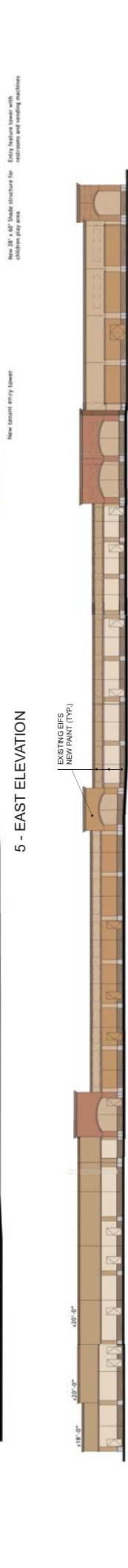
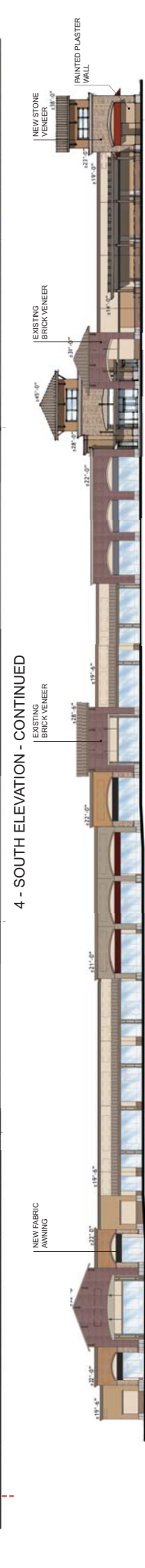
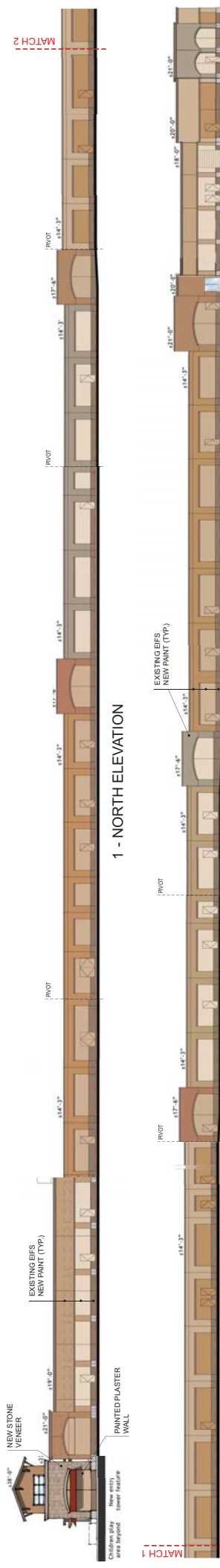
04-07-16

2013-269



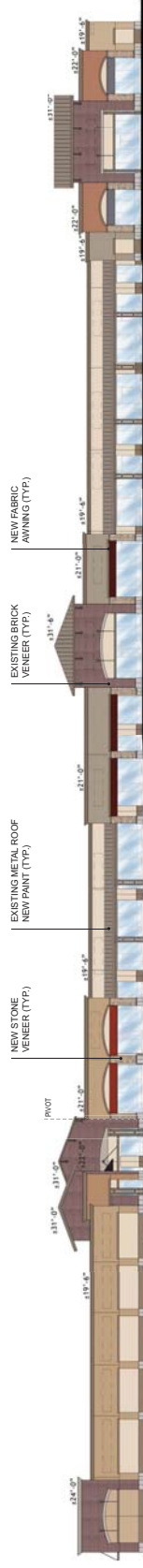
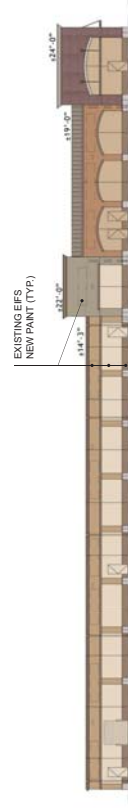
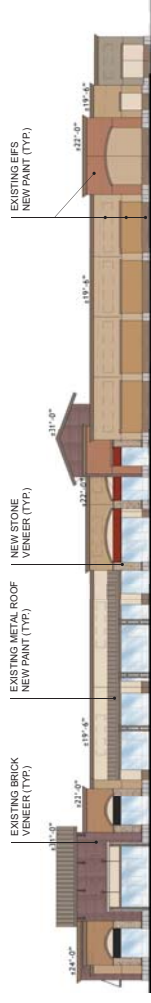
ALLEN PO EXPANSION ALLEN, TX

EL-7



NOTE:
ALL EXISTING BUILDINGS ELEVATIONS ARE SHOWN
DUE TO REPAINTING OF ALL BUILDINGS ELEVATIONS

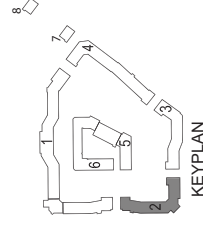


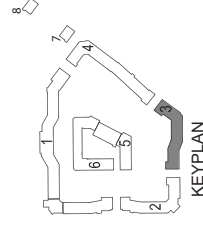
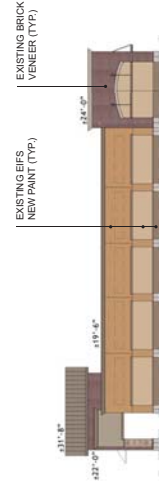
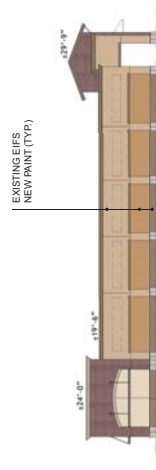
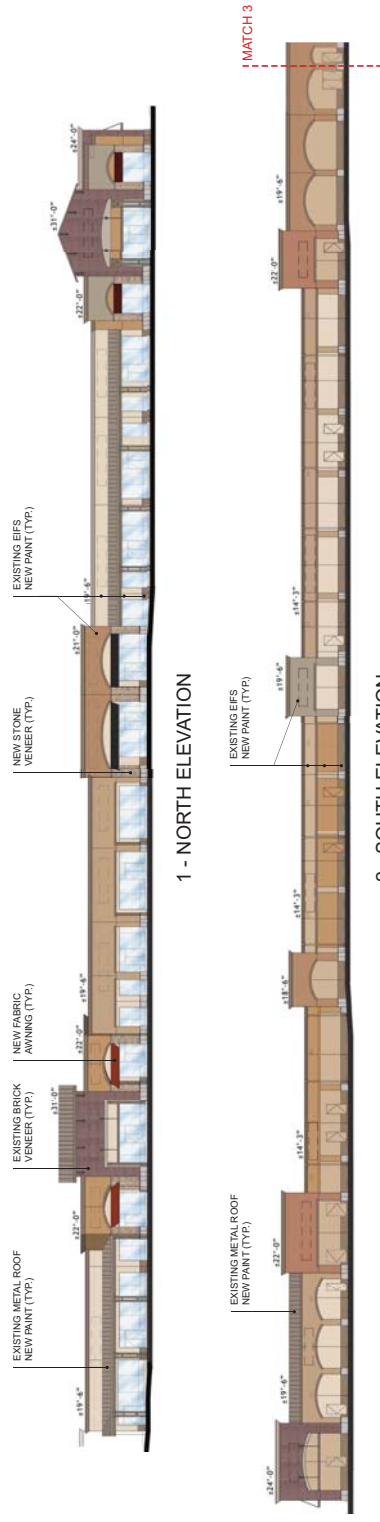


NOTE:
ALL EXISTING BUILDINGS ELEVATIONS ARE SHOWN
DUE TO REPAINTING OF ALL BUILDINGS ELEVATIONS

EXISTING BUILDING 2 ELEVATIONS RENOVATION

04-07-16





NOTE:
ALL EXISTING BUILDINGS ELEVATIONS ARE SHOWN
DUE TO REPAINTING OF ALL BUILDINGS ELEVATIONS

EXISTING BUILDING 3 ELEVATIONS RENOVATION

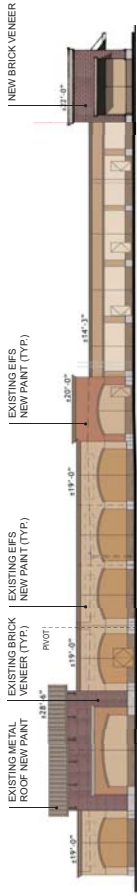
ALLEN PO EXPANSION ALLEN, TX



2013-269

04-07-16

3-
E-



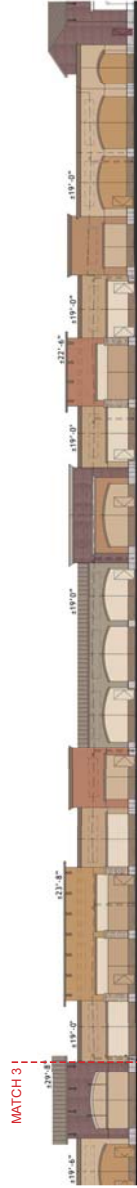
1 - NORTH ELEVATION



2 - SOUTH ELEVATION



3 - EAST ELEVATION



4 - EAST ELEVATION - CONTINUED

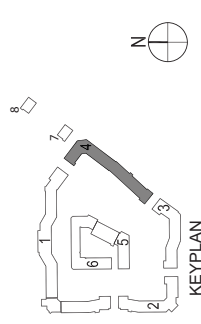


5 - WEST ELEVATION



6 - WEST ELEVATION - CONTINUED

NOTE:
ALL EXISTING BUILDINGS ELEVATIONS ARE SHOWN
DUE TO REPAINTING OF ALL BUILDINGS ELEVATIONS



04-07-16

2013-269

ALLEN PO EXPANSION ALLEN, TX

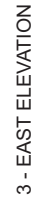
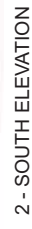
EXISTING BUILDING 4
ELEVATIONS RENOVATION



Architectural section drawing of a building facade. The drawing shows a vertical section with three distinct materials and their heights indicated by dimension lines and labels:

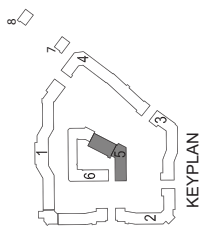
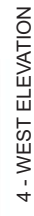
- PAINTED PLASTER WALL (TYP.)**: The uppermost section, with a height dimension of 12' 0".
- PAINTED EIFS CORNICE (TYP.)**: The middle section, with a height dimension of 12' 0".
- STONE VENEER**: The lowermost section, with a height dimension of 12' 0".

The drawing is a technical illustration showing the vertical composition and material transitions of the building's exterior wall.

[illegible]

4 - WEST ELEVATION

PAINTED EIFS
CORNICE (TYP.)



2013-269 04-07-16

2013-269 04-07-16



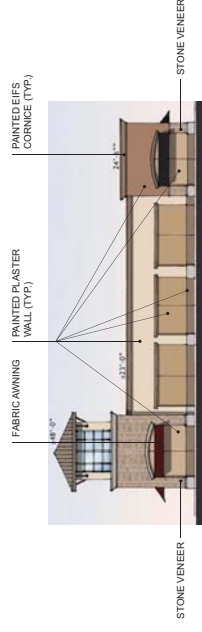
BUILDING 5 ELEVATIONS

 **SIMON®**
PREMIUM OUTLETS

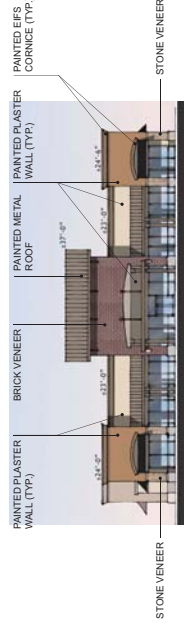
ALLEN PO EXPANSION ALLEN, TX

5-7E

BUILDING 8



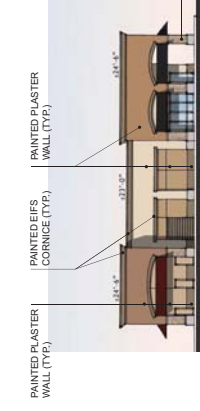
5 - NORTH ELEVATION



6 - SOUTH ELEVATION



7 - EAST ELEVATION



8 - WEST ELEVATION



PROJECT SIGNAGE PROGRAM

ALLEN PREMIUM OUTLETS® A SIMON CENTER

SHEET INDEX

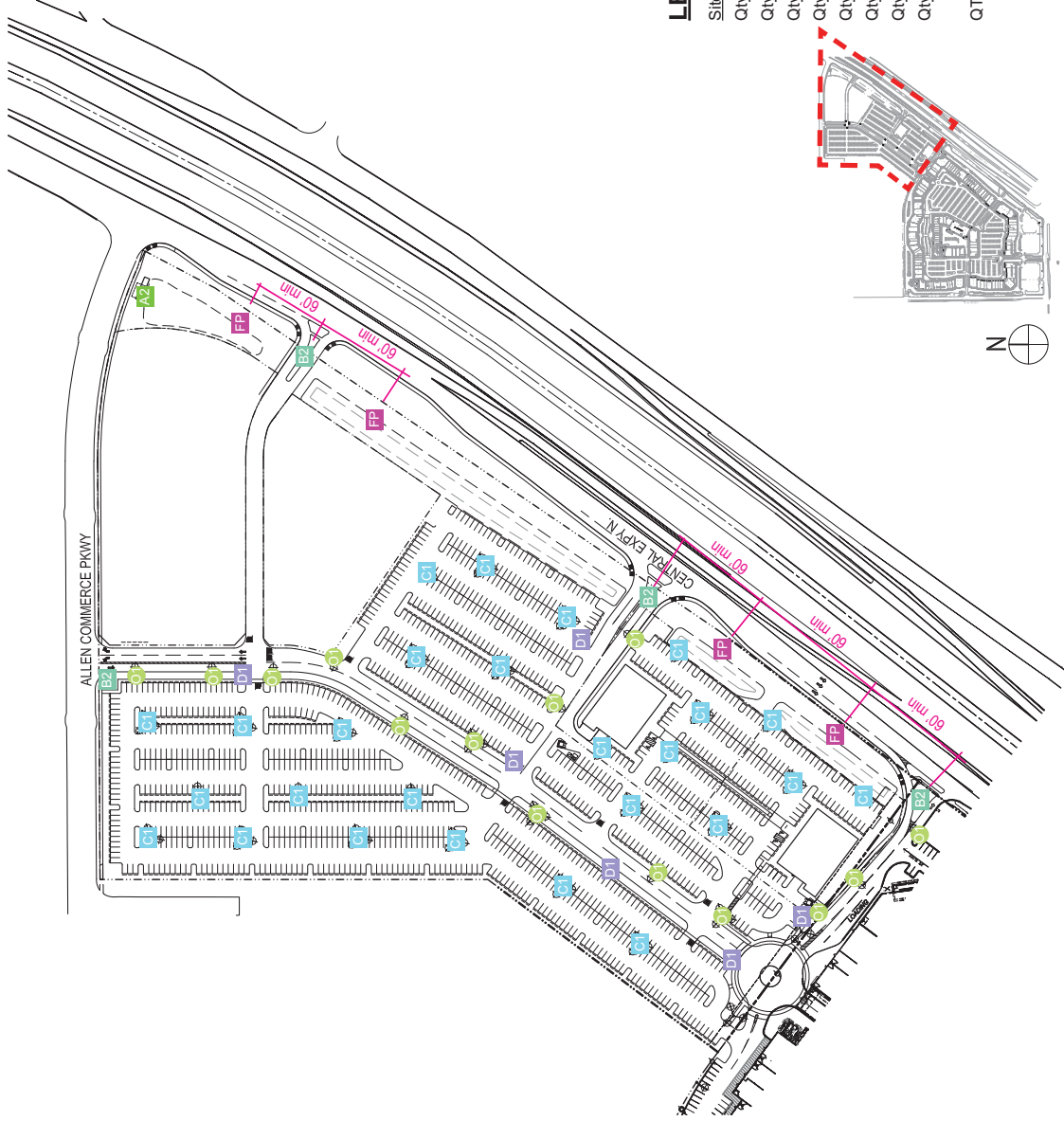
S-1	VEHICULAR WAYFINDING - SOUTH PARCEL	S-9	SIGN TYPE F1 - DIGITAL DIRECTORY
S-2	VEHICULAR WAYFINDING - NORTH PARCEL	S-10	SIGN TYPE G1 / G2
S-3	PEDESTRIAN WAYFINDING - SOUTH PARCEL	S-11	SIGN TYPE H1
S-4	SIGN TYPE A1 / A2	S-12	SIGN TYPE K1
S-5	SIGN TYPE B1 / B2	S-13	SIGN TYPE O1 / O2
S-6	PYLON AND MONUMENT SIGNS CALCULATIONS	S-14	SIGN TYPE E1 - AUTO DIRECTIONAL
S-7	SIGN TYPE C1 / D1	S-15	SIGN TYPE T1 - BUILDING 6 TOWER SIGNAGE PLACEMENT
S-8	SIGN TYPE F1 / F2	S-16	SIGN AREA TABLE



LEGEND

Site Signage Placement:

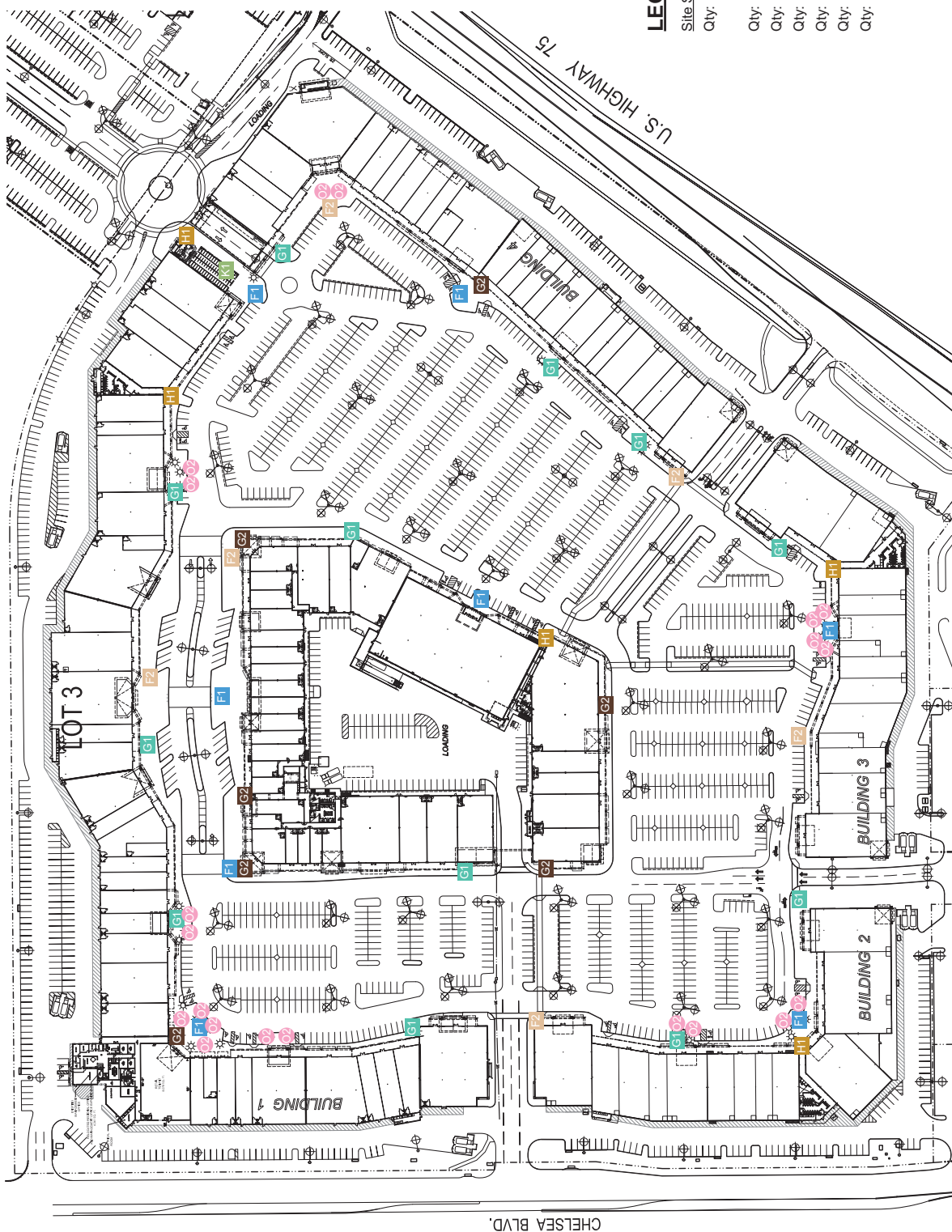
Qty:	01	A1	Project Identification Pylon Sign
Qty:	01	A2	Project Identification Pylon Sign
Qty:	02	B1	Primary Project Identification Monument Sign
Qty:	05	B2	Secondary Project Identification Monument Sign
Qty:	82	C1	Parking Area Identifier Signage
Qty:	21	D1	Vehicular Directional Signage
Qty:	25	G1	Banner on Street Light
Qty:	04	FP	Potential Future Pad Tenants Pylon or Monument Sign
QTY:	01	T1	Building 6 Tower



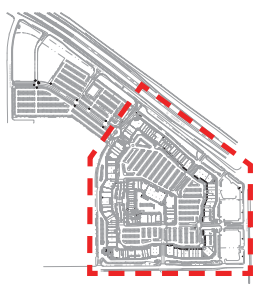
LEGEND

Site Signage Placement:

Qty:	01	A1	Project Identification Pylon Sign
Qty:	01	A2	Project Identification Pylon Sign
Qty:	02	B1	Primary Project Identification Monument Sign
Qty:	05	B2	Secondary Project Identification Monument Sign
Qty:	82	C1	Parking Area Identifier Signage
Qty:	21	D1	Vehicular Directional Signage
Qty:	25	G1	Banner on Street Light
Qty:	04	FP	Potential Future Pad Tenants Pylon or Monument Sign
QTY:	01	IT1	Building 6 Tower



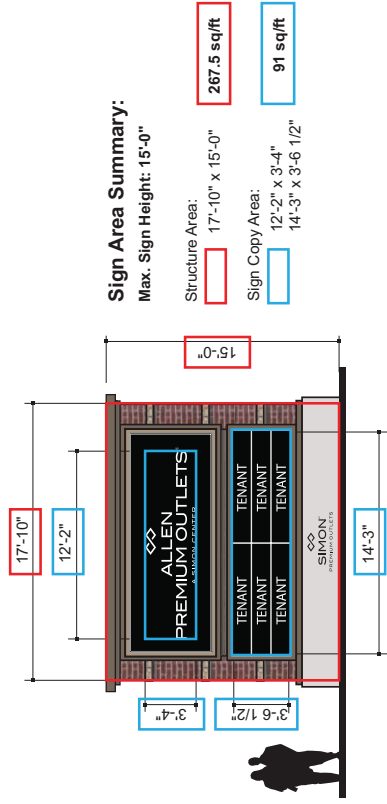
CHELSEA BLVD.



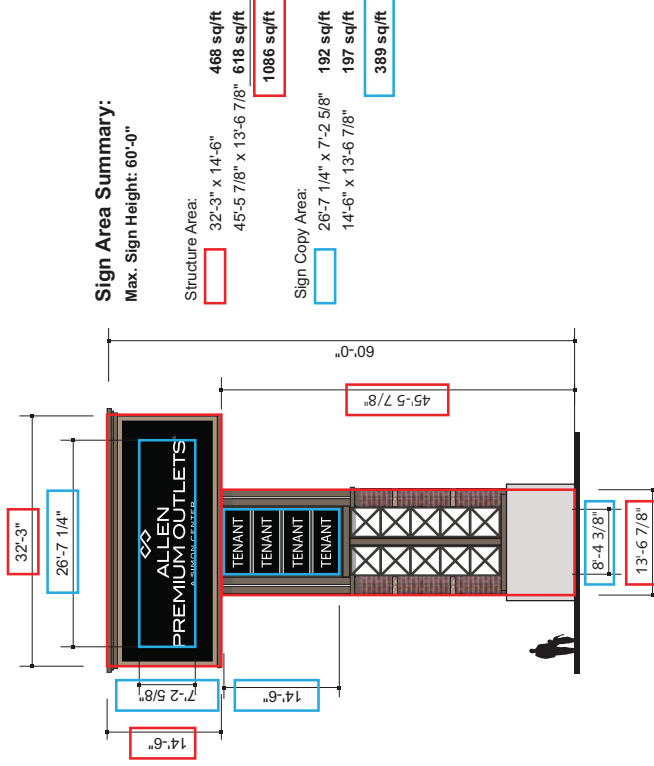
LEGEND

Site Signage Placement:

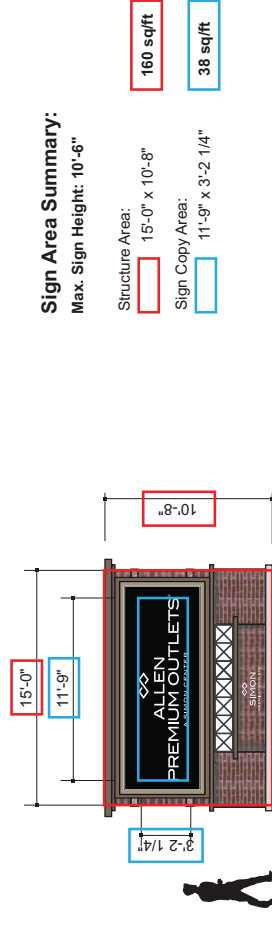
- | | | | |
|------|----|----|--|
| Qty: | 08 | F1 | Pedestrian Directory |
| | | | maximum of 3 of these directories might be digital directories |
| Qty: | 06 | P2 | Pedestrian Directional Stanchion |
| Qty: | 12 | G1 | Pedestrian Directional - Light Pole Mounted |
| Qty: | 07 | G2 | Pedestrian Directional - Ceiling Mounted |
| Qty: | 05 | H1 | Restroom Identification Sign |
| Qty: | 01 | K1 | Children's Play Area Identification Sign |
| Qty: | 20 | Z1 | Banner on Promenade Light |



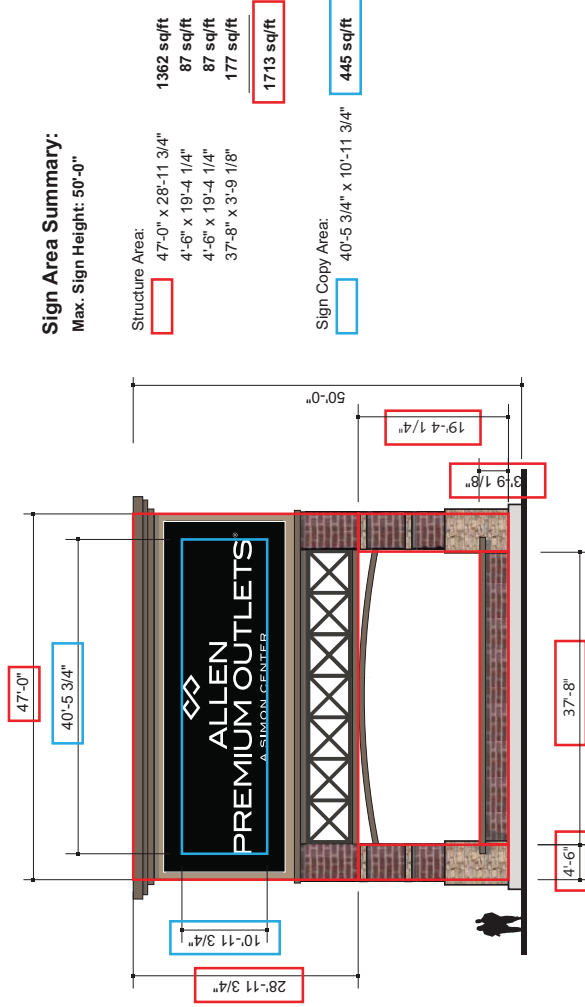
(B1) Primary Monument Sign Scale: 1/8"=1'-0"



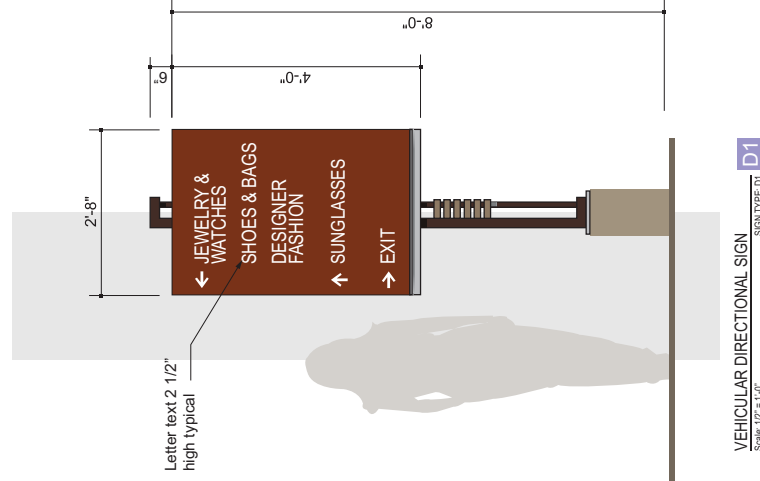
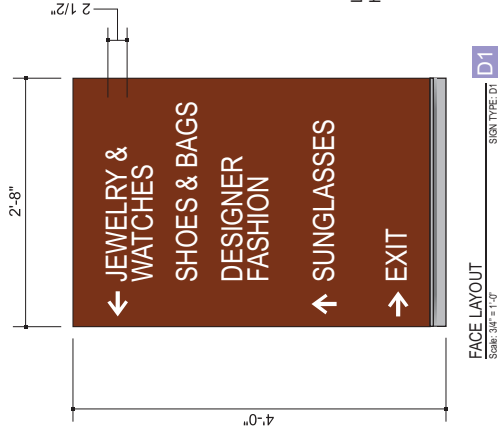
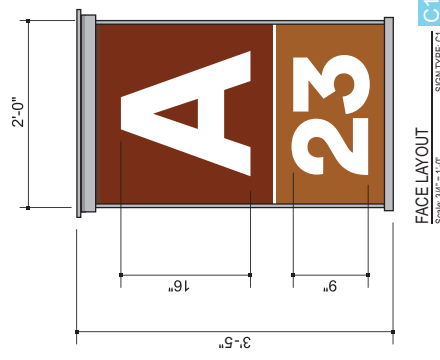
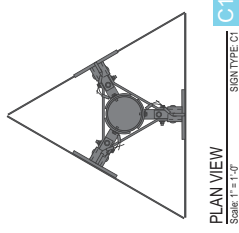
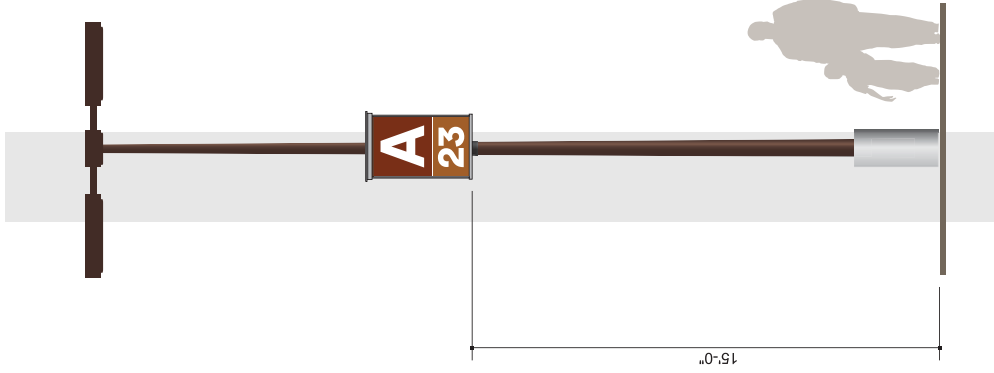
(A1) Secondary Pylon Sign Scale: 1/16"=1'-0"

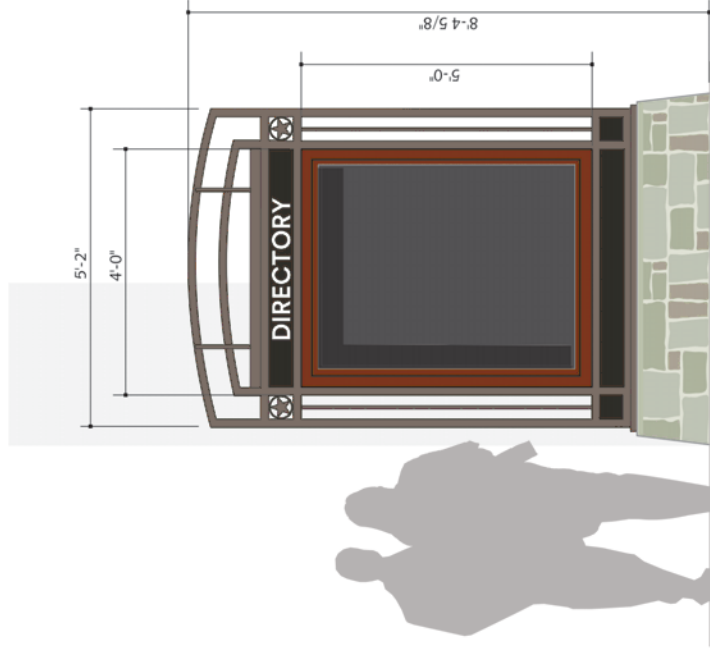


(B2) Secondary Monument Sign Scale: 1/8"=1'-0"

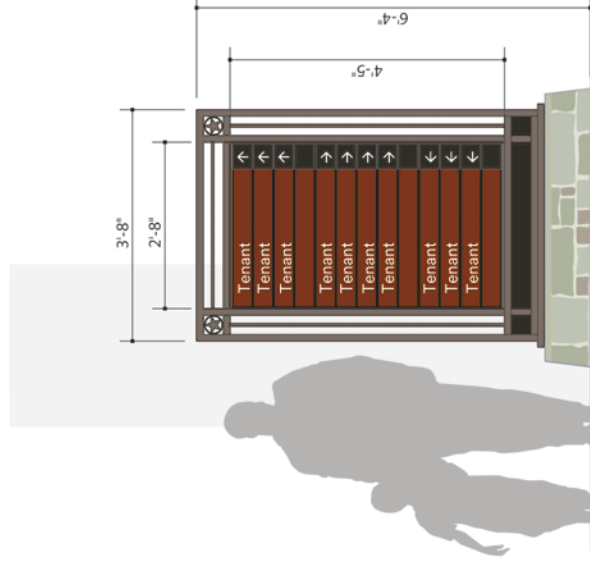


(A2) Primary Pylon Sign Scale: 1/16"=1'-0"

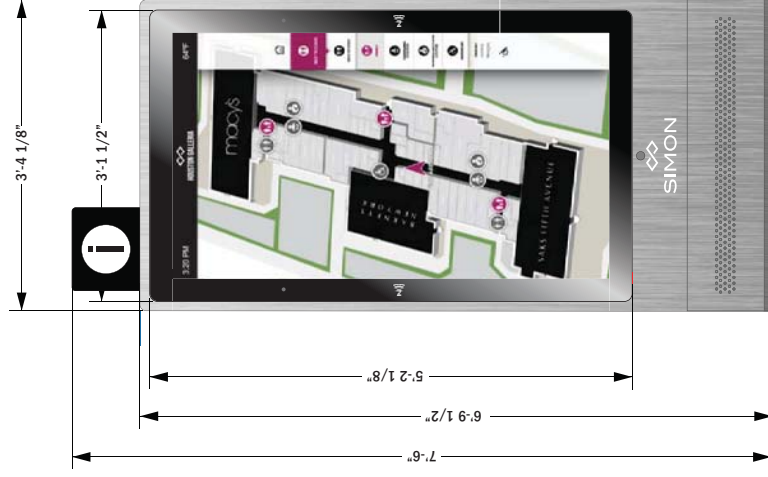




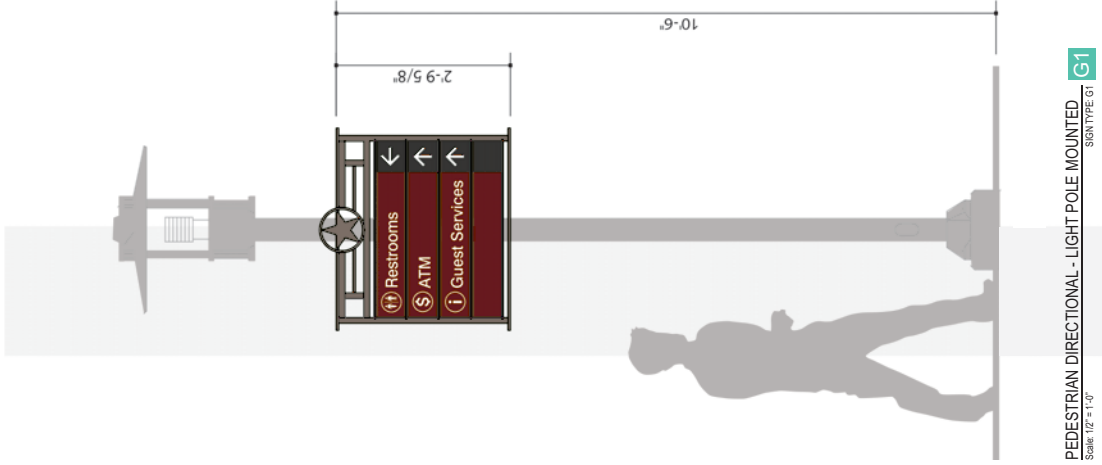
PEDESTRIAN DIRECTORY
Scale: 1/2" = 1'-0"
SIGN TYPE F1



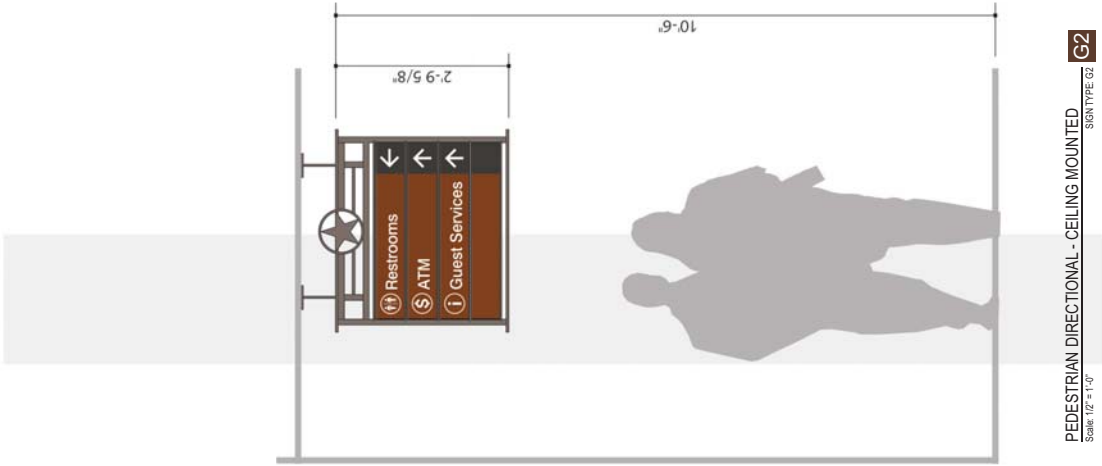
PEDESTRIAN DIRECTIONAL STANCHION
Scale: 1/2" = 1'-0"
SIGN TYPE F2



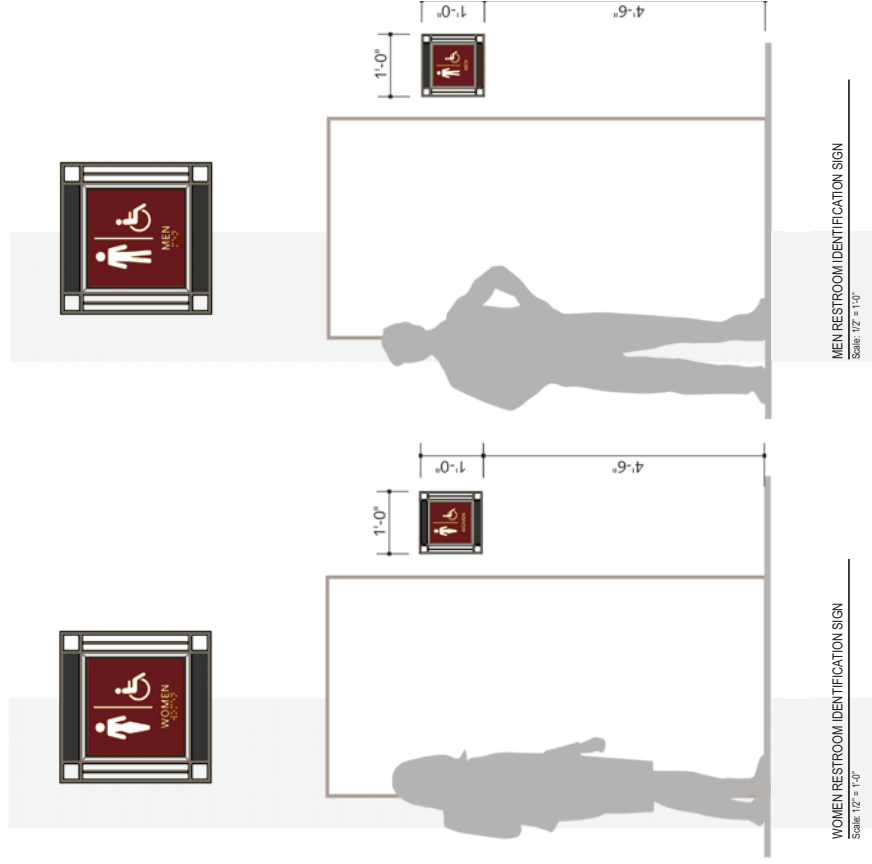
PEDESTRIAN DIGITAL DIRECTORY
 Scale: 3/4" = 1'-0"
F1 SIGN TYPE F1
 A MAXIMUM OF THREE (3) OF THIS TYPE MAY BE
 USED AS DIRECTORY SIGNS



PEDESTRIAN DIRECTIONAL - LIGHT POLE MOUNTED **G1**
SIGN TYPE G1
Scale: 1/2" = 1'-0"



PEDESTRIAN DIRECTIONAL - CEILING MOUNTED **G2**
SIGN TYPE G2
Scale: 1/2" = 1'-0"



WOMEN RESTROOM IDENTIFICATION SIGN
Scale: 1/2" = 1'-0"

MEN RESTROOM IDENTIFICATION SIGN
Scale: 1/2" = 1'-0"

RESTROOM IDENTIFICATION SIGN
H1
Scale: 1/2" = 1'-0"

SECONDARY RESTROOM IDENTIFICATION SIGN
Scale: 1/2" = 1'-0"

2013-269 04-13-16

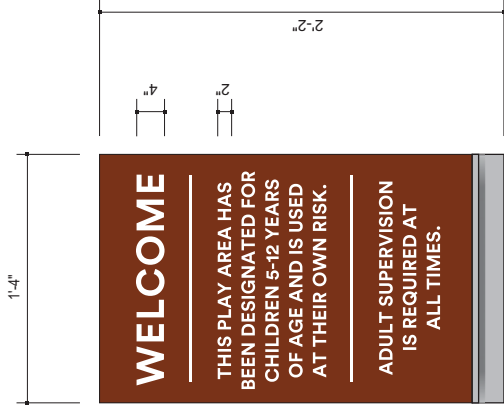
ALLEN PO EXPANSION ALLEN, TX

SIMON
PREMIUM QUALITY

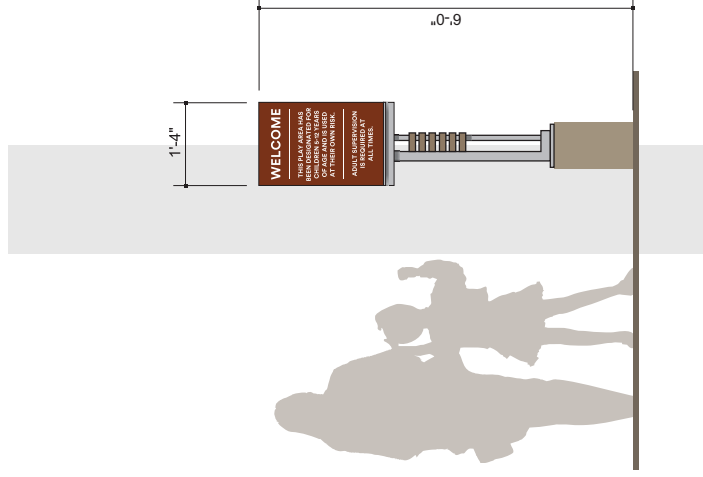
SIGN TYPE H1

ARCHITECTS ORANGE

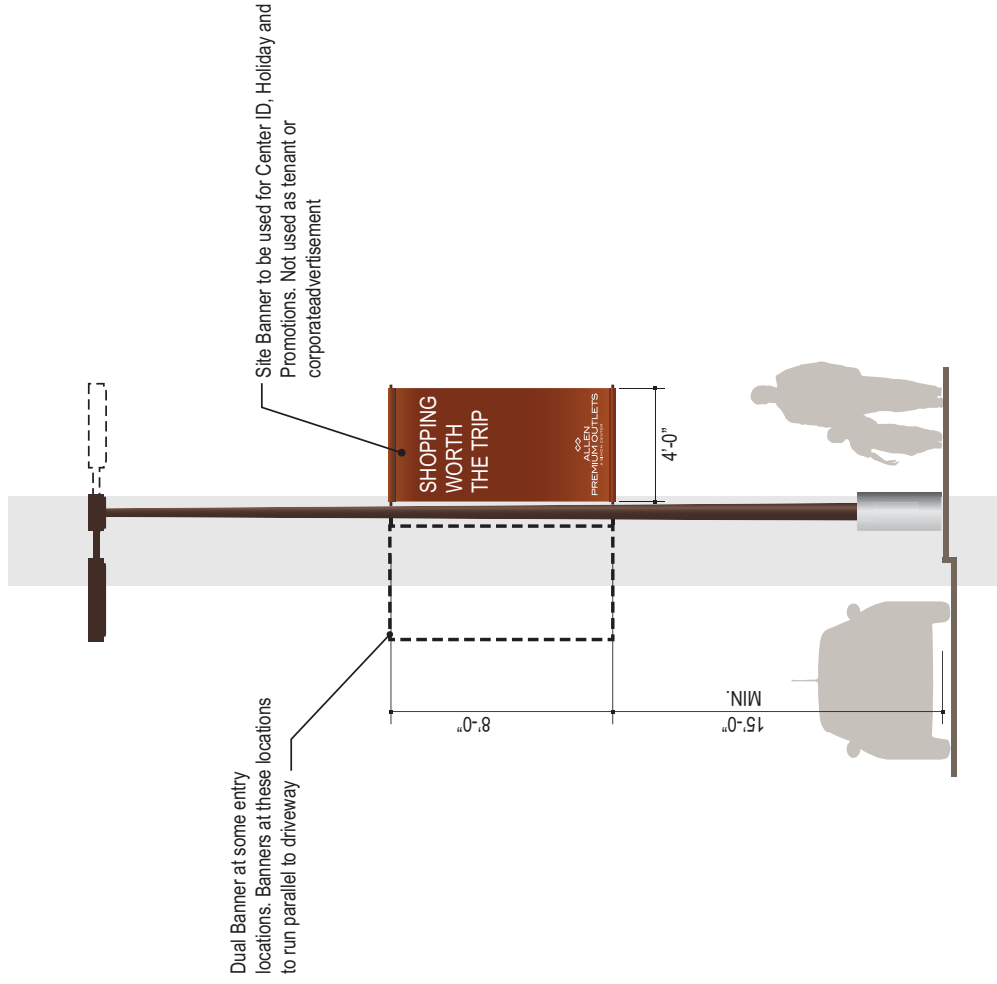
S-11



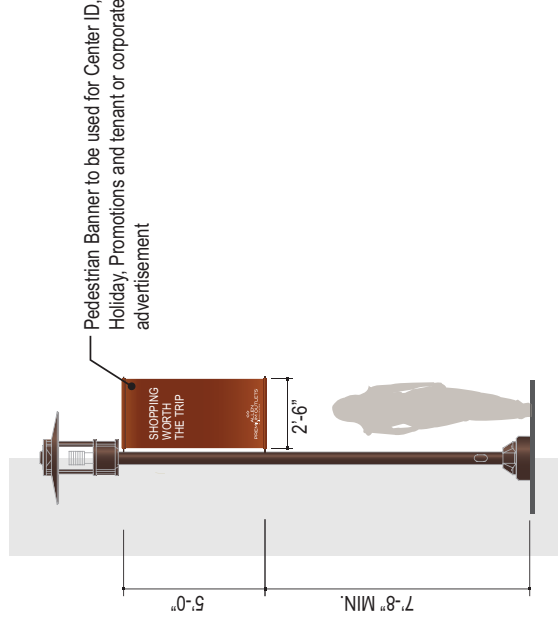
FACE LAYOUT
Scale: 1/2" = 1'-0"
SIGN TYPE: K1



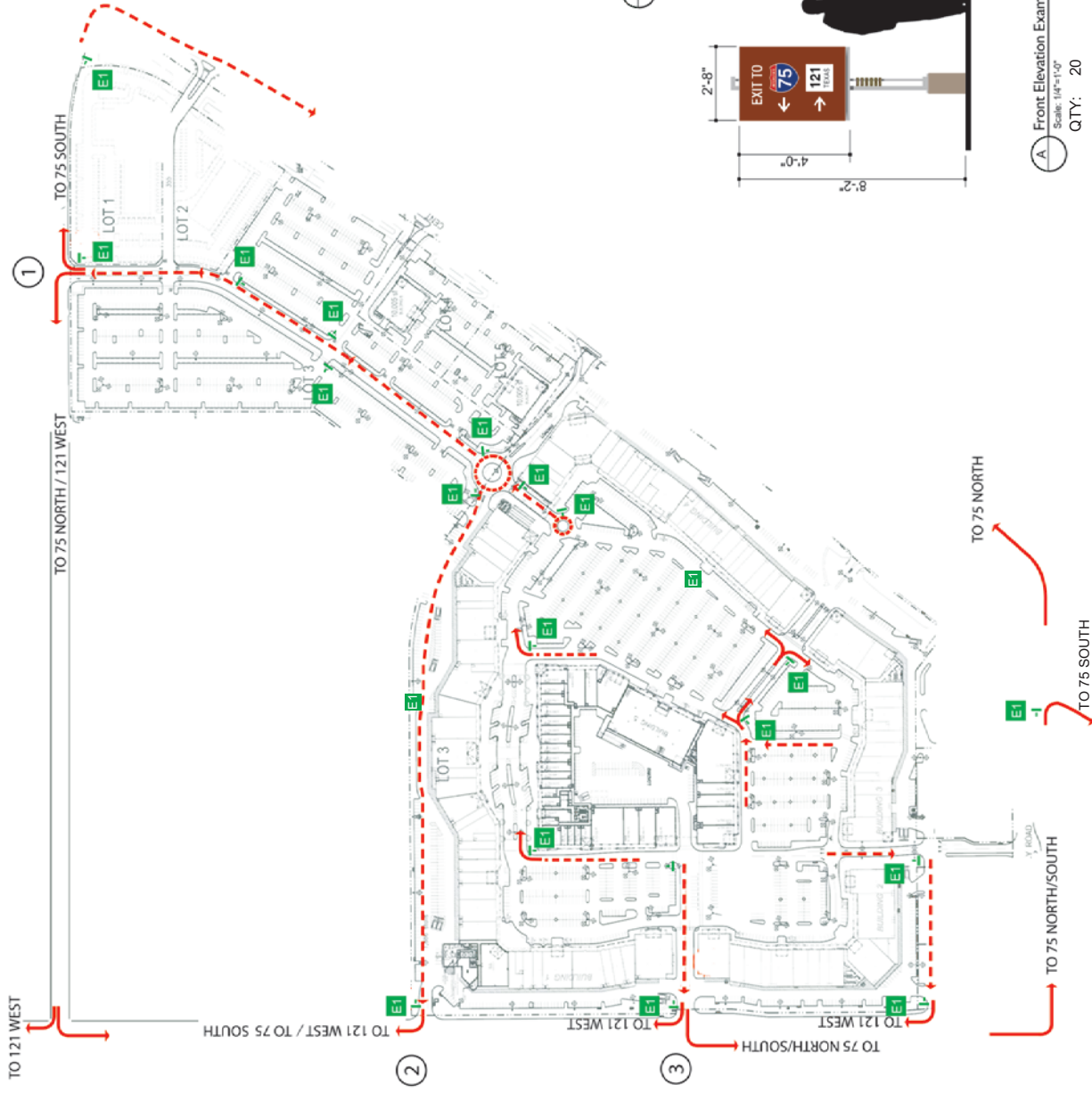
CHILDREN'S PLAYGROUND IDENTIFICATION SIGN
Scale: 1/2" = 1'-0"
SIGN TYPE: K1



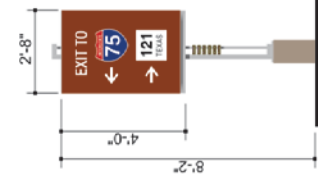
BANNER ON STREET LIGHT
Scale: NTS
SIGN TYPE 01



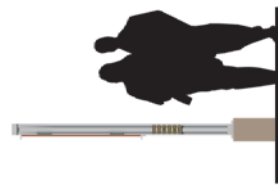
BANNER ON STREET LIGHT
Scale: NTS
SIGN TYPE 02



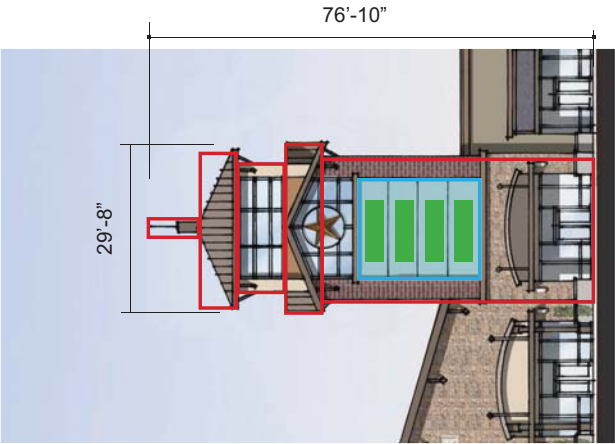
C Sign Panel Layout Example
Scale: 1/2"=1'-0"



A Front Elevation Example (E1)
Scale: 1/4"=1'-0"
QTY: 20



B Side Elevation Example (E1)
Scale: 1/4"=1'-0"



A - NORTH ELEVATION T1

MAX COPY AREA:
22' x 17'-3"

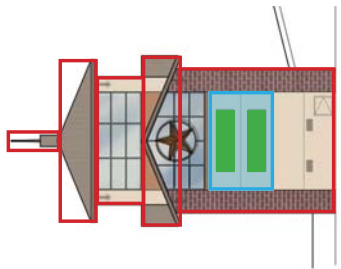
380 SF

STRUCTURE AREA:
47' x 25'-4"
29'-10" x 6'-10"
22'-4" x 8'
28'-4" x 6'-8"
8' x 2'

1220 SF
206 SF
179 SF
193 SF
16 SF

-10%

1714 SF
1543 SF



B - SOUTH ELEVATION T1

MAX COPY AREA:
11' x 17'-3"

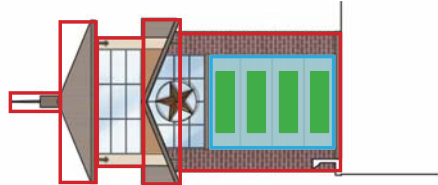
190 SF

STRUCTURE AREA:
28'-2" x 25'-4"
29'-10" x 6'-10"
22'-4" x 8'
28'-4" x 6'-8"
8' x 2'

716 SF
206 SF
179 SF
193 SF
16 SF

-10%

1310 SF
1179 SF



C - EAST ELEVATION T1

MAX COPY AREA:
22' x 16'-4"

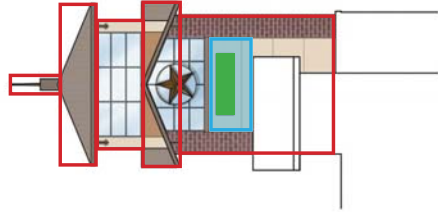
360 SF

STRUCTURE AREA:
28'-2" x 24'-4"
28'-11" x 6'-10"
22'-4" x 8'
28'-4" x 6'-8"
8' x 2'

688 SF
200 SF
179 SF
193 SF
16 SF

-10%

1276 SF
1149 SF



D - WEST ELEVATION T1

MAX COPY AREA:
7'-6" x 16'-4"

125 SF

STRUCTURE AREA:
28'-2" x 24'-4"
28'-11" x 6'-10"
22'-4" x 8'
28'-4" x 6'-8"
8' x 2'

688 SF
200 SF
179 SF
193 SF
16 SF

-10%

1276 SF
1149 SF

NOTE:

Towers can hold single to multiple tenant signs but will not exceed the max copy area

ALLEN PO EXPANSION ALLEN, TX

SIMON
PREMIUM OUTLETS

SIGN TYPE T1 - BUILDING 6 TOWER SIGNAGE PLACEMENT

ARCHITECTS ORANGE

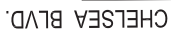
04-13-16

2013-269

S-15



Sign Type	Copy Area	Structure Area	Height and Notes
A1	389 SF	1086 SF	60'-0"
A2	445 SF	1713 SF	50'-0"
B1	91 SF	267.5 SF	15'-0"
B2	38 SF	160 SF	10'-8"
C1	4 SF	7 SF	Mounted on parking lot light pole. Bottom of sign at 15'-0"
D1	8.75 SF	24 SF	8'-6"
E1	8.75 SF	24 SF	8'-8"
F1	20 SF	43 SF	8'-5"
F1	DIGITAL DIRECTORY 17 SF	24 SF	7'-1/2" -- i-icon module not included in structure area
F2	12.6 SF	24 SF	6'-4"
G1	10 SF	10 SF	Mounted on pedestrian light pole. Top of sign at 16'-0"
G2	10 SF	10 SF	Ceiling mounted. Top of sign at 16'-0"
H1	3.5 SF	5 SF	Wall mounted. Top of sign at 9'-4"
K1	2.8 SF	8 SF	6'-0"
O1	32 SF	32 SF	Mounted on parking lot light pole. Bottom of sign at 15'-0" min.
O2	12.5 SF	12.5 SF	Mounted on pedestrian light pole. Top of sign at 16'-0"
T1	380 SF	1543 SF	76'-10"
FP	PYLON SIGN 200 SF	1000 SF	40'-0" (single tenant pylon sign with a masonry base. Design of this sign will be determined at the time of sign permitting)
FP	MONUMENT SIGN 80 SF	160 SF	10'-8" (single tenant monument sign with a masonry base. Design of this sign will be determined at the time of sign permitting)



SIMON
PREMIUM OUTLETS



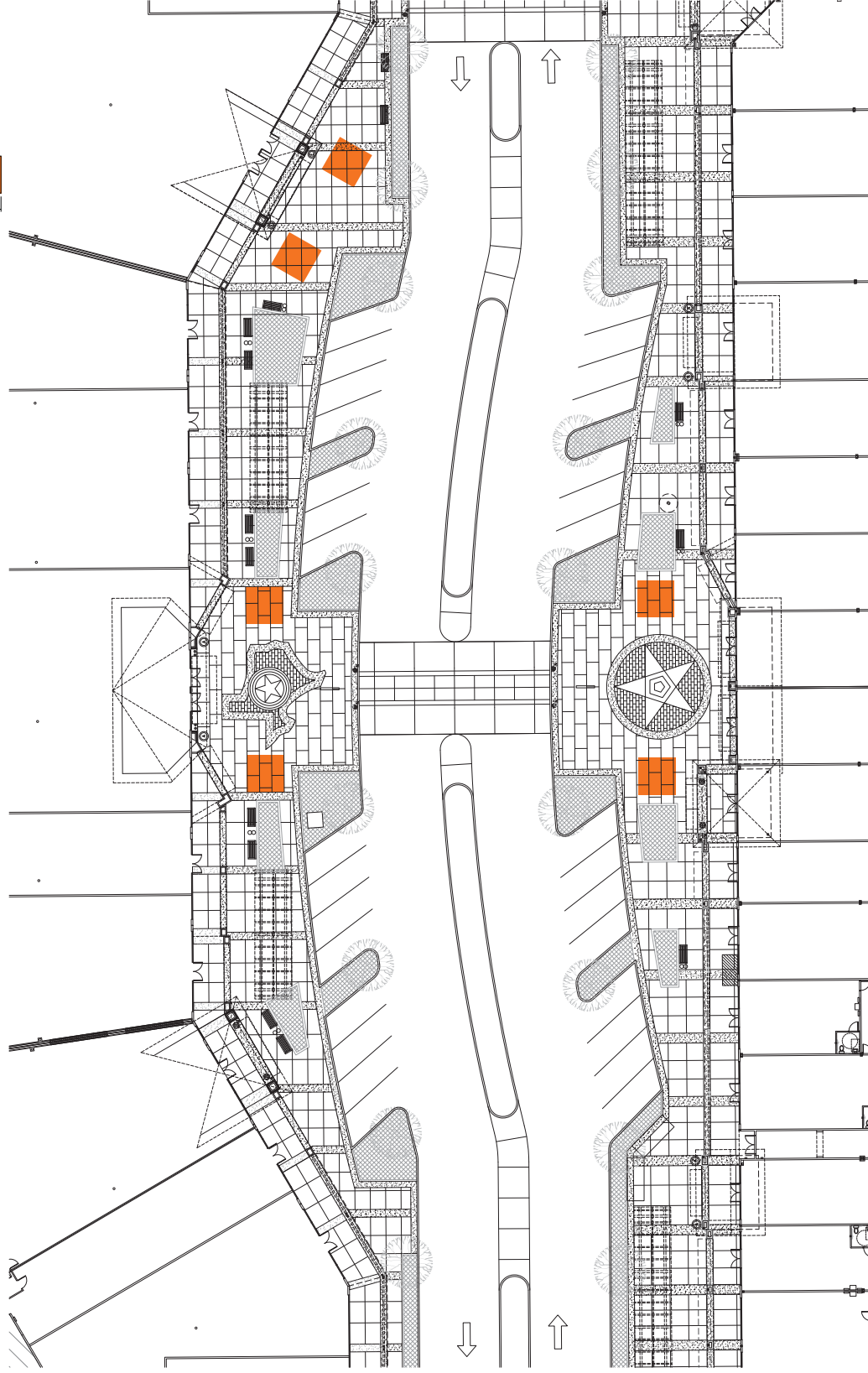
04-07-16

CK-1

NOTE:

NOTE:
This plan shows all possible cart and kiosk locations; however, a maximum combination of 12 carts / kiosks will be allowed to operate on site at one time

12'-0"
12'-0"
Carts or Kiosks not to exceed
a 12'x12' footprint



CARTS / KIOSKS LOCATION A

2013-269 04-07-16

ALLEN PO EXPANSION ALLEN, TX

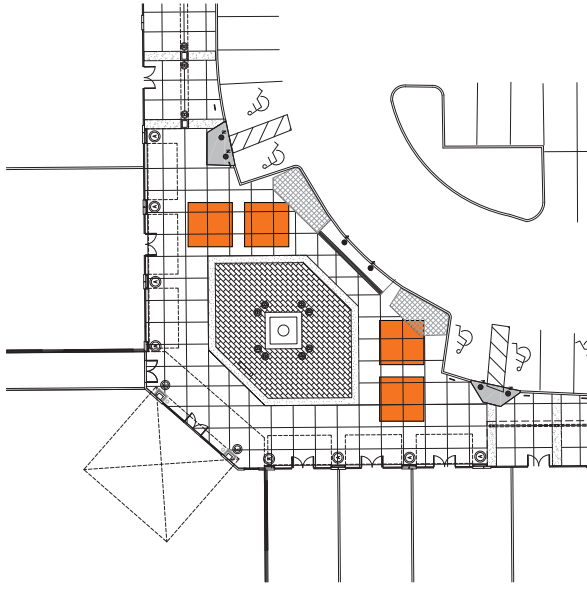
SIMON
PARTNERSHIP

ENLARGED SITE PLAN - CARTS AND KIOSKS

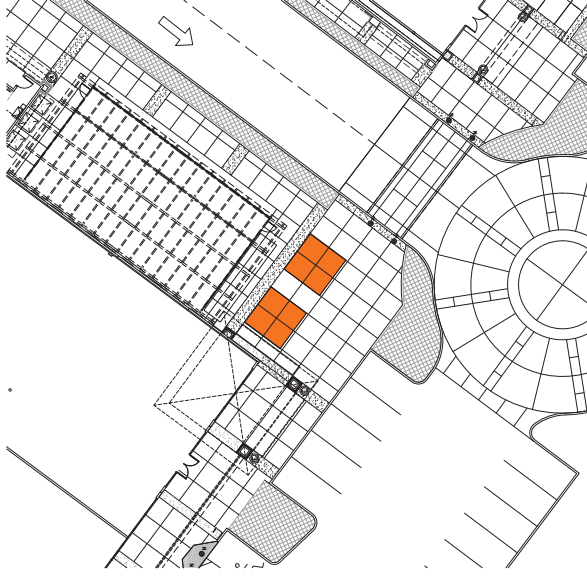


ARCHITECTS ORANGE

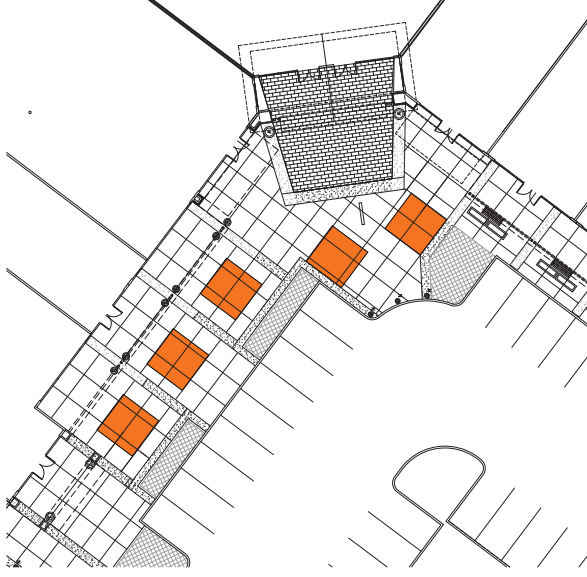
CK-2



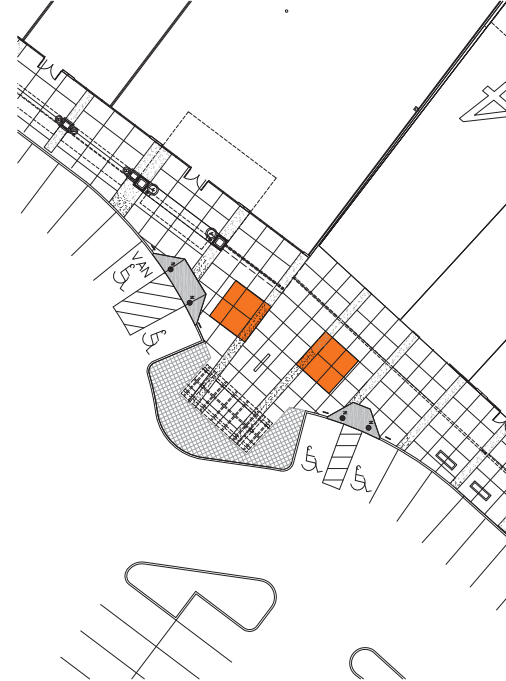
CARTS / KIOSKS LOCATION B



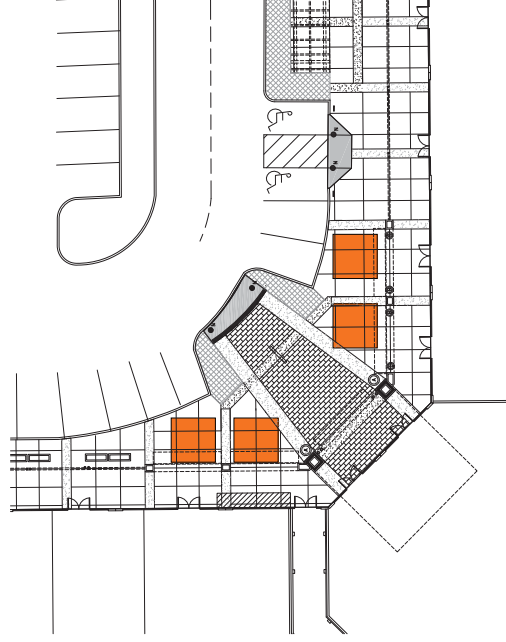
CARTS / KIOSKS LOCATION C



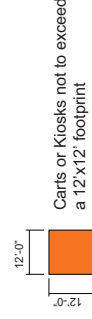
CARTS / KIOSKS LOCATION D



CARTS / KIOSKS LOCATION E



CARTS / KIOSKS LOCATION F



04-07-16

2013-269