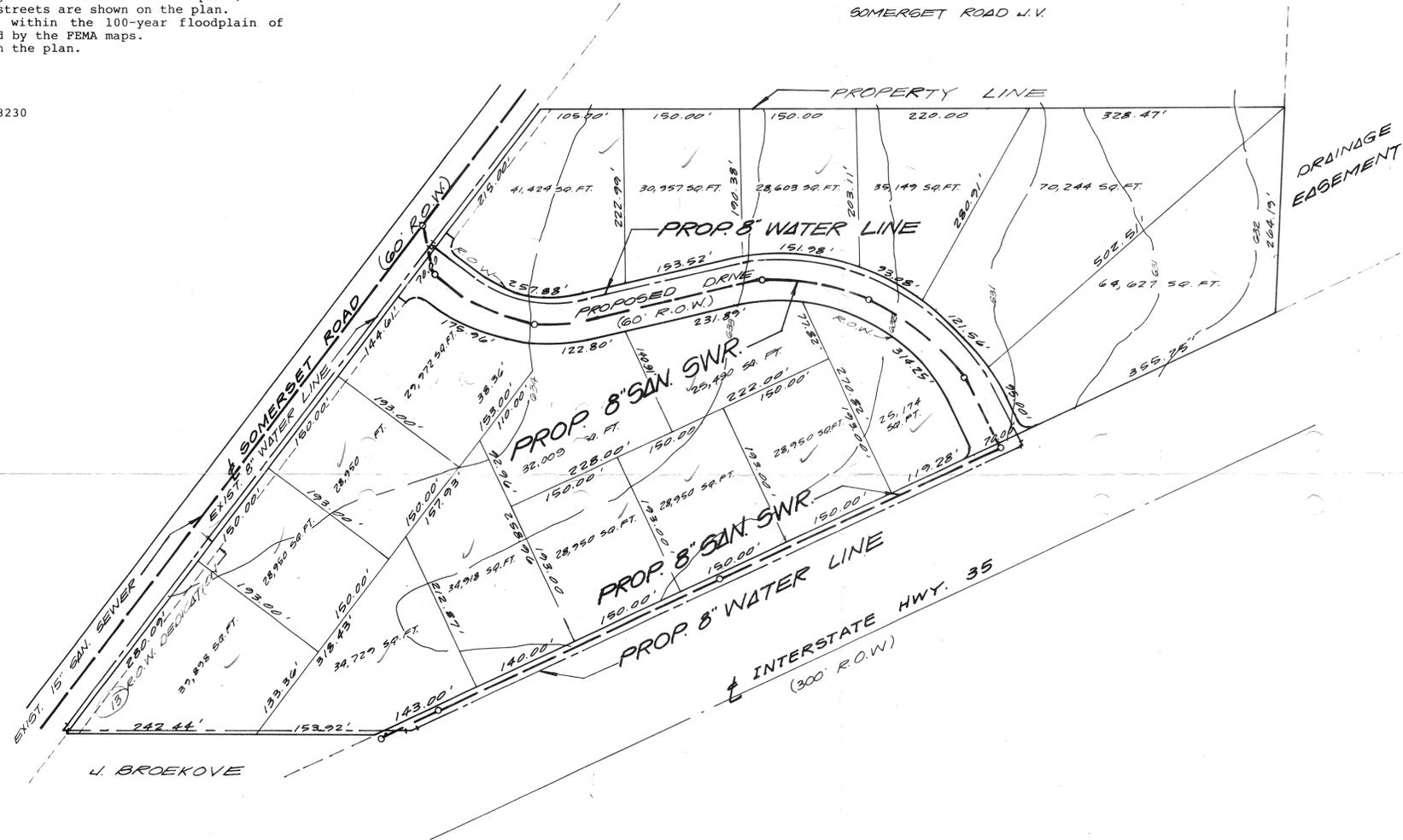
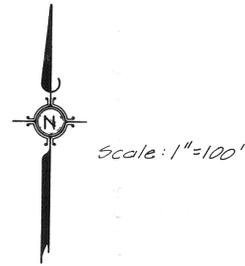


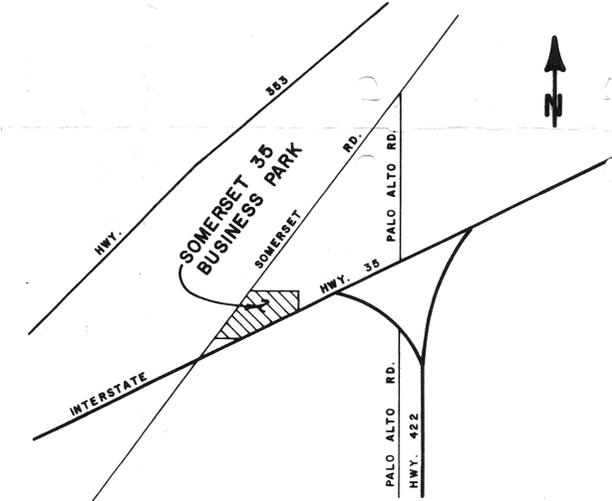
General Information

1. Property Lines are as shown.
2. Subdivision Name: Somerset 35 Business Park
3. Scale: As shown
4. Land use will be Commercial and Light Industrial as defined by the City of San Antonio Zoning Ordinance. Individual lots will be approximately of the size shown on the plan.
5. The proposed drive is a 60' R.O.W. with a 44' paving section. The R.O.W. flairs at the entrance to 70' to allow for divided access.
6. Sewage treatment will be handled by the City of San Antonio Wastewater Treatment Division. Water will be supplied by the Bexar Metropolitan Water District.
7. Topography is as shown on the plan.
8. Lots will be developed on an as sold basis. Major improvements, i.e. street, wastewater lines, and water lines will be constructed in the Spring of 1985.
9. Zoning is I-1.
10. Ownership of surrounding tracts are shown on the plan..
11. Existing and perimeter streets are shown on the plan.
12. The site does not lie within the 100-year floodplain of any stream as designated by the FEMA maps.
13. Location Map is shown on the plan.
14. Developer/Owner:

4M Properties, Inc.  
8207 Callaghan Drive  
San Antonio, Texas 78230  
  
Attn: Terry Britton



LEGEND  
○ SANITARY SEWER MANHOLE



**PROJECT SITE**  
NOT TO SCALE

12' x 12'  
378  
13.44  
17.22

163

NO.	DATE	REVISION	BY

DESIGNED BY: S.J.R.  
DRAWN BY: F.R.P.  
CHECKED BY: S.J.R.  
REVIEWED BY: \_\_\_\_\_  
DATE: 12/21/84

**URS** Dallas  
Austin  
San Antonio  
Temple  
New Orleans

800 Isom Road, Suite 102 — San Antonio, Texas 78216

4M PROPERTIES  
**SOMERSET 35 BUSINESS PARK**  
**PRELIMINARY OVERALL AREA DEVELOPMENT PLAN**

SHEET NO. \_\_\_\_\_  
OF \_\_\_\_\_ SHEETS  
FILE NO. \_\_\_\_\_

INFORMATION SHEET FOR  
PRELIMINARY OVERSITE AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 85-13-54-88  
(To be assigned by the Planning Dept.)

SOMERSET 35 BUSINESS  
PARK POADP  
P.O.A.D.P. NAME

4 M PROPERTIES  
NAME OF DEVELOPER/SUBDIVIDER

8207 Callaghan Rd.  
ADDRESS

PHONE NO.

URS ENGINEERS  
NAME OF CONSULTANT

800 Asom Rd. Suite 102  
ADDRESS

377-3103  
PHONE NO.

GENERAL LOCATION OF SITE N.E. Corner of Somerset Rd. & I.H. 35  
South

EXISTING ZONING (If Applicable) "I-1"

PROPOSED WATER SERVICE

- City Water Board
- Other District \_\_\_\_\_  
Name
- Water Wells

PROPOSED LAND USE

- Single Family
- Duplex
- Multi-Family
- Business
- Industrial

PROPOSED SEWER SERVICE

- City of San Antonio
- Other System \_\_\_\_\_  
Name
- Septic Tank(s)

DATE FILED Feb-25, 1985

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE 3/8/85  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- \_\_\_\_\_ (a) perimeter property lines;
- \_\_\_\_\_ (b) name of the plan and the subdivisions;
- \_\_\_\_\_ (c) scale;
- \_\_\_\_\_ (d) proposed land use(s) by location and type;
- \_\_\_\_\_ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
- \_\_\_\_\_ (f) the proposed source and type of sewage disposal and water supply;
- \_\_\_\_\_ (g) contour lines at no greater than ten (10) foot intervals;
- \_\_\_\_\_ (h) projected sequence of phasing;
- \_\_\_\_\_ (i) existing and/or proposed zoning classification(s);
- \_\_\_\_\_ (j) known ownership and proposed development of adjacent undeveloped land; and
- \_\_\_\_\_ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: \_\_\_\_\_



Rooy

# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

3/8/85

Applicant: URS Engineering Co.  
Address: 800 Isom Rd., suite 102  
San Antonio, Tx 78216

Somerset 35  Preliminary Plan  
Re: Business Park  P.O.A.D.P.  
File #: 85-13-54-88

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:
  - Street layout
  - Relation to adjoining street system
  - Stub streets
  - Street jogs or intersections
  - Dead-end streets
  - Cul-de-sac streets in excess of 500'
  - Low density lots fronting onto major thoroughfares
  - 24' alley(s)
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- See annotations/comments on attached copy of your plan.
- Comments: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal  
Chief, Current Planning