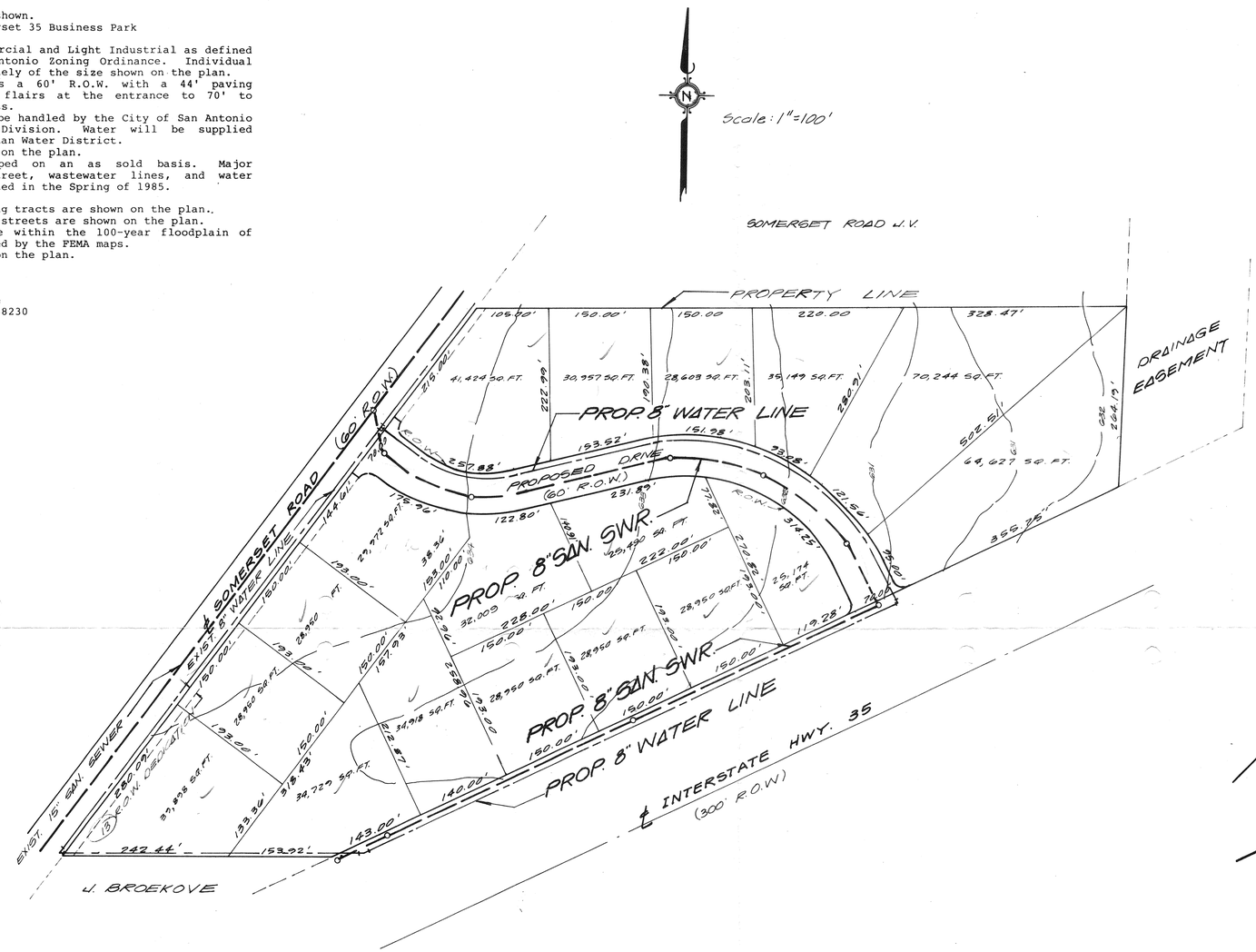
General Information

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:

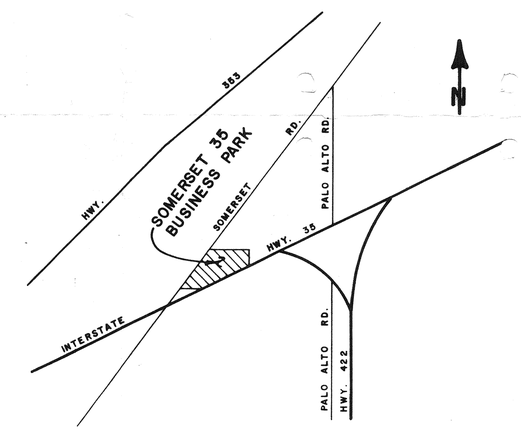
4M Properties, Inc.
8207 Callaghan Drive
San Antonio, Texas 78230

Attn: Terry Britton



LEGEND

—o— SANITARY SEWER MANHOLE



PROJECT SITE
NOT TO SCALE

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.

163

INFORMATION SHEET FOR
PRELIMINARY OVERALL 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 P.O.A.D.P.
P.O.A.D.P. NAME

4M PROPERTIES
NAME OF DEVELOPER/SUBDIVIDER

8207 Callaghan Rd.
ADDRESS

PHONE NO.

URS ENGINEERS
NAME OF CONSULTANT

800 Isom 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: _____

Roy

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

Re: Somerset 35 Business Park
File #: 85-13-54-88

☐ Preliminary Plan
☒ P.O.A.D.P.

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

(XX) 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

"AN EQUAL OPPORTUNITY EMPLOYER"

DOCUMENT TRANSMITTAL

URS ENGINEERS
800 Isom Road, Suite 102
San Antonio, Texas 78216
512-377-3103

To: Roy Ramos
Planning Department

Date 3-5 19 85
Project No. 495-02-80

Project Name Somerset 35 Business Park POADP

Gentlemen:

We are ☒ Forwarding ☐ Returning
☒ Herewith ☐ Under separate cover

the following:

☒ Prints ☐ Samples ☐ Copies
☐ Estimates ☐ Specifications ☐ Other
☐ Bulletin ☐ Tracings
☐ Shop Drawings ☐ Sketches

By ☐ Mail ☒ Other

Description

RECEIVED
1985 MAR -6 PM 2:15
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

☐ For your information and comments
☐ As per your request
☐ For coordination purposes
☐ For your files
☐ For field use

☒ For your action
☐ Please give this matter your immediate attention
☐ For your approval or correction
☐ Returned for correction

Remarks

If enclosures received are not as listed above, please notify us.

URS ENGINEERS

Copies to: Files

By Steve Cichowski
Steve Cichowski, P.E.