

C

A PRELIMINARY PLAN OF

NORTHAMPTON

A SUBDIVISION OF 295.6825 ACRES OUT OF THE RICHARD BUSHNELL SURVEY A-46, THE CHARLES IRWIN SURVEY A-367, AND THE S.A. & M.G.R.R. COMPANY SURVEY A-722 IN BEXAR COUNTY, TEXAS

DATE: DEC. 27, 1985



SCALE: 1" = 200'

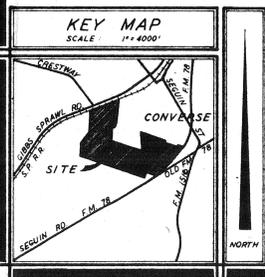
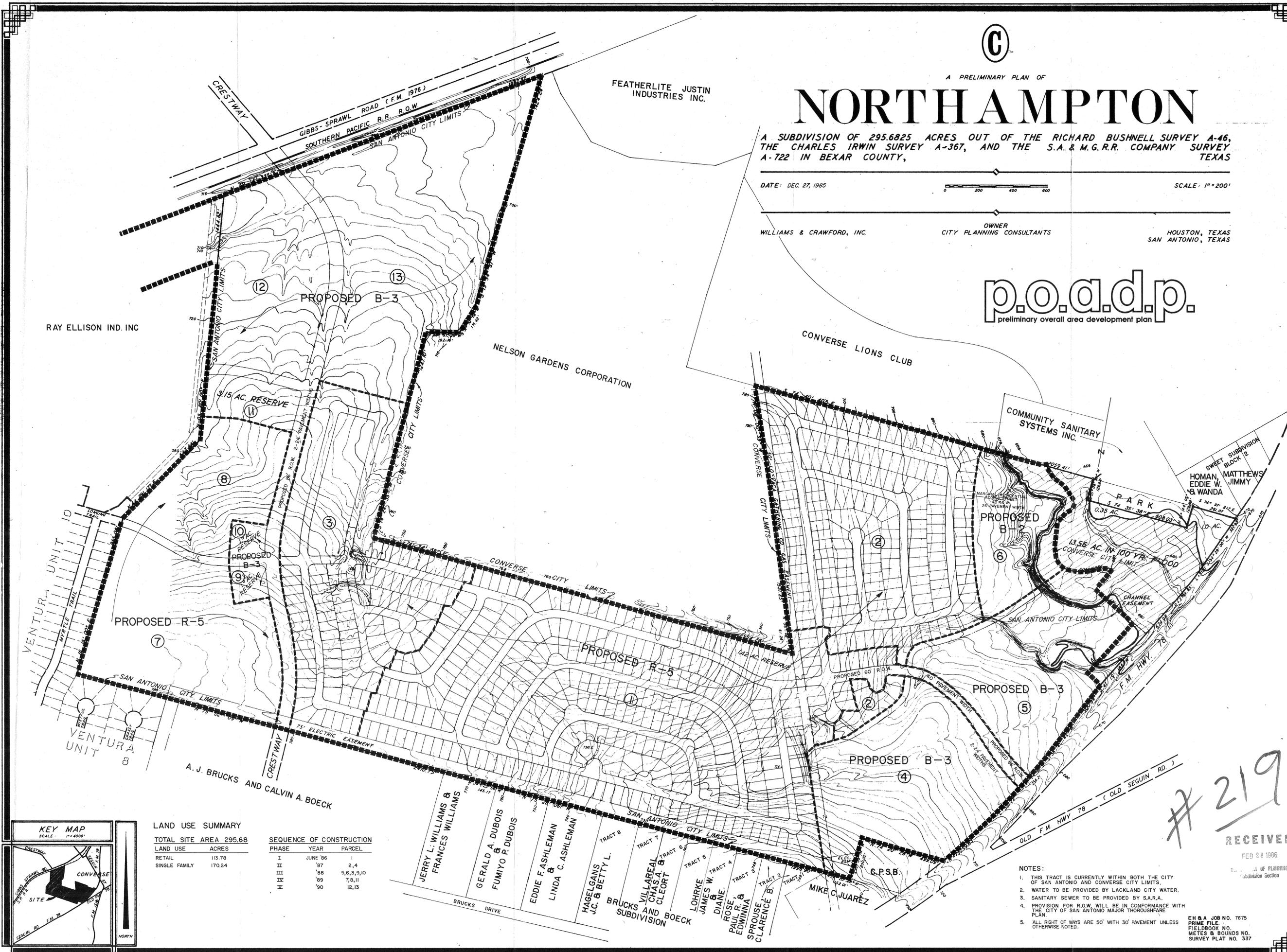
WILLIAMS & CRAWFORD, INC.

OWNER
CITY PLANNING CONSULTANTS

HOUSTON, TEXAS
SAN ANTONIO, TEXAS

p.o.a.d.p.

preliminary overall area development plan



LAND USE SUMMARY

LAND USE	ACRES
RETAIL	113.78
SINGLE FAMILY	170.24

SEQUENCE OF CONSTRUCTION

PHASE	YEAR	PARCEL
I	JUNE '86	
II	'87	2, 4
III	'88	5, 6, 3, 9, 10
IV	'89	7, 8, 11
V	'90	12, 13

- NOTES:
1. THIS TRACT IS CURRENTLY WITHIN BOTH THE CITY OF SAN ANTONIO AND CONVERSE CITY LIMITS.
 2. WATER TO BE PROVIDED BY LACKLAND CITY WATER.
 3. SANITARY SEWER TO BE PROVIDED BY S.A.R.A.
 4. PROVISION FOR R.O.W. WILL BE IN CONFORMANCE WITH THE CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN.
 5. ALL RIGHT OF WAYS ARE 50' WITH 30' PAVEMENT UNLESS OTHERWISE NOTED.

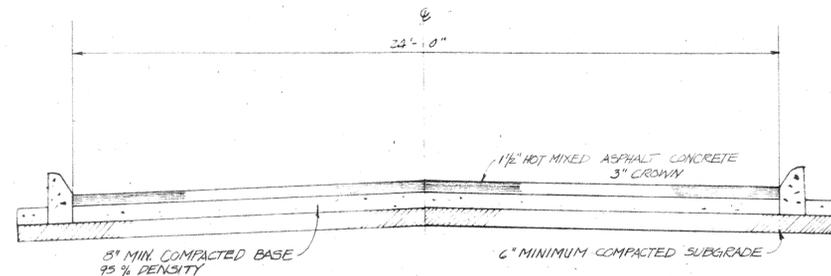
219
RECEIVED
FEB 28 1986

EN & A JOB NO. 7675
PRIME FILE
FIELDBOOK NO.
METES & BOUNDS NO.
SURVEY PLAT NO. 337

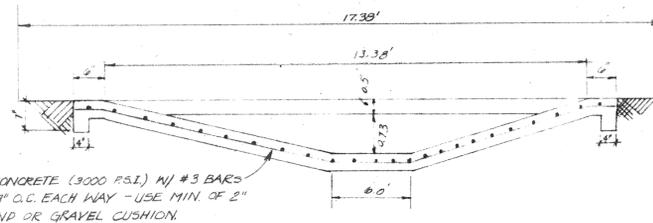
WELLESLEY MANOR DR.
60' R.O.W.



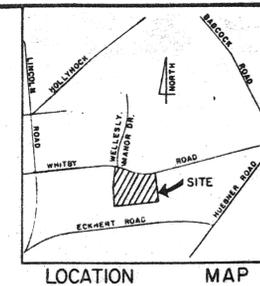
SCALE: 1" = 30'



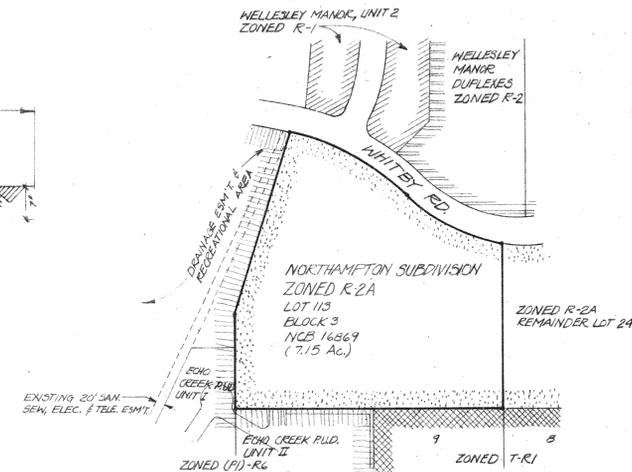
24' PRIVATE STREET
TYPICAL SECTION



DRAINAGE DITCH CROSS SECTION A



LOCATION MAP



ZONING MAP

DRAINAGE EASEMENT
& RECREATION AREA



NOTES:

1. PROPOSED NORTHAMPTON SUBDIVISION IS ZONED R-2A.
2. ROAD ACRAGE = 1.02 ACRES.

1. Parking
2. need sidewalk along whitby
3. Garage statement
- 4.

Temp R-1

LEGEND

D-OSP DRIVE & OFF STREET PARKING

#219

NORTHAMPTON PRELIMINARY P.L.D.	
349-3107	SCALE/ NOTED DRAWN BY L. B.
C.A. BOLNER & ASSOCIATES, INC. CONSULTING ENGINEERS SAN ANTONIO, TX.	CHECKED BY JOB NO 0547-02-06 SHEET OF

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

FILE NO. 86-21-60-68
(To be assigned by the Planning Dept.)

NORTHAMPTON
P.O.A.D.P. NAME

NAME OF DEVELOPER/SUBDIVIDER	ADDRESS	PHONE NO.
<u>ESPEY, HUSTON & ASSOC. INC.</u> NAME OF CONSULTANT	<u>1000 CENTRAL PARKWAY NORTH</u> ADDRESS <u>SITE 160</u>	<u>491-9008</u> PHONE NO.

GENERAL LOCATION OF SITE ALONG THE N.W. R.O.W. LINE OF F.M. HWY 78

PROPOSED
EXISTING ZONING (If Applicable) B-2, B3 & R-5

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
<input type="checkbox"/> City Water Board <input checked="" type="checkbox"/> Other District <u>LACKLAND WATER</u> Name	<input type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-Family <input type="checkbox"/> Business <input type="checkbox"/> Industrial	<input type="checkbox"/> City of San Antonio <input checked="" type="checkbox"/> Other System <u>SARA</u> Name <input type="checkbox"/> Septic Tank(s)
<input type="checkbox"/> Water Wells		

DATE FILED FEB. 28, 1986

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Mar 28, 1986
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

July 1987
(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 of map;
- (d) Proposed land uses by location, type, and acreage;
- (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
- (f) Contour lines at intervals no greater than ten feet;
- (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
- (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
- (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
- (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
- (k) Name and address of developer.

DISTRIBUTION: TRAFFIC 3-3-86 STEVE PRASE 3-3-86 TRANSPORTATION STUDY OFFICE 3-3-86

COMMENTS: _____



CITY OF SAN ANTONIO

P O. BOX 9066

SAN ANTONIO, TEXAS 78285

May 19, 1986

Espey, Huston and Associates, Inc.
Mr. David B. Moore
1000 Central Parkway North, Suite 160
San Antonio, Texas 78232

RE: Northampton POADP
File #86-21-60-68

Dear Mr. Moore:

This is to inform you that the POADP Committee has reviewed and accepted your revised plan for Northampton.

Please note that this action by the Committee does not establish any commitment for the provision of utilities, services or zoning 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.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

A handwritten signature in cursive script that reads "Michael C. O'Neal".

Michael C. O'Neal
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

March 17, 1986.

P. O. BOX 9066
SAN ANTONIO TEXAS 78285

Espey, Huston and Associates, Inc.
Attention: Mr. David B. Moore
1000 Central Parkway North, Suite 160
San Antonio, Texas 78232

RE: Northampton POADP
File #86-21-60-68

Dear Mr. Moore:

This is to inform you that the POADP committee has reviewed the captioned plan. Staff analysis is that, the scheme as submitted, is not acceptable until certain issues are resolved. Concerns raised in the review are as follows:

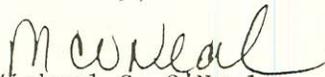
1. The proposed easterly marginal residential access street stub planned in Unit 6.
2. The lack of a local type "B" street (60' ROW - 40' paving) to serve Unit 5 and 6.
3. The proposed 50' ROW between Unit 11 and 12.

To address items one and two, it will be necessary to make provisions for a local type "A" street (50' ROW - 30' paving) and transition into a local type "B" street (60' ROW - 40' paving) to serve Unit 5 and 6 respectively. With regard to item 3, the code calls for a 60' ROW with 40' of paving. These standards are based on the proposed land uses. Attached is a copy of the plan citing the needed modifications.

This plan will be held in abeyance pending the necessary changes as required by the code. However; if you believe this matter needs to be further discussed, the staff will be available to meet with you at your convenience.

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.

Sincerely,


Michael C. O'Neal
Planning Administrator
Department of Planning

MCO:EG:bc
Attachment:

20' safety

DOCUMENT TRANSMITTAL



ESPEY, HUSTON & ASSOCIATES, INC.

1000 Central Parkway North, Suite 160
San Antonio, Texas 78232
(512) 491-9008

To: PLANNING DEPT.
ATTN: MR. EDDIE GUZMAN
Project Name NORTHAMPTON

Date FEB. 28, 1986
EH&A Project No. 7675

Gentlemen:

We are Forwarding Returning Herewith Under separate cover the following:

- | | | |
|--|---|---------------------------------|
| <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Samples | <input type="checkbox"/> Copies |
| <input type="checkbox"/> Estimates | <input type="checkbox"/> Specifications | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bulletin | <input type="checkbox"/> Tracings | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Sketches | <input type="checkbox"/> _____ |

By _____ Mail

By X _____ Messenger

6 PRINTS OF NORTHAMPTON P.O.A.D.P.

- | | |
|---|--|
| <input type="checkbox"/> For your information and comments | <input type="checkbox"/> Furnish with changes noted — Resubmission not required. |
| <input type="checkbox"/> As per your request | <input type="checkbox"/> Furnish with changes noted — Resubmission required |
| <input type="checkbox"/> For coordination purposes | <input type="checkbox"/> Furnish as submitted |
| <input type="checkbox"/> For your files | <input type="checkbox"/> Revise and submit |
| <input type="checkbox"/> For field use | <input type="checkbox"/> Please give this matter your immediate attention |
| <input checked="" type="checkbox"/> For your approval or correction | |
| <input type="checkbox"/> Returned for correction | |

Remarks _____

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

ESPEY, HUSTON & ASSOCIATES, INC.
Telephone (512) 491-9008

Copies to:

By David B. Moore

DOCUMENT TRANSMITTAL



ESPEY, HUSTON & ASSOCIATES, INC.

1000 Central Parkway North, Suite 160
San Antonio, Texas 78232
(512) 491-9008

To: PLANNING DEPT.
ATTN: MR. EDDIE GUZMAN
Project Name NORTHAMPTON SUBDIVISION

Date MAY 9, 1986
EH&A Project No. 7675

Gentlemen:

We are Forwarding Returning Herewith Under separate cover the following:

- | | | |
|--|---|---------------------------------|
| <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Samples | <input type="checkbox"/> Copies |
| <input type="checkbox"/> Estimates | <input type="checkbox"/> Specifications | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bulletin | <input type="checkbox"/> Tracings | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Sketches | <input type="checkbox"/> _____ |

By _____ Mail

By Messenger

RECEIVED
1986 MAY -9 PM 3:59
DEPT. OF PLANNING
CURRENT PLANNING SECTION

BLUELINES OF P.O.A.D.P.

- | | |
|---|--|
| <input type="checkbox"/> For your information and comments | <input type="checkbox"/> Furnish with changes noted — Resubmission not required. |
| <input type="checkbox"/> As per your request | <input type="checkbox"/> Furnish with changes noted — Resubmission required |
| <input type="checkbox"/> For coordination purposes | <input type="checkbox"/> Furnish as submitted |
| <input type="checkbox"/> For your files | <input type="checkbox"/> Revise and submit |
| <input type="checkbox"/> For field use | <input type="checkbox"/> Please give this matter your immediate attention |
| <input checked="" type="checkbox"/> For your approval or correction | |
| <input type="checkbox"/> Returned for correction | |

Remarks THE SIXTH BLUELINE WILL BE SENT AS SOON AS POSSIBLE.

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

ESPEY, HUSTON & ASSOCIATES, INC.

Telephone (512) 491-9008

Copies to:

By David B. Moore