THE RATLIFF GROUP

Memorandum

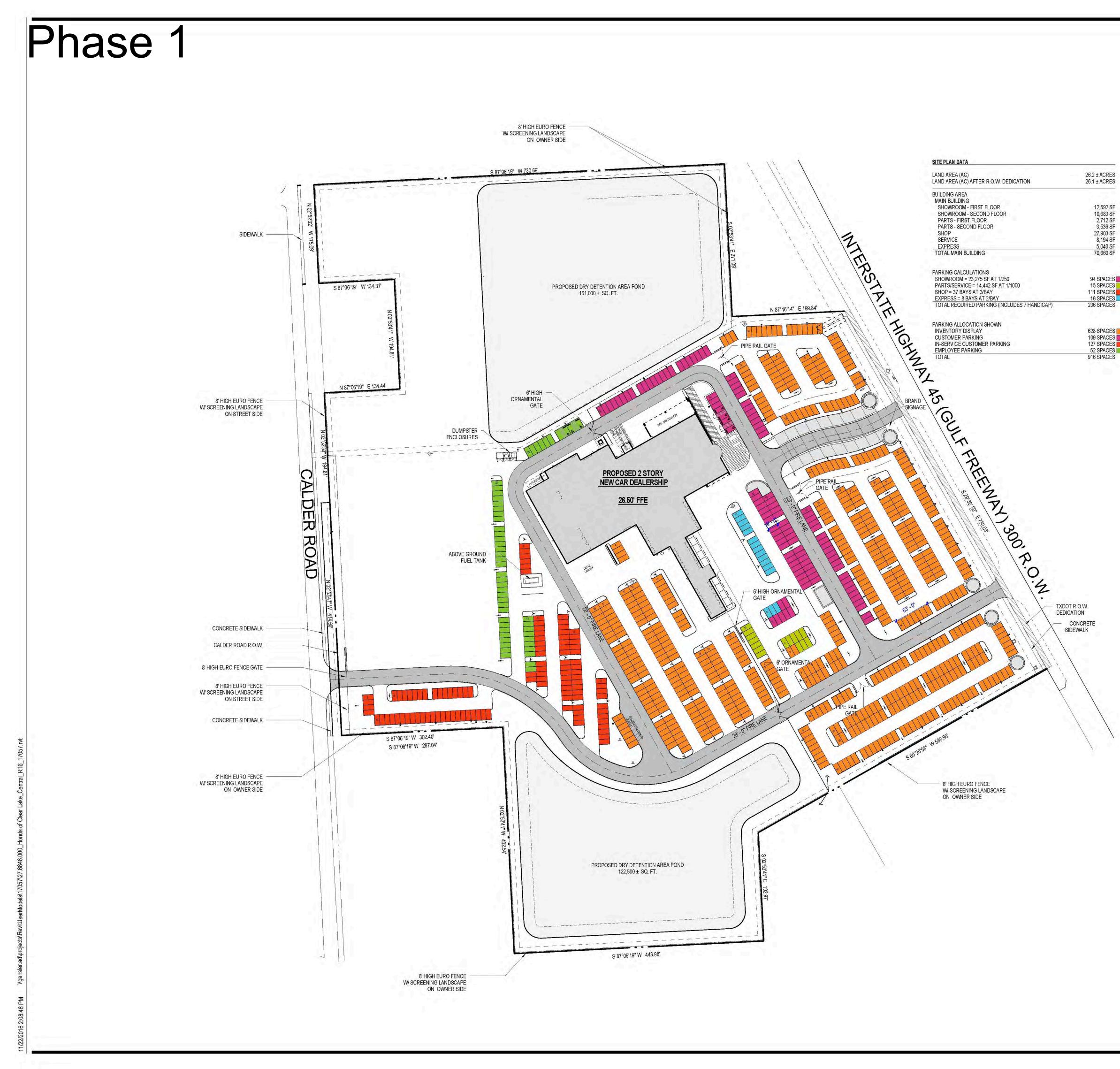
To:	Mark Linenschmidt, City of League City
From:	Shane Donohue
Date:	12/27/2016
Project:	SUP – Honda of Clear Lake

Nature of Request – This SUP will allow for the Construction of a new flagship Honda dealership to replace the current facility located in Webster, Texas. The proposed facility will be approximately 75,703 S.F. in size once complete, will include a two story showroom and parts department, and will include sales, service, parts and quick lube facilities. Phase I of this construction will be for just over 70,000 S.F. Phase II offers a small expansion of the showroom and additional bays at the quick lube portion of the building. Phase I also shows a reduced paving area in the parking lot. Phase II shows the master plan of what is a future build out. Phase II will be added once the growth in business demands the expansion.

The service department will provide general maintenance and repair for new and used vehicles. That may include car wash and detailing, tire and wheels service, window tinting and minor body work. It will **<u>not</u>** include a body shop with paint booths or frame adjustment equipment.

The site will include parking for new and used cars display, customer and employee parking and secure parking for cars being serviced. The site will have primary access from the freeway frontage road with secondary access to Calder Road in the rear.

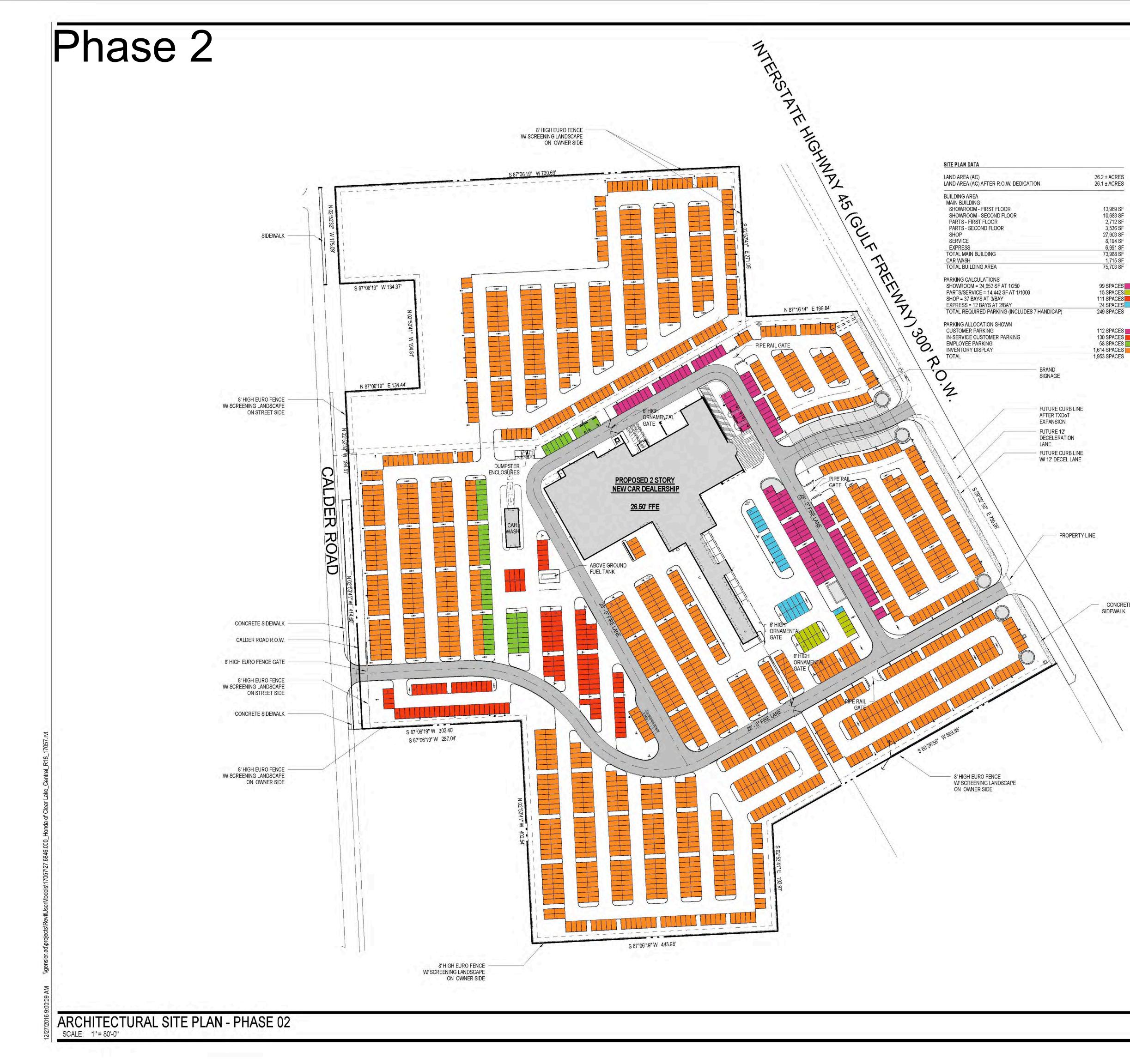
This store is moving from just north of the new location. They are currently employing 106 full time people. Last year they did 7.5 Million in service and 6 Million in parts sales. They are anticipating a 20% increase at the new location. This will not happen right away but the hope is in the near future it will.



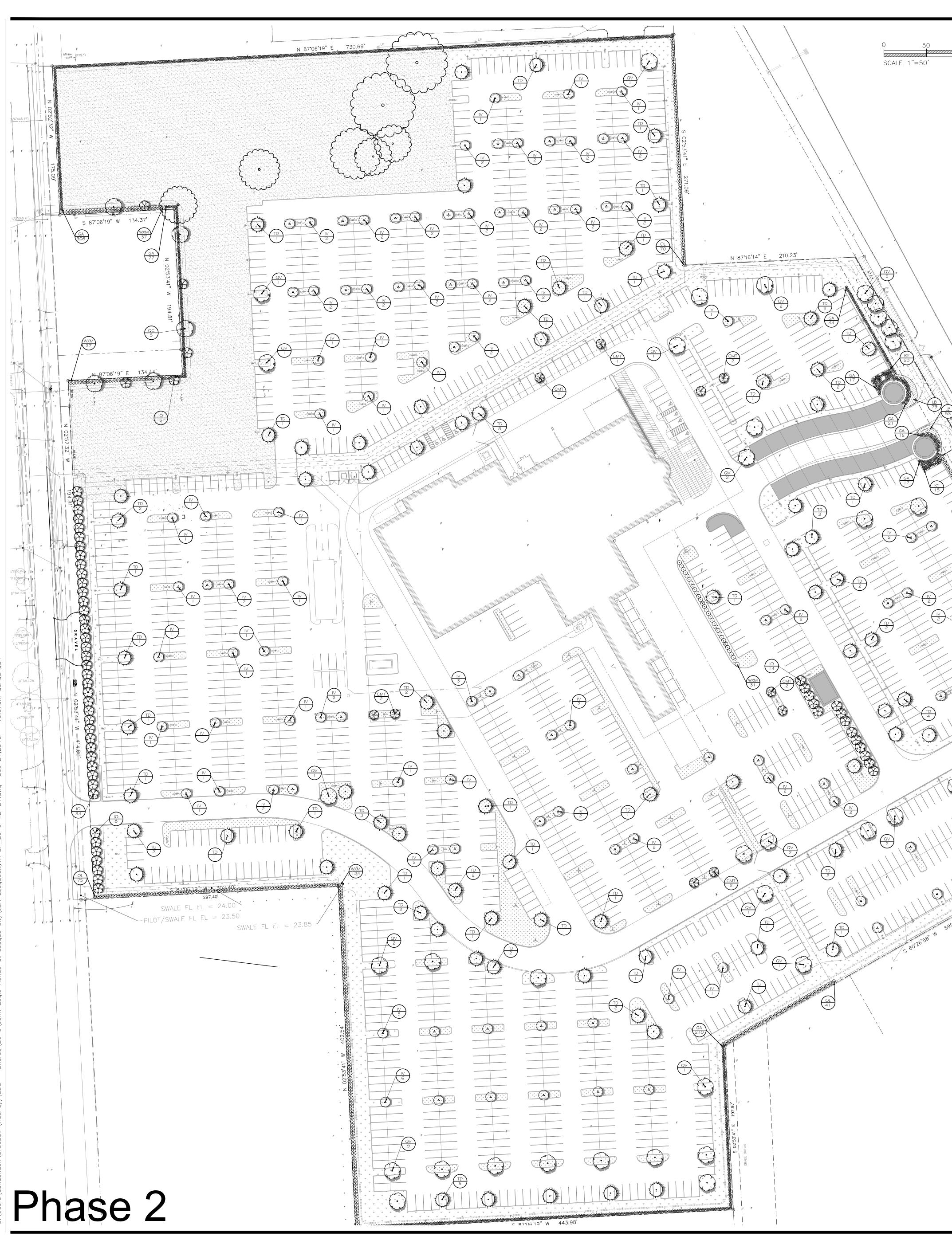
HONDA OF CLEAR LAKE
RATLIFF Group 200 EAST BELTLINE ROAD SUITE 304 COPPELL, TX 75019 TELEPHONE: (972) 304-8800
BREWER ESCALANTE CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE 13430 NW FREEWAY SUITE 350 HOUSTON, TX 77040 TELEPHONE: (832) 615-0301 JJA INC. MECHANICAL ENGINEER
8150 NORTH CENTRAL EXPRESSWAY M-2100 CAMPBELL CENTRE DALLAS, TEXAS 75206 TELEPHONE: (214) 739-8880 L.A. FUESS PARTNERS, INC. STRUCTURAL ENGINEER 3333 LEE PARKWAY SUITE 300 DALLAS, TX 75219
Date Description 08-12-16 DESIGN DEVELOPMENT 1 10-17-2016 ISSUED FOR CONSTRUCTION
Seal / Signature PRELIMINARY
THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
Erick del Angel, AIA TEXAS ARCHITECT REGISTRATION # 19496
Project Name HONDA OF CLEAR LAKE
27.6846.000
Description ARCHITECTURAL SITE PLAN -PHASE 01
Scale 1" = 80'-0"

12,592 SF 10,683 SF 2,712 SF 3,536 SF 27,903 SF 8,194 SF 5,040 SF 70,660 SF 94 SPACES 111 SPACES 236 SPACES 628 SPACES 109 SPACES 127 SPACES

52 SPACES 916 SPACES



	HONDA OF CLEAR LAKE
	RATLIFF Group 200 EAST BELTLINE ROAD SUITE 304 COPPELL, TX 75019 TELEPHONE: (972) 304-8800
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	HONDA OF CLEAR LAKE Project Number 27.6846.000 Description
	ARCHITECTURAL SITE PLAN Scale
	1" = 80'-0" Ref North
1	© 2015 Gensler



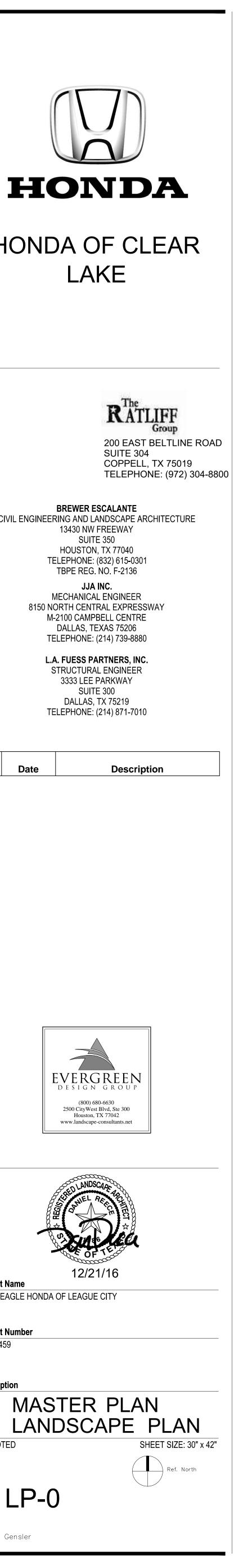
	QTY	<u>E</u>	SIZE	CAL	CONT	ANICAL NAME	COMMON NAME / BOTA		PLANT_SCH Rees	—	150
	Ref. TS-1	st.	exist.	exist.	exist.		Existing Tree - to remain Reference TS-1	EX1	John Trans	د . ریب	
	60	0` ht	8-10` ht	2"Cal	CONT.		Southern Wax Myrtle / M Min. 3 trunks, total 2" cali	Ю	(\mathcal{A})	\frown	
	110	ı. 8` ht.	min. 8` ht	2"Cal	CONT.	ndiflora "Little Gem"	IV	er Tra			
	10	0` ht.	8-10` ht.	3"Cal	CONT.	emia indica `Watermelon Red` ; parking lot tree	Crape Myrtle / Lagerstroe 3-5 canes total 3" caliper	CMT		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
	18	0` ht	8-10` ht	3"Cal	CONT.	shumardii lesignation = Mitigation Tree	Shumard Oak / Quercus street & buffer tree; "M" d	QC	e e	A m	
-	43	0` ht	8-10` ht	2"Cal	CONT.	niana	Live Oak / Quercus virgin street & parking lot tree	QV		ل آ	
ы	87	0` ht	8-10` ht	2"Cal	CONT.	polymorpha	Monterey Oak / Quercas parking lot tree	TD		2000 - 200 2000 - 2000 2000 - 2000 -	
1 1	QTY				SIZE		COMMON NAME / BOTA	CODE	HRUBS	S	
	752				5 gal		Glossy Abelia / Abelia gra 36" o.c.; min. 36" ht.	GA			
	38				3 gal	parviflora	Red Yucca / Hesperaloe 30" o.c.	RY	N. H.		
	55				5 gal	itoria `Nana`	Dwarf Yaupon / Ilex vomi 24" o.c.	IN	\mathcal{D}		
	229				15 gal	era	Wax Myrtle / Myrica cerife 60" o.c.; 6` min. ht.	WXM	\bigcirc		
	266				7 gal	erium oleander	Pink Dwarf Oleander / Ne 42" o.c.; min. 36" ht.	OL			
	QTY	ACING	SPACINO		CONT	ANICAL NAME	COMMON NAME / BOTA	CODE	HRUB AREAS	<u>S</u>	
	185	0.C.	18" o.c.		1 gal	scari `Aztec`	Aztec Grass / Liriope mu	LA			
	132	0.C.	24" o.c.		1 gal	ıscari `Gigantica`	Giant Liriope / Liriope mu	LB			
CIV	QTY				CONT	ANICAL NAME	COMMON NAME / BOTA	CODE	ROUND COVERS	G	
	48,711 sf				n/a		Artificial Turf / "SYNLAW install per manufacturer r	SYN			
	110,300 sf				sod	on dactylon	Bermuda Grass / Cynodo	BG1			QC 13 F
	121,257 sf				Hydromulch	on dactylon	Bermuda Grass / Cynodo	BG2			
				IS	ULATION	LANDSCAPE CALC					
	IIXED-USE) SITE AREA) SITE AREA)	5% OF S	6 SF SF (15% O	1,136,91 170,537		PROPERTY ZONING: TOTAL SITE AREA: LANDSCAPE AREA REQUIRE LANDSCAPE AREA PROVIDE				5 19:33 07 E	
			S REQUIR S PROVID		=	<u>STREET TREES</u> IH-45 FRONTAGE = 660 / 30 =			1-25		
Rev #	PER 8 SPACES)	S	PACES ES (1 TRE	1,953 SP		PARKING LOT TREES PARKING SPACES: TREES REQUIRED: TREES PROVIDED:					3
				e property d d	be A buffer yar at corner of the Frees Required Frees Provided	5 Canopy					3
					ital Trees Req ital Trees Prov Provided						
	oond, directly adjacent	tention po	ne detentior	ed along th	uired / Provide	Continuous row of Shrubs Req to Calder Road.	F		F LA 37 A A	, v	Contraction of the second seco
				c R.O.W.	in 75' on public	No artificial Turf proposed with	Velucs				
			rea	ndscape A	f provided Lan	Artificial Turf comprises 15% o			GA 51		
						F	S F C C F F		r LA 34		
							TP OF				
									F		
									X	*/	
I						EMOVING ALL EXISTING VEGETATION					
	ANDSCAPE ED INSTRUCTION ON	DE. THE LA	H GRADE. TH R MORE DETA	0.1' OF FINIS CATIONS FO	S ARE WITHIN +/-(ST. SEE SPECIFIC	THE GRADE OF ALL LANDSCAPE AREA: ELY SHOULD ANY DISCREPANCIES EXIS	TRACTOR SHALL VERIFY THAT 1 NOTIFY THE OWNER IMMEDIATE TING BED PREPARATION.	CAPE CON OR SHALL I	THE LANDS CONTRACT TURF AREA		
	TRUCTURES AT THE JNDING GRADES ECHNICAL REPORT,	Y FROM ST E SURROUI NS, GEOTE(E AWAY FROM TH THE SURR G PLANS, GEC	/E DRAINAGE BLEND IN WI THE GRADING	LL HAVE POSITIV REGRADED TO E RISE BETWEEN T	ND MAINTAIN FINISH GRADES AS SHO REPORT. ALL LANDSCAPE AREAS SHA EAS OF POTENTIAL PONDING SHALL BE CONFLICTS AND/OR DISCREPANCIES A	NDED BY THE GEOTECHNICAL I IFIED IN THE REPORT, AND ARE ING POTENTIAL. SHOULD ANY (S RECOMME LOPE SPEC	SLOPES AS MINIMUM S AND ELIMIN		
	TS, AND 2" BELOW	IENDMENT		ISTALLING S	GRADE AFTER IN	RACTOR SHALL IMMEDIATELY BRING S OD AREAS SHALL BE 1" BELOW FINISH OIL AMENDMENTS. MULCH COVER WIT	ENSURE THAT THE GRADE IN SC	R. Or shall e	AND OWNE 3. CONTRACT		
	TOP OF WALL.	THAN THE RINGS.	OWER THAN T TREE RINGS.	I LEAST 3" LO	LLS SHALL BE AT IED AREAS AND I	RBS. MULCH COVER WITHIN 12" OF WA PROPYLENE FABRIC UNDER ALL MULCH NG IN ALL PLANTING BEDS (2" DEPTH) /	RFACE OF THE WALKS AND CUF VEN, NEEDLE-PUNCHED POLYP ARDWOOD MULCH TOPDRESSIN	E FINISH SU DUNCE, WO IREDDED H	ABOVE THE 4. INSTALL 5 (
Project Na	S SOD - EVEN IF THIS	SHOWN AS	LESS SHOWN	LIMITS), UN	E OF PROPERTY	LANTING BEDS AND TURF AREAS, AND PROPERTY LIMITS AS WELL AS OUTSIE D IN THAT AREA. CONTRACTOR SHALI	STEEL EDGING BETWEEN ALL PL AN). ITURBED AREAS (BOTH INSIDE F	G, GREEN S ON THE PL _CH ALL DIS	 INSTALL 14 INDICATED HYDROMUI 		
JOHN EAG	PRIOR TO INIMUM PLANT	ESIGNER F ET (I.E., MIN	T OR DESIGNE ARE MET (I.E.,	E ARCHITEC AUTHORITY	THE LANDSCAPE HE PERMITTING A	. LOCATIONS SHALL BE VERIFIED WITH ISURE THAT ALL REQUIREMENTS OF T N METHODS, ETC.).	S ARE DIAGRAMMATIC. ACTUAL SCAPE CONTRACTOR SHALL EN G METHODS, TREE PROTECTION	LOCATIONS THE LANDS S, PLANTING	8. ALL PLANT PLANTING. QUANTITIE		
			I LEGENDS AN LANT QUANTI ⁻			R DETERMINING PLANT QUANTITIES; PL	INVOINT IS RESPONSIBLE FOR		9. THE LANDS		

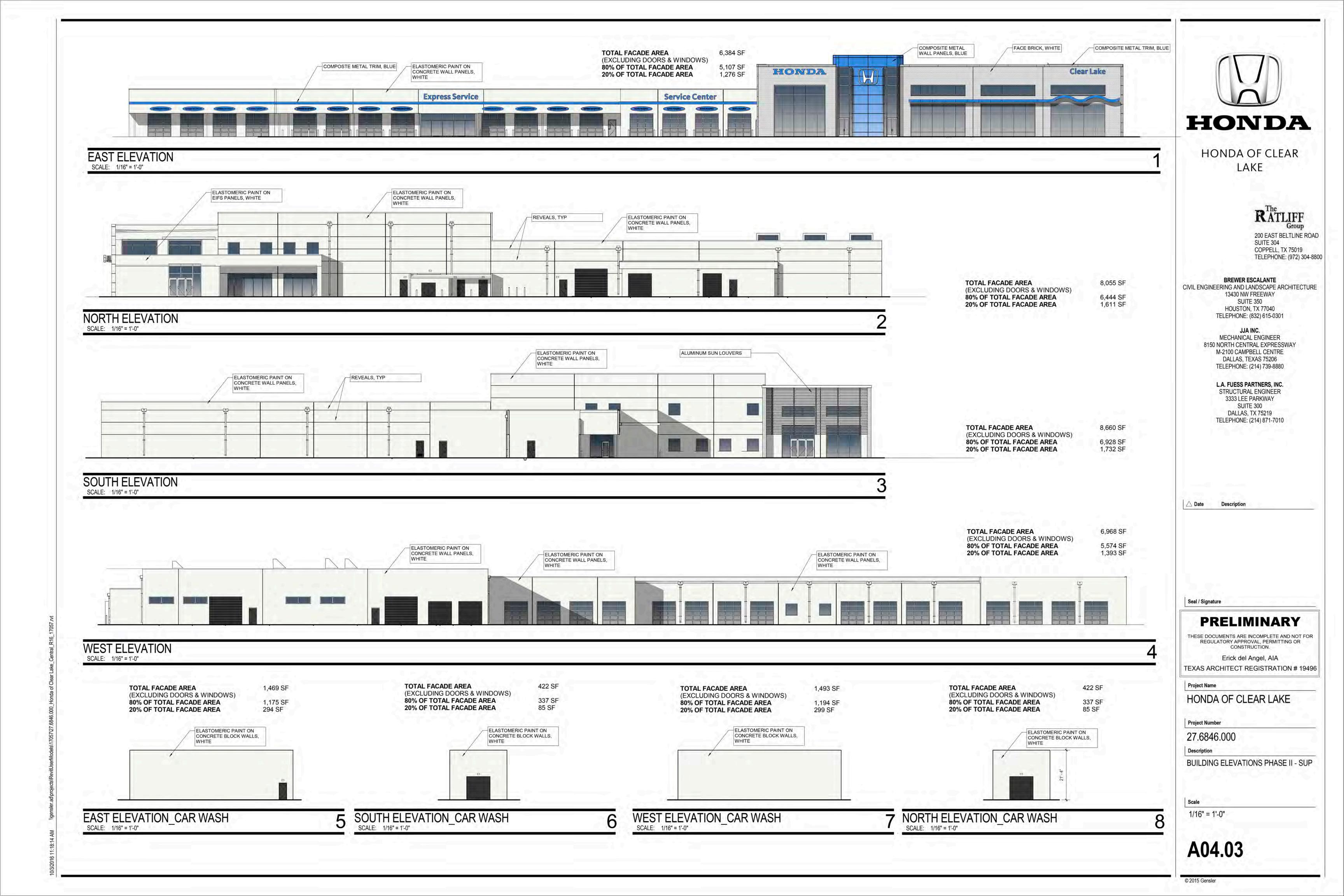
- NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS). 11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- 13. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER. 14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS
- CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED. 15. SEVENTY PERCET (70%) OF ALL REQUIRED LANDSCAPE IS LOCATED WITHIN THE FRONT OF THE SUBJECT PROPERTY.
- 16. ALL PROPOSED PARKING SPACES ARE WITHIN 100' OF A TREE. 17. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS. 18. ALL LANDSCAPE AREAS SHALL BE COVERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

nber BE 12459

Description Scale AS NOTED





Gen III Building Signage



8x10 GEN-3 Illuminated Emblem

Supply & install (1) one 8x10 GEN-3 Emblem Illuminated



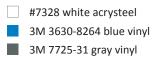
DNL-36 Dealer Name Letters

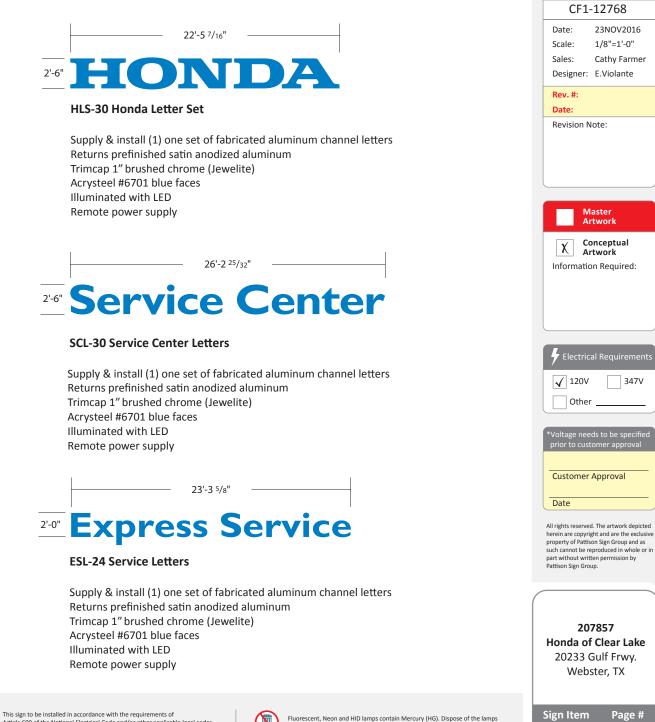
Supply & install (1) one set of fabricated aluminum channel letters Returns prefinished satin anodized aluminum Trimcap 1" brushed chrome (Jewelite) Acrysteel #6701 blue faces Illuminated with LED Remote power supply



OVAL-2x8 Illuminated Wall Sign

Supply & install (12) twelve illuminated oval sign Returns prefinished satin anodized aluminum Trimcap 1" brushed chrome (Jewelite) Acrysteel #7328 white faces 3M 3630-8264 blue vinyl face applied 3M 7725-31 gray vinyl face applied Illuminated with LED







410 N. Cedar Bluff Rd. Suite 101 Knoxvile, TN, USA 37923 www.pattisonsign.com (T) 416.759.1111 (F) 1.855.759.4965 (TF) 1.800.268.6536

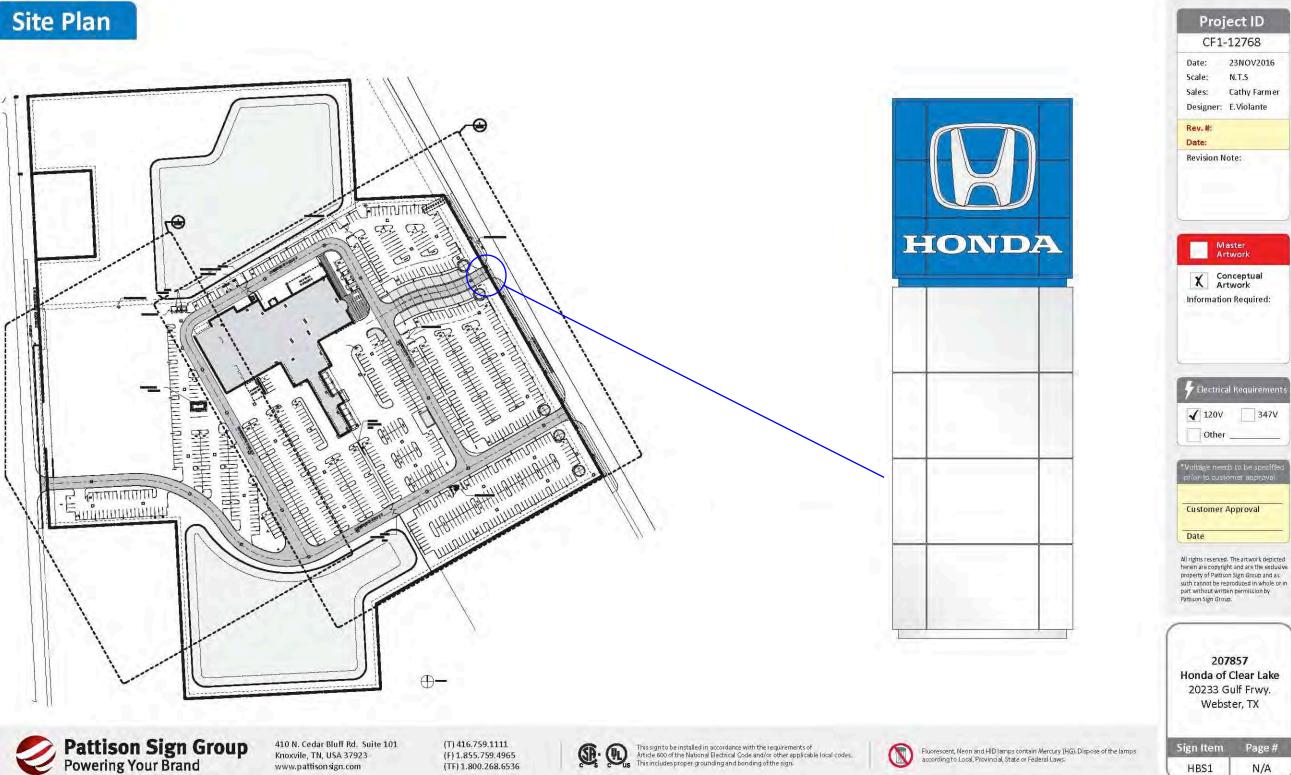
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. It is includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury according to Local, Provincial, State or Federal Laws

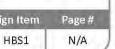


N/A

Project ID



Fluorescent, Neon and HID lamps contain Mercury (HG), Dispose of the lamps according to Local, Provincial, State or Federal Laws.

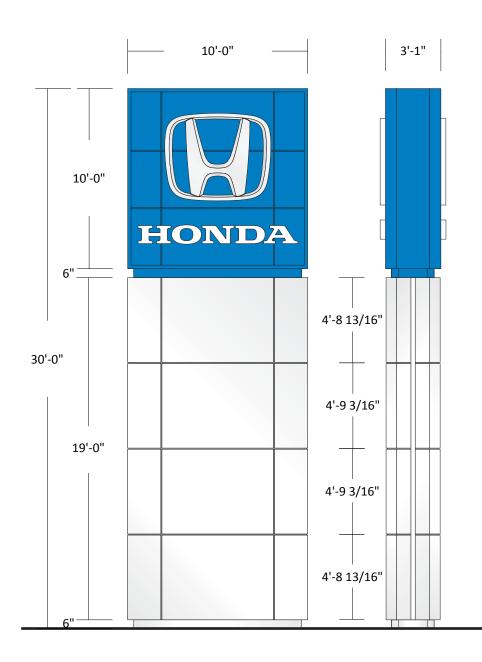


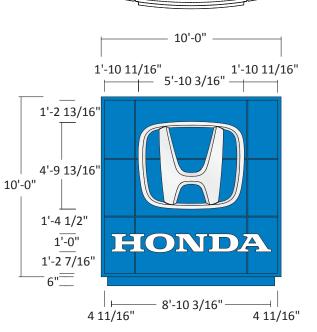
Knoxvile, TN, USA 37923 www.pattisonsign.com

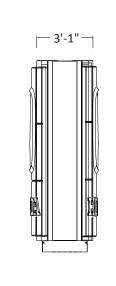
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This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Gen III Honda Brand Sign Pylon - 10x10x30









 Master Artwork

 Image: Conceptual Artwork

 Information Required:

 Information Requirements

 Image: Conceptual Artwork

 Information Requirements

 Image: Conceptual Artwork

 Information Requirements

 Image: Conceptual Altrichts reserved. The attwork denided

Project ID CF1-12768

Designer: E.Violante

23NOV2016 3/16"=1'-0"

Cathy Farmer

Date:

Scale:

Sales:

Rev. #:

Date: Revision Note:

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207857 Honda of Clear Lake 20233 Gulf Frwy. Webster, TX

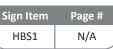


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 Image: Second Second



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.



Honda blue acrylic molded faces Honda white acrylic molded cap on logo and letters White LED illumination

Specifications

Aluminum construction

Blue LED recessed lighting on side of cabinet

HBS-10x10x30 - GEN 3 - RETROFIT

Fiberglass cladding, joint cover and bottom escutcheon Honda white

Cabinet, EX13 retainers & escutcheon painted to match Honda Blue (PMS 285c)

Supply & Install (1) One New Double Face Illuminated Pylon

This sign to be installed in accordance with the requ

Electrical hook-up by others



Looking Southeast From I-45 Frontage Road





