

Exhibit B

**CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT DISTRICT PLAN**

**A. CONTENTS**

This Planned Unit Development District Plan (PUD) includes the following Sections:

- General Provisions
- Permitted Land Uses
- Development Regulations
- Building Regulations

**B. GENERAL PROVISIONS**

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. For Phase 1, Phase 2 and Phase 4; if any provision or regulation of any City ordinance applicable in a R-3(Medium Density) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the R-3 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein, and for Phase 3; if any provision or regulation of any City ordinance applicable in a C-1(Light Commercial) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the C-1 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:

*Accessory building* means a building subordinate to a principal building and includes detached garages.

*Open Space* means the portion of all land contained within the PUD that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable material.

*PUD* means the planned unit development district created by this ordinance.

*Shared/Common Driveway* means a privately owned and maintained vehicular access way that provides access from a public street to residential or non-residential units.

3. The PUD shall be developed in accordance with the following exhibits that are attached to and made part of this document:

- Exhibit B-1: *Location Map*
- Exhibit B-2: *Site Plan*
- Exhibit B-3: *Access Detail*

Exhibit B-4:	<i>Parking Layout</i>
Exhibit B-5:	<i>Open Space</i>
Exhibit B-6:	<i>Sign and Solid Waste Enclosure Details</i>
Exhibit B-7-7a, 7b & 7c:	<i>Existing Utilities, Proposed Utilities</i>
Exhibit B-8a & 8b:	<i>Amenity Center</i>
Exhibit B-9a & b:	<i>Building Elevations</i>
Exhibit B10a:	<i>Typical Floor Plans</i>
Exhibit B10b & c:	<i>Unit A Floor Plans</i>
Exhibit B10d & e:	<i>Unit B Floor Plans</i>
Exhibit B-11:	<i>Development Schedule</i>
Exhibit B-12:	<i>Drainage Plan</i>

4. As shown on [Exhibit 1, Location Map](#), the PUD encompasses approximately 27.9 acres between West Repsdorph Road to the west, Huckleberry Finn Cove to the east, Larabee Street to the south, and Peeblebrook Drive to the north.
5. Senior Living, age restricted residential development shall substantially conform to the general layout and design concepts illustrated on [Exhibit B-2, Site Plan](#).
6. Refuse containers which are to serve multi-family residential uses are not permitted within view of West Repsdorph Road. [Exhibit 6, Sign and Solid Waste Enclosure Details](#)
7. Signage: a Freestanding sign meeting the City's requirements established in Article 6 – Sign Standards will be constructed on-premises as shown on [Exhibit 6, Sign and Solid Waste Enclosure Details](#)

**C PERMITTED LAND USES**

1. Phase 1 , Phase 2 and Phase 4, Senior Living - Age Restricted Residential, up to 259 units in Phase 1, 48 units in Phase 2, and 90 units in Phase 4 are permitted as shown on [Exhibit B-2, Site Plan](#), contingent on the following conditions:
  - a) All residents of the facility must be 55 years of age or older, or the spouse of a resident who is 55 years of age or older.
  - b) The facility shall include a common amenity area of not less than 5,000 square feet, including kitchen facilities, common use meeting rooms and gathering places, and shall substantially conform to the general layout and design concepts illustrated on [Exhibit B-8, Amenity Center](#)
  - c) The facility shall provide physical fitness / wellness center
2. Phase 3, Light Commercial and Mini Storage Warehouse.
 

Up to 135,600 square feet of climate controlled mini storage units are permitted as shown on [Exhibit B-2, Site Plan](#). Restaurant and all uses permitted by right in the C-1 Light Medium Commercial District including 5,000 square feet retail.

## **D DEVELOPMENT REGULATIONS**

1. Maximum height of structures: 3 stories, but no more than 40 feet above ground level except as follows:
  - (a) Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
  - (b) Satellite Dish Antennas as permitted by the City's accessory use regulations and towers and antennas and permitted by Article VII, regulating telecommunication towers and antennas.
  
2. All Senior Living - Age Restricted Residential development shall conform to the (R-3) Medium Density zoning district with the following exceptions:
  - (a) Density: No more than 23 units per acre.
  - (b) Off-street parking:
    - i. 1.4 parking spaces is required for each unit of Senior Living - Age Restricted Residential
    - ii. A minimum fifty percent (50%) of the required parking shall be covered or garage parking.
  
3. Fencing: An 8' high opaque, concrete panel fence will be installed along the boundary of the site, adjacent to existing single family residential and an open style "wrought Iron" metal fence with masonry columns may be constructed along the west boundary of the site, adjacent to West Repsdorph Drive, the south boundary of Phase 4.
  
4. Paving:
  - (a) All parking lots and vehicle use areas must be constructed of concrete.
  - (b) Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
  
5. Building Area: Not more than 50 percent of the total site area shall be covered by building mass.

## **E LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS**

The PUD shall require the following regulations adjacent to any tracts developed for Senior Living – Age Restricted Residential uses:

1. Landscape buffer (Single-family adjacency consideration):
  - (a) 30-foot minimum buffer shall be provided along the eastern property boundaries adjacent to existing single family lots.
  
2. Lighting used to illuminate sidewalks, landscape buffers, bicycle parking areas, or other common open space shall be arranged, located, or screened to direct light away from existing single-family residential lots.

3. Sidewalks: Sidewalks are required to connect the front entrance of each unit to the paved parking areas. All sidewalks shall be paved with concrete and be a minimum of four (4) feet wide. Trails extending through landscape and natural areas may be constructed using decomposed granite or other similar material.

## **F BUILDING REGULATIONS**

1. Phase 1, Phase 2 and Phase 4, the PUD shall require the following regulations for Senior Living Age Restricted Residential Developments:

- (a) Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, and fiber cement siding, cement plaster, and shall comprise at least 70% of each façade.
- (b) Secondary exterior finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and stucco, and shall comprise no more than 30% of each façade.
- (c) Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.
- (d) Roofing materials shall be limited to the following:
  - i. Slope roof – dimensional composite shingles, metal, tile
  - ii. Flat roof – shall meet the requirements as required by the IBC

2. Phase 3, the PUD shall require the following regulations for Light Commercial and Mini Storage Warehouse

- (a) *External architectural finishes:* On any structure the entire width and length and 70 percent (from grade or slab skyward) of the facade of the structure facing or visible from the street, shall be constructed of one or more of the following materials:
  - Architectural brick.
  - Architectural block such as broken face or fluted or other decoratively patterned face block.
  - Precast or cast-in-place concrete.
  - Glass.
  - Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels.
  - Plaster and/or surface bonding cements and/or cementitious field applied and/or premanufactured surfaces of like materials including fiber cement siding.

# CHESAPEAKE BAY

*A Master Planned Community*

*Developed by*

*WMF INVESTMENTS*



0' 50' 100' 200'

SCALE: 1" = 100'  
(24" x 36" SHEET)  
DATE: 7.13.2016

MUCASEY  
& Associates



Architects



JONES | CARTER

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**PROJECT SUMMARY:**

**Phase 1: Luxury Seniors Community**

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	36	729 s.f.
A2	One Bedroom, 1 Bath	12	786 s.f.
A3	One Bedroom, 1 Bath	32	795 s.f.
A4	One Bedroom, 1 Bath	16	798 s.f.
A5	One Bedroom, 1 Bath	17	823 s.f.
A6	One Bedroom, 1 Bath	1	759 s.f.
A7	One Bedroom, 1 Bath	2	787 s.f.
A8	One Bedroom, 1 Bath	1	833 s.f.

Total One Bedroom Units 117 Units

B1	Two Bedroom, 2 Bath	35	1,001 s.f.
B2	Two Bedroom, 2 Bath	28	1,083 s.f.
B3	Two Bedroom, 2 Bath	33	1,093 s.f.
B4	Two Bedroom, 2 Bath	35	1,095 s.f.
B5	Two Bedroom, 2 Bath	8	1,115 s.f.
B6	Two Bedroom, 2 Bath	2	1,093 s.f.
B7	Two Bedroom, 2 Bath	1	1,095 s.f.

Total Two Bedroom Units 142 Units

Apartments Total 259 Units 242,995 s.f.

Amenity Center - Net Area	6,917 s.f.
Grille House - Gross Area (558 s.f. each)	1,116 s.f.
Maintenance - Gross Area	409 s.f.

Total Phase One Area 251,437 s.f.

**Parking Provided:**

Garages	152 cars
Carports	108 cars
Open Parking	102 cars
<b>Total Parking Provided</b>	<b>362 cars</b>

**Phase 2: Luxury Seniors Community**

Type	Description	Qty.	Area
A4	One Bedroom, 1 Bath	16	798 s.f.
A5	One Bedroom, 1 Bath	8	823 s.f.

Total One Bedroom Units 24 Units

B4	Two Bedroom, 2 Bath	16	1,095 s.f.
B5	Two Bedroom, 2 Bath	8	1,115 s.f.

Total Two Bedroom Units 24 Units

Apartments Total 48 Units 45,792 s.f.

**Parking Provided:**

Garages	62 cars
Open Parking	31 cars
<b>Total Parking Provided</b>	<b>93 cars</b>

**Phase 3: Retail/Storage**

Retail Spaces	5,000 s.f.
Climate-Controlled Storage (3 Levels)	135,600 s.f.
<b>Total</b>	<b>140,600 s.f.</b>
<b>Parking Provided</b>	<b>62 cars</b>

**Phase 4: Luxury Seniors Community**

Type	Description	Qty.	Area
A4	One Bedroom, 1 Bath	28	798 s.f.
A5	One Bedroom, 1 Bath	16	823 s.f.

Total One Bedroom Units 44 Units

B4	Two Bedroom, 2 Bath	32	1,095 s.f.
B5	Two Bedroom, 2 Bath	14	1,115 s.f.

Total Two Bedroom Units 46 Units

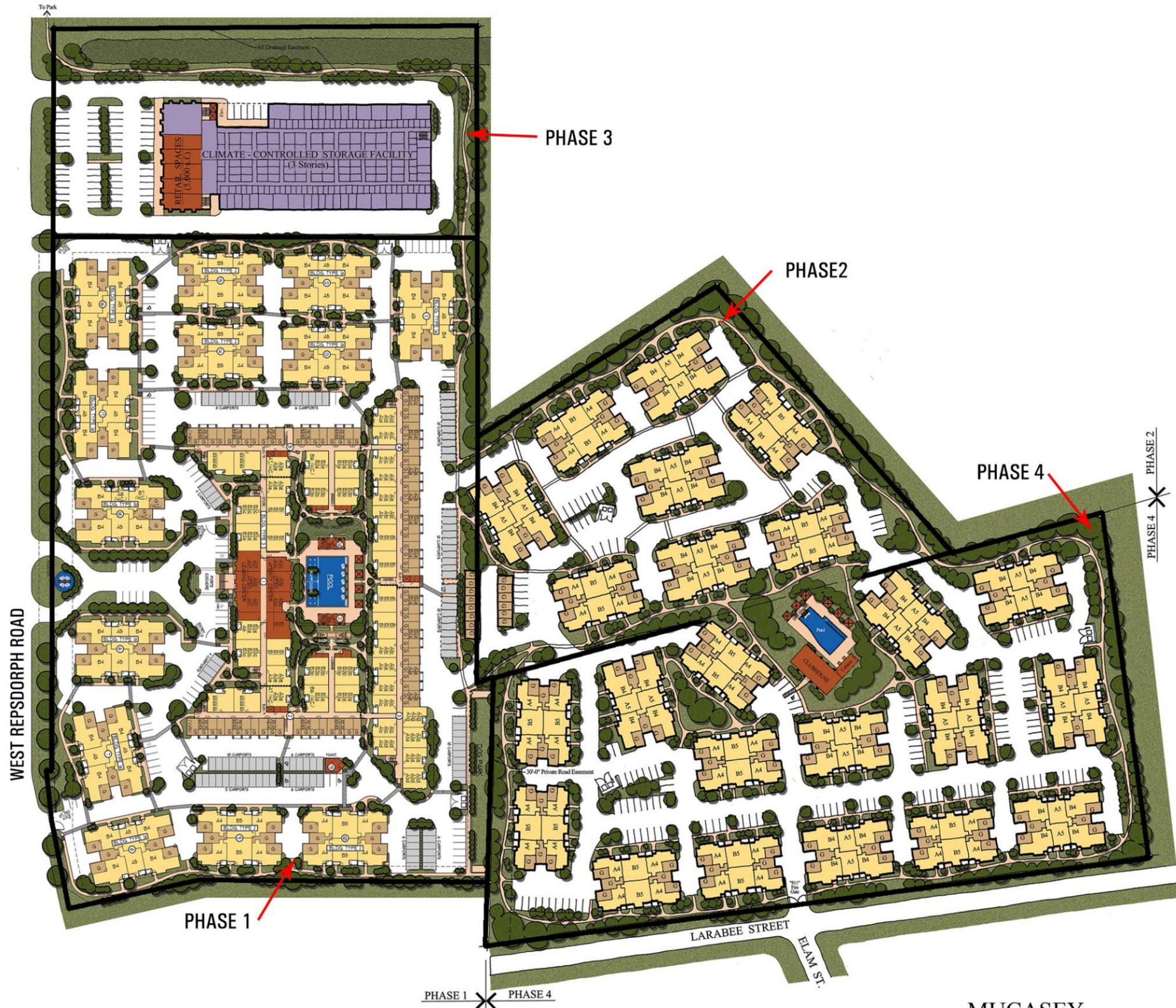
Apartments Total 90 Units 86,162 s.f.

Clubhouse 2,000 s.f.

Total Phase Four Area 88,162 s.f.

**Parking Provided:**

Garages	90 cars
Open Parking	114 cars
<b>Total Parking Provided</b>	<b>204 cars</b>

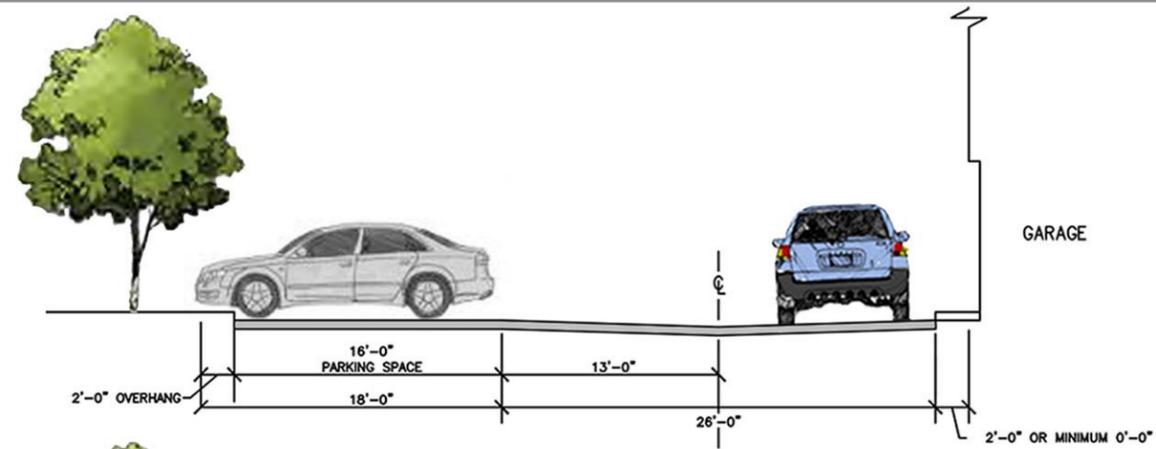


# CHESAPEAKE BAY

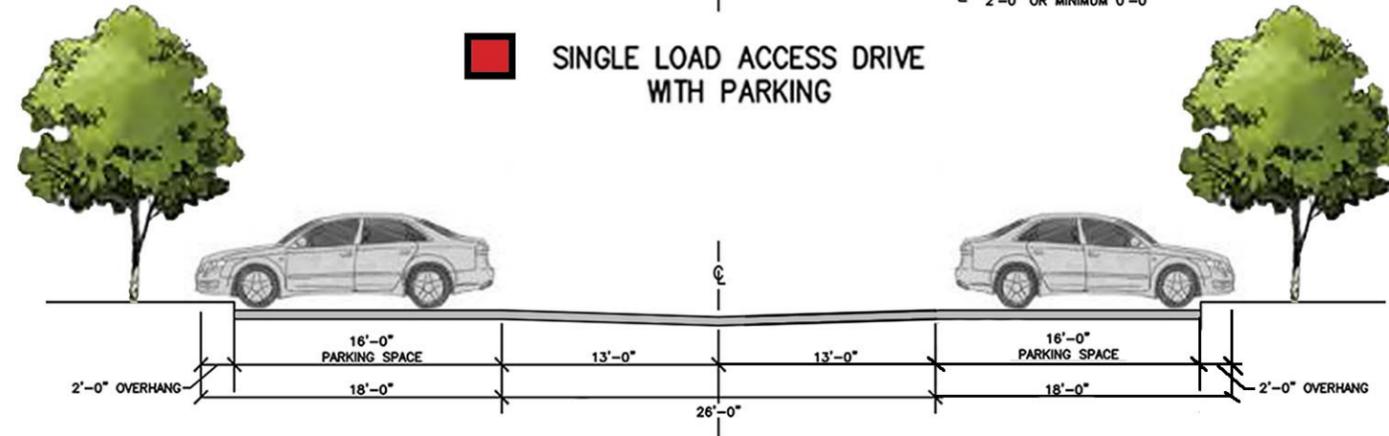
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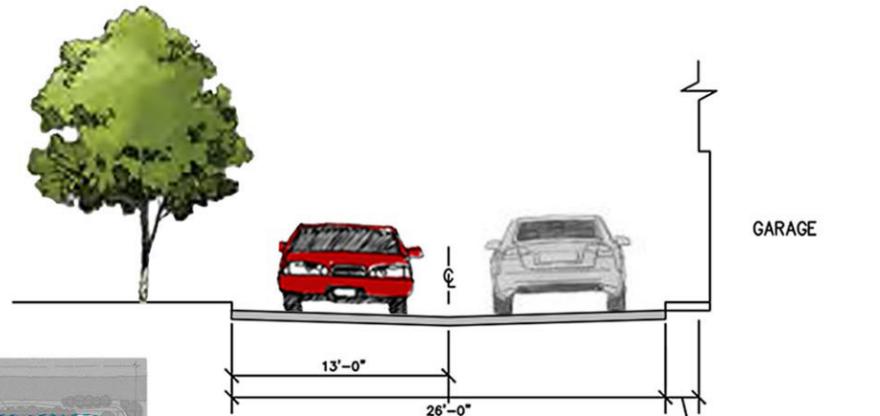
WMF INVESTMENTS



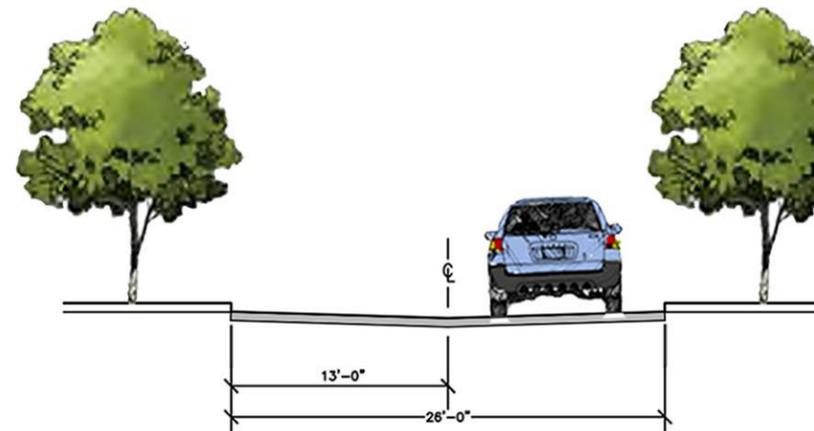
 SINGLE LOAD ACCESS DRIVE WITH PARKING



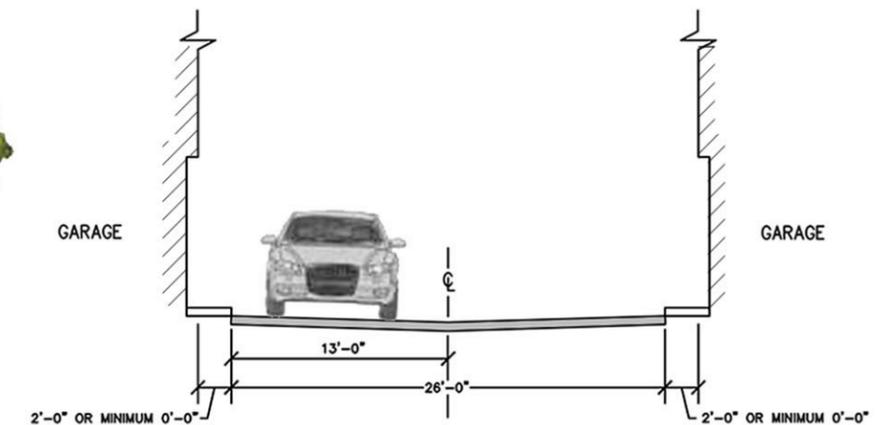
 ACCESS DRIVE WITH PARKING ON BOTH SIDES



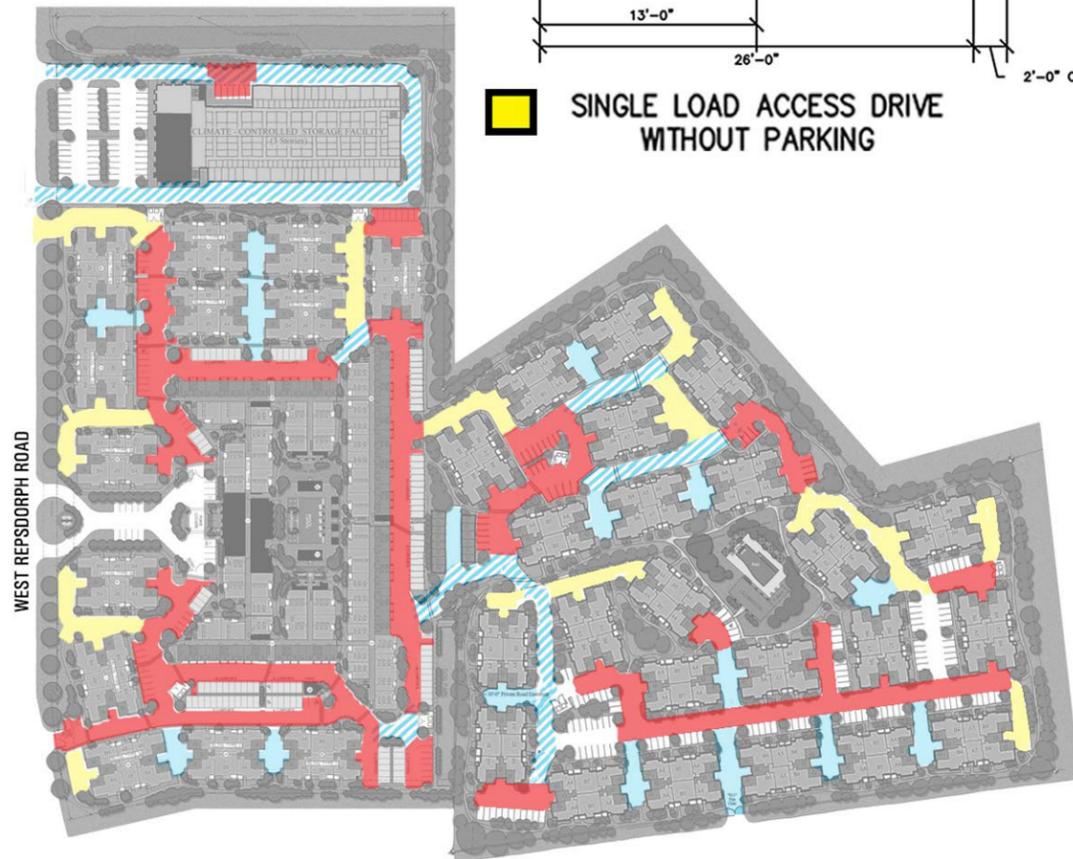
 SINGLE LOAD ACCESS DRIVE WITHOUT PARKING



 TYPICAL ACCESS DRIVE



 DOUBLE LOAD ACCESS DRIVE



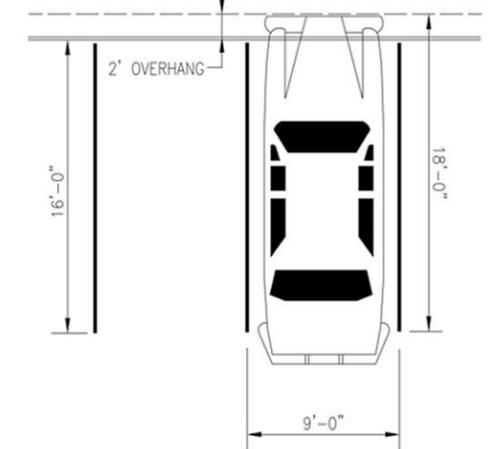
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PARKING DETAIL:



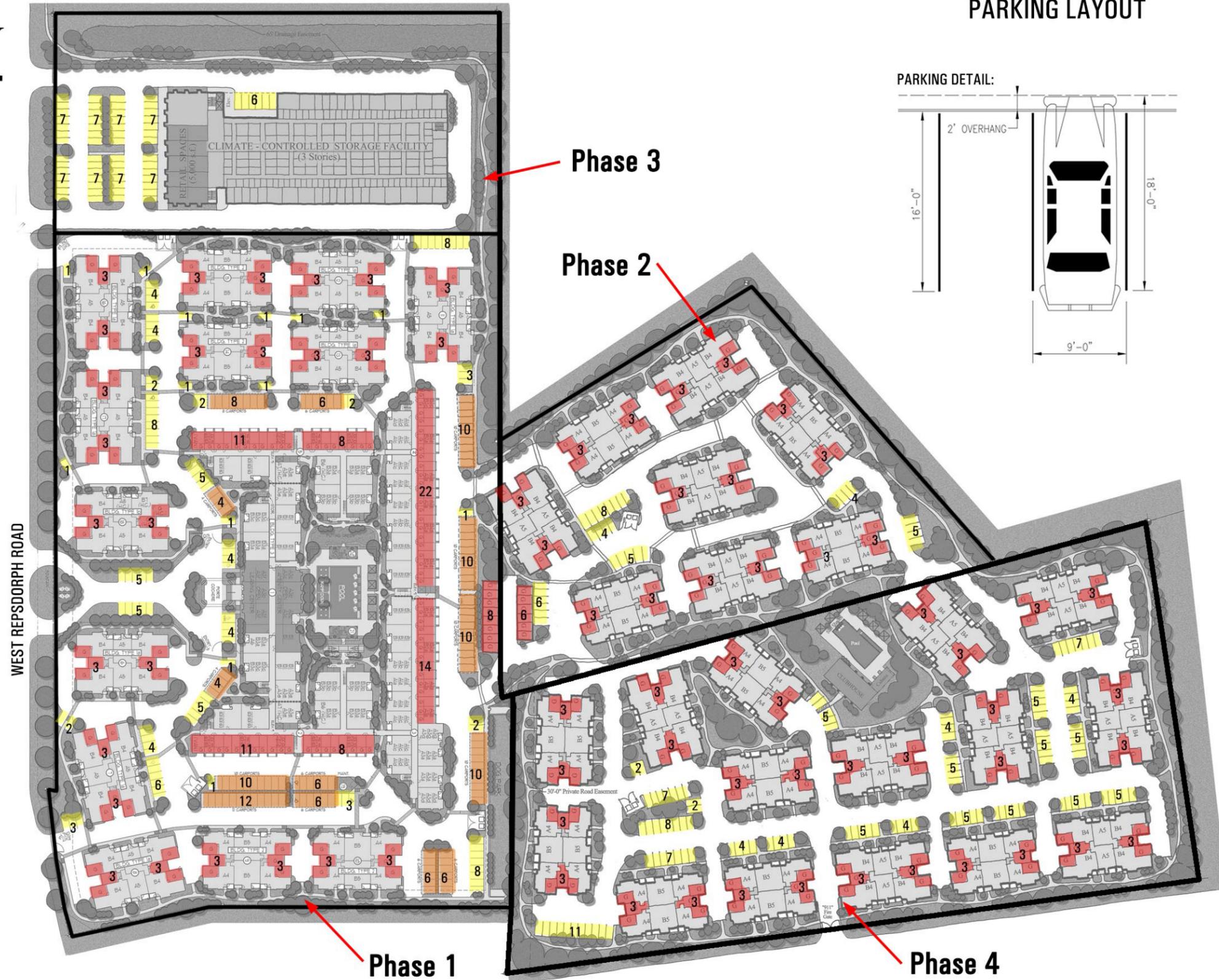
## Parking Summary: Phase 1, 2 & 4

Minimum Parking = 1.4 Spaces/Unit

P1:	● Attached Garages	152
	● Carport	108
	● Open Parking	102
	<b>Total Parking</b>	<b>362</b>
P2:	● Attached Garages	62
	● Open Parking	32
	<b>Total Parking</b>	<b>94</b>
P4:	● Attached Garages	90
	● Open Parking	114
	<b>Total Parking</b>	<b>204</b>

## Parking Summary: Phase 3

● Open Parking	62
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## OPEN SPACE SUMMARY

**Phase 1:** Open Space = 3.1 AC. = 26%  
Total Acreage = 11.7 AC.

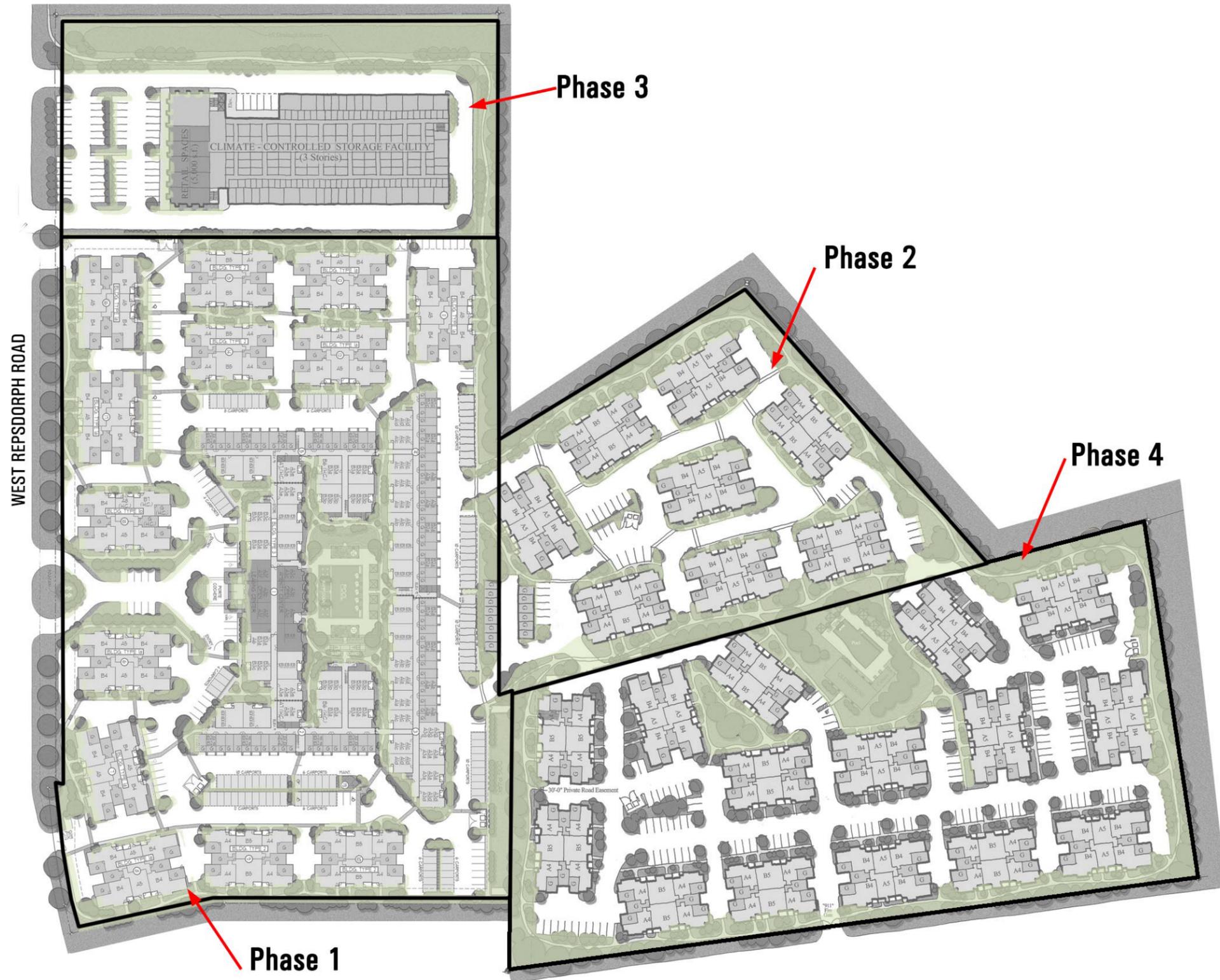
**Phase 2:** Open Space = 1.5 AC. = 33%  
Total Acreage = 4.5 AC.

**Phase 3:** Open Space = 1.3 AC. = 34%  
Total Acreage = 3.7 AC.

**Phase 4:** Open Space = 2.8 AC. = 35%  
Total Acreage = 8.0 AC.

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**TOTAL OPEN SPACE = 8.7 AC. = 31%**

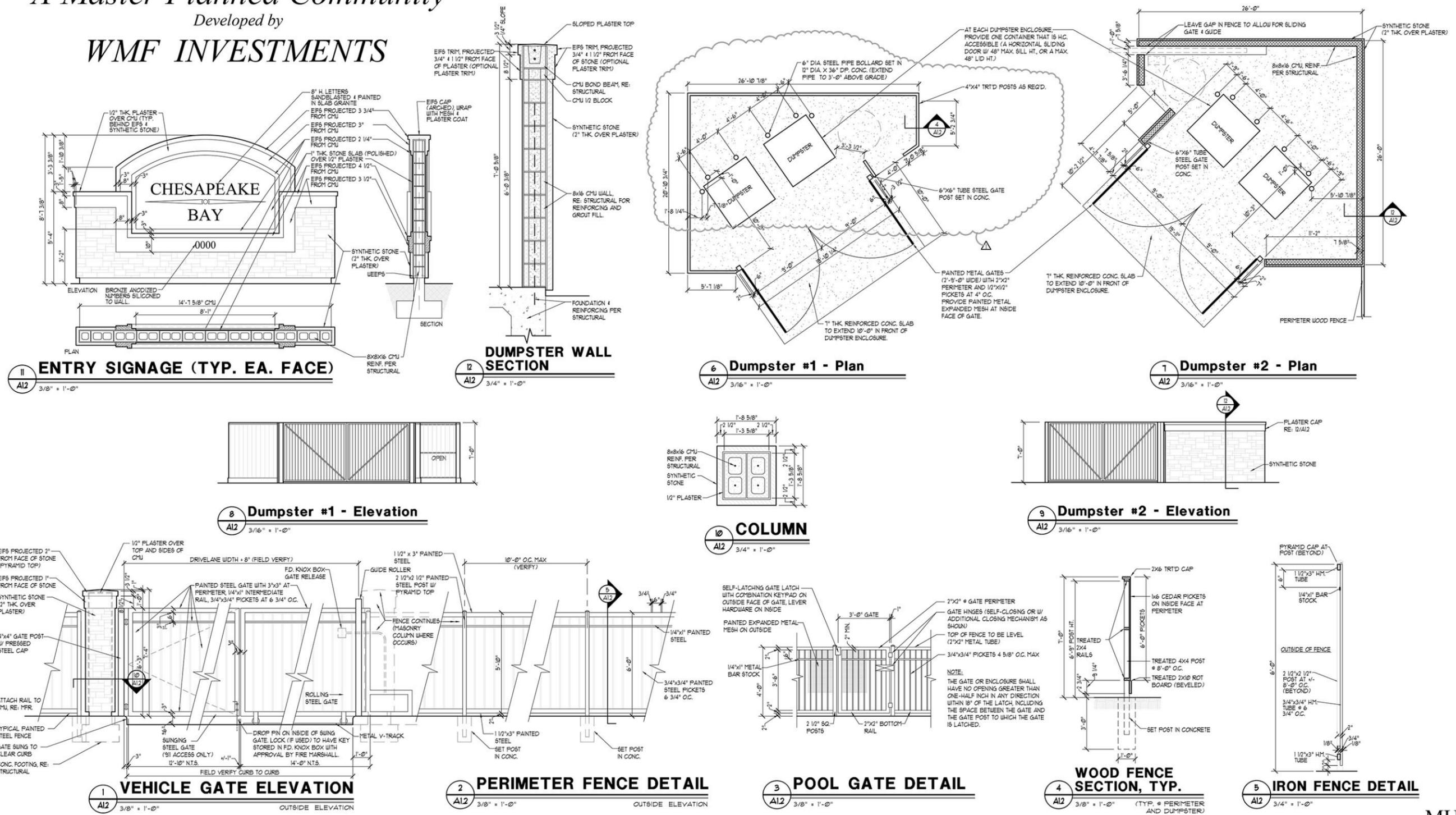


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SCALE: 1" = 100'  
(24" x 36" SHEET)  
DATE: 7.13.2016

MUCASEY  
& Associates



Architects



JONES | CARTER

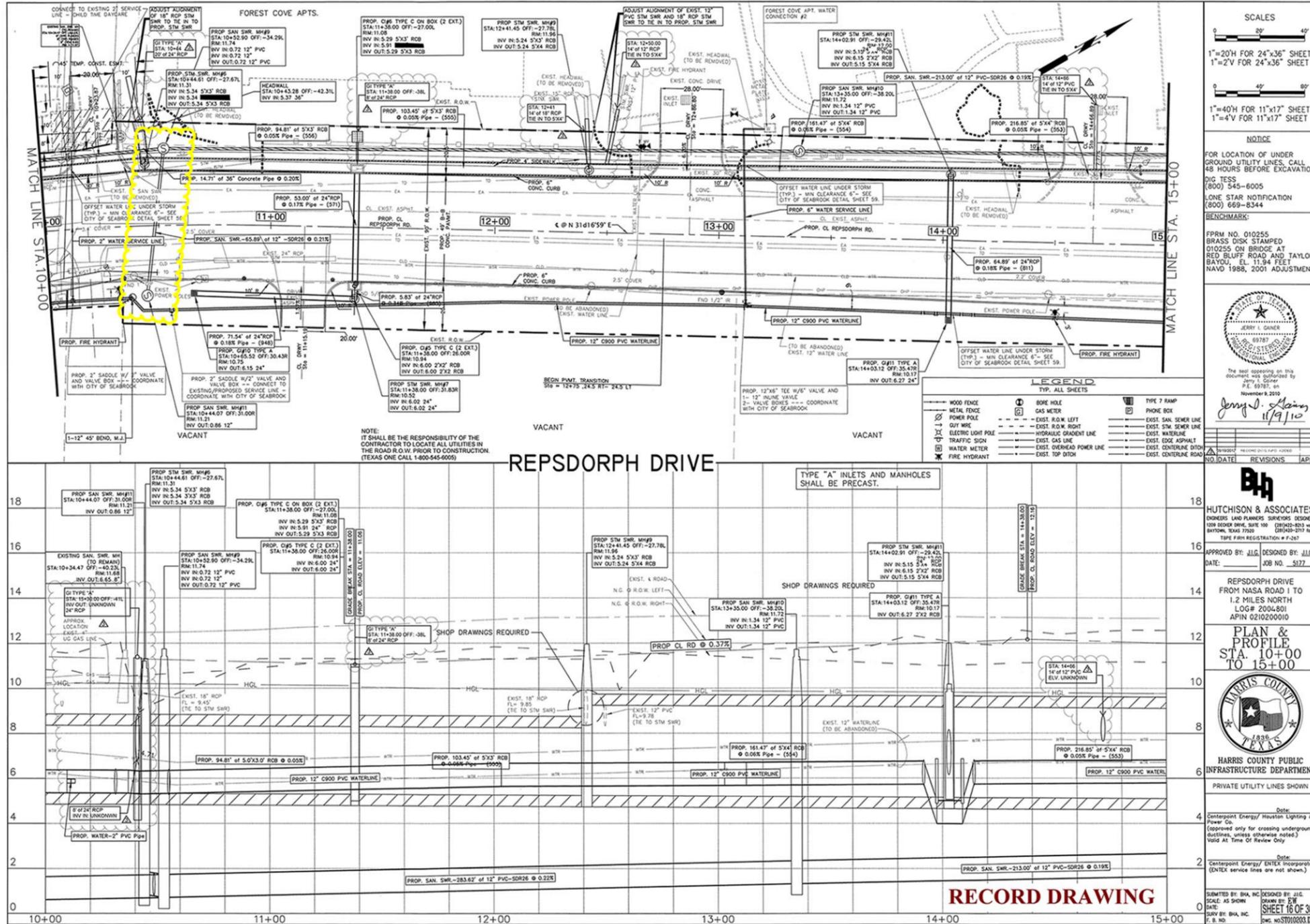
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EXHIBIT B-7a:  
EXISTING UTILITIES



**SCALES**

1"=20' FOR 24"x36" SHEET  
1"=2'V FOR 24"x36" SHEET

1"=40' FOR 11"x17" SHEET  
1"=4'V FOR 11"x17" SHEET

**NOTICE**

FOR LOCATION OF UNDERGROUND UTILITY LINES, CALL 48 HOURS BEFORE EXCAVATION DIG TESS (800) 545-6005

ONE STAR NOTIFICATION (800) 669-8344

**BENCHMARK:**

FRM NO. 010255 BRASS DISK STAMPED 010255 ON BRIDGE AT RED BLUFF ROAD AND TAYLOR BAYOU, EL. 11.94 FEET NAVD 1988, 2001 ADJUSTMENT

**LEGEND**

TYP. ALL SHEETS

**APPROVED BY:** J.L.G. DESIGNED BY: J.L.G. DATE: \_\_\_\_\_ JOB NO. 5377

**HUTCHISON & ASSOCIATES**  
ENGINEERS AND PLANNERS SURVEYORS DESIGNERS  
1000 DODD DRIVE, SUITE 100 (281)423-2813  
BAYTOWN, TEXAS 77528 (281)423-2717  
TYPE FIRM REGISTRATION # F-287

**PLAN & PROFILE**  
STA. 10+00 TO 15+00

**HARRIS COUNTY TEXAS**  
HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT  
PRIVATE UTILITY LINES SHOWN

Date: \_\_\_\_\_  
Centerpoint Energy/ Houston Lighting & Power Co.  
(approved only for crossing underground facilities, unless otherwise noted)  
Valid At Time Of Review Only

Date: \_\_\_\_\_  
Centerpoint Energy/ ENTEK Incorporated  
(ENTEK service lines are not shown.)

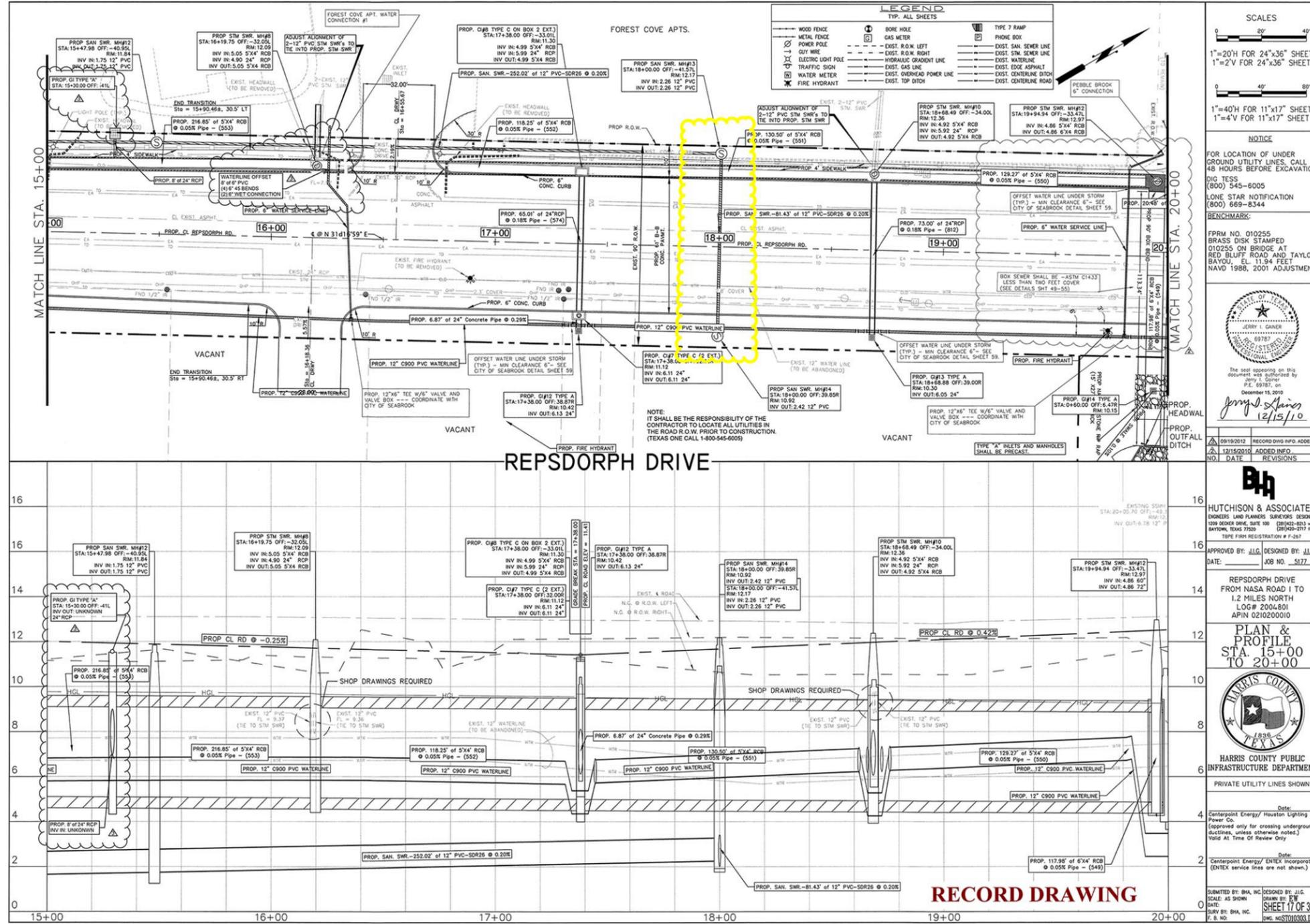
SUBMITTED BY: BHA, INC. DESIGNED BY: J.L.G.  
SCALE: AS SHOWN DRAWN BY: J.W.  
DATE: \_\_\_\_\_ SHEET 16 OF 309  
F. & NO. \_\_\_\_\_ POC: WJSTO10033.DWG

# CHESAPEAKE BAY

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**HUTCHISON & ASSOCIATES**  
ENGINEERS LAND PLANNERS SURVEYORS DESIGNERS  
1200 BOKER DRIVE, SUITE 100 (281)462-8033  
BAYLOR, TEXAS 77805 (281)462-2717  
TYPE FIRM REGISTRATION # F-267

APPROVED BY: JLG, DESIGNED BY: JLG  
DATE: \_\_\_\_\_ JOB NO. 5177

REPSDORPH DRIVE  
FROM NASA ROAD 1 TO  
1.2 MILES NORTH  
LOG# 2004801  
APIN 021020010

**PLAN & PROFILE**  
STA. 15+00  
TO 20+00

**HARRIS COUNTY**  
TEXAS  
HARRIS COUNTY PUBLIC  
INFRASTRUCTURE DEPARTMENT  
PRIVATE UTILITY LINES SHOWN

Date: \_\_\_\_\_  
Centerpoint Energy/ Houston Lighting & Power Co.  
(approved only for crossing underground facilities, unless otherwise noted)  
Valid At Time Of Review Only

Date: \_\_\_\_\_  
Centerpoint Energy/ ENTEK Incorporated  
(ENTEK service lines are not shown.)

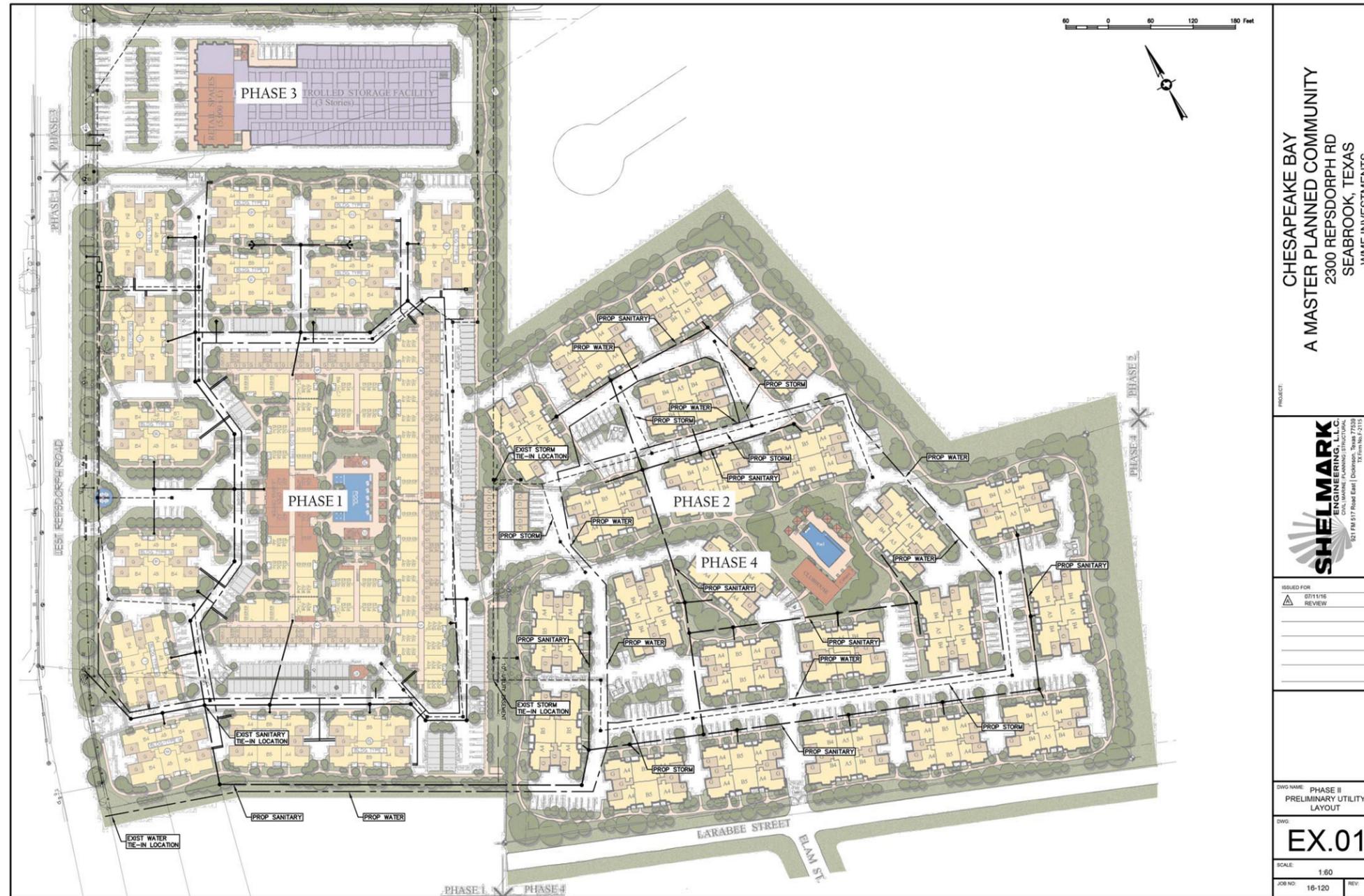
SUBMITTED BY: BHA, INC. DESIGNED BY: JLG.  
SCALE: AS SHOWN DRAWN BY: JLG  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_  
SURV BY: BHA, INC. SHEET 17 OF 309  
P. & NO. INC. H-21010333.DWG

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CHESAPEAKE BAY  
A MASTER PLANNED COMMUNITY  
2300 REPSDORPH RD  
SEABROOK, TEXAS  
WMF INVESTMENTS

**SHELMARK**  
ENGINEERING, L.L.C.  
CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL  
621 FM 517 Road East | Dickinson, Texas 75709  
(409) 342-1215

ISSUED FOR:  
07/11/16  
REVIEW

DWG NAME: PHASE II  
PRELIMINARY UTILITY  
LAYOUT

DWG: **EX.01**

SCALE: 1:80

JOB NO: 16-120    REV: A

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## AMENITY CENTER

Chesapeake Bay - A Luxury Seniors Community 6,917 s.f.

Mucasey & Associates, Architects



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## POOL PLAN

*Chesapeake Bay - Luxury Seniors Community*

Mucasey & Associates, Architects

## CLUBHOUSE & CABANA

*Chesapeake Bay Phase 4*

Mucasey & Associates, Architects

July 13, 2016

DATE: 7.13.2016

MUCASEY  
& Associates



Architects

# CHESAPEAKE BAY

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EXHIBIT B-9a:

**BUILDING ELEVATIONS  
PHASE 1, PHASE 2 & PHASE 4**



**Amenity Center Detail**



**Clubhouse and Cabana**



# CHESAPEAKE BAY

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EXHIBIT B-9b:  
BUILDING ELEVATIONS  
PHASE 3



Phase 3 Street View



Phase 3 Side View

# CHESAPEAKE BAY

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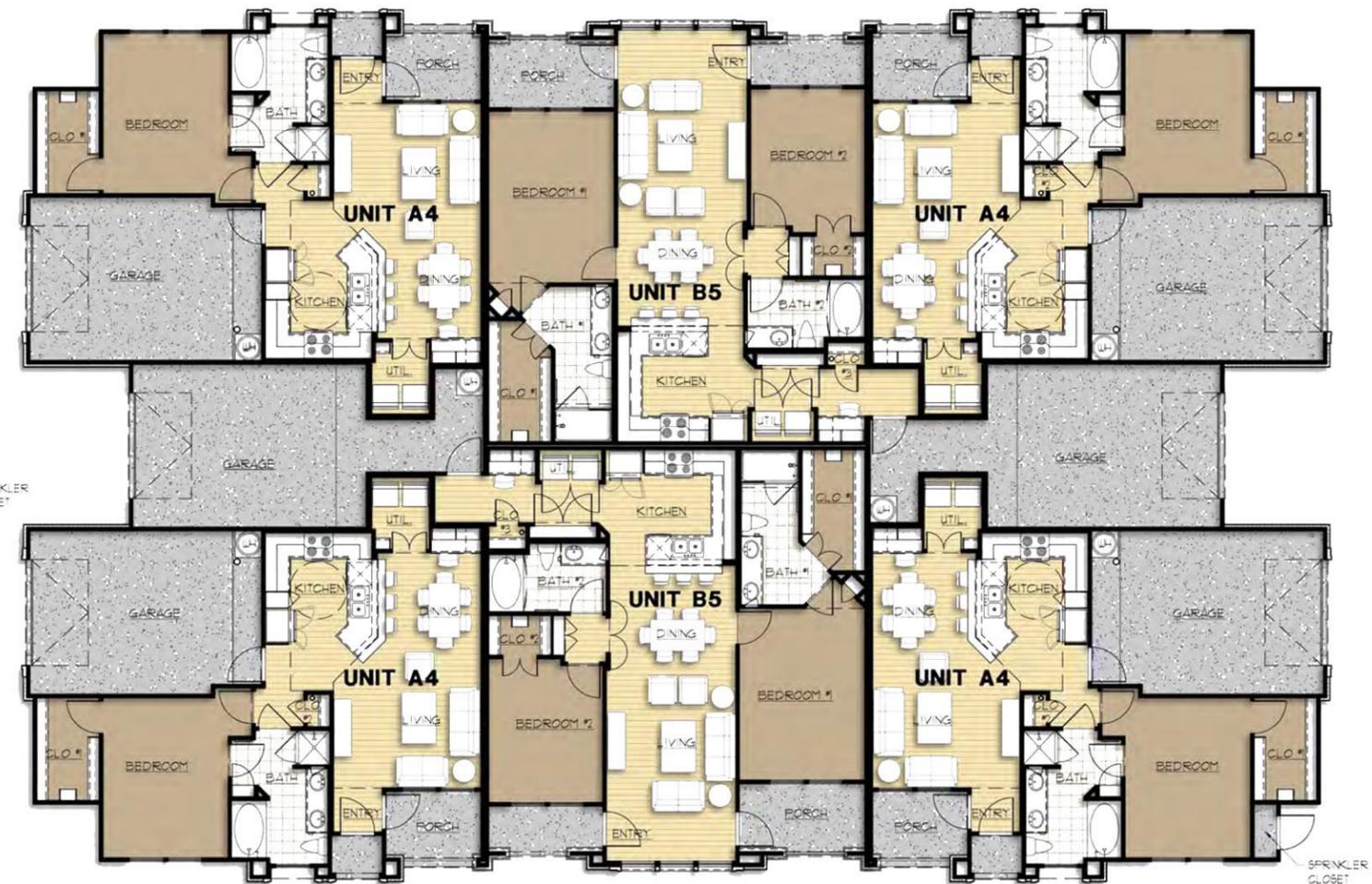
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**BUILDING TYPE 1 - Floor Plan**

*Chesapeake Bay - A Luxury Seniors Community*  
Mucasey & Associates, Architects



**BUILDING TYPE 2 - Floor Plan**

*Chesapeake Bay - A Luxury Seniors Community*  
Mucasey & Associates, Architects

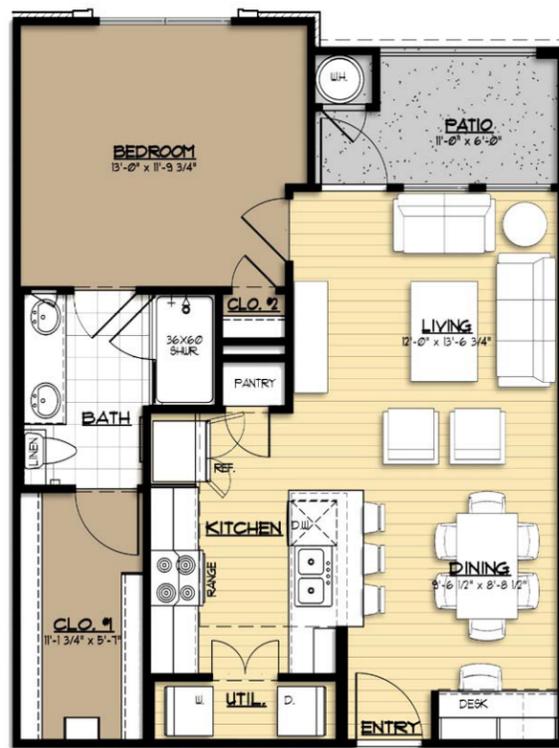
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EXHIBIT B-10b:  
UNIT "A" FLOOR PLANS



**UNIT "A1" - One Bedroom, 1 Bath**

729 s.f.



**UNIT "A2" - One Bedroom, 1 Bath**

746 s.f.



**UNIT "A3" - One Bedroom, 1 Bath**

795 s.f.



**UNIT "A4" - One Bedroom, 1 Bath (attached garage)**

798 s.f.

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**UNIT "A7" - One Bedroom, 1 Bath**  
**(H.C. Accessible)**  
787 s.f.



**UNIT "A8" - One Bedroom, 1 Bath**  
**(H.C. Accessible)**  
833 s.f.

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EXHIBIT B-10d:  
UNIT "B" FLOOR PLANS



**UNIT "B1" - Two Bedroom, 2 Bath**

1,001 s.f.



**UNIT "B2" - Two Bedroom, 2 Bath**

1,083 s.f.



**UNIT "B3" - Two Bedroom, 2 Bath**

1,093 s.f.

# CHESAPEAKE BAY

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EXHIBIT B-10e:  
UNIT "B" FLOOR PLANS



**UNIT "B5" - Two Bedroom, 2 Bath**

1,115 s.f.



**UNIT "B6" - Two Bedroom, 2 Bath (H.C. Accessible)**

1,093 s.f.



**UNIT "B7" - Two Bedroom,  
2 Bath (H.C. Accessible)**

1,095 s.f.



**UNIT "B4" - Two Bedroom, 2 Bath**

1,095 s.f.

**EXHIBIT B-11**  
**CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT**  
**PRELIMINARY DEVELOPMENT SCHEDULE**

**PHASE 1:**

- A. Second Quarter 2015: Design and plan review and approval
- B. Third Quarter 2015: Begin on site construction
- C. Fourth Quarter 2017: Construction complete
- D. Second Quarter 2017: Begin occupancy.

**PHASE 2:**

The following is an estimate based on favorable market conditions and project leasing:

- A. First Quarter 2017: Design and plan review and approval
- B. Fourth Quarter 2017: Begin on site construction
- C. Fourth Quarter 2018: Construction complete
- D. Fourth Quarter 2018: Begin occupancy.

**PHASE 3: Commercial**

The following is an estimate based on favorable market conditions and project leasing:

- A. Fourth Quarter 2016: Design and plan review and approval
- B. First Quarter 2017: Begin on site construction
- C. Third Quarter 2017: Construction complete
- D. Third Quarter 2017: Begin occupancy.

**PHASE 4:**

The following is an estimate based on favorable market conditions and project leasing:

- A. First Quarter 2018: Design and plan review and approval
- B. Third Quarter 2018: Begin on site construction
- C. First Quarter 2019: Construction complete
- D. First Quarter 2019: Begin occupancy

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## STORM LEGEND

-  STORM INLET
-  STORM PIPE
-  DRAINAGE FLOW

