WESTFIELD, INDIANA

THE BRIDGEWATER CLUB

Text Amendment to Section H1, "The Preserve"

Plan Commission
January 28, 2008
Docket Number: 0711-PUD-05

Throgmartin-Henke Development LLC
c/o Steve H. Henke
867-5553

Attorney – Charles D. Frankenberger
Nelson &Frankenberger
844-0106

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Explanation

By way of general background, on April 9, 2002, the Westfield Council enacted the Bridgewater Club Planned Unit Development Ordinance, the blueprint for the vision of a master planned residential golf community. Since then, the vision has quickly materialized. As The Bridgewater Club emerged as a "National Model," the accentuation of details remains one of the highest priorities. The Bridgewater Club has evolved out of carefully planned ideas as well as existing natural landscapes and cooperation between developers and the Town of Westfield.

We have recently expanded the Bridgewater Club to include a 14.5 acre, rectangular parcel of real estate located on the northeast corner of 161st Street and Carey Road. This 14.5 acre parcel is cross-hatched on the aerial photograph included as Exhibit 3. The primary plat, a drawing of which is included as Exhibit 4, has already been approved, allowing an upscale detached, single family residential neighborhood. By this amendment, we are desirous of no longer requiring the minimum side yard; however, the minimum building separation of 10 feet will be maintained, ensuring that all homes will be separated by at least 10 feet. This will enable us to (i) vary the location of the homes on the lots without decreasing the required separation between the homes, and (ii) establish a wider and more usable side yard.

We look forward to the first consideration of this matter with the Plan Commission on January 28, 2008.

Respectfully submitted,

THROGMARTIN-HENKE DEVELOPMENT, LLP

Steve Henke

Steven H. Henke

Welcome to extraordinary resort living.

The Bridgewater CLUB

An Exclusive Residential & Golf Community

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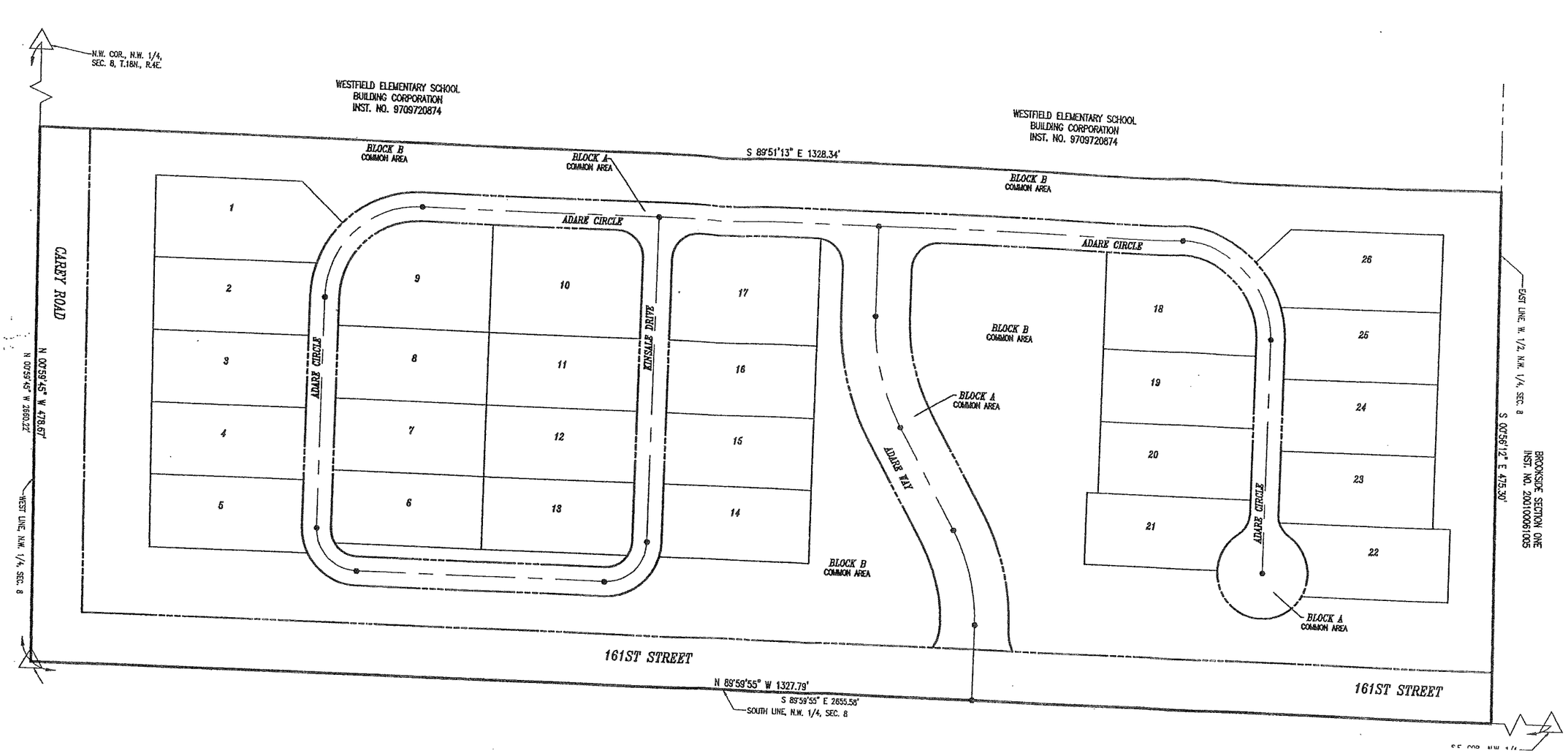

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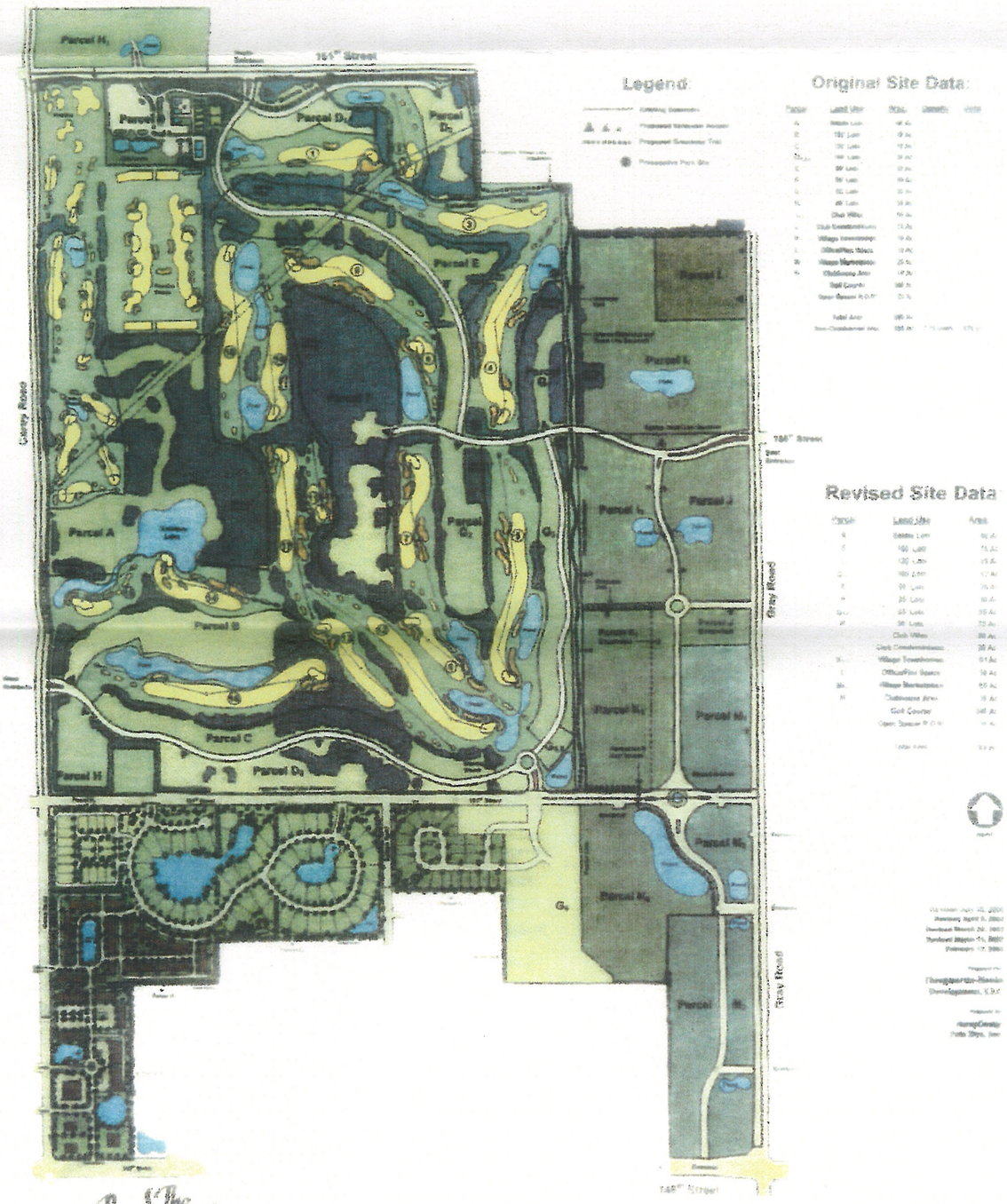

The Bridgewater

Concept Plan- Phase Three