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BEST POSSIBLE IMAGE
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200600020820
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
04-18-2006 At 03:34 pm.
ORDINANCE 143.00

ORDINANCE NO. 06-20

**AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT
TO TITLE 16 - LAND USE CONTROLS**

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0602-PUD-04) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on March 27, 2006; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) concerning any action on this request.

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL
THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS
FOLLOWS:**

SECTION 1. WC-16-04 Zoning maps amended as follows:

The zoning classification of the real estate described in Exhibit A (hereinafter the "Real Estate"), attached hereto and incorporated herein by reference is made part of the "Bridgewater PUD" as defined and governed by Ordinance 02-17 of the Town of Westfield, Washington Township, Hamilton County, Indiana (hereinafter the "Bridgewater PUD").

4/6/2006

Ordinance 06-20
Rezone AG-SF-1 to Bridgewater PUD
161st and Carey Road (NE)

The Real Estate is reclassified on the Zone Map from the AG-SF1 District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District Classification of the Zoning Ordinance in force at the time of the enactment of the Bridgewater PUD.

The Real Estate shall become a part of Parcel H as depicted in Exhibit 9 of the Bridgewater PUD, and the Bridgewater PUD is further amended to increase the maximum number of residences, permitted in Parcel H, from 25 to 54.

SECTION 2. Section 10 of the Bridgewater PUD, pertaining to landscaping, is hereby revised to include the following additional provisions:

A. The following buffer yards shall be required with respect to the Original Parcel H:

1. A twenty (20) foot wide buffer yard shall be required along the southern and western boundaries of the Original Parcel H and, within said twenty (20) foot wide buffer, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said twenty (20) foot wide buffer yard, and (ii) canopy trees, which may interfere with the above ground power line, shall not be permitted within twenty (20) foot wide buffer along the southern boundary of Original Parcel H.
2. Along the northern and eastern boundary of the Original Parcel H, no buffer yard shall be required.

B. The following buffer yards shall be required with respect to Parcel H1:

1. A twenty (20) foot wide buffer yard shall be required along the eastern and western boundaries of Parcel H1, and a forty (40) foot wide buffer shall be required along the northern boundary of Parcel H1. Within said buffer yards, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said buffer yards.

4/6/2006

Ordinance 06-20
Rezone AG-SF-1 to Bridgewater PUD
161st and Carey Road (NE)

2. Along the southern boundary of the Parcel H1, no buffer yard shall be required.

SECTION 3. The Bridgewater PUD is further amended to provide that detached single family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in Exhibit 12 of the Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Bridgewater PUD, shall apply.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage.

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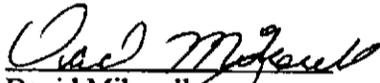
ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF
WESTFIELD, HAMITON COUNTY, INDIANA THIS 10 DAY OF
April, 2006.

WESTFIELD TOWN COUNCIL

Voting For


Teresa Otis Skelton


Jack Hart


David Mikesell


Bob Smith


Ron Thomas

Voting Against

Teresa Otis Skelton

Jack Hart

David Mikesell

Bob Smith

Ron Thomas

Abstain

Teresa Otis Skelton

Jack Hart

David Mikesell

Bob Smith

Ron Thomas

ATTEST:

Clerk/Treasurer, Cindy Gossard
This ordinance prepared by
Jerry G. Gubinger, Town Manager

4/6/2006

Ordinance 06-20
Rezone AG-SF-1 to Bridgewater PUD
161st and Carey Road (NE)

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, March 27, 2006, to consider proposed change in zoning of 14.53 acres from the AG-SF1 District to PUD, 0602-PUD-04. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0602-PUD-04 3510 East 151st Street.
Throgmartin-Henke Development, LLC
requests a change in zoning for
approximately 14.53 acres,
from the AG-SF-1 District to the
Bridgewater PUD district.

A motion was made and passed to send a positive recommendation to Town Council to approve the rezone request for 0602-PUD-04 (7-0-1).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on March 27, 2006.



Kevin G. Buchheit, AICP, Secretary

March 27, 2006

Date

WESTFIELD, INDIANA

THE BRIDGEWATER CLUB

TEXT AMENDMENT TO ADD 14.5 ACRES

1st Consideration
Town Council
February 13, 2006

Advisory Plan Commission
March 27, 2006

Throgmartin ~ Henke Development, LLC
c/o Steven H. Henke
3535 East 161st Street
Noblesville, Indiana 46062
317.867.4653

RECEIVED Attorney ~ Charles D. Frankenberger
MAR 15 2006 Nelson & Frankenberger
WESTFIELD COMMUNITY DEVELOPMENT DEPARTMENT 3105 East 98th Street, Suite 170
Indianapolis, Indiana 46280
317.844.0106

1

Explanation



2

The Bridgewater Club Brochure



3

Magazine Article



4

Aerial Photograph



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Revised Concept Plan



6

Conceptual Site Plan



7

Additional Information
Development Standards
Proposed Residential Units
Adjoining Property
Landscape Buffer



8

PUD Ordinance Revisions



Explanation

On the April 9, 2002, the Westfield Town 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 emerges as a "National Model," as described in Foresight Magazine (Exhibit 3), 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. The fruition of the golf course and surrounding land generates a sense of traditional and modern living and leisure (See photos of The Bridgewater Club - Exhibit 2). Born from the creative mind of world-renowned designer, Pete Dye, the 18-hole Championship Course highlights the maturity of the natural environment. Encompassing a wide variety of trees, ponds, lakes, streams, rolling fairways, as well as a highly-competitive golfing experience, the Championship Course entices a national interest to Westfield's Bridgewater Club. The 9-hole Executive Course offers a peek at what the remaining amenities offer. With its shortened version of the Championship Course, the inclusion of water, an assortment of trees, and undulating terrain, the Executive Course brings Bridgewater members a chance to enhance their golfing experience on a smaller degree.

Apart from the golfing experience that can be enjoyed, the custom residential development now appeals to many seeking new residence in a lifestyle resort community. The golf course and landscaped views create a lush and hidden environment desired by many seeking to relax in the comfort of their personalized homes. With a wide array of amenities within walking or a short golf cart ride's distance, a convenient and comfortable lifestyle is maintained. Amenities at the new 70,000 square foot clubhouse include indoor and outdoor swimming pools, the 16,000 square foot fitness facility, tennis, croquet, dining, entertainment, socializing, and relaxation. A Bridgewater Club Brochure is included as Exhibit 2, and a magazine article detailing the golf course is included as Exhibit 3. Additionally, multiple parks located in various areas provide recreational freedom throughout the community along with plans for more than five miles of trails for walking, jogging, bicycling, or a leisurely stroll with children and grandchildren on a private golf cart.

The Village Marketplace will allow residents to embrace the complete and traditional community lifestyle. With a balance of commercial space for retail and office, as well as residential area, the Village Marketplace will create a neighborhood village which distinctively sets The Bridgewater Club in Westfield apart from other neighborhood villages. The incorporation of heavily landscaped areas and upscale brick design elements create an integrated national development model.

We have recently acquired a 14.5 acre, rectangular parcel of real estate, located on the northeast corner of 161st Street and Carey Road, and are desirous of expanding The Bridgewater Club to include the parcel for residential development. This parcel will become part of Parcel H within the Bridgewater PUD, to be developed for detached single-family residences per the standards applicable to Parcel H.

We look forward to the first consideration of this matter with the Town Council on February 13, 2006.

Respectfully submitted,

THROGMARTIN-HENKE DEVELOPMENT, LLP

Steven H. Henke

Subject Parcel

The Bridgeview Club
Planned Unit Development District

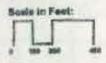


Legend:

- Existing Easement
- ▲▲▲ Proposed Vehicular Access
- Proposed Greenway Trail
- Prospective Park Site

Original Site Data:

Parcel	Land Use	Area:	Density	Units
A	Estate Lots	46 Ac		
B	150' Lots	15 Ac		
C	120' Lots	15 Ac		
D _{1,2,3}	100' Lots	30 Ac		
E	90' Lots	25 Ac		
F	85' Lots	30 Ac		
G _{1,2,3,4}	65' Lots	35 Ac		
H	80' Lots	18 Ac		
I _{1,2}	Club Villas	50 Ac		
J	Club Condominiums	15 Ac		
K	Village Townhomes	15 Ac		
L	Office/Flex Space	10 Ac		
M	Village Marketplace	25 Ac		
N	Clubhouse Area	10 Ac		
	Golf Course	240 Ac		
	Open Space R.O.W	25 Ac		
Total Area		599 Ac		
Non-Commercial Area		595 Ac	1.75 U/Ac	973 Un



Revised April 5, 2002
 Revised March 20, 2002
 Revised March 11, 2002
 February 13, 2002

Prepared For:
Threemartin-Henke Development, LLC

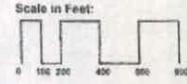
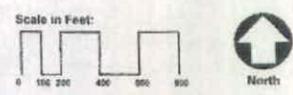
Prepared By:
**HempDesign
 Pete Dye, Inc.**

Concept Plan

The Bridgewater Club
 An Exclusive Golf Course Community in Westfield, Indiana

Revised Site Data:

Parcel	Land Use	Area:
A	Estate Lots	46 Ac
B	150' Lots	15 Ac
C	120' Lots	15 Ac
D _{1,2}	100' Lots	30 Ac
E	90' Lots	25 Ac
F	85' Lots	30 Ac
G _{1,2}	65' Lots	35 Ac
H	80' Lots	25 Ac
I	Club Villas	50 Ac
J	Club Condominiums	20 Ac
K _{1,2}	Village Townhomes	43 Ac
L	Office/Flex Space	10 Ac
M _{1,2}	Village Marketplace	45 Ac
N	Clubhouse Area	10 Ac
	Golf Course	240 Ac
	Open Space R.O.W	30 Ac
Total Area		683 Ac



Revised January 17, 2006
 Revised April 16, 2004



Concept Plan- Phase Two



The Bridgewater C U B

Section H1

CAIPE

Architects & Engineers

DEVELOPMENT STANDARDS

EXHIBIT 12

**Development Standards for
Detached Single Family Residential**

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Lot Width at Building Line at which the building is actually built	200' for all lots	150' for all lots	120' for all lots	100' for all lots	90' for all lots	85' for all lots	65' for all lots	60' for all lots
Minimum Lot Frontage on Street	40'	40'	30'	30'	30'	25'	20'	20'
Minimum Lot Area	30,000 SF	20,000 SF	15,000 SF	12,500 SF	10,000 SF	10,000 SF	7,750 SF	7,500 SF
Minimum Front Yard Setback	30'	30'	25'	25'	25'	25'	20'	20'
Minimum Separation Between Buildings	30'	30'	20'	20'	20'	15'	10'	10'
Minimum Side Yard Setback	10'	10'	8'	8'	8'	7'	4'	4'
Minimum Rear Yard Setback	35'	35'	30'	30'	25'	25'	10'	10'
Maximum Building Height for Residences	50'	45'	45'	45'	40'	40'	35'	35'

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Gross Floor Areas for Ground Levels:	1 Story: 4000 SF 2 Story: 2000 SF Tri-level: 2000 SF (basement & 1 st level) Story and one-half: 2500 SF	1 Story: 2500 SF 2 Story: 1500 SF Tri-level: 1500 SF (basement & 1 st level) Story and one-half: 1800 SF	1 Story: 2200 SF 2 Story: 1250 SF Tri-level: 1250 SF (basement & 1 st level) Story and one-half: 1500 SF	1 Story: 2000 SF 2 Story: 1000 SF Tri-Level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 150 SF 2 Story: 100 SF Tri-level: 1000 Sf (basement & 1 st level) Story and one-half: 1000 SF
Gross Area Size	40 Acres	15 Acres	15 Acres	30 Acres	25 Acres	30 Acres	35 Acres	10 Acres
Maximum Number of Units	15 Units	25 Units	25 Units	55 Units	55 Units	65 Units	115 Units	25 Units

"SF" = square feet

¹Except lots on cul de sacs or roundabouts, which may be less.

Note: The Clubhouse associated with the Golf Course shall not exceed fifty-five feet (55') in height.

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

LANDSCAPE BUFFER

Table 16.06.060 - 01 : Minimum Required Buffer Yard

Land Uses	Adjoining									
	AG	SF AG-SF1 AG-SF1-I	SF SF2	SF SF3	SF SF4 SF5	MF	Institutional Churches Schools Gov't Offices	Commercial	Industrial EI	Industrial OI
AG	-	40	40	40	40	40	15	15	-15	15
SF AG-SF1 AG-SF1-I	40	-	20	20	20	20	40	40	40	40
SF SF2	40	20	-	20	20	20	40	40	40	40
SF SF3	40	20	20	-	20	20	40	40	40	40
SF SF4 SF5	40	20	20	20	-	20	40	40	40	40
MF	40	20	20	20	20	-	40	40	40	40
Institutional Churches Schools Gov't Offices	15	40	40	40	40	40		15	40	40
Commercial	15	40	40	40	40	40	15	-	15	15
Industrial EI	15	40	40	40	40	40	40	15	-	15
Industrial OI	15	40	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
 - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

EXHIBIT A

A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST, SAID POINT OF BEGINNING BEING SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST (ASSUMED BEARING) 1052.91 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 26 SECONDS WEST 475.96 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 34 MINUTES 19 SECONDS EAST 274.81 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 39 MINUTES 26 SECONDS EAST 475.26 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 43 MINUTES 08 SECONDS WEST 274.8 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING CONTAINING 3.000 ACRES +/-.

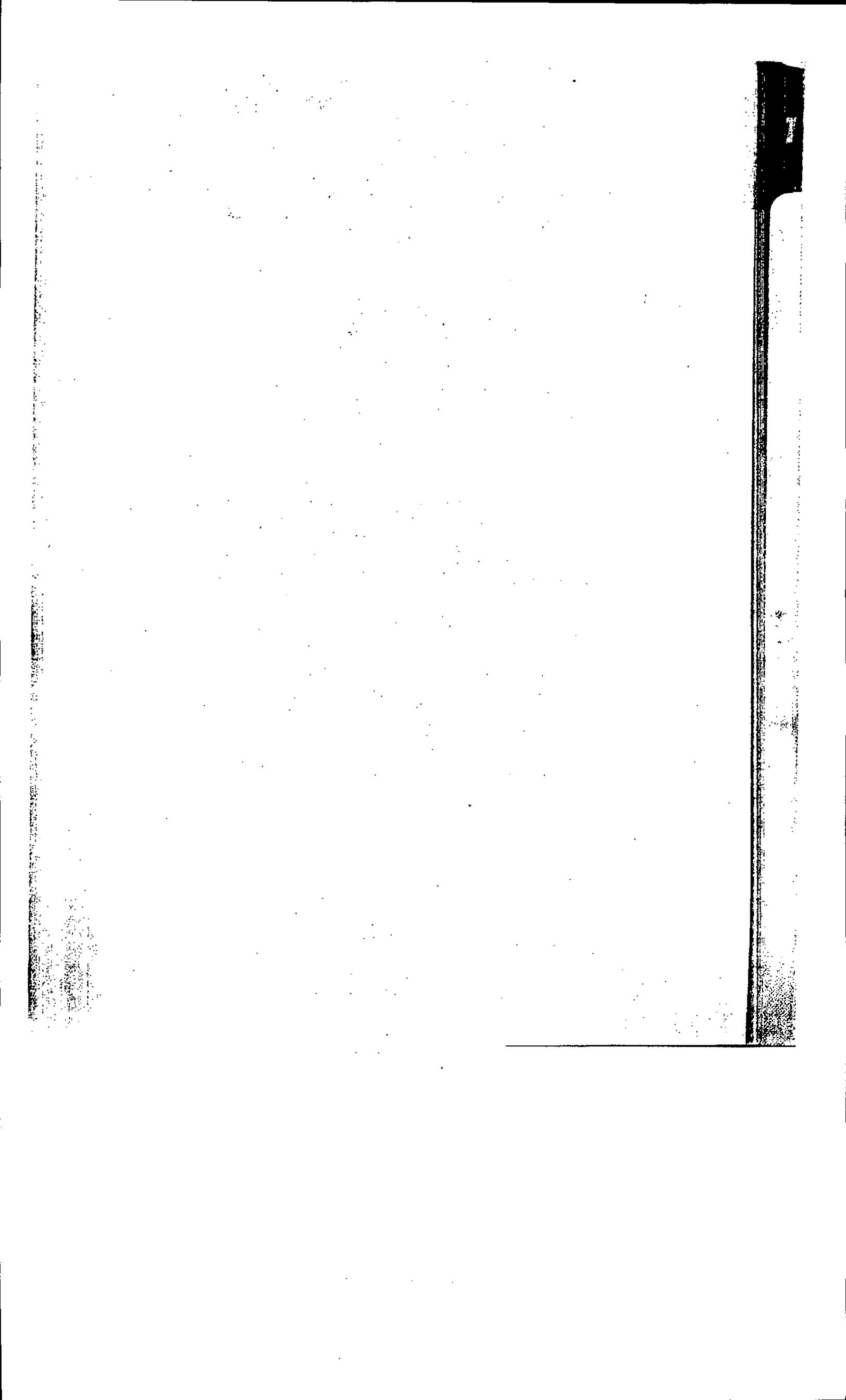
ALSO A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST (ASSUMED BEARING) 778.52 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 26 SECONDS WEST 476.67 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 34 MINUTES 19 SECONDS WEST 779.08 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING NORTH 00 DEGREES 43 MINUTES 12 SECONDS WEST 478.67 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 43 MINUTES 12 SECONDS EAST 478.67 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING CONTAINING 8.539 ACRES +/-.

ALSO A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST, SAID POINT OF BEGINNING

BEING SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST (ASSUMED BEARING) 778.52 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST 274.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 26 SECONDS WEST 475.96 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 34 MINUTES 19 SECONDS WEST 274.41 FEET TO A POINT BEING NORTH 00 DEGREES 39 MINUTES 26 SECONDS WEST (PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER) OF THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 26 SECONDS EAST 476.67 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING CONTAINING 3.000 ACRES +/-.



Explanation

On the April 9, 2002, the Westfield Town 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 emerges as a "National Model," as described in Foresight Magazine (Exhibit 3), 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. The fruition of the golf course and surrounding land generates a sense of traditional and modern living and leisure (See photos of The Bridgewater Club - Exhibit 2). Born from the creative mind of world-renowned designer, Pete Dye, the 18-hole Championship Course highlights the maturity of the natural environment. Encompassing a wide variety of trees, ponds, lakes, streams, rolling fairways, as well as a highly-competitive golfing experience, the Championship Course entices a national interest to Westfield's Bridgewater Club. The 9-hole Executive Course offers a peek at what the remaining amenities offer. With its shortened version of the Championship Course, the inclusion of water, an assortment of trees, and undulating terrain, the Executive Course brings Bridgewater members a chance to enhance their golfing experience on a smaller degree.

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We have recently acquired a 14.5 acre, rectangular parcel of real estate, located on the northeast corner of 161st Street and Carey Road, and are desirous of expanding The Bridgewater Club to include the parcel for residential development. This parcel will become part of Parcel H within the Bridgewater PUD, to be developed for detached single-family residences per the standards applicable to Parcel H.

We look forward to the first consideration of this matter with the Town Council on February 13, 2006.

Respectfully submitted,

THROGMARTIN-HENKE DEVELOPMENT, LLP

Steven H. Henke



*Welcome to
extraordinary
resort living.*

The
Bridgewater
CLUB

An Exclusive Residential & Golf Community

A one-of-a-kind lifestyle. A one-of-a-kind community.



*Welcome to
The Bridgewater
Club*





Enjoy a resort living community with extraordinary amenities. You can play the challenging Pete Dye Championship Course, or work on your game at one of the nation's premier practice facilities. But there's more to this lifestyle. Life at The Bridgewater Club brings you full access to our 70,000 square foot Clubhouse featuring:

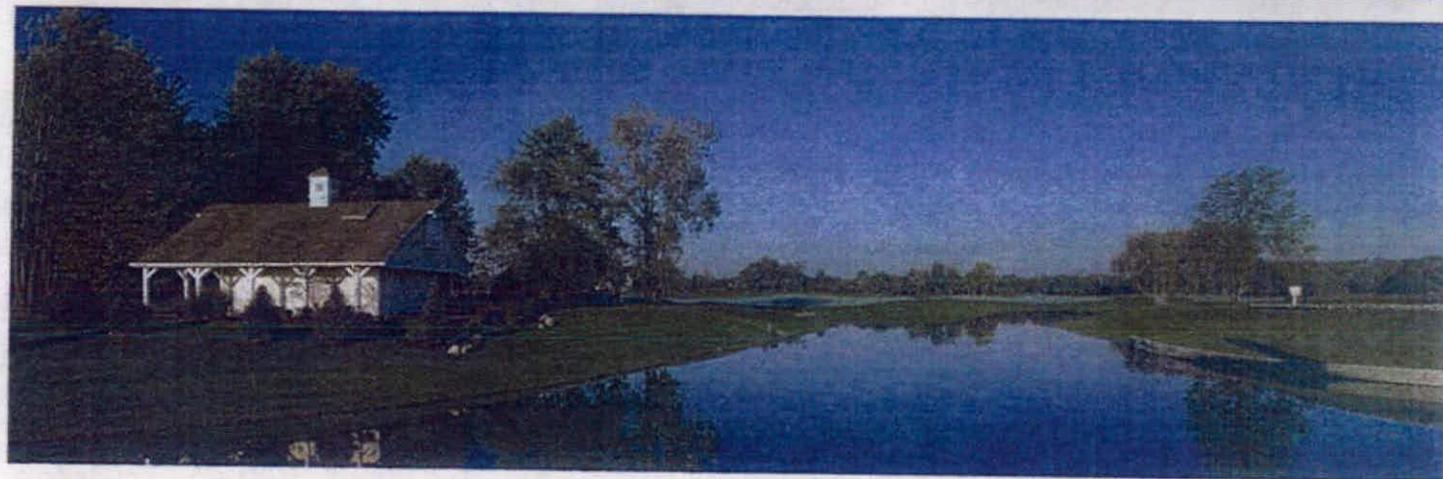
- *Adult and Family Dining*
- *Indoor & Outdoor Swimming Pools*
- *15,000 square foot Fitness Center*
- *6 Tennis Courts*
- *Massage and Steam Rooms*
- *Exercise & Fitness Training*
- *Meeting/Party Rooms*
- *Child Care*

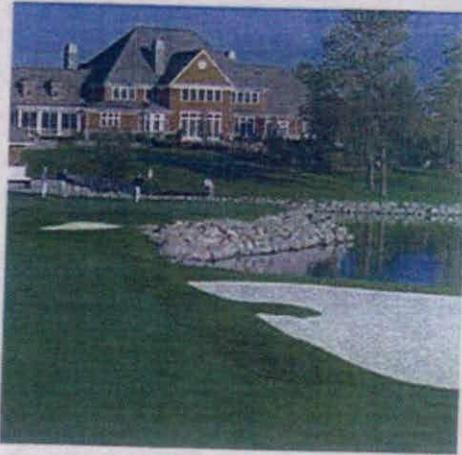




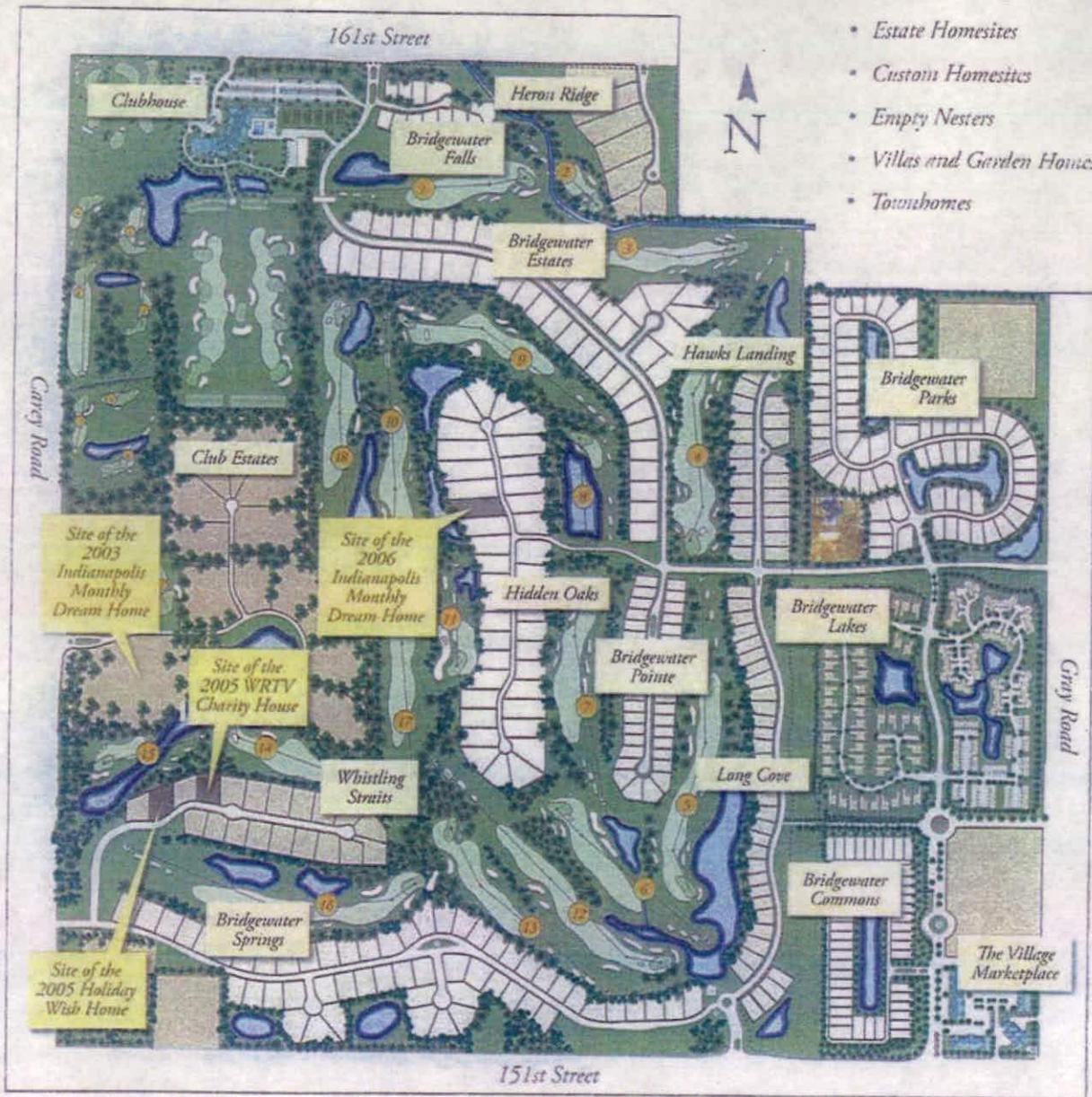


You can choose from a wide range of home styles, from custom country homes to elegant villas or condominiums. Our community is built on 750 acres of rolling, wooded countryside with 17 lakes and ponds. Leave your car at home and zip about in your golf cart, or surround yourself with nature on the five miles of walking and biking trails. Picnic at one of the community's nine parks, play tennis or go shopping at our future picturesque Village Marketplace. The Bridgewater Club is the ultimate resort living community.

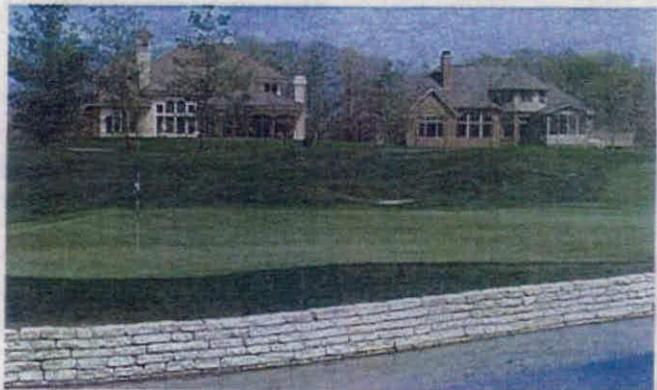




*Choice custom homesites are available.
Come visit us. We know you'll want to stay. For good.*



- Estate Homesites
- Custom Homesites
- Empty Nesters
- Villas and Garden Homes
- Townhomes



Visit www.thebridgewaterclub.com for more information and a hole-by-hole tour of our championship golf course. Or call Doc O'Neal at 317.867.GOLF to schedule a personal tour.

The
Bridgewater
CLUB

An Exclusive Residential & Golf Community

Site of the
2003 Indianapolis Monthly
Dream Home

Site of the
2005 Holiday Wish Home
December 2-13, 2005

Site of the
2005 WRTV Charity House

Site of the
2006 Indianapolis Monthly
Dream Home
September 2-17, 2006

2004 AJGA PING Indianapolis Junior

2005 United States Mid-Amateur Qualifier

2005 PING Junior Solheim Cup

2005 hlygregg Indiana Golf Championship

3535 East 161st Street, Carmel, IN 46033 1 mile east of Meridian on 161st Street.

The
Bridgewater
C L U B

An Exquisite Residential & Golf Community

Bridgewater Club Emerges as National Model

Thought by some observers to be the new national model for upscale residential development in the United States, the evolution of The Bridgewater Club continues on schedule in the Greater Indianapolis suburb of Westfield.

The club describes itself as "a traditional and refined country club community for those seeking the highest level of personal service and extraordinary golf experience in a private country club setting." Early reviews suggest Bridgewater is delivering on that commitment.

Its anchor is an 18-hole Pete Dye Championship golf course which opened last fall, and soon to be augmented by a luxurious 55,000-square-foot clubhouse, spacious fitness center, indoor and outdoor swimming pools, tennis courts, a nine-hole Pete Dye executive course, a six-acre short game area and a 23-acre practice range ranked among the top ten in America. The area also features five miles of walking and biking trails.

Paul I. Cripe, Inc. provided surveying, land planning and civil engineering services for Throgmartin-Henke Development, LLP, which is developing the project.

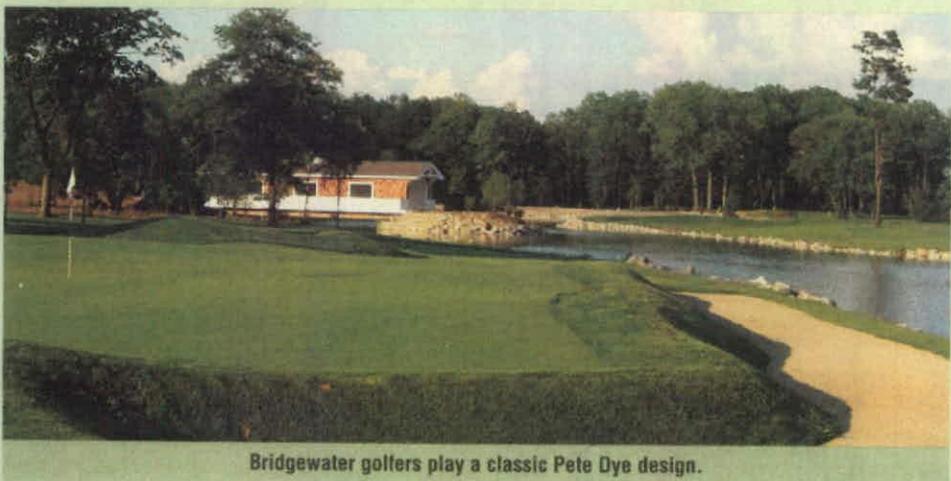
"Bridgewater is one of the most challenging land use projects we've taken on, but also one of the most exciting," said Don Currise, Cripe's Project Director. "As it comes to fruition, it's easy to predict Bridgewater will be a blue ribbon development that will attract national attention."

Doc O'Neal, Bridgewater's director of operations, says more than 700 home sites of assorted types are available for development and that nearly 150 have already been claimed. These include traditional single family custom-built homes, estate homes, golf villas and townhouses.

About 325 homes will skirt the golf course.

"We're confident that some residents will start living in their new homes by late spring of 2004," said O'Neal. "Experience teaches us, however, that it will take a few more years before all the properties are sold and developed."

Meanwhile, the American Junior Golf Association recently announced that The Bridgewater Club has been selected as the site for the 2005 PING Junior Solheim Cup, on September 5-8, 2005. Patterned after the Solheim Cup, the event features match-play competition between the top 12 U.S. female golfers and their European counterparts.

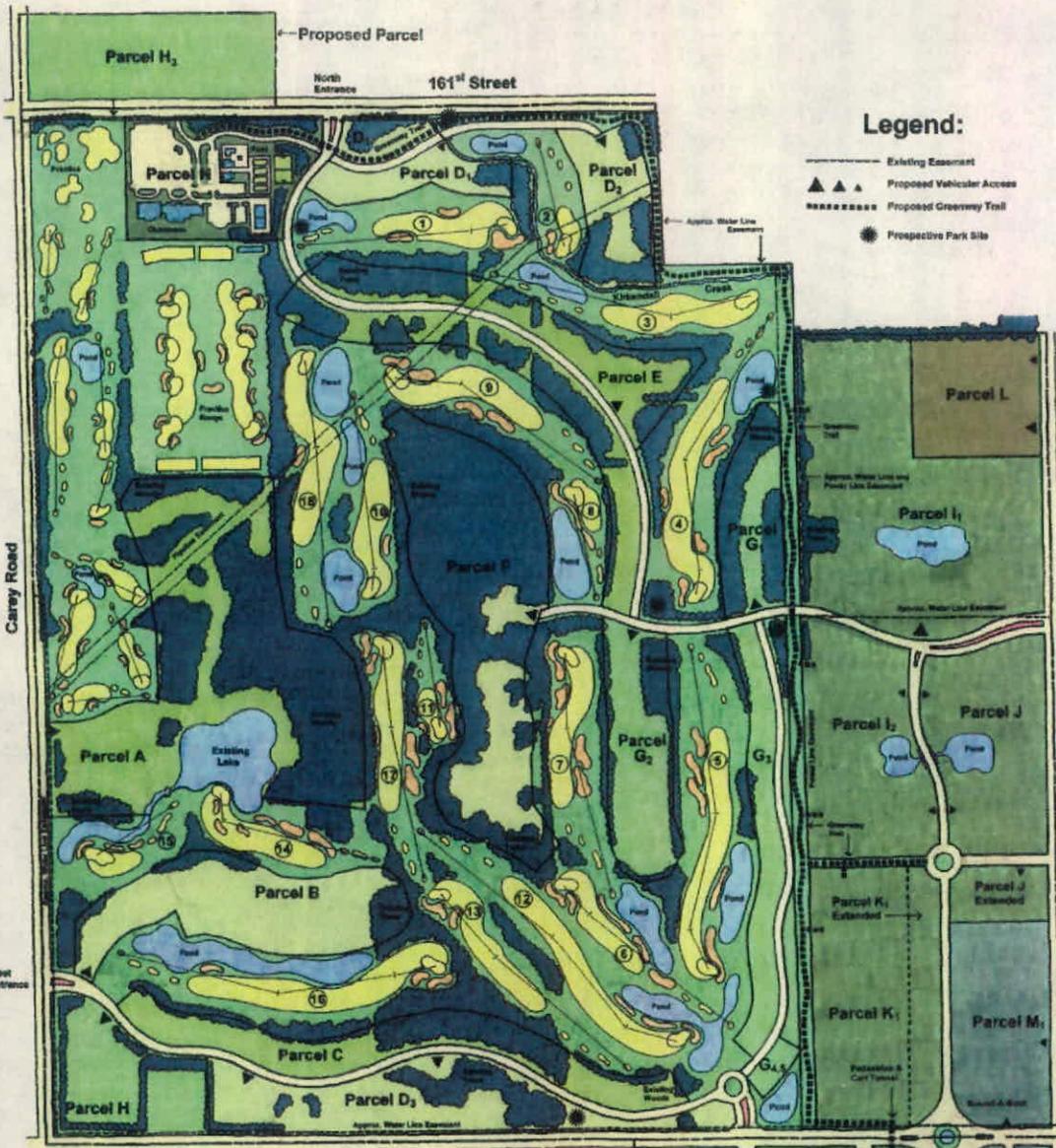


Bridgewater golfers play a classic Pete Dye design.

Subject Parcel

The Bridgewater Club
Planned Unit Development District



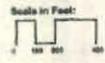


Legend:

- Existing Easement
- ▲▲▲ Proposed Vehicular Access
- Proposed Greenway Trail
- Prospective Park Site

Original Site Data:

Parcel	Land Use	Area:	Density	Units
A	Estate Lots	40 Ac		
B	150' Lots	15 Ac		
C	120' Lots	15 Ac		
D _{1,2,3}	100' Lots	30 Ac		
E	90' Lots	25 Ac		
F	85' Lots	30 Ac		
G _{1,2,3,4}	65' Lots	35 Ac		
H	60' Lots	18 Ac		
I _{1,2}	Club Villas	55 Ac		
J	Club Condominiums	15 Ac		
K	Village Townhomes	15 Ac		
L	Office/Flex Space	19 Ac		
M	Village Marketplace	25 Ac		
N	Clubhouse Area	18 Ac		
	Golf Course	248 Ac		
	Open Space/R.O.W	25 Ac		
Total Area		600 Ac		
Non-Commercial Area		585 Ac	1.75 Units/Ac	978 Units



Revised April 5, 2002
 Revised March 20, 2002
 Revised March 11, 2002
 February 12, 2002

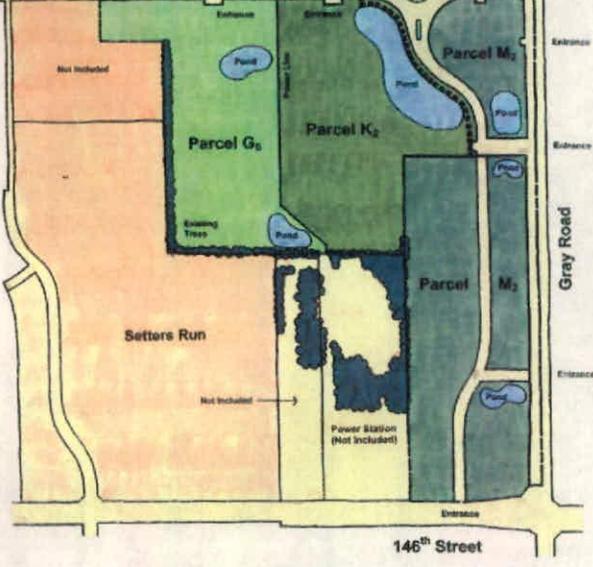
Prepared For:
Threemartin-Henke Development, LLC
 Prepared By:
**HempDesign
 Pete Bye, Inc.**

Concept Plan

The Bridgewater Club
 An Exclusive Golf Course Community in Westfield, Illinois

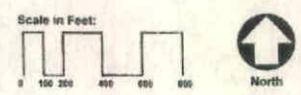
Revised Site Data:

Parcel	Land Use	Area:
A	Estate Lots	40 Ac
B	150' Lots	15 Ac
C	120' Lots	15 Ac
D _{1,2}	100' Lots	30 Ac
E	90' Lots	25 Ac
F	85' Lots	30 Ac
G _{1,4}	65' Lots	55 Ac
H	60' Lots	25 Ac
I	Club Villas	58 Ac
J	Club Condominiums	20 Ac
K _{1,2}	Village Townhomes	43 Ac
L	Office/Flex Space	19 Ac
M _{1,2}	Village Marketplace	45 Ac
N	Clubhouse Area	10 Ac
	Golf Course	248 Ac
	Open Space/R.O.W	30 Ac
Total Area		603 Ac



Concept Plan- Phase Two

Revised January 17, 2006
 Revised April 15, 2004



DEVELOPMENT STANDARDS

EXHIBIT 12

**Development Standards for
Detached Single Family Residential**

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Lot Width at Building Line at which the building is actually built	200' for all lots	150' for all lots	120' for all lots	100' for all lots	90' for all lots	85' for all lots	65' for all lots	60' for all lots
Minimum Lot Frontage on Street	40'	40'	30'	30'	30'	25'	20'	20'
Minimum Lot Area	30,000 SF	20,000 SF	15,000 SF	12,500 SF	10,000 SF	10,000 SF	7,750 SF	7,500 SF
Minimum Front Yard Setback	30'	30'	25'	25'	25'	25'	20'	20'
Minimum Separation Between Buildings	30'	30'	20'	20'	20'	15'	10'	10'
Minimum Side Yard Setback	10'	10'	8'	8'	8'	7'	4'	4'
Minimum Rear Yard Setback	35'	35'	30'	30'	25'	25'	10'	10'
Maximum Building Height for Residences	50'	45'	45'	45'	40'	40'	35'	35'

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Gross Floor Areas for Ground Levels:	1 Story: 4000 SF 2 Story: 2000 SF Tri-level: 2000 SF (basement & 1 st level) Story and one-half: 2500 SF	1 Story: 2500 SF 2 Story: 1500 SF Tri-level: 1500 SF (basement & 1 st level) Story and one-half: 1800 SF	1 Story: 2200 SF 2 Story: 1250 SF Tri-level: 1250 SF (basement & 1 st level) Story and one-half: 1500 SF	1 Story: 2000 SF 2 Story: 1000 SF Tri-Level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF
Gross Area Size	40 Acres	15 Acres	15 Acres	30 Acres	25 Acres	30 Acres	35 Acres	10 Acres
Maximum Number of Units	15 Units	25 Units	25 Units	55 Units	55 Units	65 Units	115 Units	25 Units

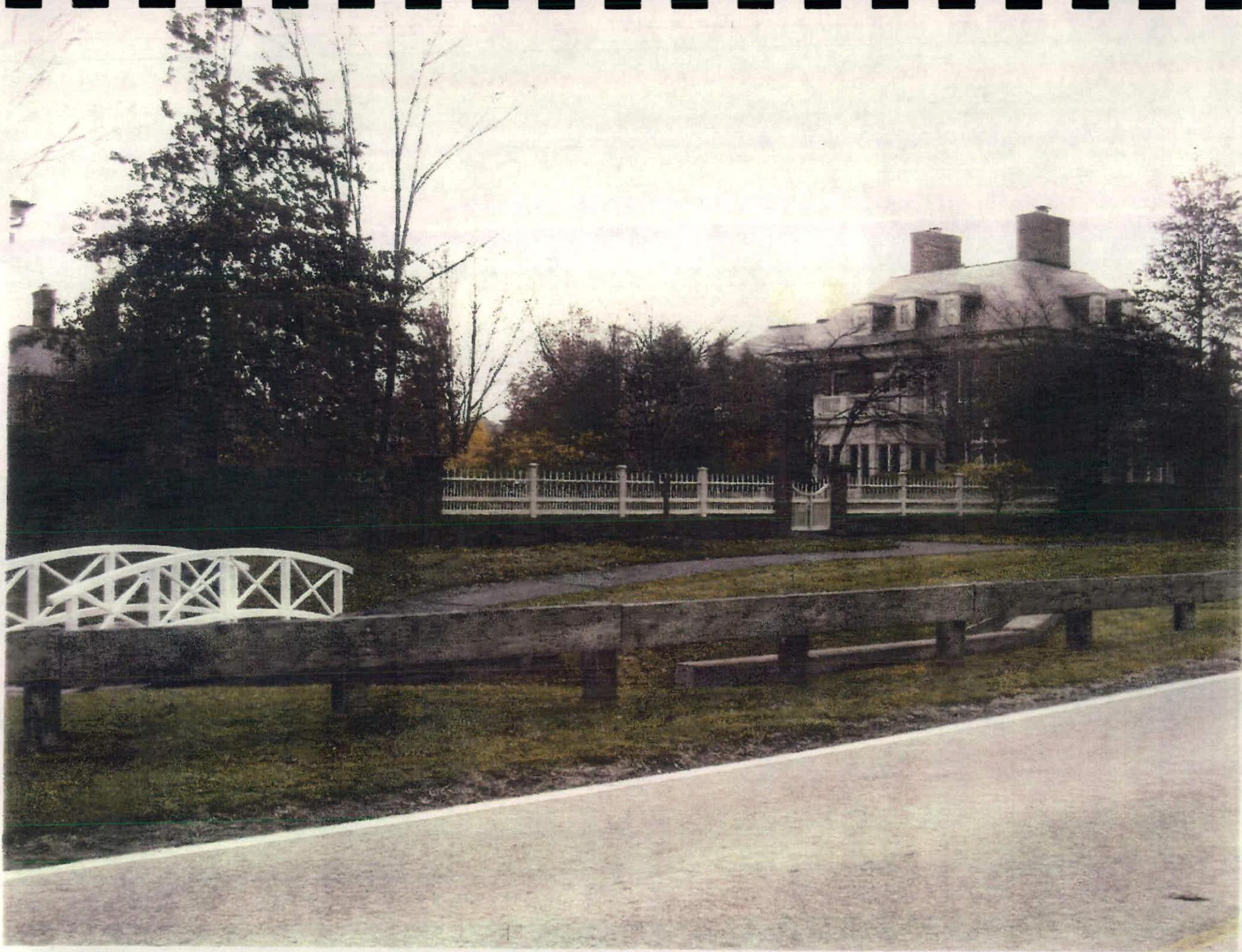
"SF" = square feet

¹Except lots on cul de sacs or roundabouts, which may be less.

Note: The Clubhouse associated with the Golf Course shall not exceed fifty-five feet (55') in height.

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

PROPOSED RESIDENTIAL UNITS











ADJOINING PROPERTY









N 00°00'39" E 1384.

WEST LINE, E/2 NW/4 SEC. 8--T18N--R4E

267.69'

187.82'

147.26'

135.00'

45.00'

40' LANDSCAPE BUFFER, DRAINAGE & UTILITY ESM'T.

40' LANDSCAPE BUFFER, DRAINAGE & UTILITY ESM'T.

5' BUFFER ESM'T.

BLOCK "F" COMMON AREA 8,616 SF 0.20 AC ±

D.V. & BUFFER ESM'T.

2' NON-ACCESS ESM'T.

45' R/W

SW COR, E/2 NW/4 SEC. 8--T18N--R4E

35' PERMANENT ESM'T. FOR SAN. SEWER INSTR. 497-52827

11
39,895 SF
0.92 AC ±

10
26,018 SF
0.60 AC ±

9
22,061 SF
0.50 AC ±

20,
0.46

4
20,072 SF
0.46 AC ±

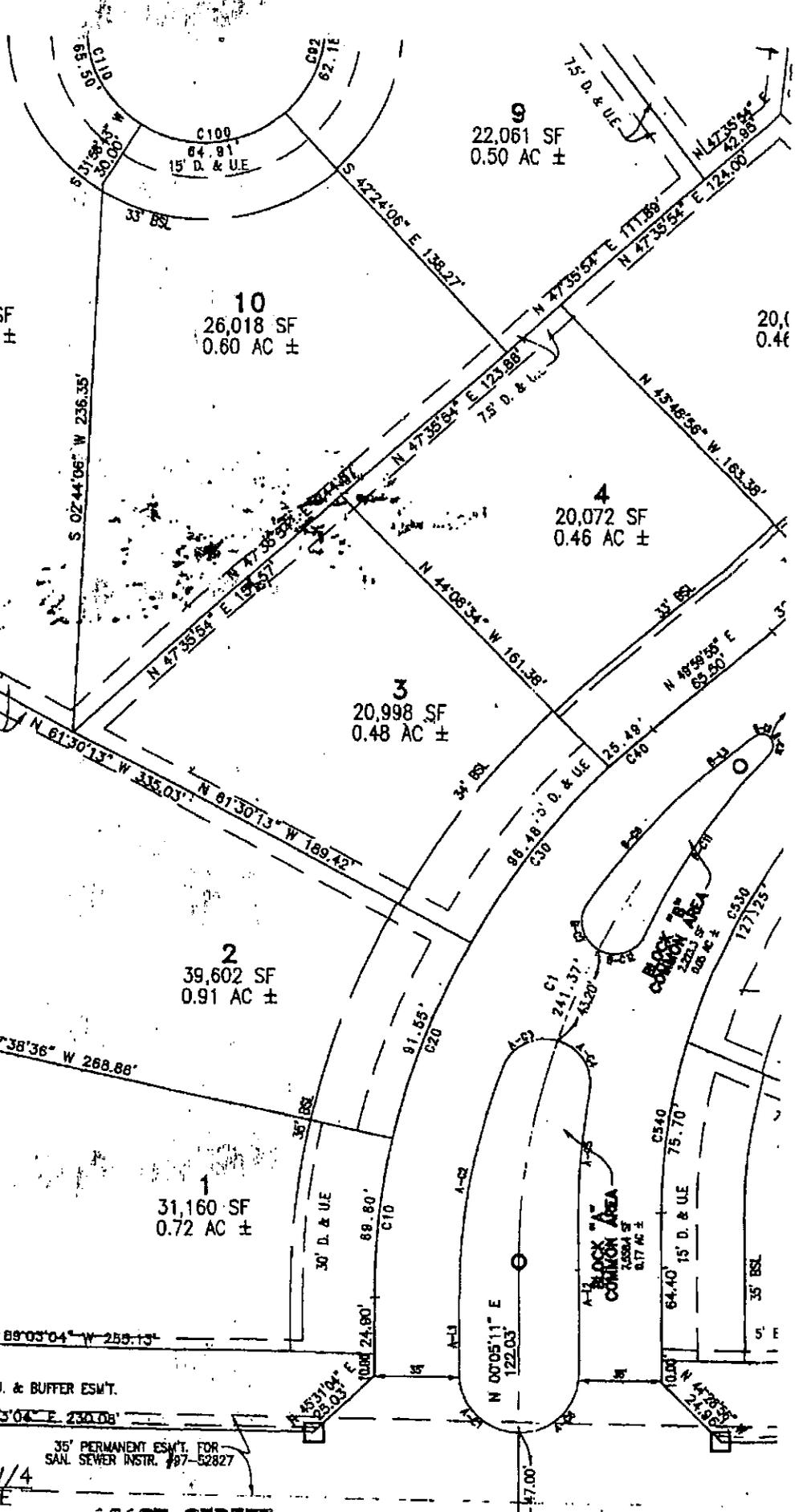
3
20,998 SF
0.48 AC ±

2
39,602 SF
0.91 AC ±

1
31,160 SF
0.72 AC ±

BLOCK "G" COMMON AREA
2,223 SF
0.05 AC ±

BLOCK "H" COMMON AREA
2,594 SF
0.06 AC ±



LANDSCAPE BUFFER

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Table 16.06.060 - 01 : Minimum Required Buffer Yard

Land Uses	Adjoining									
	AG	SF AG-SF1 AG-SF1-I	SF SF2	SF SF3	SF SF4 SF5	MF	Institutional Churches Schools Gov't Offices	Commercial	Industrial EI	Industrial OI
AG	-	40	40	40	40	40	15	15	15	15
SF AG-SF1 AG-SF1-I	40	-	20	20	20	20	40	40	40	40
SF SF2	40	20	-	20	20	20	40	40	40	40
SF SF3	40	20	20	-	20	20	40	40	40	40
SF SF4 SF5	40	20	20	20	-	20	40	40	40	40
MF	40	20	20	20	20	-	40	40	40	40
Institutional Churches Schools Gov't Offices	15	40	40	40	40	40	-	15	40	40
Commercial	15	40	40	40	40	40	15	-	15	15
Industrial EI	15	40	40	40	40	40	40	15	-	15
Industrial OI	15	40	40	40	40	40	40	15	15	-

Proposed

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
 - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.













ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT
TO TITLE 16 – LAND USE CONTROLS**

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission (hereinafter "Commission") considered a petition under Docket No. 0602-PUD-04 filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield-Washington Township Plan Commission did take action to forward the request to the Westfield Town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Town Council on _____; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

Section 1. WC-16-04. Zoning maps amended as follows:

The zoning classification of the real estate described in Exhibit A (hereinafter the "Real Estate"), attached hereto and incorporated herein by reference is made a part of the "Bridgewater PUD" as defined and governed by Ordinance No. 02-17 of the Town of Westfield, Washington Township, Hamilton County, Indiana (hereinafter the "Bridgewater PUD").

The Real Estate is reclassified on the Zone Map from the AG-SF1 District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District Classification of the Zoning Ordinance in force at the time of the enactment of the Bridgewater PUD.

EXHIBIT A

A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST, SAID POINT OF BEGINNING BEING SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST (ASSUMED BEARING) 1052.91 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 26 SECONDS WEST 475.96 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 34 MINUTES 19 SECONDS EAST 274.81 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 39 MINUTES 26 SECONDS EAST 475.26 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 43 MINUTES 08 SECONDS WEST 274.8 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING CONTAINING 3.000 ACRES +/-.

ALSO A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST (ASSUMED BEARING) 778.52 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 26 SECONDS WEST 476.67 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 34 MINUTES 19 SECONDS WEST 779.08 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING NORTH 00 DEGREES 43 MINUTES 12 SECONDS WEST 478.67 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 43 MINUTES 12 SECONDS EAST 478.67 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING CONTAINING 8.539 ACRES +/-.

ALSO A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST, SAID POINT OF BEGINNING

BEING SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST (ASSUMED BEARING) 778.52 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST 274.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 26 SECONDS WEST 475.96 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 34 MINUTES 19 SECONDS WEST 274.41 FEET TO A POINT BEING NORTH 00 DEGREES 39 MINUTES 26 SECONDS WEST (PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER) OF THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 26 SECONDS EAST 476.67 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING CONTAINING 3.000 ACRES +/-.

WESTFIELD, INDIANA

THE BRIDGEWATER CLUB

TEXT AMENDMENT TO ADD 14.5 ACRES

**1st Consideration
Town Council
February 13, 2006**

**Advisory Plan Commission
March 27, 2006**

**2nd Consideration
Town Council
April 10th, 2006**

**Throgmartin ~ Henke Development, LLC
c/o Steven H. Henke
3535 East 161st Street
Noblesville, Indiana 46062
317.867.4653**

**Attorney ~ Charles D. Frankenberger
Nelson & Frankenberger
3105 East 98th Street, Suite 170
Indianapolis, Indiana 46280
317.844.0106**

RECEIVED

APR 05 2006

**WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT**