

# NELSON & FRANKENBERGER

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

JAMES J. NELSON  
CHARLES D. FRANKENBERGER  
JAMES E. SHINAVER  
LAWRENCE J. KEMPER  
JOHN B. FLATT  
FREDRIC LAWRENCE  
JAMES A. NICKLOY

3105 EAST 98TH STREET, SUITE 170  
INDIANAPOLIS, INDIANA 46280  
PHONE: 317-844-0106  
FACSIMILE: 317-846-8782

JANE B. MERRILL,  
Of Counsel

JON C. DOBOSIEWICZ,  
Land Use Professional

**Date:** February 6, 2012  
**To:** Westfield City Council Members  
**From:** Jon Dobosiewicz, Nelson & Frankenger  
**RE:** Text Amendments to The Bridgewater PUD (Ordinance 06-49)

City Council Members,

Please find the following information included with this transmittal:

1. Cover letter to Kevin Todd dated February 3, 2012,
2. An application for Text Amendment,
3. A copy of the proposed ordinance illustrating the text amendments under Exhibit A.
4. An aerial map illustrating the area within the Bridgewater that is the subject of the text amendment.

The applicant, Throgmartin-Henke Development, LLP has filed the text amendment to (i) correct scrivener's errors (ii) update and revise the Concept Plan, (iii) update the Phasing Sequence and (iii) address development provisions for the Parcels D4, K2, K3, and M2 or portions thereof as noted in Exhibit "A" of the proposed ordinance.

We are filing at this time in order to be heard for introduction by the City Council on February 13<sup>th</sup>, TAC on February 24<sup>th</sup>, and Plan Commission on March 5<sup>th</sup> and 19<sup>th</sup>. We anticipate then returning to the City Council following that for adoption consideration.

If you have any questions or need any additional information please contact me at 317-428-8393.

Very truly yours,

NELSON & FRANKENBERGER, P.C.

Jon C. Dobosiewicz

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JANE B. MERRILL,  
Of Counsel

JON C. DOBOSIEWICZ,  
Land Use Professional

February 3, 2012

Kevin M. Todd, AICP  
City of Westfield  
2706 East 171<sup>st</sup> Street  
Westfield, IN 46074

**RE: Bridgewater Text Amendment**

Dear Kevin,

Please find enclosed the necessary application for a Text Amendment for the Bridgewater PUD (Ordinance 06-49). We are filing at this time in order to be heard for introduction by the City Council on February 13, TAC on February 21, and the Plan Commission on March 5 and 19 with an anticipated return to the City Council after that based on the review process.

Please find the following information enclosed:

1. Completed and signed Petition for Text Amendment with legal description, and
2. Copy of the proposed Text Amendment ordinance.
3. Site Location Exhibit / Aerial Photograph

I will provide a check in the amount of the filing fee, and draft public notice next week after we determine specifics of the above items.

If you have any questions or need any additional information please contact me at 317-844-0106.

Very truly yours,

NELSON & FRANKENBERGER, P.C.

Jon C. Dobosiewicz

Date: \_\_\_\_\_

**PETITION FOR TEXT AMENDMENT**  
**TO PUD ORDINANCE NO. 06-49**  
**THE BRIDGEWATER CLUB RESTATED AND CONSOLIDATED**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

Name of Applicant: Throgmartin-Henke Development, LLP and Bridgewater Club, LLC  
Address: 3535 East 161<sup>st</sup> Street, Noblesville, IN 46060  
Phone No.: (317) 867-4653

Name of Representative: Charles D. Frankenberger and Jon C. Dobosiewicz  
Address: 3105 East 98<sup>th</sup> Street, Ste 170, Indianapolis, IN 46280  
Phone No.: (317) 844-0106

Name of Property Owner: Throgmartin-Henke Development, LLP and Bridgewater Club, LLC

Premises Affected: The Real Estate which is the subject of this application is generally east of Carey Road, South of 151<sup>st</sup> Street, west of Gray Road and north of 146<sup>th</sup> Street. In addition a small portion of the subject is north of 151<sup>st</sup> Street adjacent to Gray Road. The subject Real Estate is identified in the attached Exhibit "A".

Metes and Bounds Description: See Exhibit "A"

Plot Size: 157 acres, more or less

Fronting On: 151<sup>st</sup> Street, Carey Road, and Gray Road

Nature and Size of Improvement Now Existing on Plot: Various Parcels within the Bridgewater PUD and uses thereon.

Present Zoning: Mixed Use PUD

Explanation of Text Amendment: The Text Amendment will (i) correct scrivener's errors (ii) update and revise the Concept Plan, (iii) update the Phasing Sequence and (iii) address development provisions for the Parcels D4, K2, K3, and M2 or portions thereof as noted in Exhibit "A" of the proposed ordinance.

---

Bill Duncan, authorized representative for  
THROGMARTIN-HENKE DEVELOPMENT, LLP  
AND THE BRIDGEWATER CLUB, LLP

**EXHIBIT "A"**

Page 1 of 2

**(Legal Description)**

Part of the South Half and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of said South Half; thence East along the north line thereof a distance of 4,685± feet to a point on the south line of said Northeast Quarter; thence North a distance of 1,330± feet; thence East 620± feet to a point on the East line of said Northeast Quarter; thence South to the 1,330± feet to the Northeast corner of said Half Quarter Section; thence South along the East line thereof a distance of 1,250± feet; thence West 665± feet; thence South 70± feet; thence West 1,200± feet; thence North 660± feet; thence West 800± feet to a point on the East line of the Southwest Quarter; thence South along said East line a distance of 330± feet; thence West 1,325± feet; thence South 315± feet; thence West 1,305± feet to the West line of said South Half; thence North 1,345± feet to the place of beginning, containing 157± acres, more, less.

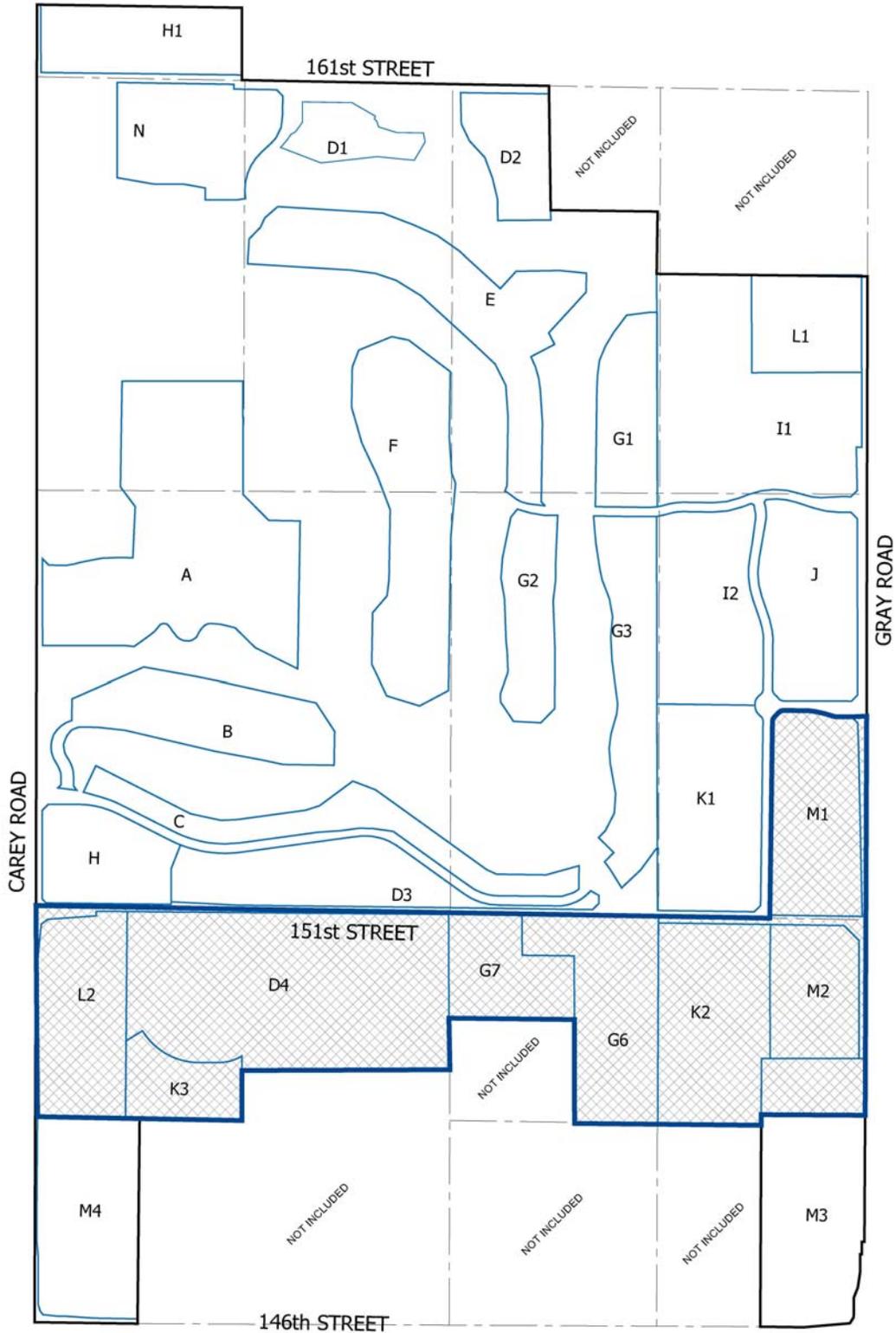
Subject to all highways, rights-of-way and easements of record.

**THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND DOES NOT REPRESENT AN ACCURATE BOUNDARY SURVEY.**

**EXHIBIT "A"**

Page 2 of 2

**(Legal Description)**



## **ORDINANCE 12-\_\_**

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01 AND TITLE 16 - LAND USE CONTROLS**

**WHEREAS**, The City 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 Advisory Plan Commission (the “Commission”) considered a petition (Docket \_\_\_\_-PUD-\_\_), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006 , and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; and (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011.

**WHEREAS**, on \_\_\_\_\_, the Commission took action to forward Docket \_\_\_\_\_ to the Westfield City Council with a \_\_\_\_\_ recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

**WHEREAS**, on \_\_\_\_\_, the Secretary of the Commission certified the action of the Commission to the City Council; and,

**WHEREAS**, the Westfield City Council is subject to the provisions of the Indiana Code IC 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01 AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**SECTION 1.** The document as reference by Ordinance 06-49 described as “The Bridgewater Club Restated and Consolidated Planned Unit Development District”, as amended by Ordinance 08-05, Ordinance 09-17, Ordinance 10-01, Ordinance 10-05, Ordinance 10-08, Ordinance 10-19 and Ordinance 11-01 (collectively, the Bridgewater PUD Ordinance”) is hereby amended so that the uses and standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B”.

In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

**SECTION 2.** This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinance or parts thereof that are in conflict herewith are hereby ordered. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this ordinance shall prevail.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
John Dippel

\_\_\_\_\_  
John Dippel

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John Dippel

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Robert J. Smith

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Robert J. Smith

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Robert J. Smith

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

\_\_\_\_\_  
Robert W. Stokes

\_\_\_\_\_  
Robert W. Stokes

\_\_\_\_\_  
Robert W. Stokes

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Charles D. Frankenberger

\_\_\_\_\_  
Signed

I hereby certify that ORDINANCE No. 12-\_\_\_\_\_ was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 12-\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 2012.

I hereby VETO ORDINANCE No. 12-\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

ATTEST:

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

Prepared by: Charles D. Frankenberger and Jon C. Dobosiewicz, Nelson & Frankenberger  
3105 East 98<sup>th</sup> Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106

## **EXHIBIT “A”**

- I. Revised Concept Plan. The term Concept Plan shall hereafter mean and refer to the Concept Plan attached hereto and incorporated herein by reference as Exhibit “C”.
- II. Parcel Size Range. Exhibit 14 of the PUD is amended such that Parcel Size Range set forth in the Table in Exhibit 14 is inapplicable to parcel K2 and parcel K2 may vary in size and may extend into and replace only portions of Parcel M2 in Area Y.
- III. Landscape Buffers. The landscape buffer along the southern and eastern perimeter of Parcel K3 shall be the same as the landscape buffer requirements applicable to the south Perimeter of Parcel D4 provided Parcel K3 is developed with single-family detached dwelling lots.
- IV. Greenway Trails. The Greenway Trail shown within the Ordinance 06-49 Concept Plan for Parcel D4 and Parcel K3 shall not be required provided Parcel K3 is developed with single-family detached dwelling lots.
- V. Signage. A Residential Complex Sign may be placed along Gray Road within Parcel M2 for an apartment use within Parcel K2 per the standards of the Zoning Ordinance.
- VI. Revised Phasing Sequence. The term Phasing Sequence shall hereafter mean and refer to the Phasing Sequence attached hereto and incorporated herein by reference as Exhibit “D”.

**EXHIBIT "B"**

Page 1 of 2

**(Legal Description)**

Part of the South Half and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of said South Half; thence East along the north line thereof a distance of 4,685± feet to a point on the south line of said Northeast Quarter; thence North a distance of 1,330± feet; thence East 620± feet to a point on the East line of said Northeast Quarter; thence South to the 1,330± feet to the Northeast corner of said Half Quarter Section; thence South along the East line thereof a distance of 1,250± feet; thence West 665± feet; thence South 70± feet; thence West 1,200± feet; thence North 660± feet; thence West 800± feet to a point on the East line of the Southwest Quarter; thence South along said East line a distance of 330± feet; thence West 1,325± feet; thence South 315± feet; thence West 1,305± feet to the West line of said South Half; thence North 1,345± feet to the place of beginning, containing 157± acres, more, less.

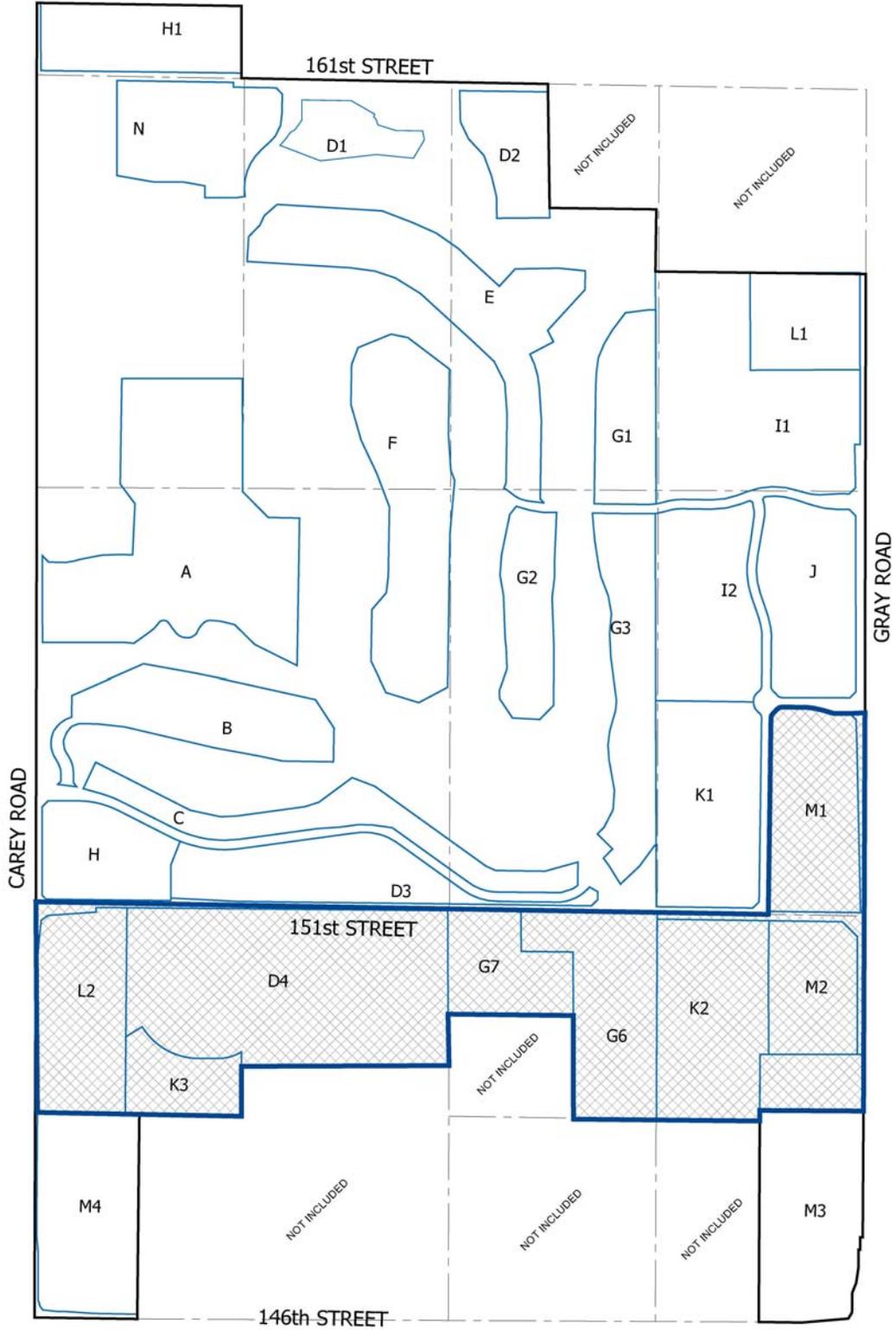
Subject to all highways, rights-of-way and easements of record.

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**EXHIBIT "B"**

Page 2 of 2

**(Legal Description)**

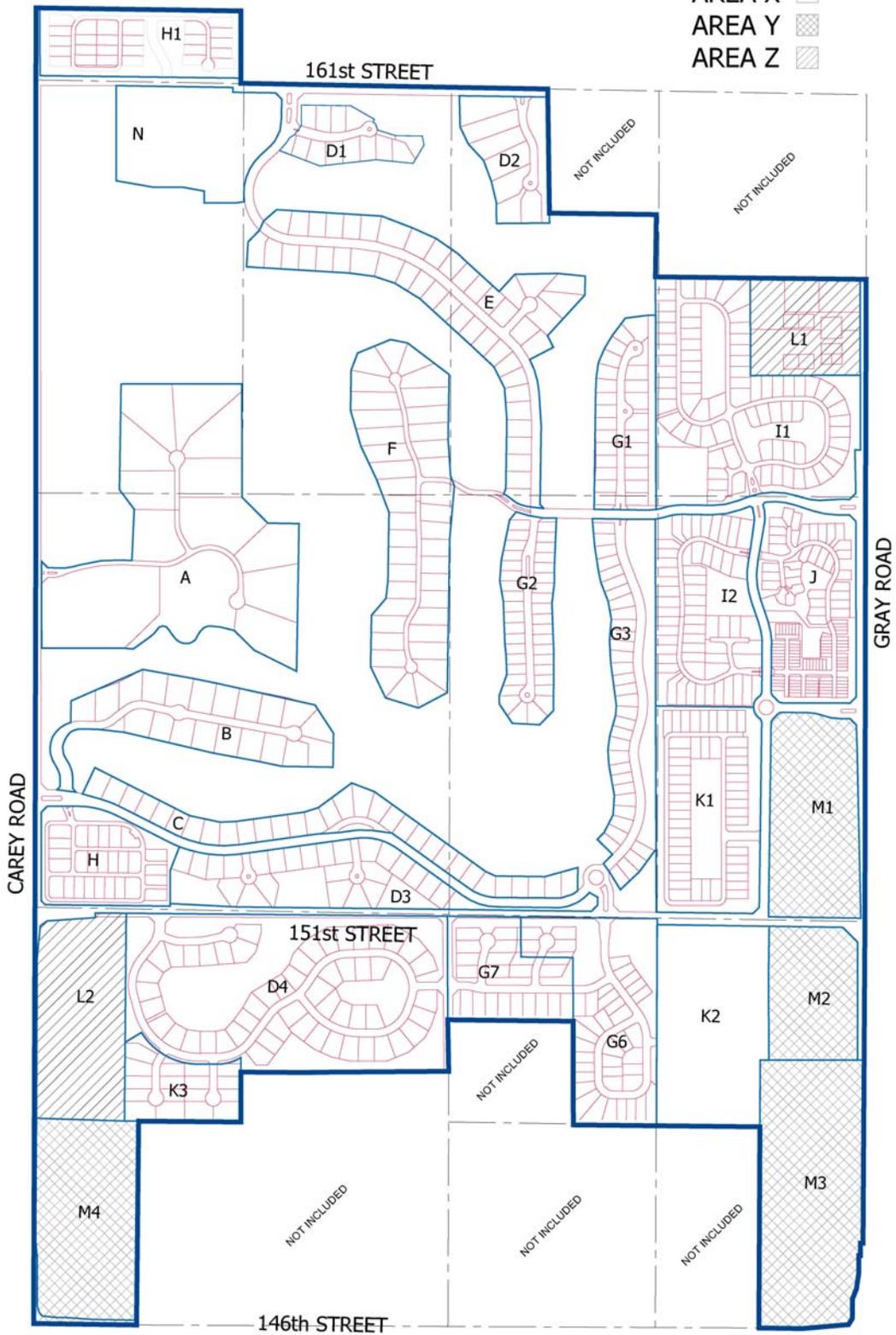


# EXHIBIT "C"

(Concept Plan)

## LEGEND

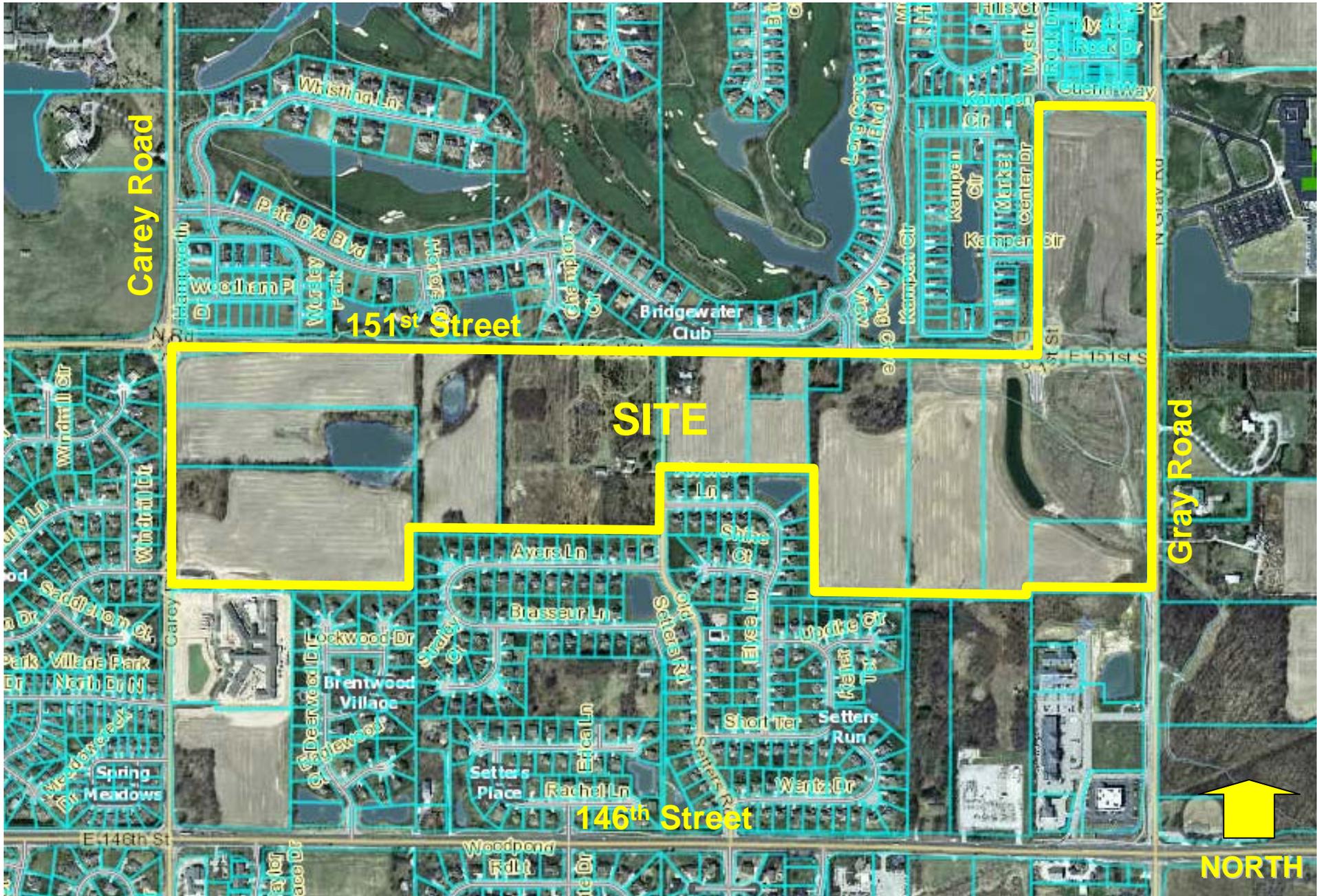
- AREA X 
- AREA Y 
- AREA Z 



## EXHIBIT “D”

### Development Phasing Sequence

1. Areas and Parcels. – As set forth on the Concept Plan, the Real Estate is allocated into the following Areas and Parcels within Areas:
  - A. Area X – Consisting of the Golf Course and Parcel A, Parcel B, Parcel B, C, Parcel D comprising Parcels D1 through D4, Parcel E, Parcel F, Parcel G comprising Parcels G1 through G7, Parcel H comprising Parcels H and H1, Parcel I comprising Parcels I1 and I2, Parcel J, and Parcel K comprising Parcels K1 through K3
  - B. Area Y – Consisting of Parcels M1 through M4
  - C. Area Z – Consisting of Parcels L1 and L2
  
2. Construction and Development Already Completed – With respect to the following, some Development Plans were timely submitted and construction and development has been completed.
  - A. Area X – The Golf Course; Parcel N (the clubhouse, fitness center, pool and tennis courts); Parcel A; Parcel B; Parcel C; Parcels D1 through D3; Parcel E; Parcel F; Parcels G1 through G5; Parcels H and H1; Parcels I1 and I2 and Parcel K1
  - B. Area Z – Parcel L1
  
3. Construction and Development Partially Completed – With respect to the following, Development Plans have been timely submitted and construction and development has been partially completed:
  - A. Area X – Parcels D4, G6, G7; Parcel J and Parcel K3
  - B. Area Y – Parcel M3
  - C. Area Z – Parcel M4
  - D. Additional Development Plans within the above noted Parcels will be submitted in the future, without time restrictions or the application of the sunset provisions of the Zoning Ordinance, as necessary to complete the construction and development of the Parcels.
  
4. Future Construction and Development – Development Plans for the following Parcels will be submitted at a future date without time restrictions or the application of the sunset provisions of the Zoning Ordinance, as necessary to complete the construction and development of the Parcels:
  - A. Area X – Parcel K2.
  - B. Area Y – Parcel M1 and M2.
  - C. Area Z – Parcel L2.
  
5. Completion of Development – Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained, development and the installation of utilities and streets shall commence within a reasonable period of time.



## The Bridgewater Club

February 2012 Text Amendment - Site Location Map / Aerial Photograph

## **ORDINANCE 12-\_\_**

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01 AND TITLE 16 - LAND USE CONTROLS**

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In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

**SECTION 2.** This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinance or parts thereof that are in conflict herewith are hereby ordered. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this ordinance shall prevail.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

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John Dippel

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Robert W. Stokes

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Charles D. Frankenberger

\_\_\_\_\_  
Signed

I hereby certify that ORDINANCE No. 12-\_\_\_\_\_ was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 12-\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 2012.

I hereby VETO ORDINANCE No. 12-\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

ATTEST:

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

Prepared by: Charles D. Frankenberger and Jon C. Dobosiewicz, Nelson & Frankenberger  
3105 East 98<sup>th</sup> Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106

## **EXHIBIT “A”**

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- V. Signage. A Residential Complex Sign may be placed along Gray Road within Parcel M2 for an apartment use within Parcel K2 per the standards of the Zoning Ordinance.
- VI. Revised Phasing Sequence. The term Phasing Sequence shall hereafter mean and refer to the Phasing Sequence attached hereto and incorporated herein by reference as Exhibit “D”.

**EXHIBIT "B"**

Page 1 of 2

**(Legal Description)**

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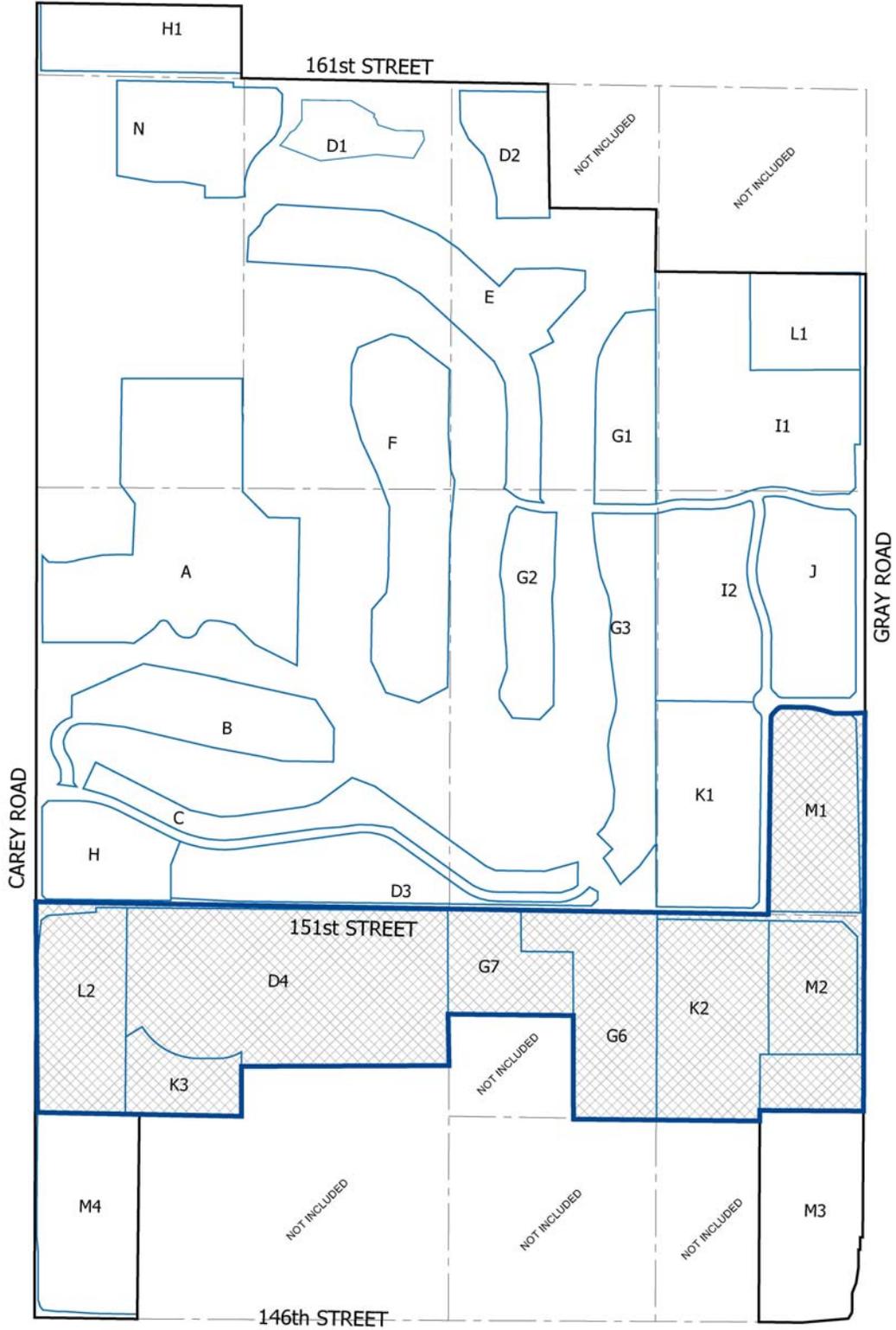
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**EXHIBIT "B"**

Page 2 of 2

**(Legal Description)**

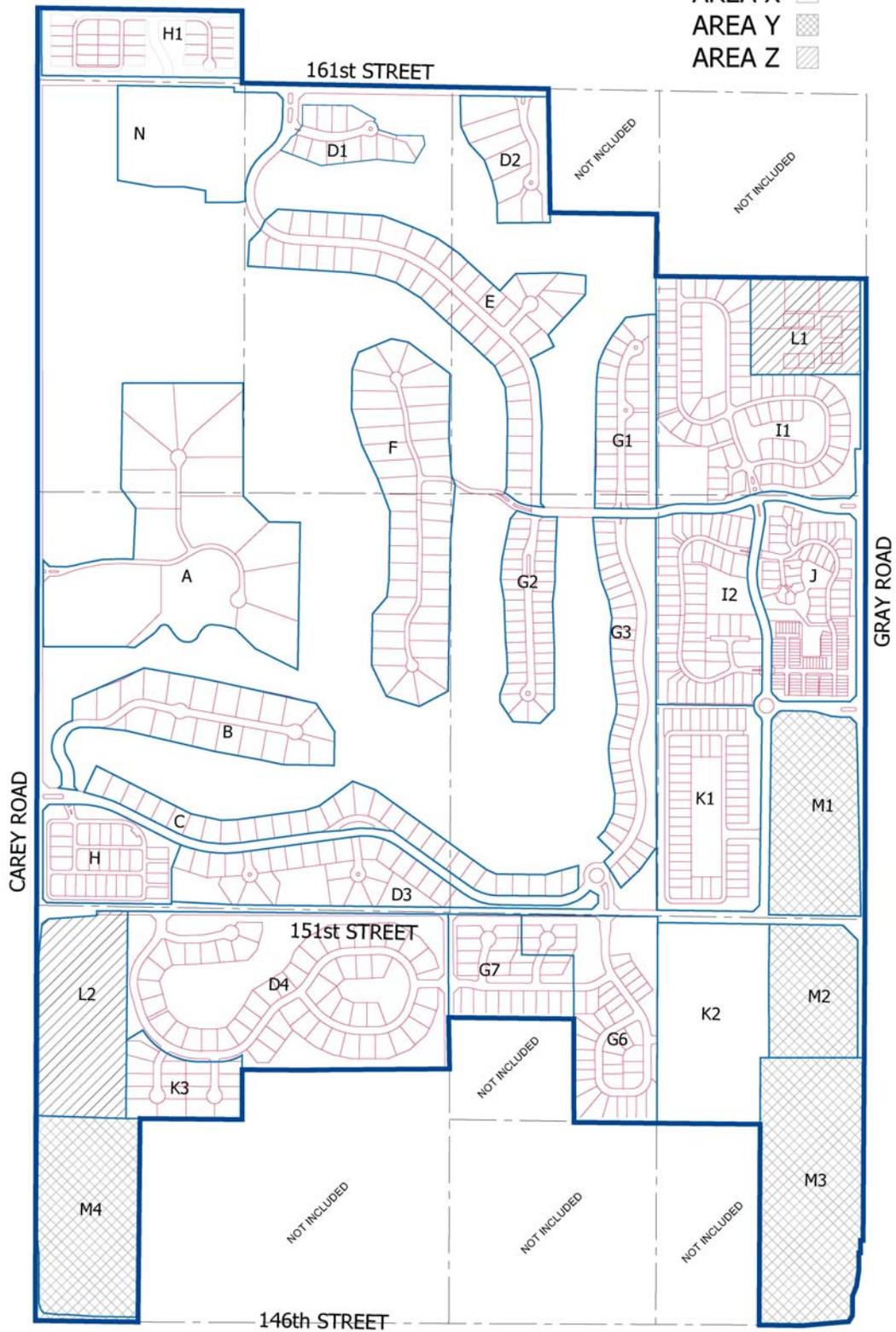


# EXHIBIT "C"

(Concept Plan)

## LEGEND

- AREA X 
- AREA Y 
- AREA Z 



## EXHIBIT “D”

### Development Phasing Sequence

1. Areas and Parcels. – As set forth on the Concept Plan, the Real Estate is allocated into the following Areas and Parcels within Areas:
  - A. Area X – Consisting of the Golf Course and Parcel A, Parcel B, Parcel B, C, Parcel D comprising Parcels D1 through D4, Parcel E, Parcel F, Parcel G comprising Parcels G1 through G7, Parcel H comprising Parcels H and H1, Parcel I comprising Parcels I1 and I2, Parcel J, and Parcel K comprising Parcels K1 through K3
  - B. Area Y – Consisting of Parcels M1 through M4
  - C. Area Z – Consisting of Parcels L1 and L2
  
2. Construction and Development Already Completed – With respect to the following, some Development Plans were timely submitted and construction and development has been completed.
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3. Construction and Development Partially Completed – With respect to the following, Development Plans have been timely submitted and construction and development has been partially completed:
  - A. Area X – Parcels D4, G6, G7; Parcel J and Parcel K3
  - B. Area Y – Parcel M3
  - C. Area Z – Parcel M4
  - D. Additional Development Plans within the above noted Parcels will be submitted in the future, without time restrictions or the application of the sunset provisions of the Zoning Ordinance, as necessary to complete the construction and development of the Parcels.
  
4. Future Construction and Development – Development Plans for the following Parcels will be submitted at a future date without time restrictions or the application of the sunset provisions of the Zoning Ordinance, as necessary to complete the construction and development of the Parcels:
  - A. Area X – Parcel K2.
  - B. Area Y – Parcel M1 and M2.
  - C. Area Z – Parcel L2.
  
5. Completion of Development – Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained, development and the installation of utilities and streets shall commence within a reasonable period of time.

Date: \_\_\_\_\_

**PETITION FOR TEXT AMENDMENT**  
**TO PUD ORDINANCE NO. 06-49**  
**THE BRIDGEWATER CLUB RESTATED AND CONSOLIDATED**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

Name of Applicant: Throgmartin-Henke Development, LLP and Bridgewater Club, LLC  
Address: 3535 East 161<sup>st</sup> Street, Noblesville, IN 46060  
Phone No.: (317) 867-4653

Name of Representative: Charles D. Frankenberger and Jon C. Dobosiewicz  
Address: 3105 East 98<sup>th</sup> Street, Ste 170, Indianapolis, IN 46280  
Phone No.: (317) 844-0106

Name of Property Owner: Throgmartin-Henke Development, LLP and Bridgewater Club, LLC

Premises Affected: The Real Estate which is the subject of this application is generally east of Carey Road, South of 151<sup>st</sup> Street, west of Gray Road and north of 146<sup>th</sup> Street. In addition a small portion of the subject is north of 151<sup>st</sup> Street adjacent to Gray Road. The subject Real Estate is identified in the attached Exhibit "A".

Metes and Bounds Description: See Exhibit "A"

Plot Size: 157 acres, more or less

Fronting On: 151<sup>st</sup> Street, Carey Road, and Gray Road

Nature and Size of Improvement Now Existing on Plot: Various Parcels within the Bridgewater PUD and uses thereon.

Present Zoning: Mixed Use PUD

Explanation of Text Amendment: The Text Amendment will (i) correct scrivener's errors (ii) update and revise the Concept Plan, (iii) update the Phasing Sequence and (iii) address development provisions for the Parcels D4, K2, K3, and M2 or portions thereof as noted in Exhibit "A" of the proposed ordinance.

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Bill Duncan, authorized representative for  
THROGMARTIN-HENKE DEVELOPMENT, LLP  
AND THE BRIDGEWATER CLUB, LLP

**EXHIBIT "A"**

Page 1 of 2

**(Legal Description)**

Part of the South Half and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of said South Half; thence East along the north line thereof a distance of 4,685± feet to a point on the south line of said Northeast Quarter; thence North a distance of 1,330± feet; thence East 620± feet to a point on the East line of said Northeast Quarter; thence South to the 1,330± feet to the Northeast corner of said Half Quarter Section; thence South along the East line thereof a distance of 1,250± feet; thence West 665± feet; thence South 70± feet; thence West 1,200± feet; thence North 660± feet; thence West 800± feet to a point on the East line of the Southwest Quarter; thence South along said East line a distance of 330± feet; thence West 1,325± feet; thence South 315± feet; thence West 1,305± feet to the West line of said South Half; thence North 1,345± feet to the place of beginning, containing 157± acres, more, less.

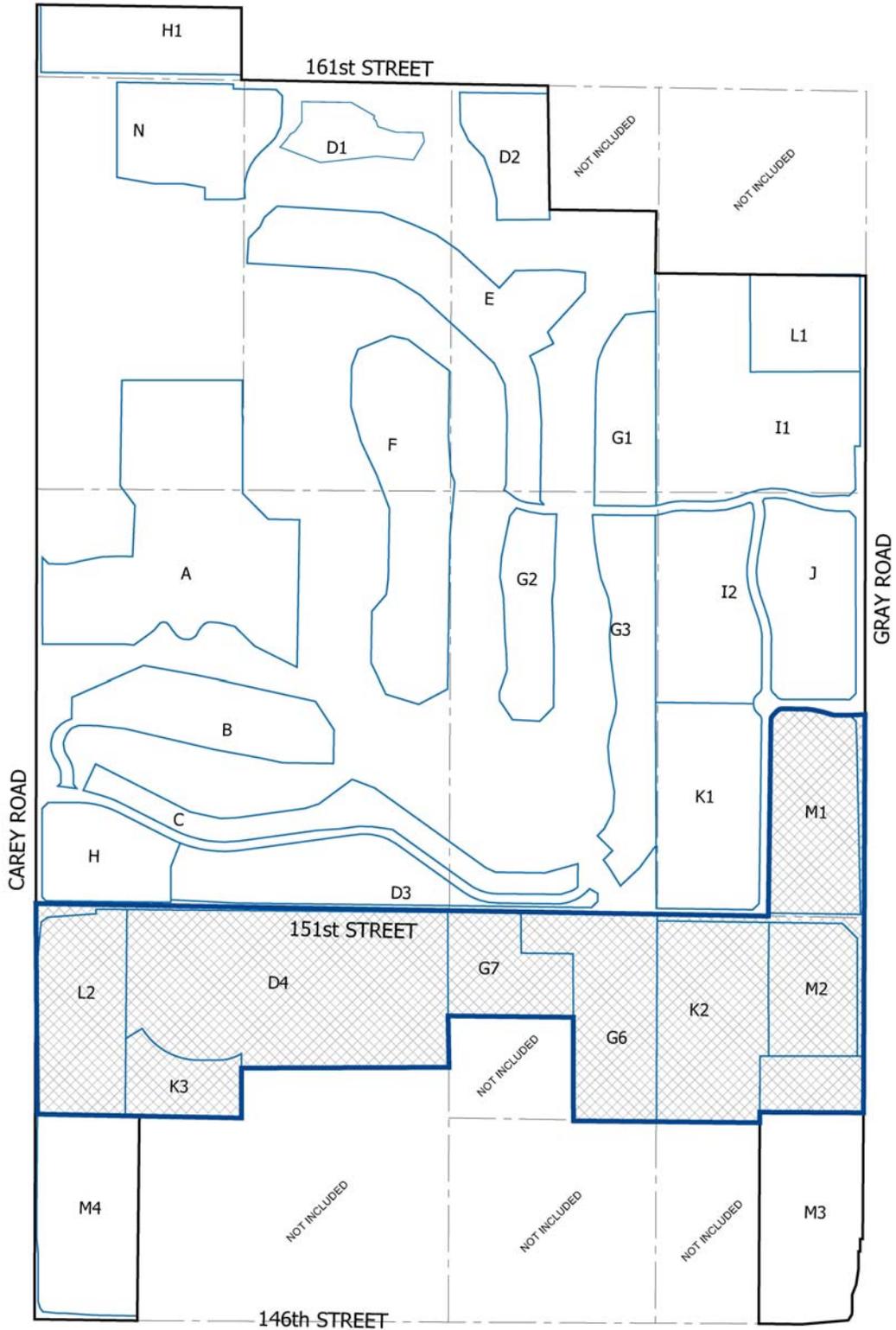
Subject to all highways, rights-of-way and easements of record.

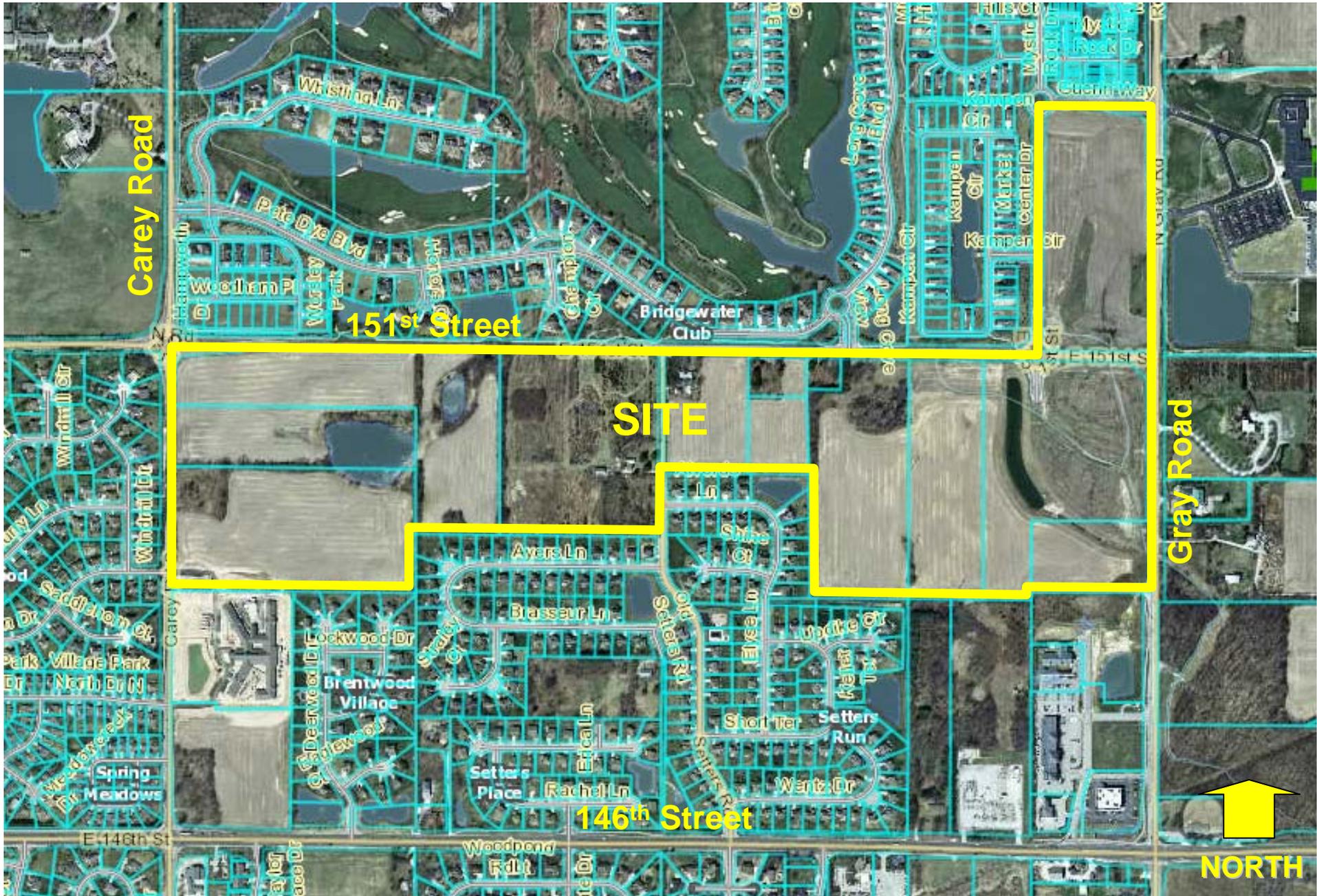
THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND DOES NOT REPRESENT AN ACCURATE BOUNDARY SURVEY.

**EXHIBIT "A"**

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**(Legal Description)**





## The Bridgewater Club

February 2012 Text Amendment - Site Location Map / Aerial Photograph