

**AN ORDINANCE ESTABLISHING THE BOULDER RIDGE RESIDENTIAL COMMUNITY  
PLANNED UNIT DEVELOPMENT DISTRICT AND DEVELOPMENT STANDARDS WITHIN  
THE TOWN OF LOWELL, LAKE COUNTY, INDIANA**

**Whereas**, the Boulder Ridge Residential Community Planned Unit Development District Ordinance is a supplement to the Town of Lowell Zoning Ordinance codified at Chapter 155: Land Use and Development Code; Subdivision Control Code; of the Lowell Code of Ordinances; and

**Whereas**, Olthof Homes, the contract purchaser/developer of the Boulder Ridge Residential Community Planned Unit Development now seeks approval for the PUD ordinance to identify and define areas within the PUD, as well as to establish additional development provisions therein; and

**Whereas**, the Town of Lowell has conducted a public hearing after due notice as required by law on the proposed planned unit development ordinance and after due deliberation has concluded that approval of the planned unit development ordinance is appropriate.

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOWELL, AS FOLLOWS:**

1. § 155.042.3 of Chapter 155: *Land Use and Development Code; Subdivision Control Code* of Lowell, Indiana Code of Ordinances is hereby created and shall read as follows:

§ 155.042.3 Boulder Ridge Residential Community Planned Unit Development District

*(A) Intended Purpose.*

The Boulder Ridge Planned Unit Development District (“Boulder Ridge”) is intended to be designed as a diverse residential community defined by the careful planning of open space, the creation of a unique and identifiable community, and meeting of the residential market needs of the Town of Lowell. Boulder Ridge will provide four (4) types of residential homes, specifically, maintenance-free front-loaded townhomes, maintenance-free paired cottages, and two (2) types of single-family detached homes. Boulder Ridge will be interconnected using walking paths, open spaces, park equipment, and recreational areas, creating a unique community in the Town of Lowell. Boulder Ridge is subject to the Boulder Ridge Homeowner’s Association and the recorded Boulder Ridge Declaration of Covenants, Conditions, and Restrictions which may be enforced by the Developer, HOA, residents of Boulder Ridge, and/or other interested parties, and shall not be enforced by or under the authority of the Town of Lowell.

*(B) Location and Legal Description.*

The Boulder Ridge Planned Unit Development District is a 141.49-acre property located in the vicinity of the intersection of Cline Avenue and 173<sup>rd</sup> Avenue. It is located just north of the Heritage Falls subdivision and just west of Freedom Park, in the Town of Lowell, Lake County, Indiana. The property is legally described as follows:

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH 60 ACRES (BY PROPORTIONAL MEASURE IN ACCORDANCE WITH THE ORIGINAL GOVERNMENT SURVEY) OF THE SOUTHEAST QUARTER ALL IN SECTION 15, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA. EXCEPTING THEREFROM THE FOLLOWING TRACT OF LAND:

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION IS, A DISTANCE OF 2040.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 200.00 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 217.80 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 217.80 FEET TO THE POINT OF BEGINNING.

*(C) District Map and District Areas.*

(1) The Boulder Ridge district map and district areas are identified in Exhibit A, District Map, dated 05-2025 and Exhibit B, Site Data, dated 05-2025, attached to the Boulder Ridge Final PUD Plan, dated 5-23-2025, which is on file with the Town of Lowell Building Department and identifies the areas of Boulder Ridge, specifically:

(a) "Area 1." Lots: 55-101, 135-148 & 157-211 consisting of 116 Single-Family Detached Traditional homes on a minimum of 60 ft. wide lots.

(b) "Area 2." Lots: 1-48 consisting of 48 Single-Family Detached Traditional homes on a minimum of 80 ft. wide lots.

(c) "Area 3." Lots: 49-54, 102-124, 130-134, 151-156 & 218-223 consisting of 46 Single-Family Attached Paired Cottage homes (total of 92 units) on a minimum of 90 ft. wide lots.

(d) "Area 4." Lots: 125-129, 149-150, 212-217 & 224-230 consisting of 20 Single-Family Attached Front-Loaded Townhomes (total of 98 units) on a minimum of 110 ft. wide lots.

(e) “Area 5.” Includes Outlots A-N for open space use, recreational paths, and stormwater basins.

(f) “Area 6.” Includes the public right-of-way that is part of Boulder Ridge and shall be dedicated to the Town of Lowell.

*(D) Supplemental Zoning Provisions.*

The zoning provisions established herein constitute the Plan of PUD for the Boulder Ridge Planned Unit Development District Ordinance and govern the development as a whole and the final development plan approval process. Any zoning or development standard not specified herein shall be governed by the applicable provisions otherwise specified in the Town of Lowell Code of Ordinances and the Standard Specifications for the Construction of Public Facilities in the Town of Lowell, as both may be amended from time to time, as follows:

- (1) Areas 1 and 2 - R-2 zoning district standards shall apply.
- (2) Areas 3 and 4 – R-4 zoning district standards shall apply.
- (3) All other areas of Boulder Ridge not designated herein – R-2 zoning district standards shall apply.

*(E) Definitions.*

The definitions in this subsection shall apply to the interpretation of the provisions of this Boulder Ridge Planned Unit Development District Ordinance and the Town of Lowell Code of Ordinances as applied to property owners and lots within Boulder Ridge, even when the definition herein affects the applicability of the Town of Lowell Code of Ordinances as generally applied.

- (1) *Accessory Structure.* A structure which is subordinate to the primary residential structure in area, intent, and purpose; is located on the same lot as the residential structure; is principally above ground and has a roof and at least two (2) walls. The term *accessory structure* shall include detached garages, carports, pool houses, gazebos, sheds, mini-barns, prefabricated buildings, dumpsters, storage units, shipping containers, and other like structures. The term *accessory structure* shall not include pools, swing sets, mailboxes, lamp posts, dog houses, tree houses, antennas, satellite dishes, radio towers, flag poles, signs, patios, decks, platforms, fences, and other such incidentals, except as otherwise stated in this section.
- (2) *Corner Lot.* A lot that is abutting the intersection of two (2) roadways and is bounded on two (2) sides by said roadways. A corner lot has a single front yard abutting the roadway, an interior side yard, and exterior side yard adjacent to the roadway, and a single backyard.

- (3) *Front Yard.* The area directly in front of the primary residential structure, between the front of the residential structure and the roadway it faces. A lot in Boulder Ridge has only one (1) front yard, regardless of whether the primary residential structure is located on an interior lot or a corner lot.
- (4) *Interior Lot.* A lot that is bounded by a Boulder Ridge dedicated roadway on the front side only. An interior lot has a single front yard abutting a Boulder Ridge dedicated roadway, two (2) interior side yards, and a single backyard. A lot in Boulder Ridge is an *interior lot* even if the backyard abuts a non-Boulder Ridge dedicated roadway.

(F) *Uses.*

(1) Permitted Uses.

(a) Areas 1-2:

(i) Single-Family Dwelling

(ii) Child day-care home

(iii) Home occupation Type 1 (in accordance with § 155.084) – The owner of property is permitted to conduct business out of the home; however, employees, customers, clients, business visitors, or the like shall be limited as outlined in the covenants and by-laws of the Boulder Ridge Homeowner's Association.

(iv) Residential facility for the developmentally disabled/mentally ill.

(b) Areas 3-4:

(i) Multi-Family Dwelling

(ii) Home occupation Type 1 (in accordance with § 155.084) – The owner of property is permitted to conduct business out of the home; however, employees, customers, clients, business visitors, or the like shall be limited as outlined in the covenants and by-laws of the Boulder Ridge Homeowner's Association.

(iii) Residential facility for the developmentally disabled/mentally ill.

(c) Area 5:

(i) Open Space/Amenity Areas

(ii) 8 ft. combination of asphalt and aggregate recreational path

(iii) Stormwater detention basins and all appurtenances related thereto

(d) Area 6:

(i) Public right-of-way

*(G) Developmental Standards and Provisions.*

*(1) District Standards.*

*(a) Lot & Building Disposition – Primary Structure*

Lot & Building Disposition – Primary Structure	Area 1: Single-Family Detached Traditional Homes – Lots 1-48	Area 2: Single-Family Detached Traditional Homes – Lots 55-101, 135-148 & 157-211	Area 3: Single-Family Attached Paired Cottages – Lots 49-54, 102-124, 130-134, 151-156 & 218-223	Area 4: Single-Family Attached Townhomes – Lots 125-129, 149-150, 212-217 & 224-230	Area 5: Open Space	Area 6: Public Right-of Way
Lot Area (min. sq. ft.)	10,400 sq. ft.	7,800 sq. ft.	11,700 sq. ft.	9,680 sq. ft.	N/A	N/A
Lot Width* (min. sq. ft.)	80 ft.	60 ft.	90 ft.	110 ft.	N/A	N/A
Lot Coverage** (max. %)	40%	45%	40%	40%	N/A	N/A
Lot Frontage (min.)	55 ft.	35 ft.	N/A	N/A	N/A	N/A
Front Setback (min.)	25 ft.	25 ft.	25 ft.	20 ft.	N/A	N/A
Side Setback – Interior (min.)	7 ft. per side	5 ft. per side	8 ft. per side for	10 ft. per side for	N/A	N/A

			exterior units 0 ft. per side for interior units	exterior units 0 ft. per side for interior units		
Side Setback – Corner (min.)	25 ft.	25 ft.	20 ft.	20 ft.	N/A	N/A
Rear Setback (min.)	20 ft.	20 ft.	20 ft.	35 ft.	N/A	N/A
Living Area (min. sq. ft.), excluding garage	1,600 sq. ft.	1,400 sq. ft.	1,400 sq. ft.	1,400 sq. ft.	N/A	N/A
Ground Floor Area (min. sq. ft.)	900 sq. ft.	700 sq. ft.	1,400 sq. ft.	600 sq. ft.	N/A	N/A
Number of Primary Structures (max.)	1	1	1	1	N/A	N/A
Primary Structure Height (max.)	35 ft.	35 ft.	35 ft.	35 ft.	N/A	N/A
Garages	Only attached garages are permitted. Detached garages are prohibited.					

\* Measured along the front building setback line

\*\* Impervious surface calculation shall include the total lot coverage for the primary structure and garage, driveways, flatwork, and other like surfaces.

(b) Building Disposition – Accessory Structures

(i) Accessory structures are prohibited in Areas 1-6.

(2) *Buffer Yard Standards.* No buffer yards are required.

(3) Environmental Standards.

(a) Bushes, trees, plants, or other landscaping shall not be located within twenty (20) feet of the high-water line in a wet bottom pond;

(b) Except as set forth above, the Environmental Standards in § 155.078, as amended from time to time, shall apply.

*(4) Parking Standards.*

(a) Areas 1-4:

(i) Two (2) off-street parking spaces each are required on every residential lot, including the garage;

(ii) All parking surfaces shall be of concrete material;

(iii) For the roadway west of the intersection of Everstone Street and Timber Lane, no parking is allowed.

(iv) Except as set forth above, the Parking Standards in § 155.080, as amended from time to time, shall apply.

(b) Areas 5-6:

(i) Parking is prohibited in Area 5 unless parking spaces are located along public right-of-way or within an outlot. Any parking restrictions in Area 6 will be denoted by signage posted along roadways.

*(5) Entrance/Drive Standards.*

(a) Areas 1-4:

(i) 2-Car and 3-Car Entrance drives shall be a minimum width of 17 feet and a max width of 24 feet at the right-of-way;

(ii) All driving surfaces on residential lots shall be concrete at a thickness of six (6) inches of PCC (Portland Cement Concrete) over six (6) inches of aggregate subbase;

(iii) All aprons (residential and non-residential) shall be concrete at a thickness of six (6) inches of PCC (Portland Cement Concrete) over six (6) inches of aggregate subbase;

(iv) Asphalt driveways and aprons are prohibited on residential lots;

(v) Except as set forth above, the Entrance Drive Standards in § 155.082, as amended from time to time, shall apply.

*(6) Sight Visibility Standards.*

(a) In Areas 1-2, the property owner is responsible for replacement, pruning, and other maintenance of parkway trees on their lot, including but not limited to maintaining a 3 ft. x 8 ft. clear distance height requirement;

(b) In Areas 3-5, the Homeowner's Association is responsible for replacement, pruning, and other maintenance of parkway trees on their lot, including but not limited to, maintaining a 3 ft. x 8 ft. clear distance height requirement.

(c) Refer to the Boulder Ridge Final Landscape Plan as the controlling document for any clarifications on special circumstances not listed herein;

(d) Except as set forth above, the Sight Visibility Standards in § 155.083, as amended from time to time, shall apply.

*(7) Temporary Structures.* The Temporary Structures Standards set forth in § 155.089, as amended from time to time, shall apply.

*(8) Flatwork Standards.*

(a) Areas 1-4:

(i) The location of flatwork on a residential lot may abut the property line;

(ii) No flatwork shall be located in any easement.

(b) Area 5:

(i) The location of flatwork on the Outlots may abut the property line;

(ii) Flatwork may be located in an easement unless the specific easement provisions, or state or federal law prohibit such placement;

(iii) Election to place flatwork in an easement shall be a waiver of liability if the Town or a party having a beneficial interest in the easement must remove the flatwork to access the easement;

(iv) The Town or the party having a beneficial interest in the easement may require the flatwork to be removed upon three (3) days written notice to



the property owner, or as provided in the easement or other governing document, whichever is earlier;

(v) In the event of an emergency, the Town or party having a beneficial interest in the easement may remove the flatwork without notice;

(vi) In the event the flatwork is not removed, the Town or the party having a beneficial interest in the easement may remove the flatwork and cause the materials to be stacked upon the property;

(vii) Flatwork placed in or near a drainage easement must not impede the flow of stormwater. In the event the flow of stormwater is impeded, the Town shall have the rights set forth above to mitigate or alleviate such condition.

#### (9) Fence and Wall Standards.

##### (a) Areas 1-2:

(i) Fences shall not exceed six (6) feet in height beginning from the front building line and extending to the rear boundary.

(ii) Fences on corner lots and interior lots may be erected on the property line unless the property line crosses or abuts a right-of-way, then the fence must be set back ten (10) feet from the right-of-way and not in an easement on a corner lot.

(iii) Chain link fences and walls of any sort are prohibited.

(iv) Fences may be located in an easement unless the specific easement provisions, or state or federal law prohibit such placement.

(v) Election to place a fence in an easement shall be a waiver of liability if the Town or a party having a beneficial interest in the easement must remove the fence to access the easement.

(1) The Town or party having a beneficial interest in the easement may require the fence to be removed upon three (3) days written notice to the property owner, or as provided in the easement or other governing document, whichever is earlier.

(2) In the event of an emergency, the Town or the party having beneficial interest in the easement may remove the structure without notice.

(3) In the event the structure is not removed, the Town or the party having a beneficial interest in the easement may remove the fence and cause the materials to be stacked upon the property.

(4) Fences placed near a drainage easement must not impede the flow of stormwater. In the event the flow of stormwater is impeded, the Town shall have the rights set forth above to mitigate or alleviate such condition.

(5) Except as set forth above, the Fence and Wall Standards in § 155.090, as amended from time to time, shall apply.

(b) Areas 3-4:

(i) Fences and walls are prohibited.

(10) *Pool Standards.*

(a) Area 2.

(i) Pools are allowed in the rear yard.

(a) Areas 1, 3-4.

(i) Pools are prohibited.

(11) *Landscaping Standards.*

(a) Area 1:

(i) Every lot owner shall maintain seven (7) shrubs or plantings of varying sizes that will be planted in the front of the lot.

(b) Area 2:

(i) Every lot owner shall maintain eighteen (18) shrubs or plantings of varying sizes that will be planted in the front of the lot.

(c) Areas 3-4:

(i) For Area 3, every lot shall have a minimum of seventeen (17) shrubs or plantings of varying sizes that will be maintained by the Boulder Ridge Homeowner's Association.

(ii) For Area 4, every lot shall have a minimum of four (4) shrubs or plantings that will be maintained by the Boulder Ridge Homeowner's Association.

(d) Area 5:

(i) Each outlot will be owned and maintained by the Boulder Ridge Homeowner's Association and will vary in the landscaping that will be located within each outlot. The specific landscaping details of each outlot are contained in the Boulder Ridge Final Landscape Plan, dated 5 -16 - 2025.

(ii) Except as set forth above, or as provided in the Boulder Ridge Final Landscape Plan, dated 5-16-2025, the Landscaping Standards in § 155.091, as amended from time to time, shall apply.

(12) *Outdoor Lighting Standards.* The Outdoor Lighting Standards set forth in § 155.093, as amended from time to time, shall apply.

(13) *Streetscape Standards.* The Streetscape Standards set forth in § 155.094, as amended from time to time, shall apply.

(14) *Wind Energy Conversion System Standards.* Wind Energy Conversion Systems are prohibited.

(15) *Sign Standards.*

(a) Area V:

(i) A permanent entrance monument sign is permitted within each of the monument sign easements.

(ii) Each entrance monument sign shall not exceed a front face total of 480 sq. ft. and a height of 16 ft.

(iii) The locations of the entrance monument signs are as follows:

(1) The primary entrance monument will be located in the median of the central boulevard entrance off Cline Avenue and Granite Way.

(2) Outlot J, secondary entrance monument will be located on the southwest side of the intersection of Cline Avenue and Stonebrook Way.

(3) Outlot A, secondary entrance monument will be located on the northwest side of the intersection of Cline Avenue and Cedar Street.

(iv) The entrance monument signs shall follow the details and specifications as set forth in the approved final landscape plan for Boulder Ridge as approved by the Town of Lowell. No permit is required for construction of the entrance monument signs as set forth herein.

(b) All Areas: The total maximum temporary signage for the community (combined total) shall be:

(i) 2 marketing signs measuring 64 sq. ft. each, shall be permitted at any one time within Boulder Ridge;

(ii) 2 on-premises model signs per lot for home descriptions, not to exceed 6 sq. ft., shall be permitted;

(iii) Up to 4 marketing flag poles per model, each 18 ft. in height, with flags not to exceed 15 sq. ft. each, shall be allowed within Boulder Ridge at any one time.

(iv) Up to 4 marketing flag poles per entrance to the community, each 18 ft. in height with flags not to exceed 15 sq. ft. each, shall be allowed within Boulder Ridge at any one time.

(v) Up to 4 feather flags shall be permitted for specific sales or marketing-related events in the community but will not be permitted otherwise.

(vi) Up to 15 semi-permanent, directional signs, not to exceed 6 sq. ft., shall be permitted throughout the duration of the build-out and sale of all homes and shall be permitted to be placed in the parkway portion of the right-of-way of unsold homes and/or outlots.

(c) Except as set forth above, the Sign Standards in § 155.100-155.104, as amended from time to time, shall apply.

(16) *Garbage Cans.*

(a) Garbage cans are permitted in the parkway or on the side of the roadway 24 hours before and 24 after the scheduled garbage pick-up day;

(b) At all other times, garbage cans are prohibited from being in the public view. Garbage cans shall be stored inside a town-approved structure or shall be located behind the front building setback line and screened on at least two (2) sides so as not to be seen from the public right-of-way.

(17) *Outdoor Holiday Lights and Décor.* All outdoor holiday lights and décor, including light clips, may be put up one (1) week before and after a holiday, with the exception of Christmas

decorations, which are permitted from Thanksgiving until one (1) week after New Year's Day. Decorations shall be removed at all other times. Additional information pertaining to outdoor holiday lights and décor is available in the Boulder Ridge Homeowner's Association Declaration of Covenants and shall be enforced.

(18) *Animals*. The keeping and maintaining of animals shall comply with Chapter 92 of the Lowell Code of Ordinances, as amended from time to time.

(19) *Public Facilities*. The Standard Specifications for the Construction of Public Facilities in the Town of Lowell shall apply to Boulder Ridge.

(a) All Public Facilities shall comply with the Final Engineering Plans for Boulder Ridge Subdivision prepared by DVG Team, subject to current revisions.

(20) *Building Permits and Improvement Location Permits*. Written approval from the developer or the HOA for the requested permit shall be submitted to the Town simultaneously with the filing of a permit application. No permit application will be accepted for filing by the Building Department without the applicable developer or HOA's written approval.

(21) *Variances from Development Standards or Uses*. Written approval from the developer or the HOA for a variance from the Boulder Ridge Planned Unit Development District Ordinance, or any other provision of the Town of Lowell Code of Ordinances, shall be submitted to the Town simultaneously with the filing of the variance application. No variance application will be accepted for filing with the Building Department without the applicable developer or HOA's approval.

(22) *Notice of Public Hearing*.

(a) An applicant filing a petition with the Town that requires a public hearing regarding any property within Boulder Ridge shall give notice to the developer and/or HOA, as required by law.

(b) Notice shall be given to the developer and/or HOA, regardless of the distance from the subject property in Boulder Ridge to the property line of the developer and/or HOA owned property.

(c) Failure of the applicant to provide proper notice to the developer and/or HOA shall void any decision of the Plan Commission, Board of Zoning Appeals, Town Council, or other applicable municipal body.

(23) *Amendments*. Any proposed amendment to the Boulder Ridge Planned Unit Development District Ordinance shall follow the same process and procedure as required by state law and the Town of Lowell Code of Ordinances to amend a zoning ordinance.

Effective Date. This ordinance shall be in full force and effect from and after its passage and execution by the Town Council President of the Town of Lowell.

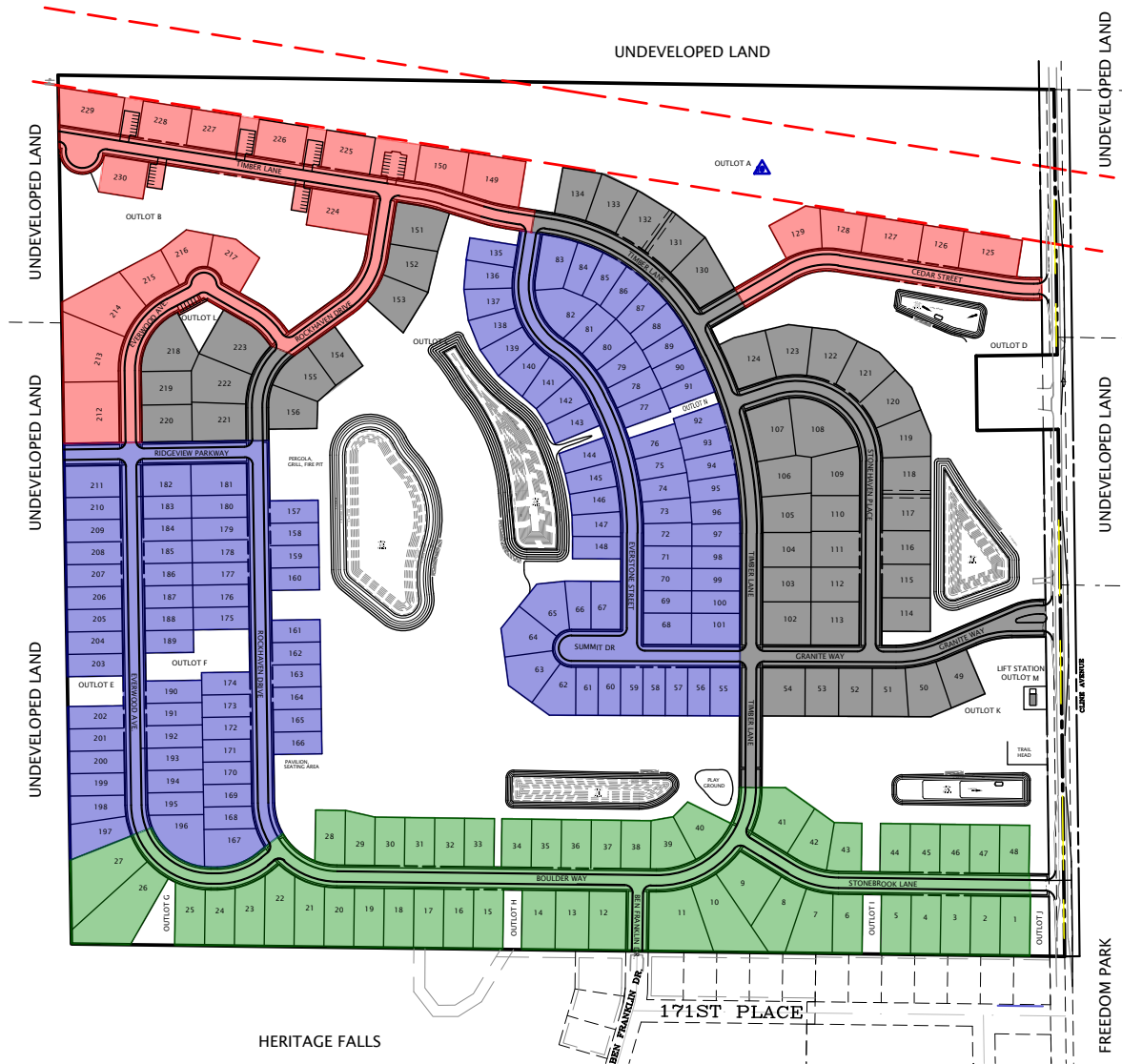
**Duly Ordained and Enacted** by the Town Council of the Town of Lowell, Lake County, Indiana, on this \_\_ day of \_\_\_\_\_, 2025.

**Town Council of the Town of Lowell, Lake County, Indiana:**

	Todd Angerman, Town Council President
	Mike Gruszka, Town Council Vice President
	John Yelkich, Town Council Member
	Shane Tucker, Town Council Member
	John Alessia, Town Council Member

**Attest:**

\_\_\_\_\_  
Jill Murr, Clerk-Treasurer



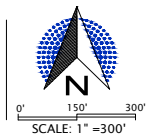
## SITE DATA

PROJECT SITE: 141.49 ACRES ±

SINGLE FAMILY (60'x130')	116 LOTS/UNITS	29.55 ACRES ±
SINGLE FAMILY (80'x130')	48 LOTS/UNITS	18.90 ACRES ±
PAIRED COTTAGES (90'x130')	46 LOTS/92 UNITS	20.18 ACRES ±
FRONT LOADED TOWNHOMES	20 LOTS/98 UNITS	12.73 ACRES ±
DETENTION/PARK/OPEN SPACE		60.13 ACRES ±
<b>TOTAL DENSITY</b>	<b>230 LOTS/354 UNITS</b>	<b>141.49 ACRES ±</b>
	<b>2.50 UNITS/ACRE</b>	

DRAWN BY	DATE
JEH	05-25
SECTION	COUNTY, STATE
15-33-9	LAKE
JOB NO.	
25-0013	

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## BOULDER RIDGE

TOWN OF LOWELL, INDIANA  
EXHIBIT - A  
District Map

DVG TEAM, Inc  
1155 Troutwine Road  
Crown Point, IN 46307  
P: (219) 662-7710  
F: (219) 662-2740  
www.dvgteam.com





## SITE DATA

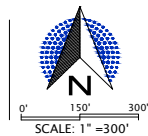
PROJECT SITE: 141.49 ACRES ±

AREA 1	116 LOTS/UNITS	23.56 ACRES ±
AREA 2	48 LOTS/UNITS	15.02 ACRES ±
AREA 3	46 LOTS/92 UNITS	14.52 ACRES ±
AREA 4	20 LOTS/98 UNITS	7.82 ACRES ±
AREA 5	OPEN SPACE	58.30 ACRES ±
AREA 6	RIGHT OF WAY	22.27 ACRES ±

8' PATH 0.85± Miles  
5' SIDEWALK 5.3± Miles

DRAWN BY	DATE
JEH	05-25
SECTION	COUNTY, STATE
15-33-9	LAKE
JOB NO.	
25-0013	

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## BOULDER RIDGE TOWN OF LOWELL, INDIANA EXHIBIT - B Site Data

DVG Team, Inc  
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