

BOULDER — *Ridge* —

Final PUD Plan
2025



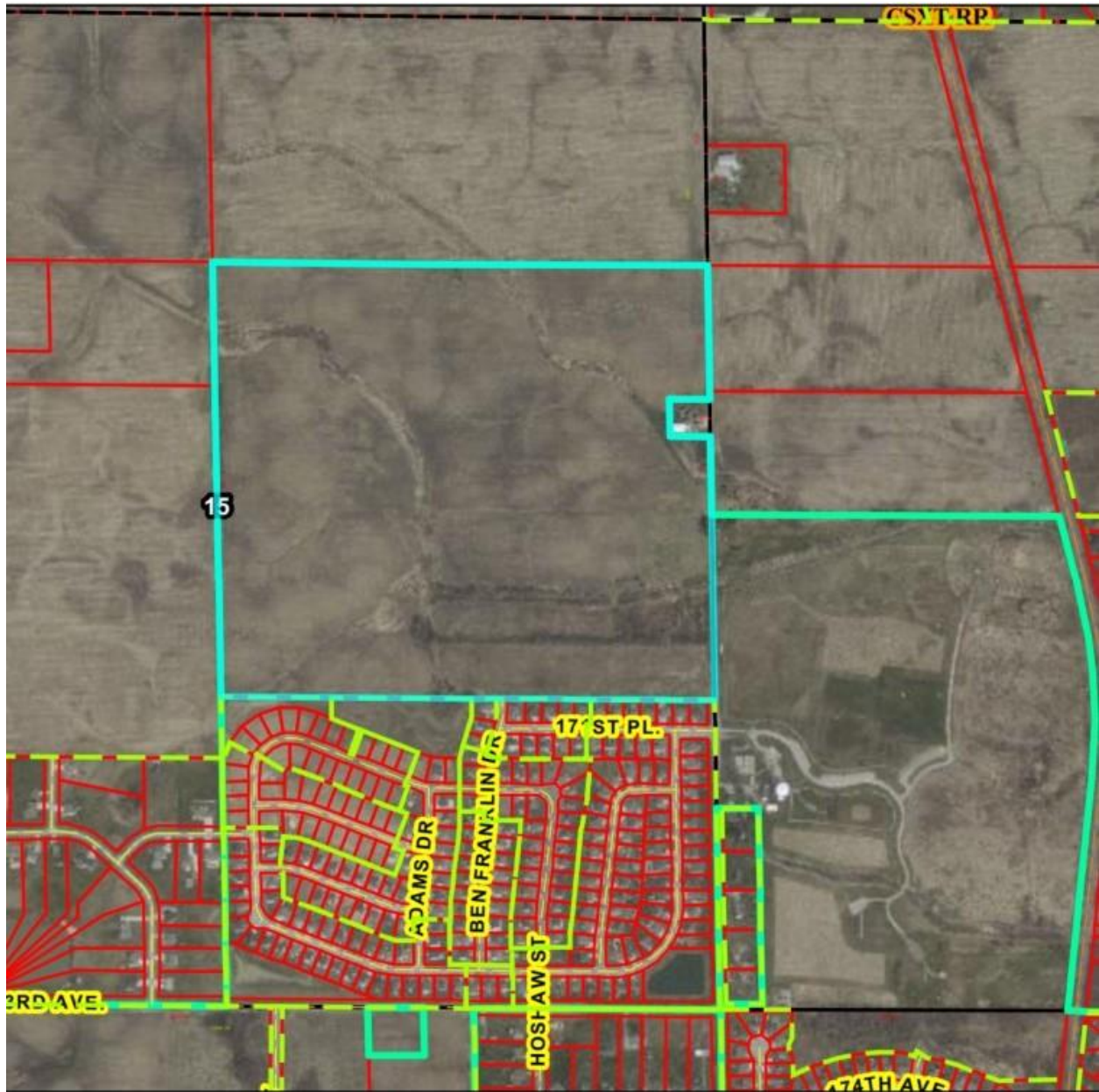
Exhibits:

Exhibit A: District Map

Exhibit B: Site Data

Exhibit C: Phasing Plan

Location Map



Introduction and Background

Boulder Ridge is located at 16904 Cline Avenue and comprises approximately 141.49 acres of farmland on the west side of Cline Avenue. The property is located within the corporate boundaries of the Town of Lowell and currently zoned PUD.

Olthof Homes is proposing to build a total of 354 housing units with an overall density of 2.5 dwelling units per acre. Open space and right-of-way make up approximately 57% of the site.

Access to the community will be via 3 points of connection off of Cline Avenue and 1 point of access off of Ben Franklin Drive in the Heritage Falls subdivision to the south. 2 additional stub roads will be provided on the western border of the property for connectivity to future growth.

Sanitary sewer and water service will be provided via connections to existing sanitary sewer and water mains, and developer-funded extensions of those facilities, as well as a lift station, will be provided to service the community. Storm water will be managed via a system of storm sewers, overland drainage, and on-site detention ponds. Gas and electric utilities will be provided by NIPSCO. Water utilities will be provided by Indiana American Water Company. Sanitary utilities will be provided by the Town of Lowell.

Community Data and Standards

Boulder Ridge will consist of 4 types of homes:

1. 116 Single-Family Detached Traditional homes on a minimum of 60 ft. wide lots. These lots make up 33% of the total unit count of the community.
2. 48 Single-Family Detached Traditional homes on a minimum of 80 ft. wide lots. These lots make up 16% of the total unit count of the community.
3. 46 Single-Family Attached Paired Cottage lots (92 total units) on a minimum of 90 ft. wide lots. These lots make up 26% of the total unit count of the community.
4. 20 Single-Family Attached Front-Loaded Townhome lots (98 total units) on a minimum of 110 ft. wide lots. These lots make up 28% of the total unit count of the community.

Boulder Ridge will be providing a total of approximately 58.30 acres of open space that will be a mix of open space, amenities, and detention ponds. In total, there will be approximately 0.85 miles of an 8 ft. walking path consisting of a mix of asphalt and aggregate materials. All open space will be owned and maintained by the Boulder Ridge HOA.

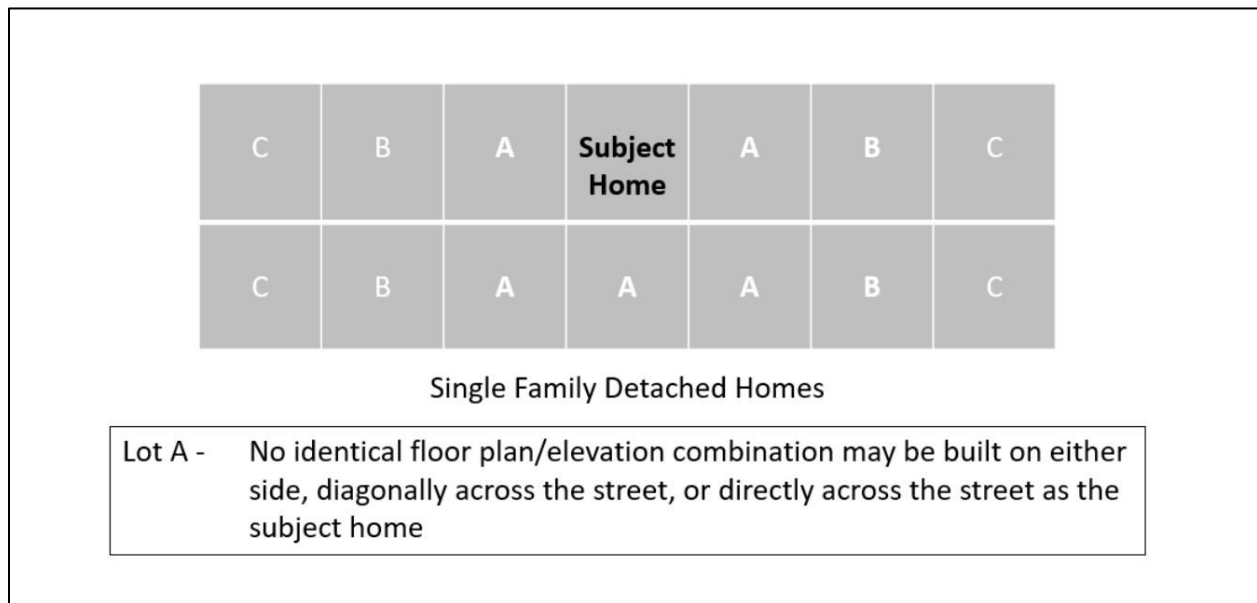
Development Agreement

Olthof Homes is committed to the following points as part of the Boulder Ridge Community:

1. Olthof Homes will construct 165 Single-Family Detached Traditional homes, 92 Single-Family Attached Paired Cottage homes, and 98 Single-Family Attached Front-Loaded Townhomes, as presented in this document and the corresponding PUD ordinance. This will account for approximately 57% of the property area.
2. Olthof Homes will dedicate approximately 58.34 acres of open space, amenities, and detention ponds to the Boulder Ridge HOA and approximately 22.27 acres of right-of-way to the Town of Lowell. This will account for approximately 43% of the property area.
3. Olthof Homes will construct the public improvements and corresponding homes in phases.
4. Olthof Homes will develop the project in 4 overall phases, some of which are broken down into sub-phases, per Exhibit C: Phasing Plan.
5. Olthof Homes reserves the right to add, delete, and/or modify floor plans and elevations from the homes shown in this document as needed to keep up with current trends in the housing market, or the development of new floor plans and/or elevations to the approved product types.
6. Olthof Homes will construct a lift station just south of the central Cline Avenue entrance to service the sanitary sewer flows generated by this project. The lift station will be dedicated to the Town of Lowell following all applicable inspections and approvals from Town staff.
7. Olthof Homes will provide improvements on Cline Avenue in the form of a sidewalk extension from the central entrance south to connect into the Heritage Falls subdivision. Accel/decel lanes will also be provided at each entrance to the community. Curb and gutter will not be required along the Cline Avenue frontage.
8. Olthof Homes will provide a walking path connection to Freedom Park roughly midway between the central and south entrances to the community. This connection will tie into the existing path that runs along the east side of Cline Avenue.

Elevations and Anti-Monotony

It is the goal of Boulder Ridge, and indeed every Olthof Homes community, to provide a wide variety of floor plans and elevations for every homebuyer to choose from. This enables the community to create a unique character and for the streetscape of the neighborhood to be visually appealing. As such, an anti-monotony policy will be established and enforced throughout the community for each product type. There must be a variety of homes which differ by design, size, elevation, and color of both siding and masonry. No identical floor plan/elevation combination may be built on either side, diagonally across the street, or directly across the street as the subject home. Below is a representation of the policy.



Anti-Monotony Example

The following pages contain character examples of the floor plans and elevations that will be offered for each product type, but it is not an exhaustive list. Additional home styles, such as Arts & Crafts, Colonial, Craftsman, Traditional, Shingle, and Farmhouse, will be offered to give diversity to the façades of the homes.

Single-Family Character Examples



1,654 sq. ft./Traditional



1,903 sq. ft./Craftsman

Single-Family Character Examples



1,965 sq. ft./Shingle



2,182 sq. ft./Craftsman

Single-Family Character Examples



2,353 sq. ft./Farmhouse



2,397 sq. ft./Traditional

Single-Family Character Examples



2,444 sq. ft./Arts & Crafts



2,562 sq. ft./Traditional

Single-Family Character Examples



2,820 sq. ft./Farmhouse



2,889 sq. ft./Shingle

Single-Family Character Examples



2,897 sq. ft./Shingle

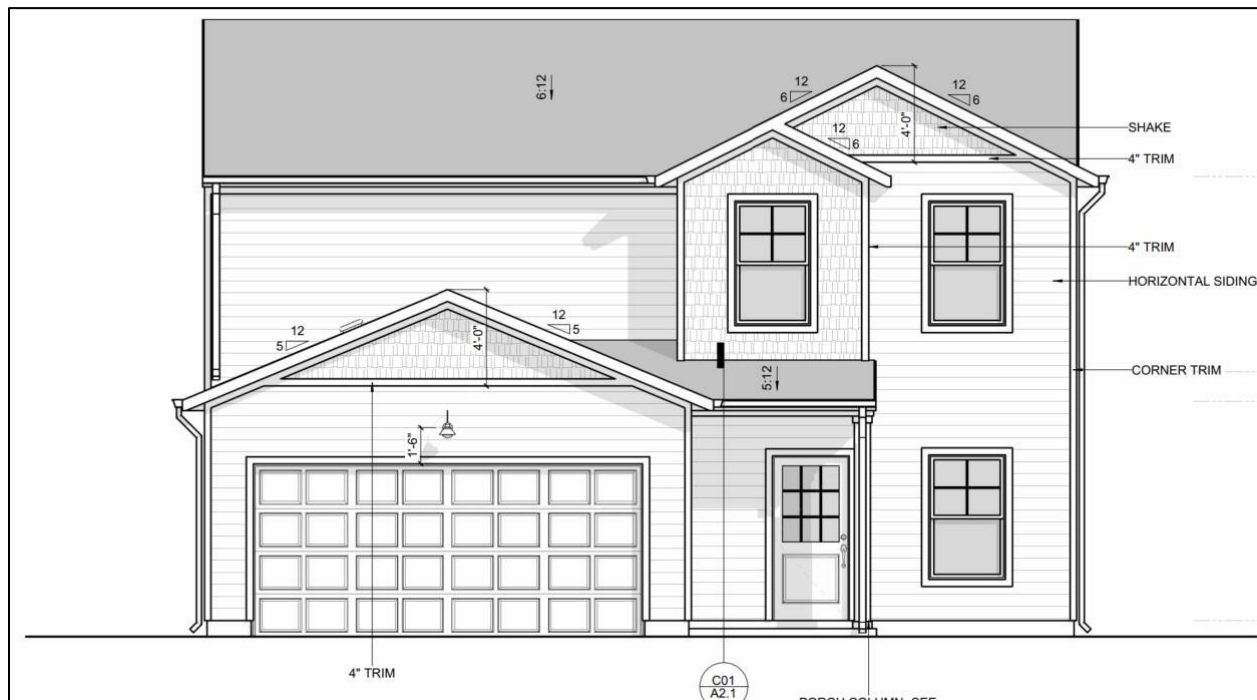


3,142 sq. ft./Farmhouse

Single-Family Character Examples



1,456 sq. ft. 1-Story



1,658 sq. ft. 2-Story

Single-Family Character Examples



1,801 sq. ft. 2-Story



2,011 sq. ft. 2-Story

Single-Family Character Examples



2,166 sq. ft. 2-Story



2,386 sq. ft. 2-Story

Paired Cottage Character Examples



Both are 1,532 sq. ft./Shingle/Craftsman



Front-Loaded Townhome Character Examples



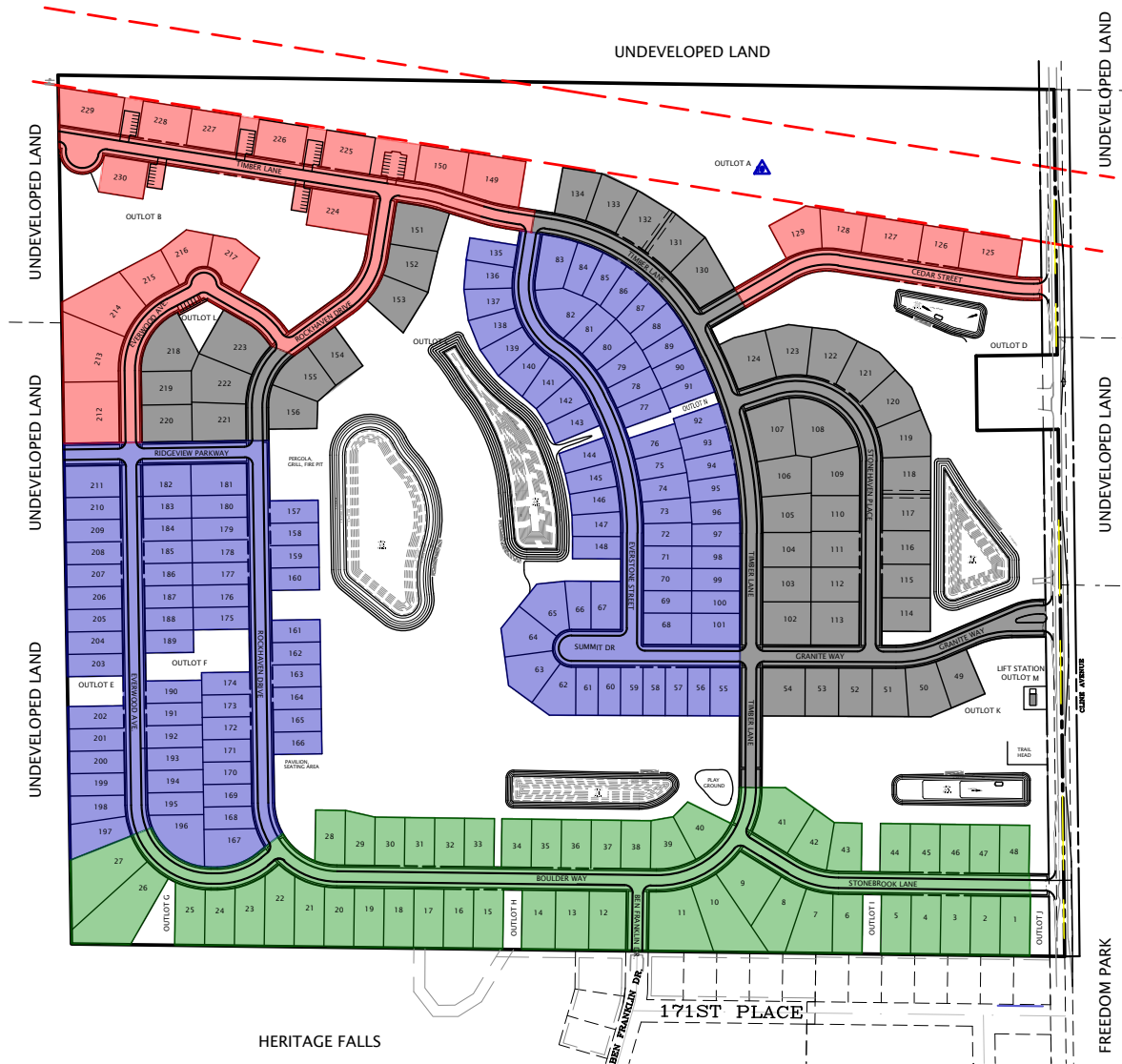
All are 1,462 sq. ft. units



Front-Loaded Townhome Character Examples



All are 1,462 sq. ft. units



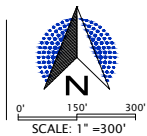
SITE DATA

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 ±
TOTAL DENSITY	230 LOTS/354 UNITS	141.49 ACRES ±
	2.50 UNITS/ACRE	

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

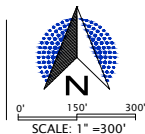
PROJECT SITE: 141.49 ACRES ±

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

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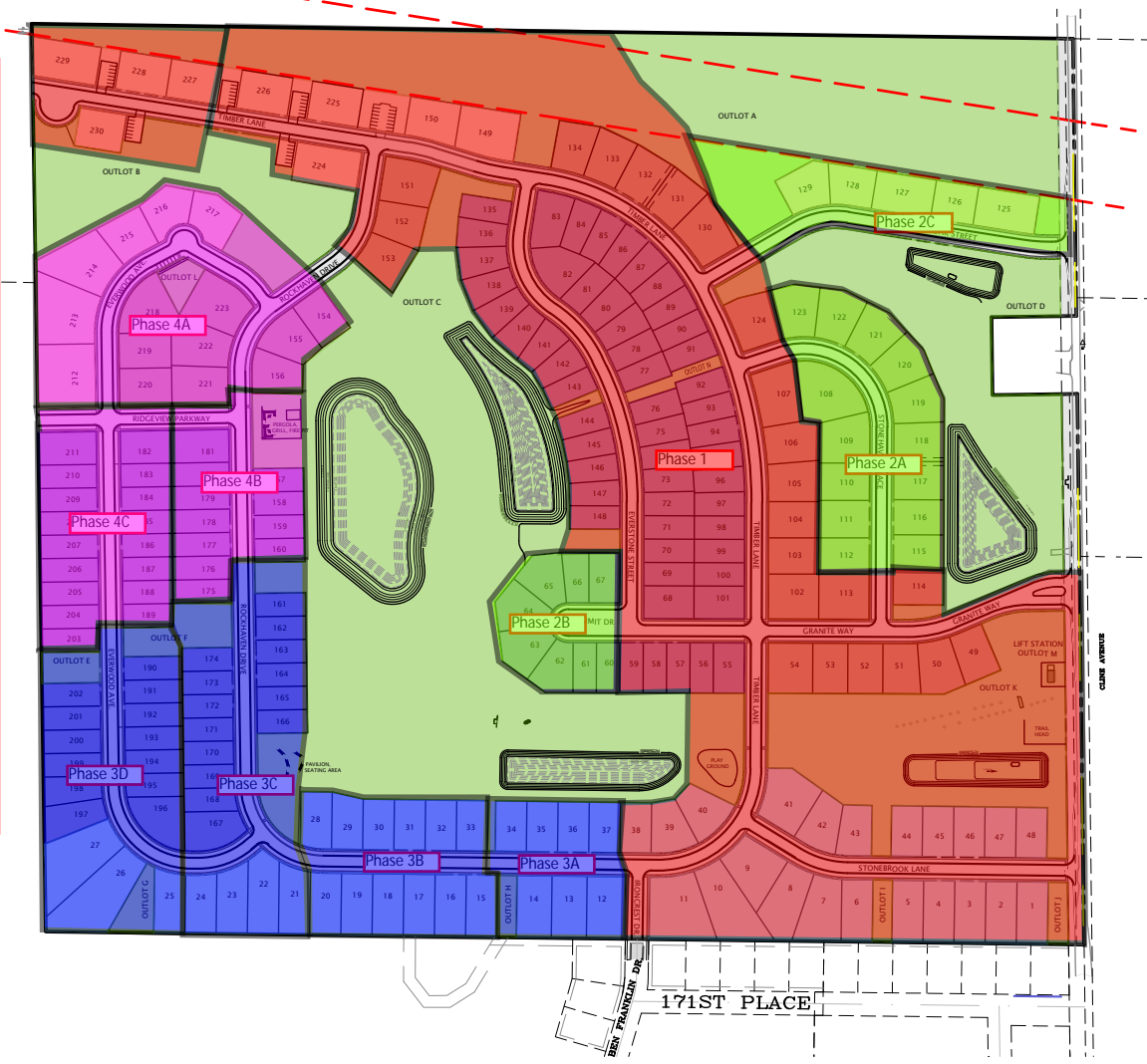


BOULDER RIDGE TOWN OF LOWELL, INDIANA EXHIBIT - B Site Data

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



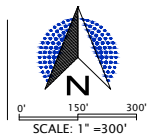
- Phase 1:
22 80 ft. lots
53 60 ft. lots
23 paired cottage lots (46 units)
9 townhome lots (47 units)
- Phase 2A:
14 paired cottage lots (28 units)
- Phase 2B:
8 60 ft. lots
- Phase 2C:
5 townhome lots (24 units)
- Phase 3A:
7 80 ft. lots
- Phase 3B:
12 80 ft. lot
- Phase 3C:
4 80 ft. lots
14 60 ft. lots
- Phase 3D:
3 80 ft. lots
13 60 ft. lots
- Phase 4A:
9 paired cottage lots (18 units)
6 townhome lots (27 units)
- Phase 4B:
11 60 ft. lots
- Phase 4C:
17 60 ft. lots



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AREA 6	RIGHT OF WAY	22.27 ACRES ±
8' PATH	0.85± Miles	
5' SIDEWALK	5.3± Miles	

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BOULDER RIDGE

TOWN OF LOWELL, INDIANA

EXHIBIT - C

Phasing Plan

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