

# Hickory Ridge

LOWELL, IN

Final PUD Plan  
2025



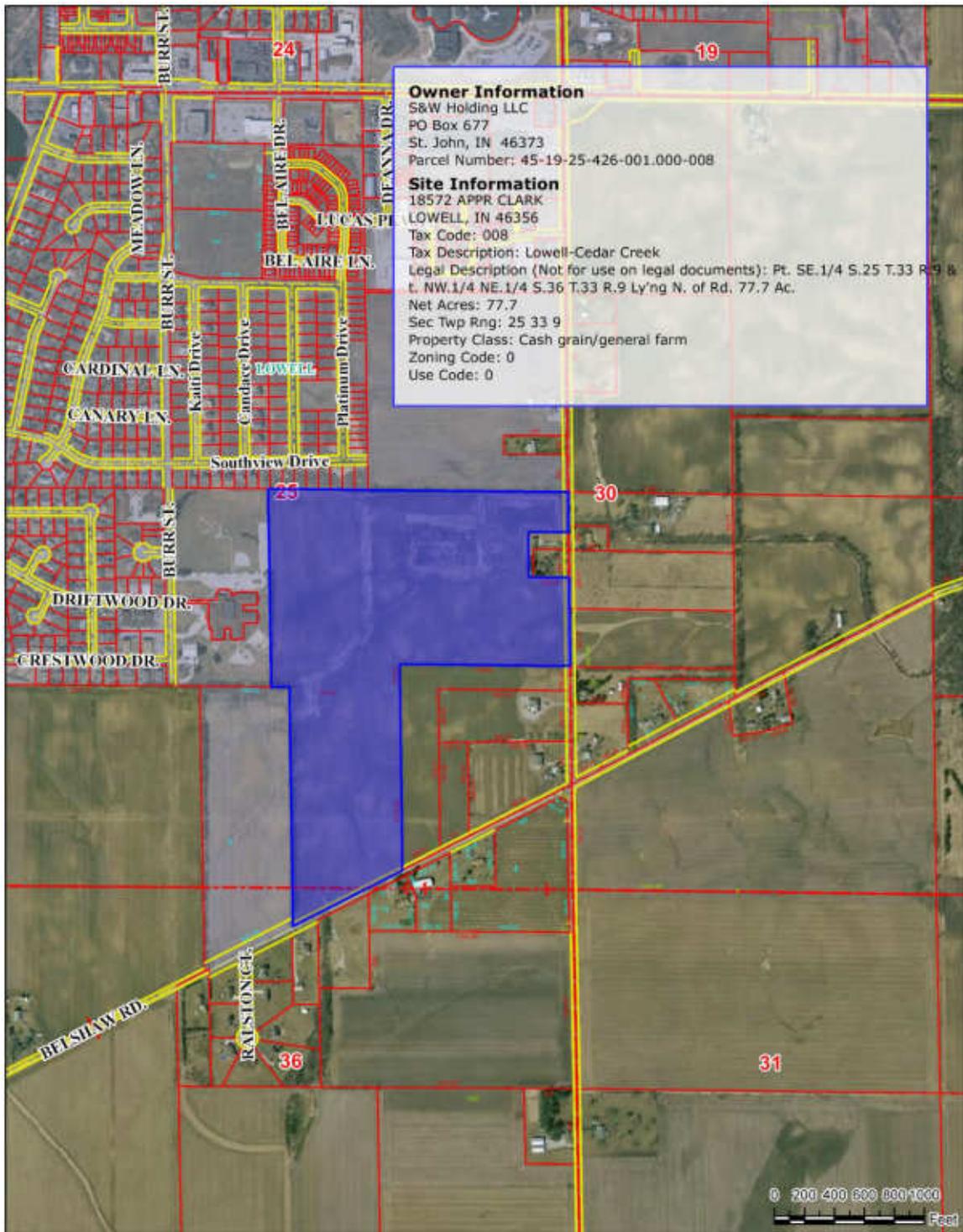
**SCHILLING**  
DEVELOPMENT

Exhibits:

Exhibit A: Proposed Lot Use

Exhibit B: Phasing Map

## Location Map



Lake County, IN

Date Printed: January 12, 2018

This map is to be used for tax purposes only. - Bill Emerson, Jr., Lake County Surveyor

## Introduction and Background

Hickory Ridge is located at 18572 Clark Avenue (northwest Corner of Clark Road and Belshaw Road) and comprises approximately 88.47 acres of farmland. The property is located within the corporate boundaries of the Town of Lowell and is currently zoned R-1 & R-3.

Schilling Development is proposing to build a total of 249 housing units with an overall density of 2.81 dwelling units per acre. Open space and right-of-way make up approximately 15% of the site.

Access to the community will be via 2 main points of connection, 1 off of Clark Avenue and 1 point of access off of Belshaw Road. Additional stub roads will be provided to connect to Beverly Estates on Alexander Avenue to the north and through the Stone Mill Development to connect to Burr Street.

Sanitary sewer and water service will be provided via connections to existing sanitary sewer and water mains, and developer-funded extensions of those facilities 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 sewer treatment will be provided by the Town of Lowell.

## Community Data and Standards

Hickory Ridge will consist of 3 types of homes:

1. 95 Single-Family Detached Traditional homes on a minimum of 80 ft. wide lots. These lots make up 38% of the total unit count of the community.
2. 68 Single-Family Maintenance-Free Cottage homes on a minimum of 70 ft. wide lots. These lots make up 27% of the total unit count of the community.
3. 43 Single-Family Attached Paired Villa lots (86 total units) on a minimum of 90 ft. wide lots. These lots make up 35% of the total unit count of the community.

Hickory Ridge will be providing a total of approximately 13.23 acres of open space that will be a mix of open space, landscaped berms and detention ponds. All open space will be owned and maintained by the Hickory Ridge HOA.

## Development Agreement

Schilling Development is committed to the following points as part of the Hickory Ridge Community:

1. Schilling Development will develop lots for 95 Single-Family Detached Traditional homes, 68 Maintenance-Free Cottage homes, and 86 Single-Family Paired Villas, as presented in this document and the corresponding PUD ordinance. This will account for approximately 85% of the property area.
2. Schilling Development will dedicate approximately 13.23 acres of open space and detention ponds to the Hickory Ridge HOA and approximately 17.2 acres of right-of-way to the Town of Lowell. This will account for approximately 34% of the property area.
3. Schilling Development will construct the public improvements and corresponding lots in phases.
4. Schilling Development will develop the project in 9 overall phases, per Exhibit C: Phasing Plan.
5. Schilling Development 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. Schilling Development will provide improvements on Clark Avenue in the form of a sidewalk. Accel/decel lanes will also be provided at each entrance to the community. Curb and gutter will not be required along the Belshaw Road frontage.

## Elevations and Anti-Monotony

It is the goal of Hickory Ridge, and indeed every Schilling Development 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 elevation & Color scheme combination may be built on either side of the subject home. 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



3,085 sq. ft./Craftsman



2,567 sq. ft./Craftsman

### Maintenance Free Character Examples



1,727 sq. ft./Craftsman Cottage



1,727 sq. ft./Modern Farmhouse

### Paired Cottage Character Examples



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



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

EXHIBIT "A" – PROPOSED LOT USE



**SITE DATA**

PROJECT SITE: 88.47 ACRES ±

■ SINGLE FAMILY (80'x130')	95 LOTS/UNITS	26.27 ACRES ±
■ MAINTENANCE FREE SF (70'x135')	68 LOTS/UNITS	16.05 ACRES ±
■ PAIRED VILLAS (90' x 135')	43 LOTS/86 UNITS	14.91 ACRES ±
■ DETENTION/PARK/OPEN SPACE		13.34 ACRES ±
<b>TOTAL DENSITY</b>	<b>206 LOTS/249 UNITS</b>	<b>88.47 ACRES ±</b>
	<b>2.81 UNITS/ACRE</b>	

PLAN NO.	DATE
4185	11-25
REVISION	ISSUED BY
25-836-33-B	LAW
JOB NO.	
25-0015	

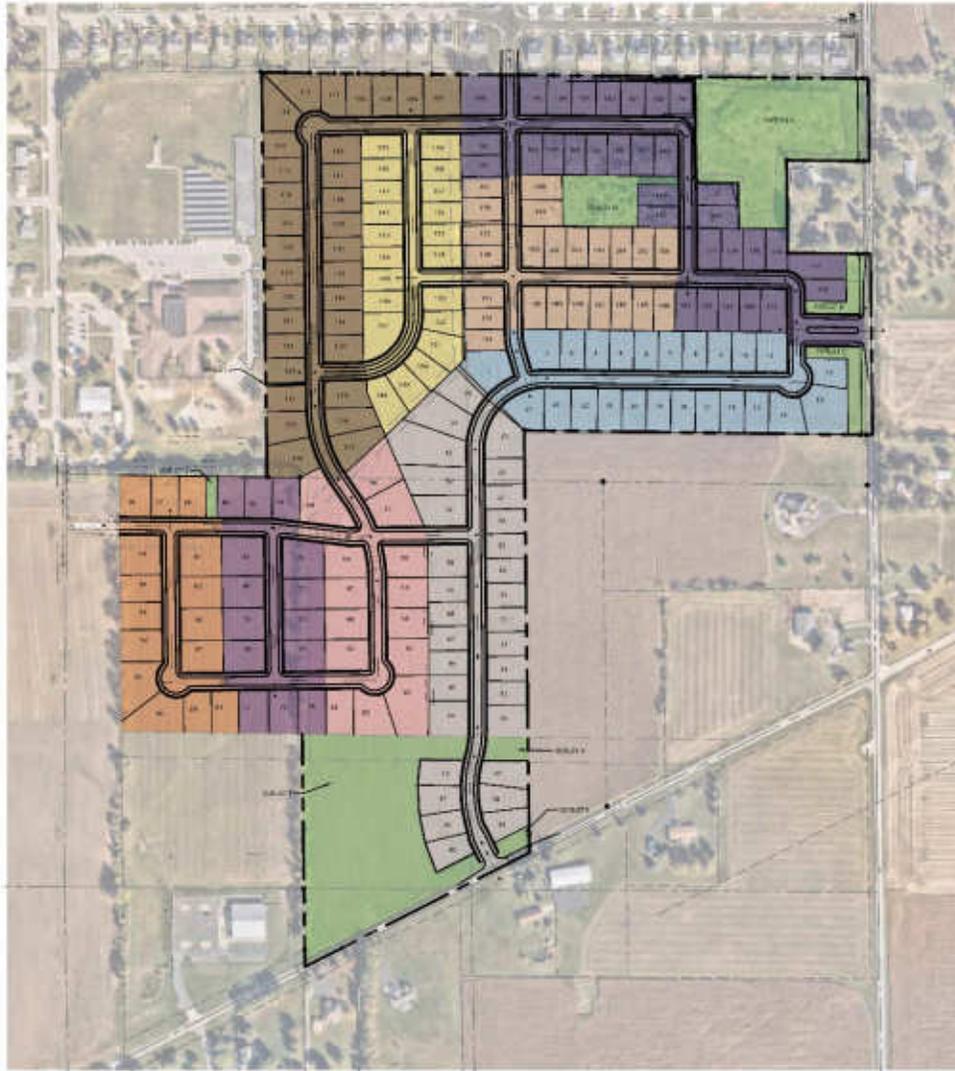


**HICKORY RIDGE**  
TOWN OF LOWELL, INDIANA  
EXHIBIT - A  
Proposed Lot Use

DVG Team, Inc.  
1155 Thruway Road  
Crown Point, IN 46307  
P: (219) 662-7700  
F: (219) 662-2780  
www.dvgteam.com



EXHIBIT "B" - PHASING PLAN



**SITE DATA**

PROJECT SITE:		88.47 ACRES ±
PHASE I	32 LOTS/UNITS	11.09 ACRES ±
PHASE II	24 LOTS/UNITS	8.52 ACRES ±
PHASE III	23 LOTS/UNITS	6.82 ACRES ±
PHASE IV	32 LOTS/UNITS	11.30 ACRES ±
PHASE V	21 LOTS/UNITS	6.55 ACRES ±
PHASE VI	31 LOTS/UNITS	11.46 ACRES ±
PHASE VII	14 LOTS/28 UNITS	7.12 ACRES ±
PHASE VIII	14 LOTS/28 UNITS	6.01 ACRES ±
PHASE IX	15 LOTS/30 UNITS	6.32 ACRES ±
PHASE X	OUTLOTS	13.34 ACRES ±

Date: 09-25  
 HRS  
 25830-13-9 - LAKB  
 25-0015



**HICKORY RIDGE**  
 TOWN OF LOWELL, INDIANA  
 EXHIBIT - B  
 Phasing Map

DVG Team, Inc.  
 1153 Troutlake Road  
 Crown Point, IN 46037  
 P: (219) 662-7710  
 F: (219) 662-2740  
 www.dvgteam.com

