



# HELM'S MILL

DURACK PROPERTY  
CURRENTLY ZONED: PUD - RIVENDELL  
COUNTY ROAD 1000 NORTH & COUNTY ROAD 400 WEST  
TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA

CONCEPTUAL PLAN SUMMARY:  
ZONING: PUD - NEW  
MIN. LOT AREA: 8,450 S.F.  
MIN. LOT WIDTH: 65'  
FBSL: 25'  
SBSL: 7.5'  
RBSL: 20'

50' LANDSCAPED COMMON AREA ALONG PERIMETER  
STREETS CLASSIFIED  
AS ARTERIAL OR COLLECTOR

TOTAL AREA: 118.06 ACRES ± (SURVEYED)  
TOTAL NUMBER OF LOTS: 234  
DENSITY: 2.0 UNITS PER ACRE  
TOTAL LOT AREA: 51.33 ACRES ± (43%)  
TOTAL COMMON AREA: 47.88 ACRES ± (41%)  
TOTAL RIGHT-OF-WAY AREA: 18.85 ACRES ± (16%)  
TOTAL LENGTH OF STREETS: 11,706 L.F.



65' WIDE LOTS - QTY: 51  
70' WIDE LOTS - QTY: 183

DURACK PROPERTY - CONCEPTUAL LAYOUT "4"  
M/I HOMES  
C.R. 1000 N. & C.R. 400 W.  
MCCORDSVILLE, HANCOCK CO., INDIANA

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Designed: RJC  
Drawn: RJC/AGL  
Checked: RJC  
Scale: 1" = 100'  
Date: 07-19-2023  
Project No: 23138  
Sheet No: 1 of 1