

# Mulberry Grove Planned Unit Development: A pedestrian-Centered, Green-Built Neighborhood

## Profile for Lots #15 & #17

- Twin home
  - Twin homes are two, separate units that are attached
  - Both lots must be purchased for twin home lots and constructed by the same owner
  - Each half of unit allows for separate ownership
  - Existing lot line may be adjusted to accommodate shared wall. Lot lines on plat are for initial purposes only. It is anticipated (and desirable) that after the homes are built, the lot line will need to be adjusted and paperwork filed with the Grand County recorder's office to reflect the new lot line resulting from construction. An even split and or straight lines are not required.
  - It is strongly preferred that twin home units are not identical in lay out or frontage
  - Building square foot maximum does not need to be split equally between units ( e.g., 2000 square foot maximum= unit one may be 1400 square feet, unit two may be 600 square feet)
  - Building height may vary between buildings (e.g., building height maximum is 17'= owner chooses to have unit one peak be 14', while unit two height is the maximum of 17')
- One unit is has vehicle access/ one unit is a walk-in
- Lot is 105 feet from parking area
- Two parking spaces, one covered and one uncovered, are reserved in the west parking area for this lot
- Lot is 12,463 square feet
- North and east sides of lot border Mulberry Grove pathway
- South side of lot borders neighboring property with agricultural easement
- Includes an undivided interest in 11.2 acres of open space
- Maximum building height is 17 feet\*
- Maximum building size is 2400 square feet\*

*\*Please refer to page 7 of CC&R's for complete building height and area restrictions*