

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

## Profile for Lots #2 & #3

- 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 22'= owner chooses to have unit one peak be 18', while unit two height is the maximum of 22')
- Walk-in
- Lot is 125 feet from parking area
- Two parking spaces, one covered one uncovered, are reserved in the west parking area for each of the two lots (4 parking spaces total)
- Lots # 2 & #3 are 9,857square feet combined
- North side of lot borders the Woodland
- East side of lot borders Mulberry Grove pathway
- Includes an undivided interest in 11.2 acres of open space
- Maximum building height is 22 feet\*
- Maximum building size is 2200 square feet (total both units)\*

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

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The purpose of this lot profile is to provide a quick reference of facts about the lot and is not a substitute for reading and understanding the Mulberry Grove Covenants, Conditions and Restrictions.