

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

## Profile for Lots #21 & 23

- 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
  - It is 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')
- Walk-in
- Lot is 240 feet from parking area
- Two parking spaces, one covered and one uncovered, are reserved in the west parking area for each lot (4 parking spaces total)
- Lots # 21 & # 23 are 8,216 square feet combined
- South and east sides of lot border the farmland
- Northwest side of lot borders Mulberry Grove pathway
- Includes an undivided interest in 11.2 acres of open space
- Maximum building height is 17 feet\*
- Maximum building size is 1800 square feet (total both units)\*

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