

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

Profile for Lots #22 & #24

- 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 22'= owner chooses to have unit one peak be 18', while unit two height is the maximum of 22')
- Walk-in
- Lot is 500 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 # 22 & #24 are 6,627 square feet combined
- South side of lot borders the Parkland
- North side of lot borders the Woodland
- West 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 1400 square feet ground floor and 2000 square feet total (total both units)*

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