

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

Profile for Lots #28 & #30

- 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 16', while unit two height is the maximum of 22')
- Walk-in
- Lot is 360 feet from parking area
- Two parking spaces, one covered and one uncovered, are reserved in the east parking area for each lot (4 parking spaces total)
- Lots # 28 & #30 are 7,599 square feet combined
- North, east and west sides of lot border the Woodland
- South 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)*

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