An arrangement of residential homes comprising an integral area of land, a horse barn located on the area of land for housing a plurality of horses in individual stalls. An arena located on the area of land at a portion adjacent to the stalls for exercising horses from the stalls. A first part of the area of land adjacent the barn being divided into a plurality of paddocks for receiving one or more horses from the stalls and a remaining part of the land being subdivided into individual lots each for receiving a residential home.
RESIDENTIAL HOMES INCORPORATING HORSE STABLES

FIELD OF THE INVENTION

[0001] The present invention relates to an arrangement of residential homes which incorporate horse stables.

BACKGROUND

[0002] Ranches and the like are relatively common in which areas are designated for horses. Usually a single dwelling is located on the ranch with perhaps some guest homes and/or workers living areas.

[0003] Some examples of housing arrangements which include areas for animals are shown in U.S. Pat. Nos. 6,293,228 (Woytowitz, Jr.) and 4,958,465 (Levy)

SUMMARY

[0004] According to the present invention there is provided an arrangement of residential homes comprising:

[0005] an integral area of land;

[0006] a horse barn located on the area of land for housing a plurality of horses in individual stalls;

[0007] a horse arena located on the area of land at a portion adjacent to the stalls for exercising horses from the stalls;

[0008] a first part of the area of land adjacent the barn being divided into a plurality of paddocks for receiving one or more horses from the stalls, and;

[0009] a remaining part of the land being subdivided into individual lots each for receiving a residential home.

[0010] Preferably the first area is on an opposing side of the barn from the remaining area.

[0011] Conveniently the barn and arena are in a common covered building.

[0012] Preferably the stalls are along side of the arena.

[0013] Conveniently the lots on one side of the barn and the paddock on another side.

[0014] Preferably the common land is in the centre of the lots.

[0015] Preferably the lots are arranged in a horseshoe shape having an access road around the outside of the lots.

[0016] Preferably there is a common alley along the centre of the paddocks and each paddock being separated from the by a gate.

[0017] Conveniently a catchment area is arranged to direct the horse into the correct direction at the barn and at the paddock.

[0018] Preferably the area consists solely of paddocks, barn, common land and lots.

BRIEF DESCRIPTION OF THE DRAWINGS

[0019] In the accompanying drawings, which illustrate an exemplary embodiment of the present invention:

[0020] FIG. 1 is a plan view of the present invention.

[0021] FIG. 2 is a plan view of the barn.

[0022] FIG. 3 is a plan view of the catchment area.

DETAILED DESCRIPTION

[0023] Referring to the accompanying drawing, there is illustrated an arrangement of residential homes I which are arranged to be in a communion type arrangement. The arrangement is designed to provide people with separate dwellings 3 in an area, as well as a shared horse stable area 5 wherein the people living in the dwellings keep, train and feed their horses.

[0024] The arrangement is positioned on an integral area of land 7. The land, as illustrated is divided into two portions. A first portion 7A designed for housing of people comprising, rectangular dwelling sections 8 having first side 9 of the area of land adjacent an existing road 11 and a second side 12 facing inwards towards a common area 21. A second portion 7B is arranged to be used for stables 23 and pastures 25. The road provides access to the dwellings through a common driveway 13. The dwellings are on roughly 1 acre yards 15 where a plurality of yards are positioned to form a "horse-shoe" type design. The individual yards are rectangular in shape and positioned side by side such that the first end defining an outer end 17 is adjacent to the driveway and the second end defining an inner end 19 provides access to a common area 21. The common area in this particular arrangement shown is 6.4 acres. The inner ends of the yards range from 14.6 m and 28 m in width, on the particular arrangement illustrated. The size of the yards obviously can vary substantially for different sized arrangements and sizes are only mentioned to provide more of an idea as to the size of the arrangement. The outer ends of the yards range from 39.5 m to 52.9 m. The driveway encircles the living area such that access can be gained throughout the area. The arrangement of the living area is arranged such that an opening 27 between the yards is adjacent a barn 29 providing access to the barn by the people living in the dwellings.

[0025] As illustrated in FIG. 2, the barn is positioned between the first portion and the second portion. A first end 31 of the barn is arranged such that it can be accessed by the people. A second end 33 of the barn is arranged such that is opens to the second portion. The second portion is entirely made up of fenced pastures. Each pasture consist of two separated sections. A first smaller section 35 of each pasture are positioned side by side and facing an opposing smaller section on respective sides of a alley way 37. The alley provides access to the smaller pastures and have a gate arrangement 39, described later, for allowing entrance and exit for the horses. Behind each smaller pasture is a main pasture 41 which is separated to the smaller pasture by a fenced gate 43, similar to the gate 39, wherein the horses are able to roam. Each main pasture is connected one of the smaller pastures in that a horse, must pass through the smaller pasture from the main pasture to access the alley. The smaller pastures are to be used as a corral. The corral has a sand base which can be used when the area within the main pasture is wet. The main pasture has is grass and if used while wet the horse(s) would ruin the grass.

[0026] The alley way extends from the barn outwardly away from the living area and connects to each smaller pasture. The gate arrangement is set for each individual
pasture. Inside the barn there are individual stables providing a living area for each individual horse. The stables have a gate 45, which enter onto a second alley way 47 within the barn. The second alley is connected with the main alley way extending by the pastures. As the gate on the pasture is opened or a gate on the stable is opened a specific gate on a respective one of the stables or pastures opens allowing the horse to roam freely when allowed by the owner to enter or exit the pasture or stable down the alley ways and into the respective stable or pasture. As illustrated in FIG. 2, the gate on the smaller pasture opens such that the horse is directed to travel the correct direction down the alley towards the barn.

FIG. 3 illustrates the catchment area and the gates. The gates are arranged to be opened to allow a horse to walk through the gate on its own accord from the corral.

The barn has an arena 49 which is surrounded by the stables. The barn has two exits/entrances 51 which are positioned on respective sides of the alley way. Connecting the barn and the alley way is a catchment area 53 which has a swing gate 55 arranged to direct the horse into one of the two exits/entrances. The exit pivots on the barn and can be positioned to close off one direction and open the opposite. A catch corral 57 is defined by the area between the barn door and the gate. The catch corral is used to hold the horse such that the horse can relax or the like in the catch corral prior to entering the barn. The barn door can then be opened allowing the horse to enter the barn and find the appropriate stall.

Located at in the yard is a pond 59 which has a system for providing treatment to the water.

The entire Condo Development area and Barn/Arena Complex area will require approximately 50-80 acres:

Condo Development area will utilize approximately 20-30 acres (housing, roads, and common park areas);

Barn/Arena Complex along with front parking, corrals and pastures will utilize the balance.

The land should be level with little or no trees—even small bush areas create perfect breeding grounds for both mosquitoes and horse flies which result in poor conditions and extreme annoyance to both humans and horses.

Pine/ornamental tree landscaping can be added to enhance the project’s appearance.

Hydro pole lights and ornamental ball lighting will provide lighting to specific areas which will illuminate “a horseshoe shape design” from the air at night.

A full-scale SBR water treatment plant will service the requirements of this project.

26 individual bare land condo units will be built in each Dream Ridge Condo Project.

3 floor plans with different square footages approximately 1200 sq/ft plus a variety of accessories will be available for condo owners.

Each condo will have an attached double garage.

Condos will be situated in a horseshoe design to provide a common park area in the middle with a walkway to the Barn/Arena Complex.

The project’s entrance or main gate will be located at the outside bottom of the horseshoe with the main entry road following the horseshoe shape around the condos ending at the public parking area in front of the Barn/Arena Complex.

Individual driveways will run off the main road to each condo.

The Barn/Arena Complex building will be 150' wide×170' long and will provide an indoor riding area, 2 barn areas and a common area (described below) as well as office and apartment for the Barn Manager.

Barn areas and common area floors will be black-topped with rubber matting installed in box stalls and tie stalls.

6-10' exits have been provided to allow easy access to both barn areas and the indoor riding arena (sized for equipment and horses)

The indoor riding arena will be 80'×150' and will have a sand/cement footing.

A 10'×20' entrance area addition at the front of the building will provide space for a furnace/hot water tank/utility room as well as stairway access to the upper office and apartment areas.

The common area located at the front of the Barn/Arena Complex will accommodate:

Main entrance hallway

2 large open areas for farrier and/or vet work, etc.

Lounge/viewing room with kitchen area as well as windows to view indoor riding arena

2 large tack rooms

2 single washrooms each with a toilet and sink/vanity

2 water rooms with large sinks for washing tack, etc.

Wash rack area (horse shower stall) with rubber mat flooring to prevent accidents

General storage room (winter/summer blankets during off season, etc.)

2-5' entryways to indoor arena from the front common area

The barn areas located on each side of the indoor riding arena will provide:

52-10'×10' box stalls

All box stalls will have rubber mat flooring for comfort

Metal/wood construction provide maximum safety/security

Self-waterers allow continuous water supply

Automatic fire sprinkler system

2-10'×10' feed rooms (1 in each barn area) for daily feed requirements (hay and oats)
4-10'x10' storage areas (2 in each barn area) for small equipment.

2-20'x60' sheds will be built adjacent to each side of the complex building to provide adequate, safe, proper storage for hay and shavings with easy access to the barn areas through the side exit doors.

This area will be located on the upper level of the Barn/Area Complex and will provide approximately 20'x60' of working/living space (to be designed). Windows overlooking the indoor riding arena will be installed in the office and living room areas to allow easy monitoring of indoor arena activity.

* A 100'x200' outdoor arena will be located on each side of the complex building (safe horse fencing and proper footing).

10 corrals and 10 pastures will provide a safe environment for both the horse handlers and the horses themselves with no more than 5-6 horses per corral (see diagram). There will be an additional 4 pastures in order to provide a rotation system to ease the burden on the main pastures.

At the back of each barn area there will be a set of exit doors to allow safe “herding” or leading of horses to their respective corrals.

The “main catch corral” will be linked to both sets of rear exit barn doors and the alleyway leading to the corrals and accompanying pastures.

The beauty of this system is that it takes minutes to “herd” or lead horses in and out and it is safe for both parties. Using the herding method, the horses will learn to find their way to their own corrals on their way out and once in their corrals into their pastures.

If a horse owner wants to go for a ride, this corral and alleyway system allows the owner an easy and safe way to bring in their horse and avoid overcrowding at a gate by too many horses.

It is important that horses not be allowed into pasture areas during the spring growing season or during rain/wet conditions to avoid destruction to pasture grass.

On wet days, horses should be contained in their corrals simply by closing their pasture gates before they are allowed out of the barns.

Woven electric vinyl horse fencing*:

provides a safe environment and eliminates broken fencing and timely repairs

discourages fighting between horses in adjacent corrals or pastures and greatly reduces

Potential injuries to horses

utilizes fewer fence posts for installation than the traditional post/rail or wood plank fencing

requires minimal maintenance and looks clean and well maintained.

8' gates allow easy access to all corrals and pastures for humans, horses and maintenance/feeding equipment.

While one embodiment of the present invention has been described in the foregoing, it is to be understood that other embodiments are possible within the scope of the invention. The invention is to be considered limited solely by the scope of the appended claims.

1. An arrangement of residential homes comprising:

   An integral area of land;

   A horse barn located on the area of land for housing a plurality of horses in individual stalls;

   A horse arena located on the area of land at a portion adjacent to the stalls for exercising horses from the stalls;

   A first part of the area of land adjacent the barn being divided into a plurality of paddocks for receiving one or more horses from the stalls, and,

   A remaining part of the land being subdivided into individual lots each for receiving a residential home.

2. The arrangement according to claim 1 wherein the first area is on an opposing side of the barn from the remaining area.

3. The arrangement according to claim 1 wherein the barn and arena are in a common covered building.

4. The arrangement according to claim 1 wherein the stalls are along side of the arena.

5. The arrangement according to claim 1 wherein the lots on one side of the barn and the paddock on another side.

6. The arrangement according to claim 1 wherein the common land is in the centre of the lots.

7. The arrangement according to claim 1 wherein the lots are arranged in a horseshoe shape having an access road around the outside of the lots.

8. The arrangement according to claim 1 wherein there is a common alley along the centre of the paddocks and each paddock being separated from the by a gate.

9. The arrangement according to claim 1 wherein a catchment area is arranged to direct the horse into the correct direction at the barn and at the paddock.

10. The arrangement according to claim 1 wherein the area consists solely of paddocks, barn, common land and lots.

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