

# Reeve & Associates, Inc.



May 6, 2010

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## **Allen Horseplay Cluster Subdivision Narrative**

The objective of this development is to create a residential subdivision that provides public access to an existing horse facility and preserves open space. We designed the lot layout to provide access to the open space and facility. The open space consists of 5.85 acres and contains the horse facility and will also have an outdoor riding trail in the future and will be open to the public. The design is in concurrence with the cluster subdivision ordinance. We are only requesting one additional lot above the base density and are providing 48.5% open space. The bonus was arrived at by: 15% for the development of a cluster subdivision, 15% for providing common areas and amenities that are open to the public, and 18.5% for providing excess open space for a total of 78.5% bonus.

If you have any further questions or concerns, please feel free to contact us.

Sincerely,

Chris Cave  
Project Manager

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