

# Unseen Features of 707 Paddock Club Parkway

1

## Wash Stall and Grooming Stalls Wired for Farrier Lighting

Farrier lights, available through Barn Pros. 2 in the washbay, 2 in the grooming stall Lower Flush Mount Flood Lights: A 20 gauge, baked white enamel steel housing encases these lights, but keeps a slim profile at only 2 1/4" thick. The lens is 3/16" clear, tempered glass. Bulbs not included. 120-277V, 32WT8.

## Electrical Features

Wash Stall has conduit run to it to accommodate a full solarium; Grooming stall has additional plugs to accommodate clippers, mounted strategically at shoulder level; All stalls wired for Fans; In-install fans and lights are all controlled individually to accommodate the needs of every horse and to save power when not all stalls are in use. Separate 200 amp electrical service for well.

## Plumbing Features

Automatic waterer locations have power run to them as well. The stalls were designed to accommodate Cascada automatic waterers, but they can work for Nelson, Richie, Duramate or float valve systems. Currently the power is run to the electrical boxes at the top of the stalls with a conduit coming down to be able to accommodate whatever electrical needs your watering solution may have. Drain added to grooming stall (under the mats) to allow for deep cleaning; Water direct to all paddocks; 2" irrigation pipe installed at arena and front paddock on the north east side to accommodate irrigation and water cannons. Completely separate water line for in-install waterers making it easy for you to shut off water to the stalls in case of any issues or maintenance requirements

3

## Pasture Features:

All pastures have been "smoothed" using a skidsteer to prevent uneven ground but allow for some undulation. Pastures sprigged with bermuda grass, then limed, fertilized and overseeded with bermudagrass for the past 2 years; All pine trees removed from pasture areas to promote healthy grass growth. All trees were removed with roots to prevent sink holes from forming ; No climb fencing around entire perimeter.

4

## Barn Design:

Barn design and placement for maximum airflow and breeze. All stalls are on the east side, protecting the stalls and horses from the afternoon sun; 12x12 stalls with 12x24 runouts (12' covered by overhang, 12' exposed) and half-dutch doors. Runouts have a 14" deep clay sub-base. 3-stage, recessed, compost/ manure pit makes for easy dumping of manure without needing to push a wheelbarrow up a ramp. Water located there to allow for proper management of the manure composting process.

5

## Flow of Property:

Round-about designed to be able to accommodate even the largest of horse trailers for easy pick up and drop off; Double-wide entrance off the road. Additional concrete culverts installed to allow for a 30' driveway entrance, again for safely accommodating large horse trailers; 1/4 mile, self contained trail at rear of property with natural vegetation.

6