



Victory Dog Park, Montclair (Proposal)



Mission Statement: “To establish a fenced-in, off-leash dog park where well-behaved canine citizens can exercise in a clean, safe environment without endangering or annoying people, property or wildlife. To develop a beautiful, well-maintained space open to the dog lovers of the Montclair community who are willing to uphold the park’s rules and restrictions. To view this park as a community project, in partnership with the Community of Montclair, designed to satisfy the needs of dog-owners and non-dog owners alike.”

Background: In 2016, the Landscaping and Facilities Management Committee (LFMC) researched possible capital improvements for our community, with a Dog Park being one of the top priorities. The 2016 Community Survey listed 15 possible improvements, to include a “write in” response. A Dog Park came in as one of the top four improvements requested by residents.

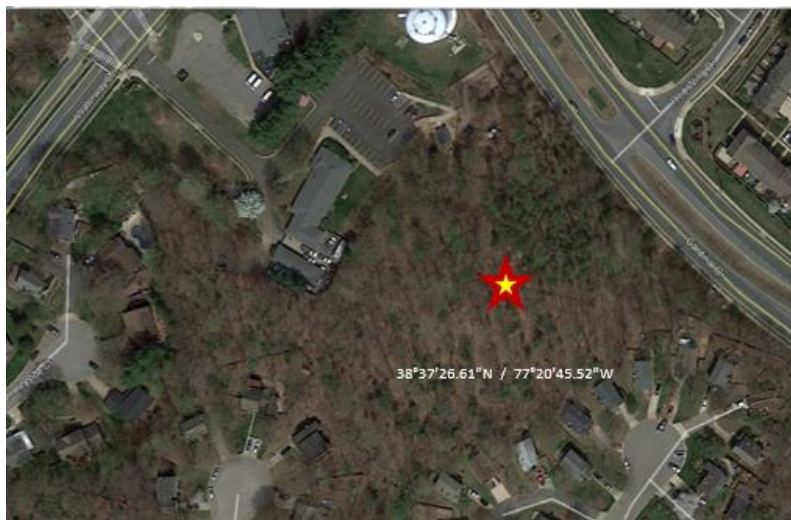
Site Location: Approximately 0.80 acres (35,032 sqft.) of a 1.3-acre section of MPOA owned land located directly behind the MPOA Headquarters building, SE from Kids Dominion, specifically at the below listed address.

GPIN: 8191-22-6249

Parcel Address: 3561 WATERWAY DR., DUMFRIES, VA 22025

Owner: MONTCLAIR PROPERTY OWNERS ASSOC INC

Total Acreage: 5.8135



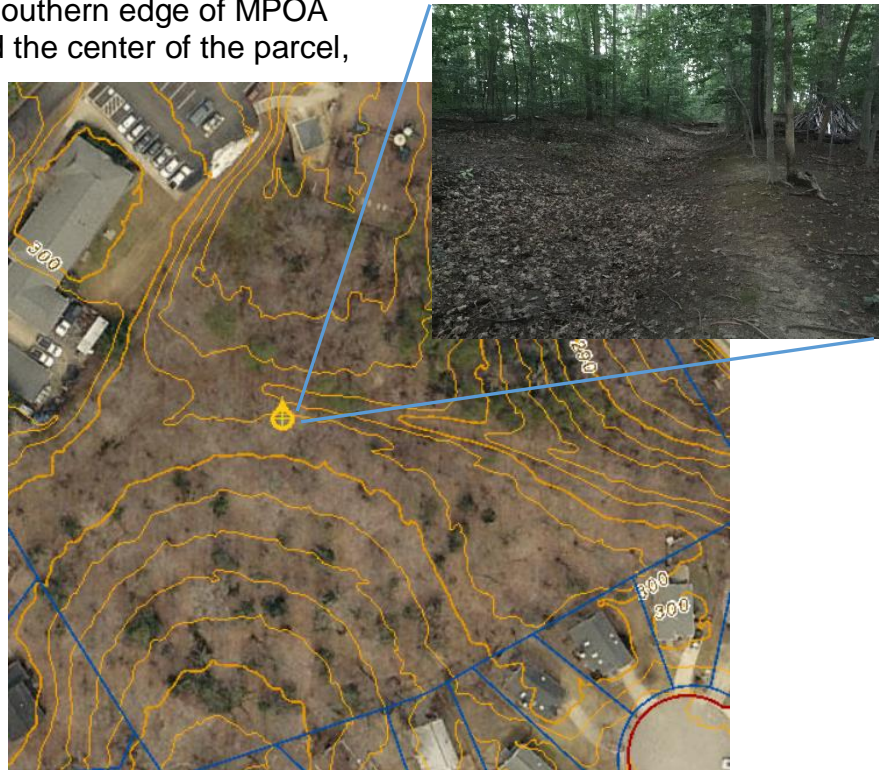
Budget: The LFMC proposes a capital expenditure during the next budget cycle for a Dog Park of \$70,000 total. Out of four initial sites considered, our proposal site is the most practical location when considering cost, availability of space, existing infrastructure, security, synergy with Kids Dominion and exercise station, and **good buffer distances (>70 ft.)** between roads, existing homes and other structures.

Site preparation funds are already available in the common area enhancement fund. This dollar amount is not known at this time, pending a specific site design, but we believe it will be less than \$5,000. Site preparation will include limited tree and brush removal, and a 125ft mulched trail from the parking lot to the entrance. A minimum number of trees will be cleared and reduced to wood chips in order to make room and provide the initial ground cover. A 125ft pathway offset from the entrance to Kids Dominion will eventually lead pet owners and their four-legged companions to a 100% fenced-in park with a double-gated entry, park benches and trash receptacles.

Site Survey: (292ft-304ft ASL) Southern edge of MPOA land slopes up, northward toward the center of the parcel, 1ft for every 24ft in distance.

The northern edge has a much more significant drop in slope towards Cardinal Drive, 1ft for every 6ft in distance.

An existing swale appears approximately 115 ft. from Kids Dominion and 153 ft. from southeast corner of MPOA parking lot and travels northeast, making a natural boundary for northern edge of the dog park.



Seven (7) red stakes were placed to mark the proposed perimeter and park corners and are annotated as red dots in the photos below.



(Looking South)



(Looking Northeast)

Montclair Homes Adjacent to proposed location:

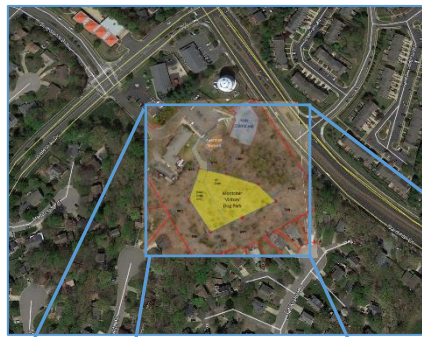
Address	
1	15220 LARKSPUR LN
2	15224 LARKSPUR LN
3	15526 LARKSPUR LN
4	15228 LARKSPUR LN
5	15230 LARKSPUR LN
6	15232 LARKSPUR LN
7	15234 LARKSPUR LN
8	15241 HYACINTH PL
9	15240 HYACINTH PL

Standoff from Kids Dominion: 118ft.

Standoff from Cardinal Drive: 175ft.

Standoff from Adjacent property lines: 73-89ft.

Standoff from Exercise Station: 67ft.



(Full-size Picture on pg. 6)

Area

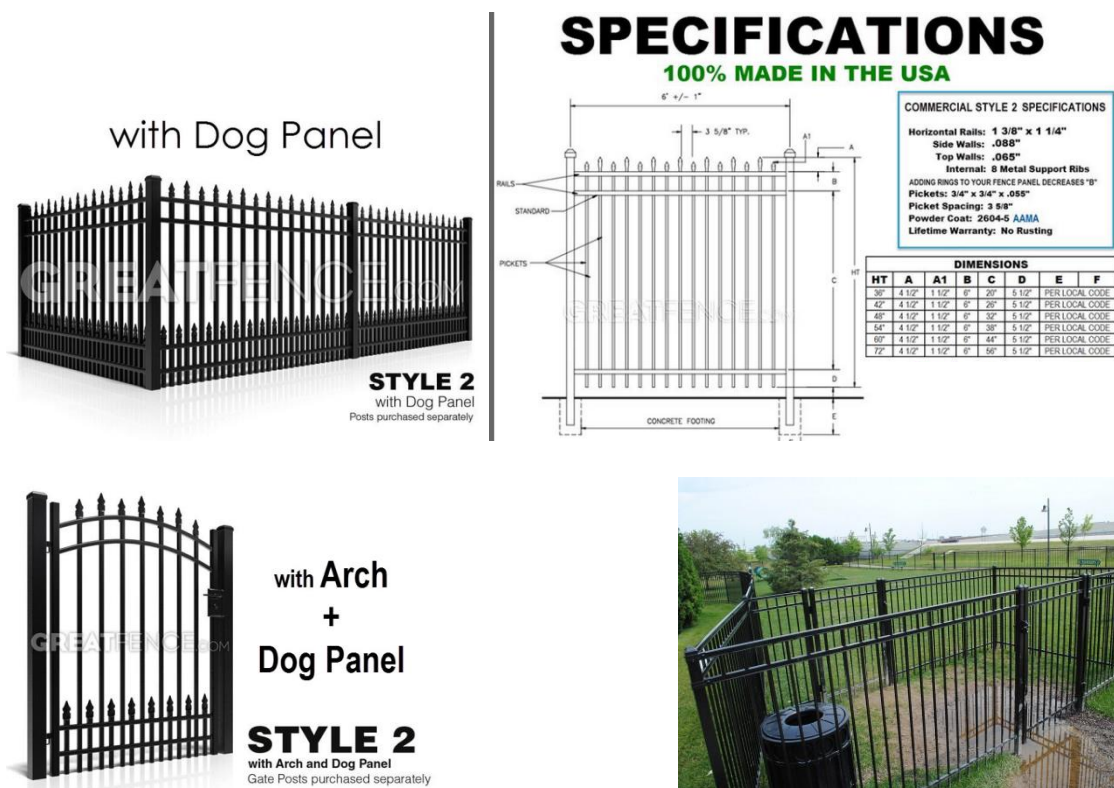
All Dogs: 23,678 sq ft

Small Dogs: 10,265 sq ft

Entrance: 1,089 sq ft

Total: 35,032 sq ft

Fencing the park and designing an entrance: Park Includes four basic structures: fencing around the perimeter, a staged entrance area, a separation fence, and at least one maintenance entrance for vehicle access. Fence should be five feet or higher to prevent dogs from jumping over it. Entrances should serve as an effective buffer to the park. Entrance Area should consist of a double gate system. This area will give everyone some much appreciated breathing room as they enter and exit with their dog. It also serves as an assimilation and introduction area, and helps to keep dogs from escaping. Commercial aluminum has been chosen as the fence material because it is lightweight and doesn't rust or become brittle when exposed to extreme low or high temperatures. It is esthetically pleasing and is more durable than steel or wrought iron, ideal for weathering resistance and longevity.



Dog park surface: Wood Chips or Decomposed granite, for instance, is extremely durable, requires minimal upkeep and is more environmentally friendly. Decomposed granite is made up of very small pieces of granite and can range in size from 1/4" inch to a sandy consistency.

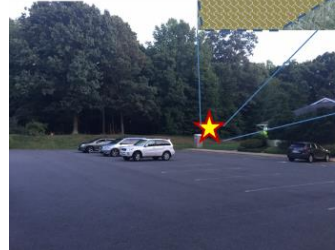
Small dogs and Large dogs: Two separate sections of the park. One side is for small dogs (less than 35 pounds) and other side for ALL dogs. These areas are completely separate enclosures so the dogs cannot mix unless their owner allows them to. The double entry gate will be used to enter either section of the dog park.

Park seating: Benches, Chairs, Picnic Tables. A dog park can be a great place to meet fellow residents and socialize; Seating material: Aluminum is less affected by weather and will not absorb odor like wood.

Signage: Set rules and regulations, as well as contact information for authorities and management clearly posted on a permanent sign on the entry gate to the park.

Access: To ensure, to the maximum extent possible, that the dog park remains exclusive to Montclair residents, the existing requirement to provide proof of recreation tags in order to gain access will be extended from Kids Dominion.

Parking: MPOA Parking lot current capacity is 40 spaces (36 general and 4 handicap). Additional parking can be found across from MPOA Bldg. on Spring Branch Blvd.



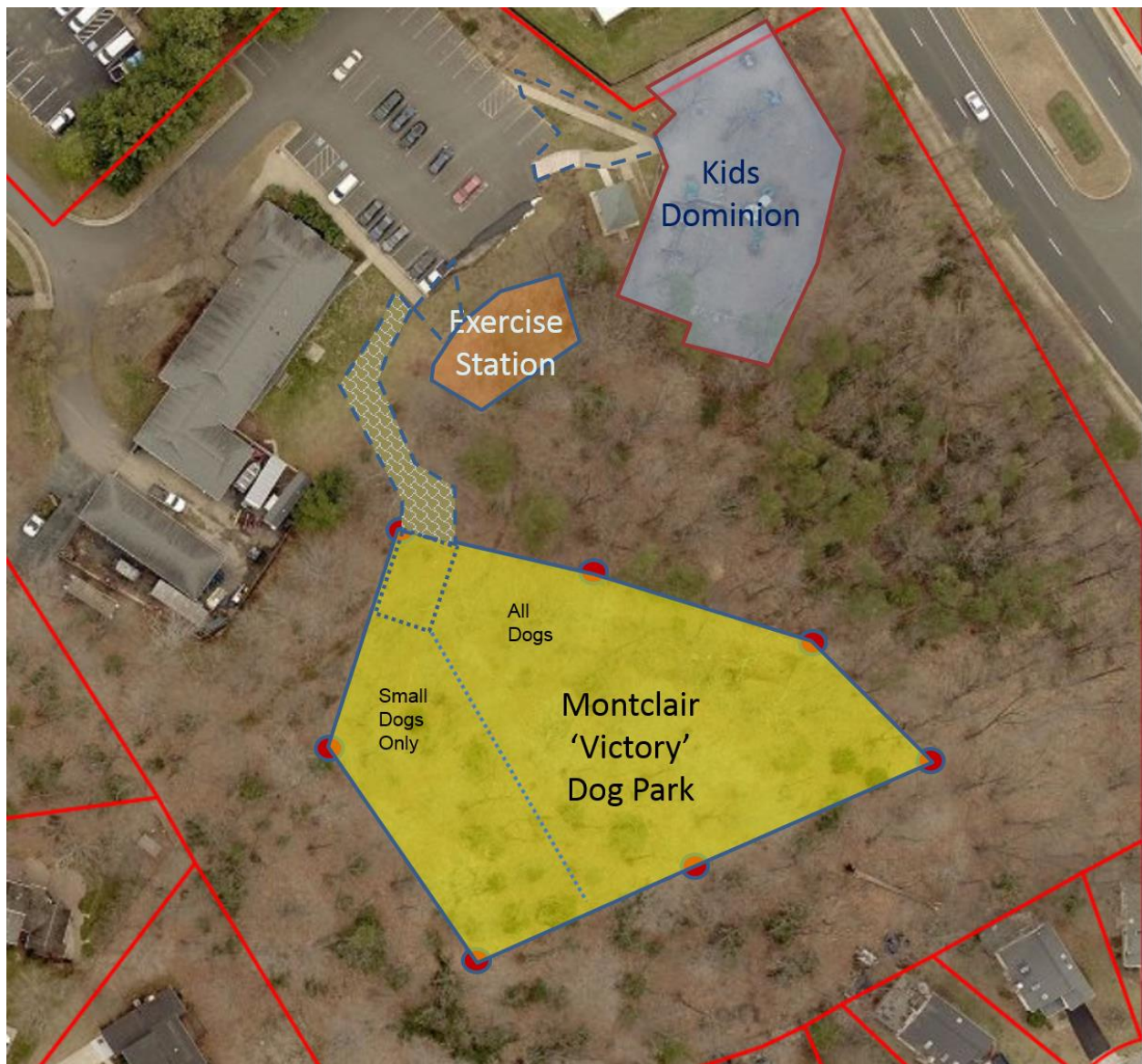
Initial Privacy Screening / Landscaping:

TBD

(DISCLAIMER: Ultimately, the Board will decide whether or not to install special plant screening, for how much of the perimeter, and if so, what species. LFMC generally advocates the use of native species, or if it is not practical, other plants that are well-adapted and non-invasive. and LFMC will work with the Board on the specifics if this is approved. Our estimate for privacy screening is just that, an estimate for budget purposes, and it is scalable.)

Initial Cost:

Fencing (6' High – Commercial Aluminum; 758 ft. Perimeter)	\$ 30,500.00
Separation Fence (All Dog / Small Dog areas; 157 ft.)	
Double Gate Entrance 70 ft. Perimeter)	
Entry Gate (36" x 3) (1-Main / 1-All Dog / 1-Small Dog)	
Installation Costs (per Home Advisor \$10+/linear ft. [budgeted \$15]):	\$ 15,000.00
Ground Cover (Initial: Wood Chips from cleared trees plus 200 cu. yds):	\$ 10,000.00
Trash Receptacles (6x \$500/ea)	\$ 3,000.00
Privacy Screening	\$ 4,500.00
Seating (6x Benches \$200/ea / 4x Picnic Tables \$1,000/ea):	\$ 5,200.00
Signage: (Brown/White Signs) \$300 per x 6	\$ 1,800.00
TOTAL:	\$ 70,000.00



Establishment of a Dog Park for Montclair's 4-legged residents will be a Victory for all...

Thank you!