

2021 MASTER PLAN

In 2021, the city of Dundee approved the Park Master Plan for Sander Estate. This Master for the 6.7 acre site included park amenities such as a parking lot, walkways, public restrooms, gardens, a playground, a reception hall, and splash pad. This master plan is the basis for Phase 1 development.

LEGEND

- 1 ENTRY GROVE
- 2 EXISTING FAMILY HOME
- 3 FRAN AND JAN'S GARDEN
- 4 EXISTING GARAGE
- 5 RECEPTION HALL
- 6 EXISTING BARN
- 7 PLAZA
- 8 WATER FEATURE
- 9 BATHROOM AND STORAGE
- 10 ORNAMENTAL GARDENS
- 11 PLAYGROUND
- 12 PICNIC SHELTER
- 13 PARKING LOT
- 14 PAR COURSE



PROJECT PHASING PLAN

PROJECT PHASING

WORK INCLUDED IN THIS REVIEW:

PHASE 1: R.O.W. + PRELIMINARY SITE IMPROVEMENTS

- SITE GRADING
- PATHWAYS
- TEMPORARY PATHWAY IN 50' R.O.W. DEDICATION
- SPLASH PAD
- PARKING LOT, INCLUDING LIGHTING
- SITE FURNISHING
- RESTROOM
- SITE STORMWATER MITIGATION
- WATER UTILITIES
- SITE ELECTRICAL SUPPLY
- STREETScape WORK, INCLUDING LIGHTING, SIDEWALKS, PLANTING, STORMWATER MITIGATION, AND UTILITIES.
- UNDERGROUNDING OF POWER LINES IN R.O.W.
- SITE PLANTING, INCLUDING TREES AND GARDENS.

FUTURE WORK:

NOTE: TIMING AND SEQUENCING OF FUTURE PHASES IS TO BE DETERMINED. IMPLEMENTATION MAY BE ADJUSTED BASED ON FUTURE FUNDING AND CITY/CPRD PRIORITIES.

PHASE 2: SITE IMPROVEMENTS

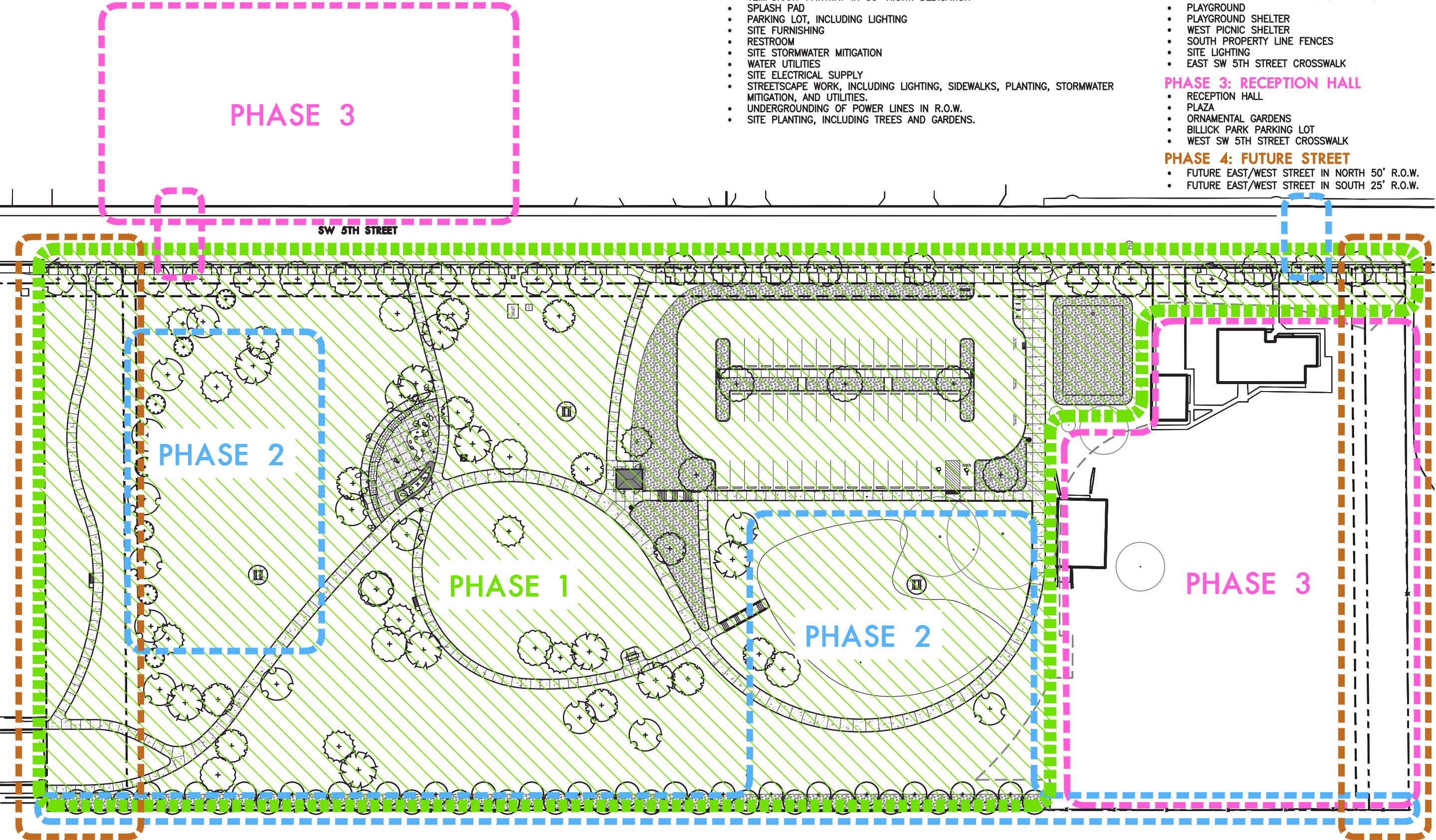
- PLAYGROUND
- PLAYGROUND SHELTER
- WEST PICNIC SHELTER
- SOUTH PROPERTY LINE FENCES
- SITE LIGHTING
- EAST SW 5TH STREET CROSSWALK

PHASE 3: RECEPTION HALL

- RECEPTION HALL
- PLAZA
- ORNAMENTAL GARDENS
- BILLYCK PARK PARKING LOT
- WEST SW 5TH STREET CROSSWALK

PHASE 4: FUTURE STREET

- FUTURE EAST/WEST STREET IN NORTH 50' R.O.W.
- FUTURE EAST/WEST STREET IN SOUTH 25' R.O.W.



PHASE 1 DEVELOPMENT

On May 9, 2023, the U.S. National Parks Service announced that it was awarded a Land and Water Conservation Fund grant to develop Sander Estate, allowing phase 1 of park development to begin.

In the first phase of work, improvements, such as walkways, a parking lot, streetscaping improvements, a splash pad, a public restroom, stormwater treatment and overflow, a playground, and landscaping will be installed in the park.

LEGEND

- 1 OPEN LAWN
- 2 ORNAMENTAL GARDENS
- 3 WATER FEATURE
- 4 FUTURE PLAYGROUND
- 5 RESTROOM
- 6 EXISTING TREES
- 7 PARKING LOT



ITEM 1: WATER FEATURE

OPTION 1



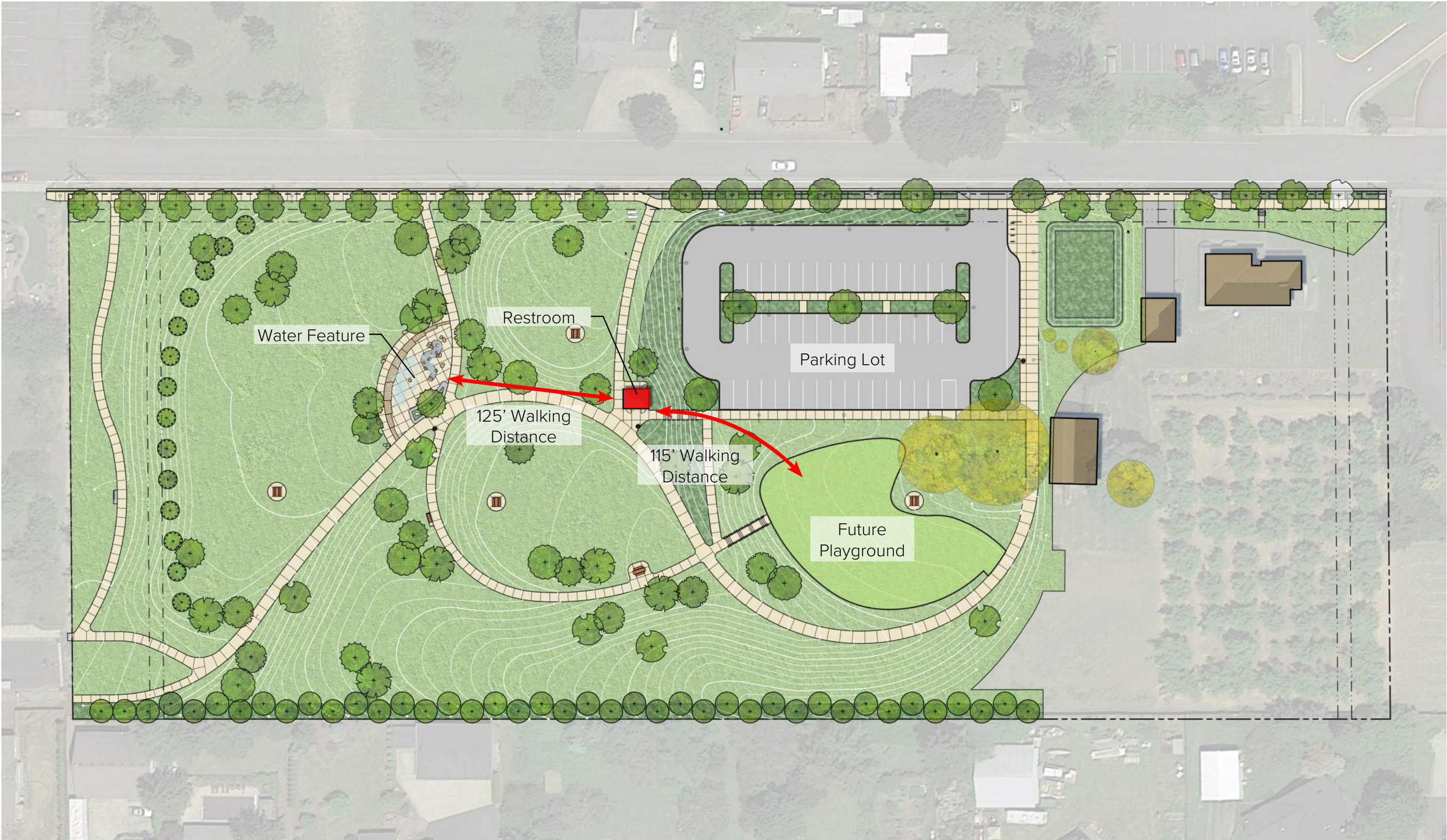
OPTION 2



ITEM 1: WATER FEATURE



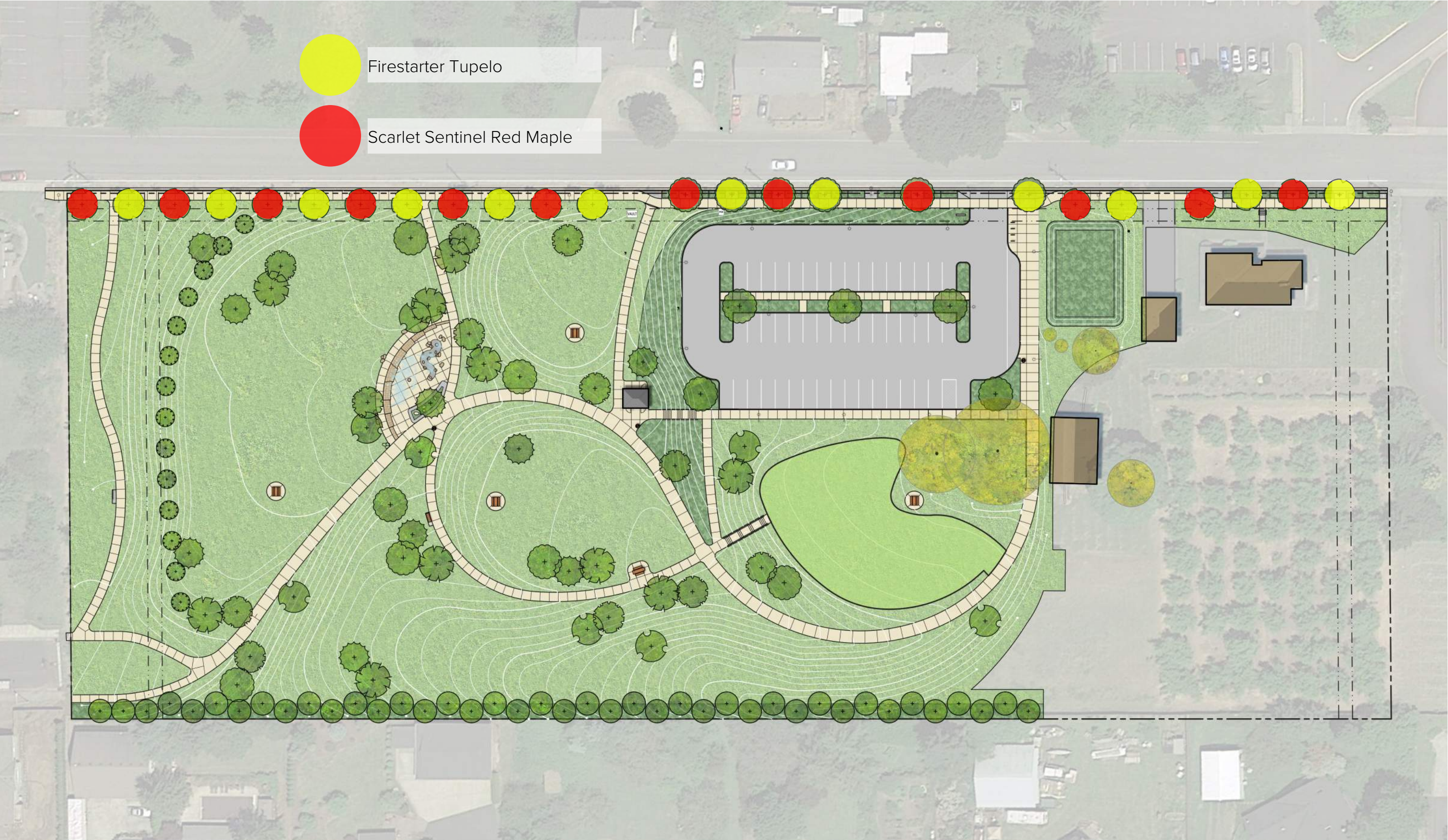
ITEM 2: RESTROOM LOCATION



ITEM 3: EASTERN REDBUD TREES



ITEM 4: STREET TREE SPECIES



ITEM 5: MISCELLANEOUS REVISIONS

