

# SUNY CORTLAND

## PROFESSIONAL STUDIES PARKING LOT REPLACEMENT

MARCH 7, 2025  
PROJECT No. 20240039  
BID SET

### SITE DRAWINGS

L-0 SITE SURVEY  
L-1 SITE PLAN NOTES  
L-2 SITE PREPARATION PLAN  
L-3 GRADING, DRAINAGE AND UTILITY PLAN  
L-4 LAYOUT PLAN  
L-5 DETAILS  
L-6 DETAILS  
L-7 ALTERNATE SITE PLAN



### OWNER:

SUNY CORTLAND  
22 GRAHAM AVE  
CORTLAND, NY 13045



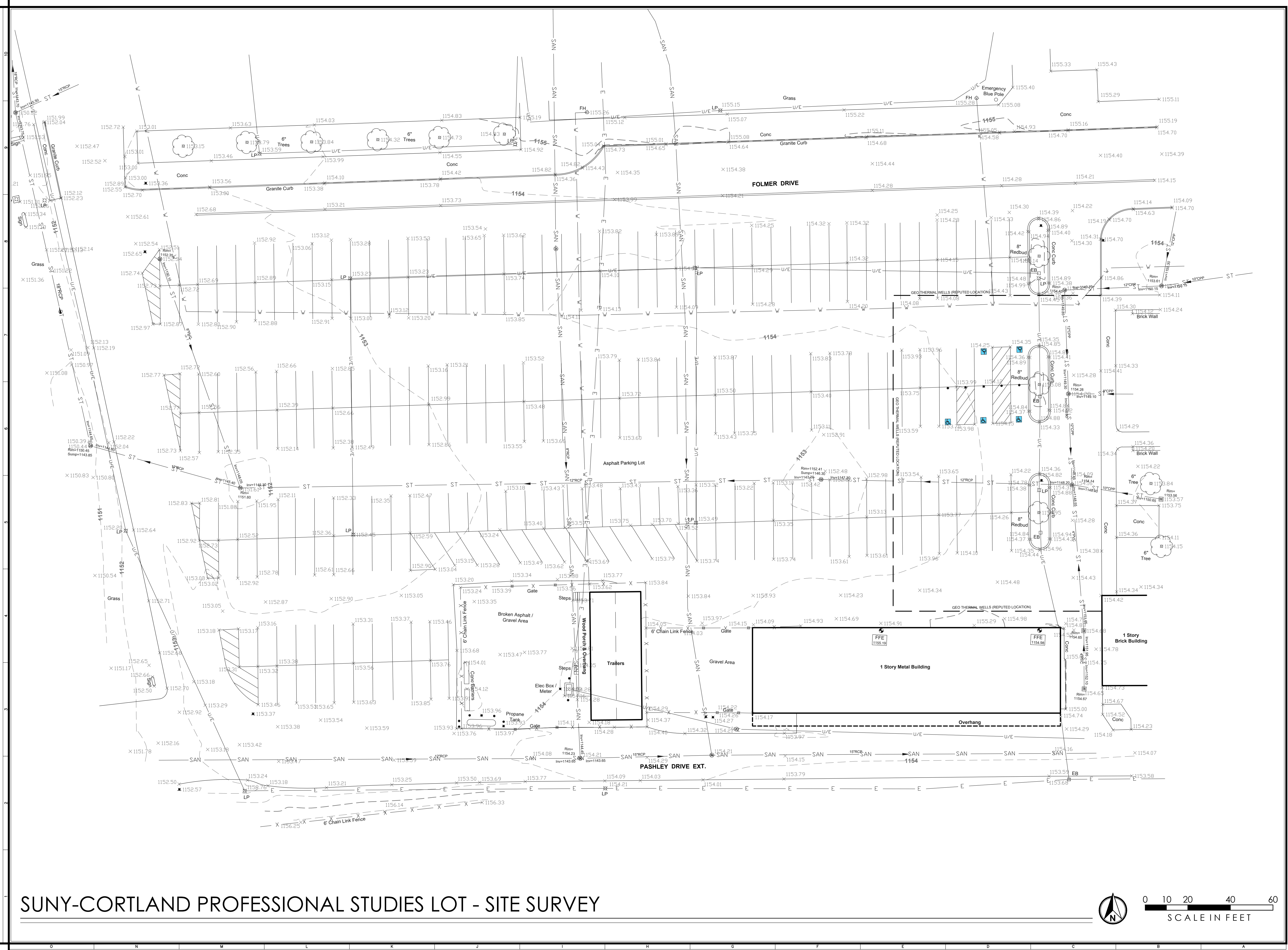
**APPEL OSBORNE**  
**LANDSCAPE ARCHITECTURE**  
102 WEST DIVISION STREET, SUITE 100  
SYRACUSE, NEW YORK 13204 - 1434  
(315)-476-1022



PROFESSIONAL STUDIES PARKING LOT REPLACEMENT  
SUNY CORTLAND  
8 FOLMER DRIVE  
CORTLAND, NEW YORK

Revision:	No.:	Date:	Issued For:
Project Number:	20240039		
Drawn By:	HB		
Checked By:	TB		
Scale:	AS SHOWN		

Date:	3-7-2025
Drawing Title:	SITE SURVEY
Sheet Number:	L0



SUNY-CORTLAND PROFESSIONAL STUDIES LOT - SITE SURVEY



**SURVEY NOTES - SUNY CORTLAND PROFESSIONAL STUDIES LOT**

BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE FOLLOWING:

TITLE "BOUNDARY AND TOPOGRAPHIC SURVEY OF A PORTION OF PROFESSIONAL STUDIES PARKING LOT, SUNY CORTLAND, TOWN OF CORTLAND, CORTLAND COUNTY, STATE OF NEW YORK, PREPARED BY JACOBS LAND SURVEYING, 5553 WEST ROAD MUNNYSVILLE, NY 13409, TEL/FAX (315-495-1114), DATED OCTOBER 2, 2023.  
MAP NOTES:

- 1) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLACED ON THIS DRAWING FROM FIELD LOCATIONS, WHERE VISIBLE, AND RECORD DRAWINGS PROVIDED TO THE UNDERSIGNED. THEREFORE, LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES OR UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN.
- 2) ELEVATIONS SHOWN ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS ARE BASED ON FIELD MEASUREMENTS. CONTOURS ARE MERELY INTERPOLATION AND SHOULD BE CONSIDERED AS SUCH ONLY.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.

**UTILITY INFORMATION:**

SERVICE	OPERATING AUTHORITY
ELECTRIC	NATIONAL GRID/CENTRAL
WATER	VILLAGE OF CORTLAND
TELEPHONE	VERIZON
SANITARY	VILLAGE OF CORTLAND

**SURVEY VERIFICATION/COORDINATION - SUNY CORTLAND PROFESSIONAL STUDIES LOT**

CONTRACTOR IS RESPONSIBLE FOR VERIFICATION / COORDINATION OF ALL INFORMATION (BENCHMARKS, ELEVATIONS, UTILITIES, ELEMENTS, TREES, ETC.) SHOWN ON THIS SURVEY AND CALIBRATING THIS INFORMATION WITH ACTUAL "IN THE FIELD" DATA. THIS SURVEY IS PROVIDED FOR THE BENEFIT OF THE CONTRACTOR AND GENERAL DESIGN INTENT IS SHOWN. NO ADDITIONAL COSTS WILL BE ALLOWED SHOULD INFORMATION SHOWN ON THE SURVEY AND FIELD DATA VARY.

**PARKING SUMMARY**

EXISTING	PROPOSED	HC
284	300 (+16)	1

**SITE PREPARATION and CONSTRUCTION NOTES - SUNY CORTLAND PROFESSIONAL STUDIES LOT**

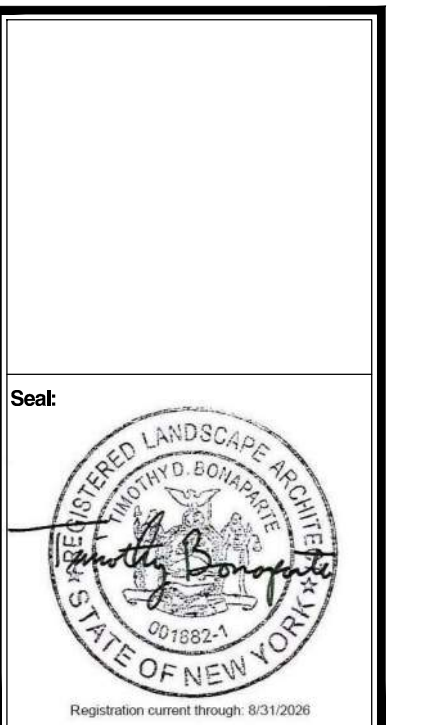
- 1) EXISTING LAWN AREA REMAINS. PROTECT.
- 2) STRIP EXISTING TOPSOIL AND STOCK PILE FOR REUSE ONSITE IN AN AREA AS DIRECTED BY THE OWNER. TEMPORARILY SEED ENTIRE PILE IMMEDIATELY AND SURROUND WITH SILT FENCE.
- 3) EXISTING VEGETATION REMAINS. PROTECT AT ALL TIMES AS SHOWN ON THE PLANS AND AS SPECIFIED. DO NOT PARK VEHICLES/EQUIPMENT OR STORE MATERIALS WITHIN DRIP LINES OF TREES.
- 4) REMOVE EXISTING VEGETATION, INCLUDING ALL STUMPS AND ROOTS AND DISPOSE OFF SITE. BACKFILL VOID WITH IMPORTED GRANULAR BACKFILL COMPACTED TO MINIMUM 95% OF IN PLACE DRY DENSITY.
- 5) EXISTING PAVEMENT REMAINS. PROTECT. REPLACE ANY PAVEMENT DAMAGED DURING CONSTRUCTION.
- 6) REMOVE EXISTING PAVEMENT SURFACE AND HAUL OFF SITE.
- 7) EXISTING SITE UTILITY REMAINS. PROTECT.
- 8) REMOVE EXISTING SITE UTILITY DISPOSE OFF SITE AND BACK FILL VOID WITH IMPORTED GRANULAR BACKFILL, COMPACTED TO MINIMUM 95% OF IN PLACE DRY DENSITY.
- 9) EXISTING SITE FEATURE REMAINS. PROTECT.
- 10) REMOVE EXISTING SITE FEATURE AND DISPOSE OFF SITE, INCLUDING ANY ASSOCIATED FOOTINGS OR UNDERDRAINS. BACKFILL VOID WITH IMPORTED GRANULAR BACKFILL, COMPACTED TO 95% OF IN PLACE DRY DENSITY.
- 11) CONTRACTOR TO DISCONNECT ALL UTILITIES TO EXISTING CONSTRUCTION TRAILER. CUT, CAP AND ABANDON IN PLACE AS DIRECTED BY THE OWNER. DISASSEMBLE, HAUL OFFSITE AND DISPOSE OF TRAILER, PORCH AND STAIRS.
- 12) SAW CUT NEAT, STRAIGHT EDGE. PRIOR TO PAVING, AT SIDEWALKS REMOVE AT NEAREST SCORE JOINT.
- 13) CONTRACTOR SHALL FIELD VERIFY LOCATION, ELEVATION, INVERT, SIZE, AND TYPE OF EXISTING PIPE/UTILITY PRIOR TO ORDERING MATERIALS AND CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY IMMEDIATELY.
- 14) ADJUST UTILITY TO FINISHED GRADE. FURNISH ALL LABOR AND MATERIALS TO ACCOMPLISH, INCLUDING REMOVAL OF OLD BRICK RISERS AND REPLACEMENT WITH PRECAST CONCRETE RISERS.
- 15) MEET EXISTING LINE AND GRADE.
- 16) OWNER TO REMOVE EXISTING PROPANE TANK.
- 17) ALIGN NEW EDGE WITH EXISTING.
- 18) CAP END SILT TIGHT.
- 19) PROVIDE HOT TAR ASPHALT CRACK SEALER BETWEEN EXISTING AND NEW ASPHALT JOINT.
- 20) CAMERA SCOPE AND JET WASH EXISTING STORM PIPE FOR FREE FLOWING CONDITION. NOTIFY ARCHITECT OF ANY EXISTING DAMAGE IMMEDIATELY.
- 21) PROVIDE FERROU COUPLER OR SIMILAR SILT TIGHT JOINT BETWEEN EXISTING PIPE AND NEW STORM PIPE. ALLOW INSPECTION BY ARCHITECT PRIOR TO BACKFILLING. NOTIFY ARCHITECT WHEN READY TO BACKFILL. WHEN CONNECTING DISSIMILAR PIPES, PROVIDE MARMAC DISSIMILAR PIPE COUPLER.
- 22) CORE INTO EXISTING STRUCTURE TO ALLOW INSTALLATION OF PROPOSED PIPE. MORTAR VOID BETWEEN OUTSIDE OF PIPE WALL TO STRUCTURE EDGE WATER TIGHT. CLEAN EXISTING STRUCTURE OF ANY DEBRIS PRIOR TO INSTALLATION OF NEW PIPE.
- 23) REMOVE AND DISPOSE OF EXISTING FENCE PRIVACY SLATS AND DISPOSE OFFSITE. PROVIDE NEW BLACK PRIVACY SLATS TO FIT EXISTING FENCE. FURNISH AND INSTALL ON ALL FENCING AND GATES.
- 24) MILL EXISTING ASPHALT MATERIAL TO 1-1/2" DEPTH MINIMUM. REMOVE AND HAUL OFFSITE. REPLACE ANY PAVEMENT DAMAGED DURING CONSTRUCTION WITH SAME MATERIAL AS ADJACENT, AND AS DIRECTED BY THE ARCHITECT. REPAIR ANY CRACKED OR DISPLACE PAVEMENT BENEATH MILLINGS TO PROVIDE A STABLE BASE SATISFACTORY TO THE ARCHITECT AS DETAILED AND SPECIFIED. SWEEP, POWERWASH AND CLEAN ENTIRE MILLED SURFACE. INSTALL NYSDOT APPROVED TACK COAT TO MILLED SURFACE AND PAVE AS DETAILED AND SPECIFIED.
- 25) REMOVE ASPHALT AND 2" EXISTING BASE STONE AND HAUL OFF SITE. FINE GRADE AND TOP DRESS EXISTING STONE SUBBASE WITH MINIMUM 2" NEW IMPORTED BASE STONE TO MEET PROPOSED GRADES PER PLAN. COMPACT TO 95% IN PLACE DRY DENSITY AND INSTALL ASPHALT AS SHOWN ON THE DETAILS.
- 26) CAREFULLY REMOVE EXISTING SITE FEATURE AND STOCKPILE ONSITE FOR RE-USE. REINSTALL AND FURNISH ALL LABOR AND MATERIAL TO ACCOMPLISH.
- 27) FIELD VERIFY THAT SURFACE WATER DOES NOT BECOME TRAPPED IN THIS AREA AGAINST THE EXISTING SIDEWALK. REVIEW GRADES IN THE FIELD WITH ARCHITECT AND OWNER. INTENT IS TO PROVIDE POSITIVE PITCH TOWARD STORM STRUCTURES.
- 28) CONTRACTOR TO DISCONNECT AND RE-LOCATE LIGHT POLE FOOTING, LIGHT POLE AND FIXTURES. INSTALL FOOTING AT SAME GENERAL HEIGHT FROM FINISHED GRADE AS EXISTING. PROVIDE ADDITIONAL CONDUITS AND WIRING FROM EXISTING POLE LOCATION TO FUTURE (RELOCATED POLE) LOCATION. PROVIDE ELECTRICAL DISCONNECTION. RE-CONNECTION AND LIGHT POLE POWER UP, TYPICAL.
- 29) REMOVE AND RELOCATE EXISTING ELECTRIC HANDHOLES TO AREA INDICATED AND AS APPROVED BY THE OWNER. PROVIDE TWO (2) 2 1/2" SCHEDULE 80 CONDUITS, AND FULL STRINGS FROM EXISTING HANDHOLE LOCATION TO PROPOSED LOCATION. PROVIDE SCHEDULE 80 CONDUIT CONNECTIONS AT EXISTING HANDHOLE LOCATIONS.
- 30) REMOVE ANY CONDUIT, WIRING, FULLSTRING OR HANDHOLES IN CONFLICT WITH PROPOSED GRADING, DRAINAGE OR SITE WORK AND REINSTALL AND/OR PROVIDE NEW CONDUIT, TRAFFIC RATED HANDHOLES, FULLSTRING, AND WIRING. RECONNECT EXISTING LIGHTING FOR PROPER WORKING ORDER. PROVIDE ALL TRENCHING, BACKFILL, SCHEDULE 80 CONDUIT, WIRING, AND COMPACTION NECESSARY.
- 31) NEW ELECTRICAL WIRING, CABLE, RECONNECTION, AND POWER UP BY SITE CONTRACTOR. ELECTRICAL CONTRACTOR TO COORDINATE WITH OWNER.
- 32) INSTALL DOUBLE YELLOW PAINTED LINE MATCHING EXISTING ROADWAY LAYOUT.
- 33) PRIOR TO INSTALLING GRANITE CURB, STAKE OUT PROPOSED LOCATIONS OF ALL GRANITE CURB AND TEMPORARILY PAINT THE STONE SUBBASE WITH BUS SHELTER RADIUSES, AND PARKING SPACES AT EACH END OF THE PARKING LOT. NOTIFY ARCHITECT AND OWNER ONCE CURB IS STAKED. OWNER TO TEST NEW DRIVE RADIUSES PRIOR TO INSTALLATION OF GRANITE CURB. ADJUST LAYOUT OF CURB AS NECESSARY BASED ON OWNER FIELD TEST AND AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST.
- 34) ALTERNATE 1: PROVIDE 20,000 SF, NON CONTIGUOUS 1 1/2" MILLING. REPAIR AND 1 1/2" MIN. TOP COURSE ASPHALT IN PARK CENTER PARKING LOT. MIN. WIDTH WILL BE 85'.

**LEGEND - SUNY CORTLAND PROFESSIONAL STUDIES LOT**

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
---	CLL	CONTRACT LIMIT LINE	o		WATER VALVE
---	---	STREET LINE / PROPERTY EDGE	CB EB	SB	CATCH BASIN / STORM INLET
--- -100---	100	CONTOUR	ST		STORM MANHOLE
====	====	GRANITE CURB	SA	DW	DRY WELL
---	---	PAVEMENT EDGE			SANITARY MANHOLE
---	----	SAWCUT LINE	CHAIN LINK FENCE		VINYL CLAD CHAIN LINK FENCE
		CURB REMOVAL	x257.25	456.50	SPOT GRADE
//////	//////	UTILITY REMOVAL		F.V.	FIELD VERIFY
		FENCE REMOVAL		TYP	TYPICAL
---	---	WATER LINE		T	TOP OF CURB
---	---	GAS LINE		B	BOTTOM OF CURB
---	---	BURIED ELECTRIC LINE		HP	HIGH POINT
---	---	SANITARY SEWER - SIZE / TYPE			EDGE OF WOODS
---	6" ST	STORM SEWER - SIZE / TYPE			TREES / SHRUBS
---	8" SMT	STORMWATER MANAGEMENT TRENCH			DRAINAGE FLOW DIRECTION
XX LP		LIGHT POLE			DETAIL FLAG
EB		EXISTING ELECTRIC BOX			CONSTRUCTION NOTE
EM		EXISTING ELECTRIC METER			REMOVE EXISTING PAVEMENT
		EXISTING ELECTRIC MANHOLE			1/2" ASPHALT MILLING AND TACK COAT
	MB	METAL BOLLARD			MEDIUM DUTY ASPHALT
		TRAFFIC SIGN			MDA-2
					3 1/2" ASPHALT ON EX. COMPACTED SUBBASE
					1/2" MIN. TOP COURSE ASPHALT AND SHIM
					LAWN - 5" TOPSOIL, and 80D
					HEAVY DUTY CONCRETE WITH SCORING

**appel  
osborne**  
landscape  
architecture

102 West Division St., Suite 100  
Syracuse, New York 13204-1434  
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PROFESSIONAL STUDIES PARKING LOT REPLACEMENT  
SUNY CORTLAND  
8 FOLMER DRIVE  
CORTLAND, NEW YORK

Revision:	Issued For:
Project Number:	20240039
Drawn By:	HB
Checked By:	TB
Scale:	AS SHOWN

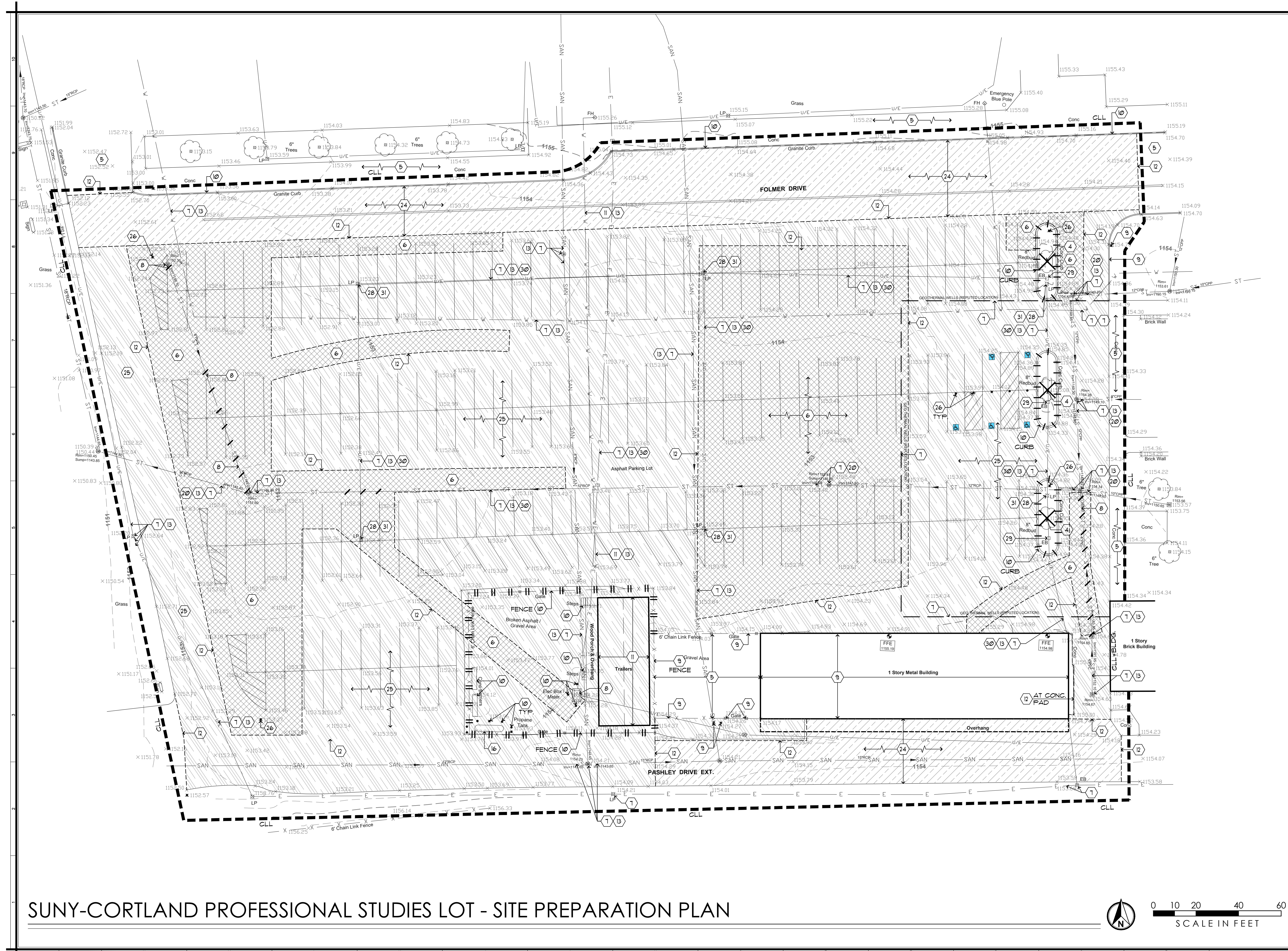
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Drawing Title: SITE PLAN NOTES  
Sheet Number: L1



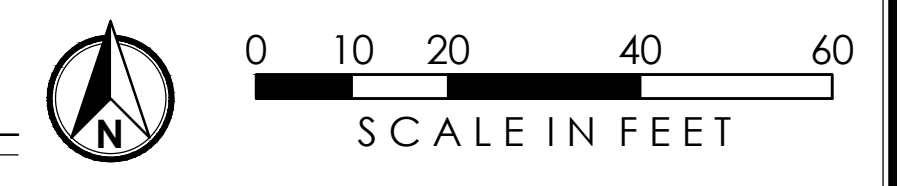
PROFESSIONAL STUDIES PARKING LOT REPLACEMENT  
SUNY CORTLAND  
8 FOLMER DRIVE  
CORTLAND, NEW YORK

Revision:	No.:	Issued For:
Project Number:	20240039	
Drawn By:	HB	
Checked By:	TB	
Scale:	AS SHOWN	

Date: 3-7-2025  
Drawing Title: SITE PREPARATION PLAN  
Sheet Number: L2



SUNY-CORTLAND PROFESSIONAL STUDIES LOT - SITE PREPARATION PLAN





**PROFESSIONAL STUDIES PARKING LOT REPLACEMENT  
SUNY CORTLAND  
8 FOLMER DRIVE  
CORTLAND, NEW YORK**

Revision:

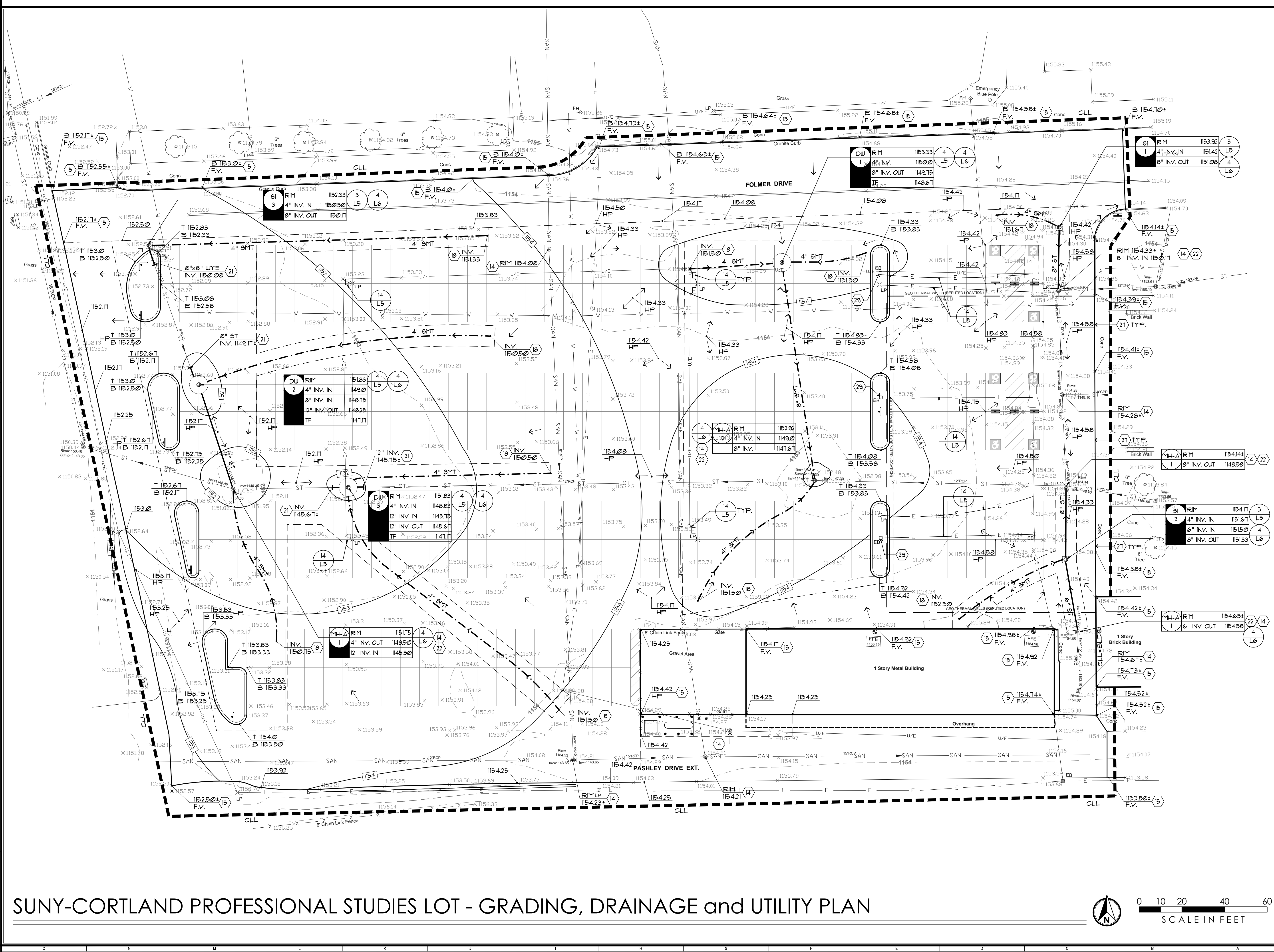
No.	Date	Issued For

Project Number: 20240039  
Drawn By: HB  
Checked By: TB  
Scale: AS SHOWN

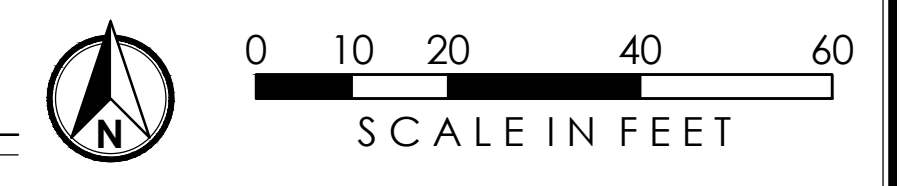
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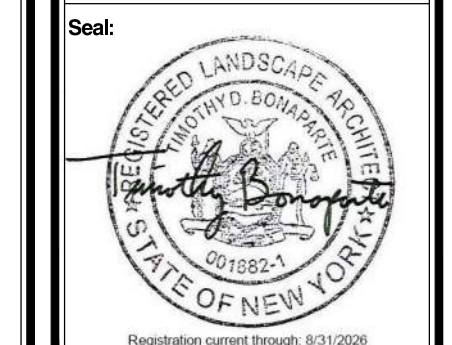
Date: 3-7-2025  
Drawing Title: **GRADING, DRAINAGE and UTILITY PLAN**  
Sheet Number:

**L3**



**SUNY-CORTLAND PROFESSIONAL STUDIES LOT - GRADING, DRAINAGE and UTILITY PLAN**





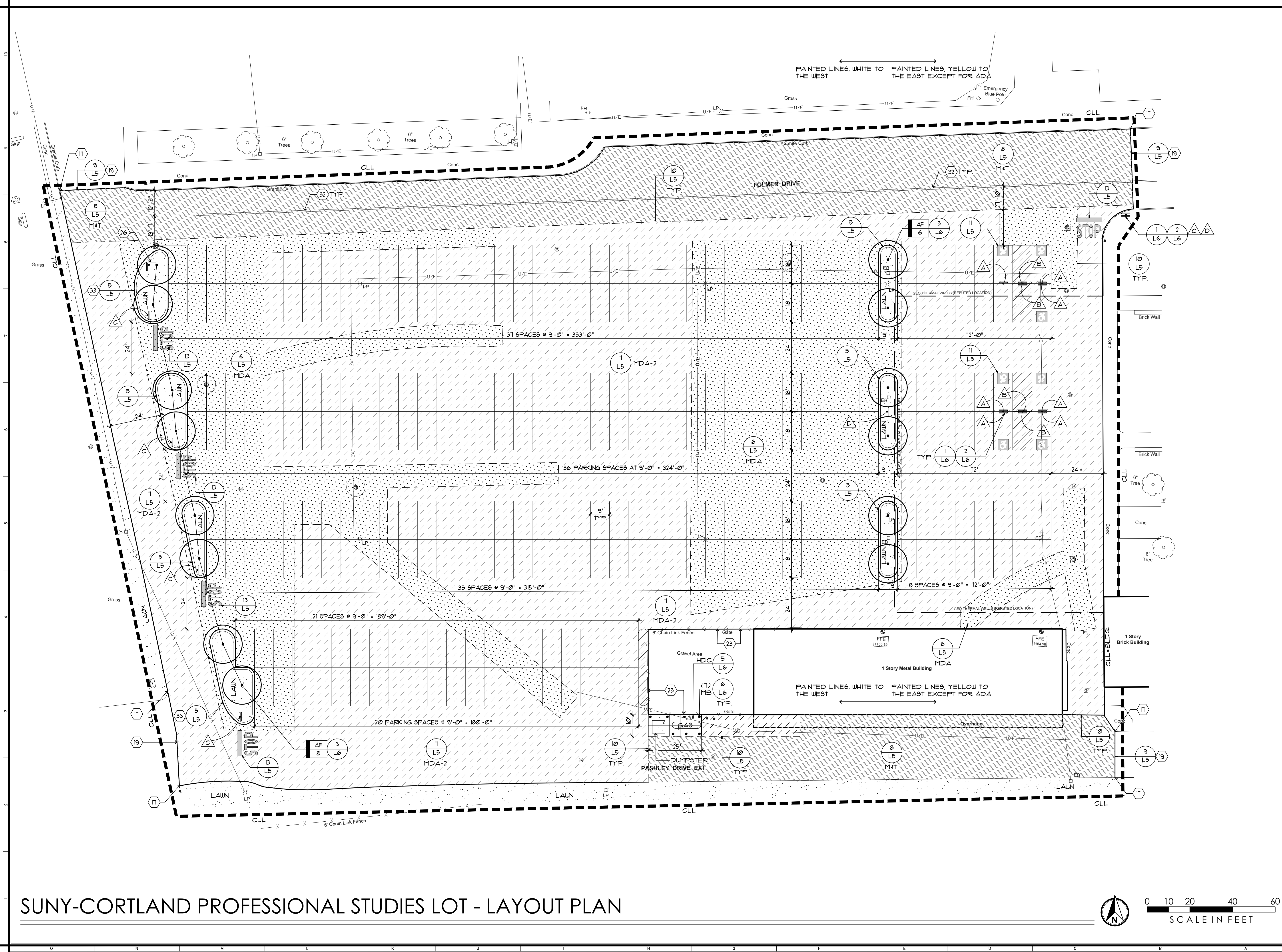
PROFESSIONAL STUDIES PARKING LOT REPLACEMENT  
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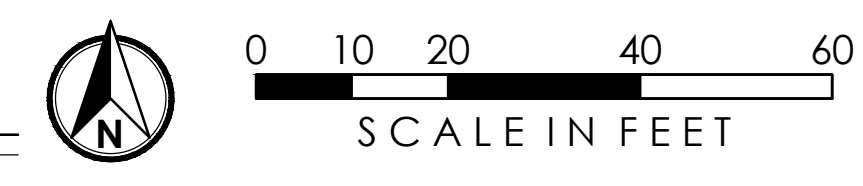
Project Number: 20240039  
 Drawn By: HB  
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 Scale: AS SHOWN

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Date: 3-7-2025  
 Drawing Title: LAYOUT PLAN  
 Sheet Number: L4



SUNY-CORTLAND PROFESSIONAL STUDIES LOT - LAYOUT PLAN



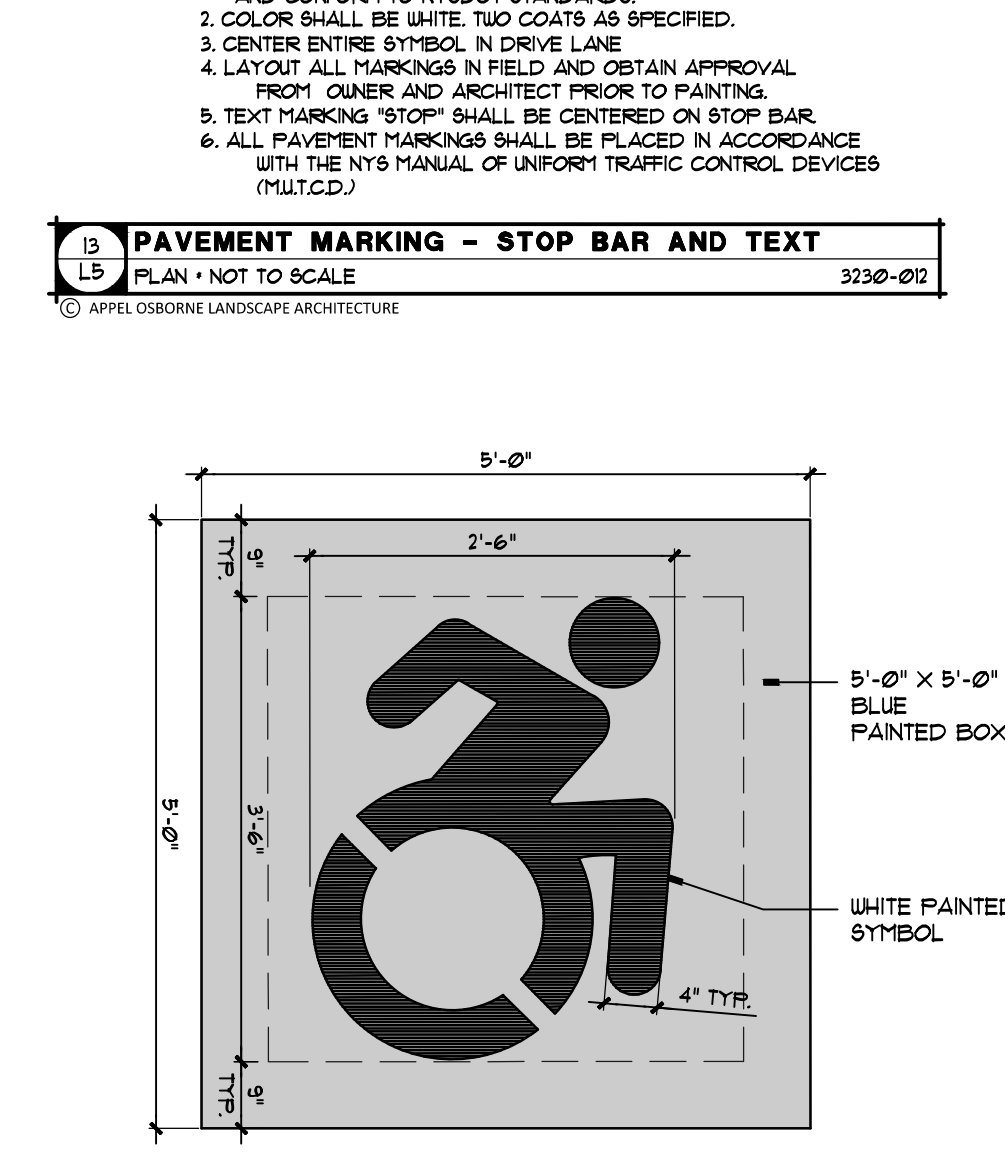
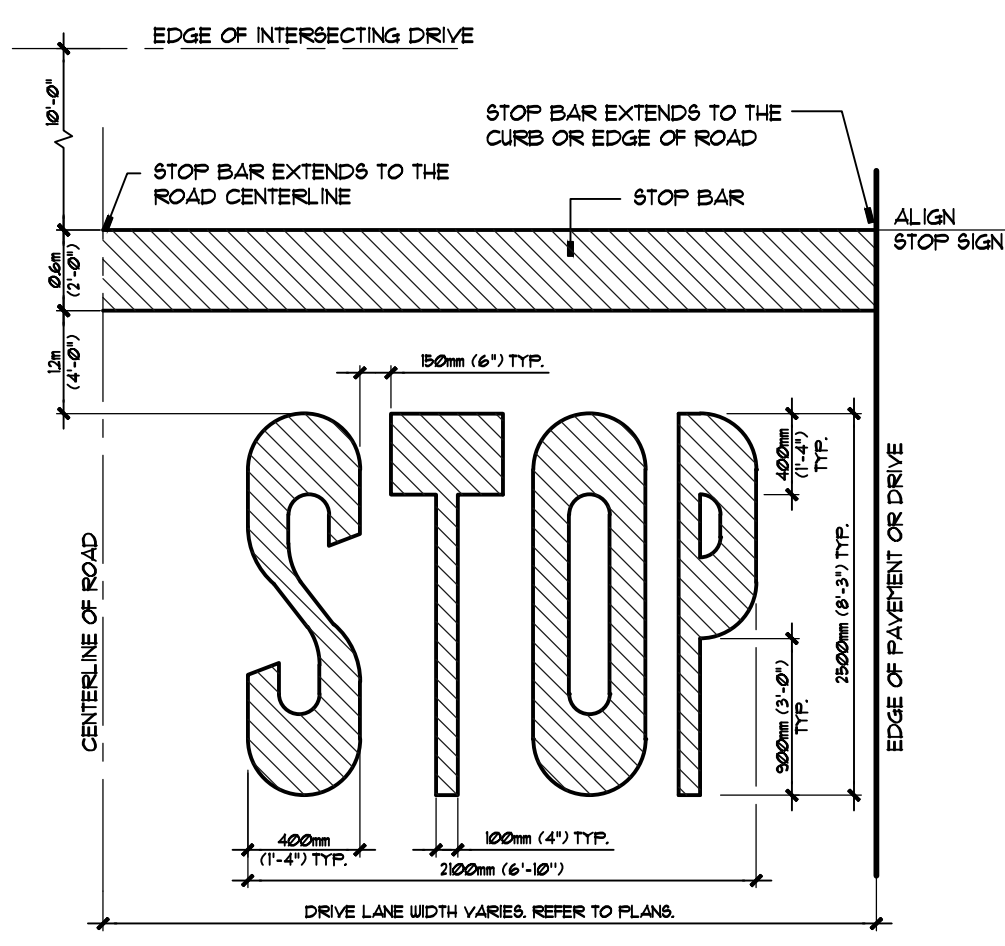
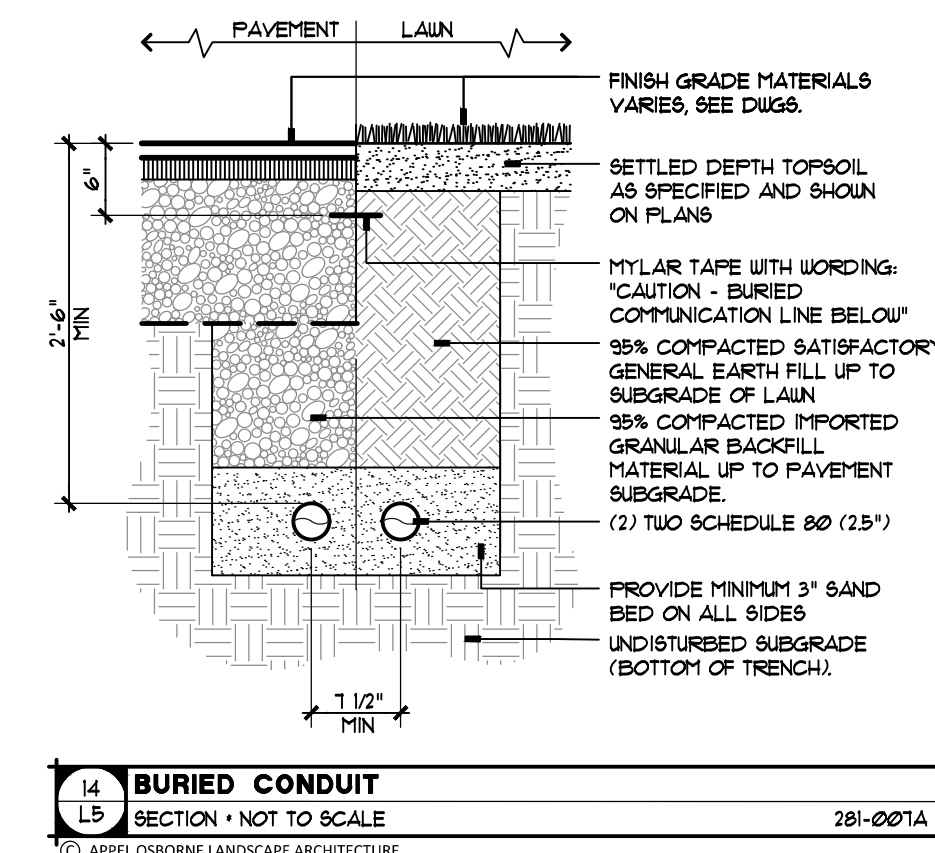


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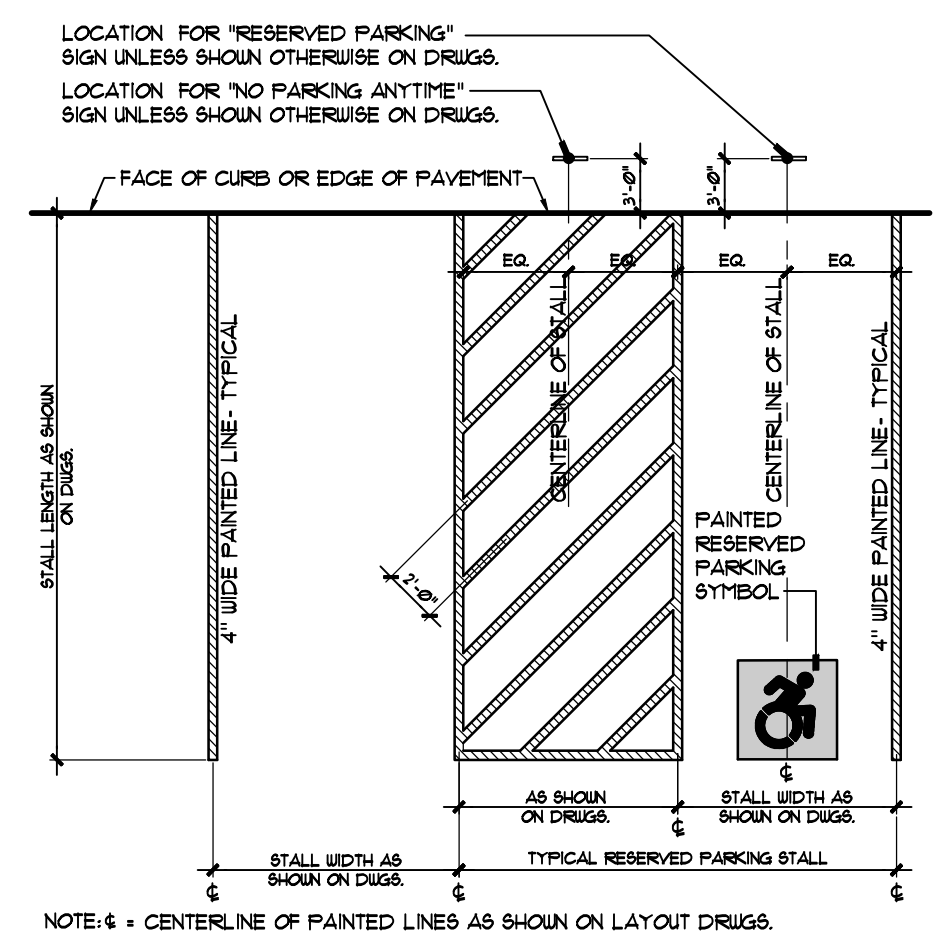
Revision:	No.:	Issued For:
Project Number:	20240039	
Drawn By:	HB	
Checked By:	TB	
Scale:	AS SHOWN	

Date: 3-7-2025  
Drawing Title: SITE DETAILS

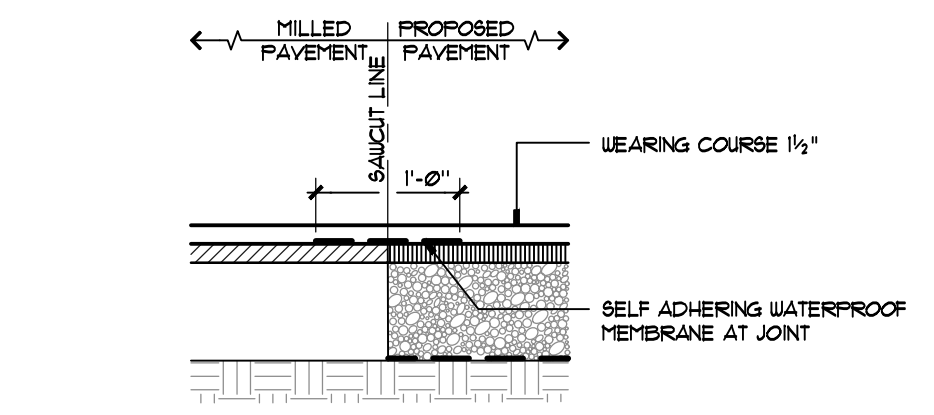
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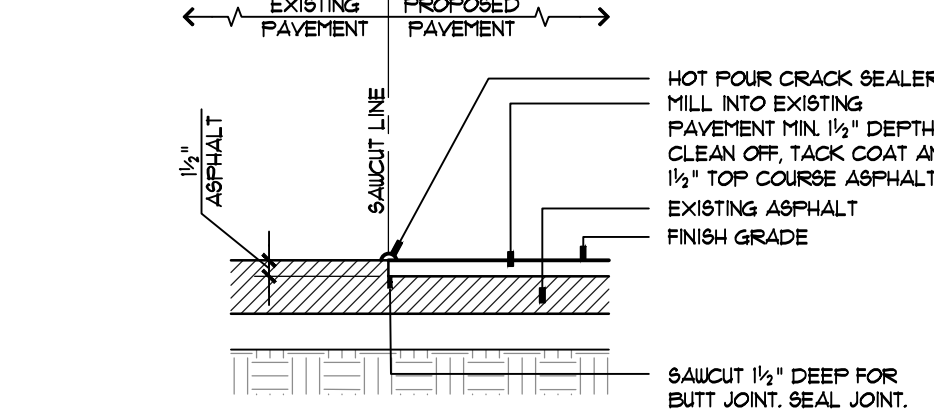
**16 PAINTED RESERVE PARKING SYMBOL**  
PLAN - NOT TO SCALE 3230-009A  
© APPEL OSBORNE LANDSCAPE ARCHITECTURE



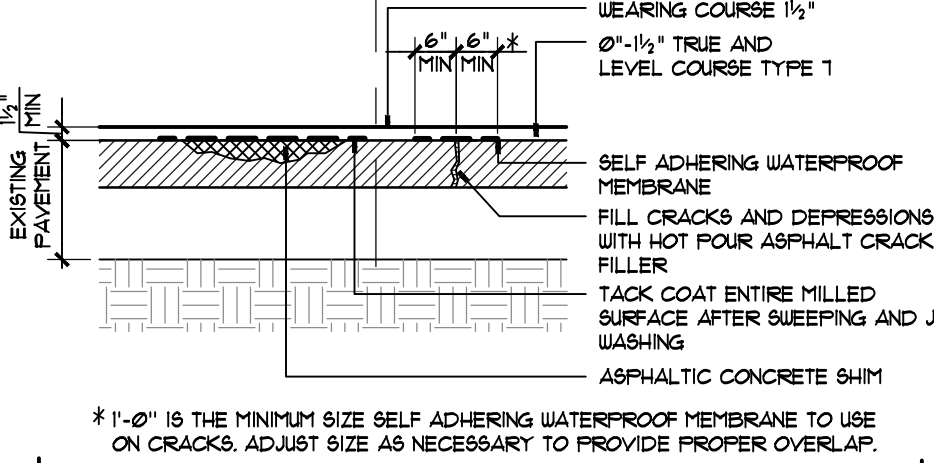
**11 PARKING STALL MARKING-TYPICAL**  
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© APPEL OSBORNE LANDSCAPE ARCHITECTURE



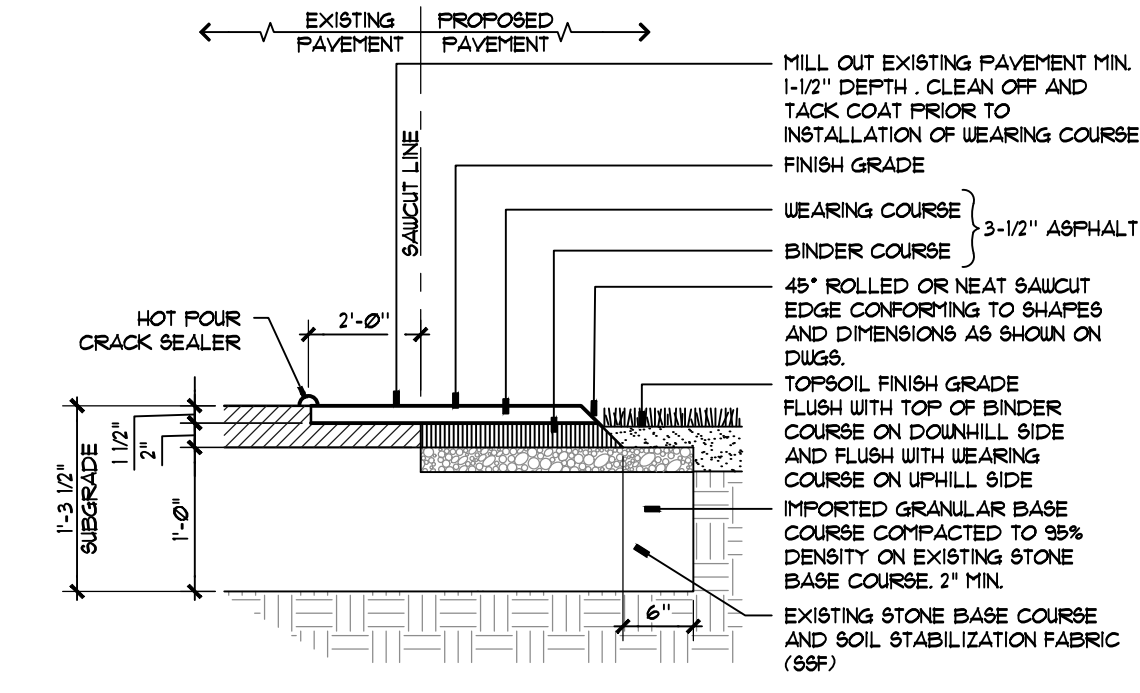
**12 MILLED PAVEMENT TO NEW PAVEMENT TRANSITION**  
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© APPEL OSBORNE LANDSCAPE ARCHITECTURE



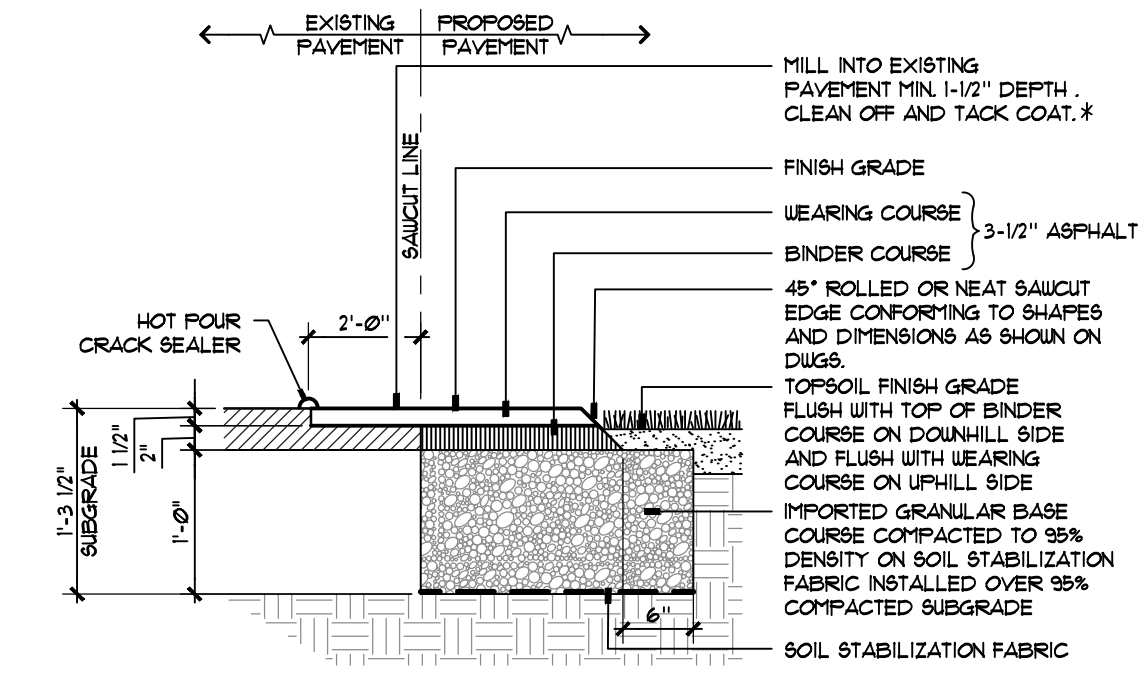
**13 MILLED EDGE TRANSITION TO EXISTING PAVEMENT**  
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© APPEL OSBORNE LANDSCAPE ARCHITECTURE



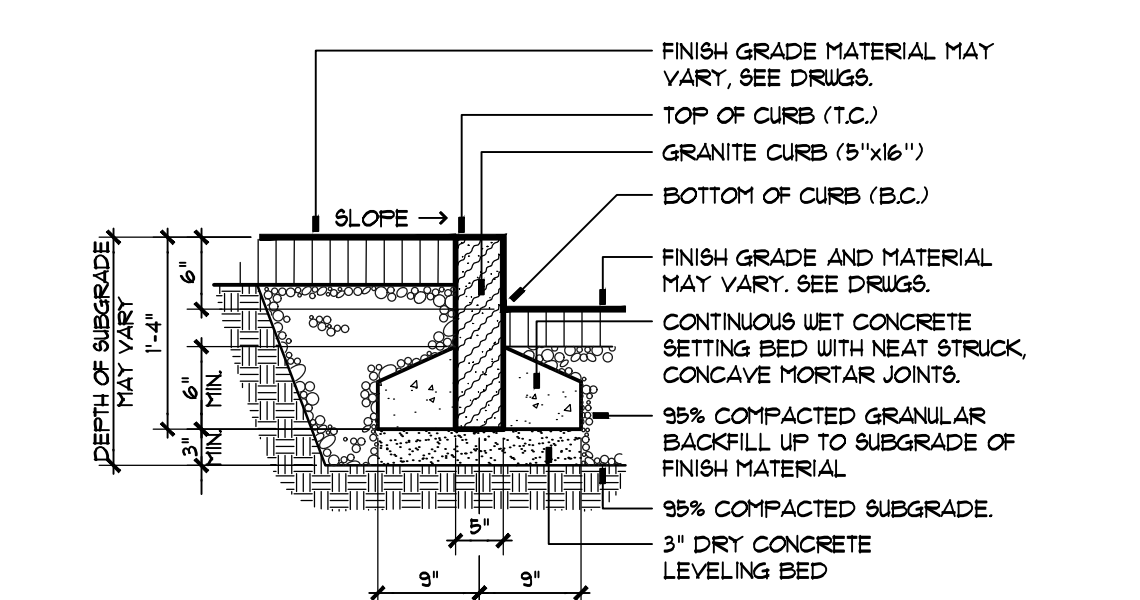
**17 MILL AND TOP PAVING**  
SECTION - NOT TO SCALE 3212-007C  
© APPEL OSBORNE LANDSCAPE ARCHITECTURE



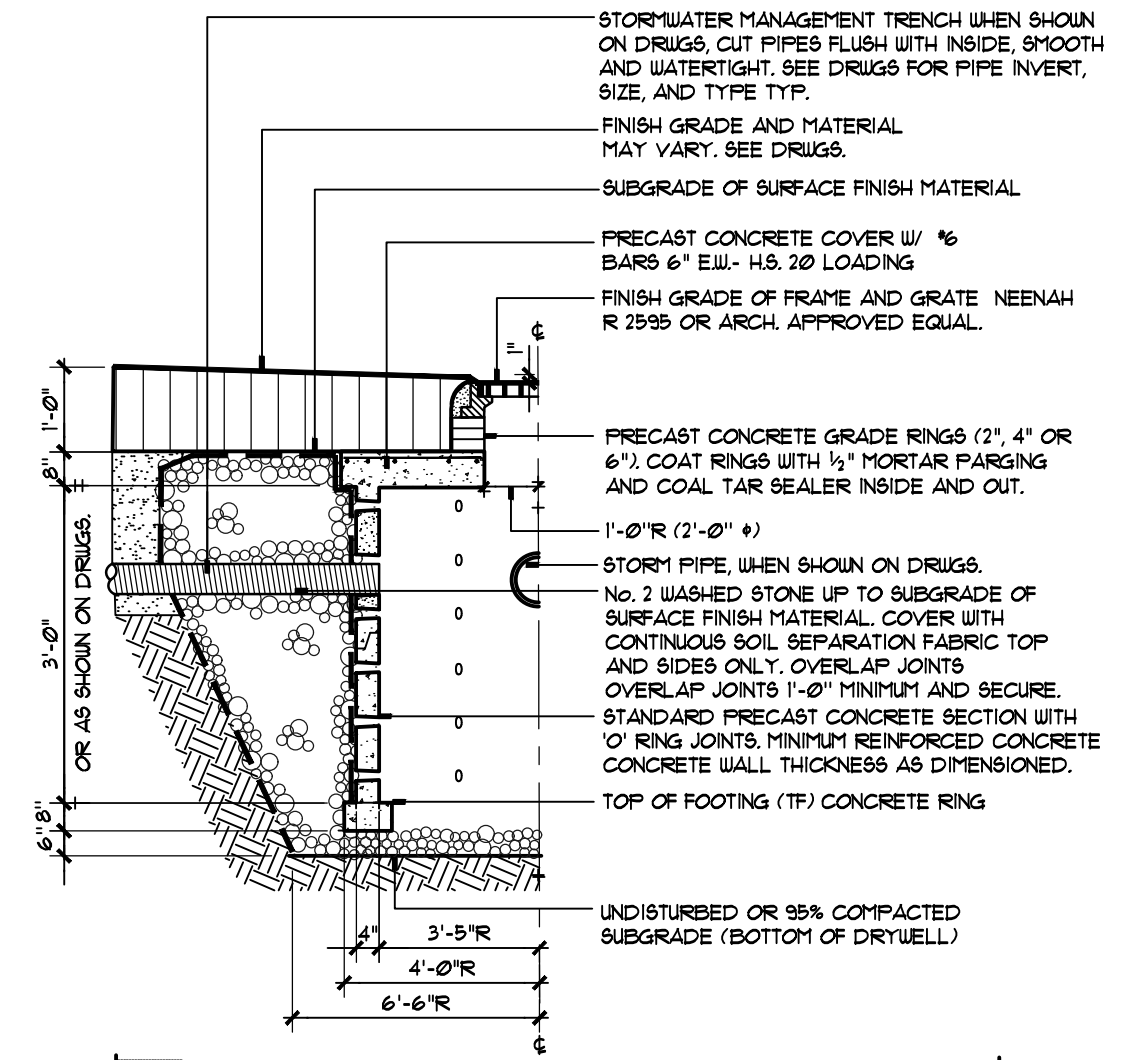
**5 MEDIUM DUTY ASPHALT MODIFIED = MDA-MOD**  
SECTION - NOT TO SCALE 3212-004B  
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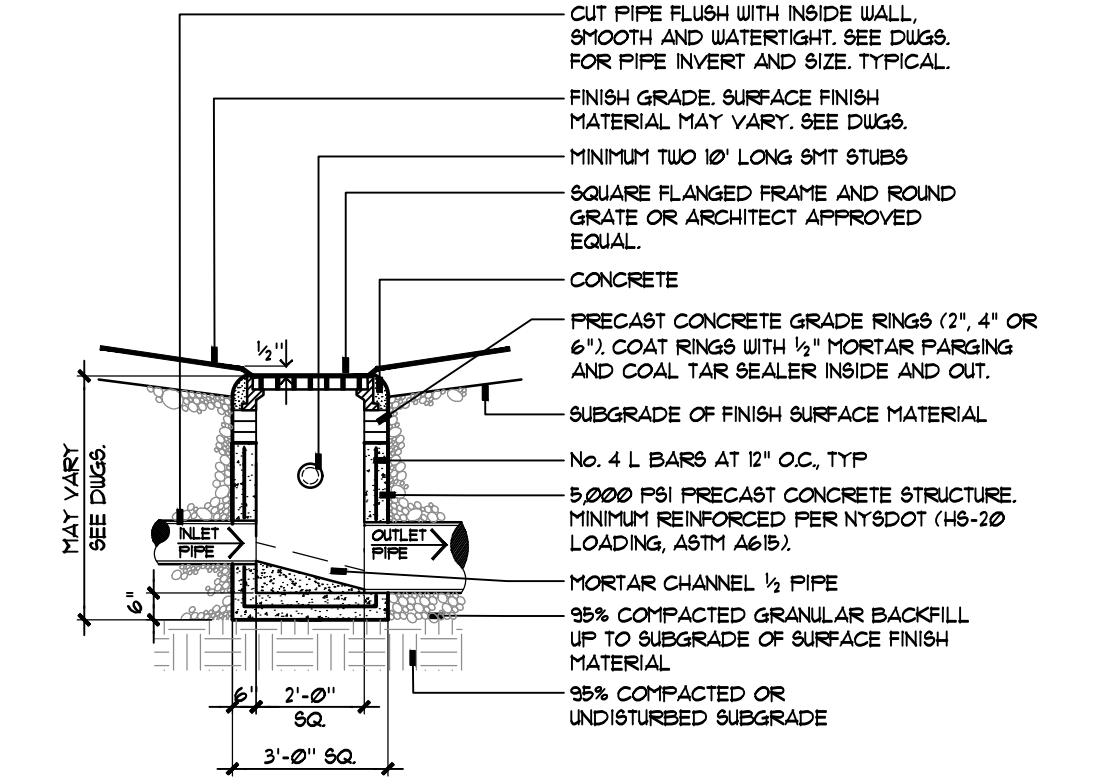
**6 MEDIUM DUTY ASPHALT PAVEMENT = MDA**  
SECTION - NOT TO SCALE 3212-002B  
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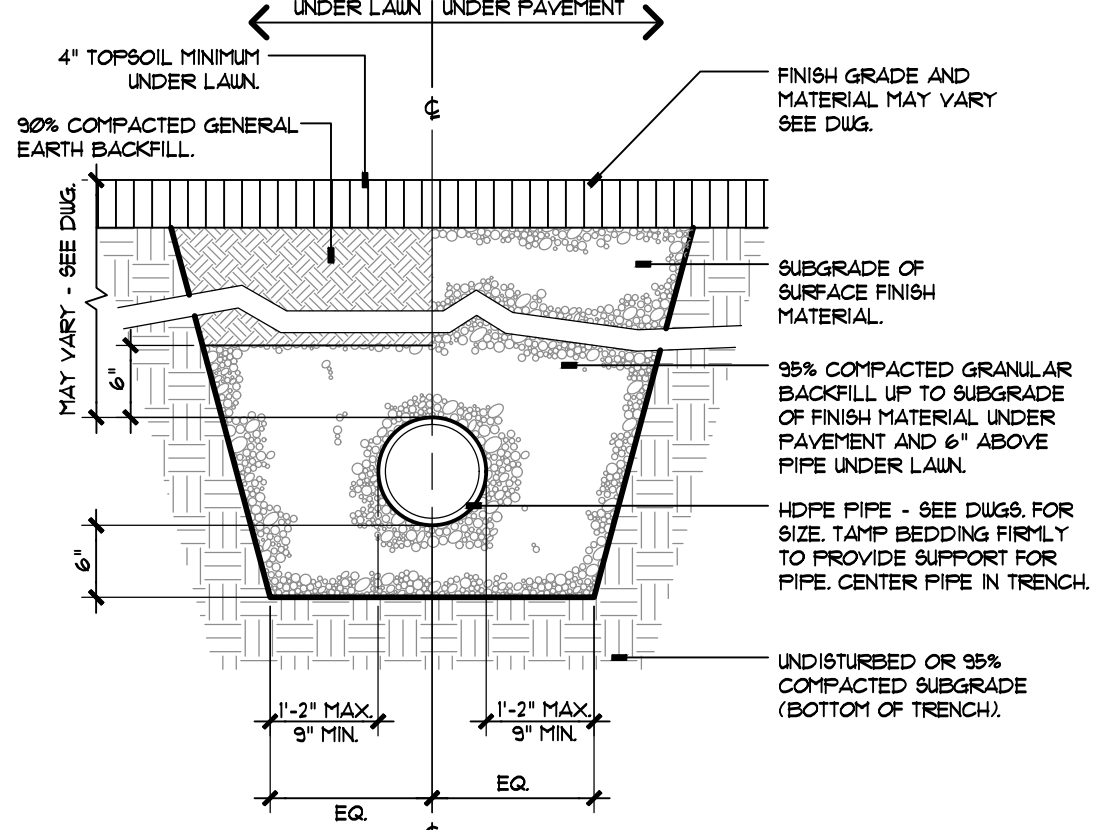
**7 GRANITE CURB - 5" x 16"**  
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© APPEL OSBORNE LANDSCAPE ARCHITECTURE



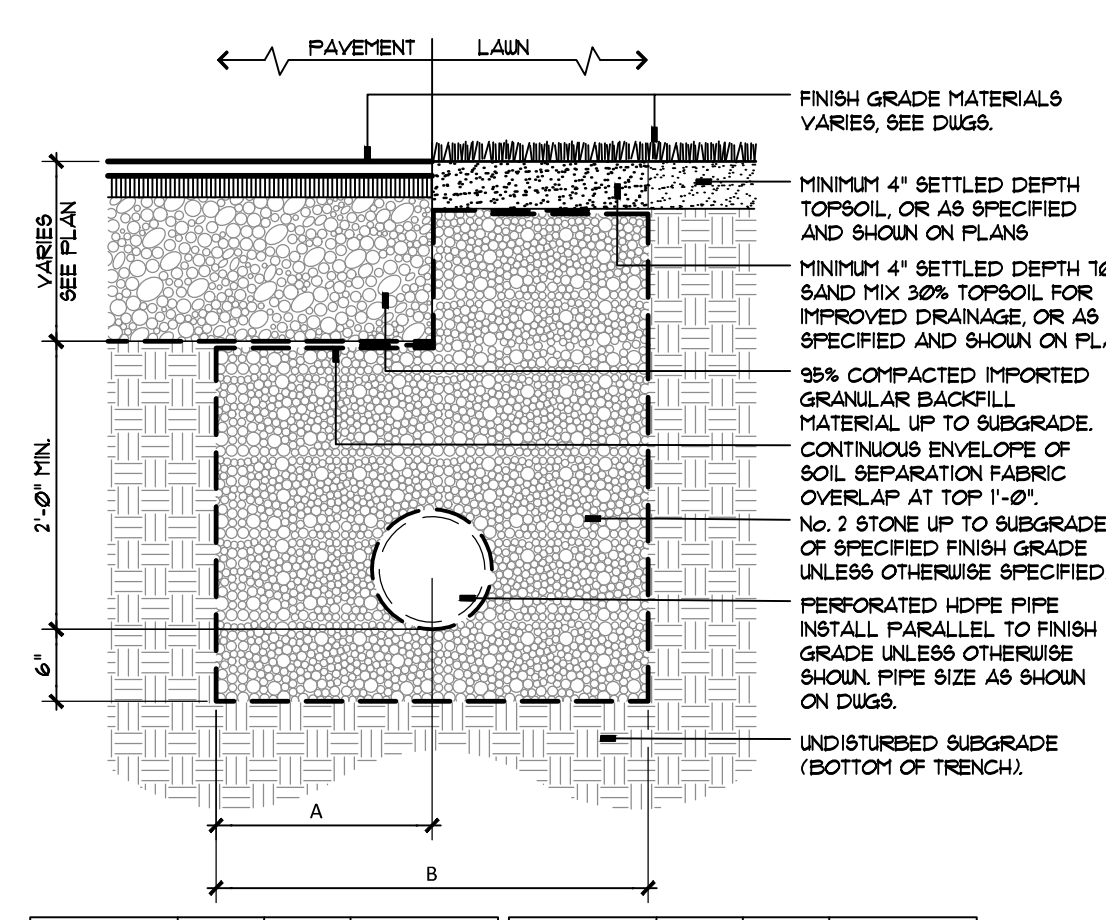
**4 DRYWELL = DW**  
SECTION - NOT TO SCALE 3340-012A  
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**3 STORM INLET - SI**  
SECTION - NOT TO SCALE 3340-002A  
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**2 STORM TRENCH = ST**  
SECTION - NOT TO SCALE 3340-002A  
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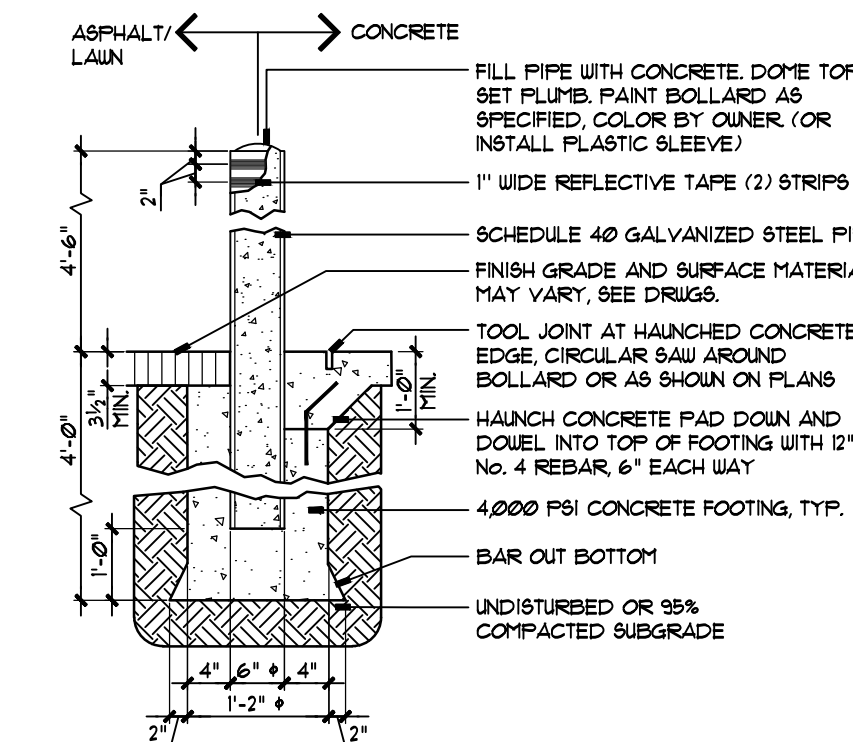


**1 STORMWATER MGMT TRENCH = SMT**  
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© APPEL OSBORNE LANDSCAPE ARCHITECTURE

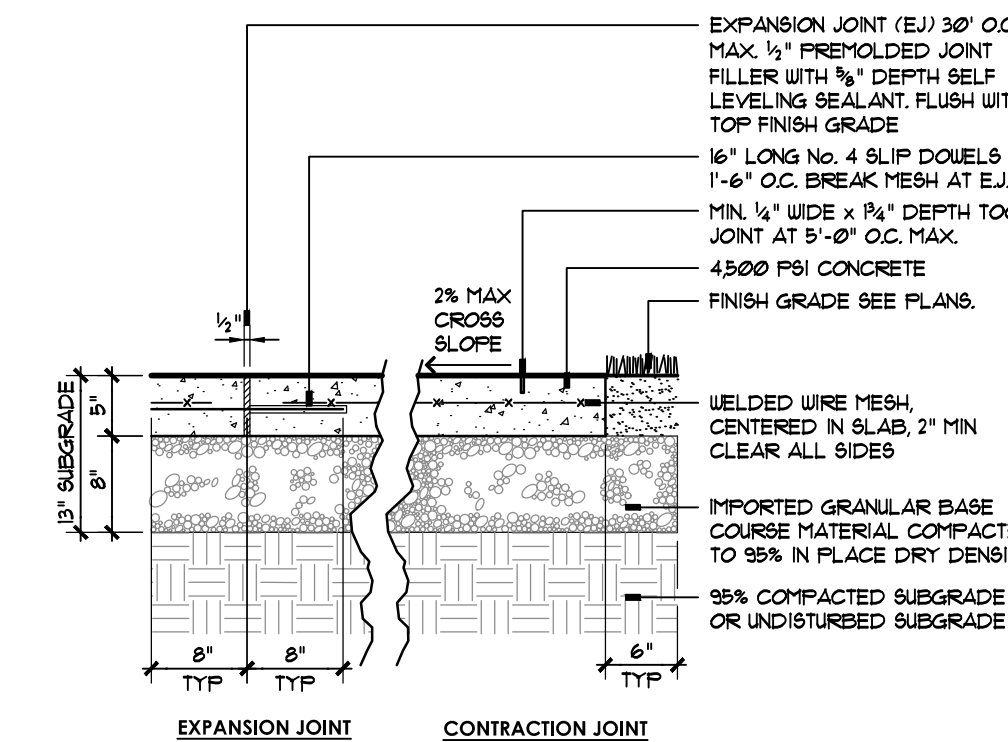
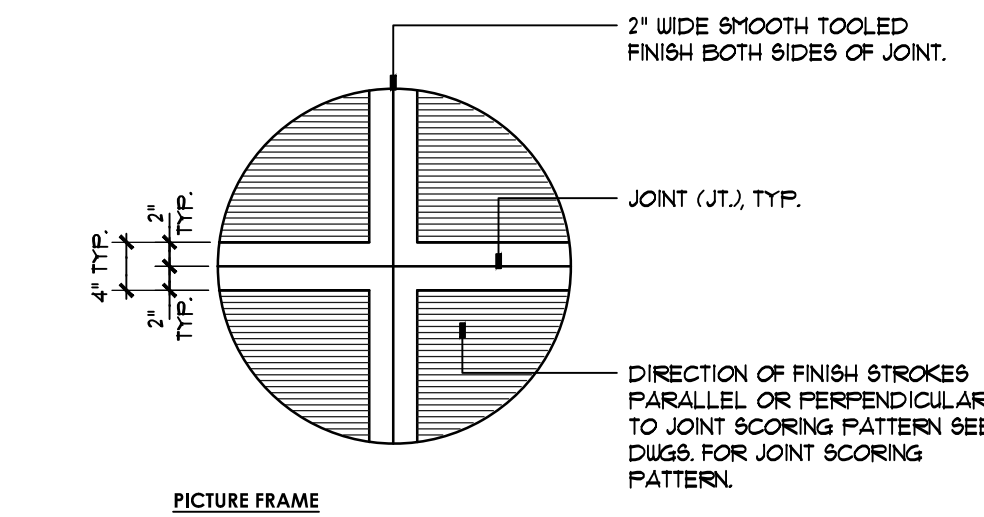
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6"	6"	1'-0"	FLEXIBLE	12"	2'-0"	4'-0"	FLEXIBLE
8"	1'-0"	2'-0"	FLEXIBLE				



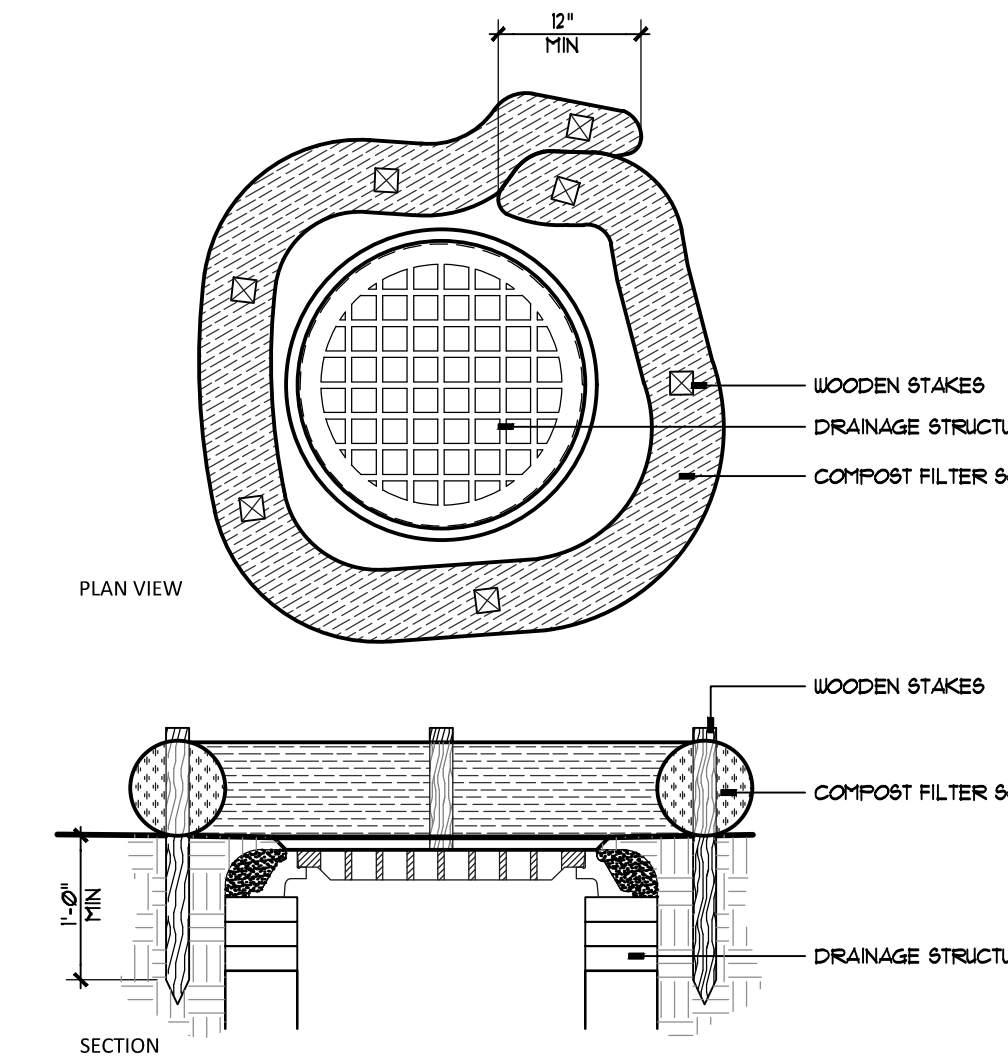
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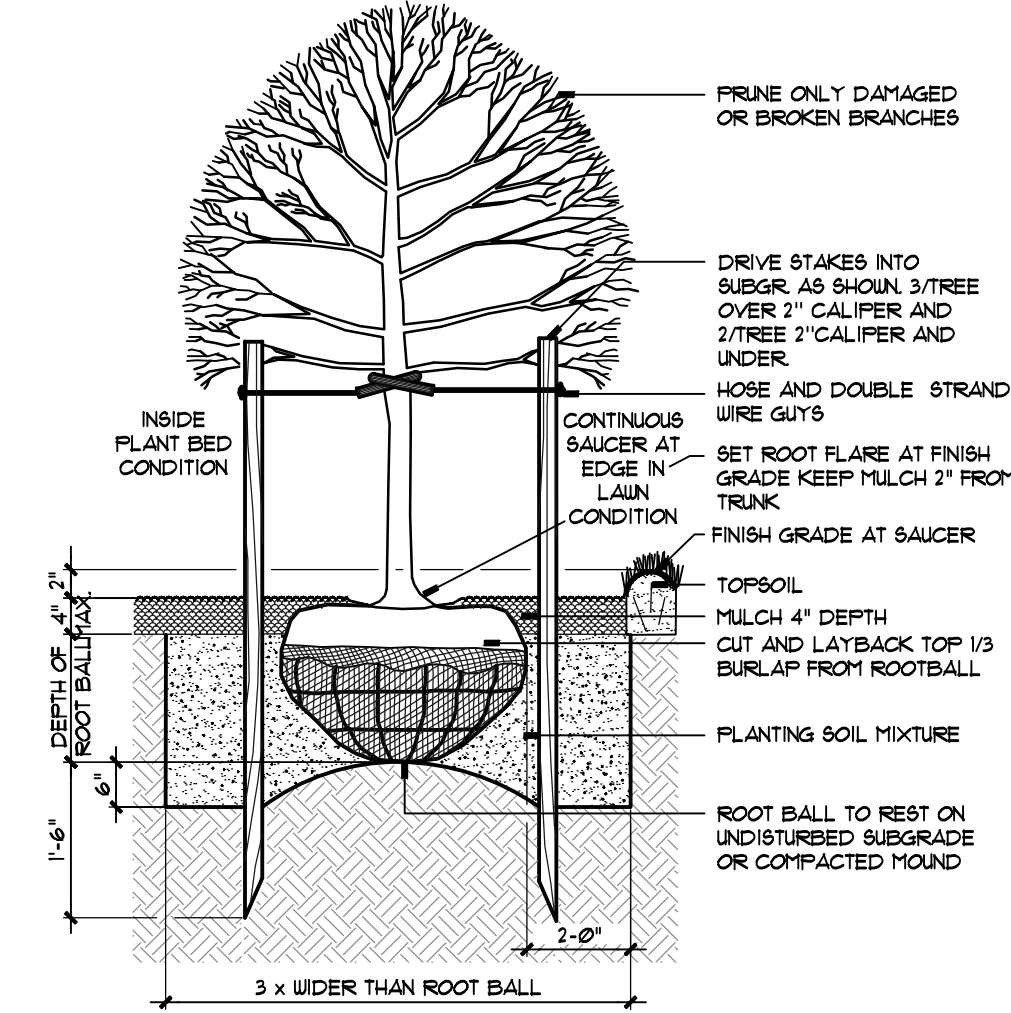
6 METAL BOLLARD - MB  
SECTION - NOT TO SCALE 3230-006A  
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5 HEAVY DUTY CONCRETE WALK/PAD  
SECTION - NOT TO SCALE 313-102  
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4 STORM STRUCTURE PROTECTION  
SECTION - NOT TO SCALE 315-001  
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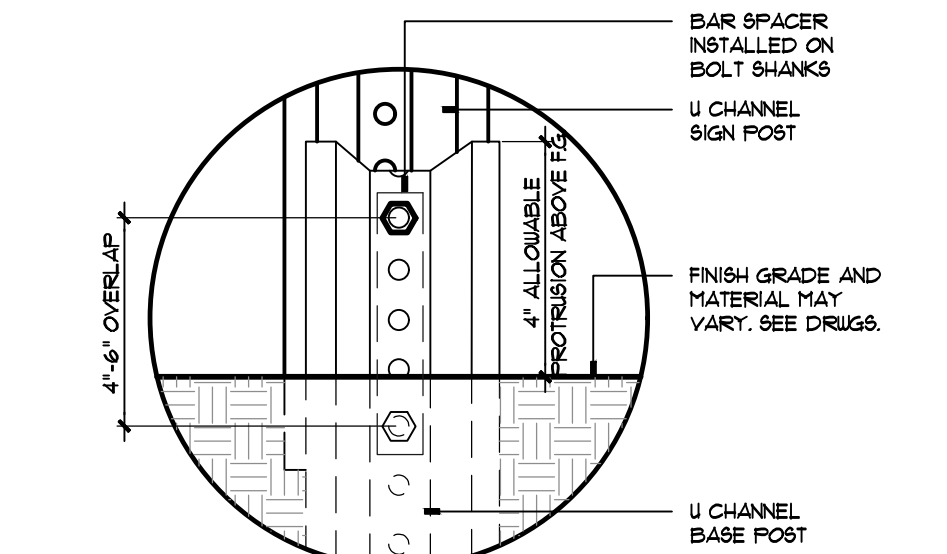


3 DECIDUOUS TREE PLANTING - SINGLE STEM  
SECTION - NOT TO SCALE 230-001  
© APPEL OSBORNE LANDSCAPE ARCHITECTURE

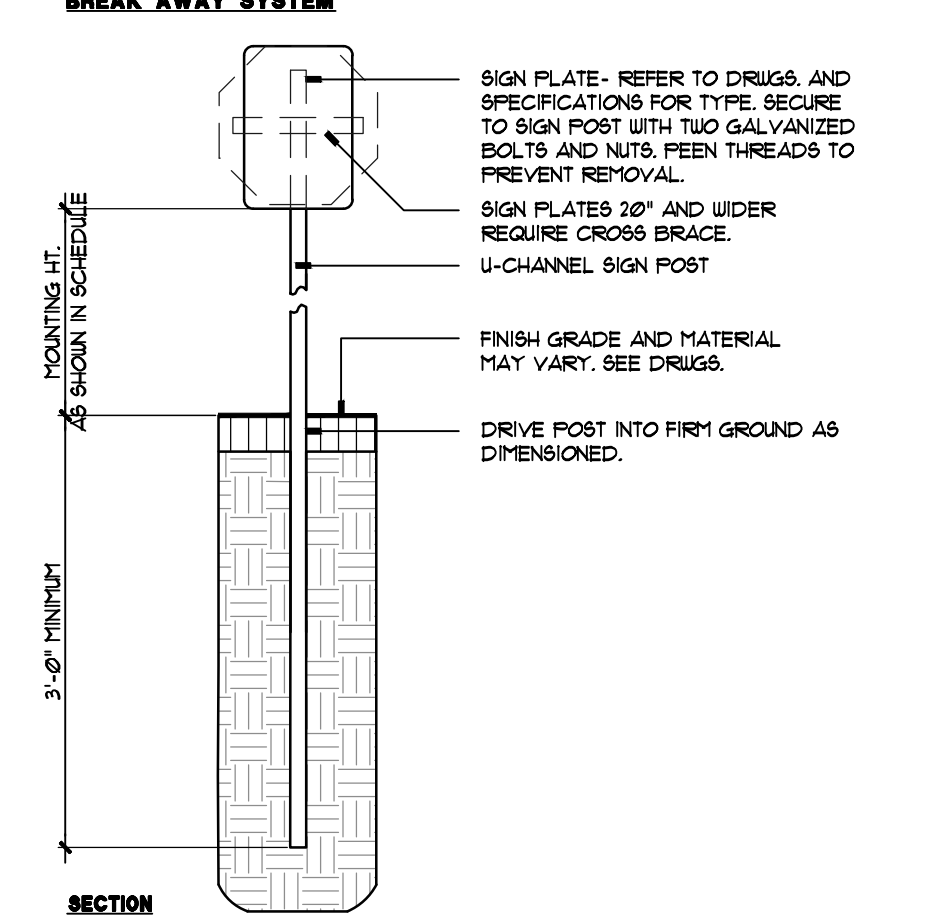
SIGN SCHEDULE	POINTING HEIGHT
RESERVED HANDICAPPED PARKING	1'-0"
NO PARKING ANYTIME	1'-0"
STOP	1'-0"
SUNY CORTLAND FACILITY PARKING	1'-0"

\*ALL DIMENSIONS ARE TO BOTTOM OF SIGN PLATE, VERIFY WITH OWNER PRIOR TO INSTALLATION.

2 TRAFFIC SIGN SCHEDULE  
SECTION - NOT TO SCALE 3230-003A  
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- NOTES:
- LOCATE SIGN MINIMUM 3'-0" FROM CURB OR EDGE OF PAVEMENT TO PREVENT CARS FROM HITTING SIGN POST WITH BUMPER.
  - COORDINATE LOCATION TO AVOID UNDERGROUND UTILITIES.
  - BREAK-AWAY SYSTEM SHALL BE FULLY APPROVED.

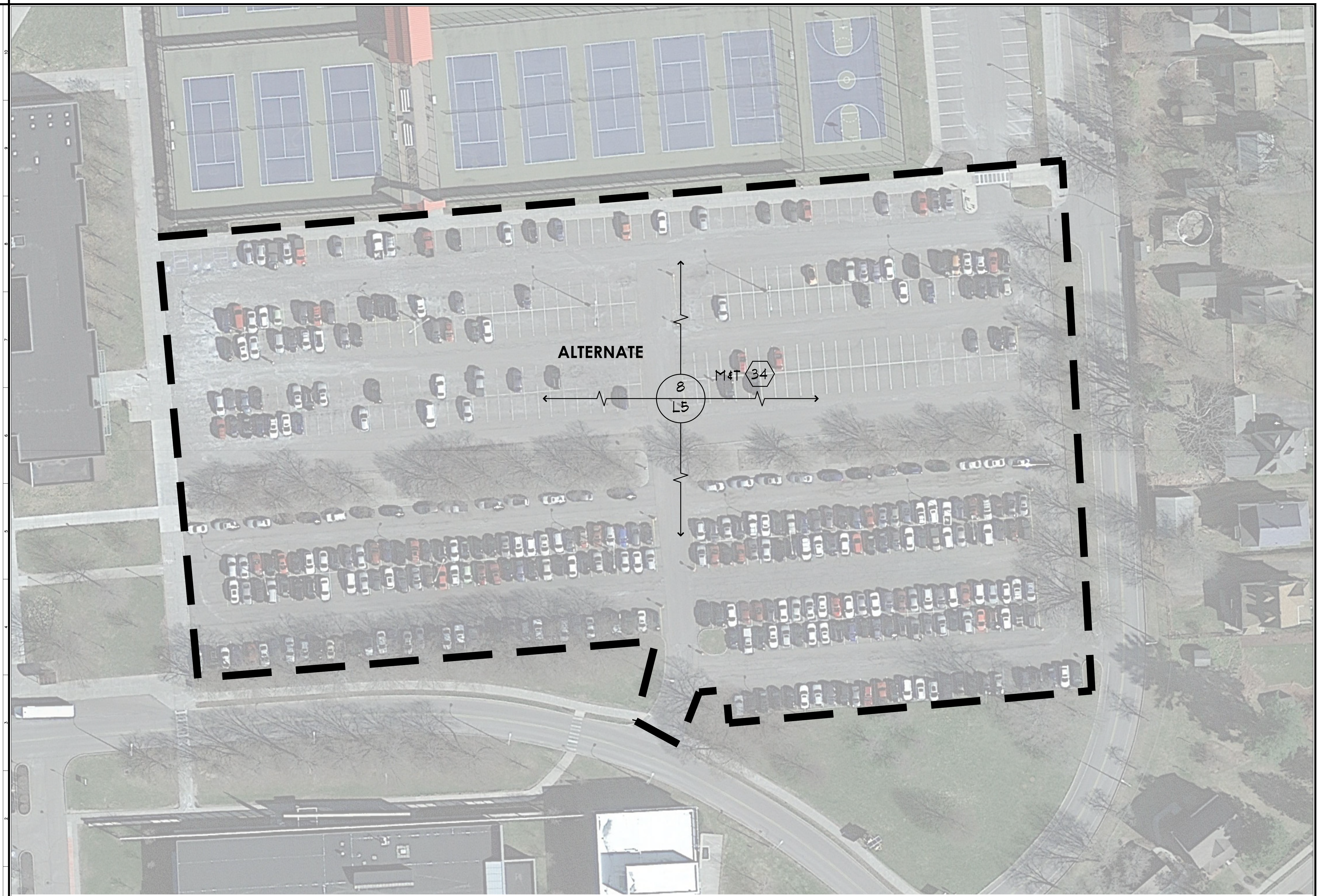


1 TRAFFIC SIGN BASE  
SECTION - NOT TO SCALE 3230-003A  
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Revision:	No.:	Issued For:

Project Number: 20240039  
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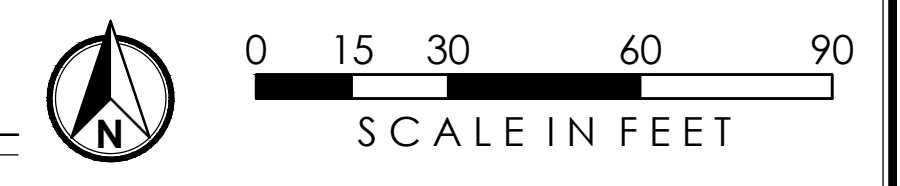


PROFESSIONAL STUDIES PARKING LOT REPLACEMENT  
SUNY CORTLAND  
8 FOLMER DRIVE  
CORTLAND, NEW YORK

Revision:	Issued For:
Project Number:	20240039
Drawn By:	HB
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Date: 3-7-2025  
Drawing Title: ALTERNATE SITE PLAN  
Sheet Number: L7

SUNY-CORTLAND PARK CENTER LOT - ALTERNATE SITE PLAN



G N M L K J I H G F E D C B A