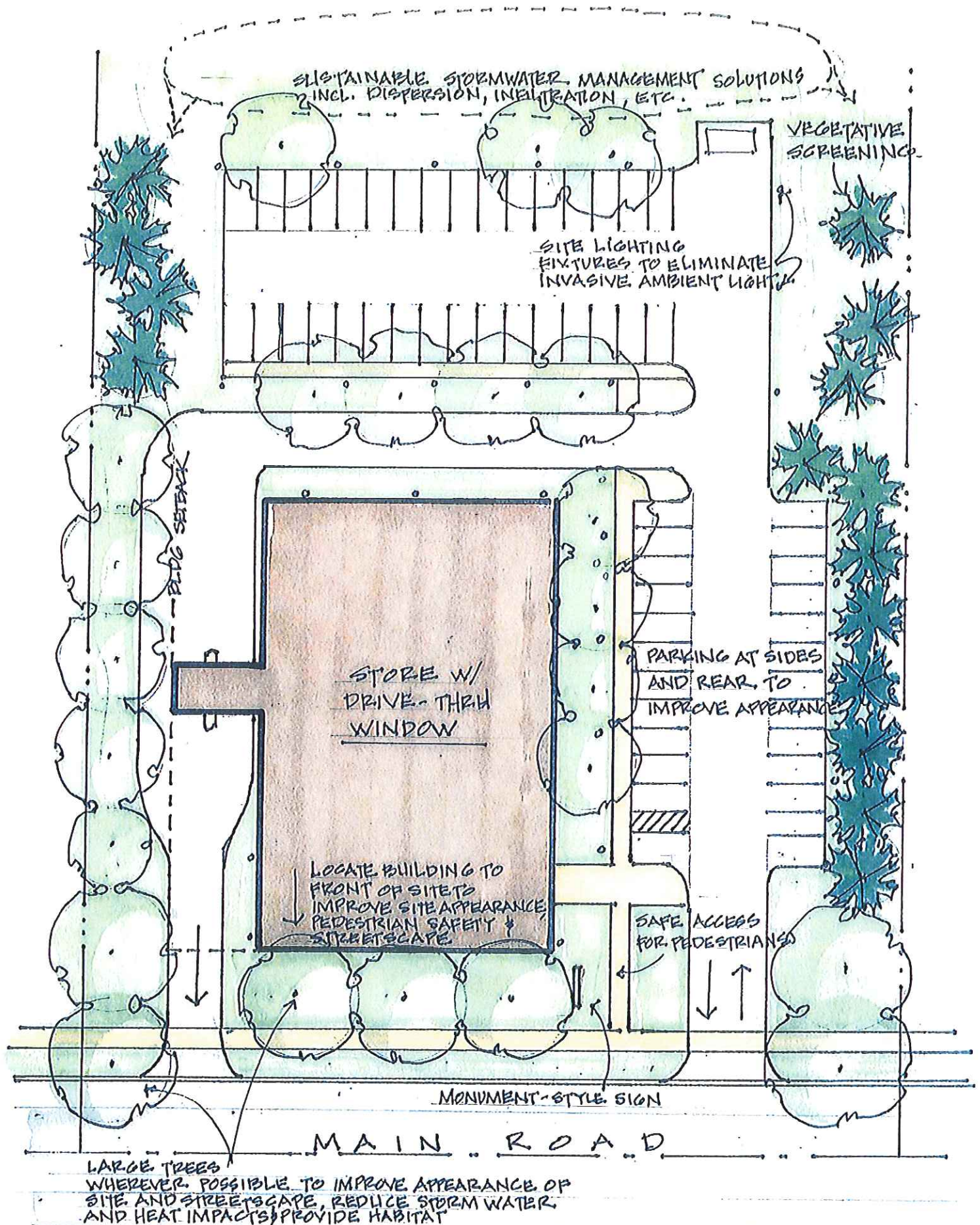




IMPROVED SITE PLANNING FOR NEW COMMERCIAL DEVELOPMENT

DRAWING 1

PLANT LARGE TREES WHEREVER ABSENCE OF UTILITY LINES ALLOWS. ENCOURAGE & PROVIDE INCENTIVES TO PRIVATE PROPERTY OWNERS TO PLANT MEDIUM & LARGE STREET TREES IN FRONT YARDS.

FABIO'S

DEFINE DRIVEWAYS W/ CURB & GREEN STRIPS

MONUMENT-STYLE SIGN WITH PLANTINGS

NEW STREET TREES

LANDSCAPED MEDIAN BETWEEN ROAD AND PARKING LOTS

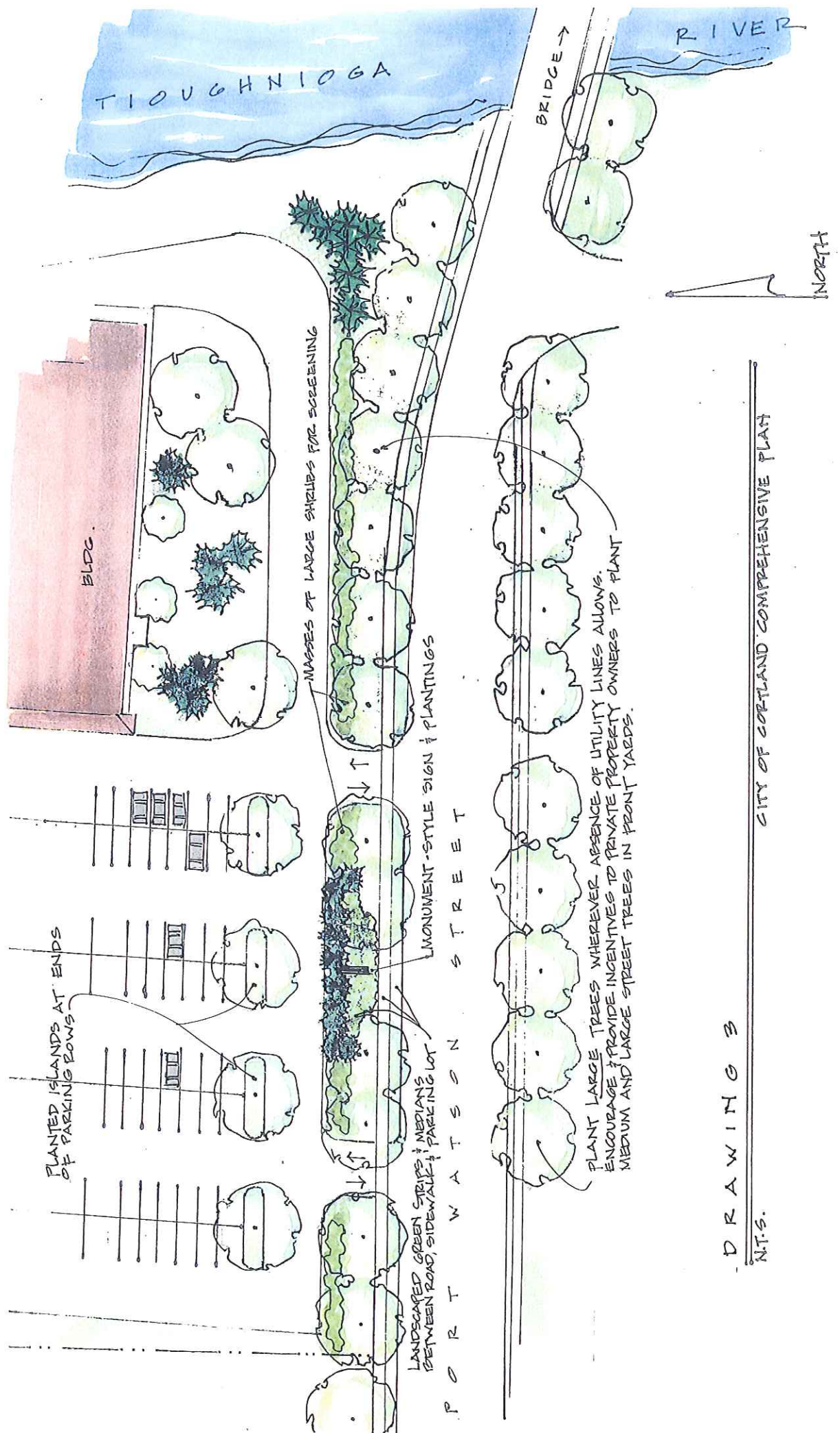
KWIK FILL

ENCOURAGE PARKING LOT IMPROVEMENTS THAT INCORPORATE GREEN STRIPS, TREE PLANTINGS AND OTHER VISUAL ENHANCEMENTS.

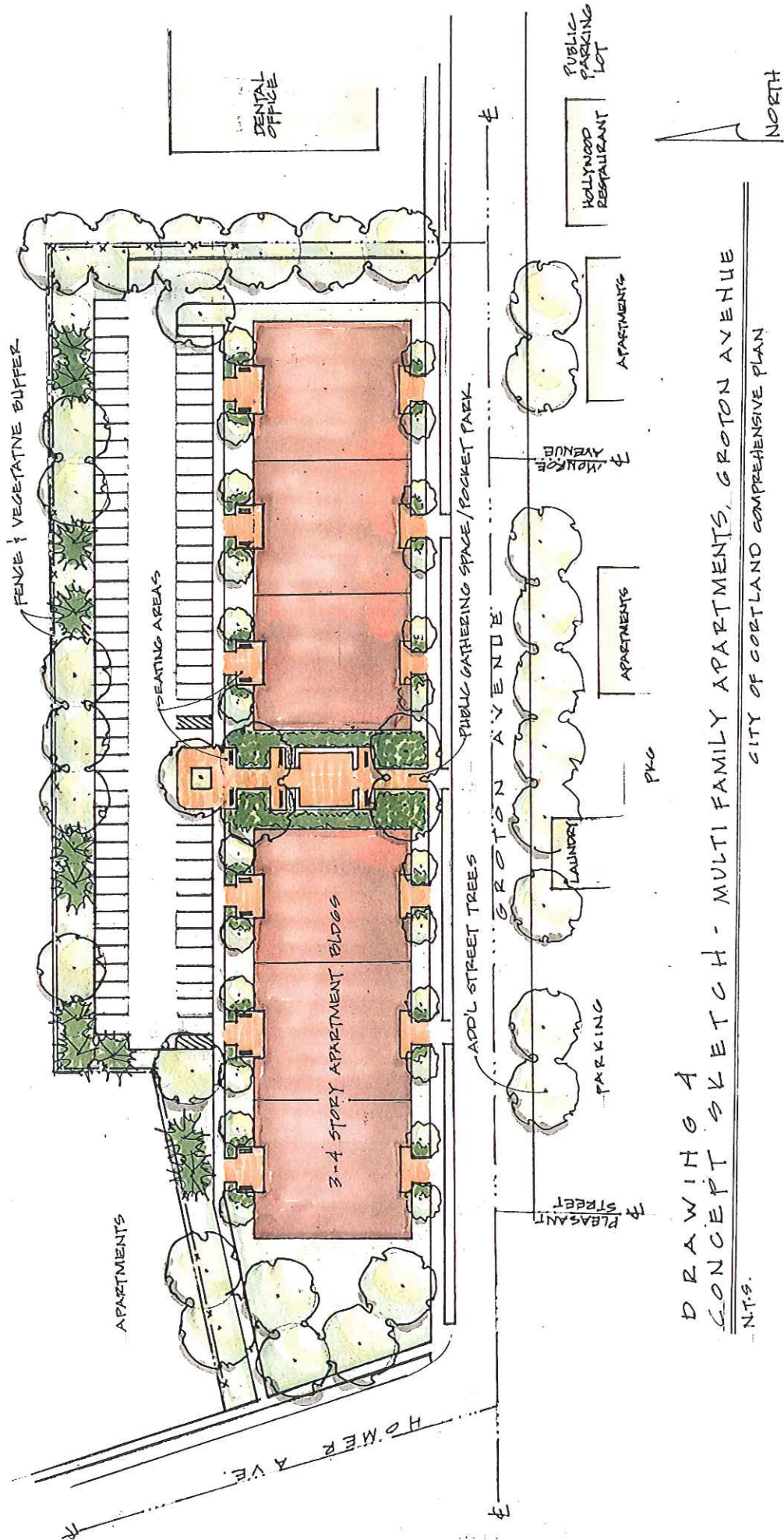
P 1/2 C

H O M E R A V E .

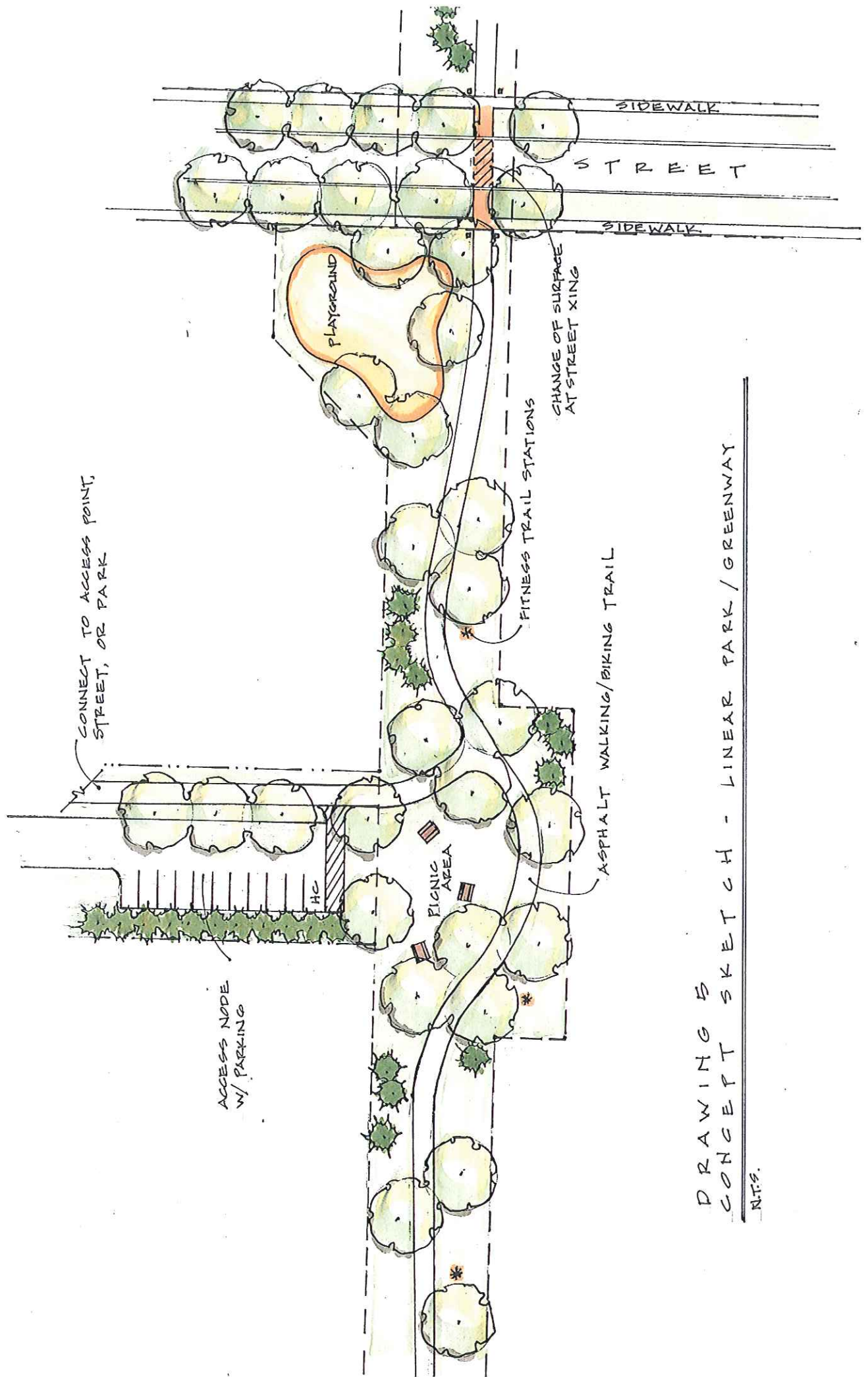
DRAWING 2
IMPROVEMENTS TO HOMER AVE. CONCEPT
N.T.S. CITY OF CORTLAND COMPREHENSIVE PLAN



DRAWING 3
N.T.S.
CITY OF CORTLAND COMPREHENSIVE PLAN



DRAWING A
 CONCEPT SKETCH - MULTI FAMILY APARTMENTS, GROTON AVENUE
 N.T.S.
 CITY OF CORTLAND COMPREHENSIVE PLAN

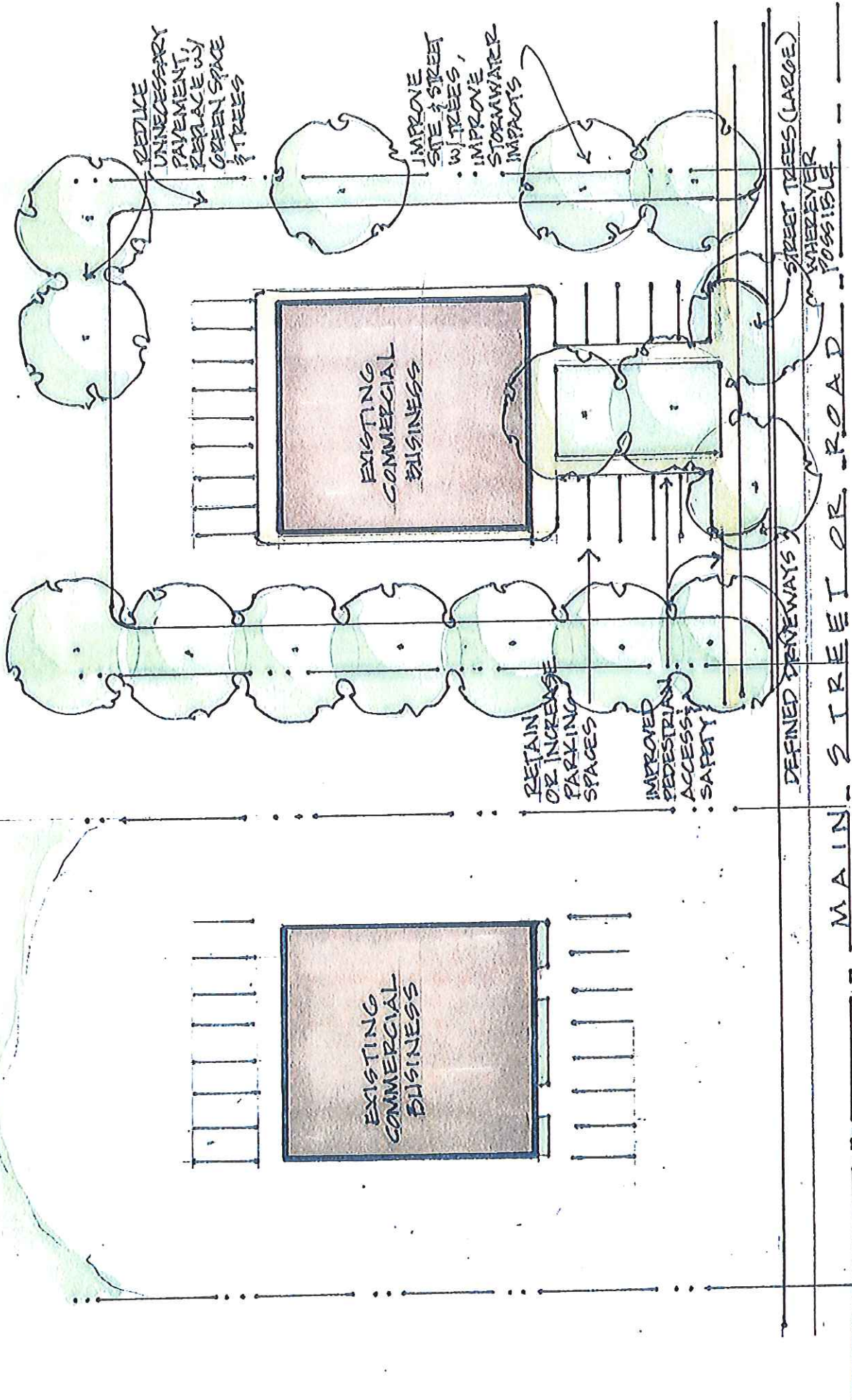


DRAWING 5
CONCEPT SKETCH - LINEAR PARK / GREENWAY

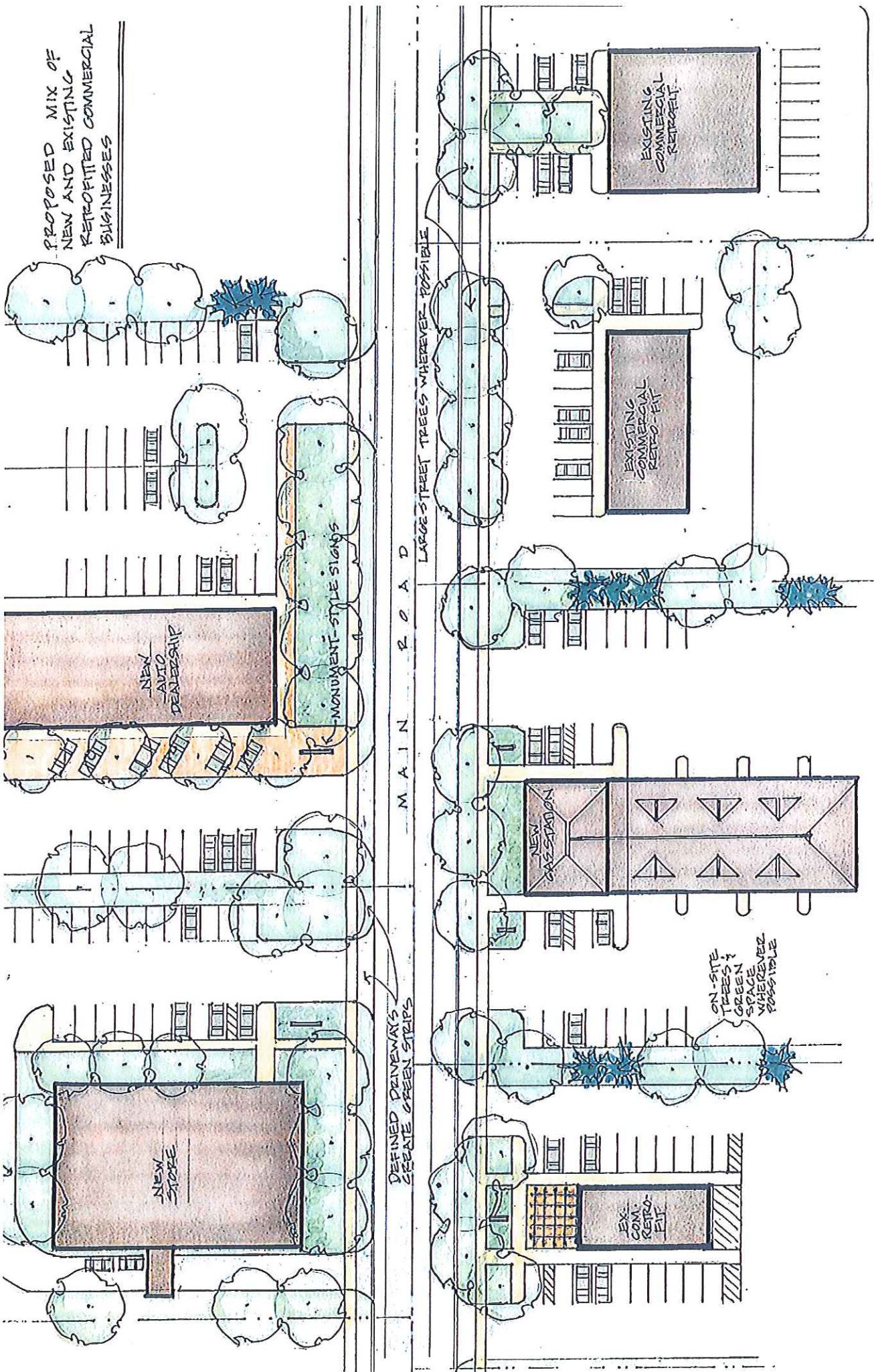
N.T.S.

EXISTING

PROPOSED



DRAWING C
IMPROVED SITE DESIGN RETRO-FIT FOR EXISTING COMMERCIAL BUSINESS



DRAWING 7
EXAMPLES OF EXISTING RETROFIT & PROPOSED SITE PLAN REVIEW RECOMMENDATIONS
NTS