



SCALE: 1 = 40'

PROPERTY INFORMATION

	EXISTING RESTAURANT	VACANT LOT	EXISTING OFFICE BUILDING	EXISTING REAL ESTATE OFFICE	EXISTING SALON	PROPOSED PROJECT	
PROPERTY OWNER	STEP MURPHY, LLC	NANTUCKET SOUND SONS, INC	GRACE FAMILY REALTY, INC.	MARKATOS FAMILY LIMITED PARTNERSHIP	MARKATOS FAMILY LIMITED PARTNERSHIP	COMBINED	
TAX LOT DESIGNATION:							
SECTION	37.18	37.18	37.18	37.18	37.18		
PARCEL	2	2	2	2	2		
LOT	85	86	74	73	73		
LOT AREA SQ. FT.	35,270	15,807	59,258	26,029	26,029	136,364	
LOT AREA ACRES	0.81	0.36	1.360	0.598	0.598	3.13	
PARKING REQUIRED:						AREA SQ. FT.	PARKING SPACES (1/250 SQ.FT.)
BUILDING SIZE SQ.FT	4,650		4,570	5,365	2,225	GRACE BUILDING	X
PREP (1/100)	26.5		0	0	0	BANK	2,925
CUSTOMER (1/50)	40		0	0	0	NEW OFFICE	40,000
PATIO 1/50)	18		23	27	11	REAL ESTATE	3,415
OFFICE (1/200)	0		23	27	11	SALON	2,225
TOTAL	84.5		23	27	11	TOTAL	53,135
						25% REDUCTION PROVIDED	213
							160
							199

SHEET NUMBER
111

3 MISC. REVISIONS 5-25-17
2 MISC. REVISIONS 5-1-17
1 ADD DROP OFF 3-10-17
ISSUE DATE: 1/14/2017
PROJECT NUMBER:

GIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

SITE PLAN

UNDERHILL / KEAR
RETAIL - OFFICE DEVELOPMENT
Prepared For
UNICORN CONTRACTING CORP.