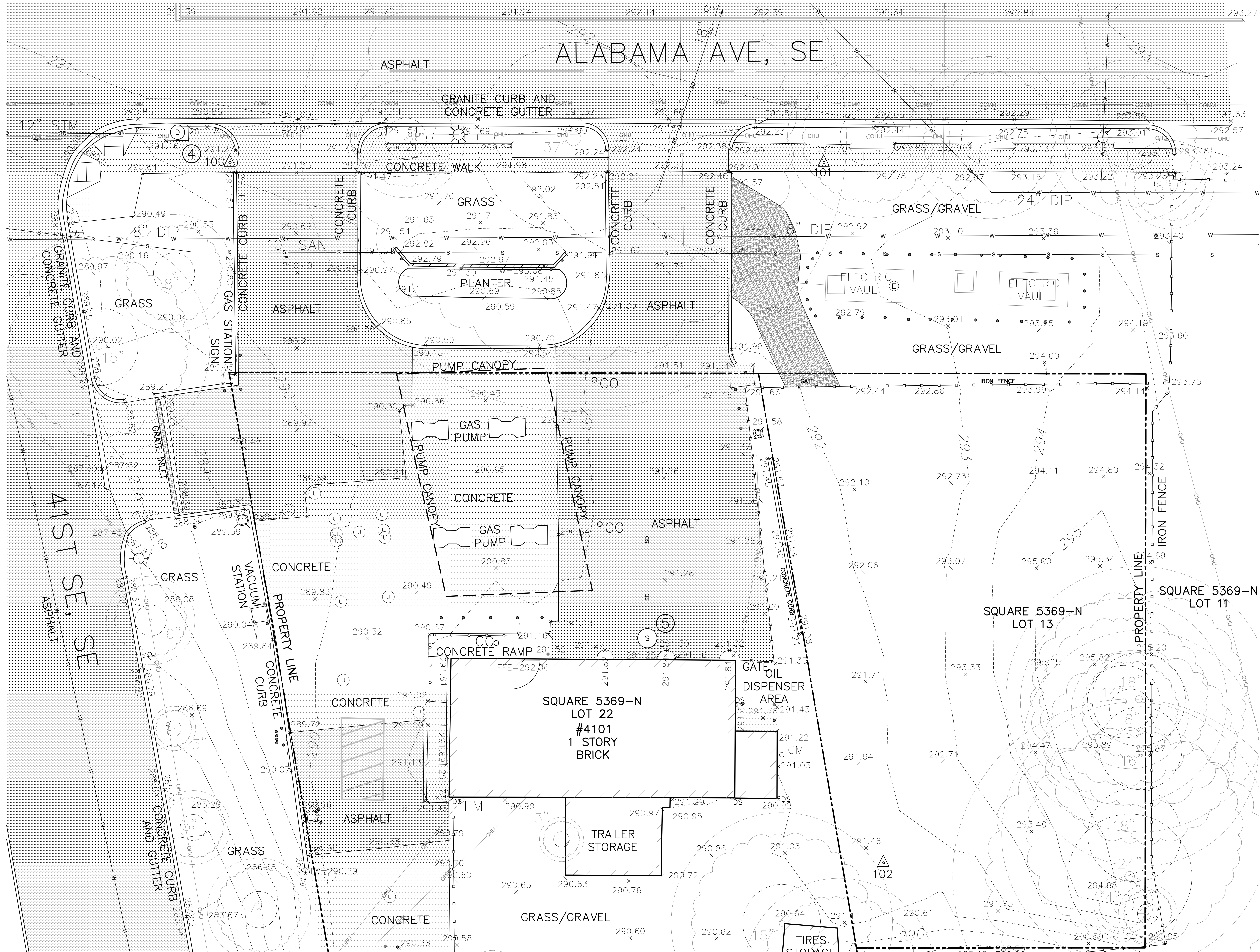




URBAN FORESTRY REGULATED TREES NOTES

- SPECIAL TREES (44" TO 99" CIRCUMFERENCE) MAY NOT BE HARMED OR KILLED WITHOUT SPECIAL TREE REMOVAL PERMIT.
- HERITAGE TREES (99" CIRCUMFERENCE AND ABOVE) MAY NOT BE HARMED OR KILLED UNDER ANY CIRCUMSTANCES UNLESS DETERMINED BY CERTIFIED ARBORIST TO BE HAZARDOUS OR AN INVASIVE SPECIES, AND A SPECIAL TREE REMOVAL PERMIT IS PROVIDED STATING EITHER/BOTH OF THESE CONDITIONS.
- STREET TREES (ANY SIZE) ARE NOT TO BE HARMED OR KILLED UNDER ANY CIRCUMSTANCES.

DC BOUNDARY NOTE

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED (MST) DIMENSIONS, AND A "SURVEY TO MARK" PREPARED BY A DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH THE FINAL BOUNDARY LOCATION OF THIS PROPERTY.

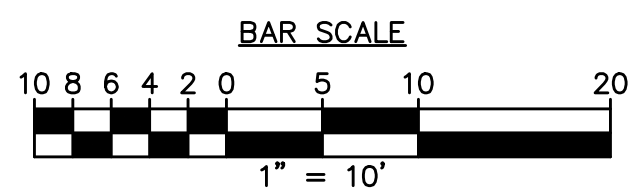
RECORD BOUNDARY DATA FOR RECORD LOTS IS TAKEN FROM RECORDED SUBDIVISION PLATS. RECORD BOUNDARY DATA FOR ASSESSMENT & TAXATION (A&T) LOTS IS TAKEN FROM OFFICE OF TAXATION AND REVENUE RECORDS.

EXISTING CONDITIONS PLAN NARRATIVE

THE PROPERTY IS 16,348 SF (0.3753 ACRES) IS SITUATED IN SQUARE 5369N ON LOT 0022, AND CURRENTLY IS THE SITE OF A GAS STATION. THE PROPERTY IS ZONED MU-3A. THE PROPERTY IS GENERALLY BOUNDED BY ALABAMA AVE SE TO THE NORTH, 41ST ST NE TO THE WEST, LOT 10 TO THE SOUTH, AND LOT 13 TO THE EAST. THE SITE IS WITHIN THE MS4.

EXISTING CONDITIONS PLAN NOTES

- THIS EXISTING CONDITIONS PLAN IS BASED ON A SURVEY AND AUTOCAD FILES PERFORMED AND PROVIDED BY DISTRICT SURVEY.
- UNLESS EXPLICITLY STATED OTHERWISE, THE VERTICAL DATUM USED FOR THE SURVEY IS THAT OF THE DC WATER SEWER DATUM.
- THE EXISTING CONDITIONS LEGEND IS APPLICABLE TO THIS SHEET ONLY. THE EXISTING CONDITIONS MAY BE DEPICTED DIFFERENTLY (GRAY SCALED) OR NOT FULLY DEPICTED ON OTHER SHEETS.
- THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS AND, WHERE INFORMATION IS NOT AVAILABLE, ASSUMPTIONS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES WITHIN THE BOUNDS OF CONSTRUCTION PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION. NOT FOR CONSTRUCTION W/O APPROVAL STAMP



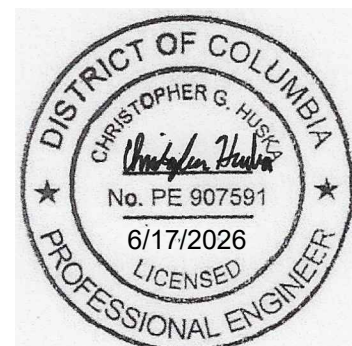
PERMIT DOCUMENTS
6/17/2025

PROJECT
4101 ALABAMA AVE, SE
WASHINGTON, DC 20019
SQUARE 5369N LOT 0022

OWNER
CHRIS FORD
TFO TOWING
4101 ALABAMA AVE, SE
WASHINGTON, DC 20019
202.937.7105

CIVIL ENGINEER
CHRISTOPHER HUSKA
HUSKA & HORGAN ENGINEERING, LLC
1050 30TH STREET, NW
WASHINGTON, DC 20007
703.425.3862

LAND SURVEYOR
ISMAEL VAZQUEZ
DISTRICT SURVEY
800 MAINE AVE, SW #200
WASHINGTON, DC 20024
571.330.7055



SEAL

EXISTING CONDITIONS

DRAWING TITLE

Board of Zoning Adjustment
District of Columbia
CIV 100
EXHIBIT NO. 32A

DRAWING NO.

DEMOLITION PLAN LEGEND

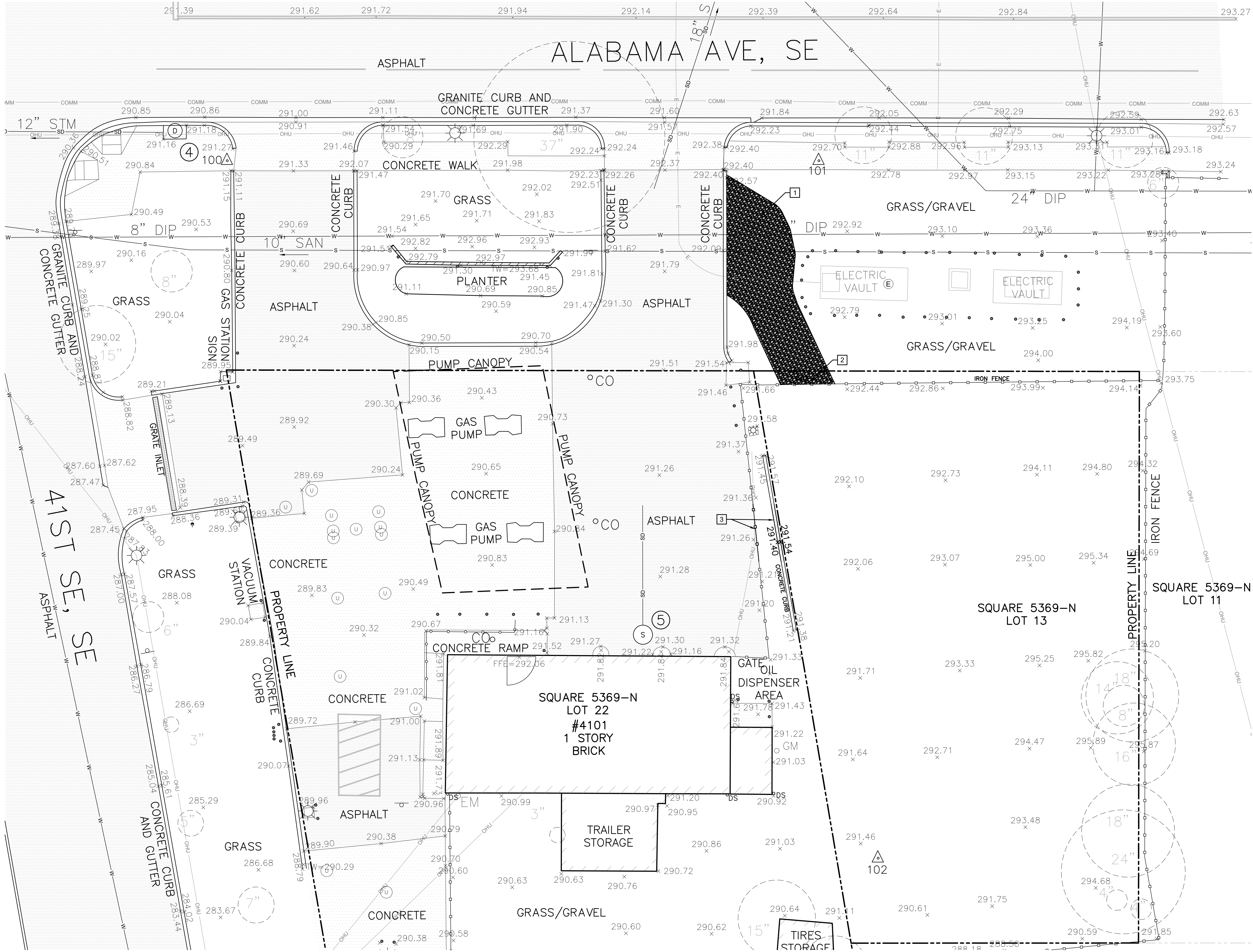
APPROXIMATE BOUNDS
OF SITE DEMOLITION

DEMOLITION PLAN KEYNOTES

1 REMOVE GRAVEL

2 REMOVE GATE

3 REMOVE SECTION OF FENCE, CURB



DEMOLITION PLAN NARRATIVE

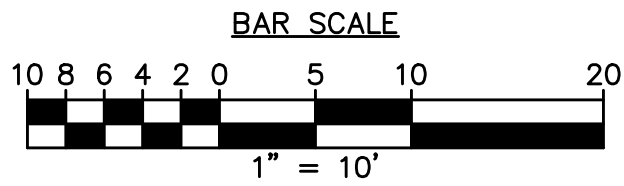
THE GRAVEL ALONG THE ALABAMA AVE SE FRONTAGE SHALL BE REMOVED.

THE GATE ALONG ALABAMA AVE SE SHALL BE REMOVED.

A PORTION OF THE FENCE AND CURB BETWEEN LOTS 13 AND 22 SHALL BE REMOVED.

DEMOLITION PLAN NOTES

- ITEMS TO BE ABANDONED OR DEMOLISHED ARE NOTED OR SHOWN BOLD/HATCHED ON THE DEMOLITION PLAN, BUT ARE SHOWN APPROXIMATE IN LOCATION AND SCALE. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND REPLACEMENT OF ALL EXISTING FEATURES AS REQUIRED FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- DEMOLITION AND/OR REMOVAL OF ITEMS TO BE REPLACED IN KIND (SUCH AS PAVEMENT FOR UTILITY INSTALLATION) ARE NOT NECESSARILY DEPICTED ON THE DEMOLITION PLAN.
- ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED ON THIS PLAN. SEE EXISTING CONDITIONS PLAN.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED UPON AVAILABLE RECORDS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES PRIOR TO UNDERTAKING ANY EXCAVATION.
- REFER TO MEP AND/OR DRY UTILITY CONSULTING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO 'DRY' UTILITY WORK (ELECTRIC, GAS, AND TELECOMMUNICATIONS).
- REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL NOTES.



NOT FOR CONSTRUCTION
WITHOUT APPROVAL STAMP

PERMIT
DOCUMENTS
6/17/2025

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SQUARE 5369N LOT 0022

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SEAL

DEMOLITION PLAN

DRAWING TITLE

CIV-110

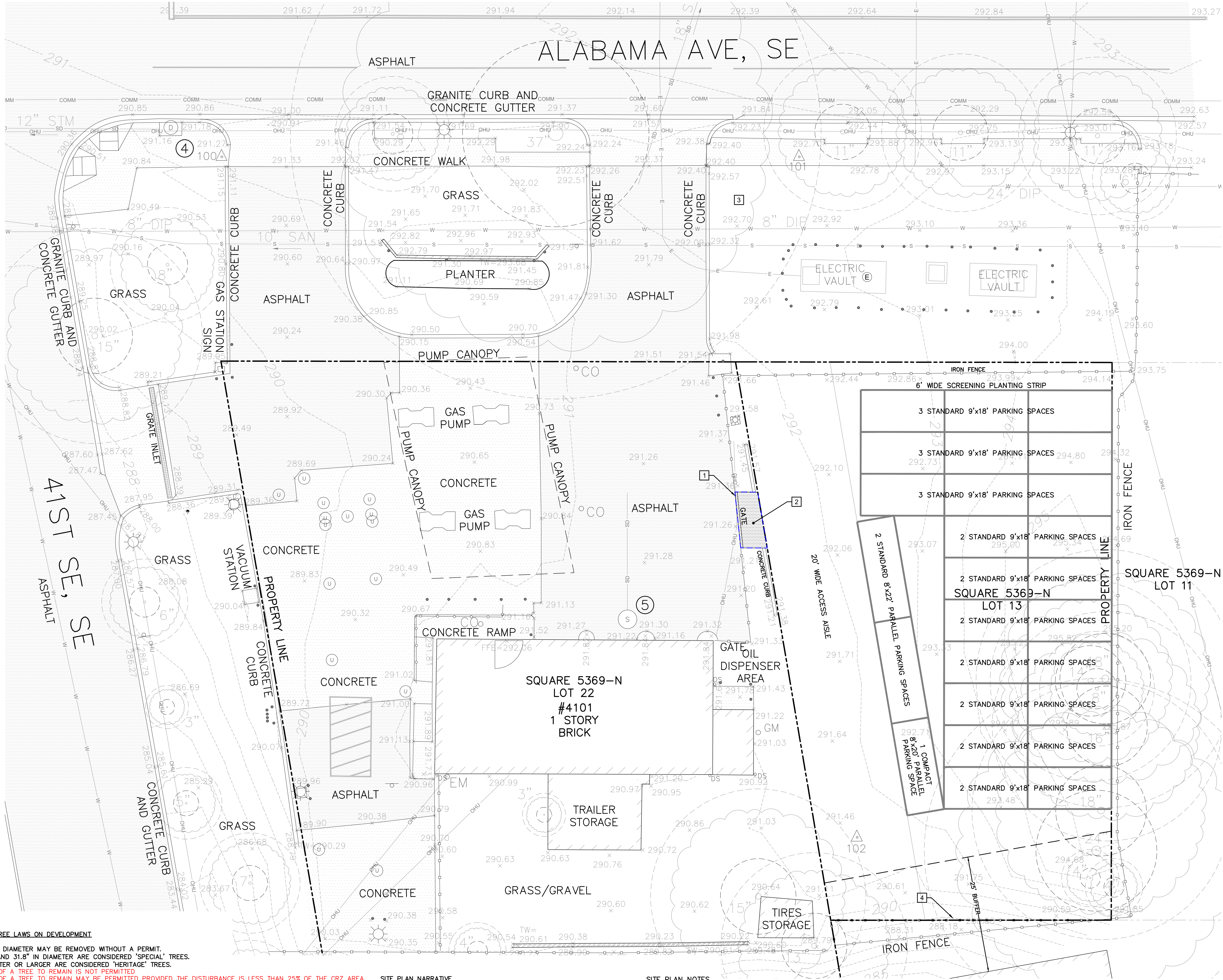
DRAWING NO.

SITE PLAN LEGEND

- IRON FENCE
ASPHALT PAVEMENT
VEHICULAR EASEMENT

SITE PLAN KEYNOTES

- 1 PROPOSED VEHICULAR ACCESS EASEMENT
2 12' WIDE STRIP OF ASPHALT, VEHICULAR GATE
3 PLANT GRASS TO REPLACE GRAVEL
4 NEW 7' HIGH WROUGHT IRON FENCE



SUMMARY OF IMPLICATIONS OF DC TREE LAWS ON DEVELOPMENT

- ANY TREE SMALLER THAN 14" IN DIAMETER MAY BE REMOVED WITHOUT A PERMIT.
- TREES THAT ARE BETWEEN 14" AND 31.8" IN DIAMETER ARE CONSIDERED "SPECIAL" TREES.
- TREES THAT ARE 31.8" IN DIAMETER OR LARGER ARE CONSIDERED "HERITAGE" TREES.
- CONSTRUCTION WITHIN THE SRZ OF A TREE TO REMAIN IS NOT PERMITTED.
- CONSTRUCTION WITHIN THE CRZ OF A TREE TO REMAIN MAY BE PERMITTED PROVIDED THE DISTURBANCE IS LESS THAN 25% OF THE CRZ AREA AND AIR SPADING OR HAND EXCAVATION IS UNDERTAKEN TO CONFIRM THERE ARE NO ROOTS WHICH CONFLICT WITH THE PROPOSED CONSTRUCTION THAT ARE 2" IN DIAMETER OR GREATER.
- IF TREES ON ADJACENT PROPERTIES ARE TO BE AFFECTED BY THE PROPOSED CONSTRUCTION, A WRITTEN LETTER OF PERMISSION IS REQUIRED FROM THE ADJACENT PROPERTY OWNER.
- THERE ARE 3 TYPES OF TREES WHICH MAY BE REMOVED WITHOUT PENALTY (THOUGH A PERMIT IS STILL REQUIRED) REGARDLESS OF SIZE AND CONDITION: MULBERRY, TREE OF HEAVEN, AND NORWAY MAPLE.
- IF A TREE IS DEAD OR IN POOR HEALTH IT MAY, AT THE DISCRETION OF THE DDOT UFA WARD ARBORIST, BE DEEMED HAZARDOUS. HAZARDOUS TREES MAY BE REMOVED REGARDLESS OF SIZE OR SPECIES.
- TREES BETWEEN THE CURB AND SIDEWALK ARE CONSIDERED "STREET TREES" AND MAY NOT BE REMOVED OR DAMAGED UNLESS DEEMED HAZARDOUS.

SITE PLAN NARRATIVE

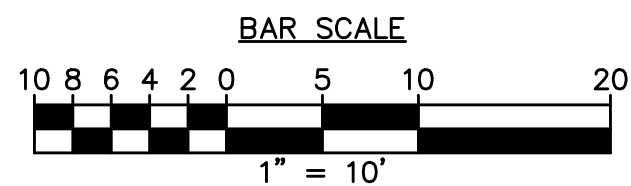
GRASS SHALL BE PLANTED ALONG THE ALABAMA AVE SE FRONTAGE TO REPLACE THE GRAVEL TO BE REMOVED. A SECTION OF FENCE SHALL REPLACE THE GATE TO BE REMOVED.

A STRIP OF ASPHALT AND A NEW GATE WILL BE PROVIDED TO ALLOW FOR INTERNAL VEHICULAR ACCESS TO LOT 13.

A NEW FENCE WILL BE PROVIDED ALONG THE SOUTHERN PROPERTY LINE OF LOT 13.

SITE PLAN NOTES

- ALL EXISTING FEATURES ARE NOT NECESSARILY SHOWN ON THIS PLAN. SEE EXISTING CONDITIONS PLAN.
- SPOT SHOTS ARE SHOWN PURPOSEFULLY OFFSET 0.5' FROM THE SPOT DESCRIBED FOR VISUAL CLARITY. MOREOVER, SPOTS ARE ROUNDED TO THE NEAREST 5 HUNDREDTHS.
- REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



NOT FOR CONSTRUCTION
W/O APPROVAL STAMP

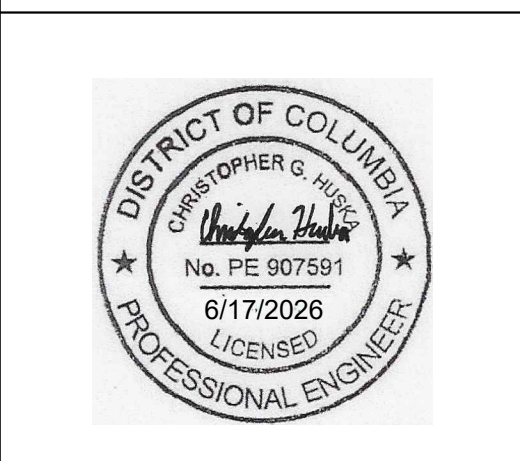
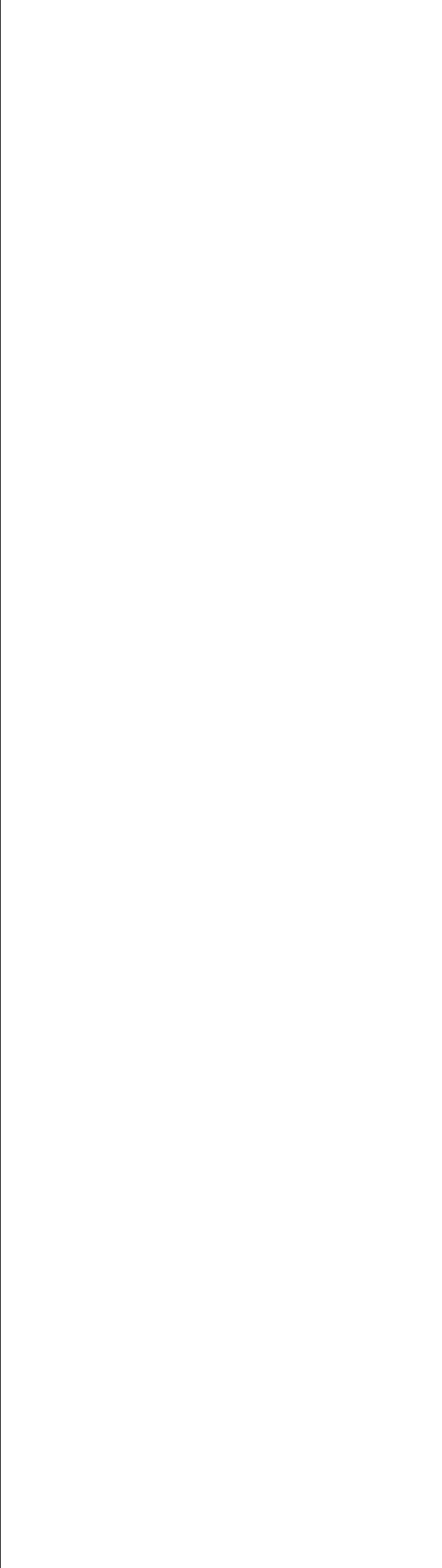
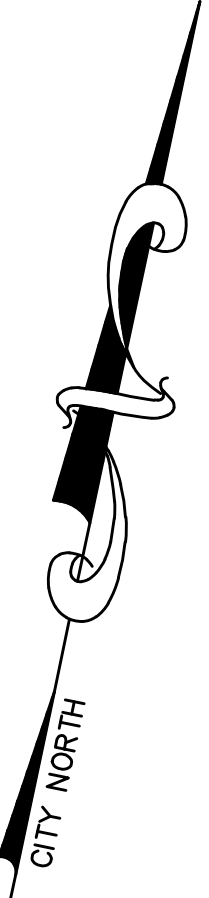
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SEAL

SITE PLAN

DRAWING TITLE

CIV-200

DRAWING NO.