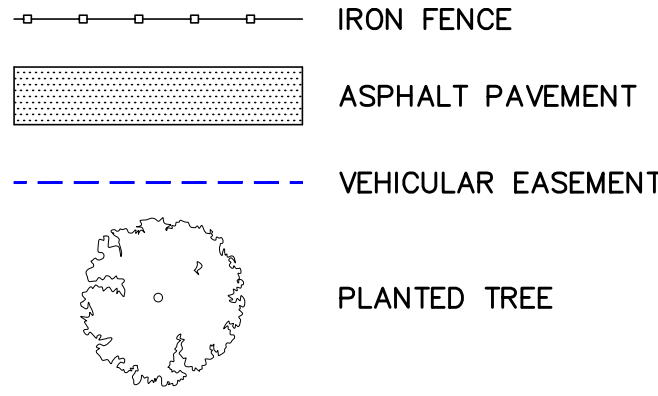
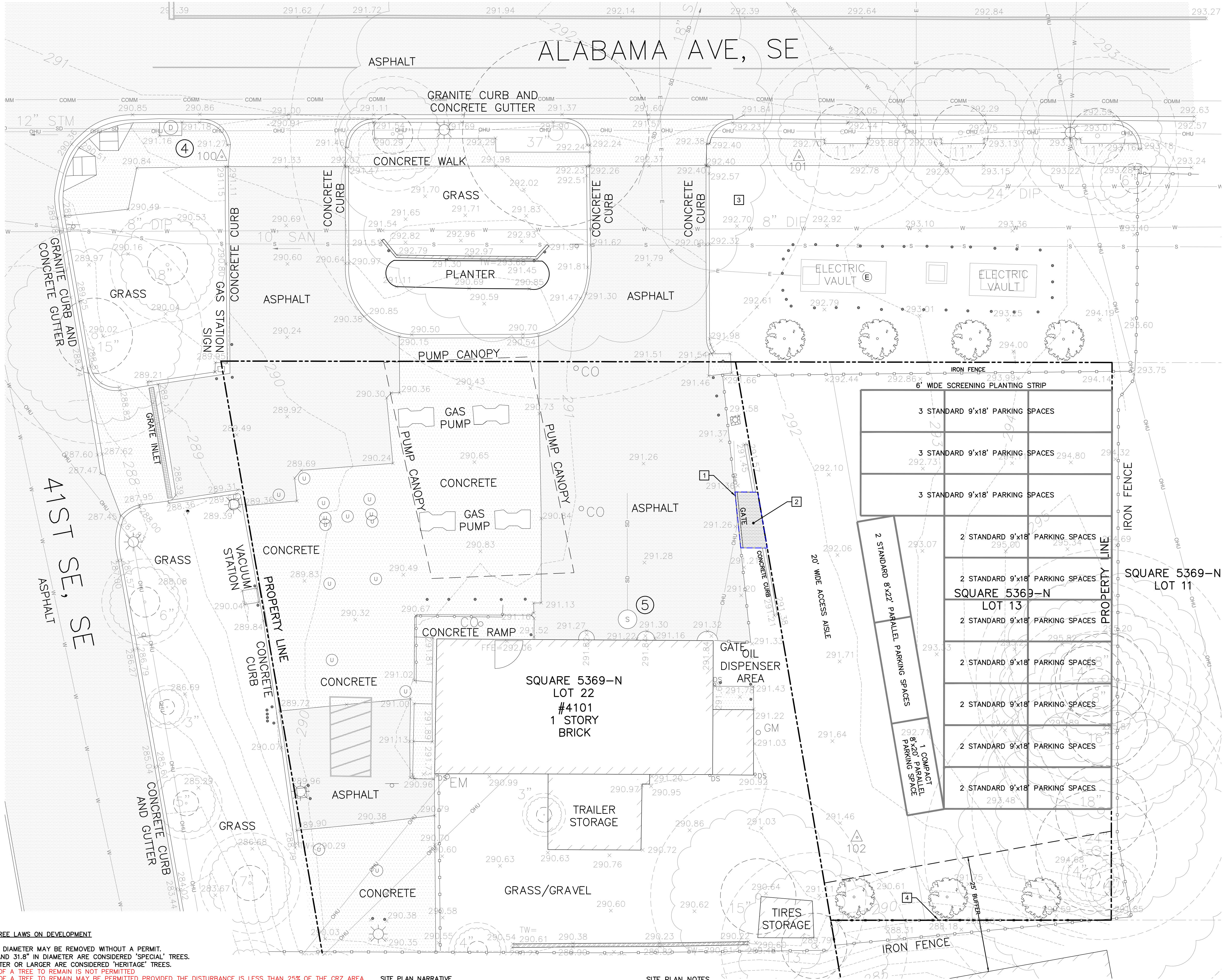


SITE PLAN LEGEND



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

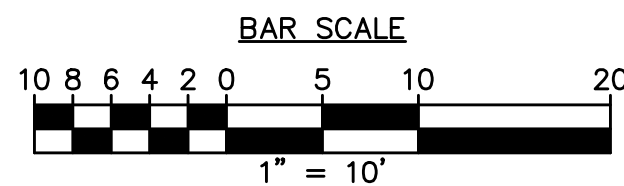
GRASS SHALL BE PLANTED ALONG THE ALABAMA AVE SE FRONTAGE TO REPLACE THE GRAVEL TO BE REMOVED. A SECTION OF FENCE SHALL REPLACE THE GATE TO BE REMOVED.

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

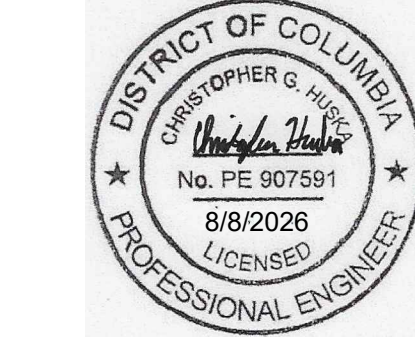
PERMIT
DOCUMENTS
8/8/2026

PROJECT
4101 ALABAMA AVE, SE
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SQUARE 5369N LOT 0022

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DISTRICT SURVEY
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WASHINGTON, DC 20024
571.330.7055



SEAL

SITE PLAN

DRAWING TITLE Board of Zoning Adjustment

CIV 200
EXHIBIT NO. 408

DRAWING NO.