



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 4018 Seminary Road

TAX MAP REFERENCE: 040.01-02-05 **ZONE:** R-20

APPLICANT:

Name: Windmill Hill, LLC

Address: _____ 1

PROPERTY OWNER:

Name: Emanuel A. Baker Jr. or Janet P. Baker

Address: 4018 Seminary Road Alexandria, VA, 22304

SUBDIVISION DESCRIPTION

Request for the subdivision of a single lot into two (2) new buildable lots with variation of the lot width requirement.

- THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Windmill Hill, LLC By: M. Catharine Puskar Attorney/Agent
Print Name of Applicant or Agent

Mailing/Street Address

Arlington, VA 22201
City and State Zip Code

MCPuskar

Signature

Telephone # Fax #

Email address

2/10/2025
Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

the Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See attached.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license. **N/A**
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Windmill Hill, LLC	[REDACTED]	See attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4018 Seminary Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Emanuel A. Baker Jr. or Janet P. Baker	4018 Seminary Road, Alexandria, VA 22304	See attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Windmill Hill, LLC	None	None
2. Emanuel A. Baker Jr. or Janet P. Baker	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/10/2025
Date

Windmill Hill, LLC By: M. Catharine Puskar Attorney/Agent
Printed Name


Signature

Emanuel A. Baker Jr. or Janet P. Baker
4018 Seminary Road
Alexandria, VA 22304

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File for a Subdivision a Subdivision Application
4018 Seminary Road, Alexandria, VA 22304, Tax Map No. 040.01-02-05 (the
"Property")

Dear Mr. Moritz:

Emanuel A. Baker Jr. or Janet P. Baker, as owner of the above-referenced Property, hereby consents to the filing of an application for a Subdivision on the Property and any related requests by Windmill Hill, LLC.

Very truly yours,

Emanuel A. Baker Jr. or Janet P. Baker

Emanuel A. Baker Jr.

Date: 2/4/25

Windmill Hill, LLC

████████████████████
Alexandria, VA 22301

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File a Subdivision Application
4018 Seminary Road, Alexandria, VA 22304, Tax Map No. 040.01-02-05 (the
“Property”)

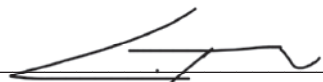
Dear Mr. Moritz:

Windmill Hill, LLC, hereby authorizes Walsh, Colucci, Lubeley, & Walsh, P.C. to act as agent on its behalf for the filling and representation of a Subdivision application on the Property and any related requests.

Very truly yours,

Windmill Hill, LLC

By: Mike Dameron

Its:  _____

Date: 02.03.2025

APPLICANT OWNERSHIP BREAKDOWN

Owner of 4018 Seminary Road (TM No. 040.01-02-05)

Emanuel A. Baker Jr. and/or Janet P. Baker (Title Owner)
4018 Seminary Road
Alexandria, VA 22304

Contract Purchaser/Applicant of 4018 Seminary Road (TM No. 040.01-02-05)

Windmill Hill, LLC (Contract Purchaser/Applicant)


Alexandria, VA 22301

Member:	Percent Ownership:
James Michael Dameron	50%
Misty Leigh Dameron	50%

Note: None of the people or entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: 4018 Seminary Road Subdivision

PROJECT ADDRESS: 4018 Seminary Road, Alexandria, VA 22304

DESCRIPTION OF REQUEST:

Request for the subdivision of a single lot into two (2) new buildable lots with variation of the lot width requirement.

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above to the May 6, 2025 Planning Commission hearing.

Date: 2/10/2025

Applicant

Agent

Signature: 

Printed Name: Windmill Hill, LLC: By M. Catharine Puskar, Attorney/Agent

STATEMENT OF JUSTIFICATION

The Applicant, Windmill Hill, LLC, requests approval of a subdivision of a single lot into two (2) new buildable lots with a variation of lot width for the property located at 4018 Seminary Road (the "Property").

In the way of background, the Property contains approximately 83,300 square feet (1.91 acres) of site area, is zoned R-20 and contains one single-unit dwelling. The Property is adjoined to the east, west and south by single-unit dwellings on lots also zoned R-20.

The Applicant is requesting a variation of lot width pursuant to Section 11-1713(A)(5) to reduce the lot width from 100 ft to 85.3 ft. The proposed lots meet the minimum lot size (20,000 sf) and lot frontage (75 ft) required in the R-20 zone, but cannot meet the minimum lot width requirement (100 ft), given the width of the existing rectangular lot, which was originally subdivided prior to January 1, 1952. Prior to 1952, the lot width requirement was 65 ft. After 1952, when the R-20 zone was created, the lot width increased to 100 ft, creating a noncomplying circumstance on this lot which, due to the gross area of land and resultant geometry, prevents it from subdividing in a manner that would have been permitted prior to 1952.

The use and character of the resulting lots would not be inconsistent with the use provisions of the R-20 zone in which the Property is located and with existing development in the immediate area. The Property is surrounded by single-unit dwellings and a single-unit dwelling is proposed on each newly created lot. The proposed lot width of 85.3 ft per lot is closer to compliance with the 100 ft lot width requirement than the existing 170.73 ft lot and is also more consistent with the width of other lots in the immediate area.

The proposed houses on the lots will meet all FAR, setback, height and parking requirements as set forth in the Zoning Ordinance. The lots will be oriented perpendicular to the frontage along Seminary Road, similar to surrounding lots. In addition, the lots will be more similar in size to most of the lots in the immediate area compared to the existing lot size.

Strict adherence to the lot width requirement for which the variance is requested would create a substantial injustice by precluding a two-lot subdivision that, but for the required lot width, would contain enough lot area and frontage to support development in compliance with the bulk and open space requirements of R-20 zone. The unreasonable burden on the development, use and enjoyment of the subdivided Property for two (2) new single-unit dwellings (one per lot), outweighs the land use or land development purposes served by strict adherence to the lot width regulations.

For the reasons stated above the requested variation of lot width should be authorized and the subdivision should be approved.

MATERIALS CHECKLIST

SUBDIVISION OF PROPERTY APPLICATION

The following materials are required for a **preliminary subdivision submission**.

- COMPLETED SUBDIVISION APPLICATION FORM**
- FILING FEE** of \$2,000 plus \$500.00/lot for each lot including outlots if total lots <10; or \$3,000 plus \$500.00/lot for each lot including outlots if 10 or more total lots.
- WAIVER OF RIGHT TO AUTOMATIC APPROVAL FORM**
- PRELIMINARY PLAT TO SCALE**

Format:

- PDF of the plat
- Scale no less than 100' to 1"

Required contents:

- Subdivision name
- Name, address of owner of record and the applicant
- Name, address, certificate number and seal of the surveyor or engineer
- Gross area in acres and total number of buildings, lots or sites involved
- Date, scale and north point with reference to source of meridian
- Zoning of the property
- A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown
- Lot lines with the dimensions of the length and width of the lots
- In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers
- Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners
- Location and width of all proposed streets, alleys and public areas and their dimensions
Points of connection with the city sewer system
- Location of all easements, reservations, and highway setbacks, as established by section 7-1006 of the zoning ordinance
- The width and name of adjacent existing streets, alleys, easements and public utilities, including without limitation, liens for water, gas, electric, telephone, storm and sanitary sewer, and railroads shown graphically
- Limits of floodplains and resource protection areas
- Location of any grave or object or structure marking a place of burial

SUBDIVISION APPLICATION MATERIALS CHECKLIST (cont'd)

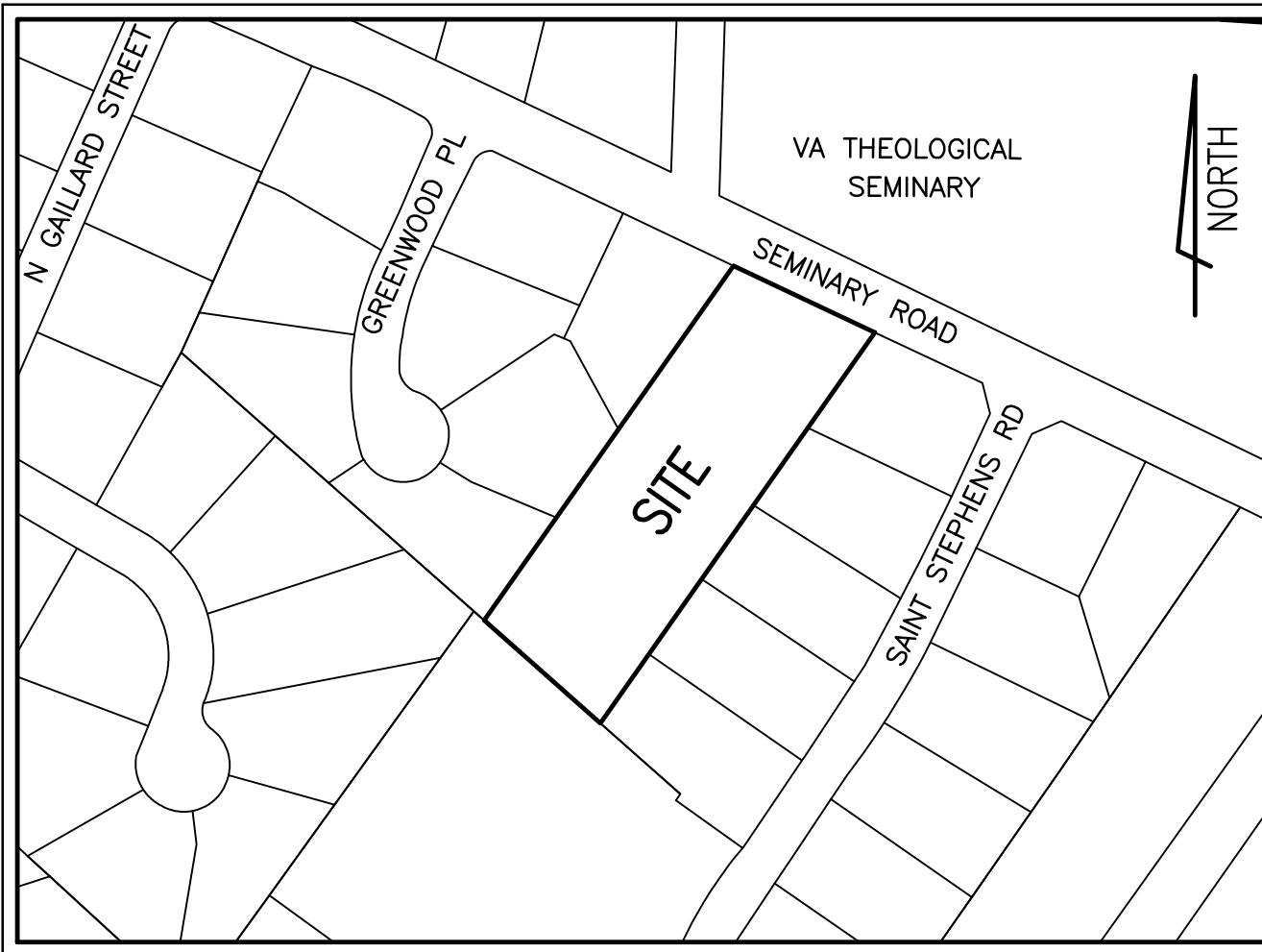
- In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:
 - a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
 - b. For all subdivisions containing lots or parcels of less than one-half acre.
- Proposed street grade data and the method of storm water disposal
- General location, dimension, size, height, and species of major trees and shrubs
- Existing buildings with dimensions from the buildings to the nearest lot lines When known, areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticides, flyash, or other toxic or hazardous materials
- When known, underground storage tanks
- When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area
- When known, areas with the potential of generating combustible gases

FINAL PLAT (Mylar)

Required contents:

- All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24
- The location of all metals monuments of not less than one inch in diameter and 24 inches in length shown this: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on a street, alley and boundary lines where there is a corner, change in direction, or curvature
- A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information (see Section 11-1709 B(3) for language)
- A curve table containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds.

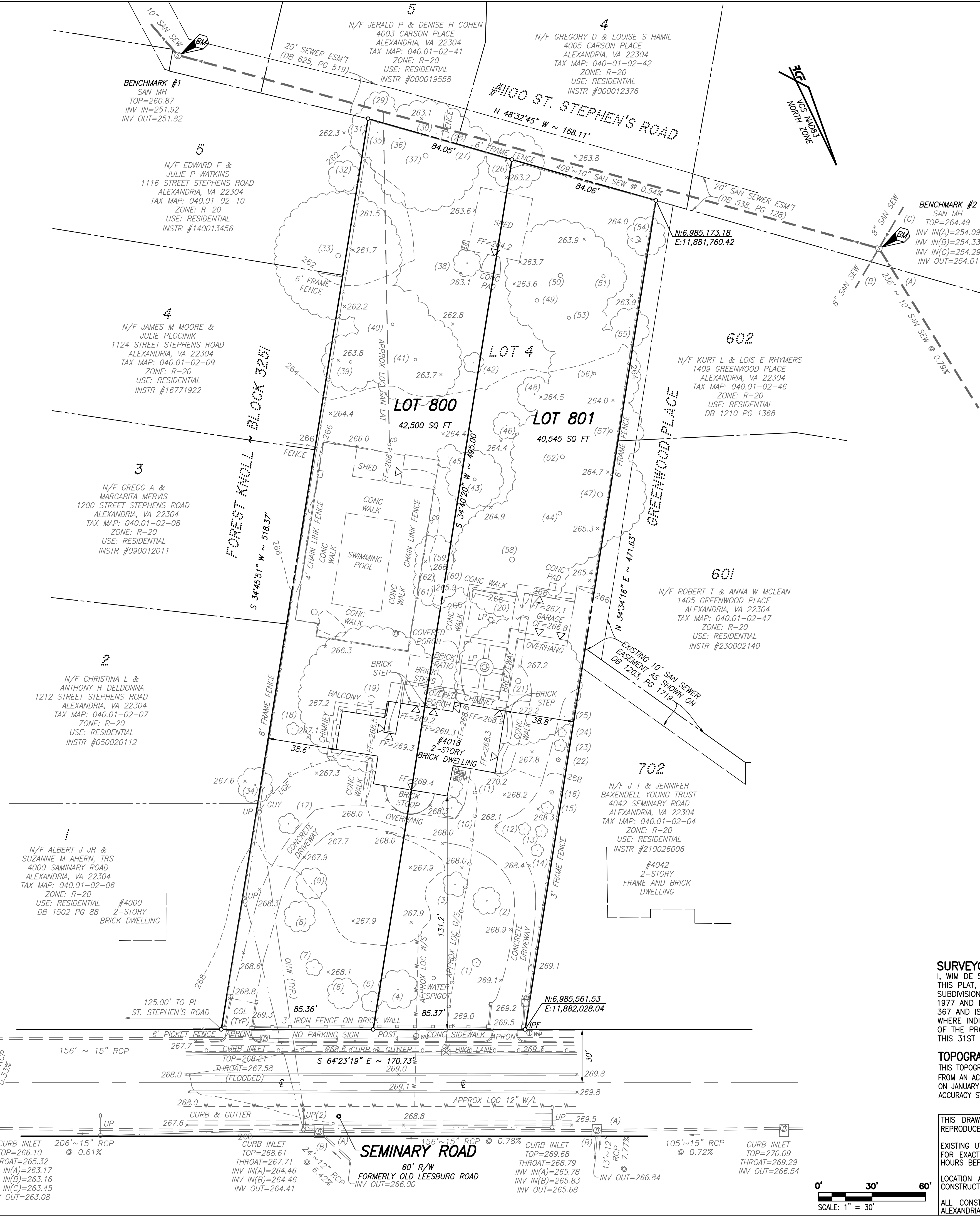
See Section 11-1700 of the Alexandria Zoning Ordinance for additional information



VICINITY MAP
SCALE 1" = 200'

- TEXT LEGEND:**
- ° = DEGREES
 - ' = MINUTES (OR FEET)
 - " = SECONDS (OR INCHES)
 - % = PERCENT
 - # = NUMBER
 - ⊙ = AT
 - A = ARC
 - AC = AIR CONDITIONING UNIT
 - APPROX = APPROXIMATE
 - BC = BOTTOM OF CURB
 - BM = BENCHMARK
 - CL = CLASS
 - C/L = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CI = CURB INLET
 - CO = CLEAN OUT
 - CONC = CONCRETE
 - C&G = CURB & GUTTER
 - DB = DEED BOOK
 - E = EAST
 - EB = ELECTRICAL BOX
 - ESMT = EASEMENT
 - EP = EDGE OF PAVEMENT
 - FF = FINISH FLOOR
 - FT = FEET
 - GI = GRATE INLET
 - GM = GAS METER
 - G/S = GAS SERVICE
 - GV = GAS VALVE
 - IPF = IRON PIPE FOUND
 - INV = INVERT
 - INTX = INTERSECTION
 - LAT = LATERAL
 - LOC = LOCATION
 - LP = LIGHT POLE
 - MB = MAIL BOX
 - MH = MANHOLE
 - MON = MONUMENT
 - N = NORTH
 - N/F = NOW OR FORMERLY
 - OHW = OVERHEAD WIRE
 - PG = PAGE
 - PVC = POLYVINYL CHLORIDE
 - RCP = REINFORCED CONCRETE PIPE
 - RET = RETAINING
 - R/W = RIGHT-OF-WAY
 - S = SOUTH
 - SAN = SANITARY
 - SEW = SEWER
 - SQ. FT. = SQUARE FEET
 - STM = STORM
 - STR = STRUCTURE
 - SW = SIDEWALK
 - TM = TAX MAP
 - TW = TOP OF WALL
 - TYP = TYPICAL
 - UGE = UNDERGROUND ELECTRIC
 - UP = UTILITY POLE
 - VCS = VIRGINIA COORDINATE SYSTEM
 - W = WEST
 - W/L = WATER LINE
 - WM = WATER METER
 - W/S = WATER SERVICE
 - WV = WATER VALVE

- EXISTING TREE TABLE:**
- | | | |
|-----|-----|--------------|
| 1) | 2" | TREE |
| 2) | 8" | TREE |
| 3) | 4" | TREE SIAMESE |
| 4) | 5" | TREE CLUSTER |
| 5) | 4" | TREE TWIN |
| 6) | 8" | TREE CLUSTER |
| 7) | 3" | TREE SIAMESE |
| 8) | 6" | TREE CLUSTER |
| 9) | 4" | TREE SIAMESE |
| 10) | 5" | TREE |
| 11) | 8" | TREE |
| 12) | 2" | TREE CLUSTER |
| 13) | 2" | TREE CLUSTER |
| 14) | 2" | TREE CLUSTER |
| 15) | 2" | TREE CLUSTER |
| 16) | 2" | TREE |
| 17) | 5" | TREE |
| 18) | 2" | TREE |
| 19) | 47" | TREE |
| 20) | 2" | TREE CLUSTER |
| 21) | 36" | TREE |
| 22) | 2" | TREE |
| 23) | 6" | TREE |
| 24) | 2" | TREE |
| 25) | 4" | TREE |
| 26) | 17" | TREE |
| 27) | 7" | TREE |
| 28) | 8" | TREE |
| 29) | 3" | TREE CLUSTER |
| 30) | 2" | TREE |
| 31) | 4" | TREE |
| 32) | 6" | TREE |
| 33) | 32" | TREE |
| 34) | 8" | TREE |
| 35) | 5" | TREE TWIN |
| 36) | 5" | TREE |
| 37) | 33" | TREE |
| 38) | 5" | TREE |
| 39) | 19" | TREE |
| 40) | 18" | TREE |
| 41) | 18" | TREE |
| 42) | 3" | TREE |
| 43) | 20" | TREE |
| 44) | 26" | TREE |
| 45) | 2" | TREE CLUSTER |
| 46) | 4" | TREE |
| 47) | 36" | TREE |
| 48) | 6" | TREE |
| 49) | 24" | TREE |
| 50) | 28" | TREE |
| 51) | 23" | TREE |
| 52) | 27" | TREE |
| 53) | 22" | TREE |
| 54) | 4" | TREE CLUSTER |
| 55) | 2" | TREE CLUSTER |
| 56) | 18" | TREE |
| 57) | 19" | TREE |
| 58) | 34" | TREE |
| 59) | 3" | TREE CLUSTER |
| 60) | 2" | TREE CLUSTER |
| 61) | 3" | TREE CLUSTER |
| 62) | 2" | TREE CLUSTER |



GENERAL NOTES:

- TAX MAP: #040.01-02-05
- ZONE: R-20
- OWNER: EMANUEL A BAKER, JR AND JANET BAKER
4018 SEMINARY ROAD
ALEXANDRIA, VA 22304
DEED BOOK 847, PAGE 367
- APPLICANT: WINDMILL HILL, LLC
2401 MOUNT VERNON AVE., UNIT B
ALEXANDRIA, VA 22301
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA SMARTNET.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
- TITLE REPORT FURNISHED BY ROUND TABLE TITLE, INC., FILE NO. 2025-444 DATED 01/28/2025 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 83,045 SQ. FT. OR 1.9065 ACRES
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- THIS LOT IS IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FIRM FLOOD INSURANCE RATE MAP #5155190029F.
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
- STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION: R-20

TOTAL SITE AREA	83,045 SQ. FT. OR 1.9065 ACRES
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MINIMUM LOT AREA REQUIRED	20,000'
LOT AREA PROVIDED	
LOT 800	42,500 SQ. FT. OR 0.9757 ACRES
LOT 801	40,545 SQ. FT. OR 0.9308 ACRES
MINIMUM LOT WIDTH REQUIRED	
INTERIOR LOT	100.00'
LOT WIDTH PROVIDED*	
LOT 800	85.30'
LOT 801	85.30'
MINIMUM LOT FRONTAGE REQUIRED	75.00'
LOT FRONTAGE PROVIDED	
LOT 800	85.36'
LOT 801	85.37'

* VARIATION OF LOT WIDTH REQUESTED.

APPROVED
SUBDIVISION CASE NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

SURVEYOR'S CERTIFICATE

I, WIM DE SUTTER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO EMANUEL A BAKER, JR AND JANET P BAKER, DATED FEBRUARY 2, 1977 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT DEED BOOK 847, PAGE 367 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THIS—○—WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 31ST DAY OF JANUARY, 2025.

TOPOGRAPHY NOTE:

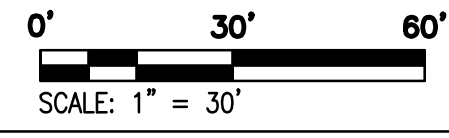
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 31, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

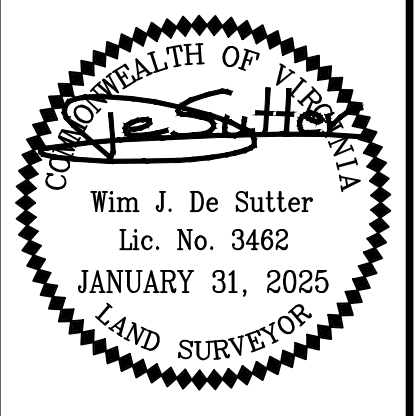
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA, VIRGINIA. © 2025 R.C. FIELDS & ASSOCIATES, INC.



625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfiassoc.com

RCF
ENGINEERING • LAND SURVEYING • PLANNING



PRELIMINARY SUBDIVISION PLAT
SHOWING LOTS 800 & 801
BEING A RESUBDIVISION OF PART OF LOT 4
GREENWOOD
DEED BOOK A-6, PAGE 229 (FAIRFAX COUNTY)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: SPN/AA
SCALE: 1" = 30'
DATE: 01/31/2025

PRELIMINARY
SUBDIVISION PLAT

SHEET **1** OF **1**
FILE: **25-009**

In the Clerk's Office of Fairfax County Court Va Jan. 28. 1898
This agreement was received, duly authenticated & admitted to record.

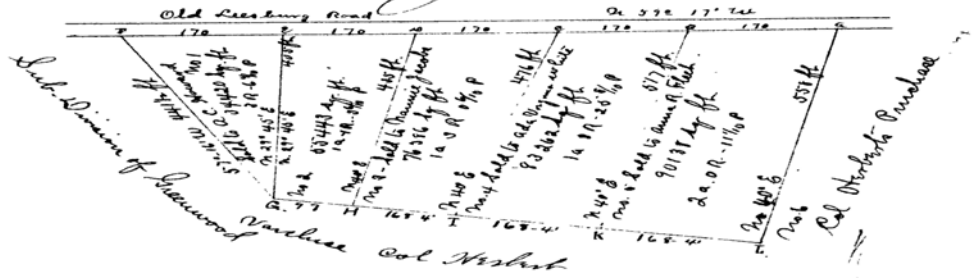
J. W. Richardson Clerk

1898 Jan. 29.
mailed to
M. Bennett
Care Trickett &
Marshall
near V

This Indenture made this fifteenth day of January, in the year one thousand eight hundred and ninety eight between John R. Zimmerman and Mary Ellen Zimmerman his wife of Alexandria Virginia of the first part, and Lida Virginia White of Alexandria Virginia of the second part,

Witnesseth, that, in consideration of the sum of the sum of four hundred dollars the receipt whereof is hereby acknowledged, the said parties of the first part do grant unto the said party of the second part, with general warranty, all that lot or parcel of land lying in the County of Fairfax, State of Virginia described as follows: - Beginning at "B" a stake on the South side of the old Leesburg Road, a corner to lot No. 5, thence along the South side of the said road N. 59° 17' W. 170 feet to "C" a stake corner to lot No. 3, thence with the line of Lot No. 3 N. 40° E. 476 feet to "D" a stake in the line of the tract S. 45° 10' E. 168 feet & four inches to "E" a stake a corner to Lot No. 5, thence with the line of lot No. 5 N. 40° E. 517 feet to the place of beginning - and containing 83,262 square feet, or one (1) acre three (3) Rods and 25 1/2 Perches of land, the above described lot being No. 4 of the subdivision of a portion of "Greenwood" a 20 1/4 acre tract of land, purchased by John R. Zimmerman of James G. Green. In Testimony of all which witness the following signatures and seals, this 15th day of January, 1898.

J. R. Zimmerman (Seal)
M. Ellen Zimmerman (Seal)



State of Virginia }
City of Alexandria } County
J. H. Kemper, a Notary Public for the

*City of Alexandria
J. H. ...
6/16/55*

BOOK 416 PAGE 411

THIS DEED, made and entered into this twenty-seventh day of June, 1955, by and between WILFRED J. SMITH and ELIZABETH E. SMITH, his wife, parties of the first part, and the CITY OF ALEXANDRIA, a municipal corporation of Virginia, party of the second part:

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the parties of the first part hereto do hereby grant, bargain, sell and convey, with General Warranty of title, unto the party of the second part hereto, a certain strip or parcel of land located on the southerly side of Seminary Road in the extended limits in the City of Alexandria, Virginia, for street widening purposes, more particularly described as follows, to-wit:

Beginning at a point, said point being the intersection of the common property line of Crom and Smith and the south side of Seminary Road; thence running along the south side of Seminary Road, S 64° 30' 34" E, 170.13 feet to an angle point on the common property line of Smith and Forrest; thence running along this common property line, S 34° 46' 54" W, 11.60 feet to an angle point; thence running through the property of Wilfred J. Smith, et ux, N 64° 23' 49" W, 170.08 feet, to an angle point on the common property line of Crom and Smith; thence running along this common property line, N 34° 46' 54" E, 11.28 feet to the point of beginning and containing approximately 1921.12 square feet.

It is the intent of this instrument to convey all the land of the grantor lying between the proposed new center line of Seminary Road and a line 30 feet southerly from, and parallel to said center line.

All of which may be seen by further reference to a plat attached hereto and made a part of this deed.

THE SAID PARTIES OF THE FIRST PART covenant with the party of the second part that they are seized of said land and have a good right to convey the same; that they have done no act to encumber said property; that the party of the second part shall have quiet enjoyment of said property, free from all liens and claims; and that the parties of the first part will execute such further assurances of title as may be necessary and requisite.

WITNESS the following signatures and seals:

Wilfred J. Smith (SEAL)

Elizabeth E. Smith (SEAL)

STATE OF VIRGINIA)
CITY OF ALEXANDRIA) to-wit:

I, the undersigned Notary Public, in and for the city and state aforesaid, do hereby certify that WILFRED J. SMITH and ELIZABETH E. SMITH, his wife, whose names are signed to the foregoing and hereto annexed deed dated June 27, 1955, have acknowledged the same in my city and state aforesaid.

Given under my hand this _____ day of _____, 1955.

My commission expires _____.

Notary Public

I, GREEN S. BUTLER, a Commissioned Officer of the Air Force of the United States, with the rank of 1st Lieutenant, whose home address is 929 North Main Street, Homer, Louisiana, do certify that WILFRED J. SMITH, and ELIZABETH E. SMITH, whose names are signed to the writing above, bearing date on the 27th day of June 1955, and who, or whose consort, is a Colonel in the Air Force of the United States, and whose home address is _____

Pomeroon, Ohio, have acknowledged the same before me.

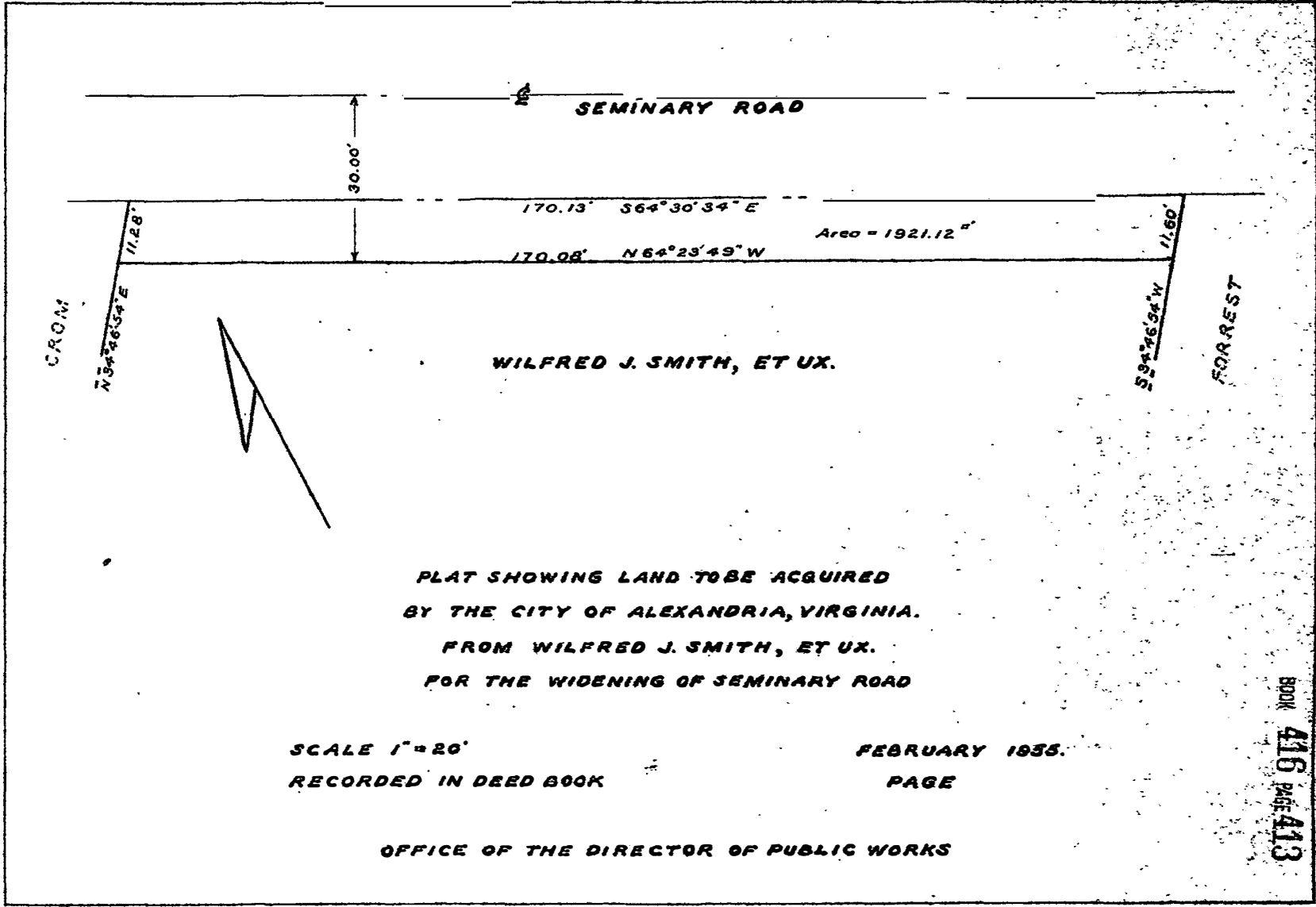
Given under my hand this 29th day of August 1955, at Rabat, French Morocco.

Green S. Butler (SEAL)
GREEN S. BUTLER
1st Lt, USAF
Judge Advocate

VIRGINIA:

In the Clerk's Office of the Corporation Court of the City of Alexandria on Sept. 13, 1955, this deed was received and with the annexed certificate, admitted to record at 12:05 o'clock, P.M.

Teste:
Carl K. Sullivan
Clerk



WILFRED J. SMITH, ET UX.

PLAT SHOWING LAND TO BE ACQUIRED
 BY THE CITY OF ALEXANDRIA, VIRGINIA.
 FROM WILFRED J. SMITH, ET UX.
 FOR THE WIDENING OF SEMINARY ROAD

SCALE 1" = 20'
 RECORDED IN DEED BOOK

FEBRUARY 1935.
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OFFICE OF THE DIRECTOR OF PUBLIC WORKS

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