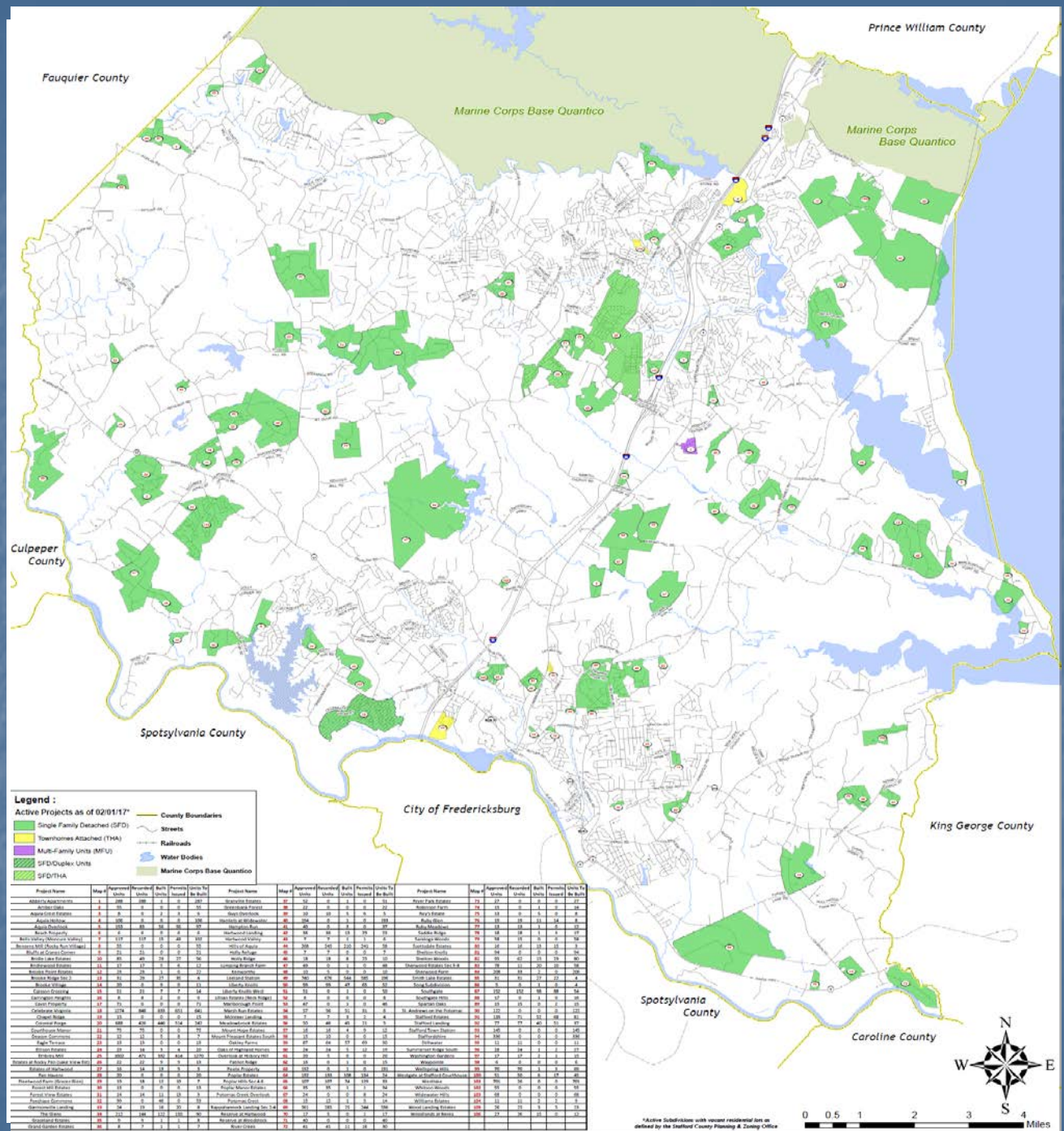


Growth Trends and Patterns Discussion



Rezoning Approvals Since 2000

- 21 projects approved that facilitated development in the USA
- Total units approved = 6,185
- Approved Units beyond by-right = 3,713
- Retirement units = 1,790 (29% of total)
- Non-retirement units = 4,395 (71% of total)
- Total Non-retirement SFD = 2,299 (52%)
- Total Non-retirement TH = 468 (10%)
- Total Non-retirement MF Units = 1,683 (38%)

Protected Open Space Lands

- Total of 10,265 acres
 - 4,110 acres in conservation easements
 - 448 acres in PDR protection
 - 3,978 acres state parks
 - 1,729 acres in county parks

Trends

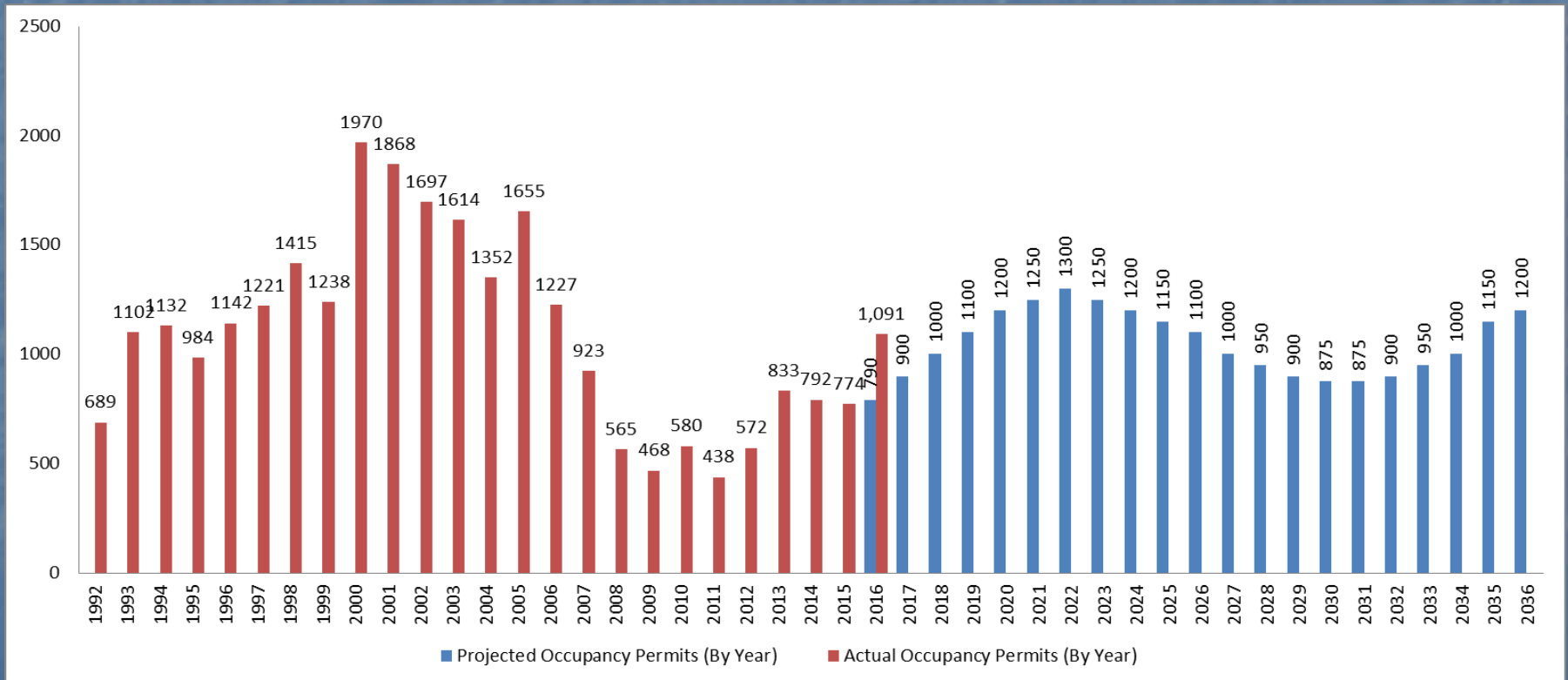
- Continuing to use up already approved inventory
- Building permits up for 2016 with significant increase in apartment units

2015 to 2016 Residential Building Permit Comparison		
	2015	2016
Total Units	785	1,396
Single family detached	546	609
Townhouse/duplex	175	237
Multi-family	64	550

- Building community more confident about the economy
- More interest in PDR
- Recent interest in TDR

Growth Trends/Projections

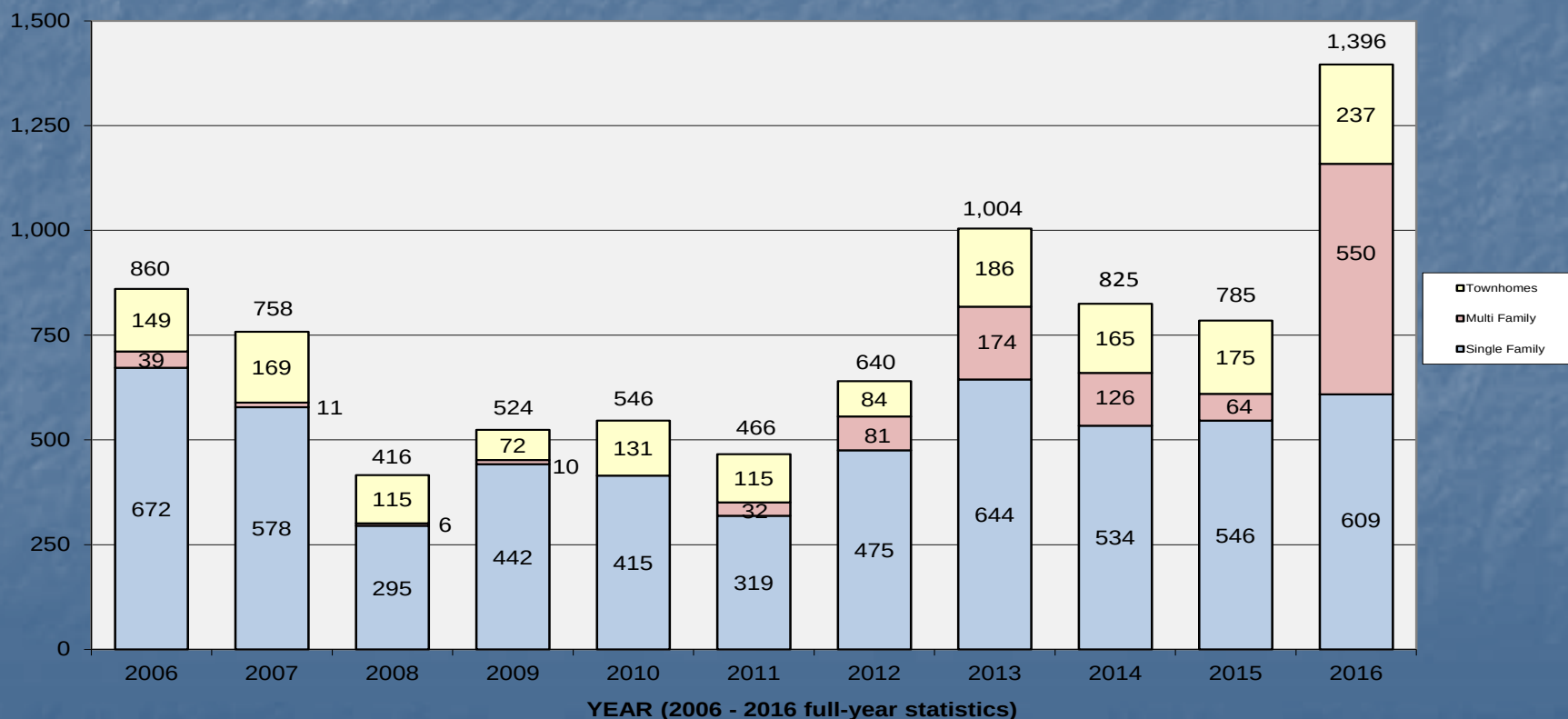
Residential Occupancy Permits – Actual (1992 – 2016)
Projected Occupancy Permits – (2016-2036)



Residential Building Permits

- Continued upward trend with a spike in multi-family units.
- Occupancy permits follows a similar pattern but tempered (1,091 v. 1,396)

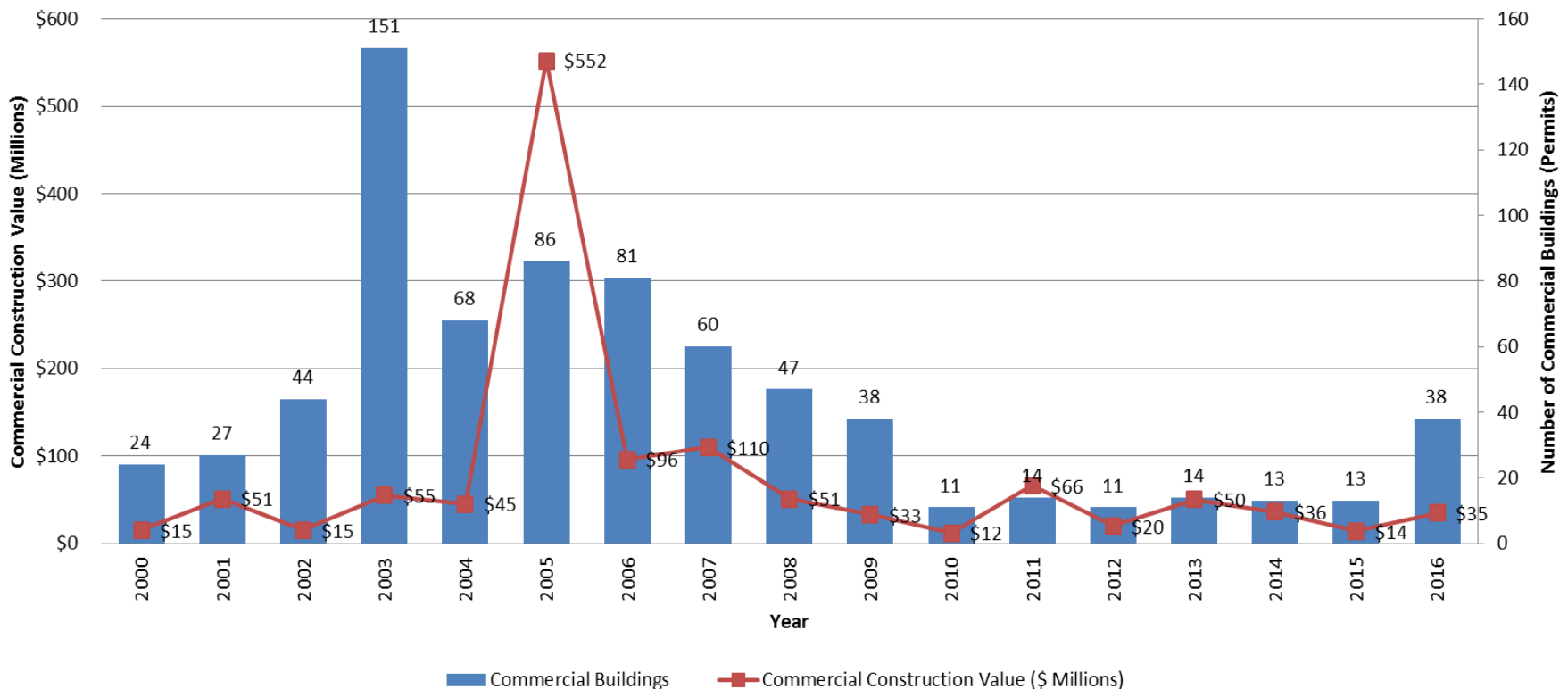
**HISTORY OF BUILDING PERMITS ISSUED
2006 - 2016
Full-Year Statistics**



Commercial Building Permits

- Trend is highly variable based upon specific projects coming on-line.

Commercial Building Permits



Active Residential Developments

- Tracked twice a year on Planning and Zoning Web page
- Pipeline Report
 - Approved Units = 11,056
 - Recorded Units = 5,510
 - Built Units = 3,209
- Analysis
 - 2,301 lots already platted and ready to be built (inventory)
 - 682 units in immediate pipeline (active building permits) remaining inventory = 1,619
 - 5,546 units remaining to be recorded

How do these future units fit with our Growth Management Strategies?

- Total Units to be Built = 7,847 (recorded and not built + to be recorded)
- Percent in USA = 63% or 4,935 units
 - The Comprehensive Plan recommends 80%
- Percent outside of USA = 37% or 2,912 units
- Percent subject to proffers = 38% or 2,994 units
 - Various levels of monetary proffers
 - All had proffers related to configuration of development
- Percent by-right = 62% or 4,853 units

Approved Zoning Reclassifications 2000 – February 2017

Project	Unit Type	Total Units for Development*	Increase in units beyond by-right	Units Occupied	Remaining Units	Reclassification Approval Date	Current Election District
Embrey Mill	SFD, TH, MF	Total = 2,246 SFD = 1,455 TH = 314 MF = 477	294	332	1,914	3/6/01	Garrisonville
Bo Limited Partnership (Augustine North Sec. 9)	SFD	18	16	18	0	11/20/01	Rock Hill
Mikita Investment and Management (Berkshire)	SFD	74	49	71	0	11/19/02	Rock Hill
Brian and Margie Cole (Widewater Beach)	SFD	2	1	2	0	4/1/03	Griffis-Widewater
Celebrate Virginia Retirement	SFD, MF	1,450	1,450	633	817	7/29/03	Hartwood
Southgate	SFD	152	7	98	54	9/7/04	Falmouth
Rocky Run Village	SFD	107	20	0	107	12/13/05	Hartwood
Widewater Heights	MF	Unspecified	Unspecified	0	Unspecified	10/17/06	Griffis-Widewater
Forbes Landing (converted to Stafford Crossing Community Church)	SFD	105	0	0	0	11/14/06	Falmouth
Aquia Town Center	MF	287	287	255	32	1/15/08	Aquia
Stafford Nursing Home	MF	240	235	46	194	3/4/08	George Washington
Fox Chase	TH	99	88	0	99	10/4/11	Falmouth
Westgate	SFD	51	44	6	45	6/19/12	Garrisonville
Shelton Woods	SFD	95	75	15	80	3/19/13	Rock Hill
Whitson Woods	TH	55	33	0	55	6/18/13	Garrisonville
Abberly	MF	288	288	0	288	10/15/13	Aquia
Shelton Knolls	SFD	94	80	0	94	2/18/14	Rock Hill
Liberty Knolls -2	SFD	51	42	0	51	1/20/15	Garrisonville
Reserve At Woodstock Lane	SFD	40	40	0	40	2/24/15	Griffis-Widewater

Celebrate VA North	MF	278	278	0	278	10/20/15	Hartwood
Stafford Village Center – Pence Group/The Garrison	MF	453	386	0	453	10/20/15	Garrisonville
Courtyards at Colonial Forge	MF	39	37	0	39	2/7/17	Hartwood
Total	n/a	6,224	3,752	1,476	4,640	n/a	n/a

MF = Multifamily

SFD = Single Family Detached

TH – Townhome

*Total Units for Development = Number of units approved in the zoning reclassification. Actual subdivision approvals may be for fewer units.

Retirement Housing Units = 1,790 (Embrey Mill = 100 + Celebrate Virginia North = 1,450 + Stafford Nursing Home = 240)

New Non-Retirement Units above and beyond By-Right = 1,960

**STAFFORD COUNTY
OPEN SPACE LANDS**

EASEMENTS (including multiple parcels by owner)	ACRES
Virginia Outdoors Foundation (VOF)	2,531.47
Corps of Engineers/Dept. of Env Quality (COE/DEQ)	143.8
Dept of Forestry (DOF)	126.68
Northern Virginia Conservation Trust (NVCT)	821
Dept of Historic Resources (DHR)	17.73
Dept of Conservation and Recreation (DCR)	50.96
Old Dominion Land Conservancy (OLDC)	218.32
Land Trust of Virginia (LTVA)	146.31
Stafford Crossing Church	54.33
Sub-Total	4,110.60

STAFFORD COUNTY PDR		Development Rights Retired
Silver	98.83	22
Holsinger	89	20
Shelton	78.38	10
Adams	38.48	11
Jones	43	27
Harris	100.48	25
Sub-Total	448.17	115

STATE LANDS

Crow's Nest Natural Area Preserve	2,878.00
Widewater State Park	1,100.00
	3,978.00

STAFFORD COUNTY PARKLAND

Abel Lake Reservoir	245
Aquia Landing	32
Autumn Ridge Park	12
Chichester Park	43
Civil War Park	41
Curtis Park	580
Duff McDuff Green Park (including adjacent parcel)	183
Embrey Mill Park (excluding Rouse Center)	56
Government Island	17
Historic Port of Falmouth Park	12
John Lee Pratt Park	65
Little Falls Boat Ramp	39
Patawomek Park	179
Smith Lake Park	75
St. Clair Brooks Park (including River Road Park)	95
Willowmere Park	55
Sub-Total	1729

TOTAL 10,265.77

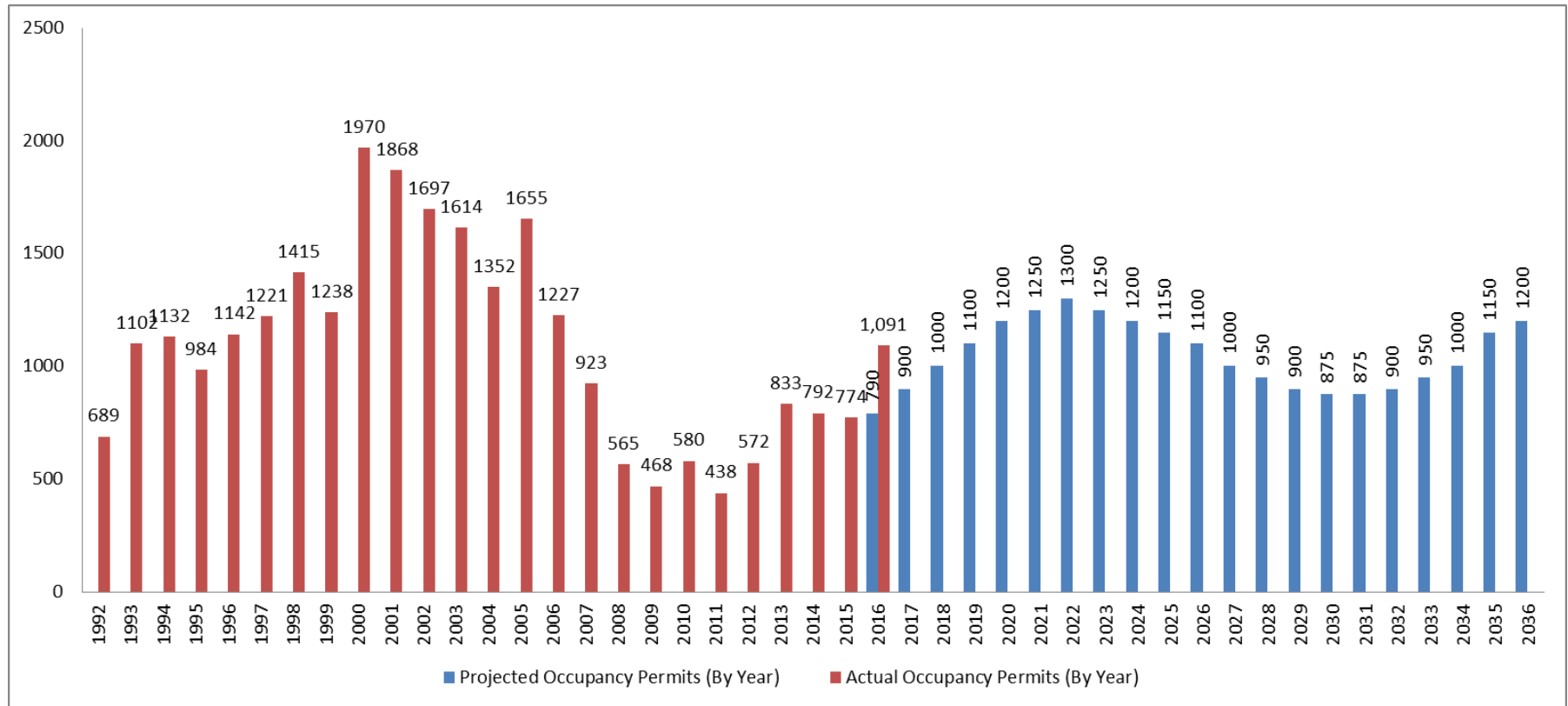
Building Permit Activity 2000-2016

New Construction	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Residential	1,970	1,581	2,096	1,398	1,981	1,641	860	758	413	516
Residential Construction Value (\$ Millions)	\$205	\$227	\$293	\$243	\$315	\$375	\$239	\$188	\$87	\$114
Commercial	24	27	44	151	68	86	81	60	47	38
Commercial Construction Value (\$ Millions)	\$15	\$51	\$15	\$55	\$45	\$552	\$96	\$110	\$51	\$33
New Construction	2010	2011	2012	2013	2014	2015	2016			
Residential	546	466	640	1,004	825	785	1,396			
Residential Construction Value (\$ Millions)	\$111	\$98	\$143	\$219	\$197	\$177	\$249			
Commercial	11	14	11	14	13	13	38			
Commercial Construction Value (\$ Millions)	\$12	\$66	\$20	\$50	\$36	\$14	\$35			

2015 to 2016 Residential Building Permit Comparison		
	2015	2016
Total Units	785	1,396
Single family detached	546	609
Townhouse/duplex	175	237
Multi-family	64	550

Source: Department of Public Works

Residential Occupancy Permits – Actual (1992 – 2016) Projected (2016 – 2036)



APPENDIX B: PERMIT ACTIVITY REPORT

PERMIT ACTIVITY REPORT

December 2016

PERMIT ACTIVITY	Month			Year-to-Date		
	December 2016	December 2015	Percent Change	YTD 1/1/16-12/31/16	Previous YTD 1/1/15-12/31/15	Percent Change
PERMITS ISSUED	378	415	(9)	5,864	4,627	27
CONSTRUCTION VALUE	\$29,733,369	\$28,754,366	3	\$371,097,346	\$264,283,774	40
FEES	\$170,166	\$379,018	(55)	\$2,671,965	\$2,342,362	14

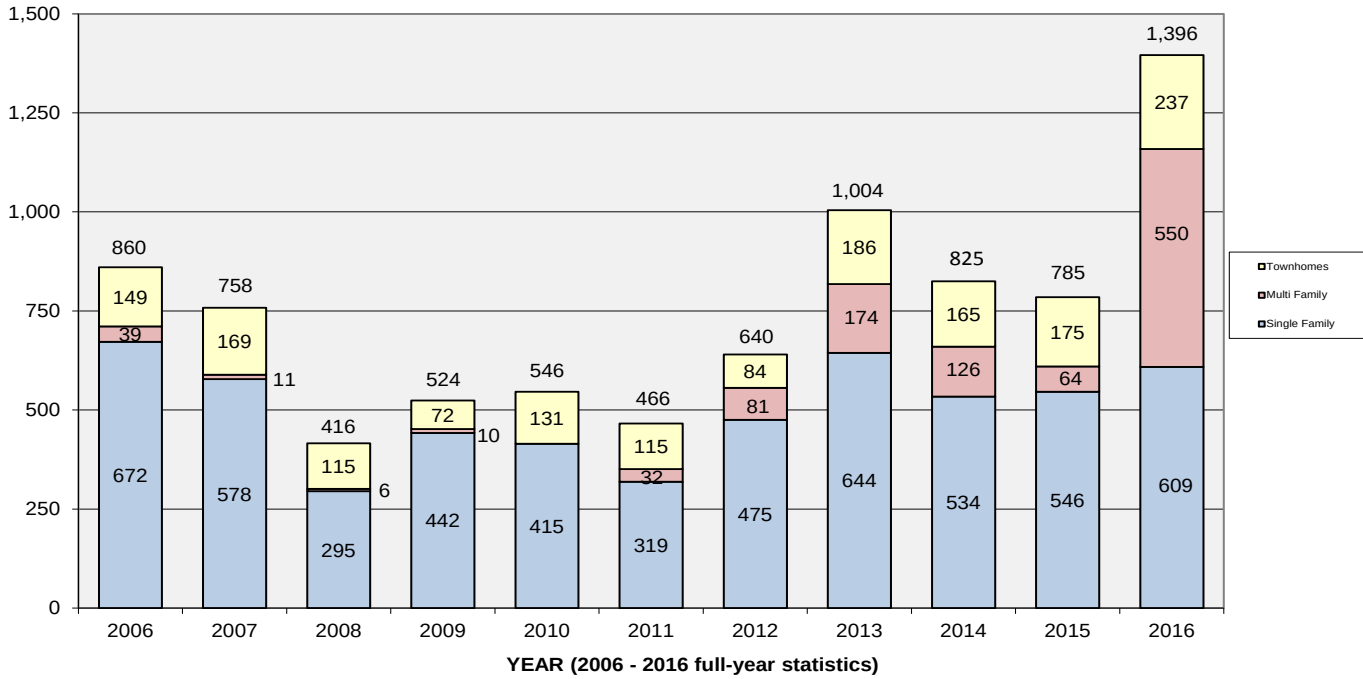
NEW CONSTRUCTION						
RESIDENTIAL						
SINGLE-FAMILY DWELLINGS	45	70	(36)	609	546	12
TOWNHOUSE/DUPLEX DWELLINGS	7	18	(61)	237	175	35
MULTI-FAMILY DWELLINGS (Apartments and Condominiums)	0	12	(100)	550	64	759
TOTAL HOUSING UNITS	52	100	(48)	1,396	785	78
CONSTRUCTION VALUE	\$14,108,513	\$22,040,794	(36)	\$249,219,785	\$177,427,119	40
COMMERCIAL						
COMMERCIAL	2	2	0	38	13	192
CONSTRUCTION VALUE	\$7,172,000	\$1,950,000	268	\$35,395,308	\$13,960,207	154

ADDITIONS/ALTERATIONS						
RESIDENTIAL	216	191	13	2,992	2,488	20
COMMERCIAL	108	122	(11)	1,438	1,341	7
CONSTRUCTION VALUE	\$8,452,856	\$4,763,572	77	\$86,482,253	\$72,896,448	19

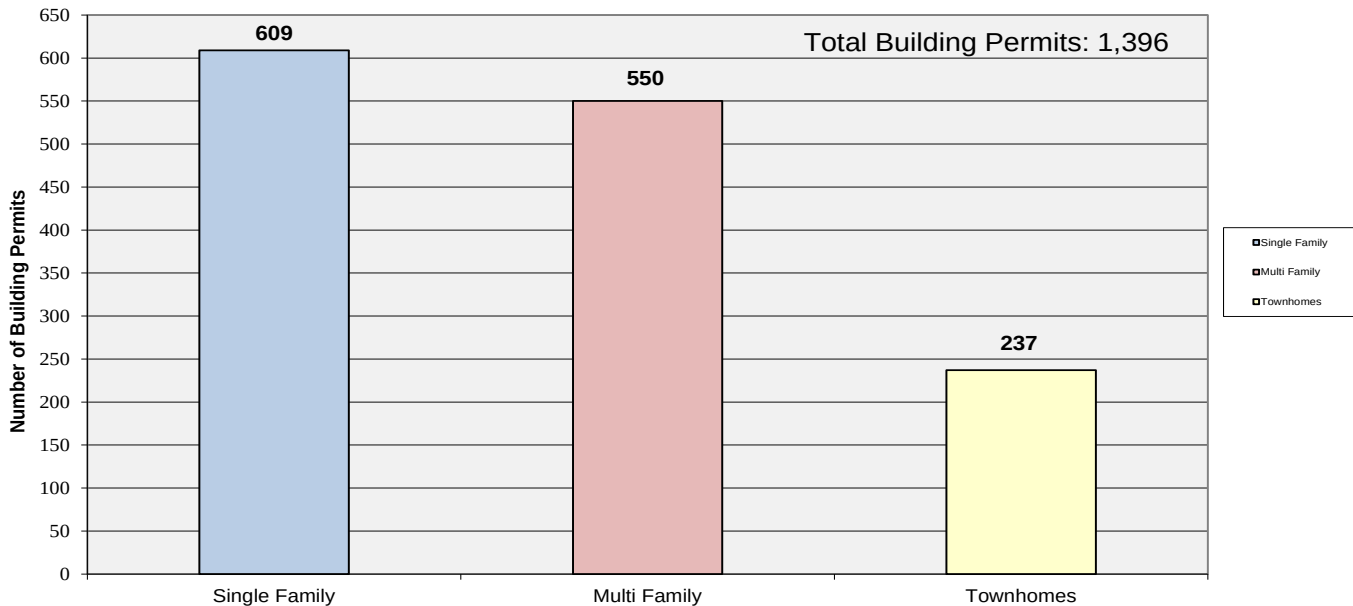
CERTIFICATES OF OCCUPANCY						
SINGLE-FAMILY DWELLINGS	65	61	7	588	517	14
TOWNHOUSE/DUPLEX DWELLINGS	36	23	57	214	181	18
MULTI-FAMILY DWELLINGS (Apartments and Condominiums)	0	29	(100)	289	76	280
NEW COMMERCIAL	0	0	0	24	8	200
COMMERCIAL CHANGE	5	9	(44)	91	143	(36)

APPENDIX B: PERMIT ACTIVITY REPORT

HISTORY OF BUILDING PERMITS ISSUED 2006 - 2016 Full-Year Statistics

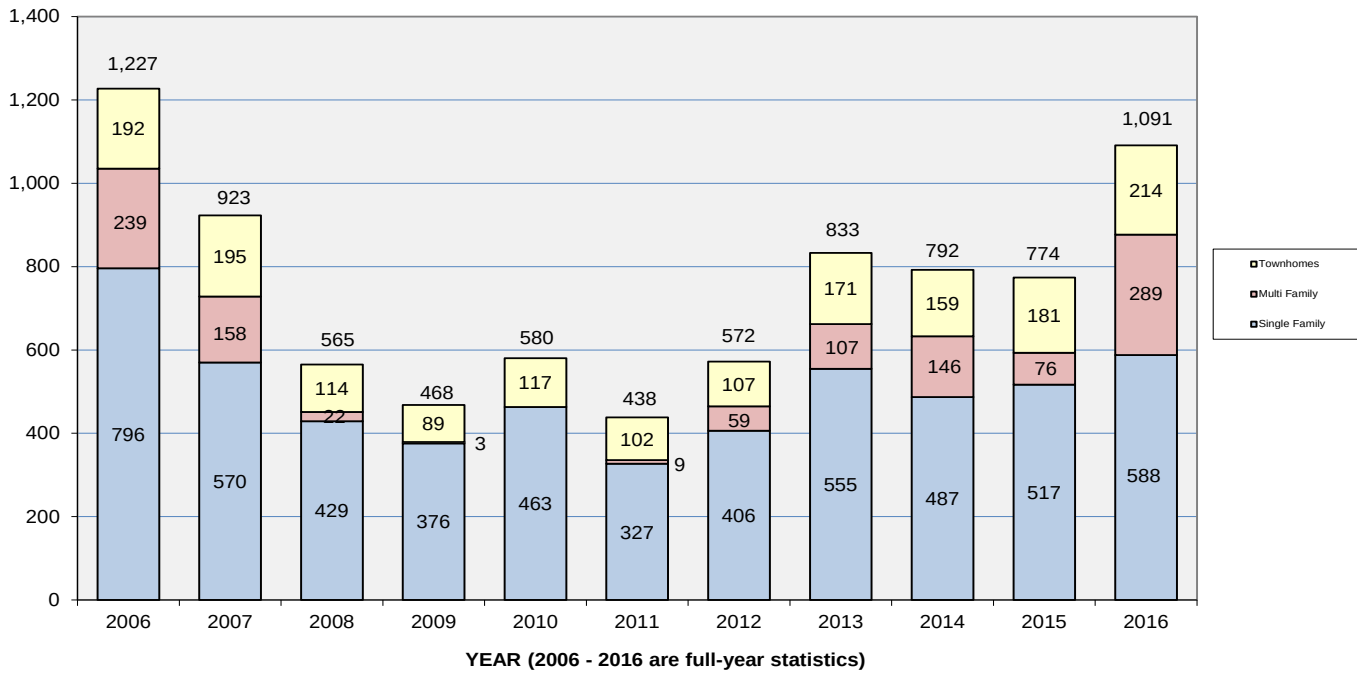


BUILDING PERMITS ISSUED THROUGH December 2016

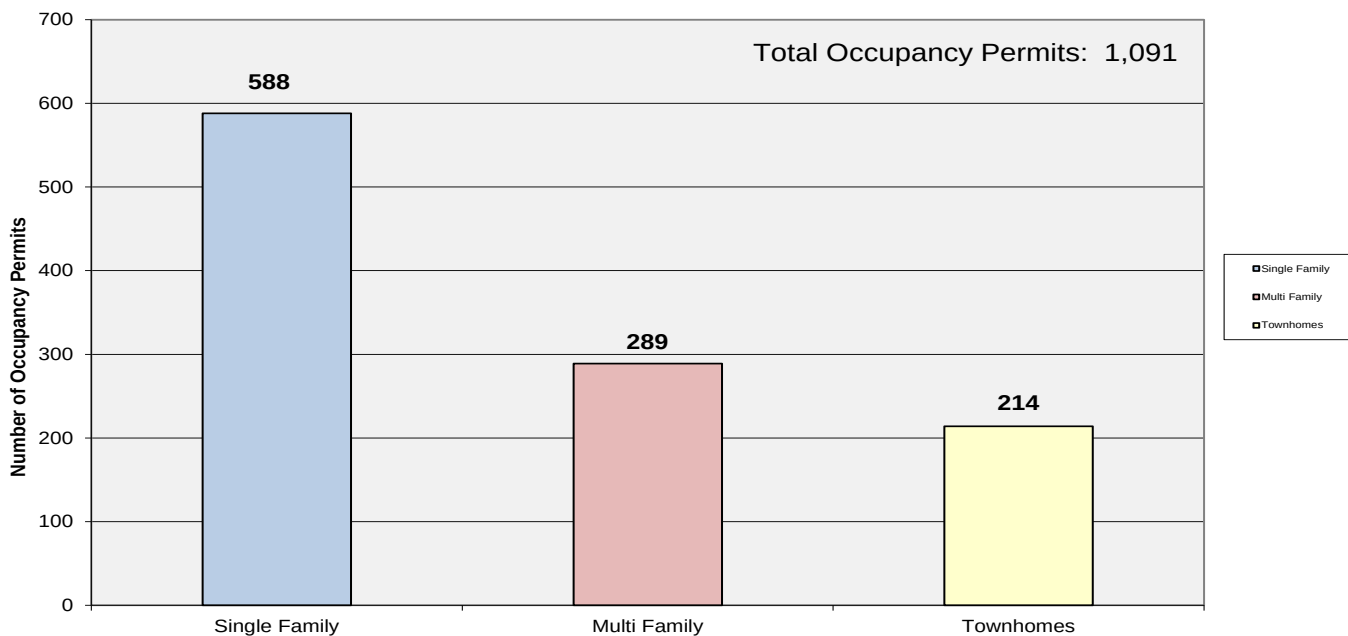


APPENDIX B: PERMIT ACTIVITY REPORT

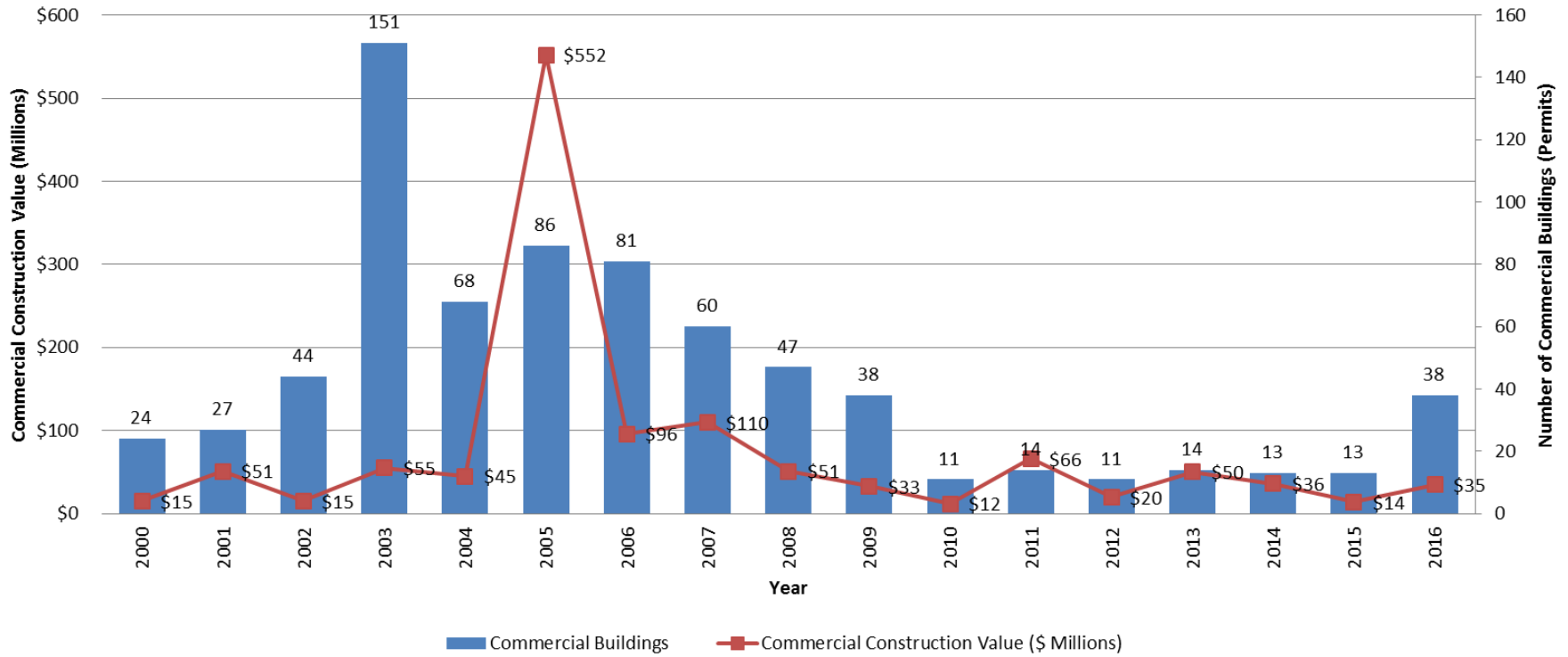
HISTORY OF OCCUPANCY PERMITS ISSUED 2006 - 2016 Full-Year Statistics



OCCUPANCY PERMITS ISSUED THROUGH December 2016



Commercial Building Permits



Residential Permit Trend
Building Permit Applications Received By Month

Commercial New Building Permits Issued

	Month 2014	Commercial New	Total for the Calendar Year
1	January	1	1
2	February	1	2
3	March	2	4
4	April	2	6
5	May	0	6
6	June	0	6
7	July	1	7
8	August	1	8
9	September	2	10
10	October	2	12
11	November	2	14
12	December	0	14

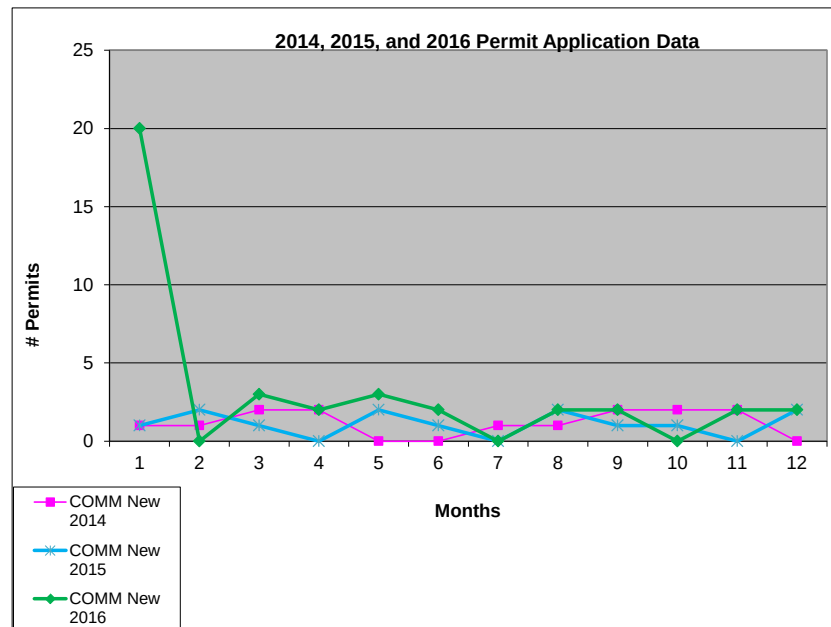
Month 2015	Commercial New	Total for the Calendar Year
January	1	1
February	2	3
March	1	4
April	0	4
May	2	6
June	1	7
July	0	7
August	2	9
September	1	10
October	1	11
November	0	11
December	2	13

Month 2016	Commercial New	Total for the Calendar Year
January	20	20
February	0	20
March	3	23
April	2	25
May	3	28
June	2	30
July	0	30
August	2	32
September	2	34
October	0	34
November	2	36
December	2	38

% Increase 2016 over 2015*

475%
525%
367%
525%
367%
329%
329%
256%
240%
209%
227%
192%

*Includes:
COMMNEW Only



Residential Permit Trend
Building Permit Applications Received By Month

Commercial New and Commercial Change Building Permits Issued

	Month 2014	Commercial	Total for the Calendar Year
1	January	72	72
2	February	62	134
3	March	57	191
4	April	75	266
5	May	75	341
6	June	60	401
7	July	70	471
8	August	72	543
9	September	90	633
10	October	80	713
11	November	55	768
12	December	78	846

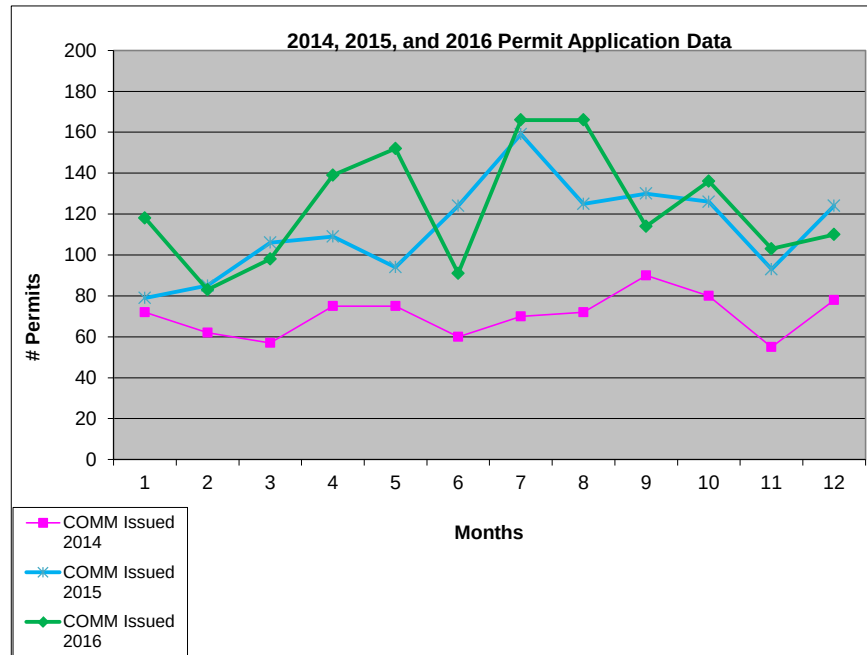
Month 2015	Commercial	Total for the Calendar Year
January	79	79
February	85	164
March	106	270
April	109	379
May	94	473
June	124	597
July	159	756
August	125	881
September	130	601
October	126	772
November	93	990
December	124	1353

Month 2016	Commercial	Total for the Calendar Year
January	118	118
February	83	201
March	98	299
April	139	438
May	152	590
June	91	681
July	166	847
August	166	1013
September	114	1127
October	136	1263
November	103	1366
December	110	1476

% Increase 2016 over 2015*

49%
23%
11%
16%
25%
14%
12%
15%
88%
64%
38%
9%

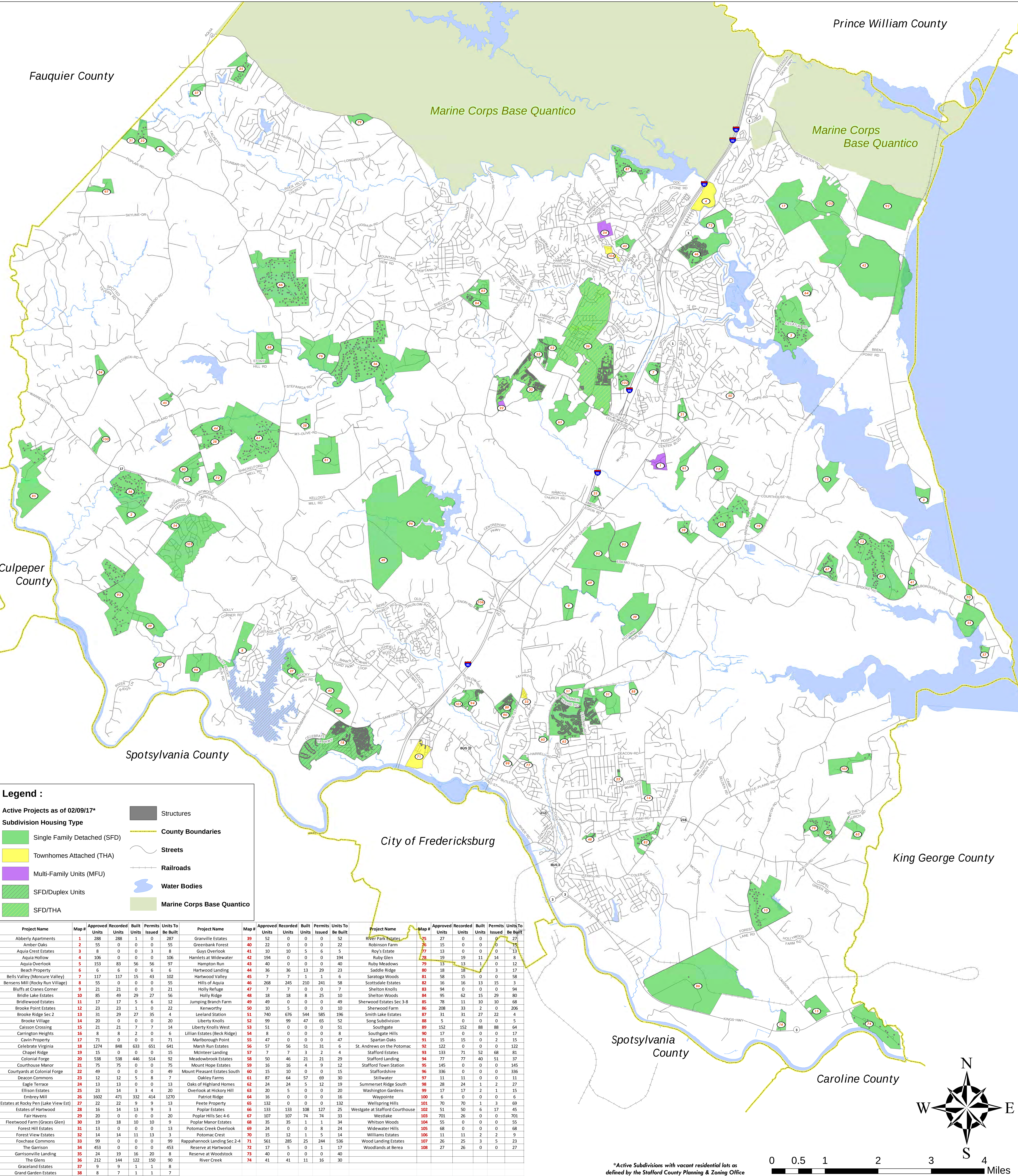
*Includes:
COMMNEW
COMMCHG





Structures in Active Projects - Stafford County as of 2/9/2017

Produced by the Stafford County GIS Office

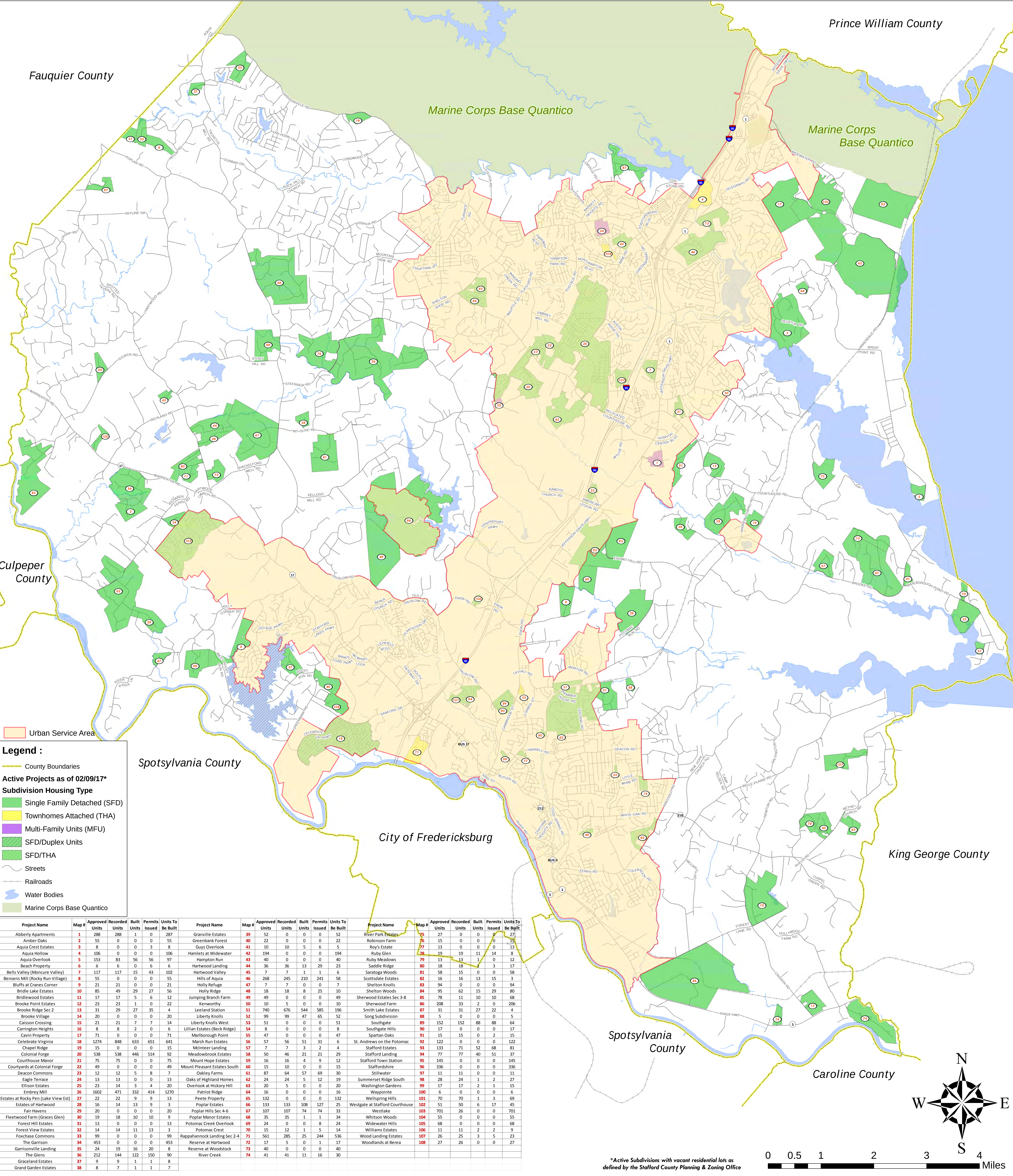


Project Name	Map #	Approved Units	Recorded Units	Built Units	Permits Issued	Units To Be Built	Project Name	Map #	Approved Units	Recorded Units	Built Units	Permits Issued	Units To Be Built	Project Name	Map #	Approved Units	Recorded Units	Built Units	Permits Issued	Units To Be Built
Abberly Apartments	1	288	288	1	0	287	Granville Estates	39	52	0	0	0	52	River Park Estates	75	27	0	0	0	27
Amber Oaks	2	55	0	0	0	55	Greenbank Forest	40	22	0	0	0	22	Robinson Farm	76	15	0	0	0	15
Aquia Crest Estates	3	8	0	0	3	8	Guys Overlook	41	10	10	5	6	5	Roy's Estate	77	13	0	0	0	13
Aquia Hollow	4	106	0	0	0	106	Hamlets at Widewater	42	194	0	0	0	194	Ruby Glen	78	19	19	11	14	8
Aquia Overlook	5	153	83	56	56	97	Hampton Run	43	40	0	0	0	40	Ruby Meadows	79	13	13	1	0	12
Beach Property	6	6	6	0	6	6	Hartwood Landing	44	36	36	13	29	23	Saddle Ridge	80	18	18	1	3	17
Bells Valley (Moncure Valley)	7	117	117	15	43	102	Hartwood Valley	45	7	7	1	1	6	Saratoga Woods	81	58	15	0	0	58
Bensens Mill (Rocky Run Village)	8	55	0	0	0	55	Hills of Aquia	46	268	245	210	241	58	Scottsdale Estates	82	16	16	13	15	3
Bluffs at Cranes Corner	9	21	21	0	0	21	Holly Refuge	47	7	7	0	0	7	Shelton Knolls	83	94	0	0	0	94
Bridle Lake Estates	10	85	49	29	27	56	Holly Ridge	48	18	18	8	25	10	Shelton Woods	84	95	62	15	29	80
Bridlewood Estates	11	17	17	5	6	12	Jumping Branch Farm	49	49	0	0	0	49	Sherwood Estates Sec 3-8	85	78	11	10	10	68
Brooke Point Estates	12	23	23	1	0	22	Kenworthy	50	10	5	0	0	10	Sherwood Farm	86	208	33	2	0	206
Brooke Ridge Sec 2	13	31	29	27	35	4	Leeland Station	51	740	676	544	585	196	Smith Lake Estates	87	31	31	27	22	4
Brooke Village	14	20	0	0	0	20	Liberty Knolls	52	99	99	47	65	52	Song Subdivision	88	5	0	0	0	5
Caisson Crossing	15	21	21	7	7	14	Liberty Knolls West	53	51	0	0	0	51	Southgate	89	152	152	88	88	64
Carrington Heights	16	8	8	2	0	6	Lillian Estates (Beck Ridge)	54	8	0	0	0	8	Southgate Hills	90	17	0	0	0	17
Cavin Property	17	71	0	0	0	71	Marlborough Point	55	47	0	0	0	47	Spartan Oaks	91	15	15	0	2	15
Celebrate Virginia	18	1274	848	633	651	641	Marsh Run Estates	56	57	56	51	31	6	St. Andrews on the Potomac	92	122	0	0	0	122
Chapel Ridge	19	15	0	0	0	15	McInteer Landing	57	7	7	3	2	4	Stafford Estates	93	133	71	52	68	81
Colonial Forge	20	538	538	446	514	92	Meadowbrook Estates	58	50	46	21	21	29	Stafford Landing	94	77	77	40	51	37
Courthouse Manor	21	75	75	0	0	75	Mount Hope Estates	59	16	16	4	9	12	Stafford Town Station	95	145	0	0	0	145
Courtyards at Colonial Forge	22	49	0	0	0	49	Mount Pleasant Estates South	60	15	10	0	0	15	Staffordshire	96	336	0	0	0	336
Deacon Commons	23	12	12	5	8	7	Oakley Farms	61	87	64	57	69	30	Stillwater	97	11	11	0	0	11
Eagle Terrace	24	13	13	0	0	13	Oaks of Highland Homes	62	24	24	5	12	19	Summerset Ridge South	98	28	24	1	2	27
Ellison Estates	25	23	14	3	4	20	Overlook at Hickory Hill	63	20	5	0	0	20	Washington Gardens	99	17	17	2	1	15
Embrey Mill	26	1602	471	332	414	1270	Patriot Ridge	64	16	0	0	0	16	Waypointe	100	6	0	0	0	6
Estates at Rocky Pen (Lake View Est)	27	22	22	9	9	13	Peete Property	65	132	0	0	0	132	Wellspring Hills	101	70	70	1	3	69
Estates of Hartwood	28	16	14	13	9	3	Poplar Estates	66	133	133	108	127	25	Westgate at Stafford Courthouse	102	51	50	6	17	45
Fair Havens	29	20	0	0	0	20	Poplar Hills Sec 4-6	67	107	107	74	74	33	Westlake	103	701	26	0	0	701
Fleetwood Farm (Graces Glen)	30	19	18	10	10	9	Poplar Manor Estates	68	35	35	1	1	34	Whitson Woods	104	55	0	0	0	55
Forest Hill Estates	31	13	0	0	0	13	Potomac Creek Overlook	69	24	0	0	8	24	Widewater Hills	105	68	0	0	0	68
Forest View Estates	32	14	14	11	13	3	Potomac Crest	70	15	12	1	5	14	Williams Estates	106	11	11	2	2	9
Foxchase Commons	33	99	0	0	0	99	Rappahannock Landing Sec 2-4	71	561	285	25	244	536	Wood Landing Estates	107	26	25	3	5	23
The Garrison	34	453	0	0	0	453	Reserve at Hartwood	72	17	5	0	1	17	Woodlands at Berea	108	27	26	0	0	27
Garrisonville Landing	35	24	19	16	20	8	Reserve at Woodstock	73	40	0	0	0	40							
The Glens	36	212	144	122	150	90	River Creek	74	41	41	11	16	30							
Graceland Estates	37	9	9	1	1	8														
Grand Garden Estates	38	8	7	1	1	7														



Stafford County Active Projects as of 2/9/2017

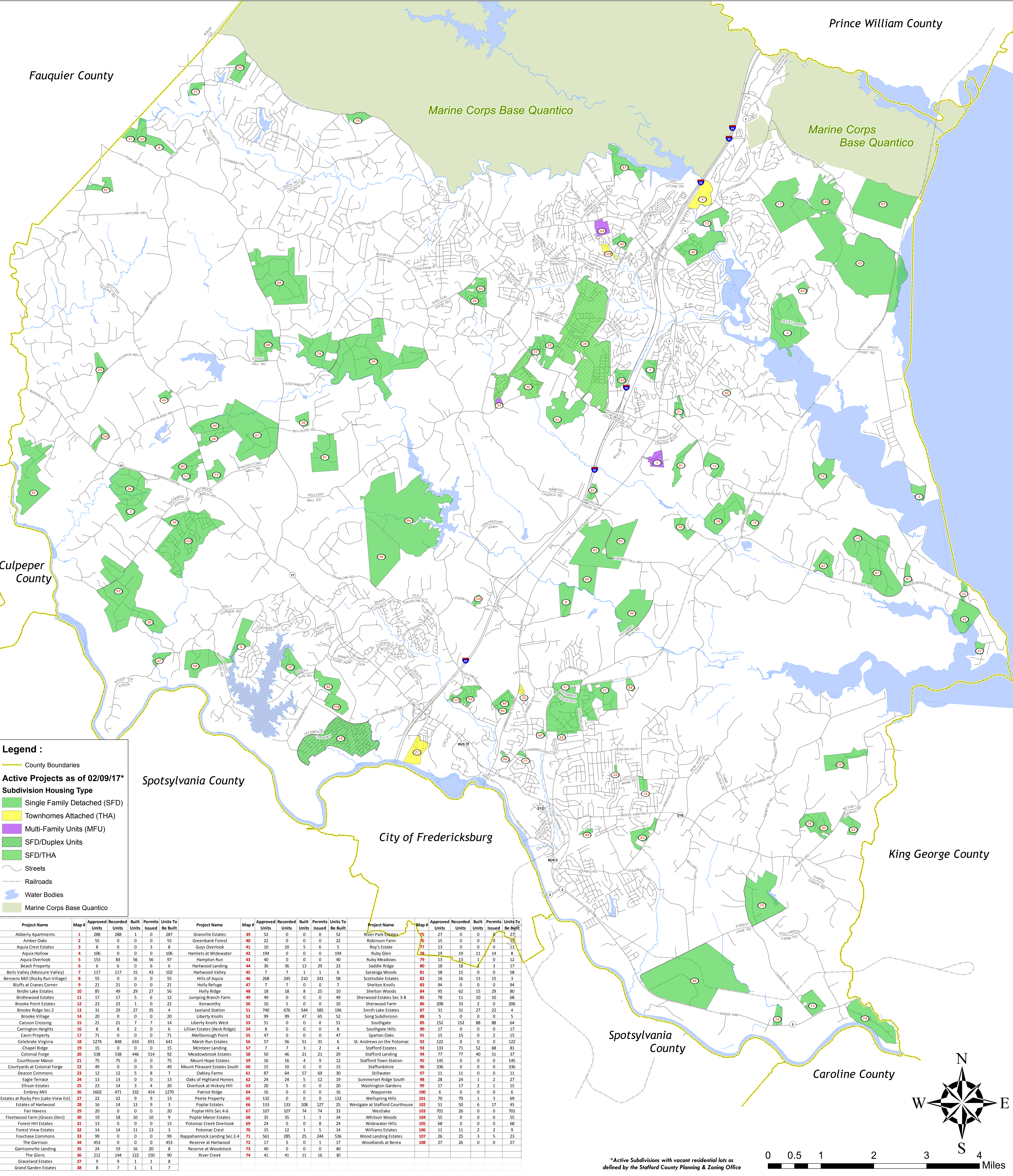
Produced by the Stafford County GIS Office





Stafford County Active Projects as of 2/9/2017

Produced by the Stafford County GIS Office



Legend :

- County Boundaries
- Active Projects as of 02/09/17*
- Subdivision Housing Type
 - Single Family Detached (SFD)
 - Townhomes Attached (THA)
 - Multi-Family Units (MFU)
 - SFD/Duplex Units
 - SFD/THA
- Streets
- Railroads
- Water Bodies
- Marine Corps Base Quantico

Project Name	Map #	Approved Units	Recorded Units	Built Units	Permits Issued	Units To Be Built	Project Name	Map #	Approved Units	Recorded Units	Built Units	Permits Issued	Units To Be Built	Project Name	Map #	Approved Units	Recorded Units	Built Units	Permits Issued	Units To Be Built
Abberly Apartments	1	288	288	1	0	287	Granville Estates	39	52	0	0	0	52	River Park Estates	75	27	0	0	0	27
Amber Oaks	2	55	0	0	0	55	Greenbank Forest	40	22	0	0	0	22	Robinson Farm	76	15	0	0	0	15
Aquia Crest Estates	3	8	0	0	3	8	Guys Overlook	41	10	10	5	6	5	Roy's Estate	77	13	0	0	0	13
Aquia Hollow	4	106	0	0	0	106	Hamlets at Widewater	42	194	0	0	0	194	Ruby Glen	78	19	19	11	14	8
Aquia Overlook	5	153	83	56	56	97	Hampton Run	43	40	0	0	0	40	Ruby Meadows	79	13	13	1	0	12
Beach Property	6	6	6	0	6	6	Hartwood Valley	44	36	36	13	29	23	Saddle Ridge	80	18	18	0	0	17
Bells Valley (Moncure Valley)	7	117	117	15	43	102	Hills of Aquia	45	7	7	1	1	6	Saratoga Woods	81	58	15	0	0	58
Bensons Mill (Rocky Run Village)	8	55	0	0	0	55	Holly Ridge	46	268	245	210	241	58	Scottsdale Estates	82	16	16	13	15	3
Bluffs at Cranes Corner	9	21	21	0	0	21	Holly Ridge	47	7	7	0	0	7	Shelton Knolls	83	94	0	0	0	94
Bridle Lake Estates	10	85	49	29	27	56	Jumping Branch Farm	48	18	18	8	25	10	Shelton Woods	84	95	62	15	29	80
Bridlewood Estates	11	17	17	5	6	12	Kenworthy	49	49	0	0	0	49	Sherwood Estates Sec 3-8	85	78	11	10	10	68
Brooke Point Estates	12	23	23	1	0	22	Leeland Station	50	10	5	0	0	10	Smith Lake Estates	86	208	33	2	0	206
Brooke Ridge Sec 2	13	31	29	27	35	4	Liberty Knolls	51	740	676	544	585	196	Song Subdivision	87	31	31	27	22	4
Brooke Village	14	20	0	0	0	20	Liberty Knolls West	52	99	99	47	65	52	Southgate	88	5	0	0	0	5
Caeson Crossing	15	21	21	7	7	14	Lillian Estates (Beck Ridge)	53	51	0	0	0	51	Southgate Hills	89	152	152	88	88	64
Carrington Heights	16	8	8	2	0	6	Marlborough Point	54	8	0	0	0	8	Stillwater	90	17	0	0	0	17
Cavin Property	17	71	0	0	0	71	Marsh Run Estates	55	47	0	0	0	47	St. Andrews on the Potomac	91	15	15	0	0	15
Celebrate Virginia	18	1274	848	633	651	641	McInteer Landing	56	57	56	51	31	6	Stafford Estates	92	122	0	0	0	122
Chapel Ridge	19	15	0	0	0	15	Meadowbrook Estates	57	7	7	3	2	4	Stafford Landing	93	133	71	52	68	81
Colonial Forge	20	538	538	446	514	92	Mount Hope Estates	58	50	46	21	29	29	Stafford Town Station	94	77	77	40	51	37
Courthouse Manor	21	75	75	0	0	75	Mount Pleasant Estates South	59	16	16	4	9	12	Westgate at Stafford Courthouse	95	145	0	0	0	145
Courtyards at Colonial Forge	22	49	0	0	0	49	Oakley Farms	60	107	107	74	74	33	Westlake	96	336	0	0	0	336
Deacon Commons	23	12	12	5	8	7	Oakley Farms	61	87	64	57	69	30	Whitson Woods	97	11	11	0	0	11
Eagle Terrace	24	13	13	0	0	13	Overlook at Hickory Hill	62	24	24	5	12	19	Widewater Hills	98	28	24	1	2	27
Ellison Estates	25	23	14	3	4	20	Patriot Ridge	63	20	5	0	0	20	Washington Gardens	99	17	17	2	1	15
Embrey Mill	26	1602	471	332	414	1270	Peete Property	64	16	0	0	0	16	Waypointe	100	6	0	0	0	6
Estates at Rocky Pen (Lake View Est)	27	22	22	9	9	13	Poplar Estates	65	132	0	0	0	132	Wellspring Hills	101	70	70	1	3	69
Estates of Hartwood	28	16	14	13	9	3	Poplar Hills Sec 4-6	66	133	133	108	127	25	Westgate at Stafford Courthouse	102	51	50	6	17	45
Fair Havers	29	20	0	0	0	20	Poplar Manor Estates	67	107	107	74	74	33	Wood Landing Estates	103	701	26	0	0	701
Fleetwood Farm (Graces Glen)	30	19	18	10	10	9	Potomac Creek Overlook	68	35	35	1	1	34	Woodlands at Berea	104	55	0	0	0	55
Forest Hill Estates	31	13	0	0	0	13	Potomac Crest	69	24	0	0	0	24		105	68	0	0	0	68
Forest View Estates	32	14	14	11	13	3	Rappahannock Landing Sec 2-4	70	15	12	1	5	14		106	11	11	2	2	9
Foxchase Commons	33	99	0	0	0	99	Reserve at Hartwood	71	561	285	25	244	536		107	26	25	3	5	23
The Garrison	34	453	0	0	0	453	Reserve at Woodstock	72	17	5	0	1	17		108	27	26	0	0	27
Garrisonville Landing	35	24	19	16	20	8	River Creek	73	40	0	0	0	40							
The Glen	36	212	144	122	150	90														
Graceland Estates	37	9	9	1	1	8														
Grand Garden Estates	38	8	7	1	1	7														

*Active Subdivisions with vacant residential lots as defined by the Stafford County Planning & Zoning Office

