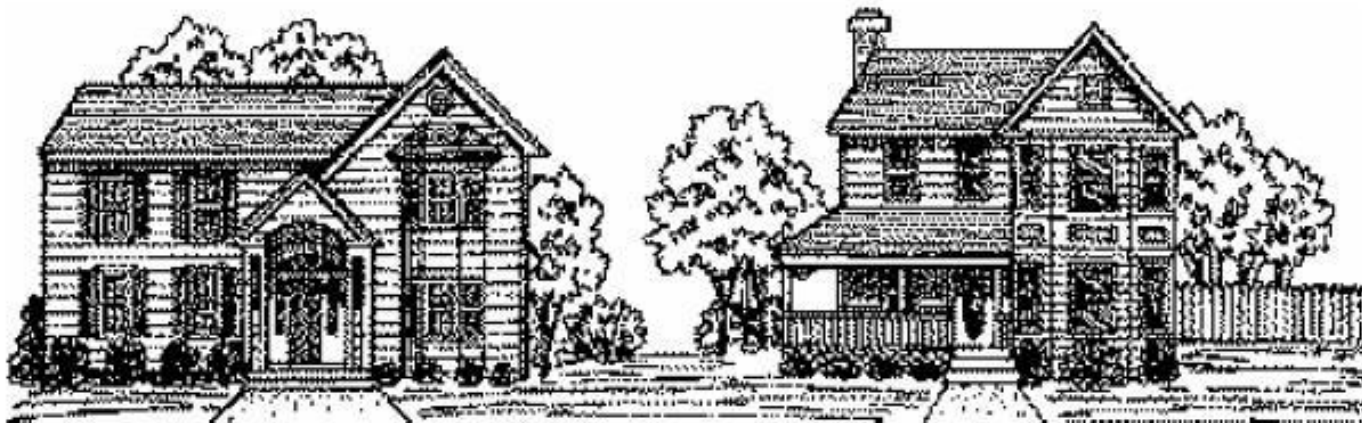




Henrico County  
2015

# Recorded Single-Family Subdivisions



County of Henrico Planning Department  
May 2016

## METHODOLOGY FOR THE 2015 RECORDED SINGLE-FAMILY SUBDIVISION REPORT

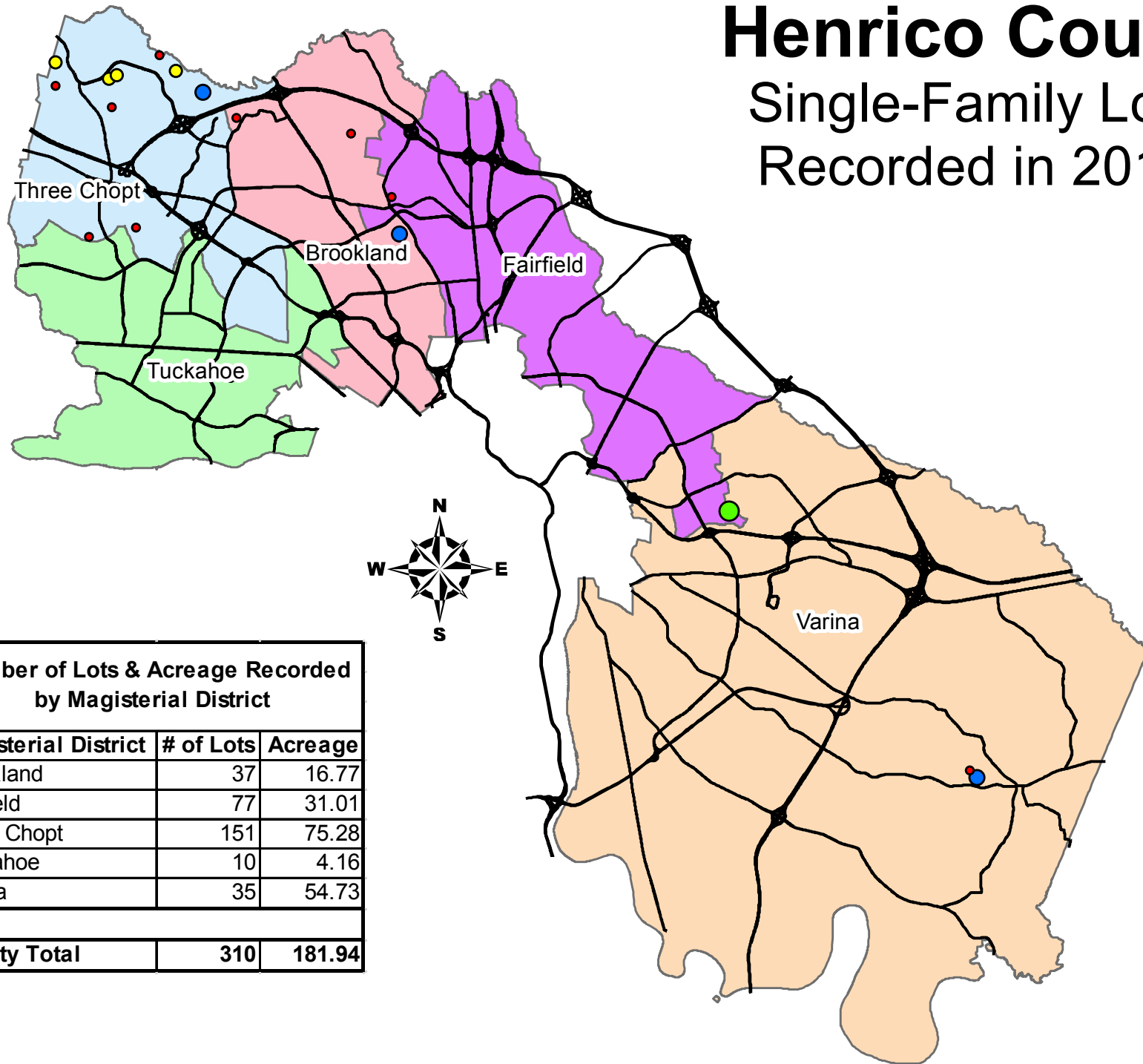
The *Recorded Single-Family Subdivision Report*, compiled annually by the Henrico County Planning Department, lists single-family subdivisions by Magisterial District. The units and acreage recorded in the report account for all lots and acreage approved for each section of the subdivisions as recorded with the record of deeds in the Circuit Court Clerk's Office. The report only accounts for new single-family lots, and does not include lot line adjustments, corrected plats, or resubdivisions that do not create additional lots.

The data used to create the reports is derived from Henrico County's Planning Department records of recorded subdivisions. This information is documented by the Henrico County Planning Department after the final plat is recorded in the Circuit Court Clerk's Office.

For more information contact the Planning Department at (804) 501-4602.

# Henrico County

## Single-Family Lots Recorded in 2015



Number of Lots & Acreage Recorded by Magisterial District		
Magisterial District	# of Lots	Acreage
Brookland	37	16.77
Fairfield	77	31.01
Three Chopt	151	75.28
Tuckahoe	10	4.16
Varina	35	54.73
<b>County Total</b>	<b>310</b>	<b>181.94</b>



# 2015 Recorded Subdivisions

<i>Subdivision</i>	<i>Section</i>	<i>Lot(s)</i>	<i>Acreage in Lots</i>	<i>AVG Lot</i>	<i>Zoning</i>	<i>Case #</i>	<i>Parcel Number</i>	<i>Recorded</i>
<b>Brookland</b>								
Estates at Winterberry Springfield Rd	1	7	6.1490	0.8784	R-3C, A-1	REZ2013-00007	755-769-3074	2 /18/2015
Forest Lodge Acres Mountain Rd & Warren Rd	1	2	0.8360	0.4180	R-2		769-767-4183	12/7 /2015
Rocky Branch Farm Eden St	1	28	9.7800	0.3493	R-3		775-755-4649	11/6 /2015
<b>Summary for Brookland (3 Subdivisions)</b>								
<b>Sum</b>		<b>37</b>	<b>16.7650</b>	<b>0.4531</b>				
<b>Fairfield</b>								
Oakleys Chase Oakleys Ln	3	69	28.2460	0.4094	R-3C	C-42C-12	815-721-6748	7 /10/2015
Woodman Terrace Bonanza St	R	8	2.7600	0.345	R-3		774-760-4716	11/16/2015
<b>Summary for Fairfield (2 Subdivisions)</b>								
<b>Sum</b>		<b>77</b>	<b>31.0060</b>	<b>0.4027</b>				

<i>Subdivision</i>	<i>Section</i>	<i>Lot(s)</i>	<i>Acreage in Lots</i>	<i>AVG Lot</i>	<i>Zoning</i>	<i>Case #</i>	<i>Parcel Number</i>	<i>Recorded</i>
<b>Three Chopt</b>								
Bell Tower Bell Tower Ln & Bell Tower Ct	D	1	0.5900	0.59	R-3C	REZ2014-00014	743-756-2743	1 /23/2015
Benson at Grey Oaks Grey Oaks Park Dr	1	15	4.9700	0.3313	R-2AC	C-15C-03, C-30C-05	740-775-9712	10/2 /2015
Cameron at Grey Oaks Grey Oaks Park Dr	2	19	6.5300	0.3437	R-2AC	C-15C-03, C-30C-05, C-25C-05	740-774-1567	1 /9 /2015
Coventry Church Rd	3	5	1.8650	0.3730	R-3C	REZ2014-00024	737-755-4807	7 /30/2015
Estates at Grey Oaks Grey Oaks Estates Run	4	6	2.9100	0.4850	R-2AC	C-15C-03, C-25C-05	740-771-4107	3 /17/2015
Henley Pouncey Tract Rd	D	24	25.9410	1.0809	A-1		733-776-2818	8 /28/2015
Holloway at Wyndham Forest Opaca Ln & Holman Ridge Rd	2	48	14.2340	0.2965	R-3C	REZ2013-00014	750-773-4617	8 /13/2015
Stable Hill Holman Ridge Road	3	25	8.7700	0.3508	R-3C	C-28C-08	748-775-2044	1 /26/2015
Westin Estates Westin Estates Dr	3	7	9.0800	1.2971	A-1		733-773-6063	6 /22/2015
Wyndham Forest Holman Drive	11	1	0.3920	0.392	R-3C, C-1	C-16C-99, C-72C-94	746-777-1339	3 /27/2015
<b>Summary for Three Chopt (10 Subdivisions)</b>								
<b>Sum</b>		<b>151</b>	<b>75.2820</b>	<b>0.4986</b>				

<i>Subdivision</i>	<i>Section</i>	<i>Lot(s)</i>	<i>Acreage in Lots</i>	<i>AVG Lot</i>	<i>Zoning</i>	<i>Case #</i>	<i>Parcel Number</i>	<i>Recorded</i>
<b>Tuckahoe</b>								
Carter's Ridge Ridge Rd & Belle Grove Ln	1	10	4.1590	0.4159	R-3		754-737-7693	3 /30/2015
<b>Summary for Tuckahoe (1 detail record)</b>								
<b>Sum</b>	<b>10</b>	<b>4.1590</b>	<b>0.4159</b>					
<b>Varina</b>								
Oaks at Long Bridge Darbytown Rd & Harewood Ln	1	28	45.2340	1.6155	A-1		845-689-5462	2 /9 /2015
Oaks at Long Bridge Sunset Oak Way	2	7	9.4950	1.3564	A-1		844-690-6613	3 /27/2015
<b>Summary for Varina (2 Subdivisions)</b>								
<b>Sum</b>	<b>35</b>	<b>54.7290</b>	<b>1.5637</b>					
<b>Grand Total</b>	<b>310</b>	<b>181.9410</b>	<b>0.5869</b>					

## *Magisterial District by Year Report*

<i>Year</i>	<i>Magisterial District</i>	<i>Lots</i>	<i>Lot Acreage</i>	<i>Average Lot</i>	<i>ROW Acreage</i>	<i>Open Space Acreage</i>
<i>2011</i>						
	Brookland (3 subdivisions)	37	15.4780	0.4183	2.2390	3.9070
	Fairfield (2 subdivisions)	52	16.6240	0.3197	4.3230	44.0590
	Three Chopt (3 subdivisions)	12	8.9370	0.7448	0.4340	0.0210
	Varina (2 subdivisions)	3	6.6740	2.2247	0.0190	0.0000
<b>Summary for 2011 = 10 subdivisions</b>		<b>104</b>	<b>47.7130</b>	<b>0.4588</b>	<b>7.0150</b>	<b>47.9870</b>
<i>2012</i>						
	Brookland (1 subdivisions)	4	1.9790	0.4947	0.1150	0.0000
	Fairfield (2 subdivisions)	25	6.6300	0.2652	1.1930	1.3120
	Three Chopt (5 subdivisions)	205	57.6160	0.2811	12.9500	24.4740
	Varina (3 subdivisions)	61	22.2390	0.3646	3.7670	0.0000
<b>Summary for 2012 = 11 subdivisions</b>		<b>295</b>	<b>88.4640</b>	<b>0.2999</b>	<b>18.0250</b>	<b>25.7860</b>
<i>2013</i>						
	Brookland (4 subdivisions)	65	24.8950	0.3830	1.0330	4.3880
	Fairfield (1 subdivisions)	28	10.9590	0.3914	1.8320	0.0000
	Three Chopt (11 subdivisions)	169	76.5130	0.4527	16.2550	22.2770
	Varina (2 subdivisions)	6	9.0360	1.5060	0.0000	0.0000
<b>Summary for 2013 = 18 subdivisions</b>		<b>268</b>	<b>121.4030</b>	<b>0.4530</b>	<b>19.1200</b>	<b>26.6650</b>

<i>Year</i>	<i>Magisterial District</i>	<i>Lots</i>	<i>Lot Acreage</i>	<i>Average Lot</i>	<i>ROW Acreage</i>	<i>Open Space Acreage</i>
<i>2014</i>						
	Brookland (4 subdivisions)	76	66.3200	0.8726	9.0780	7.5180
	Fairfield (4 subdivisions)	72	22.1830	0.3081	3.3900	6.4000
	Three Chopt (9 subdivisions)	242	83.2810	0.3441	16.3020	25.6810
	Tuckahoe (1 subdivisions)	3	7.8680	2.6227	0.0000	
	Varina (1 subdivisions)	88	24.0900	0.2738	5.4000	2.1500
<b>Summary for 2014 = 19 subdivisions</b>		<b>481</b>	<b>203.7420</b>	<b>0.4236</b>	<b>34.1700</b>	<b>41.7490</b>
<i>2015</i>						
	Brookland (3 subdivisions)	37	16.7650	0.4531	1.6480	3.8890
	Fairfield (2 subdivisions)	77	31.0060	0.4027	5.9210	
	Three Chopt (10 subdivisions)	151	75.2820	0.4986	12.1020	17.3100
	Tuckahoe (1 subdivisions)	10	4.1590	0.4159	0.6670	
	Varina (2 subdivisions)	35	54.7290	1.5637	5.3820	
<b>Summary for 2015 = 18 subdivisions</b>		<b>310</b>	<b>181.9410</b>	<b>0.5869</b>	<b>25.7200</b>	<b>21.1990</b>
<b><i>Grand Total (2011 - 2015)</i></b>		<b>1,458</b>	<b>643.2630</b>	<b>0.4412</b>	<b>104.0500</b>	<b>163.3860</b>



## Henrico County - Recorded Lots by Magisterial District: 2011 - 2015

