



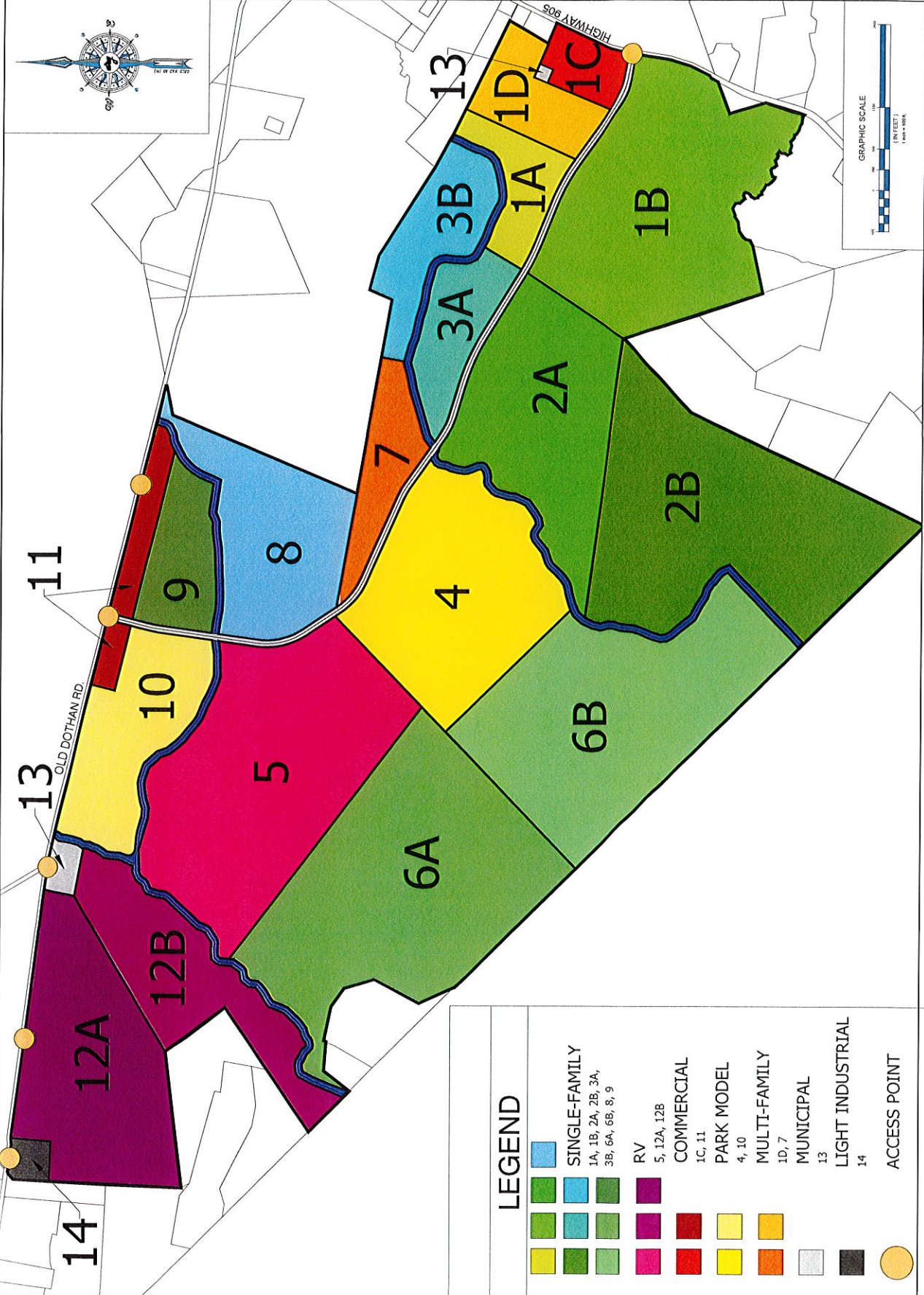
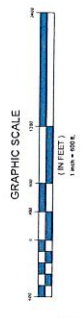
DEVELOPMENTAL RESOURCES GROUP, LLC  
 10705 LINDSEY PARKWAY  
 WASHINGTON, DC 20004  
 WWW.DRGROUP.COM

GRAG TRACT PD EXHIBIT SET

PHASING PLAN

JOB NO. 23-1106  
 SCALE 1" = 600'  
 DRAWN BY: WLB  
 CHECKED BY: WAG  
 DATE: 07/14/2023  
 EXHIBIT NUMBER:

6A



**LEGEND**

- SINGLE-FAMILY  
1A, 1B, 2A, 2B, 3A, 3B, 6A, 6B, 8, 9
- RV  
5, 12A, 12B
- COMMERCIAL  
1C, 11
- PARK MODEL  
4, 10
- MULTI-FAMILY  
1D, 7
- MUNICIPAL  
13
- LIGHT INDUSTRIAL  
14
- ACCESS POINT



PHASING INSETS

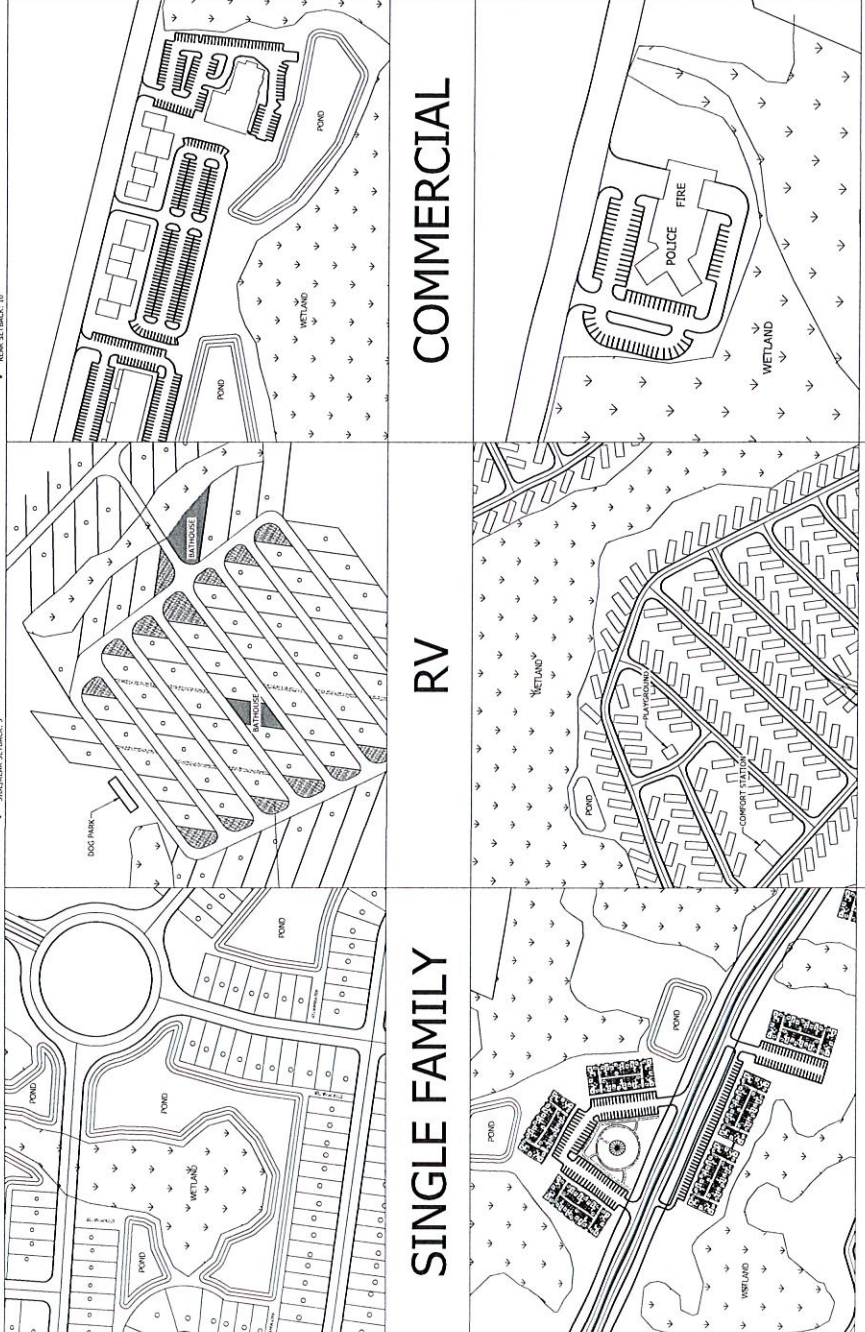
JOB NO.	231106
SCALE	VARIABLE
DRAWN BY	WLB
CHECKED BY	MAG
DATE	09/14/2023
EXHIBIT NUMBER	

6B

PHASE	USES	MINIMUM LOT SIZE	MAXIMUM DENSITY	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	PERIMETER BUFFER
PHASE 1A	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	20.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 1B	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	20.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 1C	COMMERCIAL	20.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 2A	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	15.74 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 2B	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	15.74 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 2C	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	15.74 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 3A	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	26.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 3B	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	26.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 3C	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	26.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 4	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	20.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 5	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	20.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 6A	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	20.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 6B	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	20.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 6C	SINGLE-FAMILY MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	20.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 7	MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	41.5 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 8	MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	41.5 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 9	MULTI-FAMILY ATTACHED MULTI-FAMILY UNITS	41.5 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 10	PARK MODEL MULTI-FAMILY UNITS	29.0 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 11	MUNICIPAL MUNICIPAL EMERGENCY STATION	79.2 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 12	MUNICIPAL MUNICIPAL EMERGENCY STATION	79.2 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 13	MUNICIPAL MUNICIPAL EMERGENCY STATION	79.2 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 14	LIGHT INDUSTRIAL	79.2 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'
PHASE 15	LIGHT INDUSTRIAL	79.2 ACRES	12 UNITS/ACRE MAX DENSITY	5,000 SF	5'	5'	15'

**NOTES:**  
 PHASES AND DENSITIES SHOWN HERE ARE CONCEPTUAL IN NATURE. TOTAL NUMBER OF PHASES, PHASE LIMITS, AND DENSITIES MAY VARY IN FINAL CONSTRUCTION DRAWINGS.  
 THIS DATA REPRESENTS THE MAXIMUM NUMBER OF UNITS, MAXIMUM DENSITY, AND MINIMUM AMOUNT OF OPEN SPACE OVERALL FOR THIS PROJECT.

MOVING PHASE LINES SHALL NOT BE USED AS A MECHANISM TO PERMIT USES IN A LOCATION OTHER THAN WHERE INITIALLY APPROVED WITHIN THIS CONDITIONAL ZONING DISTRICT.



COMMERCIAL

PARK MODEL

MUNICIPAL