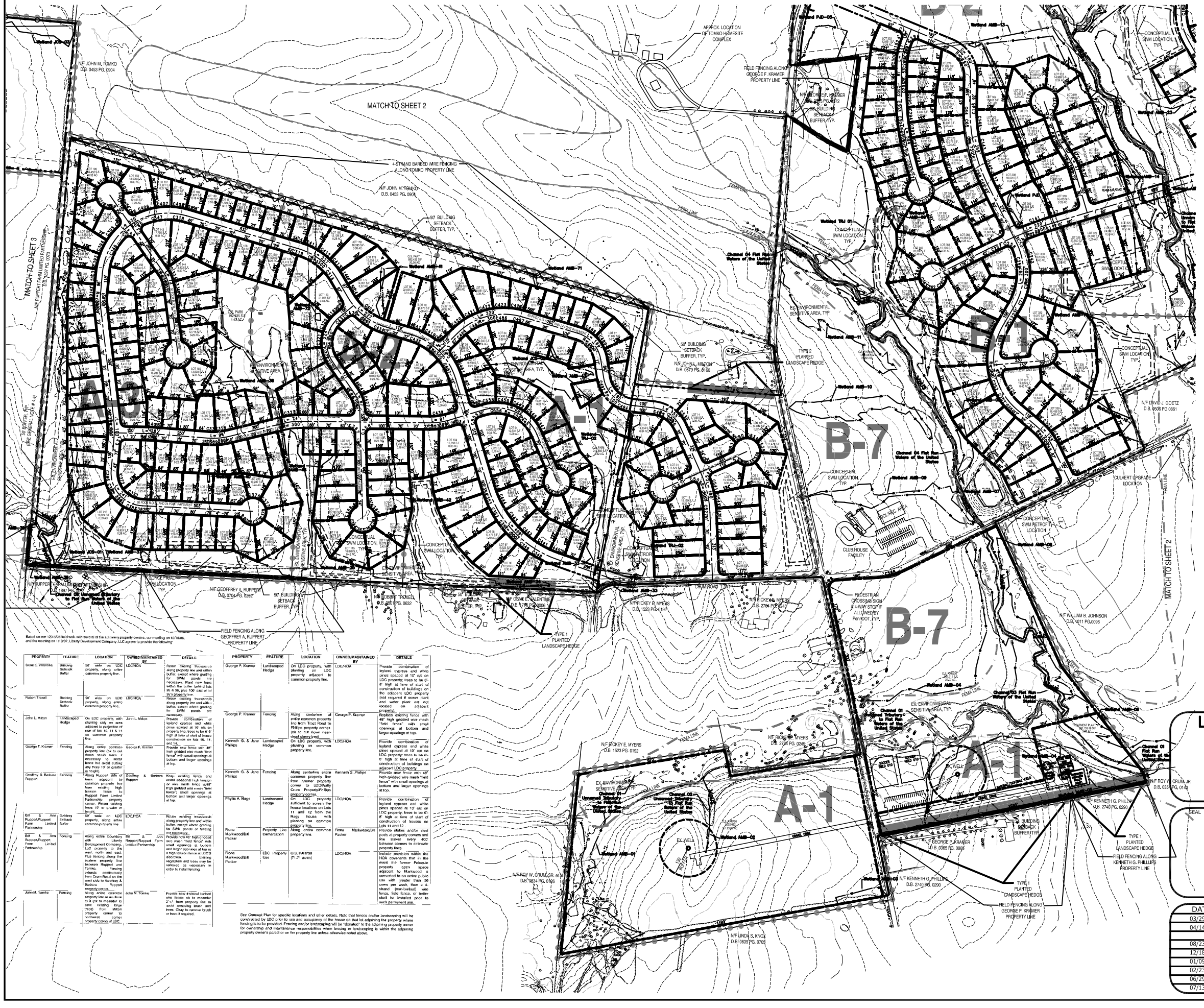


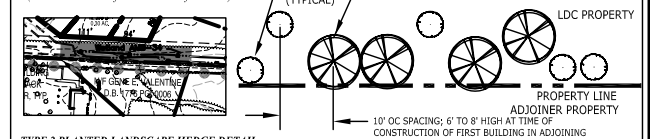
PHASING PLAN

PLAN AREA	SECTION & PHASE	LOT #'S	TOTAL # OF LOTS
OPEN SPACE PLAN	A-1	LOTS 1-77, 95-103	86
OPEN SPACE PLAN	A-2	LOTS 78-94, 104-136, 176-183	58
OPEN SPACE PLAN	A-3	LOTS 137-146,148-175,184-246	101
OPEN SPACE PLAN	A-4	OPEN SPACE/REC FIELDS & W.T.F	
		SUBTOTAL, PHASE A	245
OPEN SPACE PLAN	B-1	LOTS 247-270,331-342	36
OPEN SPACE PLAN	B-2	LOTS 271-330	60
OPEN SPACE PLAN	B-3	LOTS 349-375, 433-456	51
OPEN SPACE PLAN	B-4	LOTS 147,343-348,376-398,477-499	53
OPEN SPACE PLAN	B-5	LOTS 399-428,429-432,457-476	54
OPEN SPACE PLAN	B-6	OPEN SPACE	0
OPEN SPACE PLAN	B-7	OPEN SPACE/CLUB HOUSE FACILITY	0
		SUBTOTAL, PHASE B	254
		SUBTOTAL, OPEN SPACE PLAN	499
LIBERTY ESTATES PLAN	C-1	LOTS 1-23	23
LIBERTY ESTATES PLAN	C-2	LOTS 25-47	23
LIBERTY ESTATES PLAN	C-3	LOTS 48-71	24
LIBERTY ESTATES PLAN	C-4	OPEN SPACE	0
		SUBTOTAL, PHASE C (LIBERTY ESTATES PLAN)	70
		GRAND TOTAL, SETTLEMENT PLANS	569**

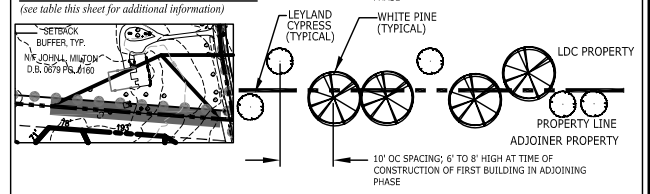
*Note: there is no Lot 147 on the plans.

**EXCLUDES LIBERTY ESTATES PLAN TOWNSHIP LOT 24

TYPE 1 PLANTED LANDSCAPE HEDGE DETAIL
(see table this sheet for additional information)



TYPE 2 PLANTED LANDSCAPE HEDGE DETAIL
(see table this sheet for additional information)



FENCE TYPE DETAILS
(see table this sheet for additional information)

LINE	DESCRIPTION	FENCE PROFILE POSTS @ 8' O.C.
	ADJOINER FIELD FENCING	
	ADJOINER BARBED WIRE FENCING	

AREA SUMMARY:

EAST AREA - "CONCEPTUAL OPEN SPACE PLAN"

# OF LOTS	499 or	88% of total # of lots
TOTAL AREA	517.83 acres or	100% of total east area
OPEN SPACE*	310.84 acres or	60% of total east area (excl. Open Space Easments on Phase B-6)

* incl. dedicated open space only.

WEST AREA - "CONCEPTUAL LIBERTY ESTATES PLAN"

# OF LOTS	70 or	12% of total # of lots
TOTAL AREA	183.94 acres or	100% of total west area (excl. areas west of Pecher Road)
OPEN SPACE**	58.60 acres or	32% of total west area (excl. Lot 24)

** incl. dedicated open space of 8.24 acres and non-dedicated (pervious) open space (based on 25% of lot area) plus grass in road R/W.

TOTAL EAST AND WEST AREAS - "CONCEPTUAL SETTLEMENT PLANS"

TOTAL # OF LOTS	569 or	100% of total east and west areas
TOTAL AREA	701.88 acres or	100% of total east and west areas
TOTAL OPEN SPACE***	369.44 acres or	52.6% of total east and west areas

*** incl. dedicated open space on east and west areas, and non-dedicated (pervious) open space on west area (based on 25% of lot areas) plus grass in road R/W on west area.

LIBERTY VALLEY PRD SETTLEMENT AGREEMENT

SITUATED ON CRUM, TOPPER, TRACT AND WENSCHOFF ROADS
PROPERTY OF
LIBERTY DEVELOPMENT COMPANY, LLC
TAX MAP PARCELS C-18-13D, C-17-10A, C-17-30, D-17-5, D-17-37, C-17-4C and D-17-15
D.B. 4908 PG. 167, D.B. 4908 PG. 201, D.B. 4908 PG. 208 and D.B. 4908 PG. 239
LIBERTY TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA

SEAL

EXHIBIT "B" CONCEPT PLAN

DATE:	REVISION DESCRIPTIONS
03/29/06	PER 01/31/06 MTG. W/SUPERVISORS
04/14/06	UPDATED OPEN SPACE AREAS FOR EAST & TOTAL
08/23/06	PER INTERVENOR'S COMMENTS
12/18/06	PER 11/28/06 & 12/13/06 MEETINGS
01/09/07	PER 12/18/06 MEETING
02/23/07	PER 01/10/07 MEETING
06/29/07	PER FINAL SETTLEMENT AGREEMENT
07/13/07	PER INTERVENOR'S COMMENTS

ROBERT K. WORMALD, INC.
5291 Corporate Drive
Suite 101
Frederick, MD 21703
301-695-6614

PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF ROBERT K. WORMALD, INC. UNAUTHORIZED USE OF THESE PLANS IS STRICTLY PROHIBITED.

SCALE: 1" = 200'
DESIGNED BY: EJS | CHECKED BY: MTW | APPROVED BY: FEW
SHEET: 1 of 4
DATE: JANUARY 2006
DRAWING FILE: CONCEPT ENG BASE