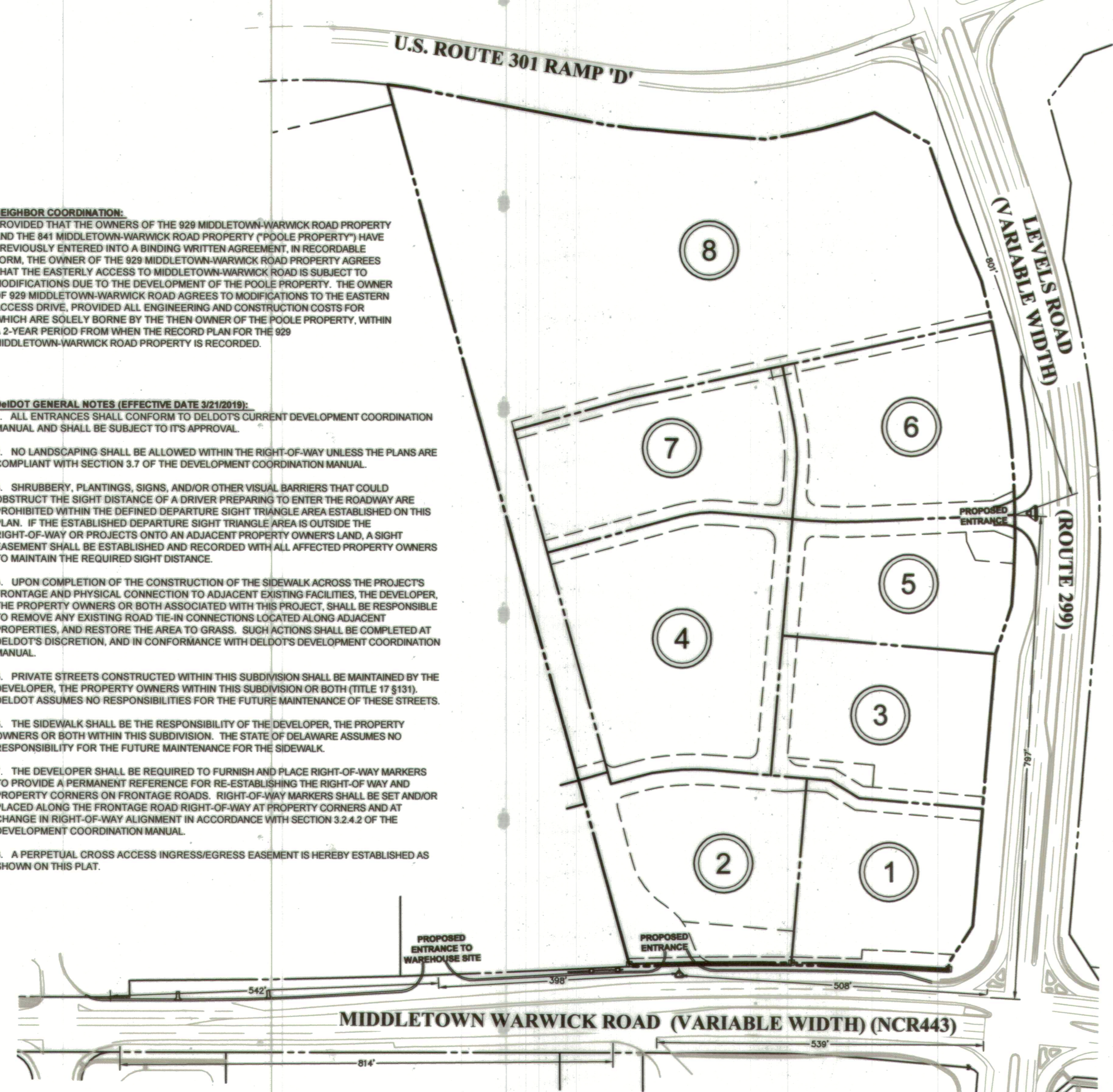


RECORD MAJOR SUBDIVISION PLAN POOLE PROPERTY TOWN OF MIDDLETOWN

EXISTING LEGEND	PROPOSED LEGEND
MAJOR CONTOUR (20)	MAJOR CONTOUR (60)
MINOR CONTOUR (19)	MINOR CONTOUR (59)
TREELINE	TREELINE
LARGE TREE	LARGE TREE
MEDIUM TREE	MEDIUM TREE
SMALL TREE	SMALL TREE
BOUNDARY	BOUNDARY
RIGHT-OF-WAY	RIGHT-OF-WAY
LOT LINE	LOT LINE
TIE-LINE	TIE-LINE
EASEMENT	EASEMENT
BUILDING RESTRICTION LINE	BUILDING RESTRICTION LINE
BUILDING	BUILDING
CENTERLINE	CENTERLINE
EDGE OF PAVEMENT/DRIVEWAY	EDGE OF PAVEMENT/DRIVEWAY
REBAR	REBAR
CONCRETE	CONCRETE
PIN	PIN
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
SIGN	SIGN
FIRE HYDRANT	FIRE HYDRANT
WATERLINE	WATERLINE
FENCE	FENCE
GAS MAIN	GAS MAIN
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
COMMUNICATION LINE	COMMUNICATION LINE
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
CONCRETE SIDEWALK/PATIO	CONCRETE SIDEWALK/PATIO
CONCRETE RETAINING WALL	CONCRETE RETAINING WALL
STONE/RIPRAP	STONE/RIPRAP
WETLANDS	WETLANDS
WRPA	WRPA
STREAM	STREAM
RIPARIAN BUFFER	RIPARIAN BUFFER
100 YR FLOODLINE	100 YR FLOODLINE
DRAINAGE CENTERLINE	DRAINAGE CENTERLINE
STEEP SLOPE	STEEP SLOPE
SOILS LINE	SOILS LINE
SOILS DESCRIPTION	SOILS DESCRIPTION
SUBAREA	SUBAREA
FLOWPATH	FLOWPATH
BEARING/DISTANCE	BEARING/DISTANCE
LABELS	LABELS
SWM AREA	SWM AREA

NEIGHBOR COORDINATION:
PROVIDED THAT THE OWNERS OF THE 929 MIDDLETOWN-WARWICK ROAD PROPERTY AND THE 841 MIDDLETOWN-WARWICK ROAD PROPERTY (POOLE PROPERTY) HAVE PREVIOUSLY ENTERED INTO A BINDING WRITTEN AGREEMENT, IN RECORDABLE FORM, THE OWNER OF THE 929 MIDDLETOWN-WARWICK ROAD PROPERTY AGREES THAT THE EASTERLY ACCESS TO MIDDLETOWN-WARWICK ROAD IS SUBJECT TO MODIFICATIONS DUE TO THE DEVELOPMENT OF THE POOLE PROPERTY. THE OWNER OF 929 MIDDLETOWN-WARWICK ROAD AGREES TO MODIFICATIONS TO THE EASTERN ACCESS DRIVE, PROVIDED ALL ENGINEERING AND CONSTRUCTION COSTS FOR WHICH ARE SOLELY BORNE BY THE THEN OWNER OF THE POOLE PROPERTY, WITHIN A 2-YEAR PERIOD FROM WHEN THE RECORD PLAN FOR THE 929 MIDDLETOWN-WARWICK ROAD PROPERTY IS RECORDED.

DISTRICT GENERAL NOTES (EFFECTIVE DATE 02/14/23):
1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS, AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK ACROSS THE PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
7. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
8. A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.



MIDDLETOWN GENERAL NOTES (cont.):
25. All public utilities including, but not limited to, electric, gas, and telephone shall be placed underground within the subdivision. Such utilities shall be installed in strict accordance with the prevailing standards and practices of the utility or other company providing service, except where it is demonstrated to the satisfaction of the Town of Middletown that underground installations are not feasible because of physical conditions of the land.

26. For maintenance declaration of shared driveways, roadways, entrances, utilities, stormwater management systems and other common facilities shown on this plan, see Maintenance Declaration dated 02/14/23, and of record in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, Instrument Number 20230214-0009986.

27. Addresses have been assigned by the NCC GIS Service. Parcel 1 is assigned two addresses, one off Levels Road and the other off Middletown Warwick Road; address to use will be determined by which road the building faces. Parcel 2 is addressed off Middletown Warwick Road. All other parcels are addressed off Levels Road.

28. A boundary survey used in connection with the design of this plan was generated during the summer of 2022, by Woodin + Associates, L.L.C.

29. According to the Federal Emergency Management Agency Flood Insurance Rate Map, number 10003C0300K, panel 300 of 0475, effective date January 22, 2020 and 10003C0305L, panel 300 of 0475, effective date January 22, 2020, this site fall within zone "X" which has been determined to be located outside of the 100 year floodplain.

30. Wetlands Note: This site was examined by Watershed Eco, LLC on October 25, 2022 and no wetlands were found to exist.

31. WRPA Note: This site is located within a designated Water Resource Protection Recharge Area as shown on Water Resource Protection Area Map for New Castle County (Map 3 of 3) dated 1987 and last revised March 2022.

32. The developer shall construct 6-foot wide concrete sidewalk along the road frontage as shown.

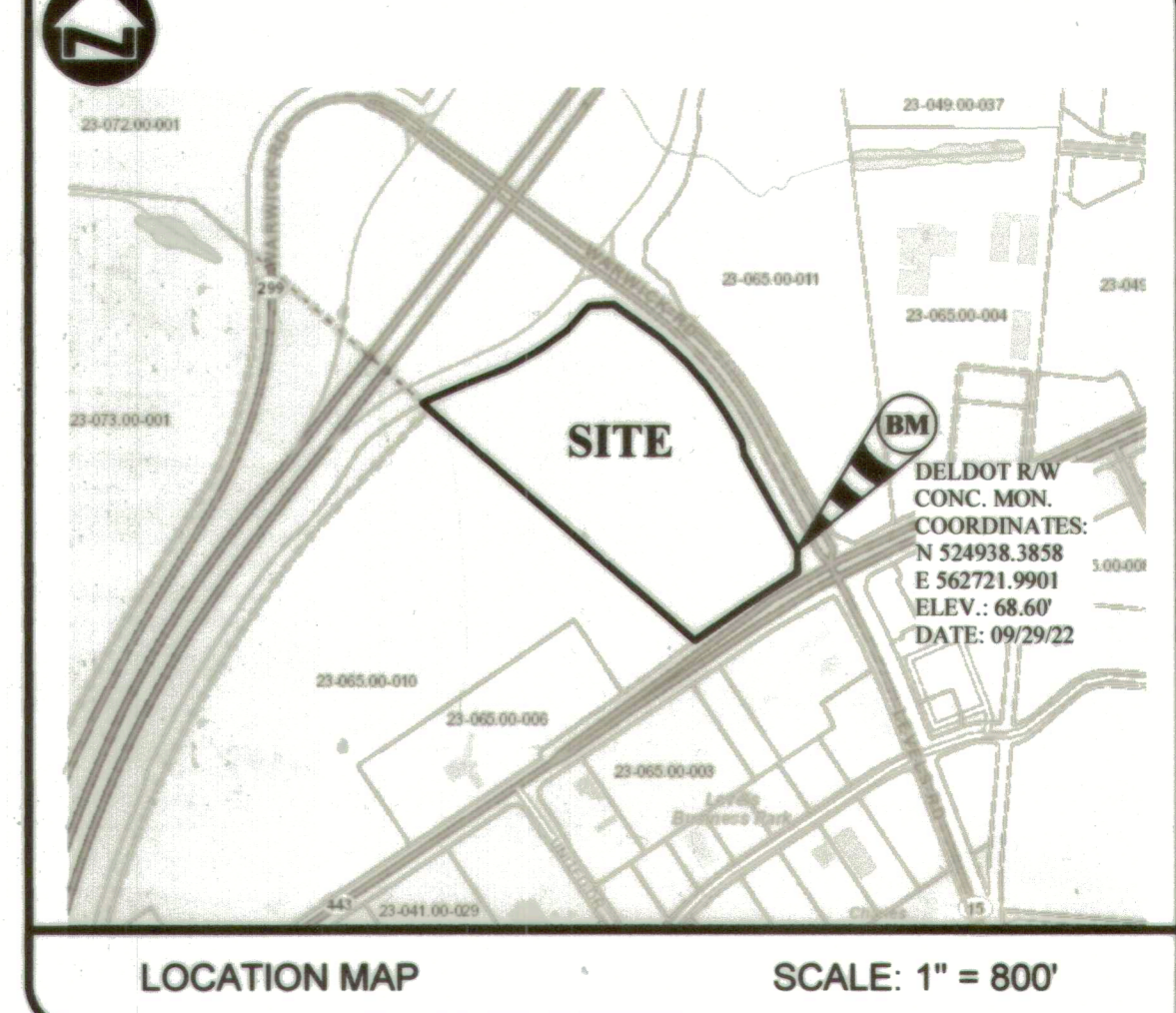
SPECIAL NOTES:
1. In accordance with the Middletown Transportation Infrastructure Recoupment agreement between the Town of Middletown, Delaware Department of Transportation, and Poole Farm, LLC, executed on 01/27/23 and to be recorded in New Castle County recorder of deeds, the owner/developer shall contribute to the Middletown transportation fund, in amounts consistent with said agreement, prior to issuance of the building permit. This contribution shall be in lieu of conducting a traffic impact study and making off-site contributions based on a traffic impact study. If the owner/developer wishes to construct off-site improvements for recoupment credit against the fees owed, the above-referenced agreement includes the requirements for doing so.
2. This parcel lies within Investment Level Area 1, per the State Strategies for Policies and Spending Map.
3. For cross access, utility, drainage and sign easement agreement between parcel owners, see Cross Access, Utility, and Sign Declaration dated 02/14/23, and of record in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, Instrument Number 20230214-0009985.
4. The owners of the subject parcels hereby agree to pay for their proportionate share of regional sanitary sewer trunkline and pump station fees as established by the Town of Middletown.

AREA AND SETBACK REQUIREMENTS:

Zoning: C-3 District
Uses permitted in a C-2 District Subject to the Area Regulations of the C-2 District*

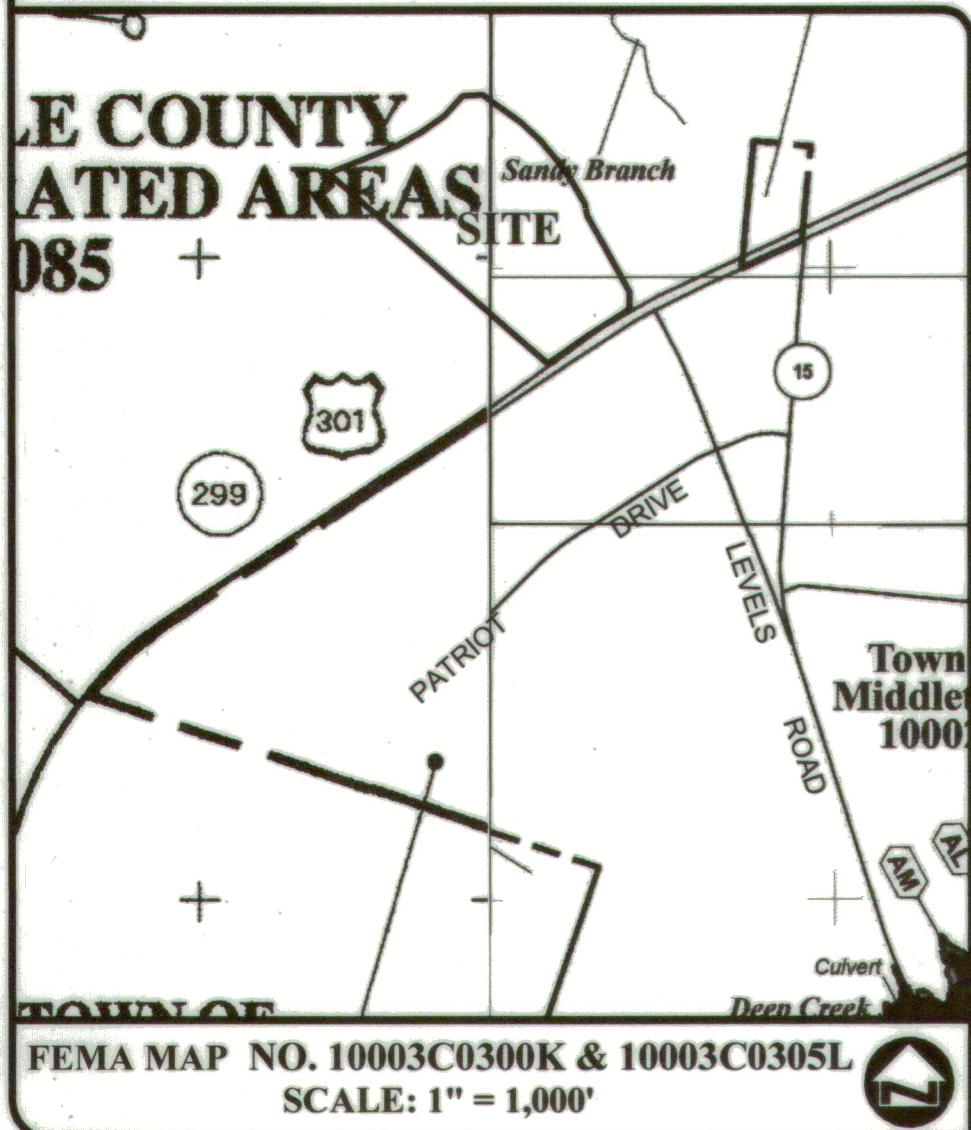
Requirements	Code section
Minimum lot area:	3,000 S.F. 4.H.(3)(a)
Maximum lot coverage:	80% 4.H.(3)(b)
Minimum lot width:	20' 4.H.(3)(c)
Maximum building height:	4 stories or 50' 4.H.(3)(d)
Minimum rear yard building setback:	15' 4.H.(3)(e)
Minimum building/parking setback from street ROW:	10' 4.H.(3)(f)
Minimum side yard building setback:	0' 4.H.(3)(g)
Minimum parking setback along all lot lines:	10' 5.A.(8)
Minimum parking lot screening from street ROW:	10' 5.A.(8)

*Hotels are permitted by Conditional Use



MIDDLETOWN GENERAL NOTES:

1. Purpose of Plan:	See Note this Sheet
2. Gross Acreage:	24.9738 acres
3. Tax Parcel No.:	23-065.00-005
4. Source of Title:	Deed #20121203-0070490
5. Zoning:	Existing: C-3 Proposed: C-3
6. Datum:	NAVD88 (Vertical) DE State Plane NAD83 (Horizontal)
7. Project Benchmark:	Concrete monument (See Location Map)
8. Topography was field generated by:	Trees-stone Surveying, Inc. during the fall of 2022.
9. Site Area (Existing):	a. Building Cover: 0.0000 acres b. Other Impervious: 0.1556 acres c. Woods: 2.3804 acres d. Open Area: 22.4378 acres e. Total Acreage: 24.9738 acres
10. Site Area (Proposed):	a. Lot Area: Lot 1: 1.8350 acres Lot 2: 2.3118 acres Lot 3: 2.0007 acres Lot 4: 3.1969 acres Lot 5: 1.7524 acres Lot 6: 2.3851 acres Lot 7: 2.1993 acres Lot 8: 9.2342 acres b. Right-of-Way (State of DE): 24.9254 acres c. Open Space: 0.0000 acres d. Total Acreage: 24.9738 acres
11. Land Use: Existing:	Agricultural farmland Proposed: Commercial, mixed use
12. Area Regulations:	See Area and Setback Requirements, this sheet
13. No. of Lots: Existing:	1 Proposed: 8
14. Property Owner:	Poole Farm, LLC Todd Kuhl, Authorized Person P.O. Box 3418 Greenville, SC 29603 (843) 298-1717 bporter@sfj.com
15. Equitable Owner/Developer:	841 MWR, LLC William E. Ward, Member 2710 Centerville Road, Suite 200 Wilmington, DE 19808 (302) 225-3353 ward@wardtaylor.com
16. Utilities:	Water Supply: Town of Middletown. Subject to the approval of the Delaware State Department of Natural Resources and Environmental Control, the Delaware State Division of Public Health, and the Town of Middletown. Artesian Water Company owns the watermain and service connection up to the shut off valve, located at the limit of the easement. The Town of Middletown has ownership and maintenance responsibility for the water meter. Water meter pits or vaults, on-site watermain, service lines, and on-site hydrants outside of public watermain easements are to be owned and maintained by the property owner. Sanitary Sewer: Town of Middletown within the existing public sanitary sewer easement, as shown on the plan. All other on-site sanitary sewer shall be privately owned and privately maintained. Subject to the approval of the Delaware State Department of Natural Resources and Environmental Control and the Delaware State Division of Public Health and the Town of Middletown. Storm Drainage: All on-site drainage facilities including, but not limited to swales, storm drainage system, stormwater management facilities, etc., shall be privately owned and privately maintained. Drainage facilities shall be in accordance with the New Castle County Drainage Code and the Delaware Sediment and Stormwater Management Regulations dated February 2019 or as later amended. Electric: Town of Middletown. Subject to the Town's approval.
17. Monuments:	Existing: 12 Proposed: 3
18. No debris shall be buried on site.	
19. A 20' utility easement, 10' respectively, on each side of the centerline of the pipe, or utility lines shall be created, wherever possible, where a sanitary sewer, storm sewer, watermain or electrical line is designated for public use and is outside the dedicated public right-of-way.	
20. A 6' wide easement on each side of each side and rear lot shown on this plan, subsequently established within the perimeter boundaries shown on said plan is hereby dedicated to be available for any utility use, provided that where any lot line is eliminated, the easement along said lot line is extinguished except as to utilities then existing in said easement.	
21. Developer shall preserve all trees on this site, except where necessary to construct buildings, parking, accessways, recreational facilities and utilities, and selective thinning of existing trees. Specific species of plant material as designated on this plan or the Landscape Plan (if such a plan is an integral part of this plan) shall be preserved and properly protected during construction.	
22. All common facilities including, but not limited to, paved areas, sidewalks, curbing, landscaping, public open space, and/or drainage facilities shall be kept in good repair and maintained in a safe sanitary condition.	
23. All lot purchasers shall permit the developer, or his agents, temporary trespass upon the purchaser's lot to complete or repair the various improvement elements (grading, infiltration trenches, etc.) shown on the approved final plan for the period from the purchase of the lot to eighteen (18) months from the date of acceptance of public improvements by the Town of Middletown.	
24. All lot purchasers shall permit Town Officials temporary trespass upon the purchaser's lot to inspect the various improvement elements shown on the approved final plan for the period from the purchase of the lot to eighteen (18) months from the date of acceptance of public improvements by the Town of Middletown.	



THIS PLAN SUPERSEDES, IN PART, THE BOUNDARY ANNEXATION PLAN FOR PROPERTY KNOWN AS POOLE PROPERTY DATED 11/29/07 AND RECORDED ON 01/02/08 IN THE RECORDER OF DEEDS IN NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NUMBER 20080102-0000324.

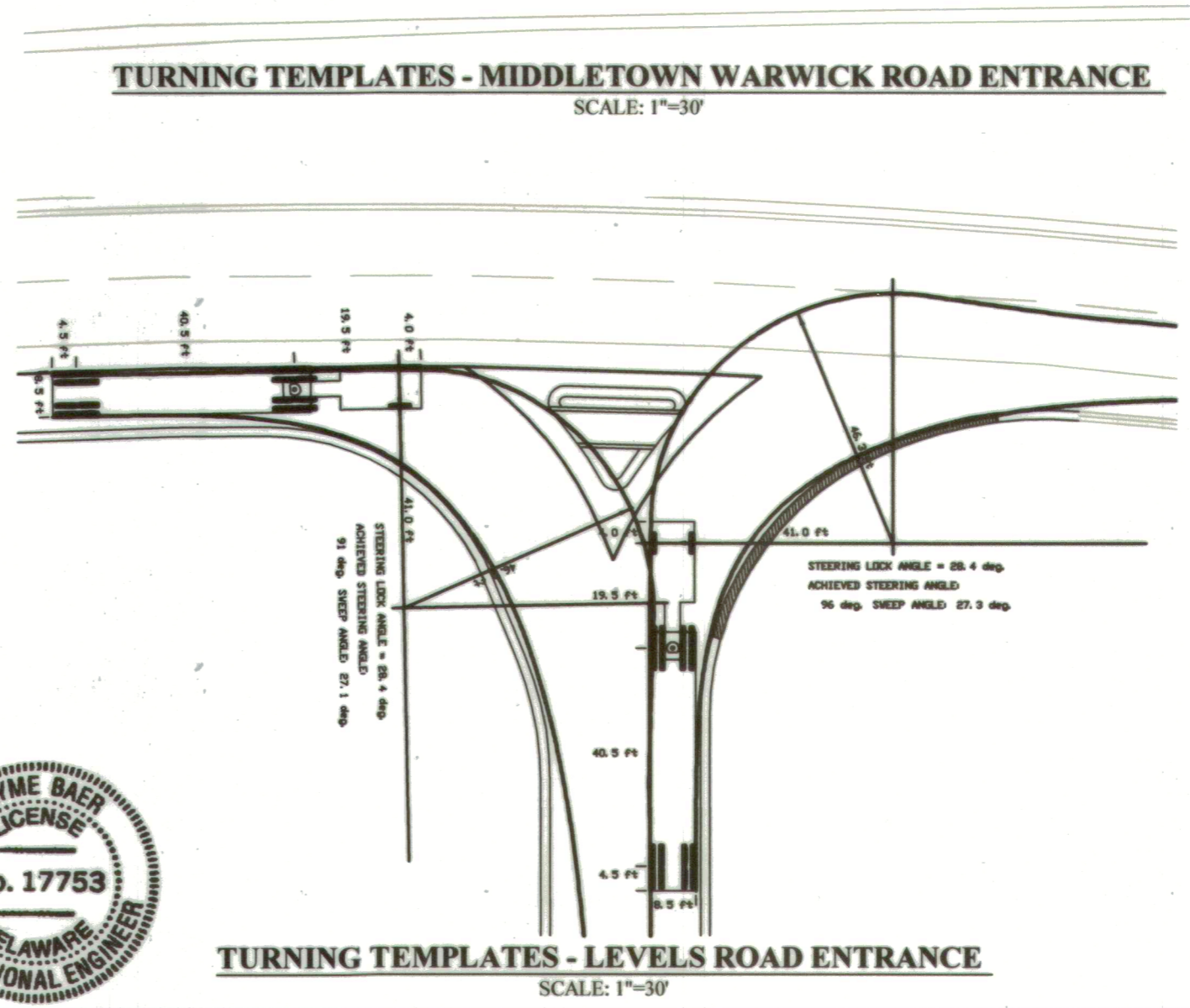
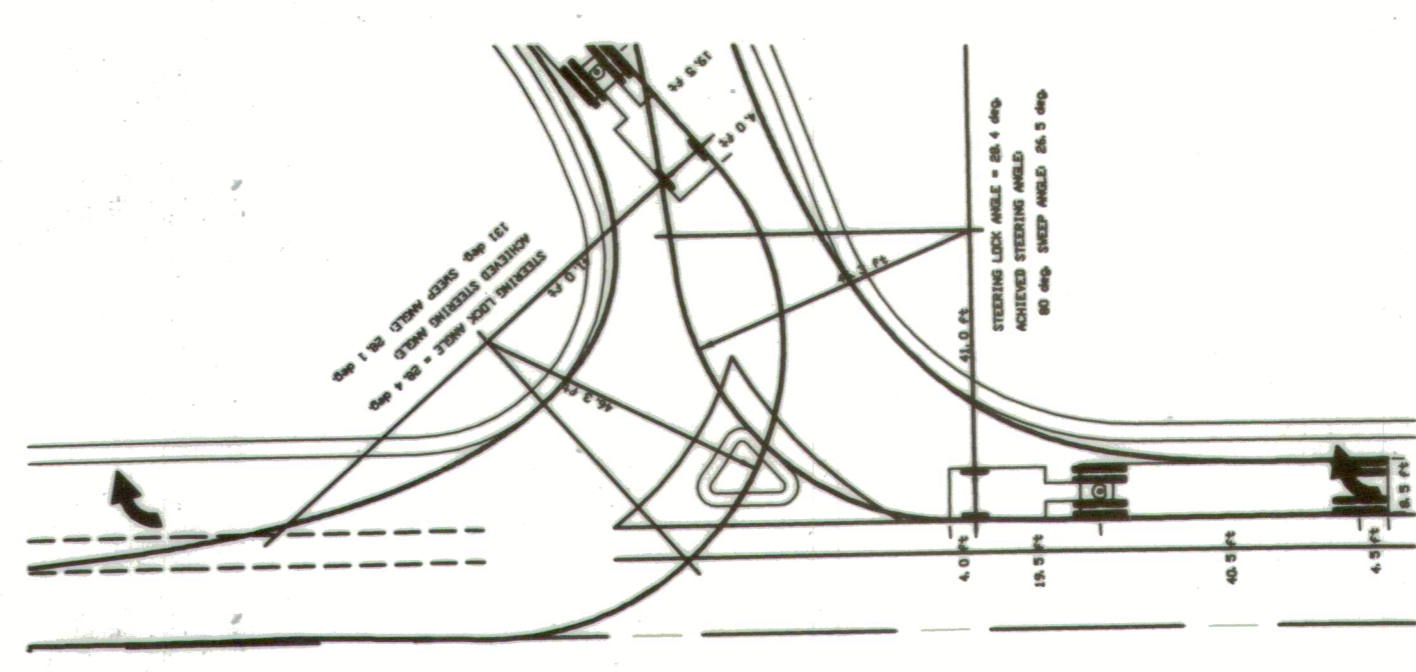
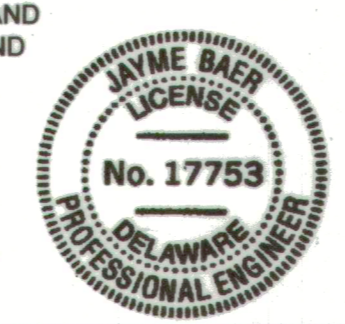
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE PROPERTY INTO 8 PARCELS FOR INDIVIDUAL DEVELOPMENT OF EACH PARCEL.

CERTIFICATION OF LEGAL OWNERSHIP:
I, TODD KUHLE, AUTHORIZED PERSON, HEREBY CERTIFY THAT POOLE FARM, LLC IS THE LEGAL OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE RECORD MAJOR SUBDIVISION PLAN THEREOF WAS MADE AT ITS DIRECTION; THAT I ACKNOWLEDGE THE SAME TO BE ITS ACT AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND ZONING CODE OF THE TOWN OF MIDDLETOWN.

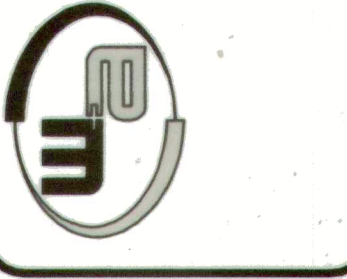
APPROVED 2/23/23 BY Kenneth W. Branner
DATE MAYOR KENNETH L. BRANNER, JR.
FOR MAYOR & COUNCIL OF THE TOWN OF MIDDLETOWN.

CERTIFICATION OF ACCURACY:
I, JAYME BAER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS AND ZONING CODE.

JAYME BAER, P.E. (LICENSE #17753) DATE 2-21-23
PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING



WOODIN + ASSOCIATES
Civil + Geotechnical Engineers
Land Planners + Land Surveyors
Level Business Park
111 Parford Drive
Middletown, DE 19709
Tel: 302-378-7500
Fax: 302-378-1154



RECORD MAJOR SUBDIVISION PLAN
FOR PROJECT KNOWN AS
POOLE PROPERTY
841 MIDDLETOWN WARWICK ROAD
CHESAPEAKE BAY WATERSHED - TOWN OF MIDDLETOWN - NEW CASTLE COUNTY - STATE OF DELAWARE

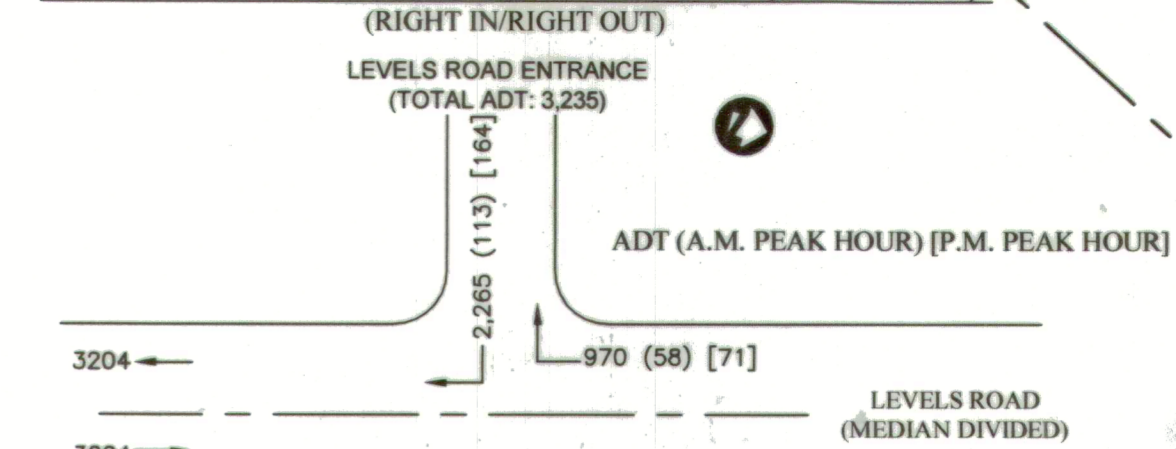
DATE	REVISION	BY
2/16/22	TOWN REVIEW	JLB
3/1/2023	TOWN & DELDOT REVIEW	JLB
3/20/23	DELDOT REVIEW	JLB

DESIGN	APPROVED	DATE	SCALE	AS NOTED
JLB	JLB	02/23/23		

SHEET 1 OF 2



TRAFFIC GENERATION - LEVELS ROAD (NC-00010-R)

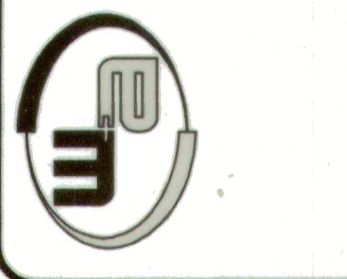


ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION: MINOR COLLECTOR
STATE MAINTAINED - POSTED SPEED LIMIT: 35 MPH
ROADWAY AADT = 6,408 TRIPS (FROM 2021 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED ROADWAY AADT = 11.6 x 6,408 TRIPS = 7,433 TRIPS
TRAFFIC PATTERN GROUP - 7 (FROM 2021 DELDOT TRAFFIC SUMMARY)
K-FACTOR = 16.4; D-FACTOR = 60.9; COMBO UNIT TRUCK % = 1.8 (FROM 2021 DELDOT TRAFFIC SUMMARY)

LANDS OF POOLE FARM, LLC
T.P. 23-065-00-011
MF 20080102-0000324
ZONED: C-3



WOODIN + ASSOCIATES
Civil + Geotechnical Engineers
Land Planners + Land Surveyors
Level Business Park
111 Patriot Drive
Suite D
Middletown, DE 19709
Tel: 302-378-7300
Fax: 302-378-1134

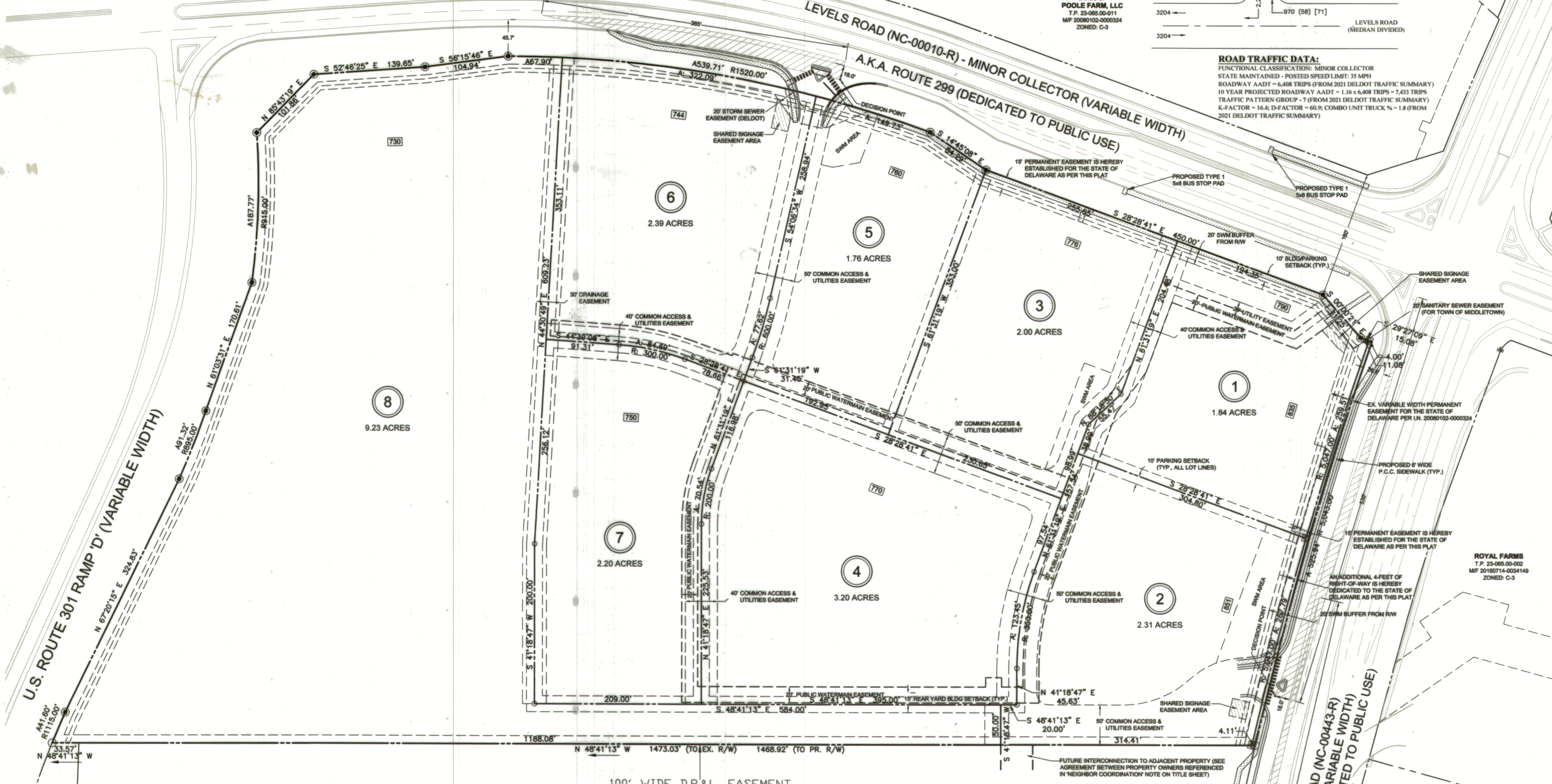


RECORD MAJOR SUBDIVISION PLAN
FOR PROJECT KNOWN AS
POOLE PROPERTY
841 MIDDLETOWN WARWICK ROAD
CHESAPEAKE BAY WATERSHED - TOWN OF MIDDLETOWN - NEW CASTLE COUNTY - STATE OF DELAWARE

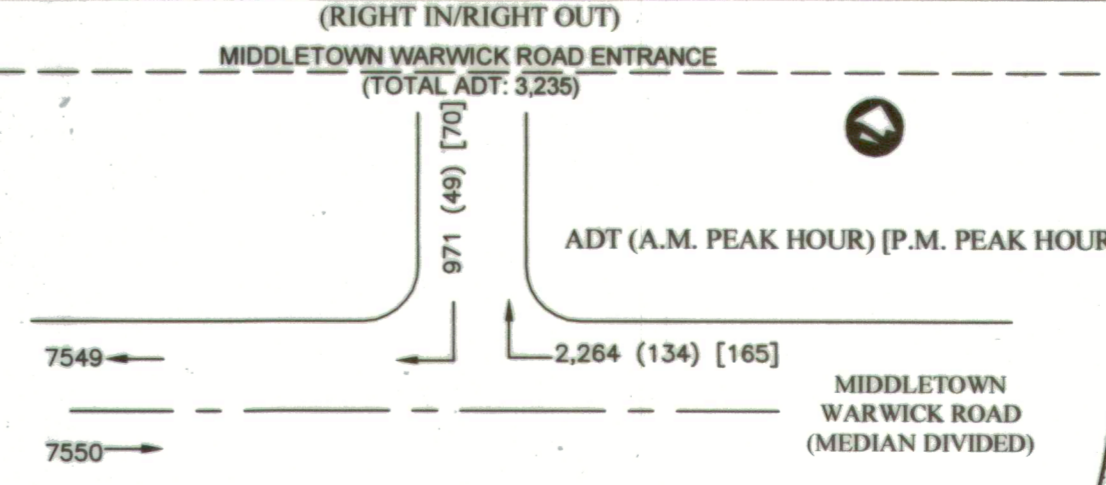
DATE	REVISION	BY
12/19/22	TOWN REVIEW 1/17/22	JLB
01/20/23	TOWN & DELDOT REVIEW 1/19/23	JLB
02/01/23	DELDOT REVIEW 2/1/23	JLB

DESIGN	APPROVED	DATE	SCALE
JLB	DDH	09/23/22	1" = 60'

SHEET 2 OF 2



TRAFFIC GENERATION - MIDDLETOWN WARWICK ROAD (NC-00443-R)



ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION: OTHER PRINCIPAL ARTERIAL
STATE MAINTAINED - POSTED SPEED LIMIT: 50 MPH
ROADWAY AADT = 15,099 TRIPS (FROM 2021 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED ROADWAY AADT = 1.16 x 15,099 TRIPS = 17,515 TRIPS
TRAFFIC PATTERN GROUP - 5 (FROM 2021 DELDOT TRAFFIC SUMMARY)
K-FACTOR = 11.3; D-FACTOR = 56.9; COMBO UNIT TRUCK % = 3.3 (FROM 2021 DELDOT TRAFFIC SUMMARY)

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 11TH EDITION.
110 ROOM HOTEL (310)
48,200 S.F. SHOPPING PLAZA (40-150K) (821)
5,000 S.F. FAST FOOD/DRIVE THRU (934)
TWO ENTRANCES - EACH RIGHT IN/RIGHT OUT
DESIGN VEHICLE: WB-62

110 ROOM (310) = 879 ADT, 48 AM PK (27 ENTER/21 EXIT), 54 PM PK (27 ENTER/27 EXIT)
48.2K S.F. (821) = 3,254 ADT, 83 AM PK (51 ENTER/32 EXIT), 250 PM PK (100 PASS-BY) 150 NEW TRIPS (73 ENTER/77 EXIT)
5K S.F. (934) = 2,337 ADT, 223 AM PK (112 PASS-BY), 111 NEW TRIPS (57 ENTER/54 EXIT), 165 PM PK (91 PASS-BY), 74 NEW TRIPS (39 ENTER/35 EXIT)
TOTAL SITE ADT = 6,470 ADT (3,234 ENTER/3,236 EXIT), 354 AM PK, 469 PM PK
PASS-BY TRIPS = 112 AM, 191 PM
TOTAL NEW TRIPS = 242 AM (135 ENTER/107 EXIT), 278 PM (139 ENTER/139 EXIT)

DIRECTIONAL DISTRIBUTION:
30% ENTER AT LEVELS ROAD ENTRANCE (FROM U.S. ROUTE 301/WARWICK ROAD)
70% ENTER AT MIDDLETOWN WARWICK ROAD ENTRANCE (FROM MIDDLETOWN/TOWNSEND)
70% EXIT LEVELS ROAD ENTRANCE (TO MIDDLETOWN/TOWNSEND)
30% EXIT MIDDLETOWN WARWICK ROAD ENTRANCE (TO MARYLAND)
PEAK HOUR HV% OF PROPOSED SITE = 3%

LANDS OF RICHARD MONEY
T.P. 23-065-00-010
MF 20100826-0044435
ZONED: C-3

LANDS OF PUSAN RE WARWICK, LLC
T.P. 23-065-00-014
MF 20181010-0051362
ZONED: C-3

LANDS OF BLUEGRASS INVESTMENTS, LLC
T.P. 23-065-00-003
MF 20181010-0051362
ZONED: C-3

EASEMENT DATA		
TYPE OF EASEMENT	BENEFICIARY	MAINTENANCE RESPONSIBILITY
20' UTILITY EASEMENT	ALL PARCEL OWNERS OR MAINTENANCE CORPORATION	SANITARY MAIN - MAINTENANCE CORPORATION GROUND SURFACE - OWNER OF PARCEL 1
30' DRAINAGE EASEMENT	ALL PARCEL OWNERS OR MAINTENANCE CORPORATION	STORMWATER CONVEYANCE STRUCTURES & SWALE - MAINTENANCE CORPORATION
COMMON ACCESS & UTILITIES EASEMENTS & STORMWATER MANAGEMENT AREAS (SWM)	ALL PARCEL OWNERS OR MAINTENANCE CORPORATION	ACCESS ROADS, SIDEWALKS, UNDERGROUND UTILITIES, SWM - MAINTENANCE CORPORATION
20' PUBLIC WATERMAIN EASEMENT	ARTESIAN WATER COMPANY	WATERMAIN - ARTESIAN WATER COMPANY GROUND SURFACE - MAINTENANCE CORPORATION

