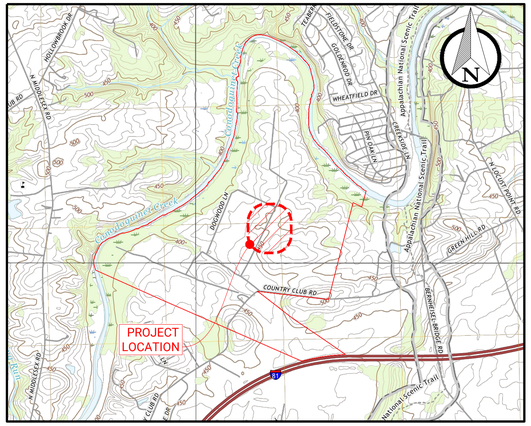
MASTER PLAN
FOR
PROJECT BOLT
MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY
PENNSYLVANIA

PENNSYLVANIA ONE CALL

1. LIVIC CIVIL HAS REQUESTED LINE AND UTILITY INFORMATION FROM THE PA ONE CALL SYSTEM (POCS)
2. POCS SERIAL NUMBER: 20251830955-000
   DATE: JULY 2, 2025
3. THE FOLLOWING FACILITY OWNERS HAVE INDICATED THROUGH POCS THAT THEY HAVE FACILITIES IN THE PROJECT AREA:

UTILITY: MIDDLESEX TOWNSHIP MUNICIPAL AUTHORITY ADDRESS: 350 N MIDDLESEX RD STE 2 CARLISLE, PA 17013 CONTACT: RORY MORRISON EMAIL: rmorrison@middlesextwp.com PHONE: 717-243-0674	UTILITY: STAKECENTER ADDRESS: 7025 ALBERT PICK ROAD, SUITE 600 GREENSBORO, NC 27409 CONTACT: STAKECENTER DISPATCH EMAIL: mirasol.garza@brightspeed.com PHONE: 801-364-1063
UTILITY: VERIZON PENNSYLVANIA LLC ADDRESS: 1050 VIRGINIA DR FORT WASHINGTON, PA 19034 CONTACT: DIANE REDILLA EMAIL: diane.c.redilla@verizon.com PHONE: 215-591-6210	UTILITY: GSP MANAGEMENT CO ADDRESS: 2846 MAIN STREET, SUITE 12A MORGANTOWN, PA 19543 CONTACT: DAWN CATTEAU EMAIL: meadowssewer@gmail.com PHONE: 484-202-8239
UTILITY: MIDDLESEX TOWNSHIP CUMBERLAND COUNTY ADDRESS: 350 N MIDDLESEX RD, SUITE 1 CARLISLE, PA 17013 CONTACT: ZACHARY ZOOK EMAIL: zzook@middlesextwp.com PHONE: 717-249-4409	UTILITY: PPL ELECTRIC UTILITIES CORPORATION ADDRESS: 437 BLUE CHURCH RD PAXINOS, PA 17860 CONTACT: DOUG HAUPT EMAIL: dlhaupt@pplweb.com PHONE: 570-490-5684
UTILITY: COMCAST CABLE COMMUNICATIONS INC ADDRESS: C/O USIC LOCATING SERVICES 13085 HAMILTON CROSSING BLVD STE 200 CONTACT: CARMEL, IN 46032 EMAIL: USIC OFFICE PERSONNEL PHONE: 800-811-7981	UTILITY: UGI UTILITIES INC ADDRESS: 1301 AIP DR. MIDDLETOWN, PA 17057-5987 CONTACT: GEOFFREY FERGUSON EMAIL: GFERGUSON@UGI.COM PHONE: 610-807-3118

4. BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. PA ACT 287 OF 1974, AS AMENDED, REQUIRES THREE (3) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST.



PROJECT LOCATION MAP

CARLISLE, MECHANICSBURG, SHERMANS DALE, WERTZVILLE USGS QUAD
SCALE: AS SHOWN

2,000 0 2,000 4,000 FT

HORIZONTAL SCALE: 1 INCH = 2,000 FEET

GENERAL NOTES

1. APPLICANT/RESPONSIBLE PARTY:
   CARLISLE DEVELOPMENT PARTNERS, LLC
   ATTN: PATRICK PLINE
   1660 INTERNATIONAL DRIVE, SUITE 500
   McLEAN, VA 22102
   PHONE: 703.234.3056
2. LANDOWNERS:
   CARLISLE DEVELOPMENT PARTNERS, LLC
   ATTN: PATRICK PLINE
   1660 INTERNATIONAL DRIVE, SUITE 500
   McLEAN, VA 22102
   PHONE: 703.234.3056
3. PROJECT LOCATION:
   COUNTRY CLUB ROAD
   CARLISLE, PA 17015
   MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY
4. PROJECT NARRATIVE:
   PROJECT BOLT IS A 693-ACRE DATA CENTER DEVELOPMENT IN MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PA, ALONG COUNTRY CLUB RD, BORDERED BY THE CONODOGUINET CREEK AND INTERSTATE 81. THE PROJECT IS COMPRISED OF THREE CAMPUSES, EACH WITH SIX 113,000-SQUARE-FOOT DATA CENTER BUILDINGS, A 30,000-SQUARE-FOOT CENTRAL ADMIN BUILDING, A PPL SUBSTATION, AND A CENTRAL WATER/SEWER PROCESSING FACILITY.
5. SOURCE OF TITLE:
   * CARLISLE DEVELOPMENT PARTNERS, LLC
   DB: XXX, PG: XXX
   PARCEL No. 21-06-0015-013, 21-06-0015-014, 21-06-0015-001, 21-06-0015-015
6. WETLANDS HAVE BEEN IDENTIFIED BY A FIELD STUDY AND REPORT DONE BY AMBROOK CONSULTING ON MARCH 29, 2024.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (42041C0088F, 42041C0069F, 42041C0232F, 42041C0251F), THE PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOODPLAIN. ALL PROPOSED WORK WILL BE CONDUCTED OUT OF THE 100 YEAR FLOOD.
8. THE PROJECT WILL BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
MP00 001	COVER
MP00 002	MASTER PLAN
MP00 003	EXISTING CAMPUS PLAN
MP00 004	PHASING PLAN
MP00 005	KEY MAP
MP1A 001	PHASE 1A CAMPUS PLAN
MP1A 101	EXISTING CONDITIONS & DEMO PLAN
MP1A 201	SITE LAYOUT & ZONING PLAN
MP1A 301	GRADING & STORMWATER PLAN
MP1A 401	UTILITY PLAN
MP1B 001	PHASE 1B CAMPUS PLAN
MP1B 002	PHASE 1B CAMPUS PLAN
MP1B 101	EXISTING CONDITIONS & DEMO PLAN
MP1B 102	EXISTING CONDITIONS & DEMO PLAN
MP1B 201	SITE LAYOUT & ZONING PLAN
MP1B 202	SITE LAYOUT & ZONING PLAN
MP1B 301	GRADING & STORMWATER PLAN
MP1B 302	GRADING & STORMWATER PLAN
MP1B 401	UTILITY PLAN

SHEET INDEX

SHEET NUMBER	SHEET TITLE
MP1B 402	UTILITY PLAN
MP1C 001	PHASE 1C CAMPUS PLAN
MP1C 101	EXISTING CONDITIONS & DEMO PLAN
MP1C 201	SITE LAYOUT & ZONING PLAN
MP1C 301	GRADING & STORMWATER PLAN
MP1C 401	UTILITY PLAN
MP02 001	PHASE 02 CAMPUS PLAN
MP02 101	EXISTING CONDITIONS & DEMO PLAN
MP02 201	SITE LAYOUT & ZONING PLAN
MP02 301	GRADING & STORMWATER PLAN
MP02 401	UTILITY PLAN
MP03 001	PHASE 03 CAMPUS PLAN
MP03 101	EXISTING CONDITIONS & DEMO PLAN
MP03 201	SITE LAYOUT & ZONING PLAN
MP03 301	GRADING & STORMWATER PLAN
MP03 401	UTILITY PLAN

DRAFT

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com

ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED, SEALED PLANS SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
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PROJECT No:	1258-01
DATE:	7/24/2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

COVER

SHEET NO.

MP00 001

NOTES:

- WETLANDS SHOWN ARE DERIVED FROM WETLAND DELINEATION DONE BY AMBROOK CONSULTING.
- FLOODPLAINS SHOWN ARE DERIVED FROM FEMA MAP #42041C0088F, LAST REVISED 08/07/2023.
- SUBJECT PARCEL PROPERTY LINES AND EASEMENTS ARE SHOWN FROM ALTA SURVEY DATED 07/03/2025 WITH BOUNDARY AND TOPO SURVEY COMPLETED BETWEEN DECEMBER 2023, APRIL 2024, AND JULY 2025.
- ADJACENT PROPERTIES AND APPROXIMATE EASEMENTS DERIVED FROM CUMBERLAND COUNTY GIS AND BEST AVAILABLE INFORMATION.

LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- PROPOSED OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD TRANSMISSION LINE
- PROPOSED OVERHEAD TRANSMISSION LINE
- EXISTING DATA/COMMUNICATION LINE
- PROPOSED DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- NATURE WALKING TRAIL
- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

RIPARIAN BUFFER
NATURE TRAIL
CENTRAL ADMIN BUILDING
30,000 SF BUILDING
CAMPUS 1
CAMPUS 2
CAMPUS 3
GEN YARD
2 EXISTING POWER LINES
500 kv (WEST)
230kv (EAST)
PPL WORK AREA
SUBSTATION 1
GRAN
SUBSTATION 2
QRTZ
PPL SUBSTATION
BERN
FUTURE DEVELOPMENT
SUBSTATION 3
SLAT
CENTRAL LOGISTICS BUILDING/
LAYDOWN 20,000 SF BUILDING
DUCT BANK CORRIDOR
PUBLIC/DEVELOPMENT OWNED CENTRAL
WATER/SEWER PROCESSING FACILITY
WATER STORAGE DEVELOPMENT
CONODOGUINET CREEK
N MIDDLESEX ROAD
PA DATA DR.
COUNTRY CLUB RD
BERNHEISEL BRIDGE ROAD
GREEN HILL RD
CUST POINT ROAD
APPROXIMATE TOWNSHIP LINE
APPALACHIAN TRAIL
MIDDLESEX TOWNSHIP
SILVER SPRING TOWNSHIP
LOCUST WAY
OAK LN DR
EVERGREEN LN
INTERSTATE 81

N

500 0 500 1,000 FT
HORIZONTAL SCALE: 1 INCH = 500 FEET

DRAFT

REV	DATE	ISSUE / REVISIONS	COMMENTS	BY	CHKD

LIVIC civil
1015 MUMMA ROAD
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www.liviccivil.com

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PROJECT No:	1258-01
DATE:	JULY 24, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

MASTER PLAN

SHEET NO.

MP00 002

NOTES:

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LEGEND

- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- EXISTING PAVEMENT
- FENCE LINE
- EXISTING PROPERTY LINE
- GIS PROPERTY LINE
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- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- CONODOGUINET CREEK (GIS)
- STREAMS
- ACOE JURISDICTIONAL WETLANDS

SYMBOLS

- TRANSMISSION TOWER

LANDS N/F - KMWW, A PARTNERSHIP
PARCEL ID: 21-06-0015-001
DB 310 PG 185
TRACT II
±143.87 ACRES

LANDS N/F - KMWW, A PARTNERSHIP
PARCEL ID: 21-06-0015-014
DB 310 PG 185
TRACT I
±147.31 ACRES

LANDS N/F - CLUB ROAD PROPERTIES L.P.
PARCEL ID: 21-06-0015-013
DB 209 PG 797
±212.03 ACRES

LANDS N/F - KMWW, A PARTNERSHIP
PARCEL ID: 21-06-0015-015
DB 310 PG 185
TRACT III
±212.41 ACRES

CONODOGUINET CREEK
N MIDDLESEX ROAD
COUNTRY CLUB RD
BERNHEISEL BRIDGE ROAD
GREEN HILL RD
N LOCUST POINT ROAD
LOCUST WAY
OAK LN DR
EVERGREEN LN
INTERSTATE 81
MIDDLESEX TOWNSHIP
SILVER SPRING TOWNSHIP
APPROXIMATE TOWNSHIP LINE
APPALACHIAN TRAIL

500 0 500 1,000 FT
HORIZONTAL SCALE: 1 INCH = 500 FEET

DRAFT

REV	DATE	ISSUE / REVISIONS	BY	CHKD
		COMMENTS		

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

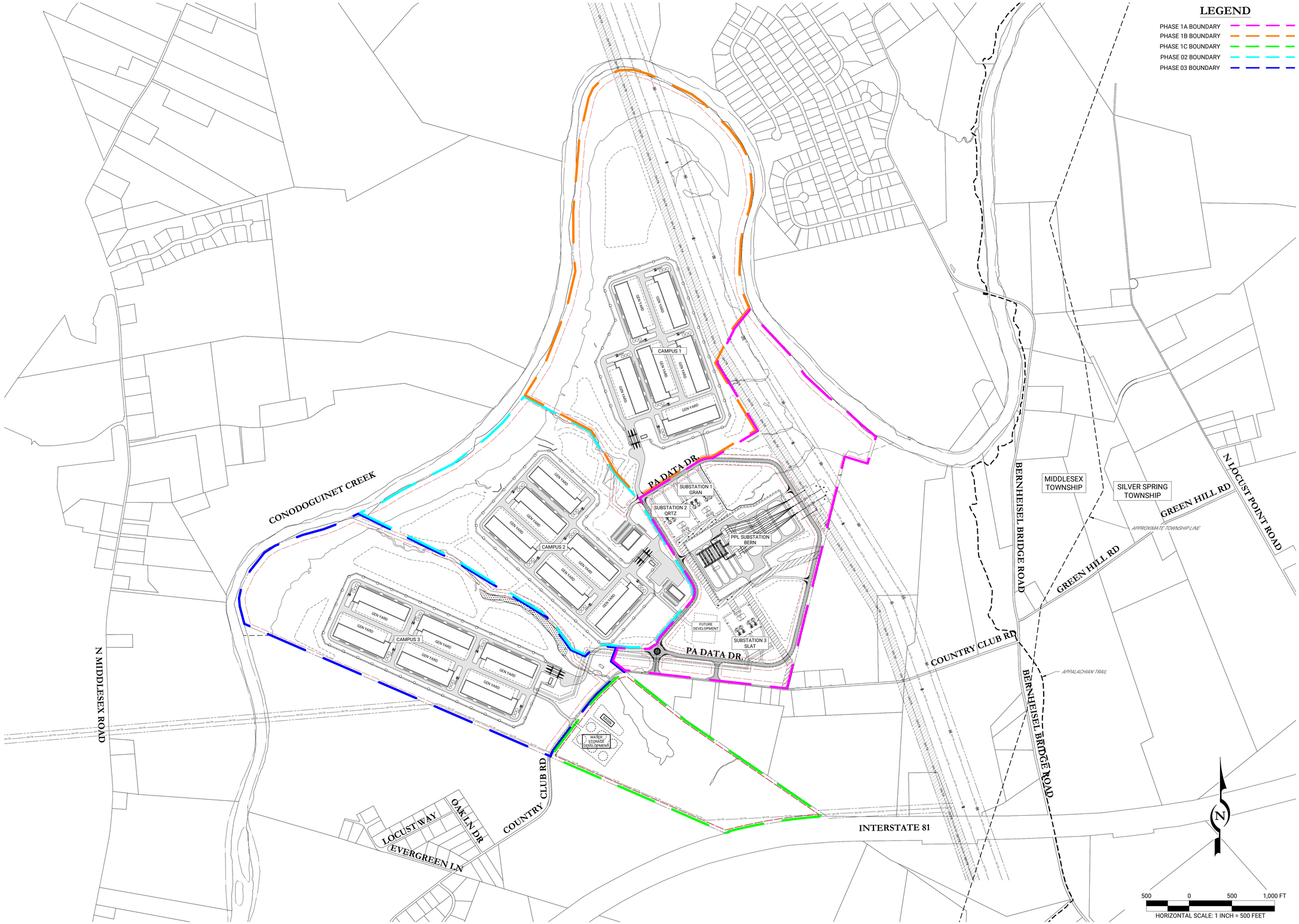
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

EXISTING CAMPUS PLAN

SHEET NO.

MP00 003



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REV	DATE	COMMENTS	BY	CHKD

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PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

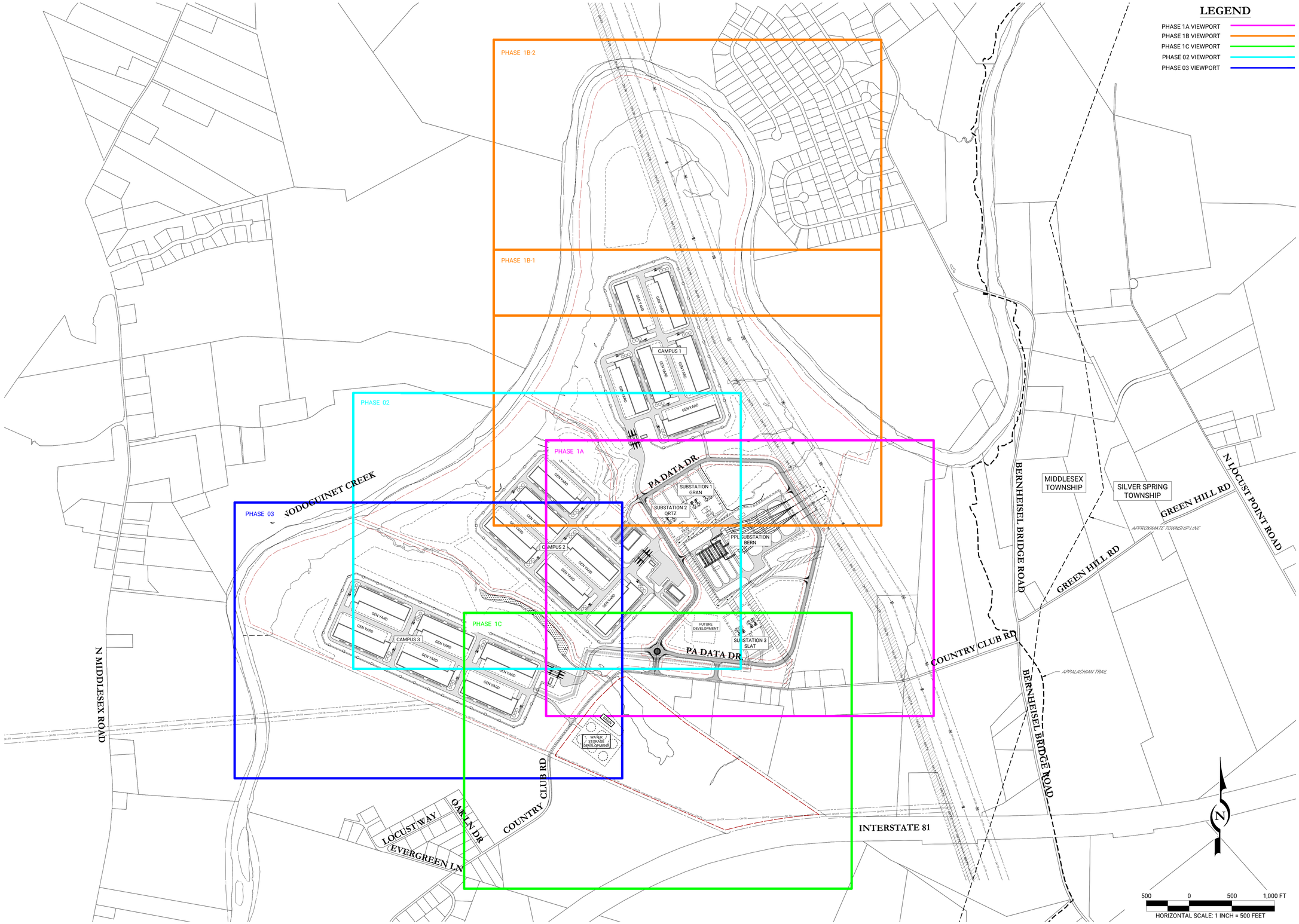
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

PHASING PLAN

SHEET NO.

MP00 004



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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

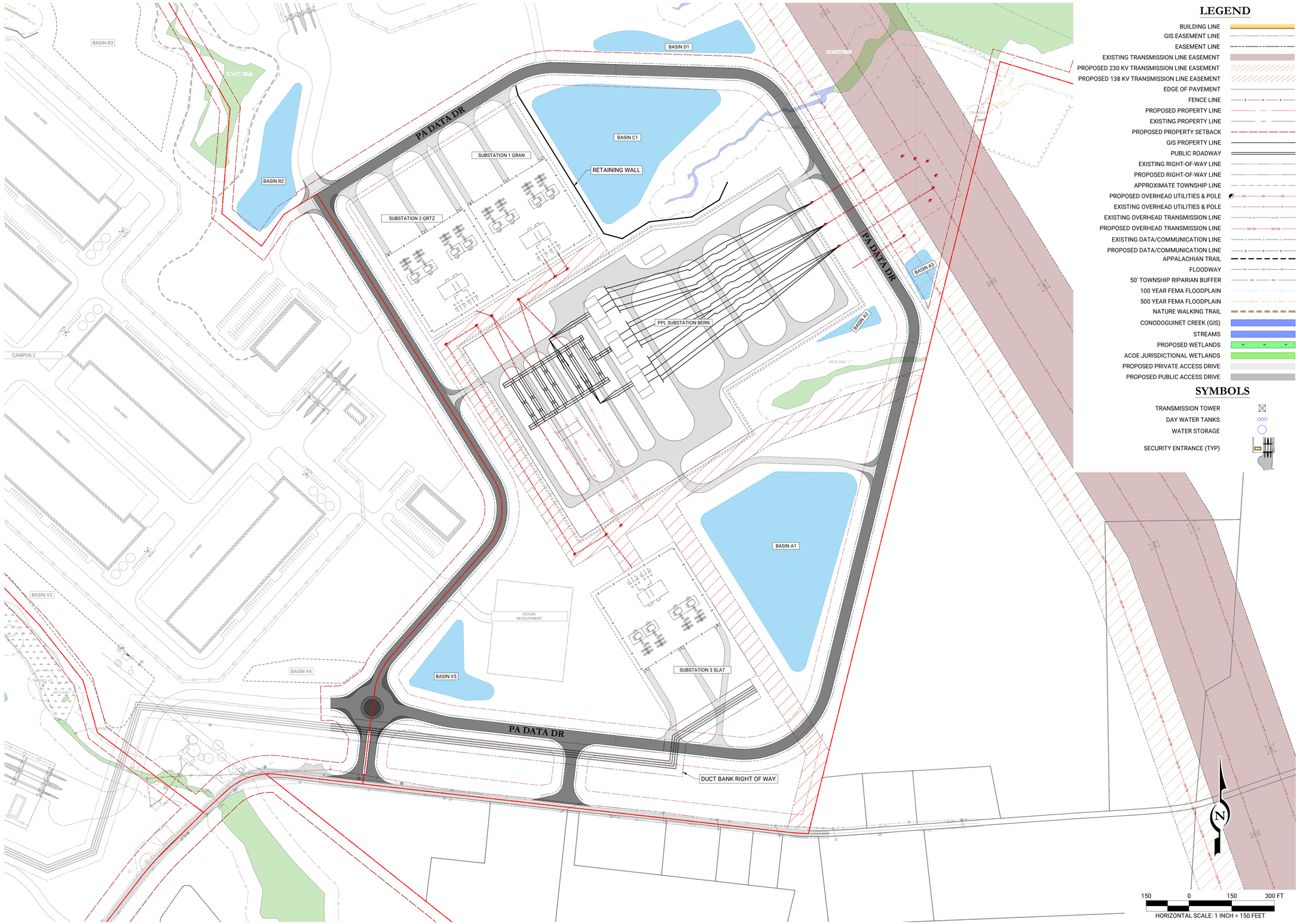
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

KEY MAP

SHEET NO.

MP00 005



LEGEND

- BUILDING LINE
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- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD

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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

PHASE 1A
CAMPUS PLAN

SHEET NO.

MP1A 001

NOTES:

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- 500 YEAR FEMA FLOODPLAIN
- CONODOGUINET CREEK (GIS)
- STREAMS
- ACOE JURISDICTIONAL WETLANDS
- EXISTING 2' MINOR CONTOURS
- EXISTING 5' MAJOR CONTOURS

SYMBOLS

- TRANSMISSION TOWER
- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT

LANDS N/F - CLUB ROAD PROPERTIES L.P.
PARCEL ID: 21-06-0015-013
DB 209 PG 797
±212.03 ACRES

N/F - KMWW, A PARTNERSHIP
PARCEL ID: 21-06-0015-014
DB 31C PG 185
TRACT I
±147.31 ACRES

DRAFT

REV	DATE	ISSUE / REVISIONS	BY	CHKD
		COMMENTS		

LIVIC civil
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2ND FLOOR
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www.livicciviil.com

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PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

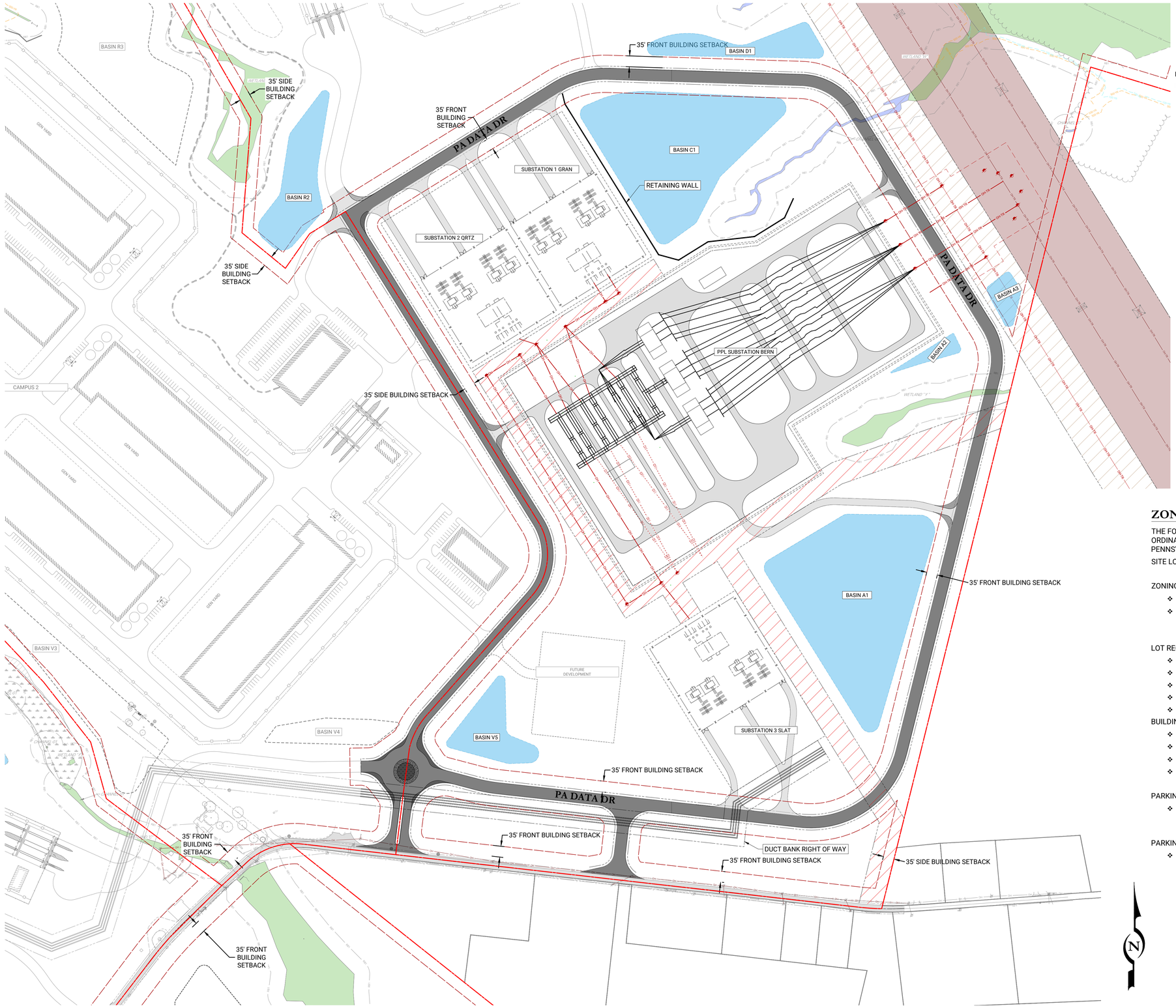
SHEET TITLE

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.

MP1A 101

150 0 150 300 FT
HORIZONTAL SCALE: 1 INCH = 150 FEET



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
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- EXISTING TRANSMISSION LINE EASEMENT
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- PROPOSED DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- NATURE WALKING TRAIL
- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

ZONING REGULATIONS

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE ZONING ORDINANCE FOR MIDDLESEX TOWNSHIP, IN CUMBERLAND COUNTY, PENNSYLVANIA.

SITE LOCATION: COUNTRY CLUB ROAD | CARLISLE, PA 17015

ZONING DISTRICT

- MIXED USE NEIGHBORHOOD (MU-1) | DATA CENTER OVERLAY (DCO)
- PERMITTED USE: EMPLOYMENT USE - DATA CENTER

	REQUIRED	PROPOSED
LOT REQUIREMENTS		
❖ MIN LOT SIZE	25 AC	> 25 AC
❖ MIN LOT WIDTH	200 FT	> 200 FT
❖ MAX LOT COVERAGE	70%	< 70%
❖ MAX IMPERVIOUS COVERAGE	70%	< 70%
❖ MAX BUILDING HEIGHT	75 FT	< 75 FT
BUILDING SETBACKS		
❖ FRONT*	35 FT	> 35 FT
❖ SIDE* (EACH)	35 FT	> 35 FT
❖ REAR*	75 FT	> 75 FT
❖ * SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	100 FT	> 100 FT
PARKING SETBACKS		
❖ SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	50 FT	> 50 FT
PARKING REQUIREMENTS	TBD	TBD

❖ TO ENSURE THAT CERTAIN DEVELOPMENTS PROVIDE ADEQUATE, BUT NOT EXCESSIVE, VEHICLE PARKING, THE TOWNSHIP REQUIRES APPLICANTS THEREOF TO SUBMIT A WRITTEN COMPUTATION OF THEIR REQUIRED OFF-STREET PARKING SPACES BASED ON THE ESTIMATES PARKING DEMAND OF THE PROPOSED USE(S).

N

150 0 150 300 FT

HORIZONTAL SCALE: 1 INCH = 150 FEET

DRAFT

REV	DATE	COMMENTS / ISSUE / REVISIONS	BY	CHKD

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
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PROJECT No:	1258-01
DATE:	JULY 24, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

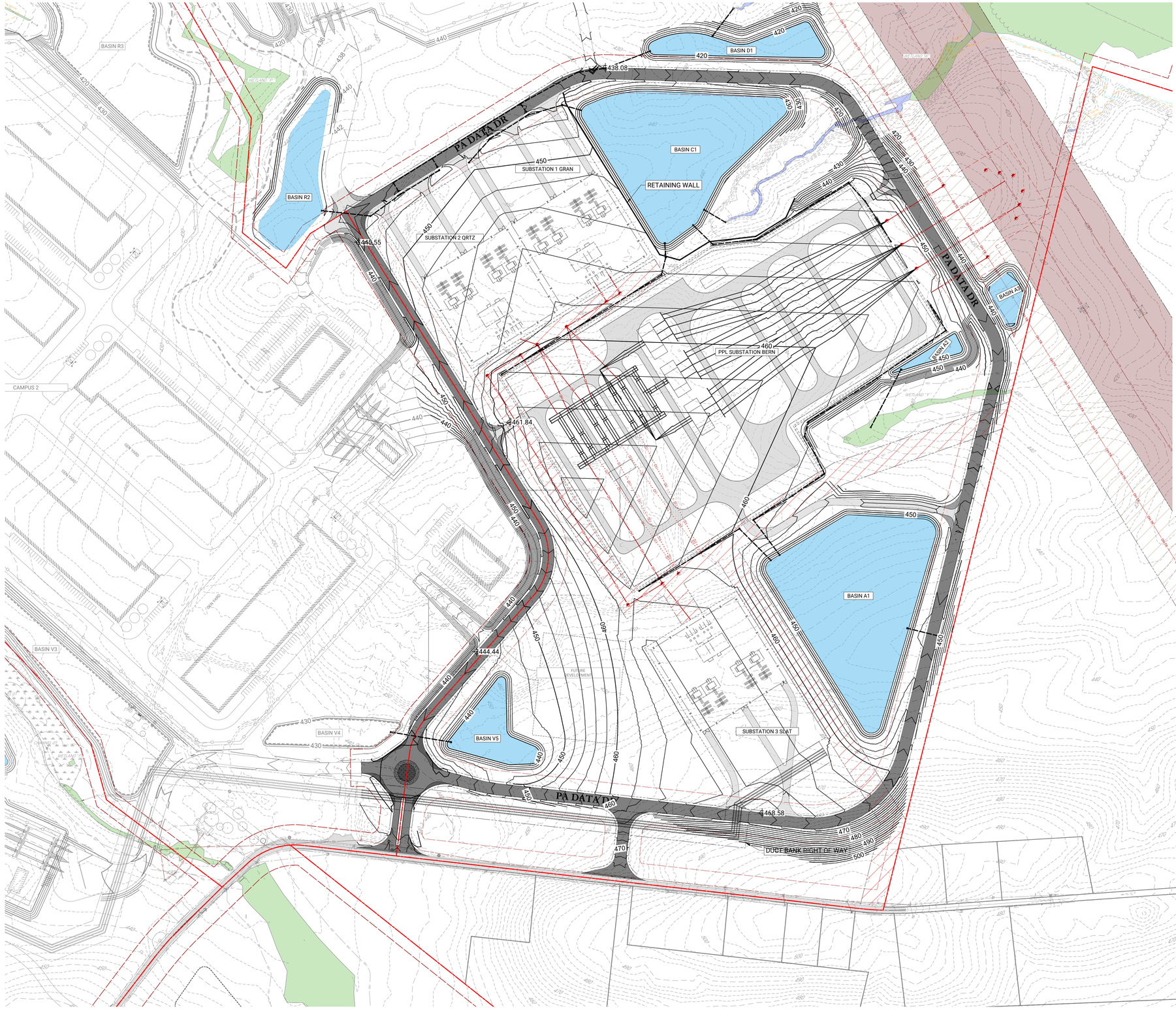
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

SITE LAYOUT & ZONING PLAN

SHEET NO.

MP1A 201



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- PROPOSED OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD TRANSMISSION LINE
- PROPOSED OVERHEAD TRANSMISSION LINE
- EXISTING DATA/COMMUNICATION LINE
- PROPOSED DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
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- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD
		ISSUE / REVISIONS		

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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY COUNTY PENNSYLVANIA

CLIENT

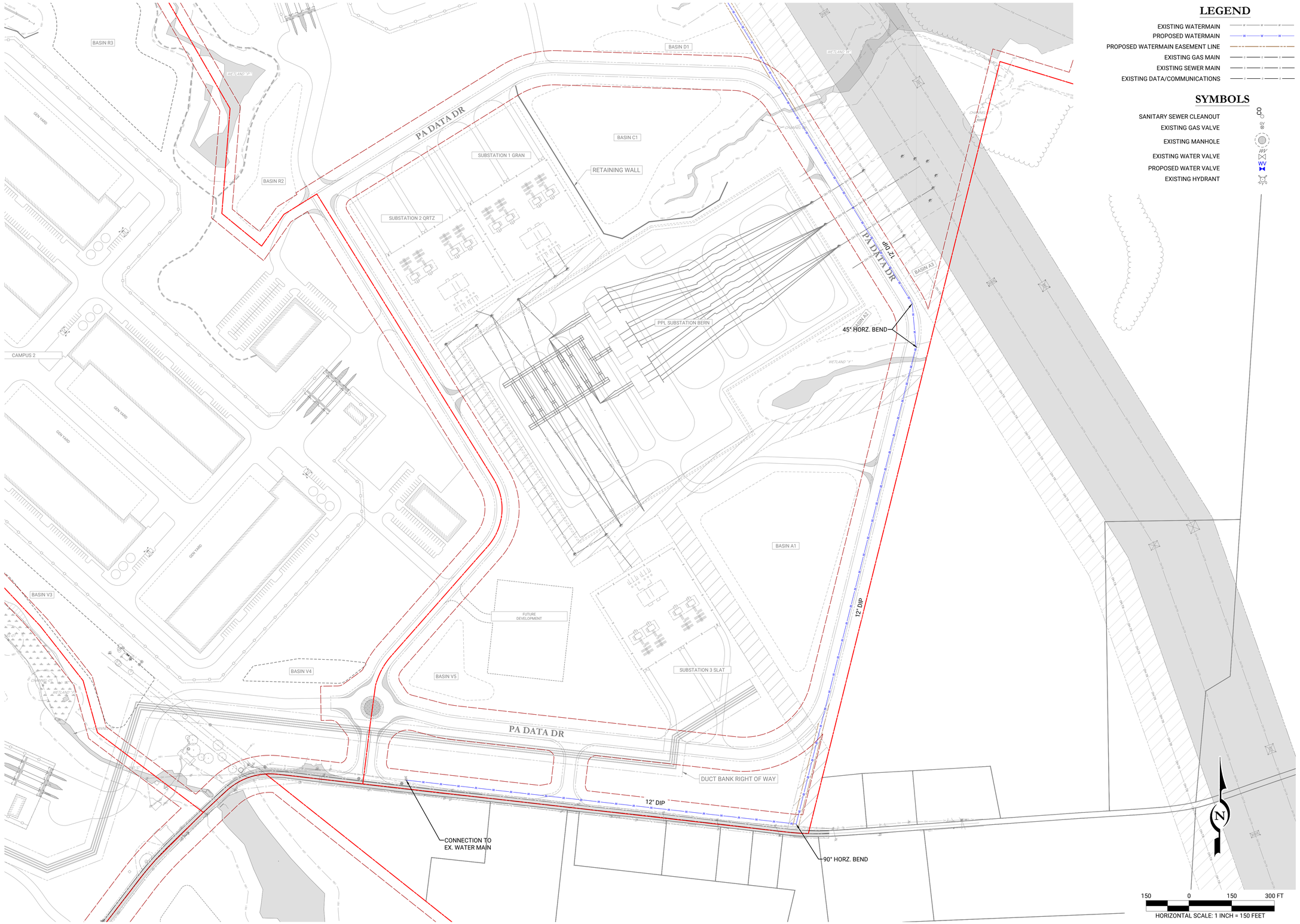
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.

MP1A 301



LEGEND

- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED WATERMAIN EASEMENT LINE
- EXISTING GAS MAIN
- EXISTING SEWER MAIN
- EXISTING DATA/COMMUNICATIONS

SYMBOLS

- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING HYDRANT

DRAFT

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

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PROJECT

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MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

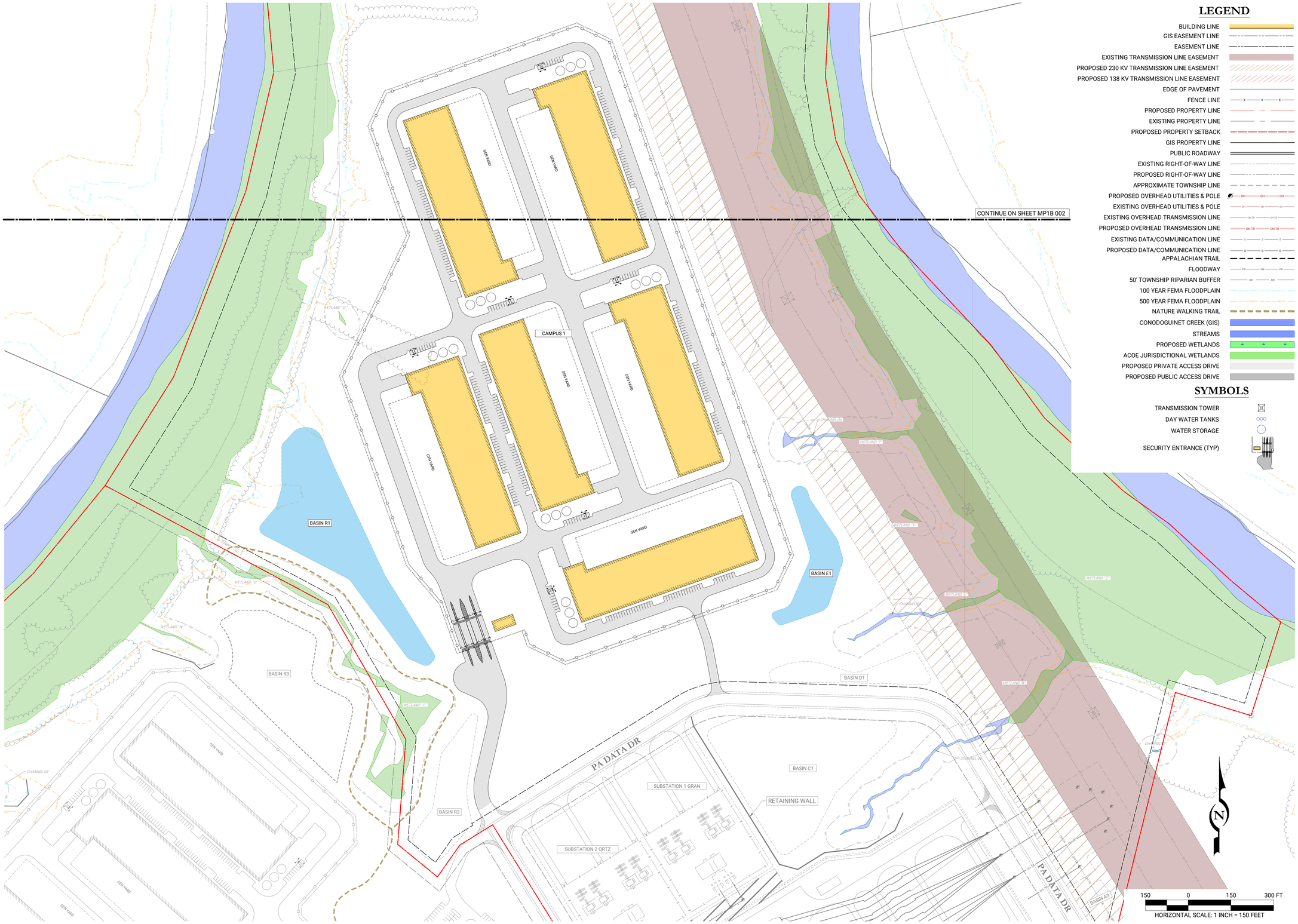
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

UTILITY PLAN

SHEET NO.

MP1A 401



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- PROPOSED OVERHEAD UTILITIES & POLE
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- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

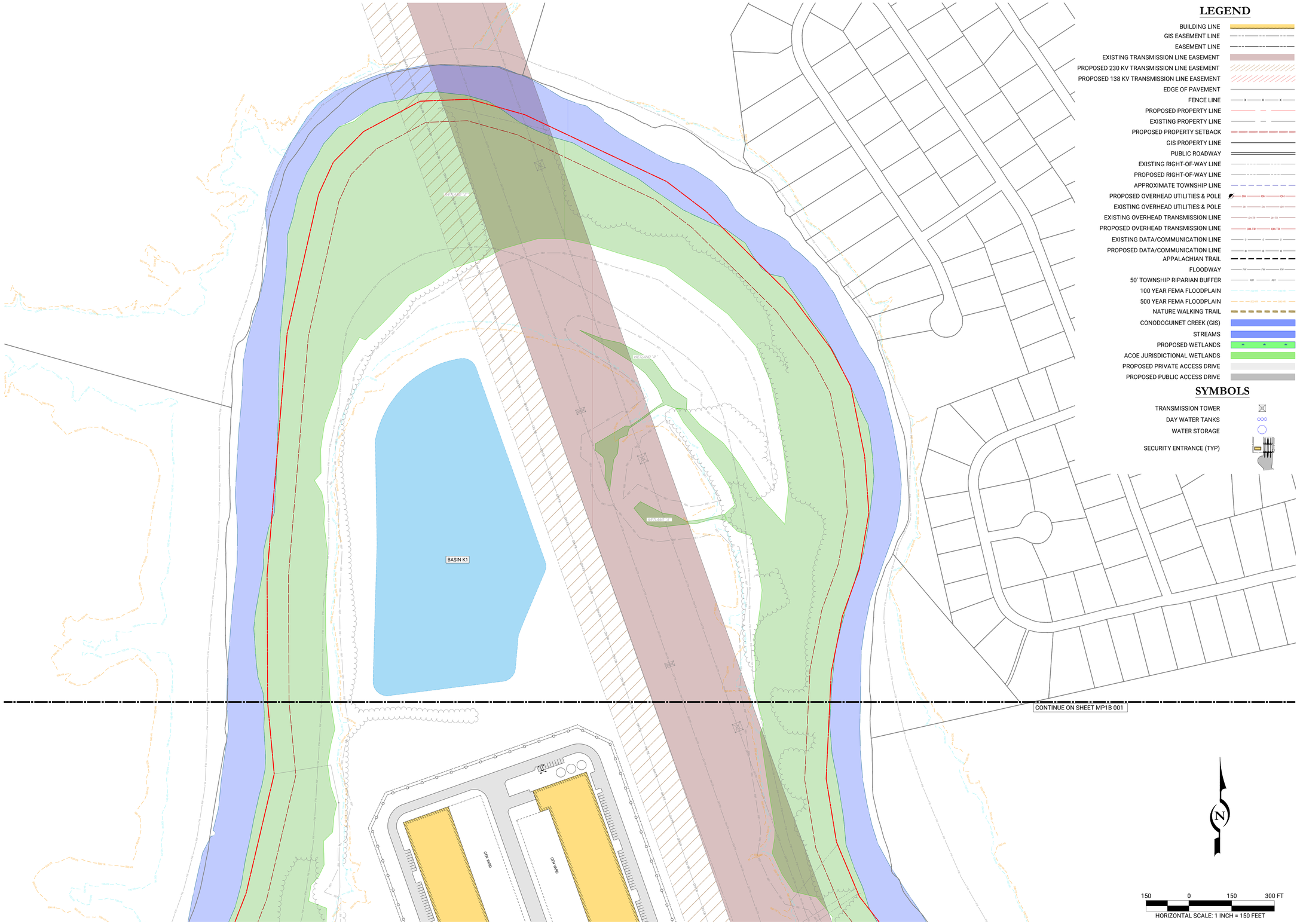
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

PHASE 1B
CAMPUS PLAN

SHEET NO.

MP1B 001



LEGEND

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- GIS EASEMENT LINE
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SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD
		ISSUE / REVISIONS		

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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

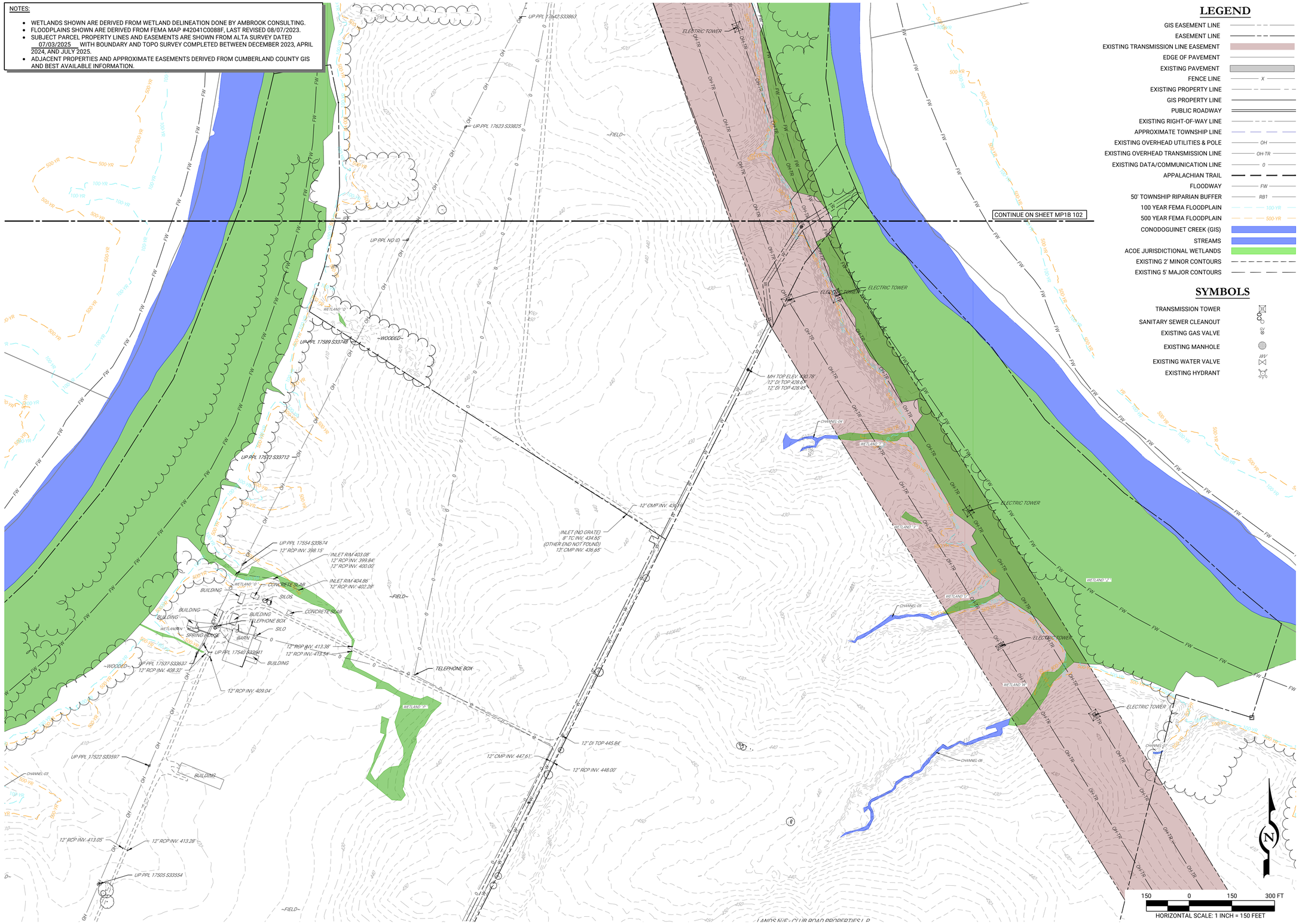
PHASE 1B
CAMPUS PLAN

SHEET NO.

MP1B 002

NOTES:

- WETLANDS SHOWN ARE DERIVED FROM WETLAND DELINEATION DONE BY AMBROOK CONSULTING.
- FLOODPLAINS SHOWN ARE DERIVED FROM FEMA MAP #42041C0088F, LAST REVISED 08/07/2023.
- SUBJECT PARCEL PROPERTY LINES AND EASEMENTS ARE SHOWN FROM ALTA SURVEY DATED 07/03/2025 WITH BOUNDARY AND TOPO SURVEY COMPLETED BETWEEN DECEMBER 2023, APRIL 2024, AND JULY 2025.
- ADJACENT PROPERTIES AND APPROXIMATE EASEMENTS DERIVED FROM CUMBERLAND COUNTY GIS AND BEST AVAILABLE INFORMATION.



LEGEND

- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- EXISTING PAVEMENT
- FENCE LINE — X
- EXISTING PROPERTY LINE
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- EXISTING OVERHEAD UTILITIES & POLE — OH
- EXISTING OVERHEAD TRANSMISSION LINE — OH-TR
- EXISTING DATA/COMMUNICATION LINE — 0
- APPALACHIAN TRAIL
- FLOODWAY — FW
- 50' TOWNSHIP RIPARIAN BUFFER — RB1
- 100 YEAR FEMA FLOODPLAIN — 100-YR
- 500 YEAR FEMA FLOODPLAIN — 500-YR
- CONODOGUINET CREEK (GIS)
- STREAMS
- ACOE JURISDICTIONAL WETLANDS
- EXISTING 2' MINOR CONTOURS
- EXISTING 5' MAJOR CONTOURS

SYMBOLS

- TRANSMISSION TOWER
- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE — GAS
- EXISTING MANHOLE
- EXISTING WATER VALVE — WV
- EXISTING HYDRANT

DRAFT

REV	DATE	COMMENTS	BY	CHKD
		ISSUE / REVISIONS		

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
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PROJECT No:	1258-01
DATE:	JULY 24, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.

MP1B 101

NOTES:

- WETLANDS SHOWN ARE DERIVED FROM WETLAND DELINEATION DONE BY AMBROOK CONSULTING.
- FLOODPLAINS SHOWN ARE DERIVED FROM FEMA MAP #42041C0088F, LAST REVISED 08/07/2023.
- SUBJECT PARCEL PROPERTY LINES AND EASEMENTS ARE SHOWN FROM ALTA SURVEY DATED 07/03/2025 WITH BOUNDARY AND TOPO SURVEY COMPLETED BETWEEN DECEMBER 2023, APRIL 2024, AND JULY 2025.
- ADJACENT PROPERTIES AND APPROXIMATE EASEMENTS DERIVED FROM CUMBERLAND COUNTY GIS AND BEST AVAILABLE INFORMATION.

LEGEND

- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- EXISTING PAVEMENT
- FENCE LINE — X
- EXISTING PROPERTY LINE
- GIS PROPERTY LINE
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- APPROXIMATE TOWNSHIP LINE
- EXISTING OVERHEAD UTILITIES & POLE — OH
- EXISTING OVERHEAD TRANSMISSION LINE — OH-TR
- EXISTING DATA/COMMUNICATION LINE — 0
- APPALACHIAN TRAIL
- FLOODWAY — FW
- 50' TOWNSHIP RIPARIAN BUFFER — RB1
- 100 YEAR FEMA FLOODPLAIN — 100-YR
- 500 YEAR FEMA FLOODPLAIN — 500-YR
- CONODOGUINET CREEK (GIS)
- STREAMS
- ACOE JURISDICTIONAL WETLANDS
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- EXISTING 5' MAJOR CONTOURS

SYMBOLS

- TRANSMISSION TOWER
- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE — GAS
- EXISTING MANHOLE
- EXISTING WATER VALVE — WV
- EXISTING HYDRANT

150 0 150 300 FT
HORIZONTAL SCALE: 1 INCH = 150 FEET

DRAFT

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

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1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

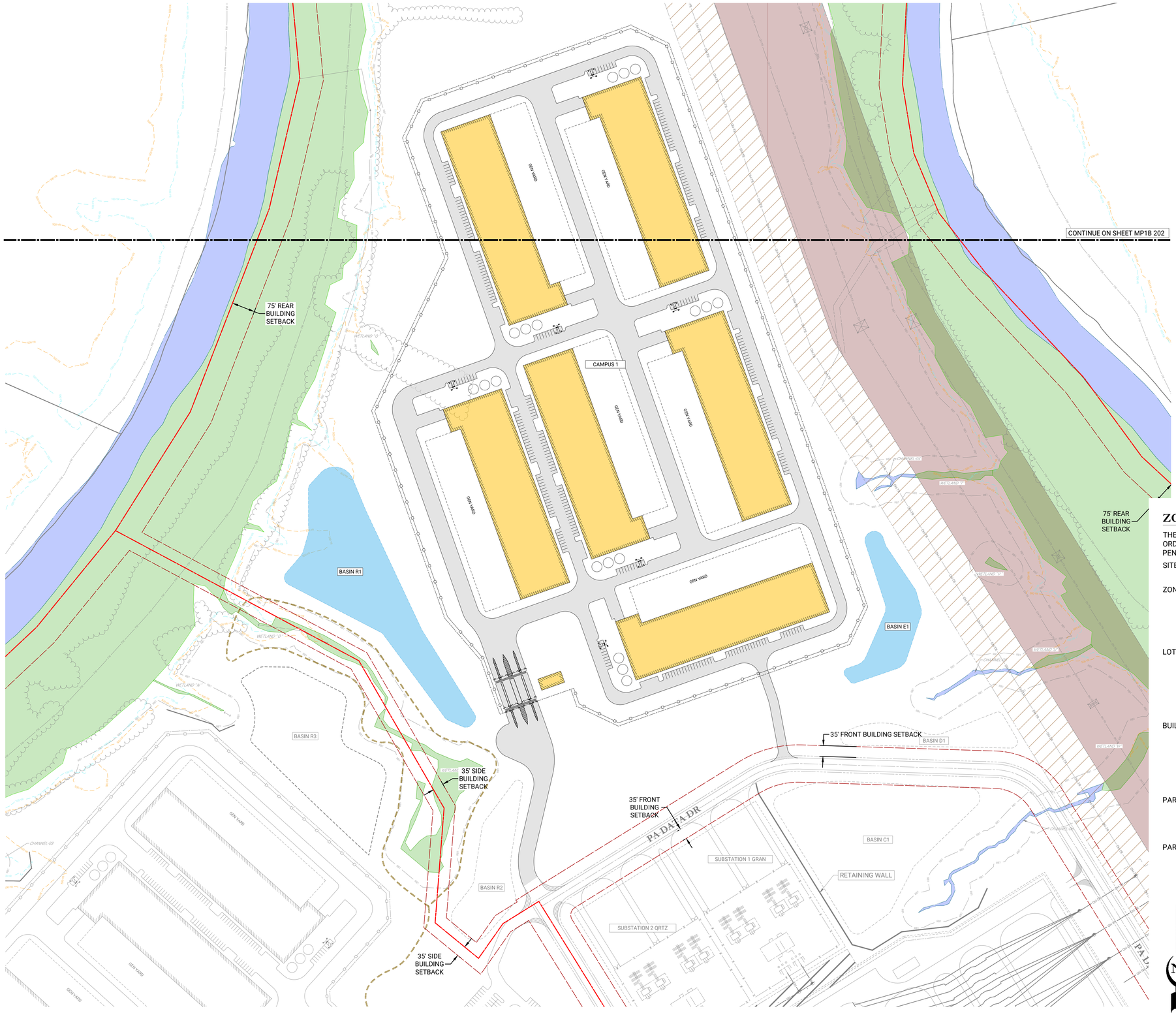
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.

MP1B 102



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
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- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

ZONING REGULATIONS

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE ZONING ORDINANCE FOR MIDDLESEX TOWNSHIP, IN CUMBERLAND COUNTY, PENNSYLVANIA.

SITE LOCATION: COUNTRY CLUB ROAD | CARLISLE, PA 17015

ZONING DISTRICT

- MIXED USE NEIGHBORHOOD (MU-1) | DATA CENTER OVERLAY (DCO)
- PERMITTED USE: EMPLOYMENT USE - DATA CENTER

	REQUIRED	PROPOSED
LOT REQUIREMENTS		
❖ MIN LOT SIZE	25 AC	> 25 AC
❖ MIN LOT WIDTH	200 FT	> 200 FT
❖ MAX LOT COVERAGE	70%	< 70%
❖ MAX IMPERVIOUS COVERAGE	70%	< 70%
❖ MAX BUILDING HEIGHT	75 FT	< 75 FT
BUILDING SETBACKS		
❖ FRONT*	35 FT	> 35 FT
❖ SIDE* (EACH)	35 FT	> 35 FT
❖ REAR*	75 FT	> 75 FT
❖ * SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	100 FT	> 100 FT
PARKING SETBACKS		
❖ SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	50 FT	> 50 FT
PARKING REQUIREMENTS	TBD	TBD

❖ TO ENSURE THAT CERTAIN DEVELOPMENTS PROVIDE ADEQUATE, BUT NOT EXCESSIVE, VEHICLE PARKING, THE TOWNSHIP REQUIRES APPLICANTS THEREOF TO SUBMIT A WRITTEN COMPUTATION OF THEIR REQUIRED OFF-STREET PARKING SPACES BASED ON THE ESTIMATES PARKING DEMAND OF THE PROPOSED USE(S).

150 0 150 300 FT

HORIZONTAL SCALE: 1 INCH = 150 FEET

DRAFT

REV	DATE	COMMENTS	BY	CHKD
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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

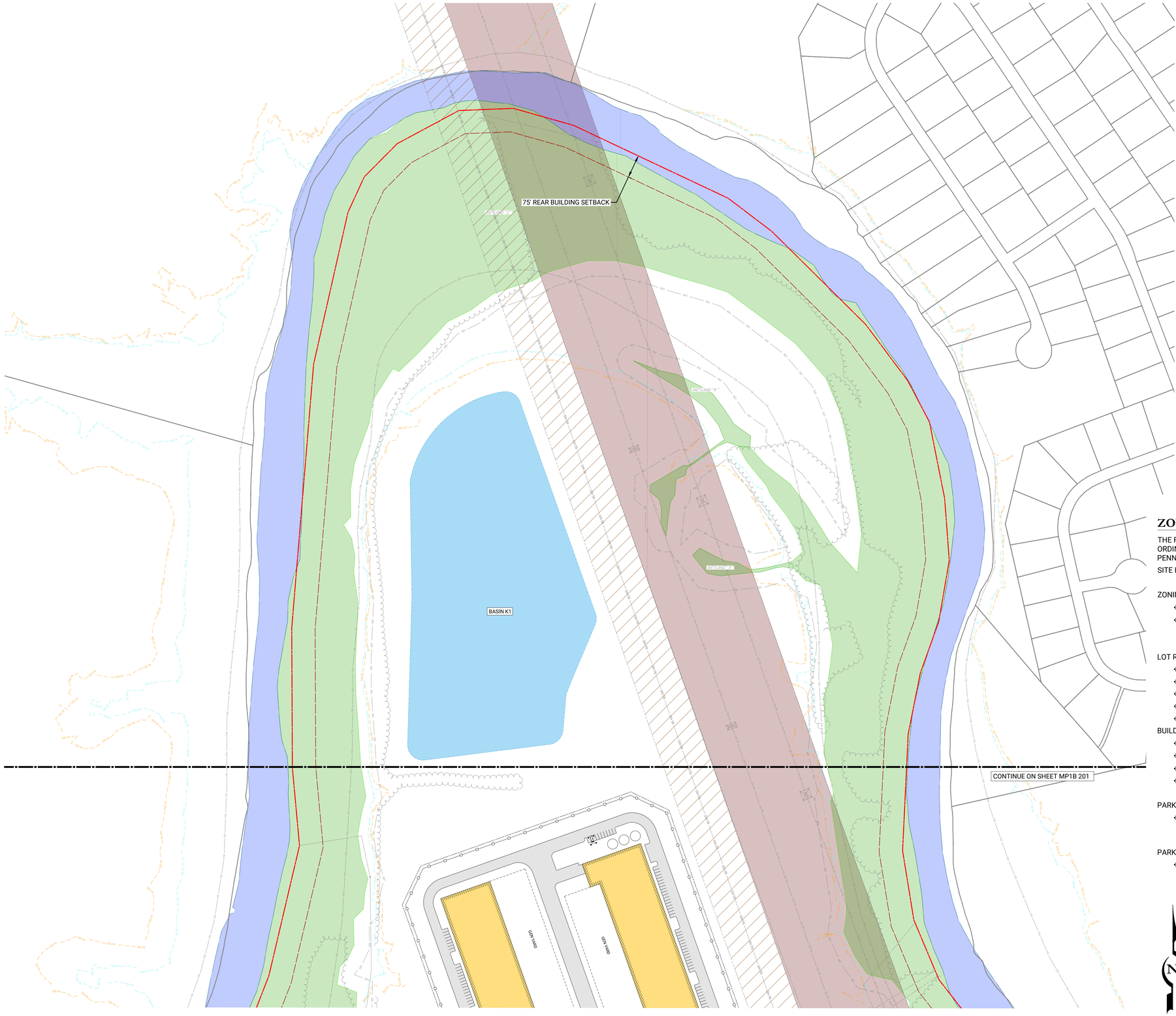
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

SITE LAYOUT & ZONING PLAN

SHEET NO.

MP1B 201



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
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- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

ZONING REGULATIONS

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE ZONING ORDINANCE FOR MIDDLESEX TOWNSHIP, IN CUMBERLAND COUNTY, PENNSYLVANIA.

SITE LOCATION: COUNTRY CLUB ROAD | CARLISLE, PA 17015

ZONING DISTRICT

- MIXED USE NEIGHBORHOOD (MU-1) | DATA CENTER OVERLAY (DCO)
- PERMITTED USE: EMPLOYMENT USE - DATA CENTER

	REQUIRED	PROPOSED
LOT REQUIREMENTS		
❖ MIN LOT SIZE	25 AC	> 25 AC
❖ MIN LOT WIDTH	200 FT	> 200 FT
❖ MAX LOT COVERAGE	70%	< 70%
❖ MAX IMPERVIOUS COVERAGE	70%	< 70%
❖ MAX BUILDING HEIGHT	75 FT	< 75 FT
BUILDING SETBACKS		
❖ FRONT*	35 FT	> 35 FT
❖ SIDE* (EACH)	35 FT	> 35 FT
❖ REAR*	75 FT	> 75 FT
❖ * SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	100 FT	> 100 FT
PARKING SETBACKS		
❖ SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	50 FT	> 50 FT
PARKING REQUIREMENTS	TBD	TBD

❖ TO ENSURE THAT CERTAIN DEVELOPMENTS PROVIDE ADEQUATE, BUT NOT EXCESSIVE, VEHICLE PARKING, THE TOWNSHIP REQUIRES APPLICANTS THEREOF TO SUBMIT A WRITTEN COMPUTATION OF THEIR REQUIRED OFF-STREET PARKING SPACES BASED ON THE ESTIMATES PARKING DEMAND OF THE PROPOSED USE(S).

N

150 0 150 300 FT

HORIZONTAL SCALE: 1 INCH = 150 FEET

DRAFT

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
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PROJECT No:	1258-01
DATE:	JULY 24, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

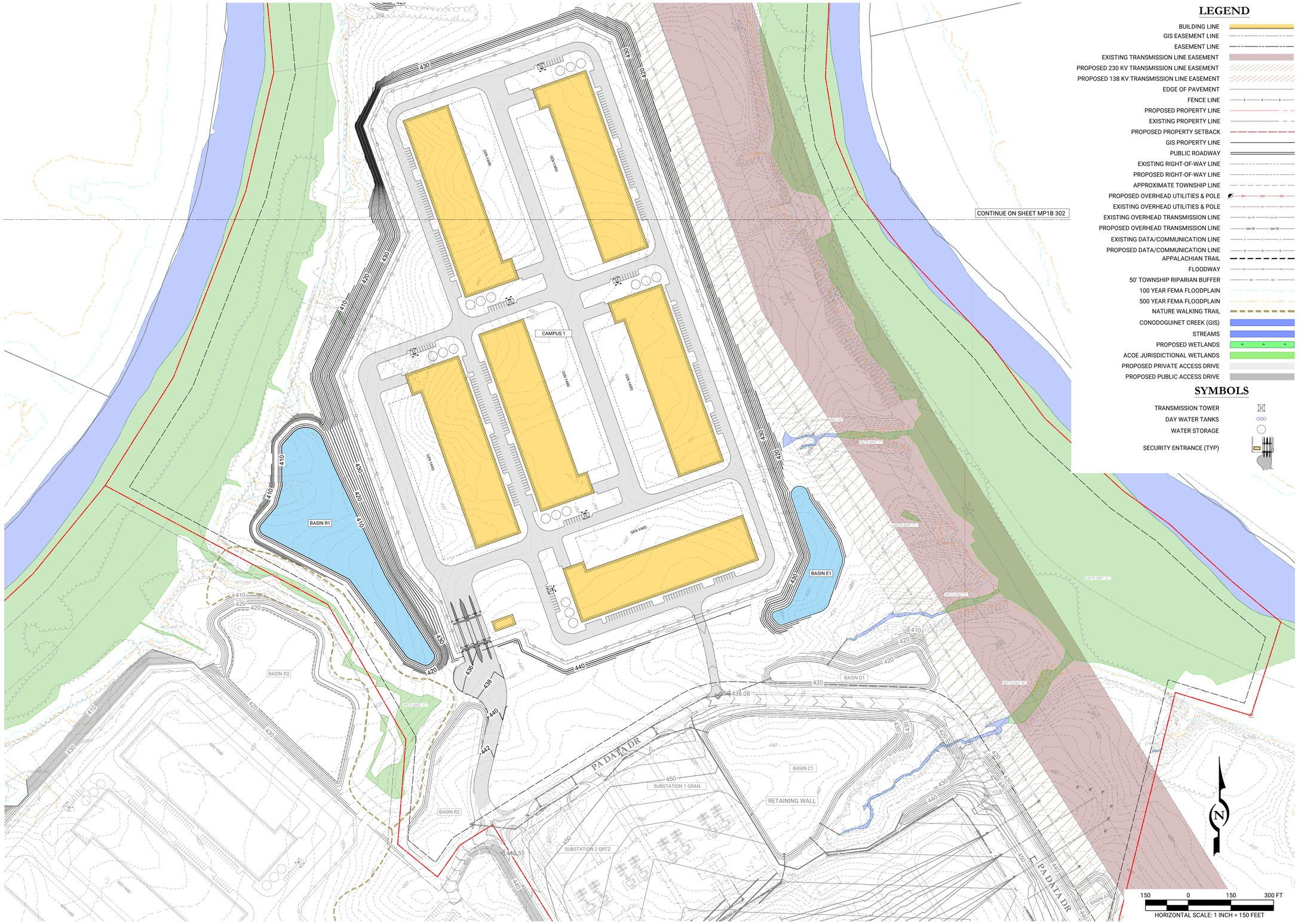
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

SITE LAYOUT & ZONING PLAN

SHEET NO.

MP1B 202



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- PROPOSED OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD TRANSMISSION LINE
- PROPOSED OVERHEAD TRANSMISSION LINE
- EXISTING DATA/COMMUNICATION LINE
- PROPOSED DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- NATURE WALKING TRAIL
- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

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PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY

COUNTY
PENNSYLVANIA

CLIENT

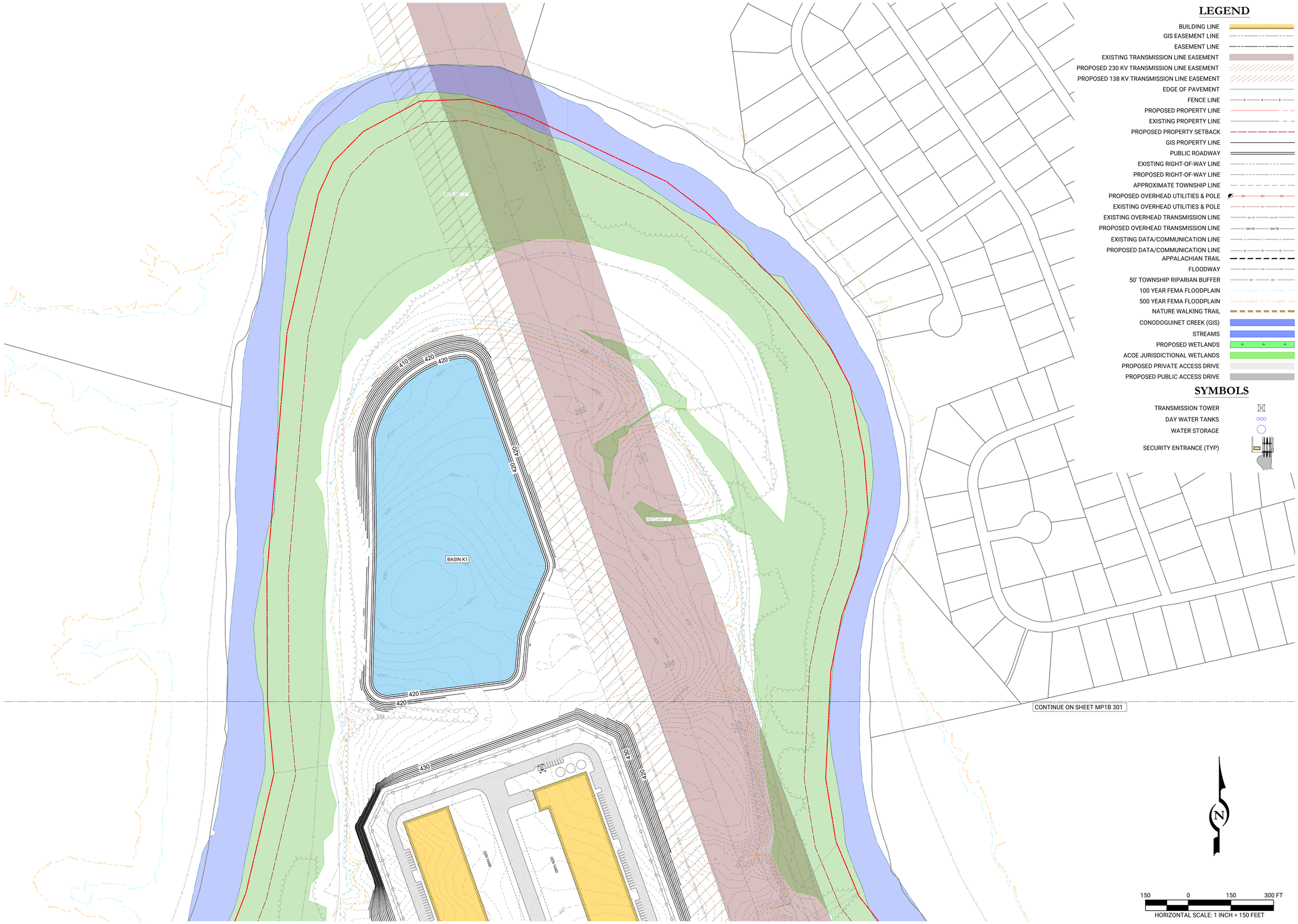
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.

MP1B 301



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- PROPOSED OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD TRANSMISSION LINE
- PROPOSED OVERHEAD TRANSMISSION LINE
- EXISTING DATA/COMMUNICATION LINE
- PROPOSED DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- NATURE WALKING TRAIL
- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

N

150 0 150 300 FT

HORIZONTAL SCALE: 1 INCH = 150 FEET

DRAFT

REV	DATE	COMMENTS	BY	CHKD

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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY

COUNTY
PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.

MP1B 302

DRAFT

LEGEND

- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED WATERMAIN EASEMENT LINE
- EXISTING GAS MAIN
- EXISTING SEWER MAIN
- EXISTING DATA/COMMUNICATIONS

SYMBOLS

- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING HYDRANT

CONTINUE ON SHEET MP1B 402

EX. ARV MANHOLE

CONNECTION TO EX. WATER MAIN

12" DIP

BASIN R1

BASIN R2

BASIN R3

BASIN E1

BASIN C1

BASIN D1

BASIN A3

CAMPUS 1

GEN YARD

SUBSTATION 1 GRAN

SUBSTATION 2 QRTZ

RETAINING WALL

PA DATA DR

WETLAND 'O'

WETLAND 'N'

WETLAND 'P'

WETLAND 'M'

CHANNEL 'O3'

CHANNEL 'O2'

CHANNEL 'O1'

N

150 0 150 300 FT

HORIZONTAL SCALE: 1 INCH = 150 FEET

REV	DATE	COMMENTS	BY	CHKD
		ISSUE / REVISIONS		

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MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

UTILITY PLAN

SHEET NO.

MP1B 401

LEGEND

- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED WATERMAIN EASEMENT LINE
- EXISTING GAS MAIN
- EXISTING SEWER MAIN
- EXISTING DATA/COMMUNICATIONS

SYMBOLS

- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING HYDRANT

WETLAND "A"

WETLAND "B"

WETLAND "C"

BASIN K1

GEN YARD

GEN YARD

CONTINUE ON SHEET MP1B 401

N

150 0 150 300 FT

HORIZONTAL SCALE: 1 INCH = 150 FEET

DRAFT

REV	DATE	COMMENTS	BY	CHKD

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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

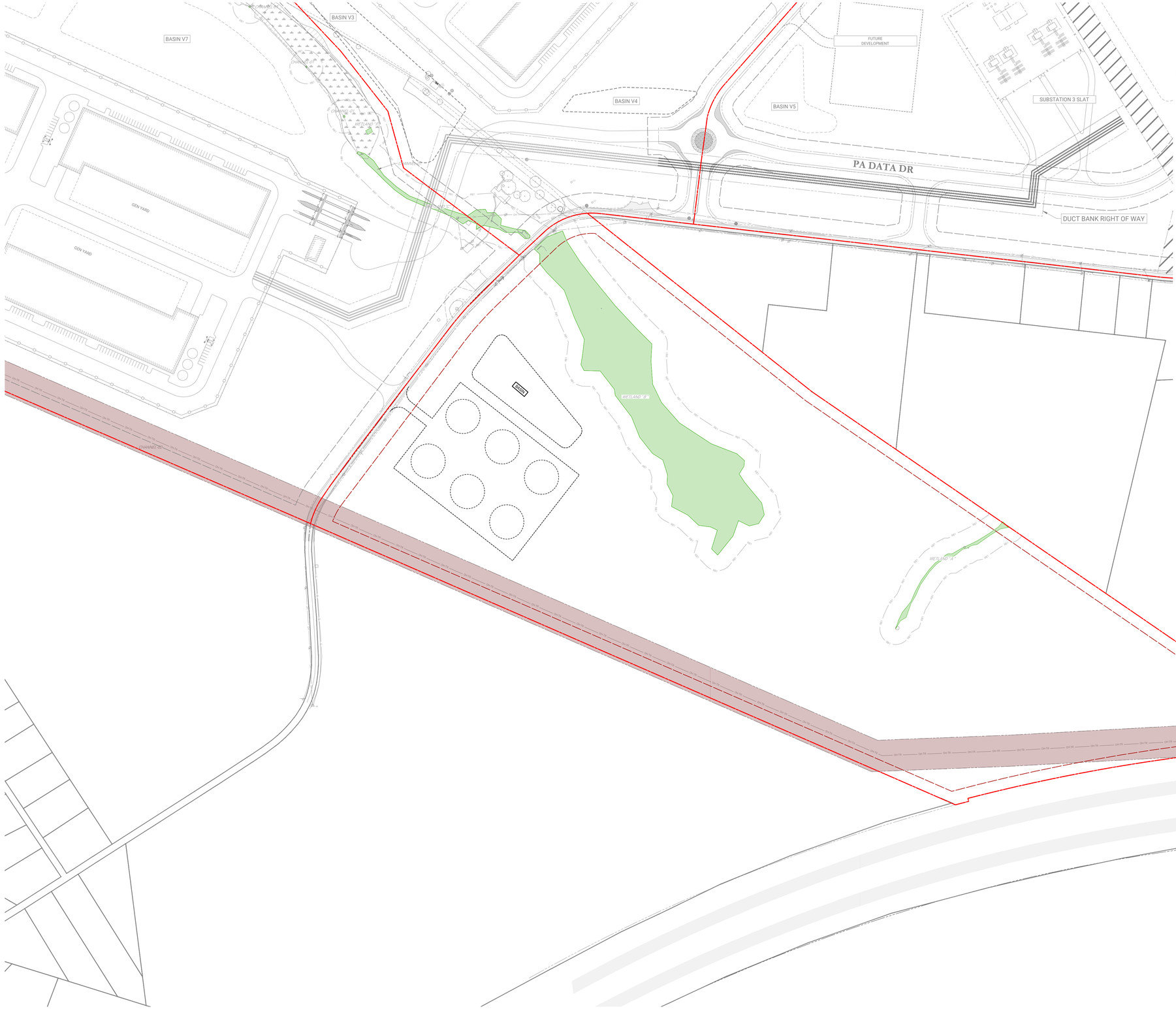
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

UTILITY PLAN

SHEET NO.

MP1B 402



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
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- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
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- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD

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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

PHASE 1C
CAMPUS PLAN

SHEET NO.

MP1C 001

NOTES:

- WETLANDS SHOWN ARE DERIVED FROM WETLAND DELINEATION DONE BY AMBROOK CONSULTING.
- FLOODPLAINS SHOWN ARE DERIVED FROM FEMA MAP #42041C0088F, LAST REVISED 08/07/2023.
- SUBJECT PARCEL PROPERTY LINES AND EASEMENTS ARE SHOWN FROM ALTA SURVEY DATED 07/03/2025 WITH BOUNDARY AND TOPO SURVEY COMPLETED BETWEEN DECEMBER 2023, APRIL 2024, AND JULY 2025.
- ADJACENT PROPERTIES AND APPROXIMATE EASEMENTS DERIVED FROM CUMBERLAND COUNTY GIS AND BEST AVAILABLE INFORMATION.

LEGEND

- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- EXISTING PAVEMENT
- FENCE LINE
- EXISTING PROPERTY LINE
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD TRANSMISSION LINE
- EXISTING DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- CONODOGUINET CREEK (GIS)
- STREAMS
- ACOE JURISDICTIONAL WETLANDS
- EXISTING 2' MINOR CONTOURS
- EXISTING 5' MAJOR CONTOURS

SYMBOLS

- TRANSMISSION TOWER
- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT

150 0 150 300 FT

HORIZONTAL SCALE: 1 INCH = 150 FEET

DRAFT

REV	DATE	ISSUE / REVISIONS	BY	CHKD
		COMMENTS		

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PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

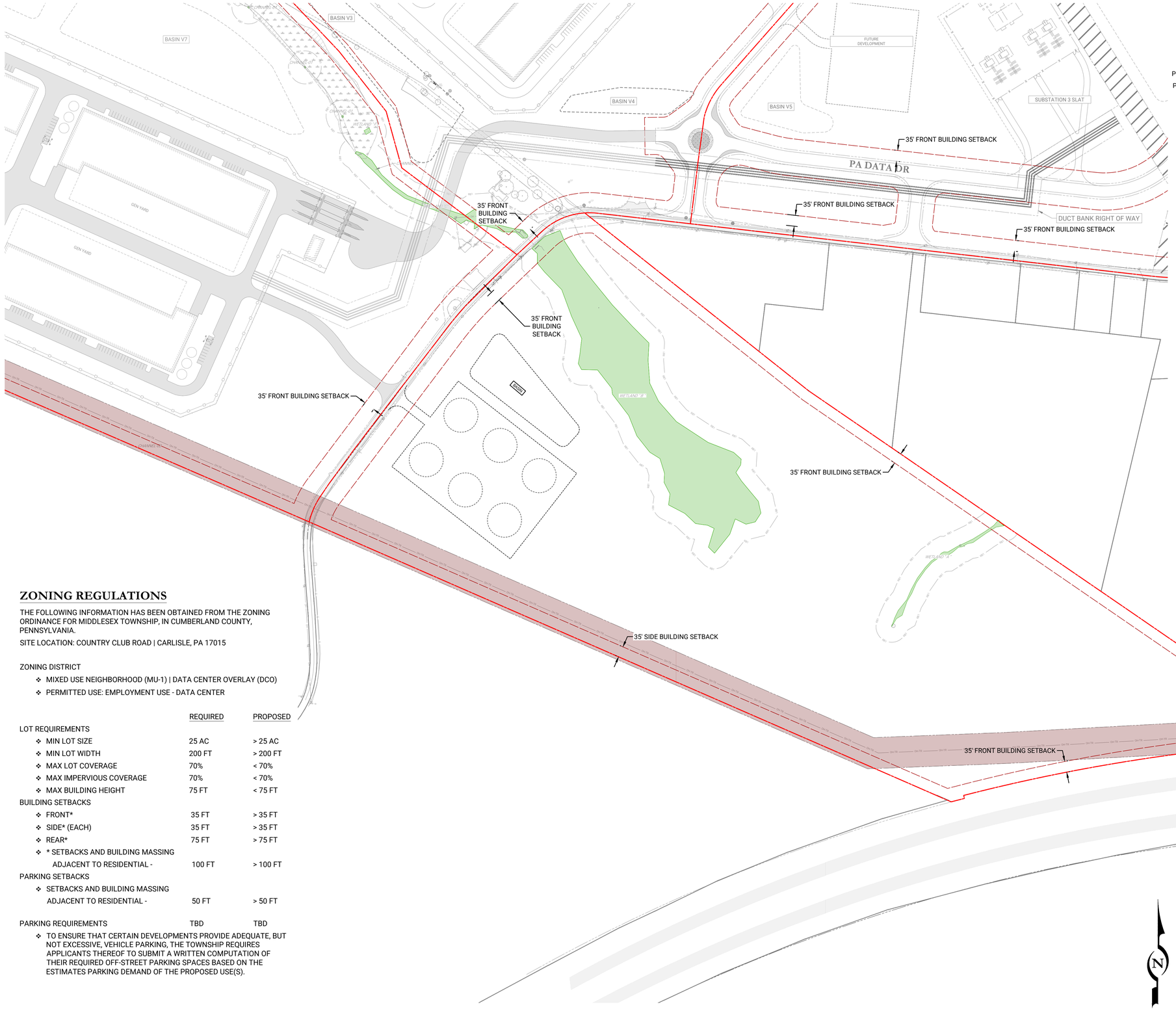
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.

MP1C 101



LEGEND

- BUILDING LINE
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- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
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- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

ZONING REGULATIONS

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE ZONING ORDINANCE FOR MIDDLESEX TOWNSHIP, IN CUMBERLAND COUNTY, PENNSYLVANIA.

SITE LOCATION: COUNTRY CLUB ROAD | CARLISLE, PA 17015

ZONING DISTRICT

- MIXED USE NEIGHBORHOOD (MU-1) | DATA CENTER OVERLAY (DCO)
- PERMITTED USE: EMPLOYMENT USE - DATA CENTER

	REQUIRED	PROPOSED
LOT REQUIREMENTS		
❖ MIN LOT SIZE	25 AC	> 25 AC
❖ MIN LOT WIDTH	200 FT	> 200 FT
❖ MAX LOT COVERAGE	70%	< 70%
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❖ MAX BUILDING HEIGHT	75 FT	< 75 FT
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❖ FRONT*	35 FT	> 35 FT
❖ SIDE* (EACH)	35 FT	> 35 FT
❖ REAR*	75 FT	> 75 FT
❖ * SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	100 FT	> 100 FT
PARKING SETBACKS		
❖ SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	50 FT	> 50 FT
PARKING REQUIREMENTS	TBD	TBD

❖ TO ENSURE THAT CERTAIN DEVELOPMENTS PROVIDE ADEQUATE, BUT NOT EXCESSIVE, VEHICLE PARKING, THE TOWNSHIP REQUIRES APPLICANTS THEREOF TO SUBMIT A WRITTEN COMPUTATION OF THEIR REQUIRED OFF-STREET PARKING SPACES BASED ON THE ESTIMATES PARKING DEMAND OF THE PROPOSED USE(S).

DRAFT

REV	DATE	COMMENTS / ISSUE / REVISIONS	BY	CHKD

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DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

SITE LAYOUT & ZONING PLAN

SHEET NO.

MP1C 201

LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
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- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- NATURE WALKING TRAIL
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- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD

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PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY

COUNTY PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC

1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.

MP1C 301

LEGEND

- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED WATERMAIN EASEMENT LINE
- EXISTING GAS MAIN
- EXISTING SEWER MAIN
- EXISTING DATA/COMMUNICATIONS

SYMBOLS

- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING HYDRANT

DRAFT

REV	DATE	COMMENTS	BY	CHKD

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PHONE: 888.987-1993
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PROJECT No:	1258-01
DATE:	JULY 24, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

UTILITY PLAN

SHEET NO.

MP1C 401

LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- PROPOSED OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD TRANSMISSION LINE
- PROPOSED OVERHEAD TRANSMISSION LINE
- EXISTING DATA/COMMUNICATION LINE
- PROPOSED DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- NATURE WALKING TRAIL
- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD
		ISSUE / REVISIONS		

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com

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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

PHASE 02 CAMPUS PLAN

SHEET NO.

MP02 001

NOTES:

- WETLANDS SHOWN ARE DERIVED FROM WETLAND DELINEATION DONE BY AMBROOK CONSULTING.
- FLOODPLAINS SHOWN ARE DERIVED FROM FEMA MAP #42041C0088F, LAST REVISED 08/07/2023.
- SUBJECT PARCEL PROPERTY LINES AND EASEMENTS ARE SHOWN FROM ALTA SURVEY DATED 07/03/2025 WITH BOUNDARY AND TOPO SURVEY COMPLETED BETWEEN DECEMBER 2023, APRIL 2024, AND JULY 2025.
- ADJACENT PROPERTIES AND APPROXIMATE EASEMENTS DERIVED FROM CUMBERLAND COUNTY GIS AND BEST AVAILABLE INFORMATION.

LEGEND

- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- EXISTING PAVEMENT
- FENCE LINE
- EXISTING PROPERTY LINE
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD TRANSMISSION LINE
- EXISTING DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- CONODOGUINET CREEK (GIS)
- STREAMS
- ACOE JURISDICTIONAL WETLANDS
- EXISTING 2' MINOR CONTOURS
- EXISTING 5' MAJOR CONTOURS

SYMBOLS

- TRANSMISSION TOWER
- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT

LANDS N/F - KMWW, A PARTNERSHIP
PARCEL ID: 21-06-0015-014
DB 31C PG 185
TRACT I
±147.31 ACRES

LANDS N/F - KMWW, A PARTNERSHIP
PARCEL ID: 21-06-0015-015
DB 31C PG 185
TRACT III
±212.41 ACRES

LANDS N/F - CLUB ROAD
PARCEL ID: 21-06-
DB 209 PG
±212.03 AC

HORIZONTAL SCALE: 1 INCH = 150 FEET

DRAFT

REV	DATE	COMMENTS / ISSUE / REVISIONS	BY	CHKD

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
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PROJECT No:	1258-01
DATE:	JULY 24, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

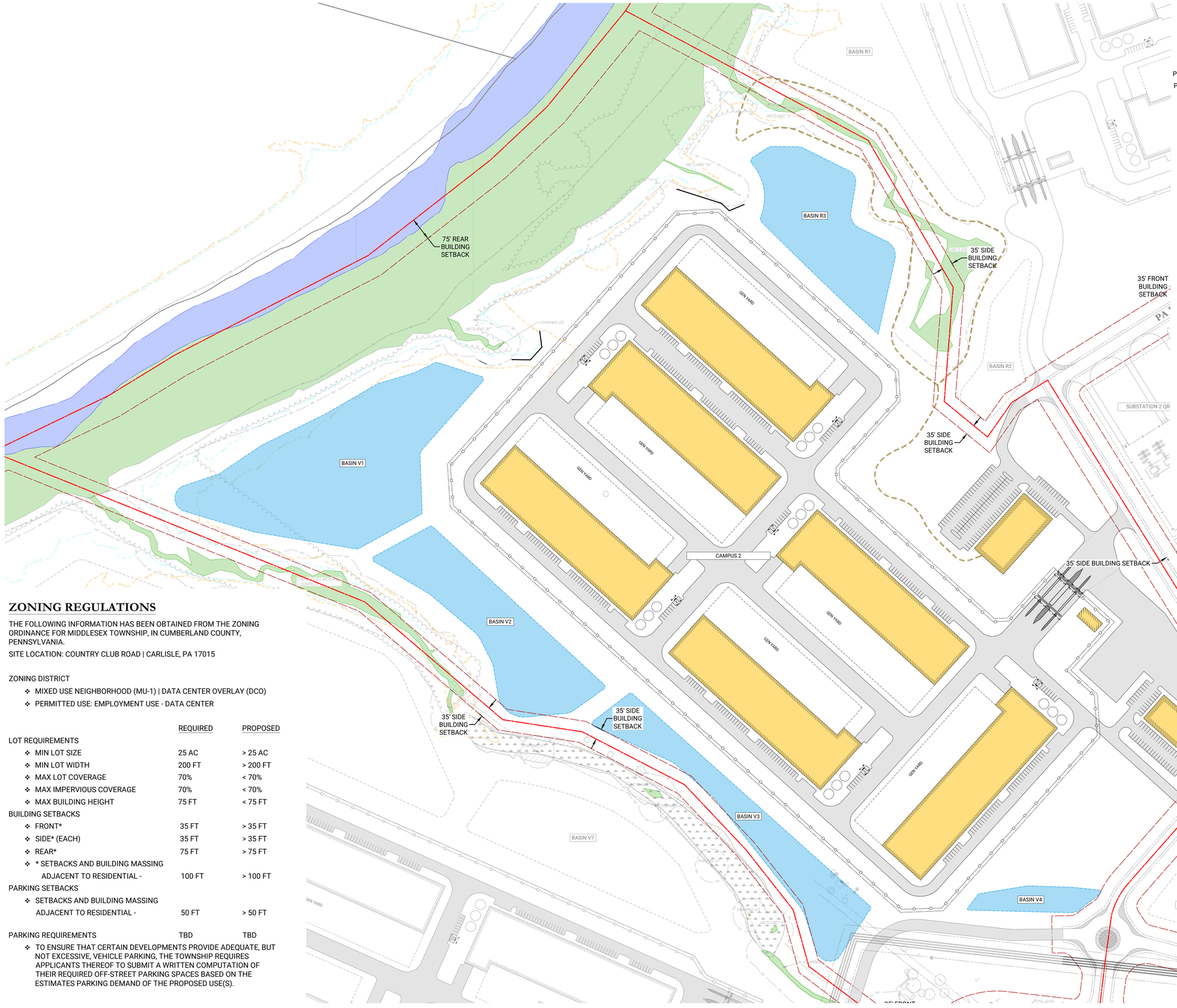
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.

MP02 101



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
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- PROPOSED PROPERTY SETBACK
- GIS PROPERTY LINE
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- PROPOSED RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
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- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

ZONING REGULATIONS

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE ZONING ORDINANCE FOR MIDDLESEX TOWNSHIP, IN CUMBERLAND COUNTY, PENNSYLVANIA.

SITE LOCATION: COUNTRY CLUB ROAD | CARLISLE, PA 17015

ZONING DISTRICT

- MIXED USE NEIGHBORHOOD (MU-1) | DATA CENTER OVERLAY (DCO)
- PERMITTED USE: EMPLOYMENT USE - DATA CENTER

	REQUIRED	PROPOSED
LOT REQUIREMENTS		
❖ MIN LOT SIZE	25 AC	> 25 AC
❖ MIN LOT WIDTH	200 FT	> 200 FT
❖ MAX LOT COVERAGE	70%	< 70%
❖ MAX IMPERVIOUS COVERAGE	70%	< 70%
❖ MAX BUILDING HEIGHT	75 FT	< 75 FT
BUILDING SETBACKS		
❖ FRONT*	35 FT	> 35 FT
❖ SIDE* (EACH)	35 FT	> 35 FT
❖ REAR*	75 FT	> 75 FT
❖ * SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	100 FT	> 100 FT
PARKING SETBACKS		
❖ SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	50 FT	> 50 FT
PARKING REQUIREMENTS	TBD	TBD

❖ TO ENSURE THAT CERTAIN DEVELOPMENTS PROVIDE ADEQUATE, BUT NOT EXCESSIVE, VEHICLE PARKING, THE TOWNSHIP REQUIRES APPLICANTS THEREOF TO SUBMIT A WRITTEN COMPUTATION OF THEIR REQUIRED OFF-STREET PARKING SPACES BASED ON THE ESTIMATES PARKING DEMAND OF THE PROPOSED USE(S).

DRAFT

REV	DATE	COMMENTS / ISSUE / REVISIONS	BY	CHKD

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
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PROJECT No:	1258-01
DATE:	JULY 24, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

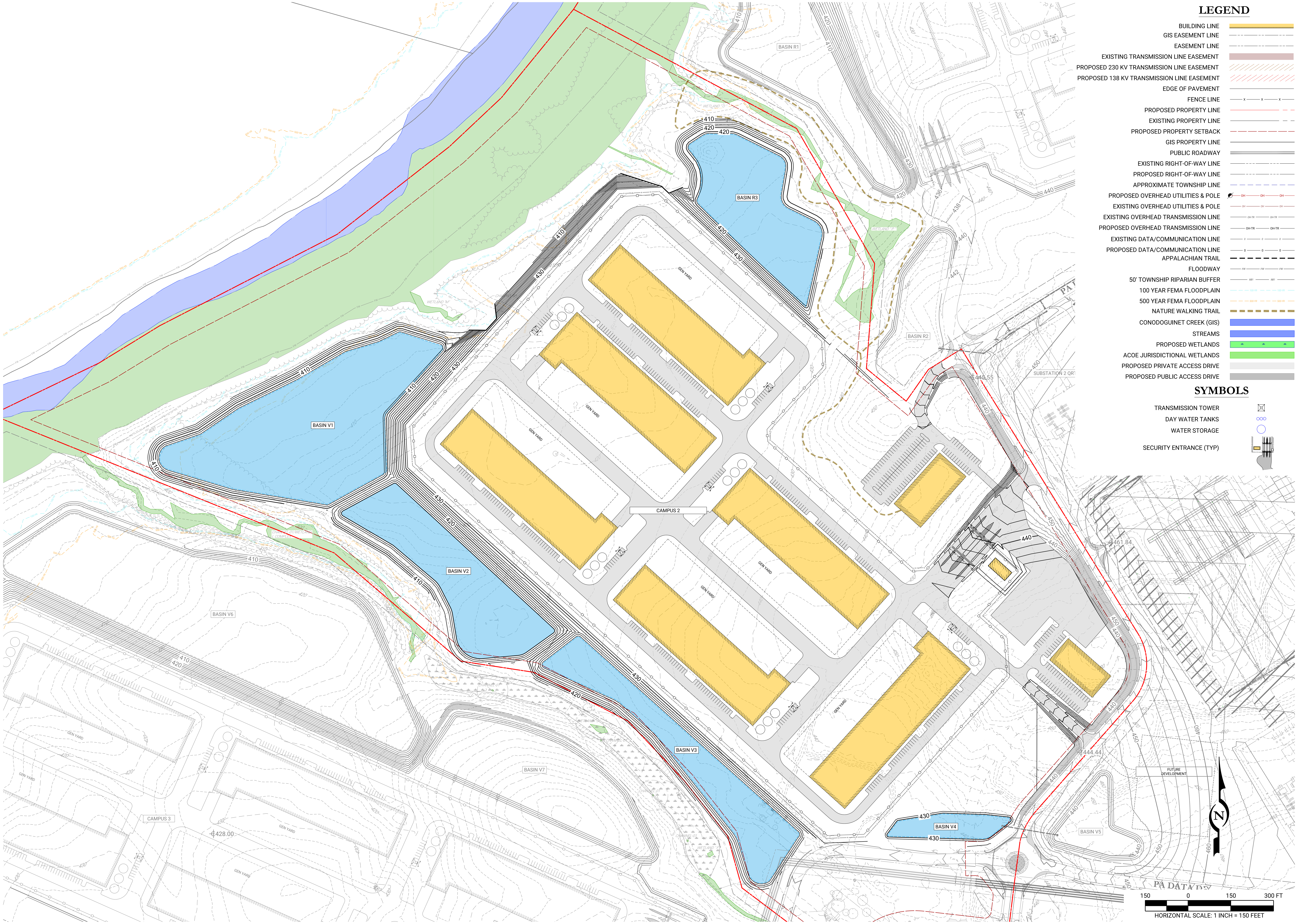
PROJECT
PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE
SITE LAYOUT & ZONING PLAN

SHEET NO.
MP02 201



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
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- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- PROPOSED OVERHEAD UTILITIES & POLE
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- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY

COUNTY
PENNSYLVANIA

CLIENT

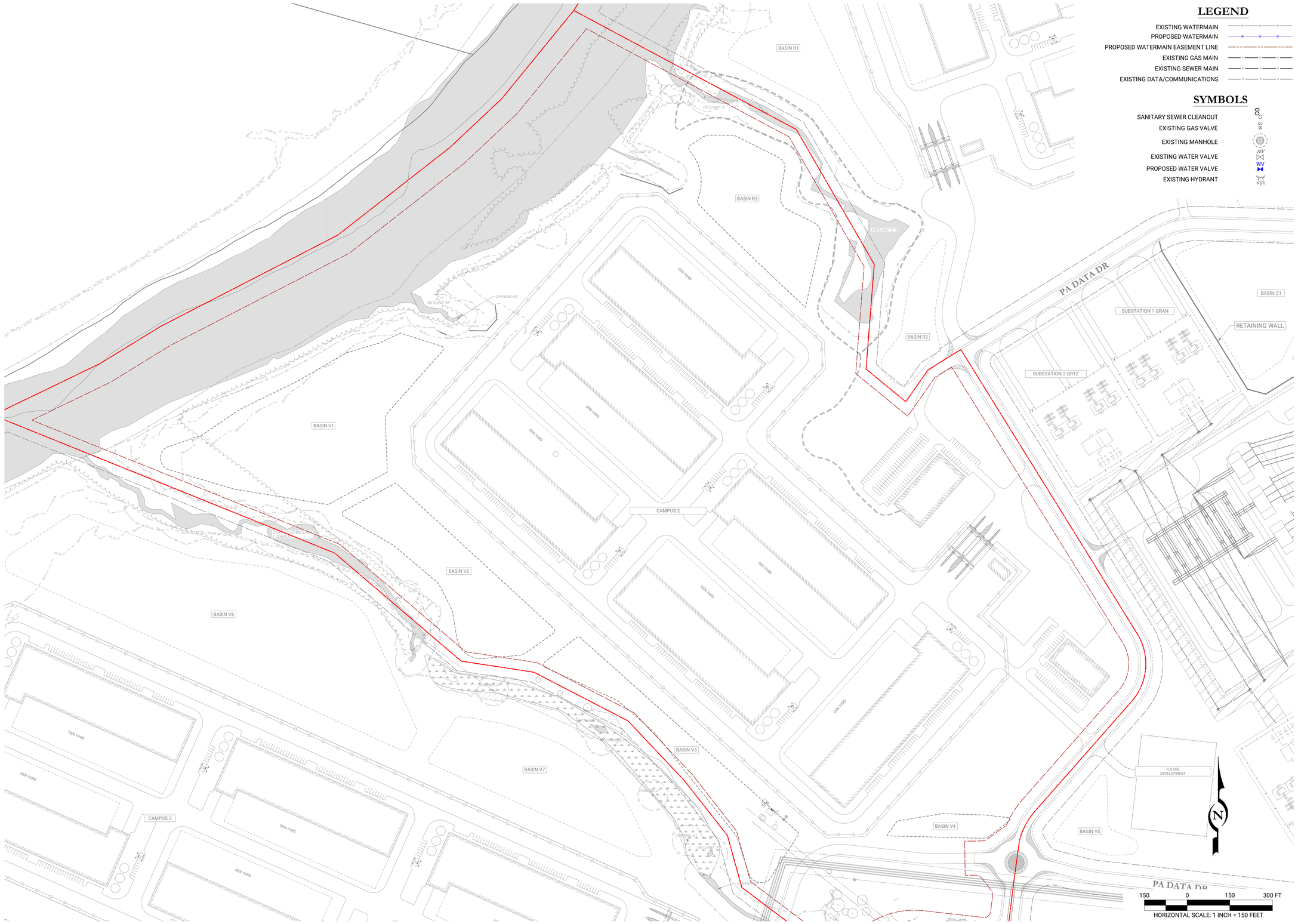
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.

MP02 301



LEGEND

- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED WATERMAIN EASEMENT LINE
- EXISTING GAS MAIN
- EXISTING SEWER MAIN
- EXISTING DATA/COMMUNICATIONS

SYMBOLS

- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING HYDRANT

DRAFT

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

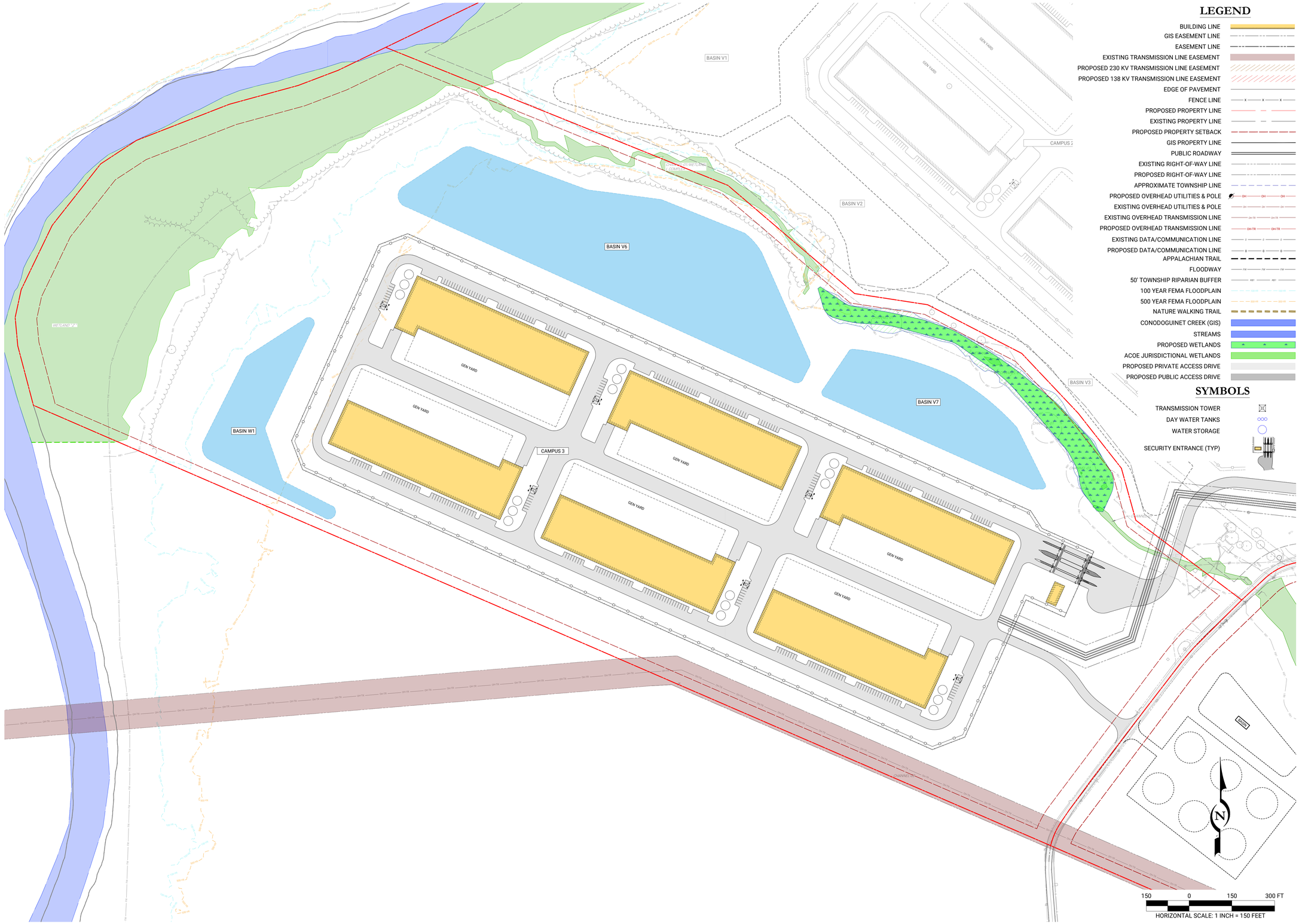
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

UTILITY PLAN

SHEET NO.

MP02 401



LEGEND

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- EXISTING TRANSMISSION LINE EASEMENT
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- EXISTING OVERHEAD UTILITIES & POLE
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- EXISTING DATA/COMMUNICATION LINE
- PROPOSED DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- NATURE WALKING TRAIL
- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

IVIC civil
1015 MUMMA ROAD
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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

PHASE 03
CAMPUS PLAN

SHEET NO.

MP03 001

NOTES:

- WETLANDS SHOWN ARE DERIVED FROM WETLAND DELINEATION DONE BY AMBROOK CONSULTING.
- FLOODPLAINS SHOWN ARE DERIVED FROM FEMA MAP #42041C0088F, LAST REVISED 08/07/2023.
- SUBJECT PARCEL PROPERTY LINES AND EASEMENTS ARE SHOWN FROM ALTA SURVEY DATED 07/03/2025 WITH BOUNDARY AND TOPO SURVEY COMPLETED BETWEEN DECEMBER 2023, APRIL 2024, AND JULY 2025.
- ADJACENT PROPERTIES AND APPROXIMATE EASEMENTS DERIVED FROM CUMBERLAND COUNTY GIS AND BEST AVAILABLE INFORMATION.

LEGEND

- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- EXISTING PAVEMENT
- FENCE LINE
- EXISTING PROPERTY LINE
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- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD TRANSMISSION LINE
- EXISTING DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- CONODOGUINET CREEK (GIS)
- STREAMS
- ACOE JURISDICTIONAL WETLANDS
- EXISTING 2' MINOR CONTOURS
- EXISTING 5' MAJOR CONTOURS

SYMBOLS

- TRANSMISSION TOWER
- SANITARY SEWER CLEANOUT
- EXISTING GAS VALVE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT

LANDS N/F - KMWW, A PARTNERSHIP
PARCEL ID: 21-06-0015-015
DB 31C PG 185
TRACT I
±212.41 ACRES

LANDS N/F - KMWW, A PARTNERSHIP
PARCEL ID: 21-06-0015
DB 31C PG 185
TRACT I
±147.31 ACRES

20 0 20 40 FT
HORIZONTAL SCALE: 1 INCH = 20 FEET

DRAFT

REV	DATE	ISSUE / REVISIONS	BY	CHKD

LIVIC civil
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2ND FLOOR
WORMLEYSBURG, PA 17043
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PROJECT No:	1258-01
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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.

MP03 101

LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
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- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

ZONING REGULATIONS

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE ZONING ORDINANCE FOR MIDDLESEX TOWNSHIP, IN CUMBERLAND COUNTY, PENNSYLVANIA.

SITE LOCATION: COUNTRY CLUB ROAD | CARLISLE, PA 17015

ZONING DISTRICT

- MIXED USE NEIGHBORHOOD (MU-1) | DATA CENTER OVERLAY (DCO)
- PERMITTED USE: EMPLOYMENT USE - DATA CENTER

	REQUIRED	PROPOSED
LOT REQUIREMENTS		
❖ MIN LOT SIZE	25 AC	> 25 AC
❖ MIN LOT WIDTH	200 FT	> 200 FT
❖ MAX LOT COVERAGE	70%	< 70%
❖ MAX IMPERVIOUS COVERAGE	70%	< 70%
❖ MAX BUILDING HEIGHT	75 FT	< 75 FT
BUILDING SETBACKS		
❖ FRONT*	35 FT	> 35 FT
❖ SIDE* (EACH)	35 FT	> 35 FT
❖ REAR*	75 FT	> 75 FT
❖ * SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	100 FT	> 100 FT
PARKING SETBACKS		
❖ SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	50 FT	> 50 FT
PARKING REQUIREMENTS	TBD	TBD

❖ TO ENSURE THAT CERTAIN DEVELOPMENTS PROVIDE ADEQUATE, BUT NOT EXCESSIVE, VEHICLE PARKING, THE TOWNSHIP REQUIRES APPLICANTS THEREOF TO SUBMIT A WRITTEN COMPUTATION OF THEIR REQUIRED OFF-STREET PARKING SPACES BASED ON THE ESTIMATES PARKING DEMAND OF THE PROPOSED USE(S).

DRAFT

REV	DATE	COMMENTS / ISSUE / REVISIONS	BY	CHKD

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1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
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PROJECT No:	1258-01
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PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

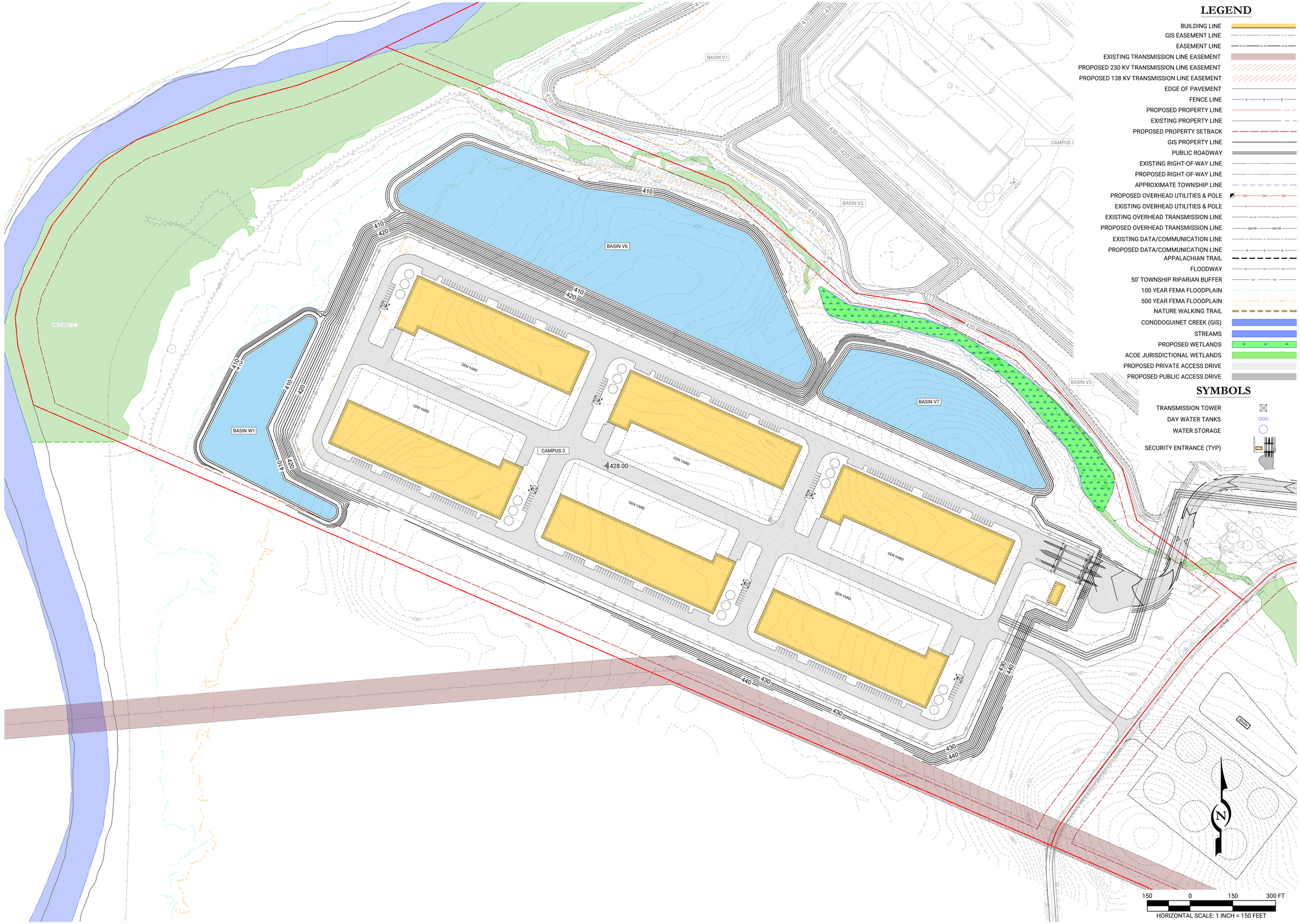
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

SITE LAYOUT & ZONING PLAN

SHEET NO.

MP03 201



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EXISTING TRANSMISSION LINE EASEMENT
- PROPOSED 230 KV TRANSMISSION LINE EASEMENT
- PROPOSED 138 KV TRANSMISSION LINE EASEMENT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- GIS PROPERTY LINE
- PUBLIC ROADWAY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- APPROXIMATE TOWNSHIP LINE
- PROPOSED OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD TRANSMISSION LINE
- PROPOSED OVERHEAD TRANSMISSION LINE
- EXISTING DATA/COMMUNICATION LINE
- PROPOSED DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
- FLOODWAY
- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- NATURE WALKING TRAIL
- CONODOGUINET CREEK (GIS)
- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE

SYMBOLS

- TRANSMISSION TOWER
- DAY WATER TANKS
- WATER STORAGE
- SECURITY ENTRANCE (TYP)

DRAFT

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com

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PROJECT No:	1258-01
DATE:	JULY 24, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PROJECT BOLT

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY

COUNTY
PENNSYLVANIA

CLIENT

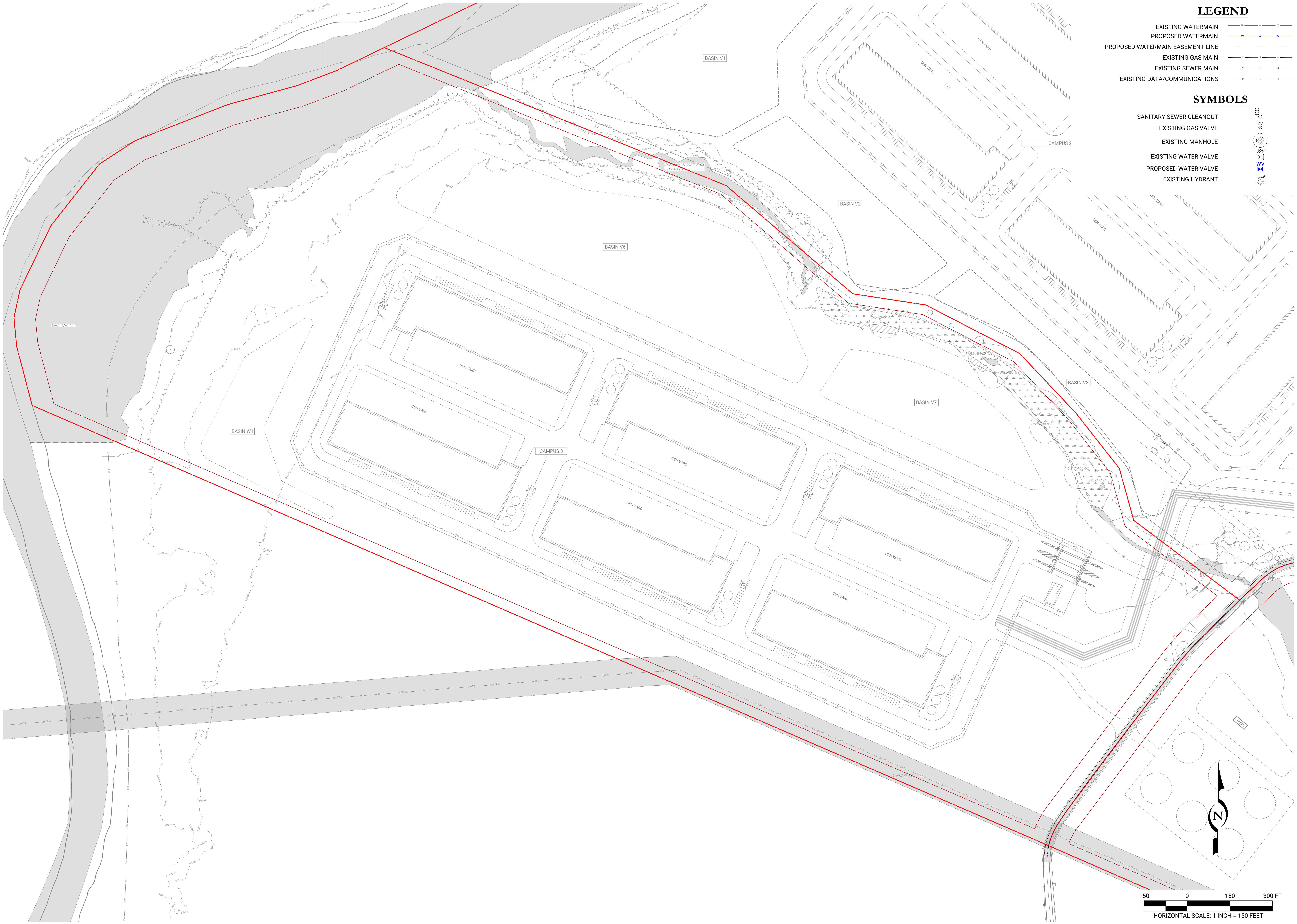
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.

MP03 301



DRAFT

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SHEET TITLE

UTILITY PLAN

SHEET NO.

MP03 401