

PLANNING DEPARTMENT
C u m b e r l a n d C o u n t y

**Cumberland County
Subdivision and Land Development
Review Report**

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013
Telephone: (717) 240-5362

Municipality:	Date Received:	Date Reviewed:	Reviewed By:	Plan Number:
Middlesex Township	12/16/2025	1/12/2026	SH, EG, KS	P25-1176
Plan Title:				
Pennsylvania Digital 1 (PAX-1) Phase 2				
Plan Status:		Plan Type:		
Preliminary		Land Development Plan		
Comments and Recommendations:				

1. The submission should be accompanied by architectural renderings of the building exterior (zoning 2.18.G.1).
2. Each of the data center buildings include an adjoining 'generator yard'. The plan should include a typical layout of the generator yard. The type of generator should be provided. The details should include any proposed screening, buffering or fencing proposed around the generators (zoning 2.18.G.1.b).
3. The main entrance(s) and any secondary entrance(s) to each building should be labeled on the plan (zoning 2.18.G.1.c.1). A handicapped accessible sidewalk should be provided for employees and visitors.
4. An acoustic barrier may be required for mechanical equipment that abuts a residential use or zoning district (zoning 2.18.G.2.b.1.d). The township should review the location of the proposed 'generator yards'.
5. A traffic impact study should accompany the submission (zoning 3.04.G.2.d).
6. A water feasibility study should accompany the submission (zoning 3.04.G.2.e).
7. An electric interconnection agreement should be provided (zoning 3.04.G.2.f).
8. A noise study should be provided (zoning 3.04.G.2.g).
9. A parking analysis report is required to determine the number of parking spaces required for a data center. The report should be provided to the township (zoning table 4.15.1 and 4.15.D).
10. The township engineer should determine whether curbing is required throughout the proposed development (zoning 4.15.F.4). Curb detail is provided. If applicable, curbing should be shown on the plan.

In addition, if curbing is not required, parking stops should be provided to prevent vehicles from encroaching into landscaped areas.
11. A recycling and trash dumpster should be provided for each building (zoning 4.27.A).

12. A small key map should be provided on each sheet. The appropriate match lines should be highlighted to depict the area shown on the sheet (SLDO 501.A.2).
13. The following refer to the request of waiver block on the cover sheet (SLDO 501.A.8):
 - a. Section 303 J.3 (detention basin slopes) indicates that stormwater basin bottoms will be flat and landscaped with wetland vegetation that will not be mowed. The township should verify whether the basins should be mowed for maintenance of the stormwater management facilities.
 - b. Section 303 B.2 (infiltration of stormwater) indicates that a majority of the stormwater produced will discharge laterally to the adjacent floodplain of the creek and mimic existing runoff characteristics of the site. Will the post-construction runoff mimic the rate, volume and concentration of the existing stormwater runoff? The applicant should provide evidence that sheet flow is proposed.
 - i. The applicant should consider the feasibility of installing tanks to hold the excess stormwater to be used for cooling the data center.
 - ii. The existing conditions and demo plan indicates that many areas along the floodplain include steep banks and sensitive features that may be susceptible to erosion from increased stormwater flow. The township should require methods to limit erosion prior to approval of the waiver
 - iii. The PNDI results found on sheet 2 indicate that no known conflicts are identified on the project site. It appears that the requested waiver will create impacts beyond the project disturbed area. Two of the identified species are identified as 'extensive' and 'small' floodplain populations. The applicant should address impacts to threatened and rare populations in the floodplain prior to approval of the waiver.
 - iv. In addition, the PA Natural Heritage Program identified the area of the Conodoguinet Creek at Bernheisel Bridge as supporting habitat for two plant species of concern and one animal species of concern of regional significance. The program also identified the area of the Conodoguinet Creek at Wolf's Bridge as supporting aquatic species of concern. The habitat conservation recommendations in their report should be observed and followed in development of this project site.
 1. Maintaining water quality in the Conodoguinet will benefit these species, which also occur downstream at several locations along the creek. The plant species of concern will benefit from minimizing disturbance on the floodplain and by allowing a wider forested buffer to grow along the creek.
 - v.
14. The instrument and parcel number should be provided in the site data on sheet 2 (SLDO 501.A.15.e.1).
15. This property is enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information (SLDO 501.A.18).

16. Adjoining property owner information should be provided (SLDO 501.A.19).
17. Sheet 2, general note 11 should be clarified as the township has recently adopted a new zoning ordinance. The zoning regulations block (sheet 2) indicates that the September 3, 2025 ordinance applies (SLDO 501.A.21).
18. Each fire hydrant should be connected to the proposed fire line (SLDO 501.A.26.k).
19. The phasing plan should include a schedule for each phase of the development (SLDO 501.B.3).
20. The plan should include the proposed building size. Each phase of the development should include the square footage of proposed buildings, the square footage of each phase and the overall cumulative square footage of the entire project (SLDO 501.C.2.B).
21. A hydro-geologic study and water quality testing report should accompany the submission (SLDO 503.A.6).
22. Emergency service providers should review and comment on the plan (SLDO 602.M).
23. Each watercourse, drainageway, channel or stream should be provided with a drainage easement (SLDO 704.I).
24. The applicant has requested a waiver (deferral) of sidewalk requirements. The township should consider requesting pedestrian pathways in the floodplains and riparian buffer areas adjacent to the Conodoguinet Creek (SLDO 707.C).
25. Surveying monuments and / or markers should be identified or placed at each corner of the property line (SLDO 709).
26. The plan should address a dedication of recreation land or a fee in lieu of dedication (SLDO 710).
27. The applicant should consider traffic control signage at intersections throughout the proposed development (SLDO 715.A.1). In addition, clear sight triangles should be shown and the required / provided sight distances should be provided (zoning 4.14 and SLDO 703.K).
28. An environmental impact assessment report should accompany the submission (SLDO 718).
29. Existing trees with a trunk diameter of 20 inches or more should be identified on the landscape plan (SLDO 719.B.2.d).
30. Sheet C1B 602 includes a small 'reforestation area.' Sheet C1B 601 includes a tree schedule for reforestation areas. The tree reforestation schedule proposes almost 6,000 trees placed 10 feet on center. The landscaping plan should be reviewed by a registered landscape architect to verify the spacing proposed and the goal for these planting areas. (SLDO 719.b.3). The township should consider a forestry professional review of the plan as the concentration of trees in the limited proposed reforestation areas will require extensive thinning over time. CCPD recommends that all proposed trees are spread out to a larger defined area that will support the trees at full maturity (SLDO 719.C.2).
 - a. The applicant should provide a replacement program for non-surviving plants (SLDO 719.C.19). The replacement program should address tree maintenance and replacement for a minimum of 5 years to ensure establishment of the plantings. The township should consider and discuss a bond to be used for tree maintenance and replacement.

31. Phase 3 of the Pennsylvania Digital 1 (PAX-1) project includes a reforestation area and a riparian buffer enhancement area. The applicant should include a riparian buffer enhancement area for each phase of the project.
32. In addition to other landscape requirements, the plan should provide one tree for every 1,000 square feet of gross floor area of building (SLDO 719.C.15.a). The landscape plan should provide a total square footage of gross floor area and proposed trees to meet this requirement.
33. At least 10% of the gross area of the parking lots should be landscaped and include a deciduous tree per 20 parking spaces (SLDO 719.C.16.f). The landscape plan should include proof of compliance including the area of each parking lot and the area of landscaping provided in each lot.
34. The landscape plan is proposing trees that are not on the list of recommended trees. The township should determine whether the trees should be approved by the board of supervisors (SLDO 719.D.3).
35. The applicant should coordinate a visual impact analysis with the Appalachian Trail Conservancy and the National Park Service. The Appalachian Trail Conservancy has provided the following concerns:
 - a. The character of the landscape along the entire Cumberland Valley stretch of the Appalachian Trail is historically agricultural, pastoral, and rural. Several landowners hold special use permits to maintain this landscape character in this area. The proposed development will fundamentally change the character of the landscape everywhere they are visible. The proposed structures will be visible for approximately 800 feet of the Appalachian Trail. Native, non-invasive, tall evergreen plantings should be considered to block the buildings between the trail and the eastern border of the subject property.
 - b. The applicant and the township should consider the view from the Appalachian Trail when the development area is viewed from above, for example at the Cumberland Valley Overlook. The roofs of the buildings will be geometric, with straight lines, on landscape full of organic shapes and curving lines. If the roof, and the accessories on the roof, are white, light or reflective, it will stand out in terms of color, line and landscape character. The applicant should consider planting a green roof on the buildings, and/or having the roofs and any roof-top infrastructure painted a darker, muted/natural color.
 - c. Given the proximity to the Appalachian Trail, the applicant should consider impacts from habitat loss and noise.
 - d. The applicant and the township should verify that dark sky standards are used to ensure minimal impacts.
36. A “master plan” is referenced throughout the land development plan. The master plan should accompany the submission.
37. The zoning regulations block should be clarified. The Middlesex Township zoning ordinance was enacted in 2025.
38. The existing driveway on the existing conditions plan should be labeled.

39. Sheet C02 601 includes an overall plant schedule and includes a reforestation area on the lower left corner of the sheet. The reforestation area planting breakdown note should include a sheet number.
40. Sheet C02 607 shows reforestation area 1 and reforestation area 2. Areas 1 and 2 should also be identified on the overall landscaping plan (sheet C02 601).
41. Phase 1B included a list of anticipated conditions of preliminary plan approval. The township should review both phases and determine whether this list should be included on the phase 2 plan.
42. Please work with the municipal addressing authority to determine addresses as soon as possible. Providing complete and accurate addressing information to Cumberland County GIS when plans are finalized, but before construction, ensures that they can be added to the Master Street Address Guide (MSAG). An up-to-date MSAG is critical to ensuring that addresses validate in the 9-1-1 system. Other utility providers also depend on the MSAG to validate installations in new developments. If you have any questions regarding addressing or the MSAG, please contact Garrett McKinney, MSAG Coordinator, at (717)240-6418 or ghmckinney@cumberlandcountypa.gov.
43. Cumberland County strives to create the most accurate public records possible. The following electronic AutoCAD files (.dwg) are **required** by the Planning Department prior to or at the time of recording any plan. Please note that the Planning Department **will not sign the plan for recording** until this information is emailed to planningreviews@cumberlandcountypa.gov. Links to online file downloads are acceptable. Applicants are required to provide the following information:
 - a. **Parcel boundaries**
 - b. **Lot lines**
 - c. **Building footprints**
 - d. **Road rights-of-ways**
 - e. **Edge of pavement**
 - f. **Declaration of planned communities/condominiums documents (including amendments)**

PRELIMINARY LAND DEVELOPMENT PLAN

FOR

PENNSYLVANIA DIGITAL 1 (PAX-1) - PHASE 2

MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

STORMWATER MANAGEMENT ACCESS EASEMENT

THE OWNERS HEREBY GRANT MIDDLESEX TOWNSHIP AN EASEMENT AND RIGHT TO ACCESS TO INSPECT ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS AT ANY REASONABLE TIME. MIDDLESEX TOWNSHIP IS FURTHER HEREBY GRANTED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS FOR PERSONNEL, EQUIPMENT AND MATERIALS, TO ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND CONTROLS, OVER, UPON, IN, UNDER, AND THROUGH THE PROPERTY, FOR PURPOSE OF MAINTENANCE AND OR REPAIR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN DUE TO FAILURE OR NEGLECT OF THE OWNER/DEVELOPER TO PERFORM THE SAME WITHIN THE REQUIRED TIME.

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF _____ (CORPORATE)

COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____, BEING _____ AUTHORIZED SIGNATORY OF _____ OF _____, THE _____ AUTHORIZED SIGNATORY OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, AND ON BEHALF OF THE CORPORATION, FURTHER ACKNOWLEDGES THAT ALL STREETS OR PARTS THEREOF AND OTHER LANDS INTENDED TO BE OFFERED FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR DEDICATION TO PUBLIC USE AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE OF IDENTIFYING OWNER

PRINTED NAME OF IDENTIFYING OWNER

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

MIDDLESEX TOWNSHIP MUNICIPAL AUTHORITY CERTIFICATE

REVIEWED BY THE MIDDLESEX TOWNSHIP MUNICIPAL AUTHORITY

REVIEWED THIS _____ DAY OF _____, 20____.

ENGINEER

MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS CERTIFICATE

THIS PLAN WAS APPROVED OR CONDITIONALLY APPROVED THE _____ DAY OF _____, 20____ BY THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS.

ALL CONDITIONS, IF ANY IMPOSED WITH RESPECT TO SUCH APPROVAL HAVE BEEN MET ON THIS

_____ DAY OF _____, 20____.

CHAIRMAN, MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS

TOWNSHIP SECRETARY

MIDDLESEX TOWNSHIP PLANNING COMMISSION CERTIFICATE

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE MIDDLESEX TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN, MIDDLESEX TOWNSHIP PLANNING COMMISSION

CUMBERLAND COUNTY PLANNING DEPARTMENT CERTIFICATE

THIS PLAN WAS REVIEWED BY CUMBERLAND COUNTY PLANNING DEPARTMENT

THIS _____ DAY OF _____, 20____.

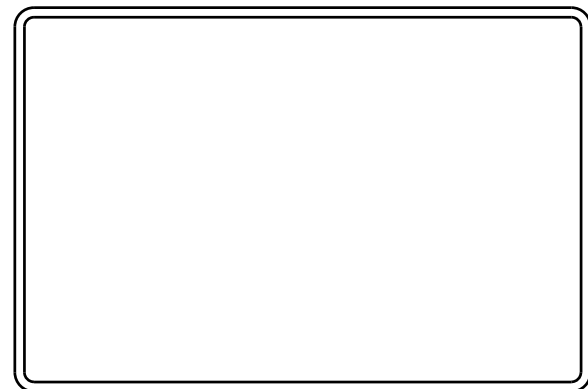
DIRECTOR OF PLANNING

WETLAND CERTIFICATION

I, **ANDREW BROOKENS**, HEREBY CERTIFY THAT I HAVE CONDUCTED A WETLANDS DELINEATION STUDY ON _____ IN ACCORDANCE WITH THE REQUIREMENTS OF THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND HAVE DETERMINED THAT REGULATORY WETLANDS EXIST ON THE SUBJECT SITE, AND THIS PLAN ACCURATELY DEPICTS THE EXTENT OF ALL WETLANDS.

AMBROOK CONSULTING, LLC
3642 PAMPAS CIRCLE
CHAMBERSBURG, PA 17202
ANDREW BROOKENS
DATE _____

UPI CERTIFICATION BY THE CUMBERLAND COUNTY TAX ASSESSMENT OFFICE



LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY TO THE BOARD OF SUPERVISORS OF MIDDLESEX TOWNSHIP THAT, TO THE BEST OF MY KNOWLEDGE, BASED ON RECENT ACTUAL OBSERVATION OF THE SITE, THE SPECIFIC DETAILS AND PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA

LIVIC CIVIL
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
DOUGLAS GAMBER, RLA

DESIGN ENGINEER CERTIFICATE

I HEREBY CERTIFY TO THE BOARD OF SUPERVISORS OF MIDDLESEX TOWNSHIP THAT, TO THE BEST OF MY KNOWLEDGE, BASED ON RECENT ACTUAL OBSERVATION OF THE SITE, THE ENGINEERING DETAILS AND PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA

LIVIC CIVIL
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
CATHERINE A PRINCE, P.E.

SURVEY CERTIFICATE

I HEREBY CERTIFY TO THE BOARD OF SUPERVISORS OF MIDDLESEX TOWNSHIP THAT, TO THE BEST OF MY KNOWLEDGE, BASED ON RECENT ACTUAL OBSERVATION OF THE SITE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA

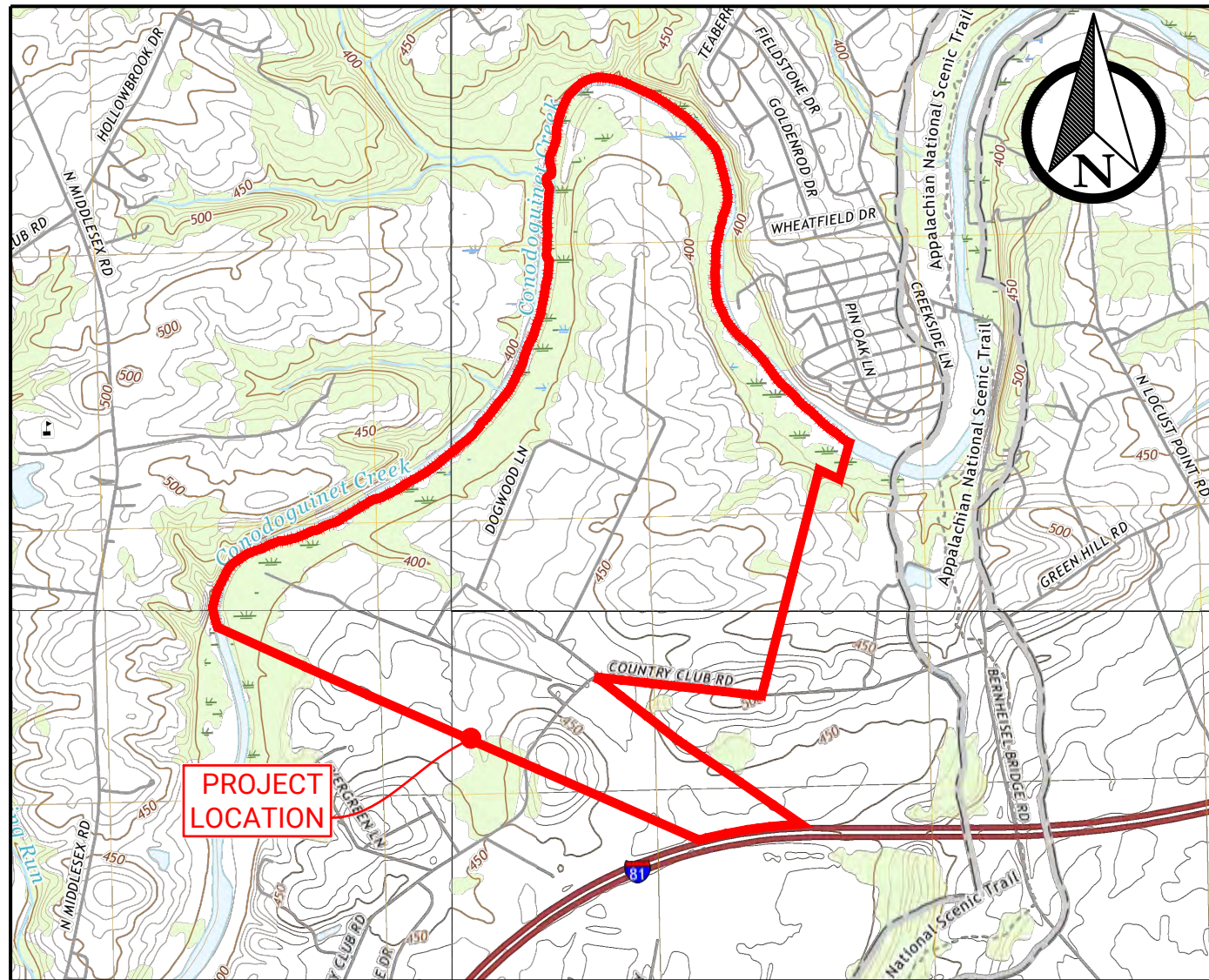
LIVIC CIVIL
635 N. LOYALSOCK AVE
2ND FLOOR
MONTGOMERYVILLE, PA 17754
TIMOTHY R MILHOLIN, P.L.S. SU-075476

GEOLOGIST CERTIFICATE

I HEREBY CERTIFY TO THE BOARD OF SUPERVISORS OF MIDDLESEX TOWNSHIP THAT, TO THE BEST OF MY KNOWLEDGE, BASED ON RECENT ACTUAL OBSERVATION OF THE SITE, THE GEOLOGIC DETAILS AND PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA

ADDRESS:

GEOLOGIST SIGNATURE



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

PHASE 2 PRELIMINARY LAND DEVELOPMENT PLAN

SHEET NUMBER	SHEET TITLE
C02 001	COVER
C02 002	GENERAL NOTES
C02 003	GENERAL INFORMATION
C02 004	EASEMENT PLAN
C02 005	PHASING PLAN
C02 006	MASTER PLAN KEYMAP
C02 007	PHASE 02 KEYMAP
C02 008	PHASE 02 EXISTING CONDITIONS PLAN
C02 101	EXISTING CONDITIONS & DEMO PLAN
C02 200	PHASE 02 OVERALL SITE LAYOUT PLAN
C02 201-206	SITE LAYOUT PLAN
C02 300	PHASE 02 OVERALL GRADING & STORMWATER PLAN
C02 301-306	GRADING & STORMWATER PLAN
C02 400	PHASE 02 OVERALL UTILITY PLAN
C02 401-406	UTILITY PLAN
C02 501-505	PROFILE PLAN
C02 601	OVERALL LANDSCAPING PLAN
C02 602-607	LANDSCAPING PLAN
C02 701	OVERALL PHOTOMETRIC PLAN
C02 702-707	PHOTOMETRIC PLAN
C02 801	ROADWAY DETAILS
C02 802	EARTHWORK DETAILS
C02 803	STORMWATER DETAILS
C02 805	WATER DETAILS
C02 806	MISC DETAILS
C02 807	LANDSCAPING DETAILS

PHASE 2 PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER	SHEET TITLE
C02 ES1	OVERALL EROSION & SEDIMENT CONTROL PLAN
C02 ES2-ES7	EROSION & SEDIMENT CONTROL PLAN
C02 ES8-ES9	E&S NOTES
C02 ES10-ES12	E&S DETAILS

REQUEST OF WAIVER

§501.A.2 - PLAN SCALE REQUIREMENTS

- WE ARE REQUESTING A MODIFICATION TO BE GRANTED FOR THIS SECTION OF THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE PLAN SCALE EXCEEDS THE 1"=50' DUE TO THE SIZE OF THE SITE. THE PLANS ARE SET AT A SCALE TO ALLOW COMPREHENSIVE REVIEW AND LEGIBILITY.

§501.A.6 - LOCATION MAP SCALE REQUIREMENTS

- WE ARE REQUESTING A MODIFICATION TO BE GRANTED FOR THIS SECTION OF THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE LOCATION MAP EXCEEDS 1"=1,000' DUE TO LOCATION SIZE. THE LOCATION MAP IS SET AT A SCALE TO ALLOW COMPREHENSIVE REVIEW AND LEGIBILITY.

§707 - SIDEWALK REQUIREMENTS

- WE ARE REQUESTING A MODIFICATION TO BE GRANTED FOR THIS SECTION OF THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. DUE TO THE LEVEL OF SECURITY IN AND AROUND THESE FACILITIES, NO PUBLIC FOOT TRAFFIC IS EXPECTED. AS PART OF THIS WAIVER, THE NOTE "THE OWNERS OF THESE LOTS, UPON NOTIFICATION BY MIDDLESEX TOWNSHIP, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS TO TOWNSHIP SPECIFICATION WITHIN SIX (6) MONTHS OF THE DATE OF SUCH NOTIFICATION." HAS BEEN ADDED TO THE FINAL PLAN.

§718.D.3.A, 718.D.4.A, 718.D.4.B, 718.D.4.C, 718.D.4.D - PLAN SCALE

- WE ARE REQUESTING A MODIFICATION TO BE GRANTED FOR THIS SECTION OF THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

STORMWATER MANAGEMENT ORDINANCE WAIVERS

§303.J.3 - DETENTION BASIN SLOPES

- WE ARE REQUESTING A MODIFICATION TO BE GRANTED FOR THIS SECTION OF THE MIDDLESEX TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. WE REQUEST THE ABILITY TO SET SIDE SLOPES AT 3H:1V AND FOR BASIN BOTTOMS TO BE FLAT. BASINS WILL BE LANDSCAPED WITH WETLAND VEGETATION AND WILL NOT BE MOWED.

§303.K.9 - SWALE GRADES

- WE ARE REQUESTING A MODIFICATION TO BE GRANTED FOR THIS SECTION OF THE MIDDLESEX TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. WE REQUEST TO UTILIZE SWALE GRADES OF 0.5-2% IN LOCATIONS SURROUNDING THE LAYDOWN YARD TO EFFICIENTLY COLLECT PAD RUNOFF. THESE SWALES WILL BE DESIGNED WITH SUFFICIENT FREEBOARD.

§303.H.17 - DEWATERING

- WE ARE REQUESTING A MODIFICATION TO BE GRANTED FOR THIS SECTION OF THE MIDDLESEX TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. THE APPLICANT HAS DESIGNED THE STORMWATER BMP FACILITIES IN ACCORDANCE WITH DEP REQUIREMENTS AND WORKSHEETS WHICH ALLOW UP TO 72 HOURS FOR DEWATERING TO OCCUR. A MODIFICATION TO ALLOW THE DESIGN TO ADHERE TO DEP REQUIREMENTS IS REQUESTED.

§303.B.2 - INFILTRATION OF STORMWATER

- WE ARE REQUESTING A MODIFICATION TO BE GRANTED FOR THIS SECTION OF THE MIDDLESEX TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. FOLLOWING EXTENSIVE INFILTRATION TEST OF THE SITE, IT HAS BEEN CONCLUDED THAT THE SITE HAS NEARLY NO PERMEABILITY. IN A COUPLE SELECT LOCATIONS INFILTRATION BASINS HAVE BEEN DESIGNED AN INCLUDED TO THE MAXIMUM EXTEND PRACTICAL. OTHERWISE, DEP HAS REQUIRED THAT WE UTILIZE A NEW ALTERNATIVE BMP DESIGN WHICH NEW TO THE STATE. THIS UTILIZES SMALL MRC CELLS FOR WATER QUALITY WITH BYPASS OF HIGHER STORMS FOR DETENTION. WHILE NOT DESIGNED FOR THESE DETENTION AND MRC BASINS WILL NATURALLY INFILTRATE SOME SMALL AMOUNT OF WATER WHILE BUT THE MAJORITY WILL DISCHARGE Laterally TO THE ADJACENT FLOODPLAIN OF THE CREEK AND MIMIC EXISTING RUNOFF CHARACTERISTICS OF THE SITE.

CUMBERLAND COUNTY RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA

THIS _____ DAY OF _____, 20____.

INSTRUMENT NUMBER _____

EASEMENT CERTIFICATION

ALL UTILITIES SHOWN HERE ON ARE COVERED BY RECORDED AND/OR NON-RECORDED EASEMENTS OR ARE UNDEDICATED AND PROPERTY OF THE LANDOWNER WHERE NO EASEMENT IS REQUIRED. ALL RIGHTS-OF-WAY HAVE BEEN SHOWN ON THE PLAN AND ALL UTILITY COMPANIES HAVE BEEN CONTACTED.

TIMOTHY MILHOLIN, P.L.S. SU-075476

DATE



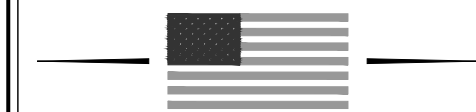
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

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. © 2025 LIVIC CIVIL, LLC

PROJECT No: 1259-01
DATE: NOVEMBER 26, 2025
SCALE: AS SHOWN
DRAWN BY: RUB / CHECKED BY: JHR

PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

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.

C02 001

1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING DEPTHS AND LOCATIONS OF ANY AND ALL UTILITIES WHICH FALL WITHIN OR ADJACENT TO THE LIMITS OF WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING ANY DAMAGED UTILITY THAT OCCURS DURING CONSTRUCTION, AT THEIR EXPENSE. THE CONTRACTOR IS REQUIRED TO COMPLETE THEIR UTILITY NOTIFICATIONS PER STATE LAW AND FOLLOW ANY AND ALL REGULATIONS.
2. THE CONTRACTOR IS TO NOTIFY OWNER/ENGINEER, IN WRITING, OF ANY UTILITY CONDITIONS AT THE SITE DIFFERING FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY OWNERS FOR THE ADJUSTMENT OR RELOCATION OF UTILITY SURFACE FEATURES, I.E. VALVE BOXES, UTILITY POLES, MANHOLES, ETC. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF CONFLICTING UTILITIES WHICH ARE A RESULT OF THESE IMPROVEMENTS.
3. THE CONTRACTOR SHALL CONSTRUCT ALL PROPOSED IMPROVEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF MIDDLESEX TOWNSHIP.
4. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL BENCH MARKS AND CONTROL POINTS DURING CONSTRUCTION. CONTRACTOR SHOULD SET ADDITIONAL CONTROL AS DEEMED APPROPRIATE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE, REVIEW AND UNDERSTAND THE PLAN AND SPECIFICATIONS AND VERIFY ALL FIELD CONDITIONS, DIMENSIONS, DRAWINGS AND SPECIFICATIONS. ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT'S OWNER IN WRITING. WORK COMPLETED BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES, WITHOUT RECEIVING A RESPONSE FROM THE PROJECT'S OWNER, SHALL BE DONE AT THE CONTRACTOR'S RISK.
6. THE CONTRACTOR SHALL COMPLETE THEIR UTILITY NOTIFICATIONS PER STATE LAW. CONTRACTOR IS TO NOTIFY OWNER/ENGINEER, IN WRITING, OF ANY UTILITY CONDITIONS AT THE SITE DIFFERING FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR IS REQUIRED TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
8. THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL BE NOTIFIED THAT THEY ARE REQUIRED TO COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), WHICH APPLY TO ALL PHASES OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH SAFETY, COVERING, PLATING, SHEETING, SHORING AND SHORING DESIGN AS NEEDED.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE SAFE FLOW OF TRAFFIC DURING CONSTRUCTION. MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH PennDOT PUBLICATION 213, "TEMPORARY TRAFFIC CONTROL GUIDELINES", AS AMENDED.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL REQUIRED NOTIFICATIONS AS SPECIFIED ON SUPPLIED PERMIT OF PERMIT PLANS. THIS INCLUDES MUNICIPALITIES, CONSERVATION DISTRICTS, PADEP, AND OTHER REGULATORY AGENCIES.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY OWNERS FOR THE ADJUSTMENT OR RELOCATION OF UTILITY SURFACE FEATURES, I.E. VALVE BOXES, UTILITY POLES, MANHOLES, ETC. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF CONFLICTING UTILITIES WHICH ARE A RESULT OF THESE IMPROVEMENTS.
13. CONSTRUCTION IS TO BE BASED ON ACTUAL FIELD STAKING OF IMPROVEMENTS BY A REGISTERED PROFESSIONAL ENGINEER. ANY DEVIATIONS FROM THE STAKEOUT OR PLAN SHALL NOT BE PERMITTED WITHOUT APPROVAL.
14. THE CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE ACROSS ALL GRADED AREAS IS PROVIDED AND NO LOW SPOTS OR PONDING OCCUR WITHIN THE LIMITS OF WORK UNLESS NATURALLY OCCURRING.
15. ALL EXISTING SIGNS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REINSTALLED IMMEDIATELY IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT DAMAGE TO ALL EXISTING FEATURES (TO REMAIN) WITHIN THE PROJECT LIMITS AND ALONG ADJACENT PROPERTIES.
17. ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION, THAT ARE NOT TO BE PAVED OR HAVE SPECIFIC RESTORATION DETAILS, SHALL BE RESTORED WITH A MINIMUM SIX (6") INCHES OF TOPSOIL AND SEEDED AND MULCHED.
18. PER PennDOT PUBLICATION 408, SECTION 409.3-CONSTRUCTION, NO BITUMINOUS PAVEMENT WILL BE PLACED BETWEEN NOVEMBER 1 AND MARCH 31, UNLESS AN EXTENSION OF THE PAVING SEASON IS GRANTED IN WRITING BY THE MUNICIPAL ENGINEER. ALL ASPHALT TO ASPHALT AND ASPHALT TO CONCRETE JOINTS SHALL BE SEALED IN ACCORDANCE WITH PUB 408, SECTION 409.3(k)3.
19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT THE WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY WHILE PROTECTING THE ADJOINING PROPERTY FROM DAMAGE. THE CONTRACTOR SHALL KEEP THE WORK AREA FREE OF ACCUMULATION OF WASTE MATERIAL. THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FROM THE PROJECT SITE, AS WELL AS ALL TOOLS, EQUIPMENT AND SURPLUS MATERIAL.
20. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN HEREON WITH THE CURRENT EDITION, AS SUPPLEMENTED AND AMENDED, OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) PUBLICATION 408, SPECIFICATIONS, AND PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION (RC DRAWINGS).
21. THE DESIGNATION OF EXCESS WASTE DISPOSAL AND CONSTRUCTION STAGING AREAS, WHICH MAY BE REQUIRED BUT ARE NOT SHOWN ON THE PLANS, ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL CONSTRUCTION WASTE AND DEBRIS, INCLUDING EXCESS EXCAVATED MATERIAL, ASPHALT, CONCRETE, SCRAP WOOD, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
22. ALL TRENCHING SHALL OCCUR AS DESIGNATED BY THE PLANS. THE CONTRACTOR SHALL USE EQUIPMENT APPROPRIATE TO MAINTAIN A MAXIMUM PAVEMENT OPENING. IF A REVERSED TRENCHING METHOD OR ALIGNMENT IS PROPOSED, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY.
23. DURING GRADING OPERATIONS, NECESSARY MEASURES SHALL BE TAKEN TO PREVENT EROSION OR SILTATION OF NATURAL DRAINAGEWAYS, AND ALL NECESSARY MEASURES FOR DUST CONTROL WILL BE EXERCISED.
24. ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER FROM DAMAGING THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES OF FILLS.
25. ALL FILL SHALL BE PLACED AND COMPACTED SO AS TO MINIMIZE SLIDING OR EROSION OF THE SOIL.
26. ALL FILL PLACED ADJACENT TO NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS SHALL HAVE SUITABLE PROTECTION AGAINST EROSION DURING PERIODS OF FLOODING
27. ALL EXCAVATIONS SHALL BE KEPT DRY TO PROTECT THEIR INTEGRITY. A SEDIMENT FILTER BAG OR EQUAL IMPLEMENTATION OF FILTERING IS REQUIRED BEFORE DISCHARGING.
28. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED, RELOCATED WHEN NECESSARY AND SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT. THE CONTRACTOR SHALL CHECK SEEDED AREAS REGULARLY. THESE AREAS SHALL BE WATERED, FERTILIZED, RESEED AND MULCHED AS NECESSARY, TO OBTAIN STABILIZED COVER.
29. THE CONTRACTOR SHALL COMPLY WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. RE-GRADING, STRIPPING OF VEGETATION AND ANY OTHER WORK, SHALL BE DONE IN A MANNER TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL BMPs REQUIRED BY THE CONSERVATION DISTRICT SHALL BE INSTALLED BY THE CONTRACTOR. SHOULD SEDIMENTATION OCCUR, IT IS THE RESPONSIBILITY OF THE ENTITY CAUSING THE SEDIMENTATION TO REMOVE IT FROM ANY AFFECTED AREAS. ANY DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY. TEMPORARY VEGETATION AND/OR MULCHING MAY BE UTILIZED TO PROTECT EXPOSED CRITICAL AREAS DURING CONSTRUCTION. DUST CONTROL MEASURES SHOULD BE EXERCISED DURING THE ENTIRETY OF CONSTRUCTION.
30. PROTECTION FROM EXCESSIVE COMPACTING AROUND PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED BY THE CONTRACTOR TO PROMOTE INFILTRATION.
31. TOPSOIL REMOVED SHALL BE REDISTRIBUTED AND STABILIZED AS QUICKLY AS POSSIBLE FOLLOWING THE ESTABLISHMENT OF REQUIRED GRADES FOR A PROJECT OR PROJECT PHASE. ALL EXPOSED EARTH SURFACES SHALL BE STABILIZED BY HYDRO- SEEDING, OR AN APPROVED EQUIVALENT METHOD, ON SLOPES OF LESS THAN TEN PERCENT (10%) AND BY SODDING OR HYDRO-SEEDING ON SLOPES EXCEEDING TEN PERCENT (10%)
32. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH PROVISIONS AND REQUIREMENTS OF ARTICLE 14 OF MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE RELATED TO CONTRACTOR PRE-CONSTRUCTION OBLIGATION AS WELL AS CONSTRUCTION REQUIREMENTS, MUNICIPAL NOTIFICATIONS, INSPECTION AND CLOSEOUT REQUIREMENTS.

- NPDES MINOR MODIFICATION (PERMIT NO. PAC210079A-2) ISSUED BY CUMBERLAND COUNTY CONSERVATION DISTRICT AND PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION ISSUED 9/8/2025
- EROSION AND SEDIMENTATION CONTROL PLAN APPROVAL ISSUED BY CUMBERLAND COUNTY CONSERVATION DISTRICT - ISSUED 9/8/2025
- NPDES MAJOR MODIFICATION (PERMIT NO. PAC210079A-3) - SUBMITTED 10/31/2025
- NPDES MAJOR MODIFICATION (PERMIT NO. PAC210079A-_)
- CHAPTER 105 GENERAL PERMIT 5 (PERMIT NO. GP052103225-003) - SUBMITTED OCTOBER 2025
- CHAPTER 105 GENERAL PERMIT 7
- MTMA WATERMAIN DESIGN APPROVAL

1. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON EXISTING MAPPING RECORDS AND/OR EVIDENCE OF ABOVE GROUND FACILITIES. THE EXACT LOCATION (HORIZONTAL & VERTICAL) OR ACCURACY THERE OF IS NOT GUARANTEED.
2. THE OWNER SHALL PREPARE AND EXECUTE NECESSARY UTILITY EASEMENTS FOR PROPOSED RELOCATED UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS BY THE UTILITY OWNER.
3. EXISTING INFORMATION AND FEATURES SHOWN HEREIN WERE ESTABLISHED FROM AN AMALGAMATION OF LIDAR, A UAV FLIGHT AND A FIELD SURVEY, PERFORMED BY LIVIC CIVIL, BETWEEN DECEMBER 2023, APRIL 2024, AND JULY 2025.
4. A TITLE REPORT HAS BEEN ISSUED BY CHICAGO TITLE INSURANCE COMPANY. LIVIC CIVIL DOES NOT CERTIFY OR HAS MADE ANY ADDITIONAL INVESTIGATION OR CHAIN OF TITLE SEARCH REGARDING ANY SUCCESSORS, ASSIGNING OR HEIRS OF EASEMENTS, ENCUMBRANCES, COVENANTS, OWNERSHIPS OR SUCH THAT A TITLE SEARCH MAY DISCLOSE, OTHER THAN WHAT IS SHOWN ON THIS PLAN.
5. CONODOGUINET CREEK IS LOCATED WITHIN THE PROJECT AREA. IT IS CONSIDERED A NAVIGABLE STREAM AND IS THE ONLY STREAM OR RUN TO BE LOCATED WITHIN THE PROJECT LIMITS.
6. BASED ON A PENNSYLVANIA NATURAL DIVERSITY INDEX SEARCH, NO KNOWN CONFLICTS WERE IDENTIFIED WITHIN THE PROJECT SITE.
 - SURVEYS CONDUCTED IN JULY 2024 AND APRIL 2025 IDENTIFIED:
 - LIMESTONE PETUNIA (RUELLIA STREPENS; PA THREATENED) - EXTENSIVE FLOODPLAIN POPULATION.
 - WHITE TROUT-LILY (ERYTHRONIUM ALBIDUM; PA RARE) - SMALL FLOODPLAIN POPULATION.
 - VIRGINIA MALLOW (RIPARIOSIDA HERMAPHRODITA; PA ENDANGERED) - NOT DETECTED WITHIN THE TRACT.
 - A BALD EAGLE (HALIAEetus LEUCOCEPHALUS) NEST HAS BEEN IDENTIFIED ON THE SITE. FIELD RECONNAISSANCE TO DATE SHOWS NO EVIDENCE OF ACTIVE USE DURING RECENT SURVEYS. THE MAJORITY OF PLANNED DEVELOPMENT IS MORE THAN 660 FEET FROM THE NEST, WITH ALL WORK, EXCEPT GRADING OF ONE STORMWATER BASIN, OCCURRING OUTSIDE OF THE 330-FOOT BUFFER ZONE. FOR ANY WORK WITHIN 660 FEET, CONSTRUCTION WILL BE SCHEDULED OUTSIDE OF THE BALD EAGLE BREEDING SEASON IF THE NEST IS ACTIVE, PER STATE AND FEDERAL GUIDELINES.
 - INDIANA BAT (MYOTIS SODALIS) - "MAY AFFECT, NOT LIKELY TO ADVERSELY AFFECT" (NLAA) DETERMINATION.
7. THIS PLAN IS NOT INTENDED TO REPRESENT ANY SUBSURFACE CONDITIONS, INCLUDING THE LOCATION OF BEDROCK OR OTHER GEOLOGICAL CONDITIONS.
8. ALL STORMWATER MANAGEMENT FACILITIES AND BMPs SHALL BE PERMANENT FIXTURES AND CANNOT BE MODIFIED WITHOUT PRIOR APPROVAL OF THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT. MODIFICATION, REMOVAL, FILING, LANDSCAPING, OR ALTERING ANY STORMWATER FACILITY, BMP OR EASEMENT, SHALL BE OTHERWISE PROHIBITED.
9. THE FINAL LAND DEVELOPMENT PLAN, ON ITS OWN, MAY NOT BE SUITABLE FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE OWNER/PROJECT ENGINEER IF SUPPLEMENTAL INFORMATION IS REQUIRED ON ANY LAND DEVELOPMENT PLANS PRIOR TO ISSUANCE OF BIDDING AND CONSTRUCTION.
10. THE INFORMATION SHOWN ON THIS PLAN MAY HAVE ALSO BEEN RELEASED IN A DIGITAL DRAWING FORMAT. ONCE LIVIC CIVIL HAS RELEASED SUCH INFORMATION, WE TAKE NO RESPONSIBILITY OF ANY CHANGES THAT MAY OCCUR. THE ORIGINAL SAVED PLANS SHOULD BE REFERENCED TO ANY REPRODUCED MATERIAL THAT MAY BE VIEWED. ALSO ANY DIGITAL FILES OR DATA CONTAINED WITHIN, BEING USED WILL COME AT THE RISK OF THE USER.
11. THE APPLICANT SHALL COMPLY WITH ALL TOWNSHIP REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THE PLAN.
12. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST AND INSTALLATION OF ALL STREET AND TRAFFIC CONTROL SIGNS REQUIRED FOR THE PROJECT, AS DEEMED NECESSARY BY MIDDLESEX TOWNSHIP.
13. ALL EXISTING OFFSITE IMPERVIOUS AND STRUCTURES SHOWN ARE APPROXIMATE NOT SURVEYED.
14. THERE ARE NO KNOWN DEED RESTRICTIONS FOR THE PROPERTY. NO DEED RESTRICTIONS OR COVENANTS ARE KNOWN TO HAVE BEEN OR TO BE CONDITIONS OF THE SALE OF THE PROPERTY.
15. AT THE TIME OF APPLICATION FOR A BUILDING PERMIT FOR ANY APPROVED LOT CREATED BY A SUBDIVISION AND/OR IMPROVED AS A LAND DEVELOPMENT PROJECT, ISSUANCE OF THE PERMIT SHALL BE CONDITIONED UPON COMPLIANCE WITH THE TERMS OF THIS ORDINANCE. A NOTE INDICATING THE SAME SHALL BE PLACED ON ALL PLANS INVOLVED IN THE PLAN APPROVAL PROCESS.
16. ANY FIELD CHANGES TO THE APPROVED SWMP DESIGNS MUST BE ADDRESSED BY THE PROJECT DESIGN ENGINEER AND THEN SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. THE TOWNSHIP ENGINEER SHALL HAVE THE DISCRETION TO DETERMINE IF SAID CHANGES SHALL GO BEFORE THE TOWNSHIP BOARD OF SUPERVISORS FOR REVIEW AND COMMENT PRIOR TO ANY DECISIONS AS TO APPROVAL OR DENIAL OF SAID CHANGE.
17. THE OWNERS OF THESE LOTS, UPON NOTIFICATION BY MIDDLESEX TOWNSHIP, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS TO TOWNSHIP SPECIFICATIONS WITHIN SIX (6) MONTHS OF THE DATE OF SUCH NOTIFICATION.
18. THE OWNERS OF THESE LOTS, UPON NOTIFICATION BY MIDDLESEX TOWNSHIP, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF CONCRETE CURBS TO TOWNSHIP SPECIFICATION WITHIN SIX (6) MONTHS OF THE DATE OF SUCH NOTIFICATION.
19. THE PROPERTY OWNERS SHALL NOT OBSTRUCT OR ALTER THE FLOW, LOCATION, OR CARRYING CAPACITY OF A STREAM, CHANNEL, OR DRAINAGE SWALE TO THE DETRIMENT OF ANY OTHER PROPERTY OWNER, WHETHER UPSTREAM OR DOWNSTREAM.
20. AN AS-BUILT PLAN SHALL BE SUBMITTED TO THE TOWNSHIP IN ACCORDANCE WITH SECTION 406 OF THE MIDDLESEX TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
21. THE CONTRACTOR/OWNER SHALL ENSURE THAT THE EXISTING SITE DRIVEWAY IS CLOSED AND REMOVED UPON OPENING OF PA DATA DRIVE ENTRANCE #1. IF ENTRANCE #1 IS COMPLETED BUT NOT YET OPEN FOR TRAFFIC. JERSEY BARRIERS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINE TO PREVENT DUAL ACCESS POINTS.

1. APPLICANT/RESPONSIBLE PARTY:
CARLISLE DEVELOPMENT PARTNERS, LLC
ATTN: PETRI OTTAVAINEN
1660 INTERNATIONAL DRIVE, SUITE 500
McLEAN, VA 22102
PHONE: 804.351.7432
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

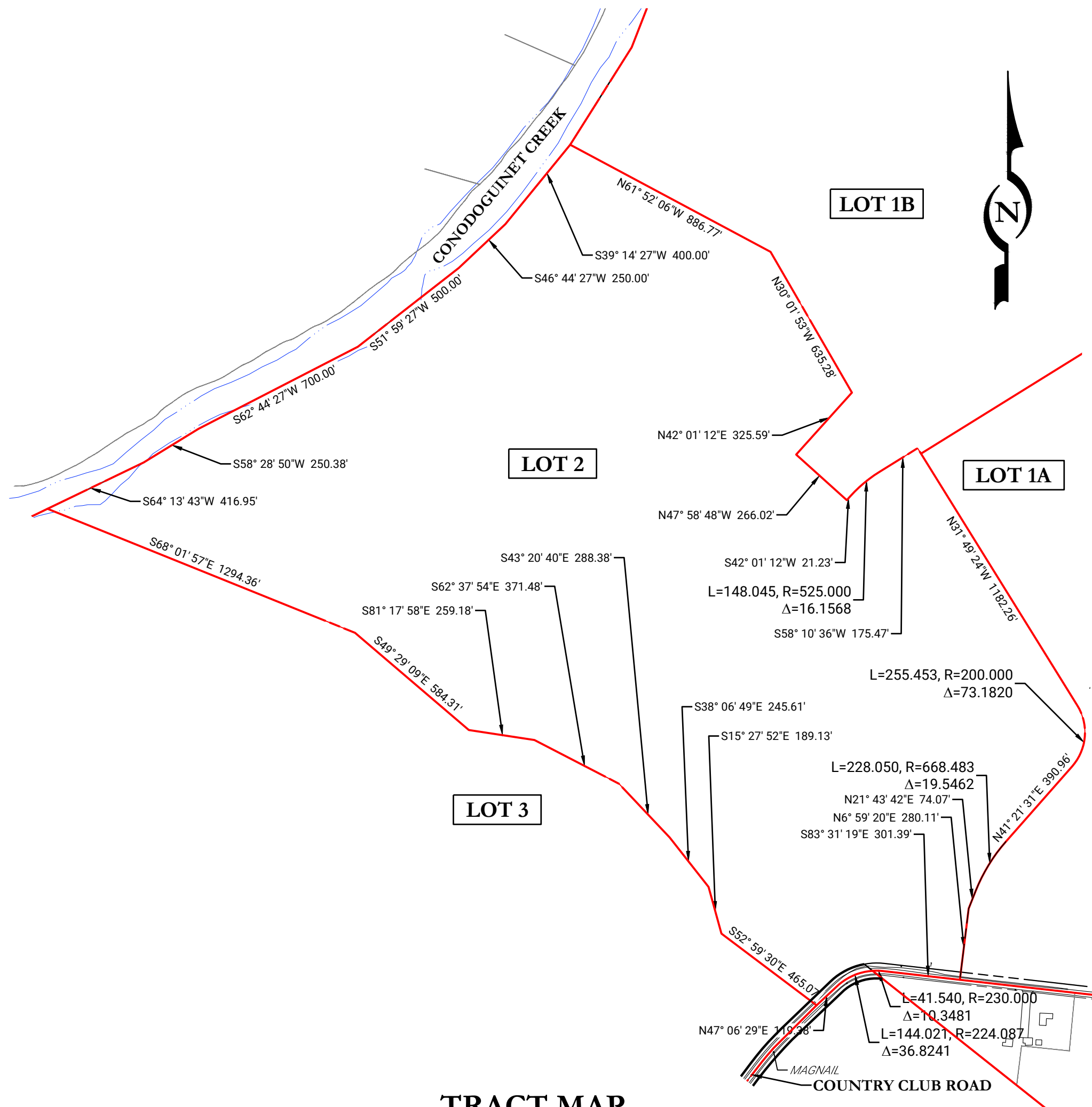
1. LIVIC CIVIL HAS REQUESTED LINE AND UTILITY INFORMATION FROM THE PA ONE CALL SYSTEM (POCS)
2. POCS SERIAL NUMBER: 20251830955-000
DATE: JULY 2, 2025
3. THE FOLLOWING FACILITY OWNERS HAVE INDICATED THROUGH POCS THAT THEY HAVE FACILITIES IN THE PROJECT AREA:



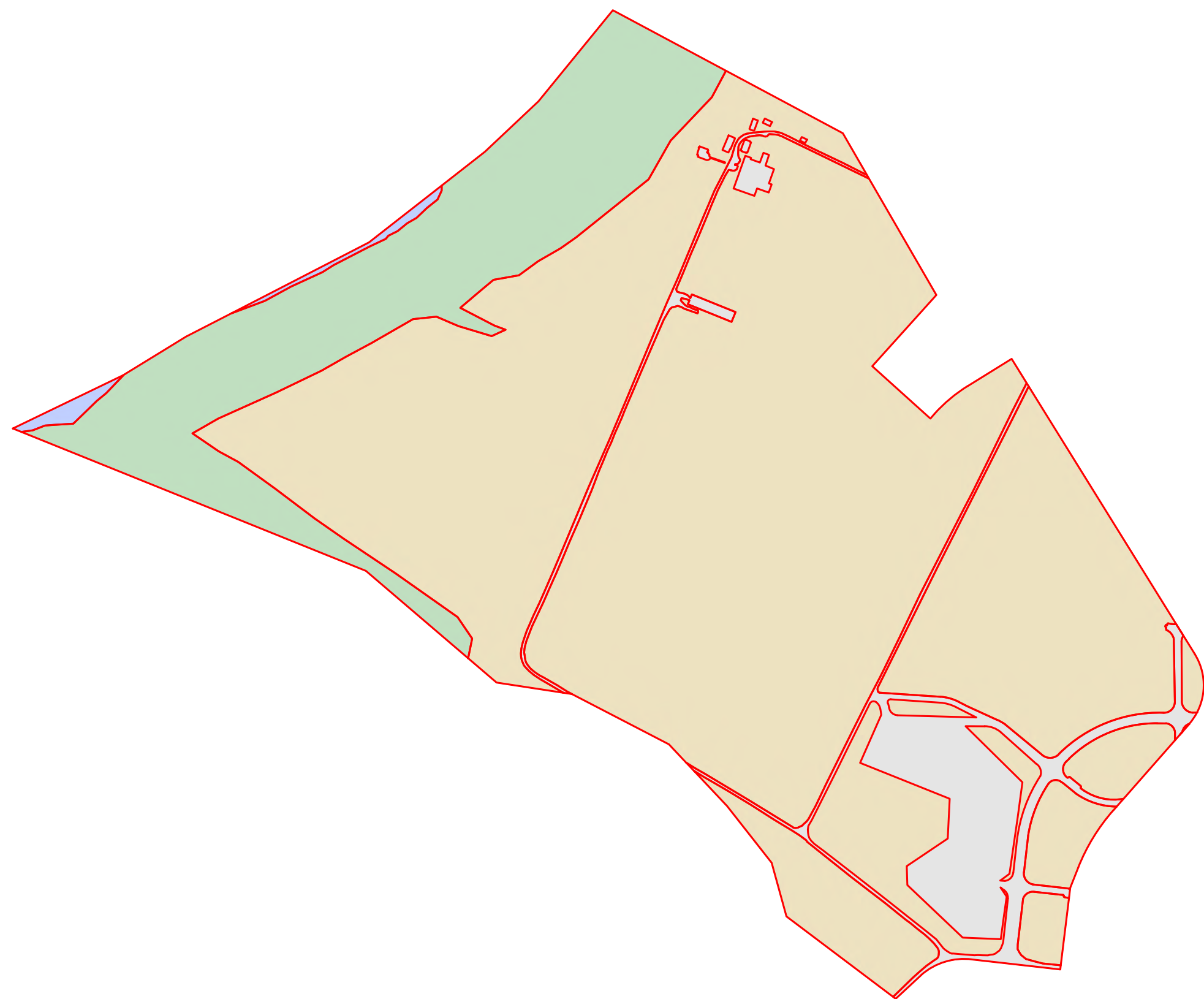
4. BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. PA ACT 287 OF 1974, AS AMENDED, REQUIRES THREE (3) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST.

ENTER SUBDIVISION
LOT 2 INSTRUMENT,
PARCEL NUMBER, &
PROPERTY ADDRESS
UPON SUBDIVISION
RECORDING.

C02 002

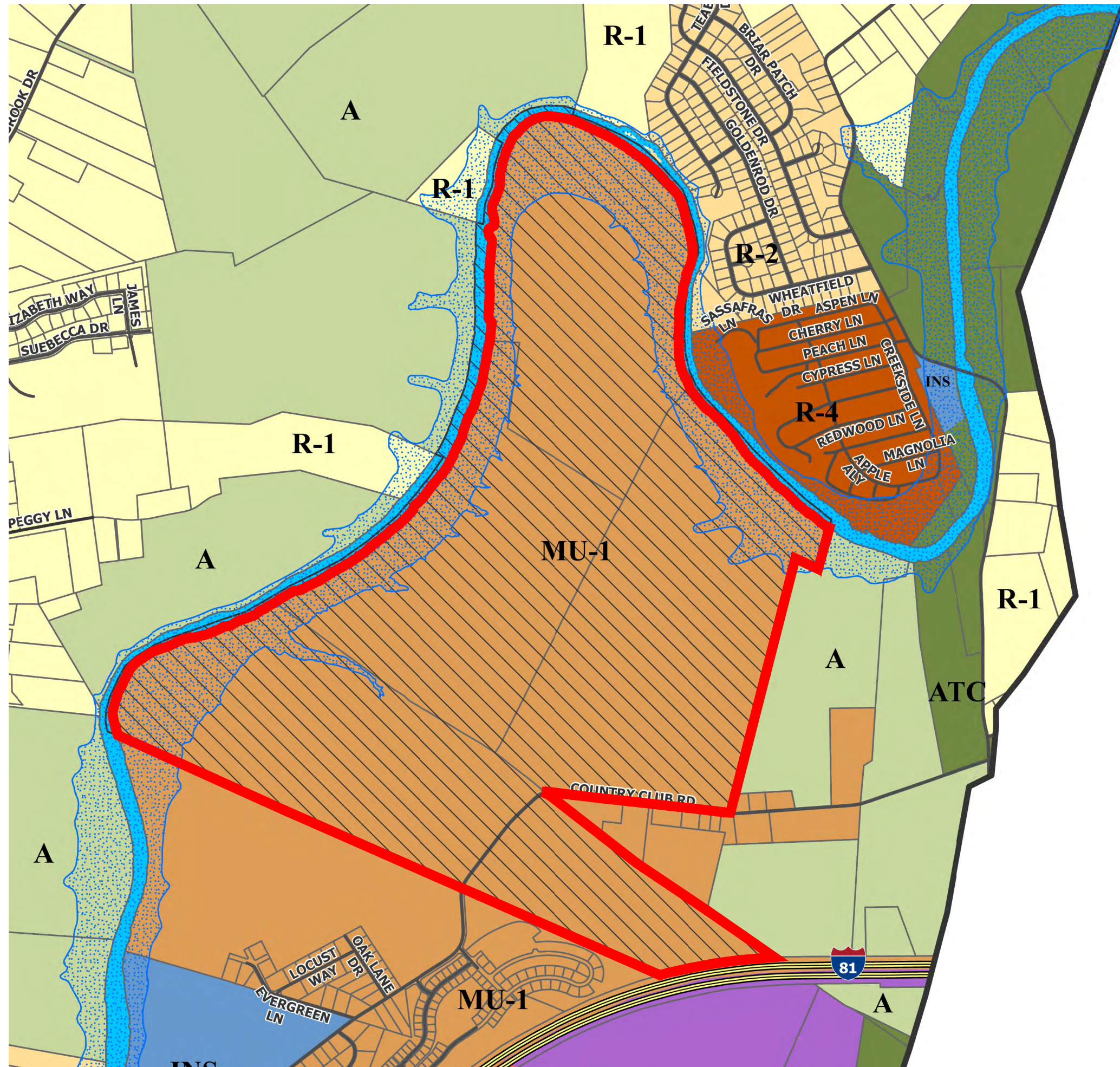


TRACT MAP
SCALE: 1 INCH = 400 FEET

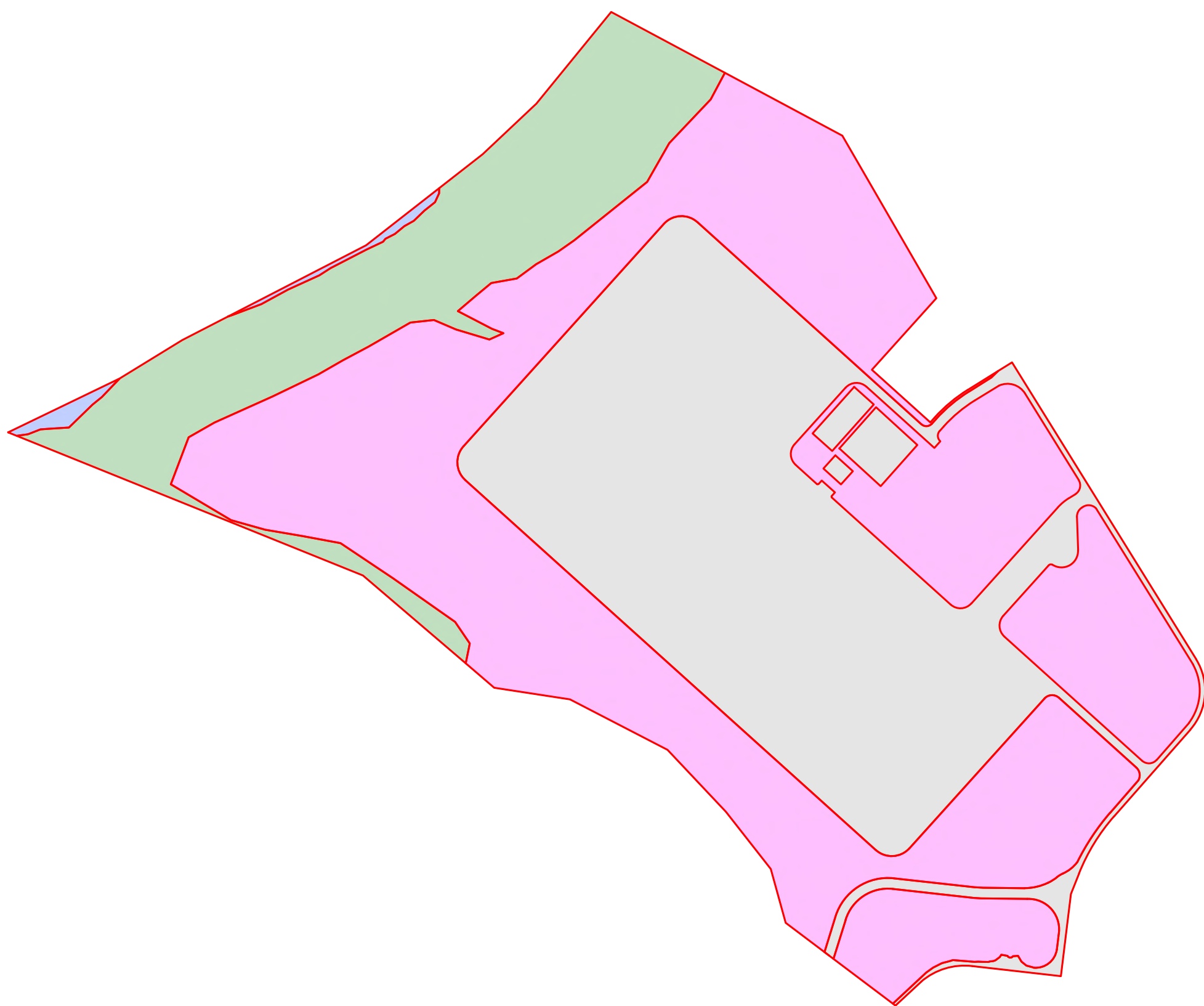


**EXISTING CONDITIONS
GROUND COVER MAP**
SCALE: 1 INCH = 400 FEET

TOTAL ACREAGE: 141.13 ACRES
IMPERVIOUS: 9.57 ACRES 6.8%
WOODS: 23.38 ACRES 16.7%
MEADOW: 107.46 ACRES 76.1%
CONODOGUINET CREEK: .72 ACRES 0.5%



ZONING MAP



**PROPOSED CONDITIONS
GROUND COVER MAP**
SCALE: 1 INCH = 400 FEET

TOTAL ACREAGE: 141.13 ACRES
IMPERVIOUS: 50.33 ACRES 35.7%
WOODS: 21.77 ACRES 15.4%
OPEN SPACE: 68.31 ACRES 48.4%
CONODOGUINET CREEK: .72 ACRES 0.5%

ABBREVIATIONS

BOTTOM OF CURB	BC
BOTTOM OF WALL	BW
HIGH POINT	HP
TO BE REMOVED	TBR
TOP OF CURB	TC
TOP OF WALL	TW
TYPICAL	TYP

LEGEND

	EXISTING PLAN TEXT	PROPOSED PLAN TEXT
PLAN TEXT		
BENCHMARK		
BUILDING LINE		
BUILDING SETBACK		
CENTER LINE OF ROAD		
CONCRETE CURB		
CONCRETE SIDEWALK		
CONTOUR LINE-MAJOR		
CONTOUR LINE-MINOR		
EASEMENT LINE		
EDGE OF PAVEMENT		
EDGE OF WATER		
FENCE LINE		
FIRE HYDRANT		
GRAVEL		
GUIDE RAIL		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
SIGN		
OVERHEAD UTILITIES & POLE		
UNDERGROUND ELECTRIC		
GAS MAIN/VALVE		
DATA/COMMUNICATION		
WATER MAIN/VALVE		
SEWER FORCE MAIN		
SANITARY SEWER		
STORM SEWER/INLET		
MANHOLE		
TREELINE		
ZONING BOUNDARY		
SOIL BOUNDARY		
SOIL DESIGNATOR		



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: NOVEMBER 26, 2025
SCALE: AS SHOWN
DRAWN BY: RJT CHECKED BY: JHR

PROJECT
**PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2**

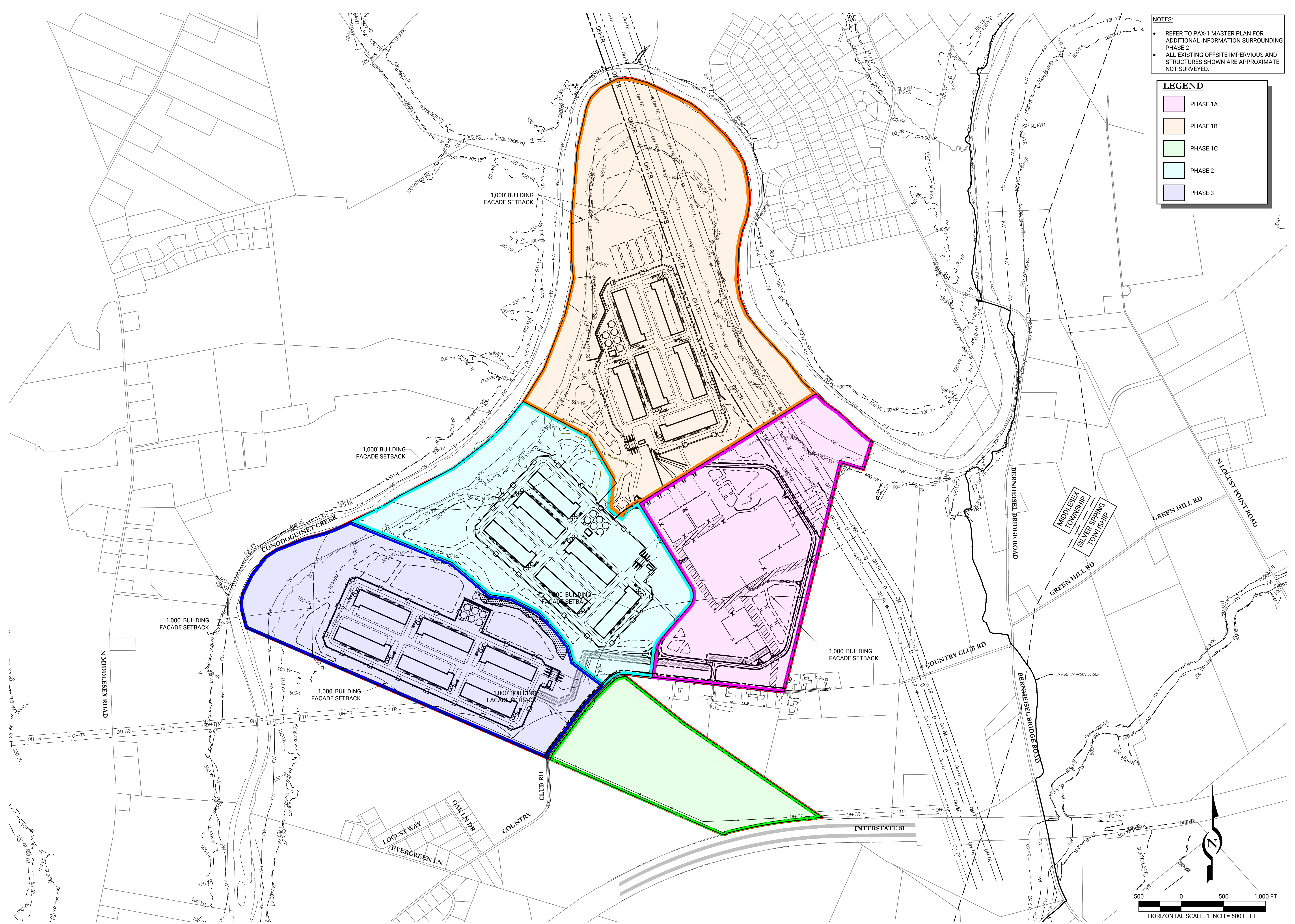
**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**

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

SHEET TITLE

**GENERAL
INFORMATION**

SHEET NO.
C02 003

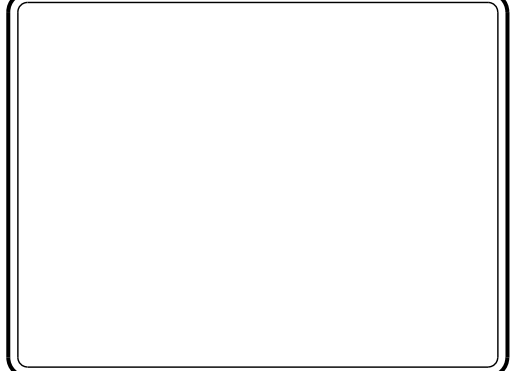


NOTES:

- REFER TO PAX-1 MASTER PLAN FOR ADDITIONAL INFORMATION SURROUNDING PHASE 2
- ALL EXISTING OFFSITE IMPERVIOUS AND STRUCTURES SHOWN ARE APPROXIMATE NOT SURVEYED.

LEGEND

- PHASE 1A
- PHASE 1B
- PHASE 1C
- PHASE 2
- PHASE 3



REVISIONS		DATE	BY	CHKD	COMMENTS
1	11/26/2025				INITIAL SUBMISSION

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— 2ND FLOOR —
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PROJECT No:	1258-01
DATE:	NOVEMBER 26, 2025
SCALE:	AS SHOWN
DRAWN BY:	RJB
CHECKED BY:	JHR

PROJECT
PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA

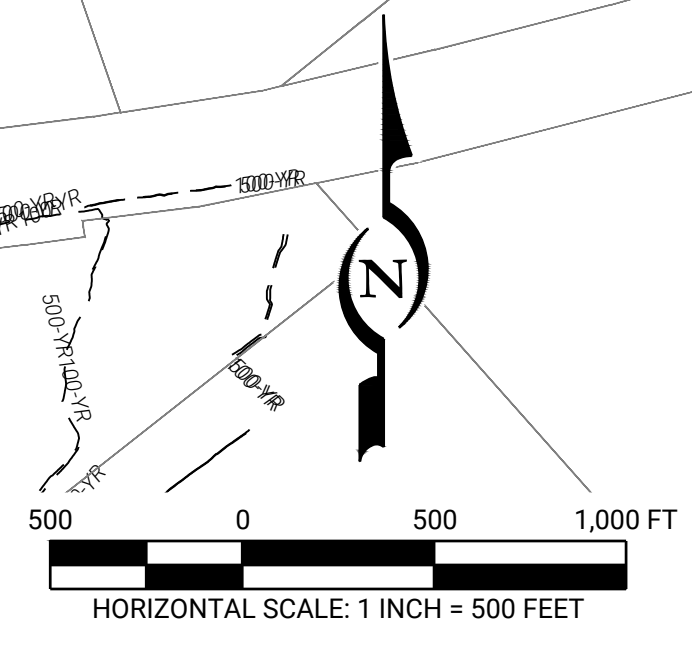
CLIENT
CARLISLE
DEVELOPMENT
PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

PHASING PLAN

SHEET NO.

C02 005





LEGEND

PHASE 2 SHEETS ——
DEVELOPMENT PROPERTY/AREA ——

NOTES:

- REFER TO PAX-1 MASTER PLAN FOR ADDITIONAL INFORMATION SURROUNDING PHASE 2
- ALL EXISTING OFFSITE IMPERVIOUS AND STRUCTURES SHOWN ARE APPROXIMATE NOT SURVEYED.

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PROJECT No:	1259-01
DATE:	NOVEMBER 26, 2025
SCALE:	AS SHOWN
DRAWN BY:	RJB
CHECKED BY:	JHR

PROJECT
PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA

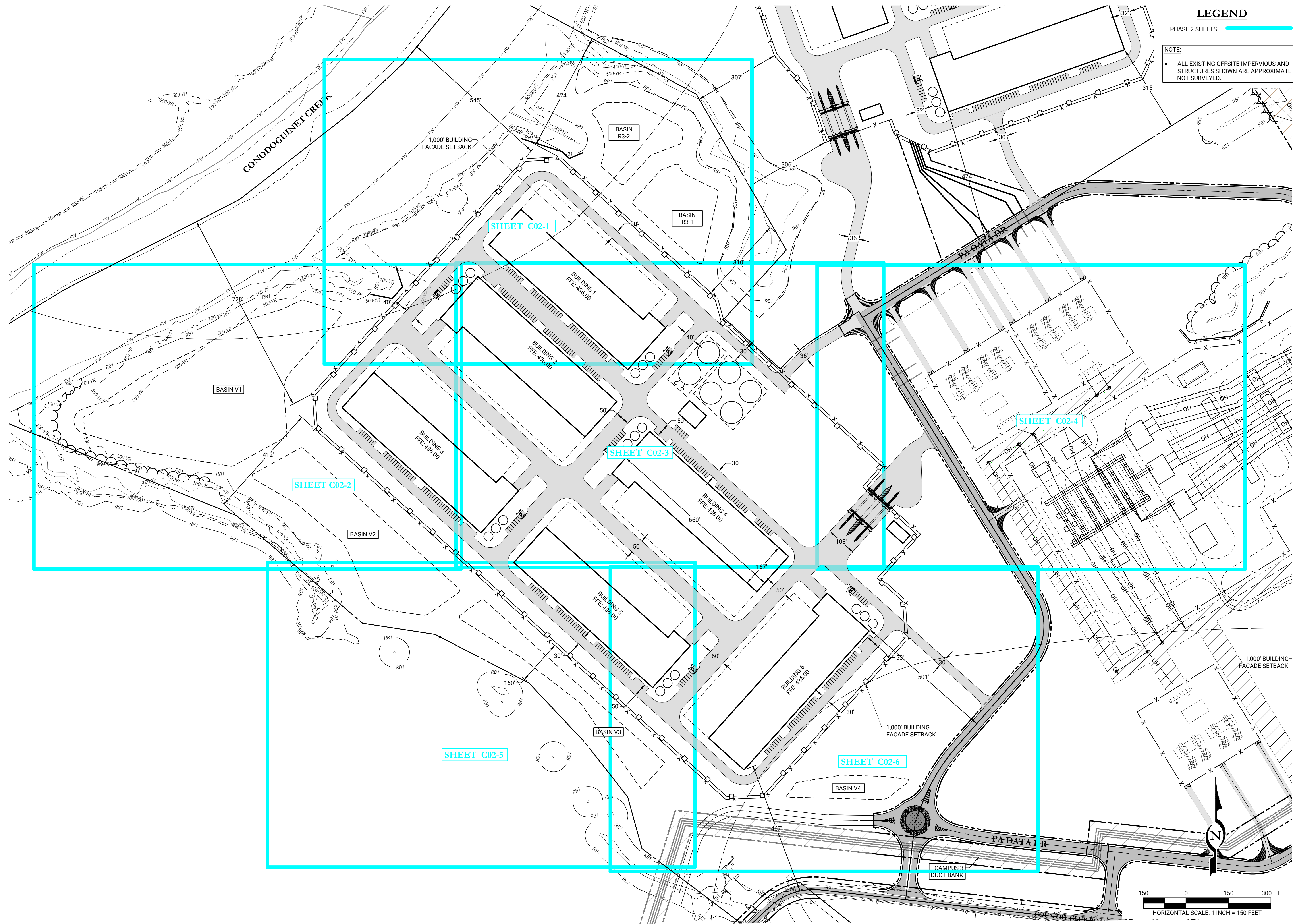
CLIENT
CARLISLE
DEVELOPMENT
PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

MASTER PLAN
KEYMAP

SHEET NO.

C02 006



LEGEND

PHASE 2 SHEETS

NOTE:

- ALL EXISTING OFFSITE IMPERVIOUS AND STRUCTURES SHOWN ARE APPROXIMATE NOT SURVEYED.



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2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

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PROJECT No: 1259-01
DATE: NOVEMBER 26, 2025
SCALE: AS SHOWN
DRAWN BY: RJL CHECKED BY: JHR

PROJECT
PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA



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

SHEET TITLE
PHASE 02 KEYMAP

SHEET NO.
C02 007

NOTES:

- WETLANDS SHOWN ARE DERIVED FROM WETLAND DELINEATION DONE BY AMBROOK CONSULTING.
- FLOODPLAINS SHOWN ARE DERIVED FROM FEMA MAP #42041C0089F, 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.

THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- ATKINS SILT LOAM (Aw)
- BERKS CHANNERY SILT LOAM (BeB), 3 TO 8 PERCENT SLOPES
- BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 PERCENT SLOPES
- BLAIRTON SILT LOAM (BpB), 3 TO 8 PERCENT SLOPES
- BRINKERTON SILT LOAM (BrA), 0 TO 3 PERCENT SLOPES
- MIDDLEBURY SOILS (Mf)
- MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES

STEEP SLOPES TABLE

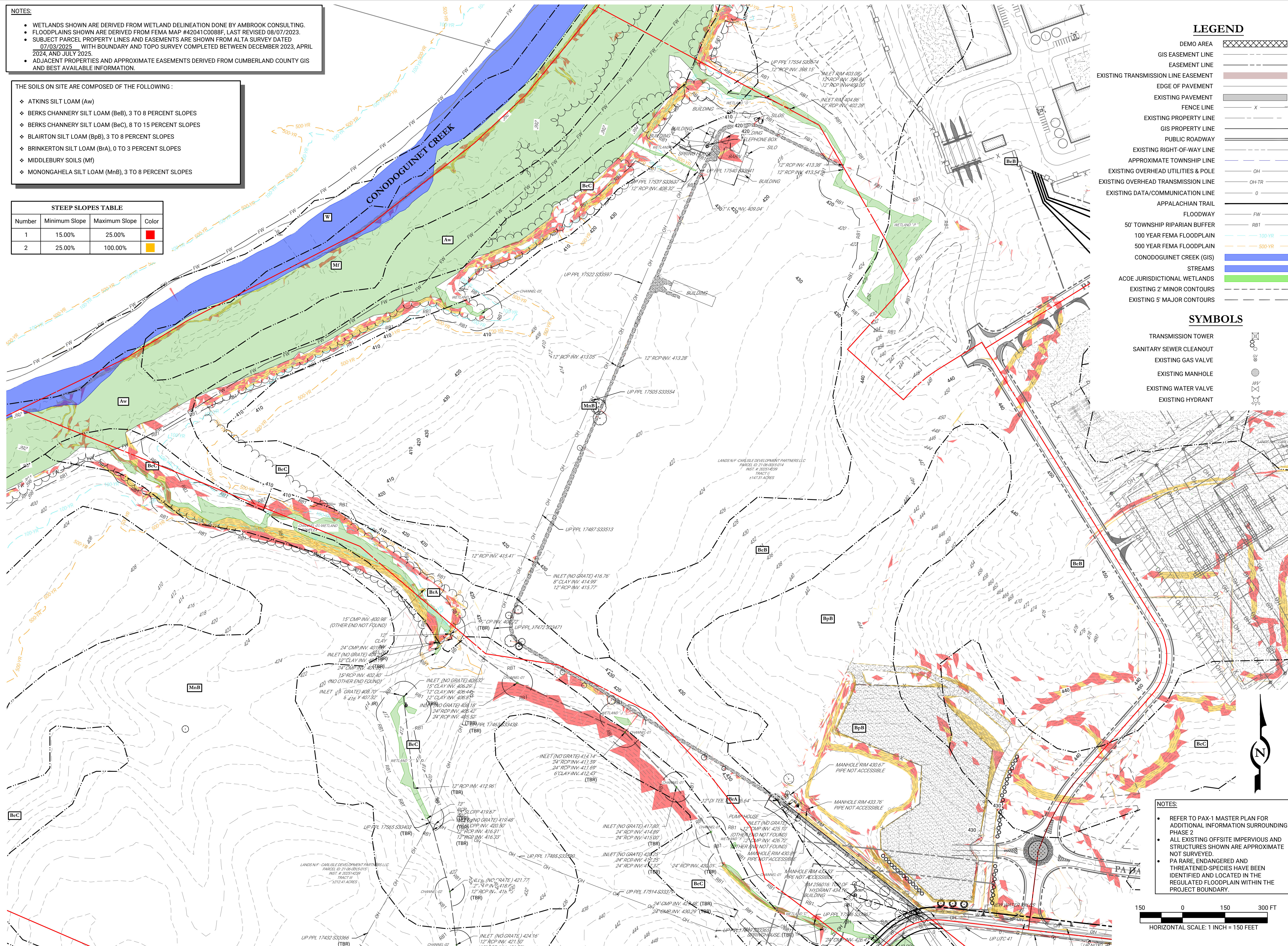
Number	Minimum Slope	Maximum Slope	Color
1	15.00%	25.00%	Red
2	25.00%	100.00%	Yellow

LEGEND

DEMO AREA	
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	



NOTES:

- REFER TO PAX-1 MASTER PLAN FOR ADDITIONAL INFORMATION SURROUNDING PHASE 2
- ALL EXISTING OFFSITE IMPERVIOUS AND STRUCTURES SHOWN ARE APPROXIMATE NOT SURVEYED.
- PA RARE, ENDANGERED AND THREATENED SPECIES HAVE BEEN IDENTIFIED AND LOCATED IN THE REGULATED FLOODPLAIN WITHIN THE PROJECT BOUNDARY.

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



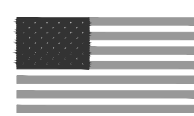
1015 MUMMA ROAD
— 2ND FLOOR —
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

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PROJECT No: 1259-01
DATE: NOVEMBER 26, 2025
SCALE: AS SHOWN
DRAWN BY: RJB CHECKED BY: JHR

PROJECT
PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA



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

SHEET TITLE

PHASE 02
EXISTING
CONDITIONS PLAN

SHEET NO.

C02 008

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.

THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- BERKS CHANNERY SILT LOAM (BeB), 3 TO 8 PERCENT SLOPES
- BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 PERCENT SLOPES
- BERKS CHANNERY SILT LOAM (BeD), 15 TO 25 PERCENT SLOPES
- BLAIRTON SILT LOAM (BpB), 3 TO 8 PERCENT SLOPES
- BRINKERTON SILT LOAM (BrA), 0 TO 3 PERCENT SLOPES
- EDOM SILTY CLAY LOAM (EdC), 8 TO 15 PERCENT SLOPES
- WEIKERT VERY CHANNERY SILT LOAM (WeD), 15 TO 25 PERCENT SLOPES

STEEP SLOPES TABLE

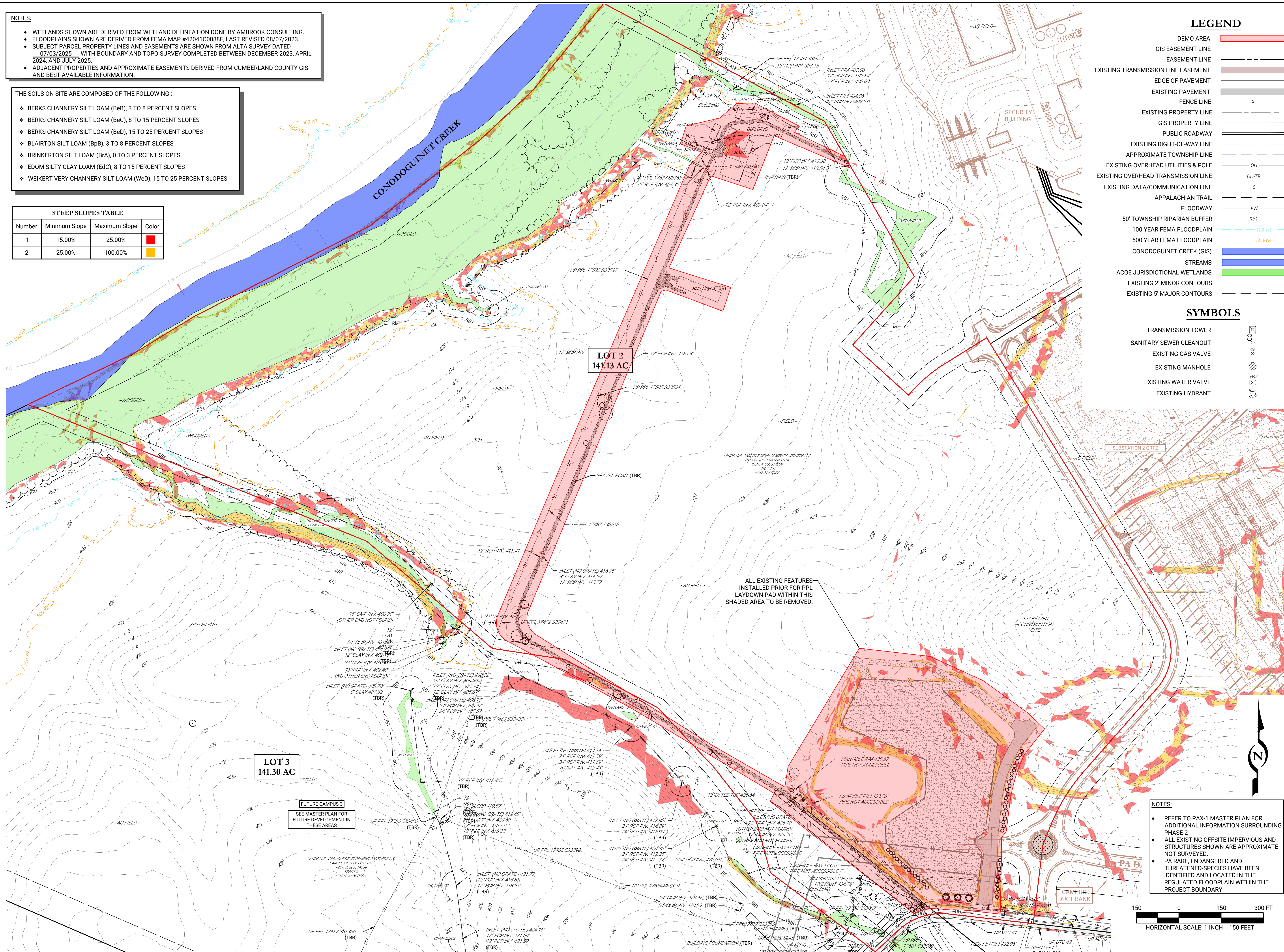
Number	Minimum Slope	Maximum Slope	Color
1	15.00%	25.00%	Yellow
2	25.00%	100.00%	Red

LEGEND

DEMO AREA	[Red Shaded Area]
GIS EASEMENT LINE	[Dashed Line]
EASEMENT LINE	[Solid Line]
EXISTING TRANSMISSION LINE EASEMENT	[Thick Dashed Line]
EDGE OF PAVEMENT	[Thin Solid Line]
EXISTING PAVEMENT	[Grey Shaded Area]
FENCE LINE	[Line with X's]
EXISTING PROPERTY LINE	[Thin Solid Line]
GIS PROPERTY LINE	[Thick Solid Line]
PUBLIC ROADWAY	[Thick Solid Line]
EXISTING RIGHT-OF-WAY LINE	[Dashed Line]
APPROXIMATE TOWNSHIP LINE	[Thin Solid Line]
EXISTING OVERHEAD UTILITIES & POLE	[Line with OH]
EXISTING OVERHEAD TRANSMISSION LINE	[Line with OH-TR]
EXISTING DATA/COMMUNICATION LINE	[Line with D]
APPALACHIAN TRAIL	[Line with FW]
FLOODWAY	[Line with RB1]
50' TOWNSHIP RIPARIAN BUFFER	[Blue Shaded Area]
100 YEAR FEMA FLOODPLAIN	[Light Blue Shaded Area]
500 YEAR FEMA FLOODPLAIN	[Dark Blue Shaded Area]
CONODOGUINET CREEK (GIS)	[Blue Shaded Area]
STREAMS	[Blue Shaded Area]
ACOE JURISDICTIONAL WETLANDS	[Green Shaded Area]
EXISTING 2' MINOR CONTOURS	[Thin Dashed Line]
EXISTING 5' MAJOR CONTOURS	[Thick Dashed Line]

SYMBOLS

TRANSMISSION TOWER	[Tower Symbol]
SANITARY SEWER CLEANOUT	[Cleanout Symbol]
EXISTING GAS VALVE	[Valve Symbol]
EXISTING MANHOLE	[Manhole Symbol]
EXISTING WATER VALVE	[Valve Symbol]
EXISTING HYDRANT	[Hydrant Symbol]



NOTES:

- REFER TO PAX-1 MASTER PLAN FOR ADDITIONAL INFORMATION SURROUNDING PHASE 2.
- ALL EXISTING OFFSITE IMPERVIOUS AND STRUCTURES SHOWN ARE APPROXIMATE NOT SURVEYED.
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1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

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PROJECT No: 1259-01
DATE: NOVEMBER 26, 2025
SCALE: AS SHOWN
DRAWN BY: RUB CHECKED BY: JHR

PROJECT
PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA

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

SHEET TITLE

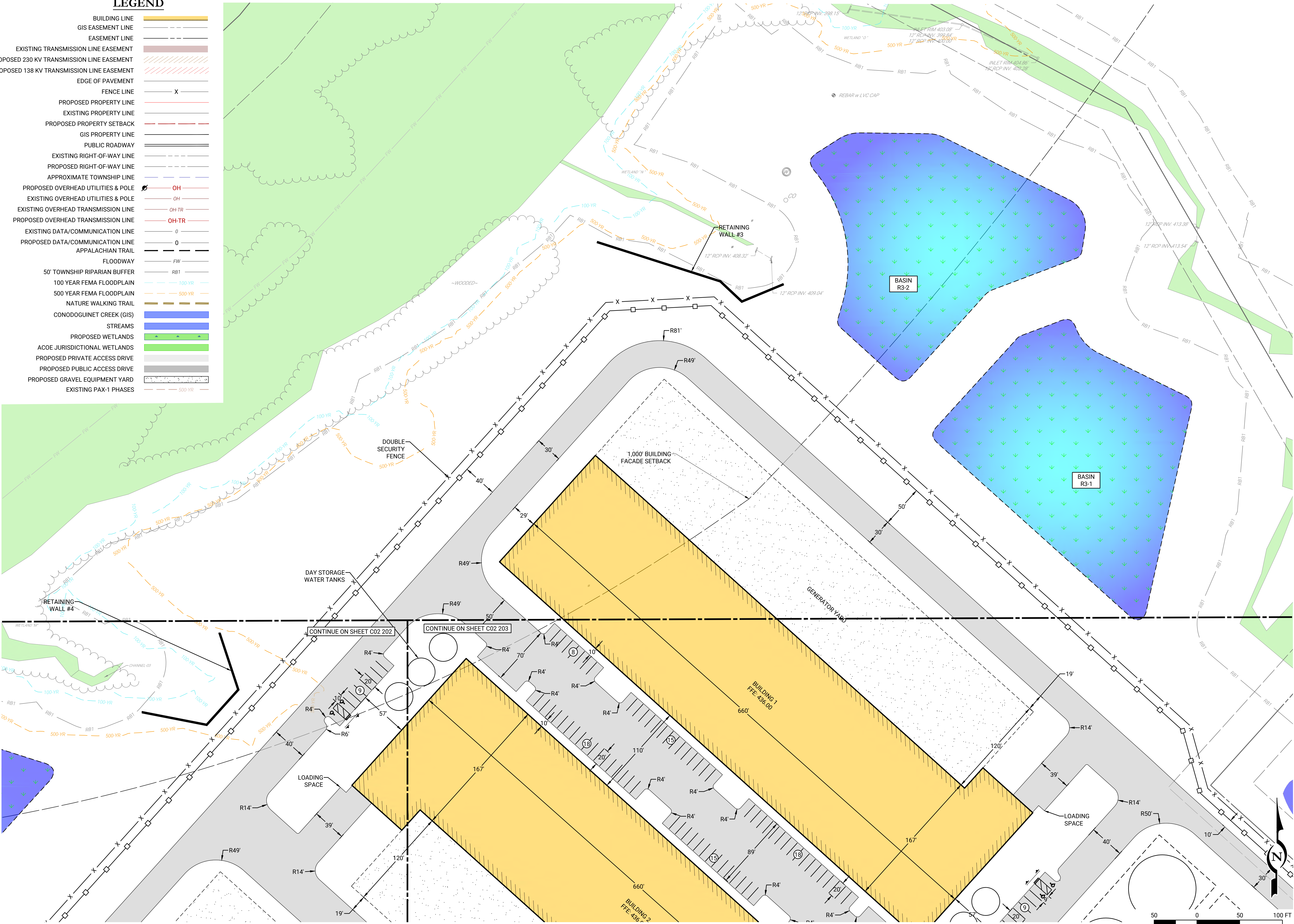
EXISTING
CONDITIONS &
DEMO PLAN

SHEET NO.

C02 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
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
PROPOSED GRAVEL EQUIPMENT YARD
EXISTING PAX-1 PHASES



REV	DATE	INITIAL SUBMISSION	COMMENTS	ISSUE / REVISIONS
1	11/26/2025	JHR	BY	CHKD

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PROJECT No:	1258-01
DATE:	NOVEMBER 26, 2025
SCALE:	AS SHOWN
DRAWN BY:	RJB CHECKED BY: JHR

PROJECT

PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA

CLIENT

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

SHEET TITLE

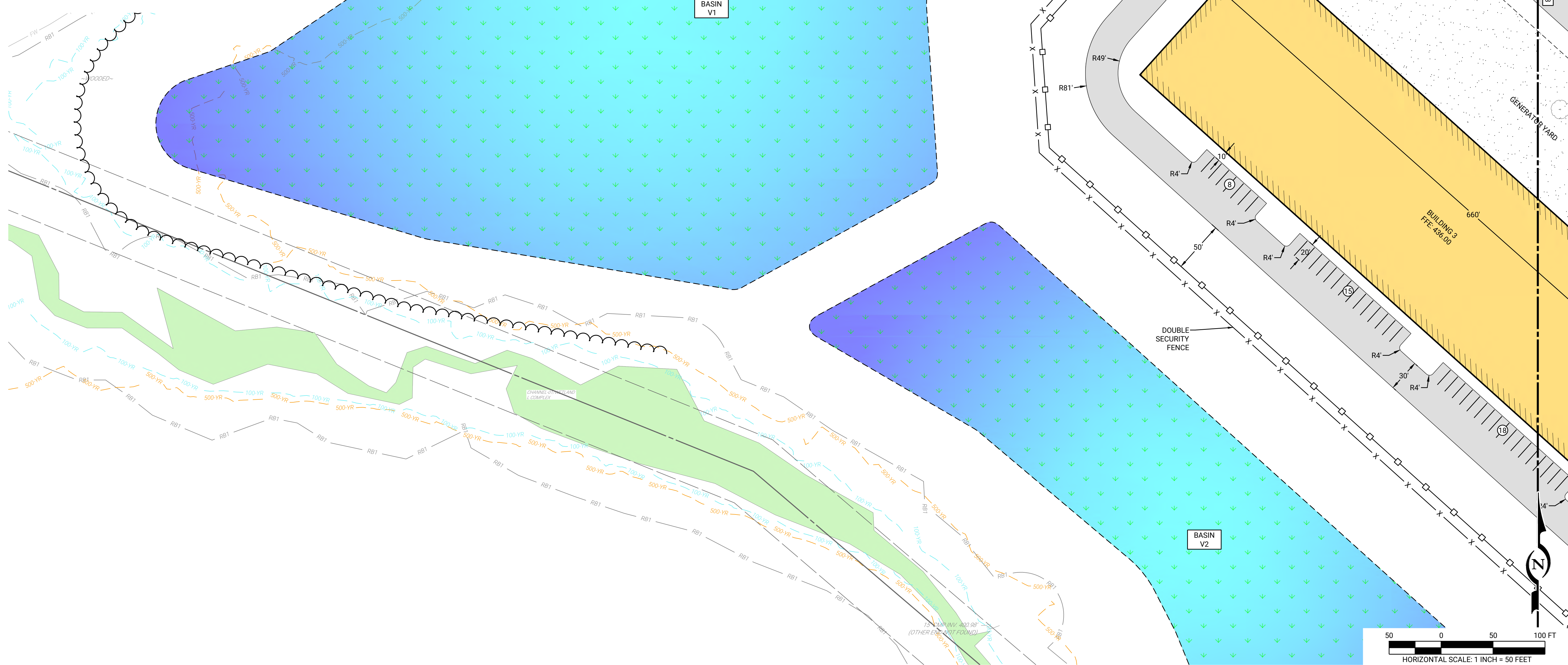
SITE LAYOUT PLAN

SHEET NO.

C02 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 | |
| PROPOSED GRAVEL EQUIPMENT YARD | |
| EXISTING PAX-1 PHASES | |

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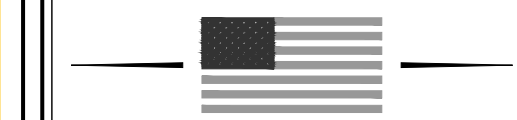
1015 MUMMA ROAD
— 2ND FLOOR —
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PHONE: 888.987.1993
www.liviccivil.com

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PROJECT No:		1258-01	
DATE:		NOVEMBER 26, 2025	
SCALE:		AS SHOWN	
DRAWN BY: RJB		CHECKED BY: JHF	

PROJECT
PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA

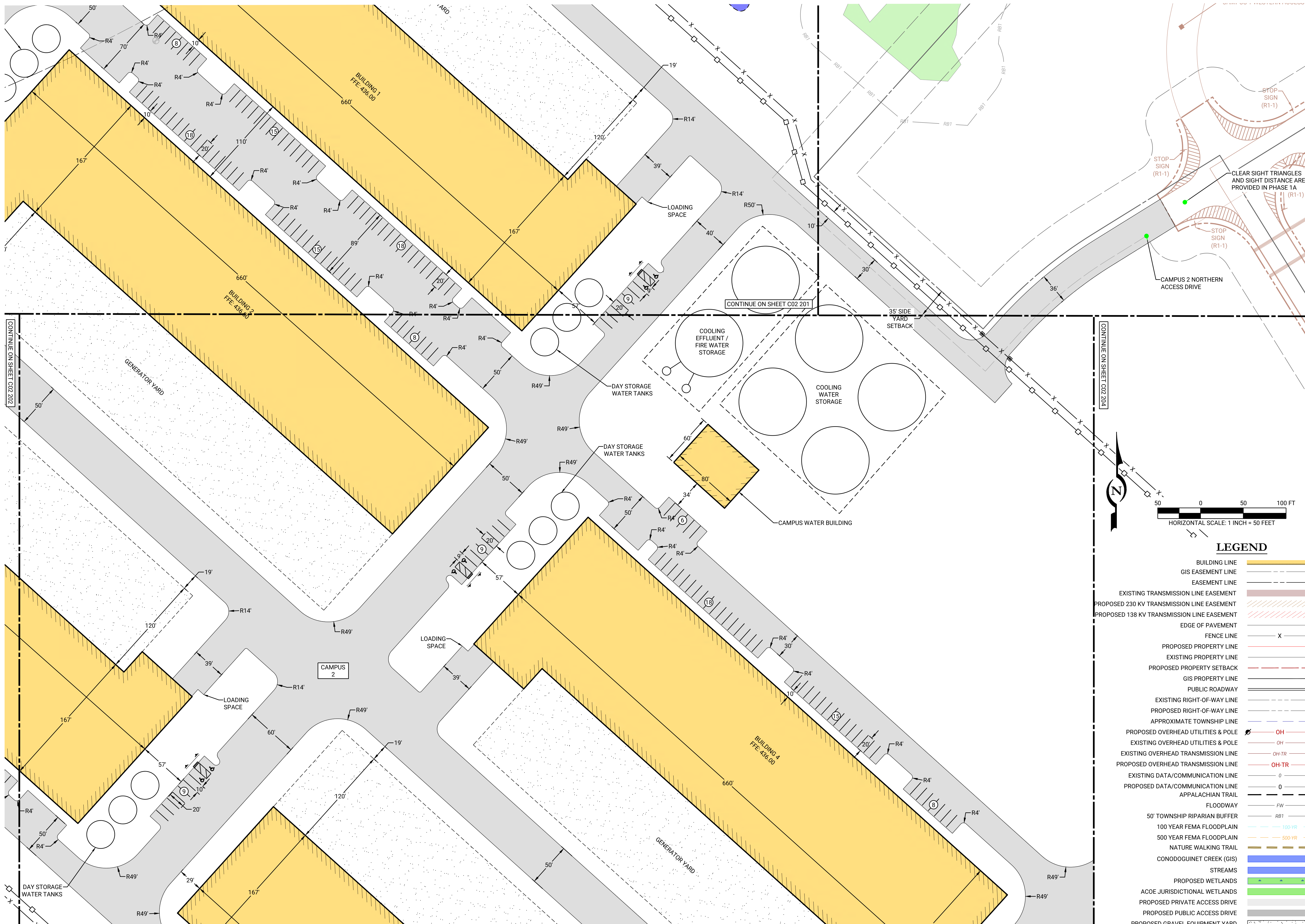


CLIENT
CARLISLE
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PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

SITE LAYOUT PLAN

SHEET NO. C02 202



REV	DATE	COMMENTS	BY	CHKD
1	11/26/2025	INITIAL SUBMISSION	JHR	

ISSUE / REVISIONS

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PROJECT No: 1259-01
DATE: NOVEMBER 26, 2025
SCALE: AS SHOWN
DRAWN BY: RJB | CHECKED BY: JHR

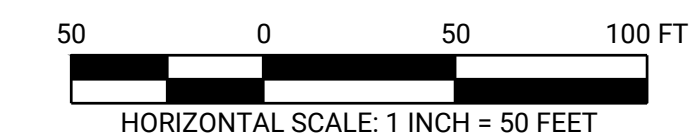
PROJECT
**PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2**

**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**

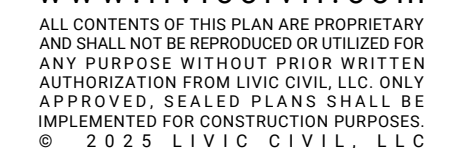
CLIENT
**CARLISLE
DEVELOPMENT
PARTNERS, LLC**
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE
SITE LAYOUT PLAN

SHEET NO.
C02 203



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	OH
EXISTING OVERHEAD UTILITIES & POLE	OH
EXISTING OVERHEAD TRANSMISSION LINE	OH-TR
PROPOSED OVERHEAD TRANSMISSION LINE	OH-TR
EXISTING DATA/COMMUNICATION LINE	0
PROPOSED 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
NATURE WALKING TRAIL	
CONODOGUINET CREEK (GIS)	
STREAMS	
PROPOSED WETLANDS	
ACOE JURISDICTIONAL WETLANDS	
PROPOSED PRIVATE ACCESS DRIVE	
PROPOSED PUBLIC ACCESS DRIVE	
PROPOSED GRAVEL EQUIPMENT YARD	
EXISTING PAX-1 PHASES	500-YR



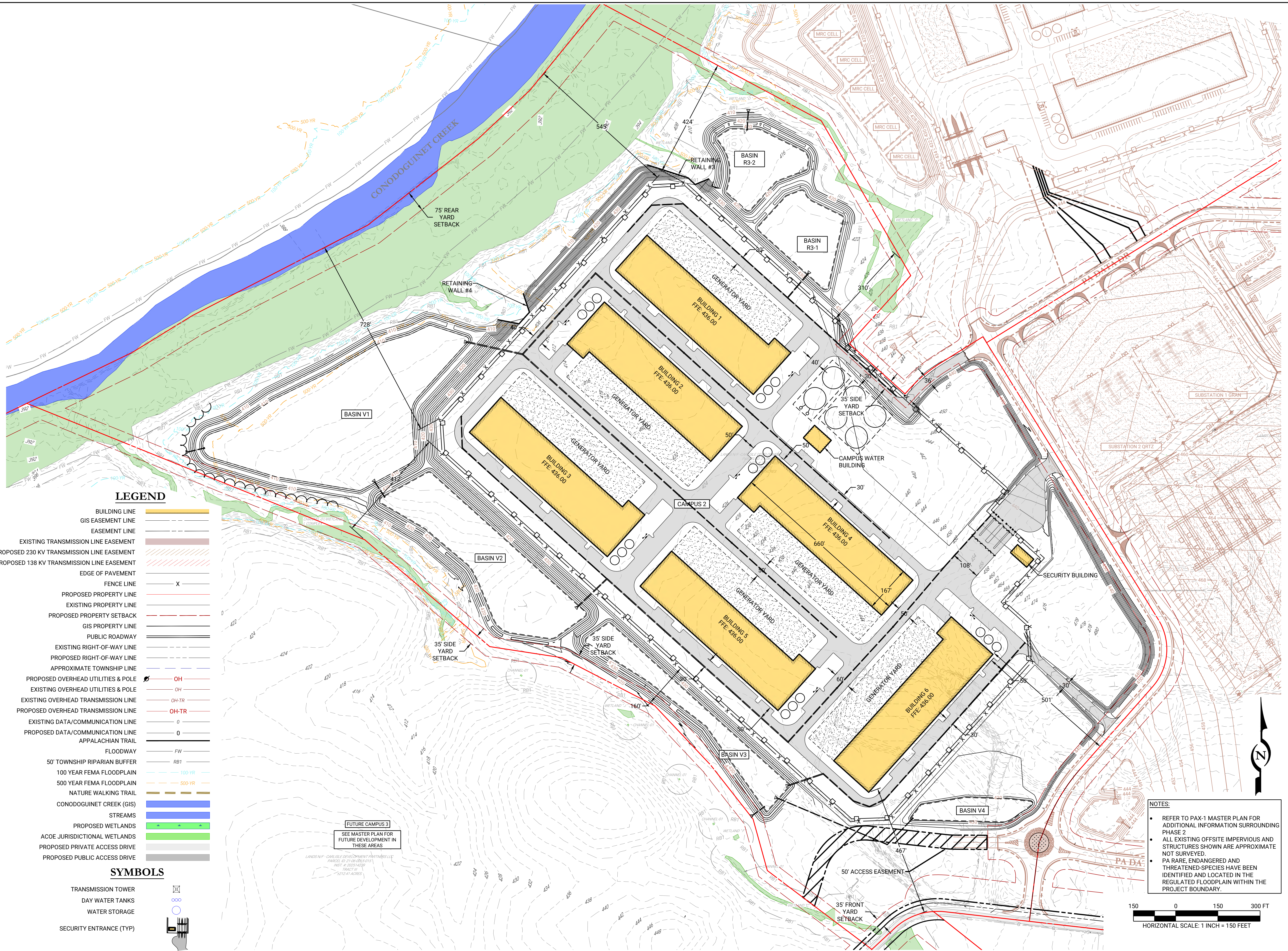
PROJECT No:		1258-01	
DATE:		NOVEMBER 26, 2025	
SCALE:		AS SHOWN	
DRAWN BY:		RJB	CHECKED BY: JHF

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

SHEET TITLE

SITE LAYOUT PLAN

SHEET NO. C02 204



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)

NOTES:

- REFER TO PAX-1 MASTER PLAN FOR ADDITIONAL INFORMATION SURROUNDING PHASE 2
- ALL EXISTING OFFSITE IMPERVIOUS AND STRUCTURES SHOWN ARE APPROXIMATE NOT SURVEYED.
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1015 MUMMA ROAD
— 2ND FLOOR —
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

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PROJECT No: 1259-01
DATE: NOVEMBER 26, 2025
SCALE: AS SHOWN
DRAWN BY: RUB CHECKED BY: JHR

PROJECT
PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA



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

SHEET TITLE
PHASE 02
OVERALL
GRADING &
STORMWATER
PLAN

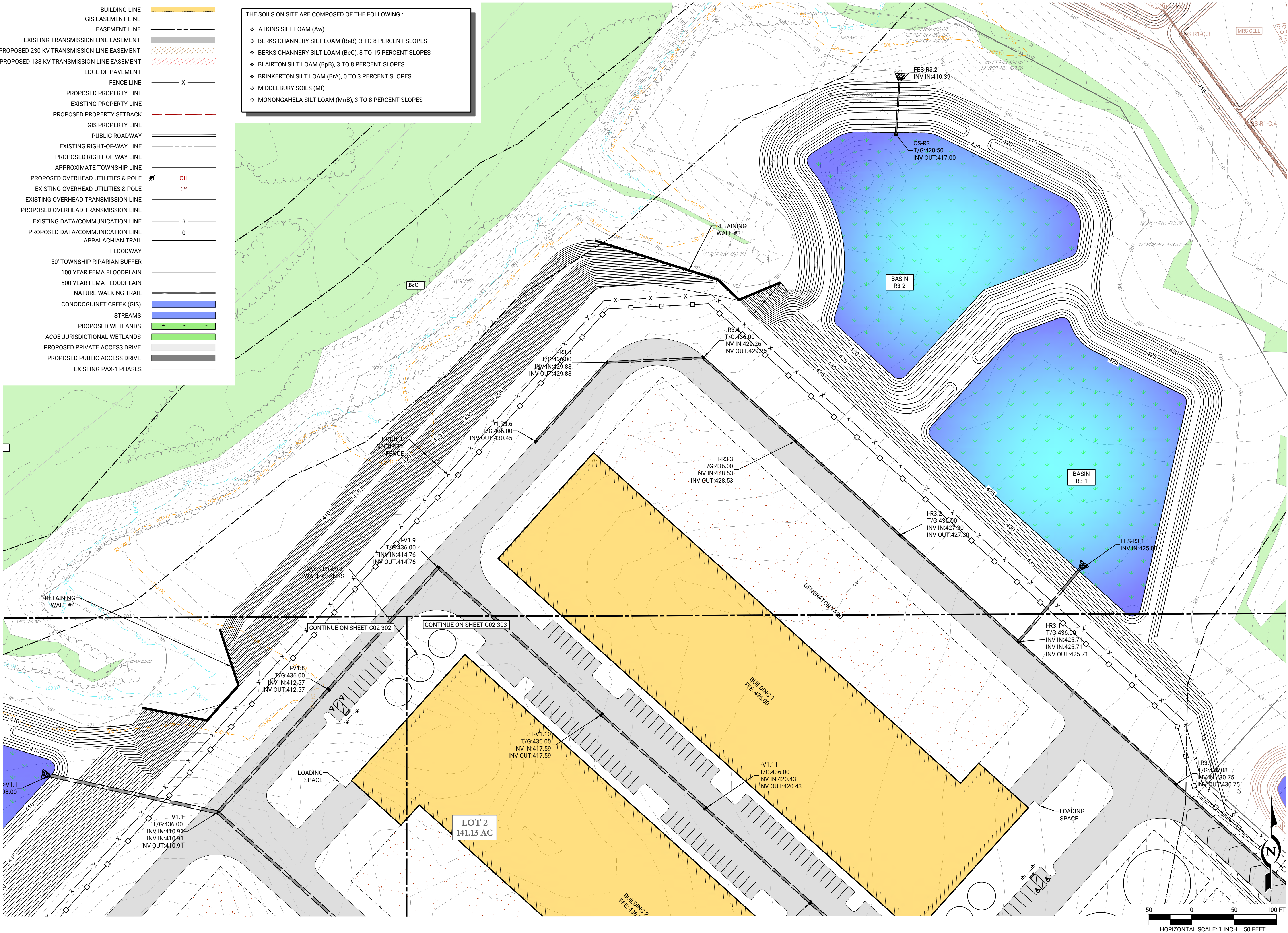
SHEET NO.
C02 300

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
EXISTING PAX-1 PHASES

THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- ♦ ATKINS SILT LOAM (Aw)
- ♦ BERKS CHANNERY SILT LOAM (BeB), 3 TO 8 PERCENT SLOPES
- ♦ BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 PERCENT SLOPES
- ♦ BLAIRTON SILT LOAM (BpB), 3 TO 8 PERCENT SLOPES
- ♦ BRINKERTON SILT LOAM (BtA), 0 TO 3 PERCENT SLOPES
- ♦ MIDDLEBURY SOILS (Mf)
- ♦ MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES



PROJECT No: 1259-01
DATE: NOVEMBER 26, 2025
SCALE: AS SHOWN
DRAWN BY: RJB CHECKED BY: JHR

PROJECT
**PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2**

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA

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

SHEET TITLE
**GRADING &
STORMWATER
PLAN**

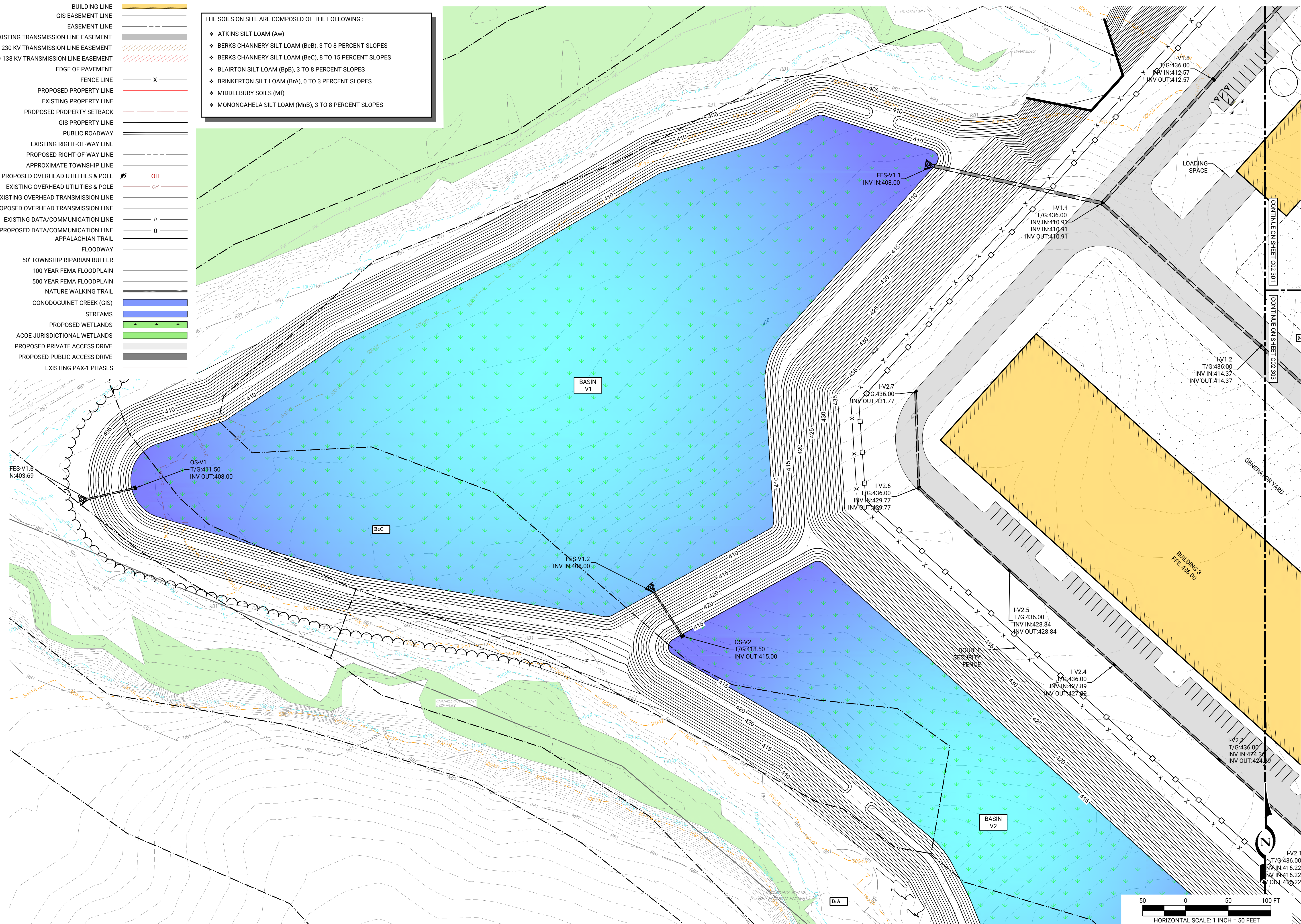
SHEET NO.
C02 301

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
EXISTING PAX-1 PHASES

THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- ♦ ATKINS SILT LOAM (Aw)
- ♦ BERKS CHANNERY SILT LOAM (BeB), 3 TO 8 PERCENT SLOPES
- ♦ BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 PERCENT SLOPES
- ♦ BLAIRTON SILT LOAM (BpB), 3 TO 8 PERCENT SLOPES
- ♦ BRINKERTON SILT LOAM (BrA), 0 TO 3 PERCENT SLOPES
- ♦ MIDDLEBURY SOILS (Mf)
- ♦ MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES



PROJECT No:		1259-01	
DATE:		NOVEMBER 26, 2025	
SCALE:		AS SHOWN	
DRAWN BY:		RJB	
CHECKED BY:		JHR	

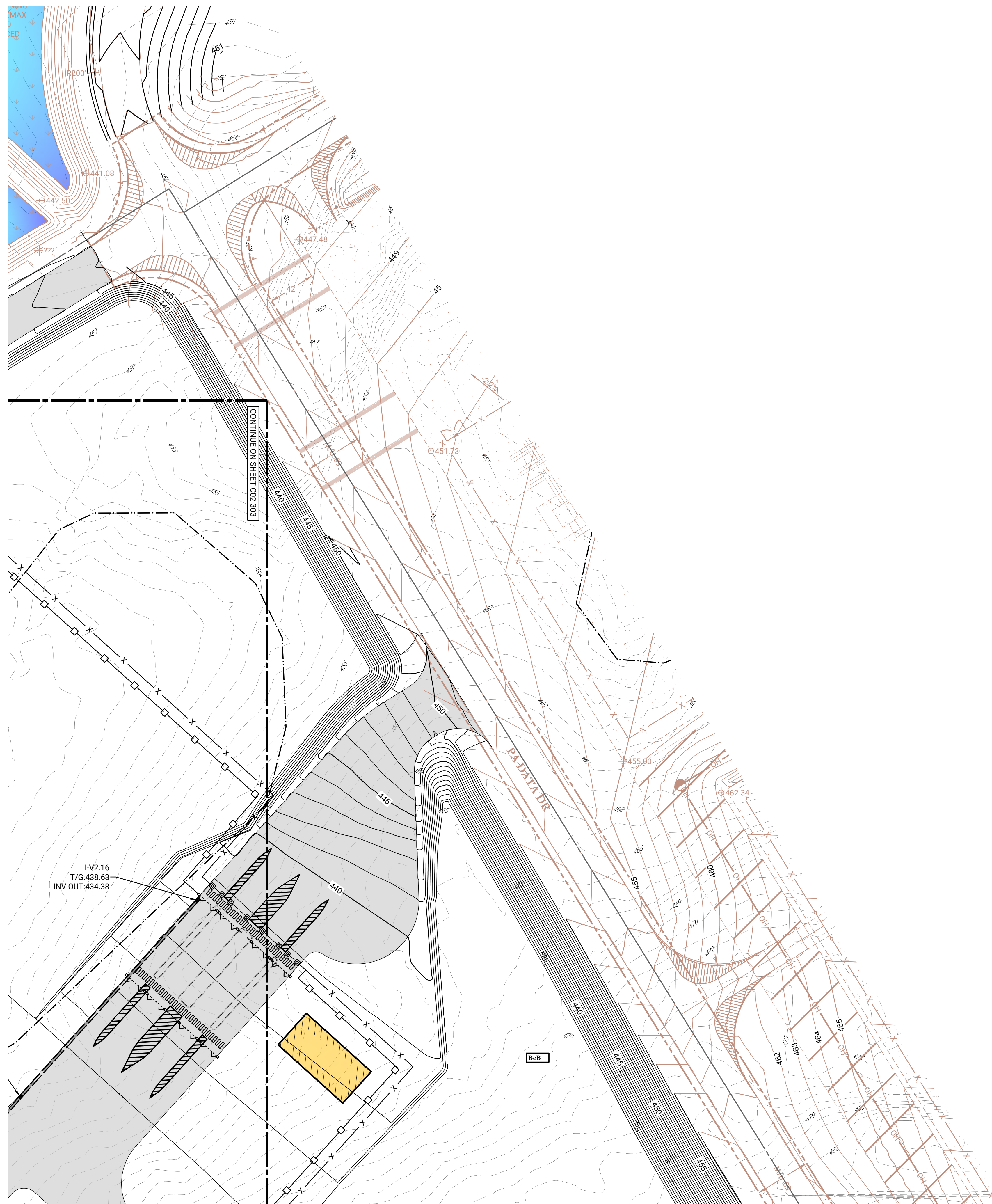
PROJECT: PENNSYLVANIA DIGITAL 1 (PAX-1) PHASE 2

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

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

SHEET TITLE: GRADING & STORMWATER PLAN

SHEET NO.: C02 302

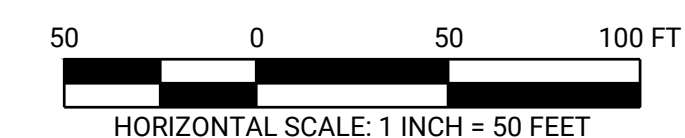


LEGEND

- | | |
|--|--|
| 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 | |
| EXISTING PAX-1 PHASES | |

THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- ❖ ATKINS SILT LOAM (Aw)
- ❖ BERKS CHANNERY SILT LOAM (BeB), 3 TO 8 PERCENT SLOPES
- ❖ BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 PERCENT SLOPES
- ❖ BLAIRTON SILT LOAM (BpB), 3 TO 8 PERCENT SLOPES
- ❖ BRINKERTON SILT LOAM (Bra), 0 TO 3 PERCENT SLOPES
- ❖ MIDDLEBURY SOILS (Mf)
- ❖ MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES

[illegible]

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DATE:		NOVEMBER 26, 2023	
SCALE:		AS SHOWN	
DRAWN BY:	RJB	CHECKED BY:	JHF

PROJECT
PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**

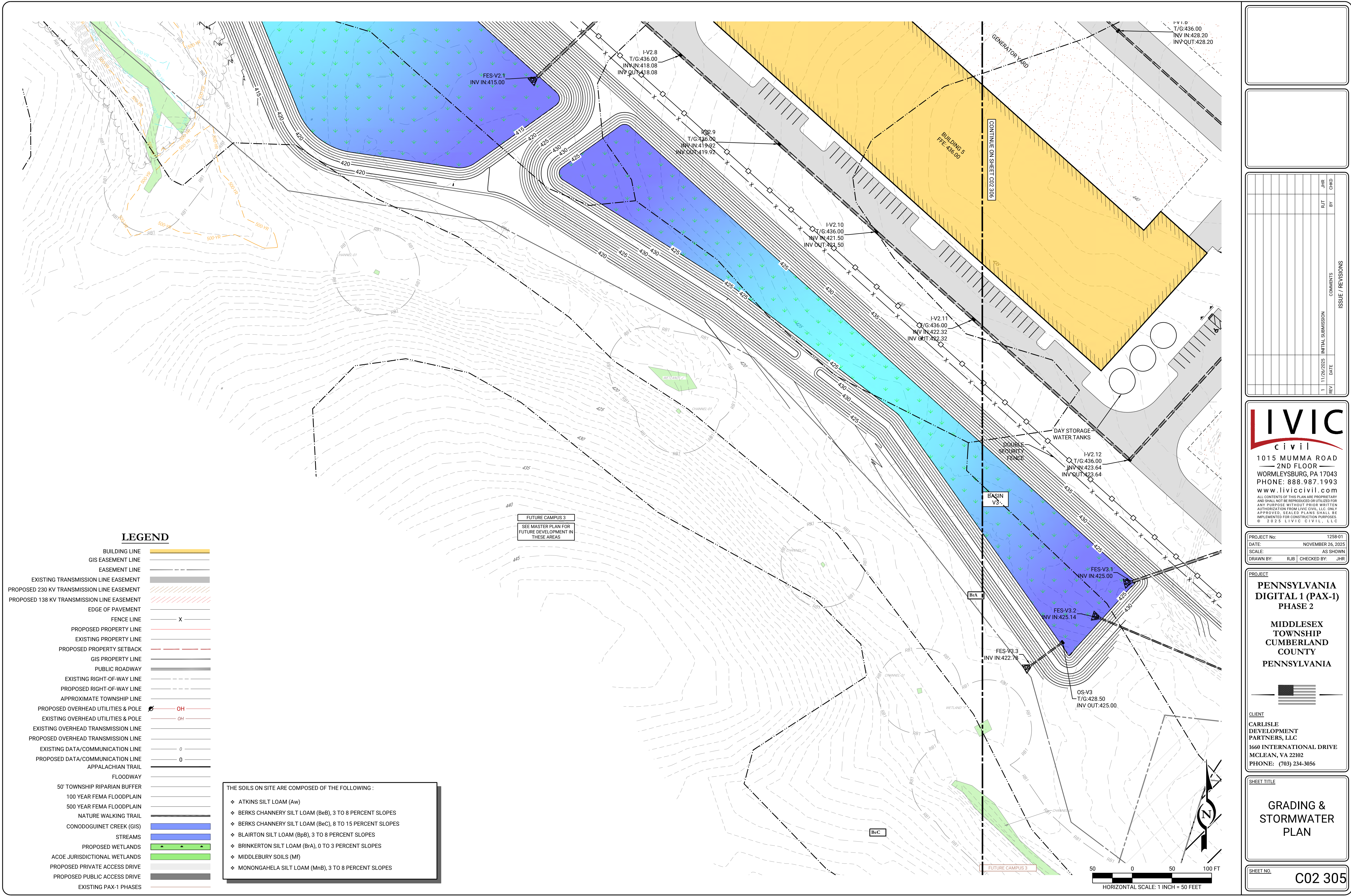


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SHEET TITLE

GRADING &
STORMWATER
PLAN

SHEET NO. C02 304



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
- EXISTING PAX-1 PHASES

THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

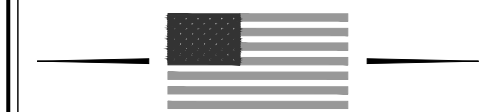
- ATKINS SILT LOAM (Aw)
- BERKS CHANNERY SILT LOAM (BeB), 3 TO 8 PERCENT SLOPES
- BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 PERCENT SLOPES
- BLAIRTON SILT LOAM (BpB), 3 TO 8 PERCENT SLOPES
- BRINKERTON SILT LOAM (BrA), 0 TO 3 PERCENT SLOPES
- MIDDLEBURY SOILS (Mf)
- MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES



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DATE: NOVEMBER 26, 2025
SCALE: AS SHOWN
DRAWN BY: RJB CHECKED BY: JHR

PROJECT
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TOWNSHIP
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COUNTY
PENNSYLVANIA



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SHEET TITLE
GRADING &
STORMWATER
PLAN

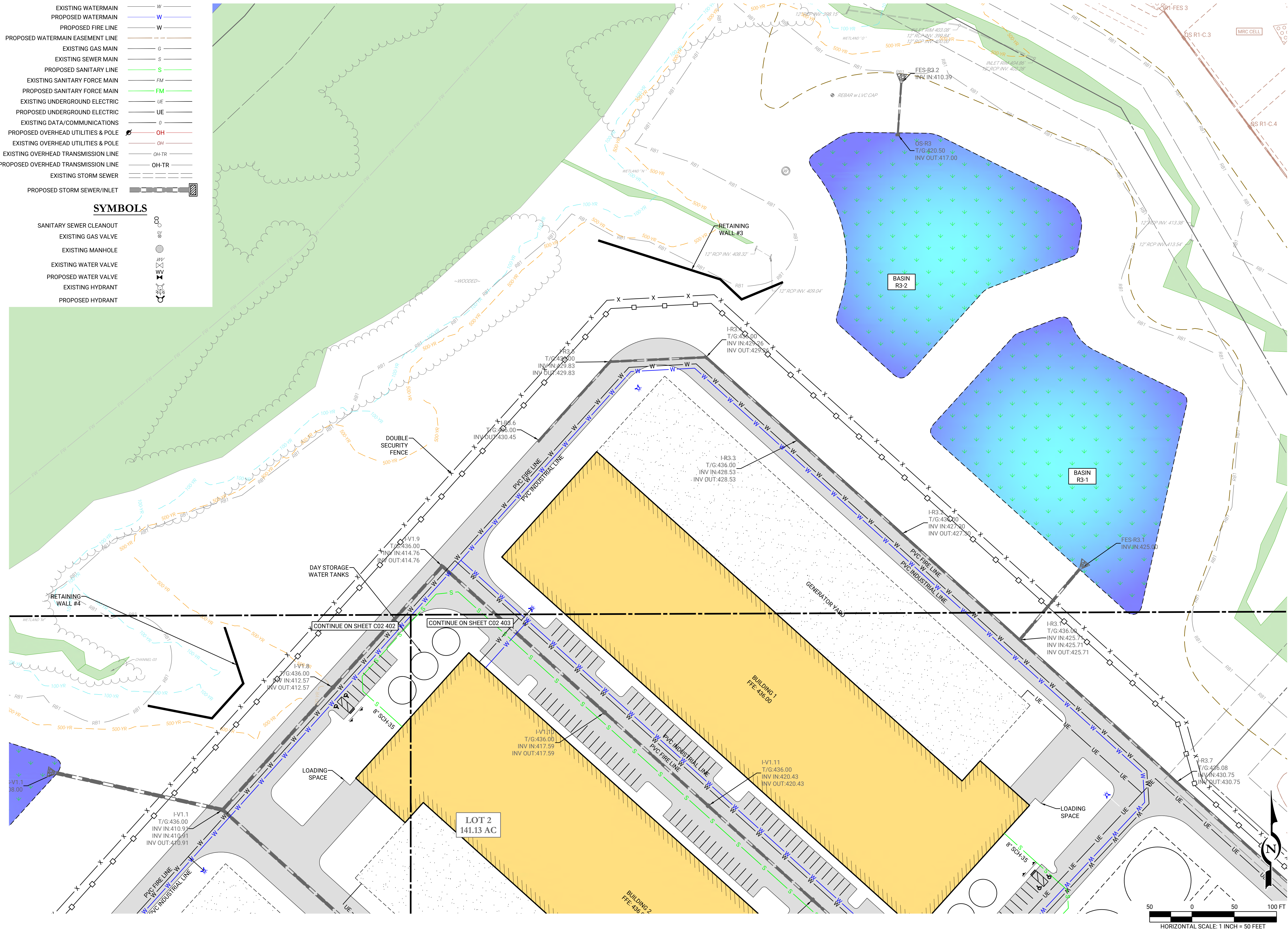
SHEET NO.
C02 305

LEGEND

EXISTING WATERMAIN	W
PROPOSED WATERMAIN	W
PROPOSED FIRE LINE	W
PROPOSED WATERMAIN EASEMENT LINE	---
EXISTING GAS MAIN	G
EXISTING SEWER MAIN	S
PROPOSED SANITARY LINE	S
EXISTING SANITARY FORCE MAIN	FM
PROPOSED SANITARY FORCE MAIN	FM
EXISTING UNDERGROUND ELECTRIC	UE
PROPOSED UNDERGROUND ELECTRIC	UE
EXISTING DATA/COMMUNICATIONS	0
PROPOSED OVERHEAD UTILITIES & POLE	OH
EXISTING OVERHEAD UTILITIES & POLE	OH
EXISTING OVERHEAD TRANSMISSION LINE	OH-TR
PROPOSED OVERHEAD TRANSMISSION LINE	OH-TR
EXISTING STORM SEWER	---
PROPOSED STORM SEWER/INLET	---

SYMBOLS

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



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PROJECT
**PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2**

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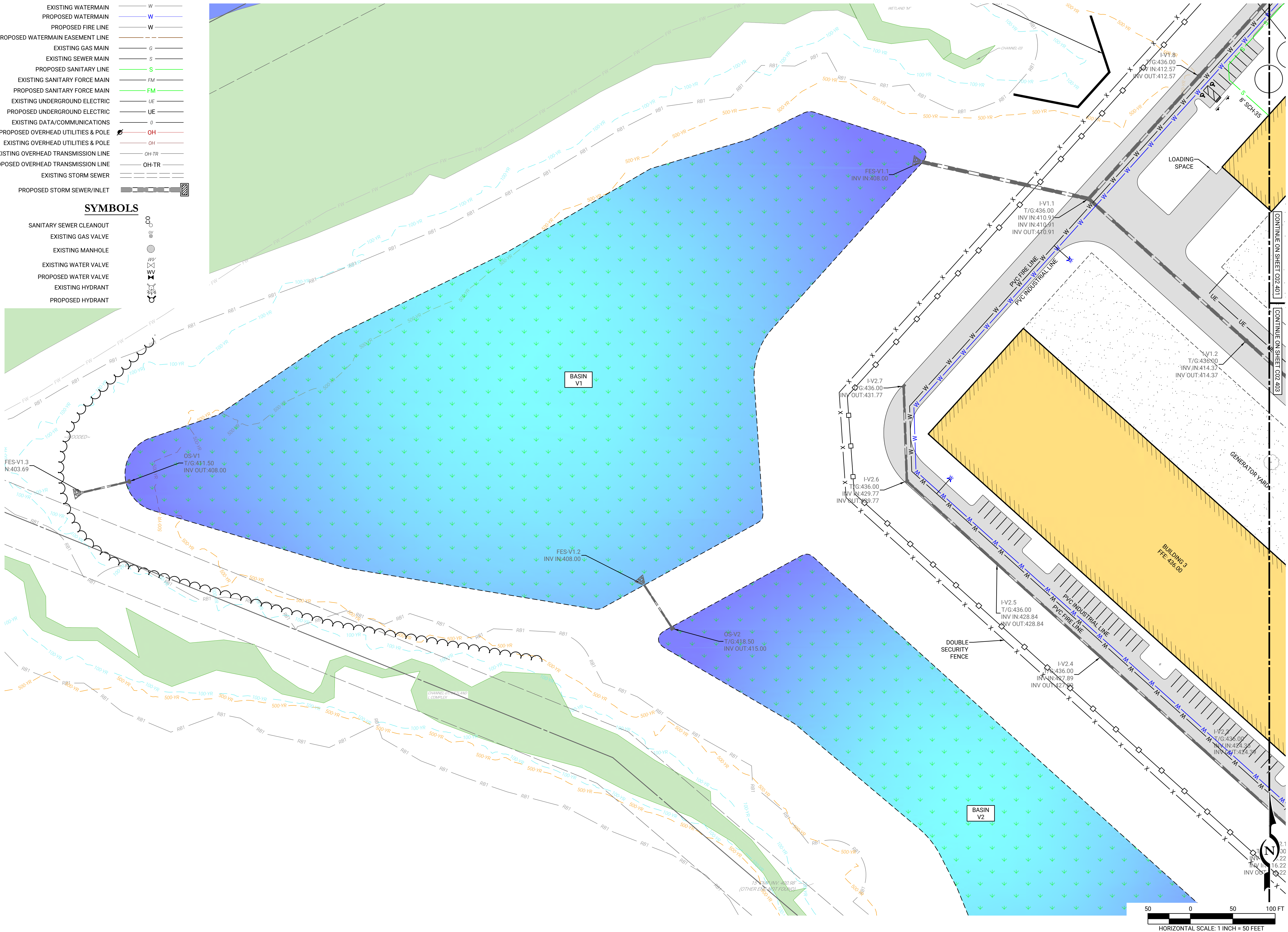
SHEET TITLE
UTILITY PLAN
SHEET NO.
C02 401

LEGEND

EXISTING WATERMAIN	W
PROPOSED WATERMAIN	W
PROPOSED FIRE LINE	W
PROPOSED WATERMAIN EASEMENT LINE	W
EXISTING GAS MAIN	G
EXISTING SEWER MAIN	S
PROPOSED SANITARY LINE	S
EXISTING SANITARY FORCE MAIN	FM
PROPOSED SANITARY FORCE MAIN	FM
EXISTING UNDERGROUND ELECTRIC	UE
PROPOSED UNDERGROUND ELECTRIC	UE
EXISTING DATA/COMMUNICATIONS	0
PROPOSED OVERHEAD UTILITIES & POLE	OH
EXISTING OVERHEAD UTILITIES & POLE	OH
EXISTING OVERHEAD TRANSMISSION LINE	OH-TR
PROPOSED OVERHEAD TRANSMISSION LINE	OH-TR
EXISTING STORM SEWER	
PROPOSED STORM SEWER/INLET	

SYMBOLS

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



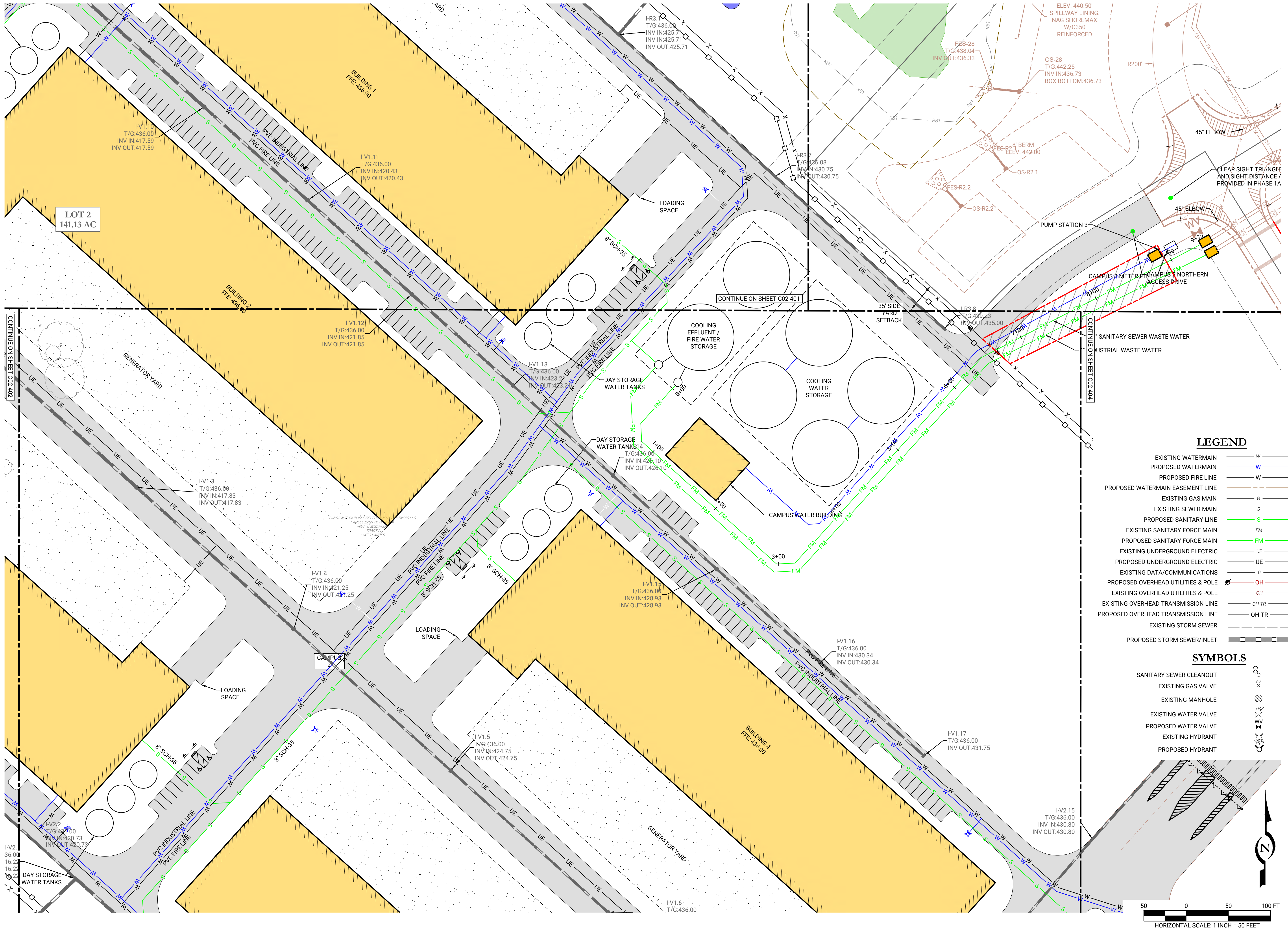
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SHEET TITLE	UTILITY PLAN
SHEET NO.	C02 402



LEGEND

- | | |
|-------------------------------------|-------|
| EXISTING WATERMAIN | W |
| PROPOSED WATERMAIN | W |
| PROPOSED FIRE LINE | W |
| PROPOSED WATERMAIN EASEMENT LINE | W |
| EXISTING GAS MAIN | G |
| EXISTING SEWER MAIN | S |
| PROPOSED SANITARY LINE | S |
| EXISTING SANITARY FORCE MAIN | FM |
| PROPOSED SANITARY FORCE MAIN | FM |
| EXISTING UNDERGROUND ELECTRIC | UE |
| PROPOSED UNDERGROUND ELECTRIC | UE |
| EXISTING DATA/COMMUNICATIONS | 0 |
| PROPOSED OVERHEAD UTILITIES & POLE | OH |
| EXISTING OVERHEAD UTILITIES & POLE | OH |
| EXISTING OVERHEAD TRANSMISSION LINE | OH-TR |
| PROPOSED OVERHEAD TRANSMISSION LINE | OH-TR |
| EXISTING STORM SEWER | --- |
| PROPOSED STORM SEWER/INLET | --- |

SYMBOLS

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

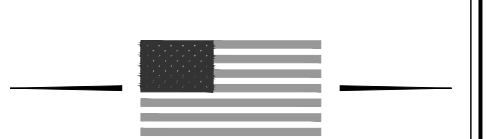


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PROJECT
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SHEET TITLE
UTILITY PLAN

SHEET NO.
C02 403



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**MIDDLESEX
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COUNTY
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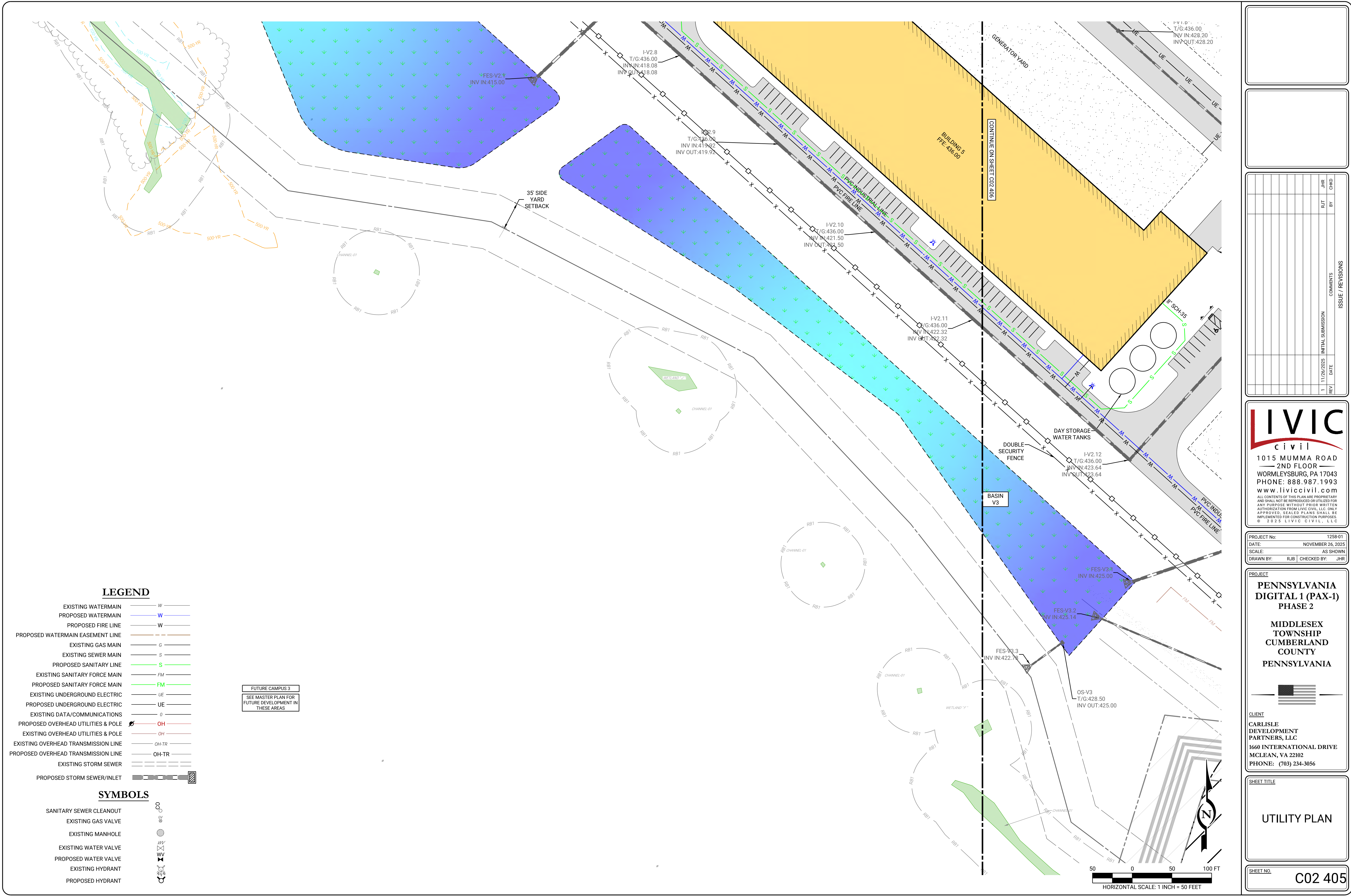
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SHEET TITLE

UTILITY PLAN

SHEET NO.

C02 404



REV	DATE	INITIAL SUBMISSION	COMMENTS	BY	JHR	CHKD
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PROJECT
**PENNSYLVANIA
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PHASE 2**

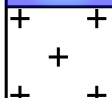
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SHEET TITLE
UTILITY PLAN

SHEET NO.
C02 405



OVERALL PLANT SCHEDULE						
KEY	QTY	BOTANICAL	COMMON NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
	10	QUERCUS RUBRA	RED OAK	2.5" CAL	B & B	
	11	NYSSA SYLVATICA	BLACK GUM	2.5" CAL	B & B	
	17	CERCIS CANADENSIS	REDBUD	6-8' HGT.	CONT.	MULTI-STEMMED
	4	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" CAL	B & B	
	4	ACER RUBRUM	RED MAPLE	2.5" CAL	B & B	
	4	ACER SACHARRUM	SUGAR MAPLE	2.5" CAL	B & B	
	10	QUERCUS MONTANA	CHESTNUT OAK	2.5" CAL	B & B	
EVERGREEN TREES						
	30	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5-6' HGT.	CONT.	12' O.C.
	30	THUJA PICATA "GREEN GIANT"	GIANT GREEN ARBORVITAE	5-6' HGT.	CONT.	12' O.C.
BASIN						
		BASIN BOTTOM SEED MIX				
		REFORESTATION AREAS (SEE PLANTINGS BREAKDOWN IN SHEET Cxx xxx)				

[illegible]

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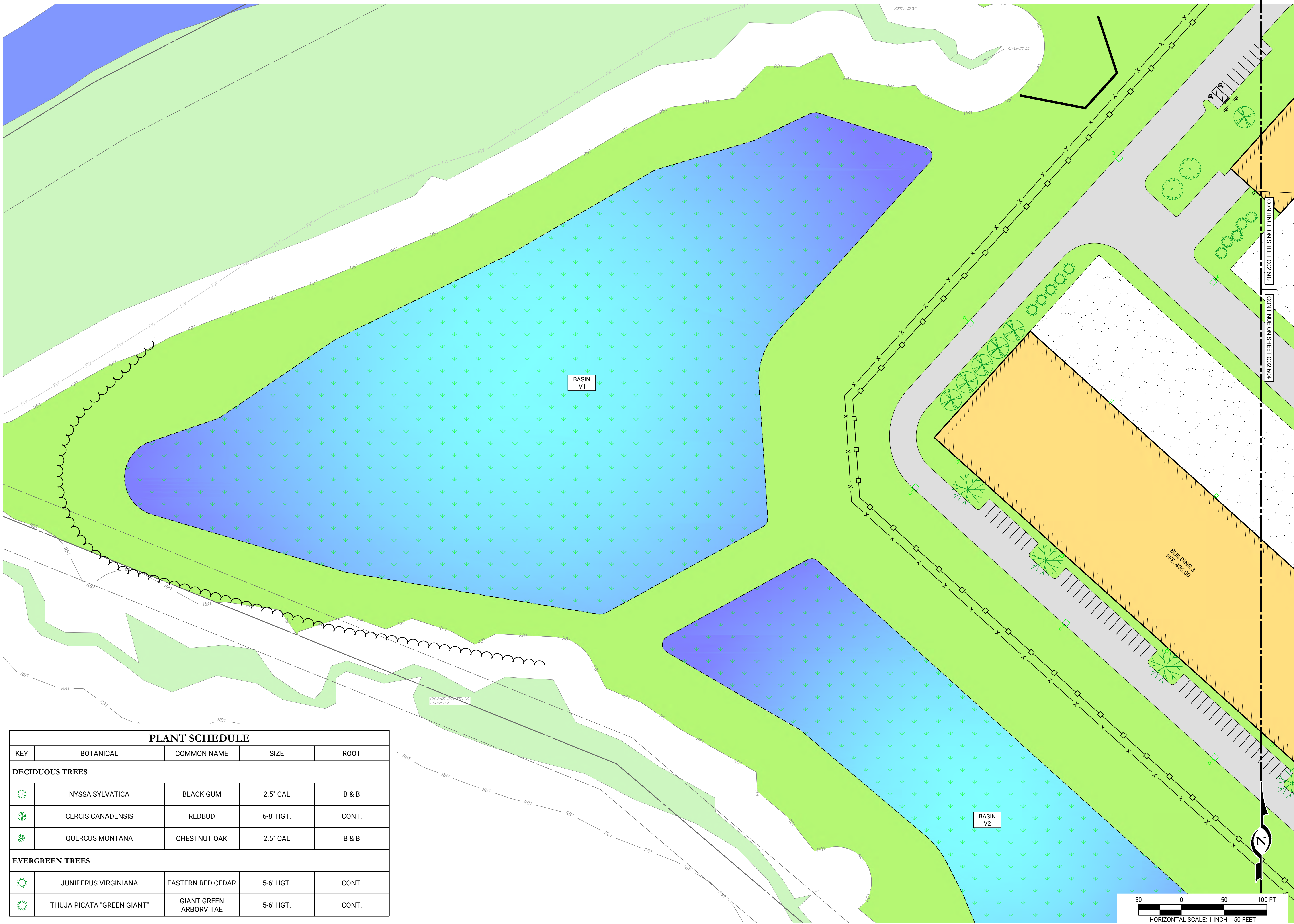
PROJECT No:		1258-01	
DATE:		NOVEMBER 26, 2025	
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DRAWN BY: RJB		CHECKED BY: JHR	

PROJECT
PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2
MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA

SHEET TITLE

OVERALL
LANDSCAPING
PLAN

SHEET NO. C02 601



PLANT SCHEDULE

KEY	BOTANICAL	COMMON NAME	SIZE	ROOT
DECIDUOUS TREES				
	NYSSA SYLVATICA	BLACK GUM	2.5" CAL	B & B
	CERCIS CANADENSIS	REDBUD	6-8' HGT.	CONT.
	QUERCUS MONTANA	CHESTNUT OAK	2.5" CAL	B & B
EVERGREEN TREES				
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5-6' HGT.	CONT.
	THUJA PICATA "GREEN GIANT"	GIANT GREEN ARBORVITAE	5-6' HGT.	CONT.

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REV	DATE	INITIAL SUBMISSION	COMMENTS	JHR	CHKD
1	11/26/2025				

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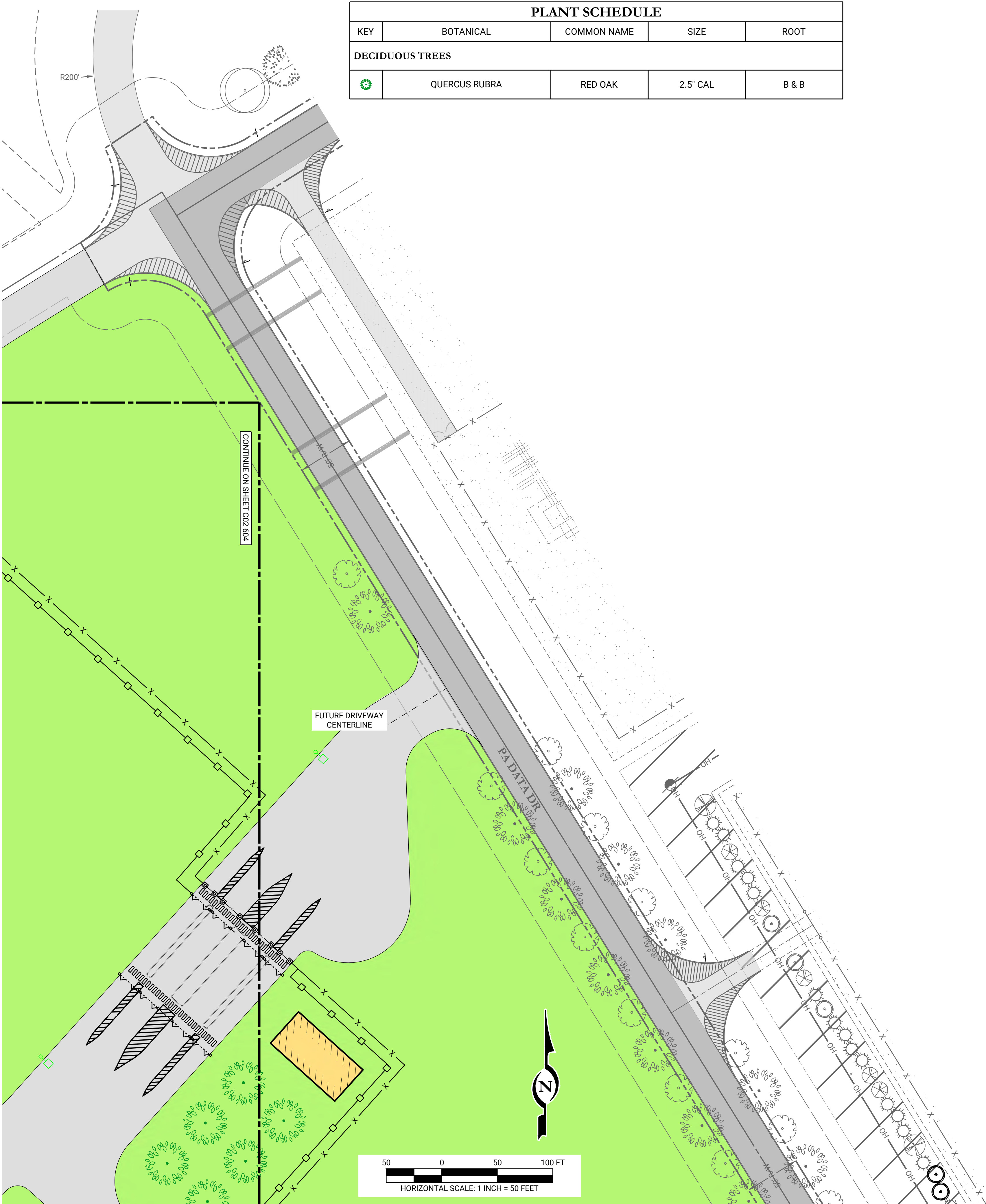
PROJECT
**PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2**

**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**

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SHEET TITLE
**LANDSCAPING
PLAN**

SHEET NO.
C02 603



PLANT SCHEDULE				
KEY	BOTANICAL	COMMON NAME	SIZE	ROOT
DECIDUOUS TREES				
	QUERCUS RUBRA	RED OAK	2.5" CAL	B & B

OVERALL REFORESTATION SCHEDULE					
QTY	BOTANICAL	COMMON NAME	SIZE	ROOT	COMMENTS
655	QUERCUS ALBA	WHITE OAK	3-4' HGT.	BARE	10' O.C.
655	QUERCUS RUBRA	RED OAK	3-4' HGT.	BARE	10' O.C.
655	QUERCUS MONTANA	CHESTNUT OAK	3-4' HGT.	BARE	10' O.C.
655	ACER SACHARRUM	SUGAR MAPLE	3-4' HGT.	BARE	10' O.C.
655	CARYA OVATA	SHAGBARK HICKORY	3-4' HGT.	BARE	10' O.C.
435	ACER RUBRUM	RED MAPLE	3-4' HGT.	BARE	10' O.C.
435	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-4' HGT.	BARE	10' O.C.
435	CERCIS CANADENSIS	REDBUD	3-4' HGT.	BARE	10' O.C.
435	AMELANCHIER ARBOREA	SERVICEBERRY	3-4' HGT.	BARE	10' O.C.
435	RHUS TYPHINA	SHAGORN SUMAC	3-4' HGT.	BARE	10' O.C.
545	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3-4" HGT.	BARE	10' O.C.
* ALL REFORESTATION SEEDLINGS TO USE TREE SHELTER (SEE TYP DETAIL)					

REFORESTATION AREA 1 SCHEDULE					
QTY	BOTANICAL	COMMON NAME	SIZE	ROOT	COMMENTS
165	QUERCUS ALBA	WHITE OAK	3-4' HGT.	BARE	10' O.C.
165	QUERCUS RUBRA	RED OAK	3-4' HGT.	BARE	10' O.C.
165	QUERCUS MONTANA	CHESTNUT OAK	3-4' HGT.	BARE	10' O.C.
165	ACER SACHARRUM	SUGAR MAPLE	3-4' HGT.	BARE	10' O.C.
165	CARYA OVATA	SHAGBARK HICKORY	3-4' HGT.	BARE	10' O.C.
110	ACER RUBRUM	RED MAPLE	3-4' HGT.	BARE	10' O.C.
110	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-4' HGT.	BARE	10' O.C.
110	CERCIS CANADENSIS	REDBUD	3-4' HGT.	BARE	10' O.C.
110	AMELANCHIER ARBOREA	SERVICEBERRY	3-4' HGT.	BARE	10' O.C.
110	RHUS TYPHINA	SHAGORN SUMAC	3-4' HGT.	BARE	10' O.C.
135	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5-6' HGT.	CONT.	12' O.C.
* ALL REFORESTATION SEEDLINGS TO USE TREE SHELTER (SEE TYP DETAIL)					

REFORESTATION AREA 2 SCHEDULE					
QTY	BOTANICAL	COMMON NAME	SIZE	ROOT	COMMENTS
490	QUERCUS ALBA	WHITE OAK	3-4' HGT.	BARE	10' O.C.
490	QUERCUS RUBRA	RED OAK	3-4' HGT.	BARE	10' O.C.
490	QUERCUS MONTANA	CHESTNUT OAK	3-4' HGT.	BARE	10' O.C.
490	ACER SACHARRUM	SUGAR MAPLE	3-4' HGT.	BARE	10' O.C.
490	CARYA OVATA	SHAGBARK HICKORY	3-4' HGT.	BARE	10' O.C.
325	ACER RUBRUM	RED MAPLE	3-4' HGT.	BARE	10' O.C.
325	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-4' HGT.	BARE	10' O.C.
325	CERCIS CANADENSIS	REDBUD	3-4' HGT.	BARE	10' O.C.
325	AMELANCHIER ARBOREA	SERVICEBERRY	3-4' HGT.	BARE	10' O.C.
325	RHUS TYPHINA	SHAGORN SUMAC	3-4' HGT.	BARE	10' O.C.
410	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5-6' HGT.	CONT.	12' O.C.
* ALL REFORESTATION SEEDLINGS TO USE TREE SHELTER (SEE TYP DETAIL)					

REV	DATE	COMMENTS	BY	CHKD
1	11/26/2025		RJT	JHR

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PROJECT No:	1258-01
DATE:	NOVEMBER 26, 2025
SCALE:	AS SHOWN
DRAWN BY:	RJB CHECKED BY: JHR

PROJECT

PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA

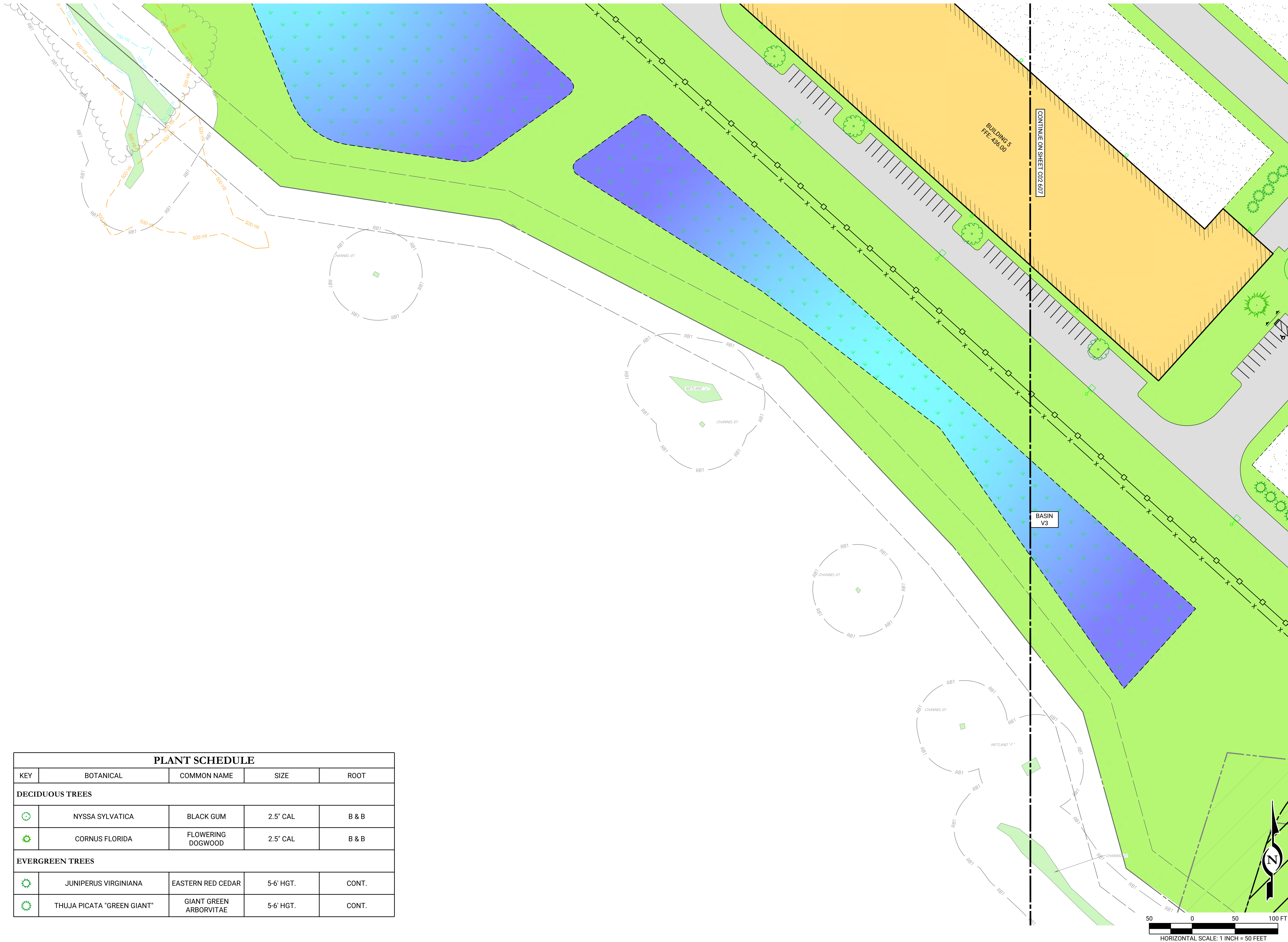
CLIENT
CARLISLE
DEVELOPMENT
PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

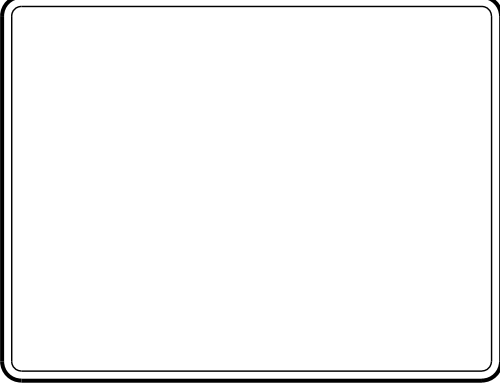
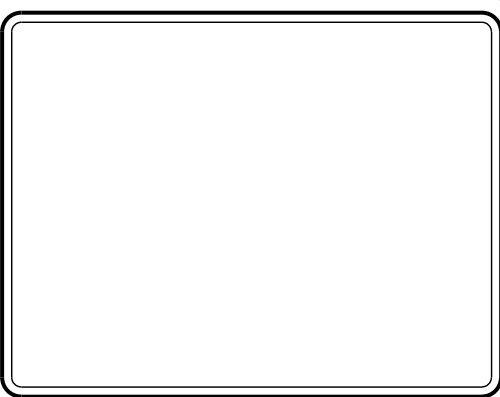
LANDSCAPING
PLAN

SHEET NO.

C02 605



PLANT SCHEDULE				
KEY	BOTANICAL	COMMON NAME	SIZE	ROOT
DECIDUOUS TREES				
	NYSSA SYLVATICA	BLACK GUM	2.5" CAL	B & B
	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" CAL	B & B
EVERGREEN TREES				
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5-6' HGT.	CONT.
	THUJA PICATA "GREEN GIANT"	GIANT GREEN ARBORVITAE	5-6' HGT.	CONT.



REVISIONS		ISSUE / REVISIONS	
REV	DATE	COMMENTS	BY
1	11/26/2025	INITIAL SUBMISSION	JHR
			CHKD

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DIGITAL 1 (PAX-1)
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SHEET TITLE

LANDSCAPING
PLAN

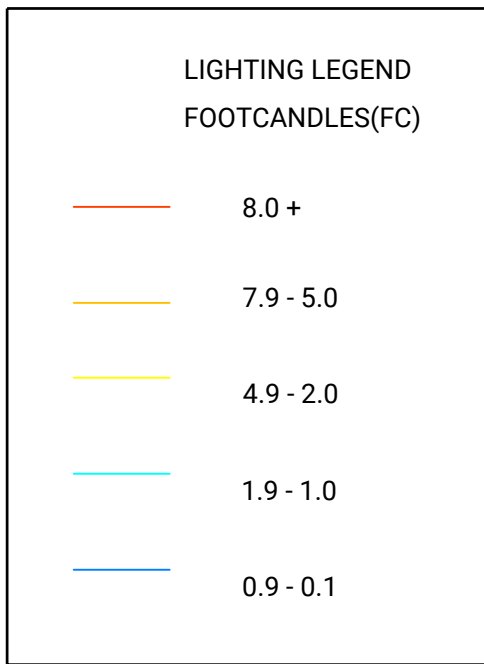
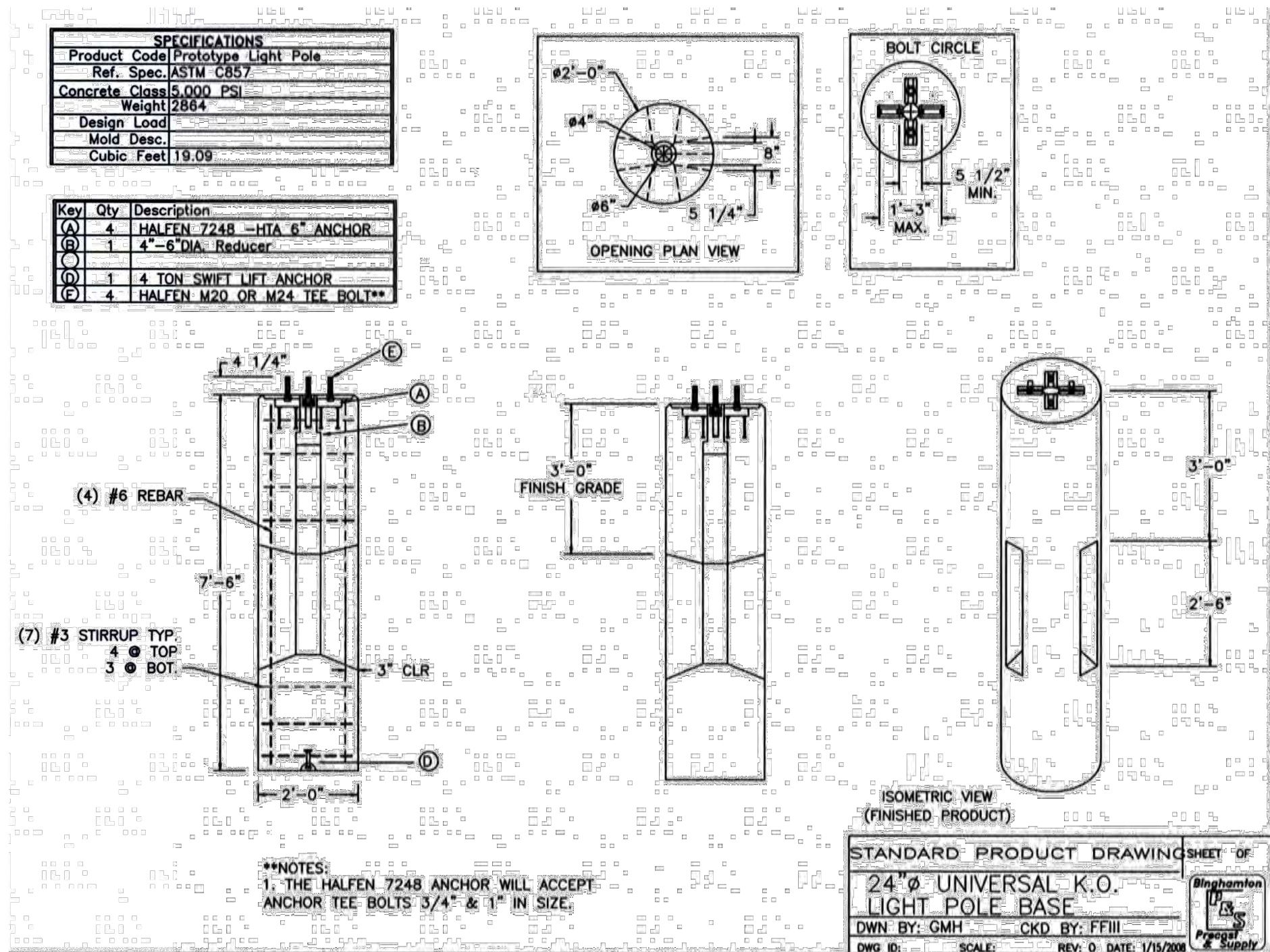
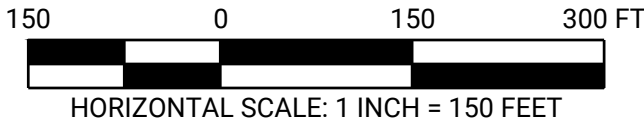
SHEET NO.

C02 606



LIGHTING NOTES

- POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO MIDDLESEX TOWNSHIP FOR REVIEW AND APPROVAL. REQUESTS FOR SUBSTITUTIONS SHALL BE ACCOMPANIED BY CATALOG CUTS OF THE PROPOSED EQUIPMENT AND LIGHTING PLANS, INCLUDING A POINT-BY-POINT PLOT, AS REQUIRED ABOVE, THAT DEMONSTRATE FULL COMPLIANCE WITH THE PLAN PREVIOUSLY APPROVED BY MIDDLESEX TOWNSHIP.
- THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE ORDINANCE REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE BOARD OF SUPERVISORS, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE TOWNSHIP.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE BOARD OF SUPERVISORS
- INSTALLER SHALL NOTIFY MIDDLESEX TOWNSHIP TO ARRANGE FOR INSPECTION AND APPROVAL OF ALL EXTERIOR LIGHTING, INCLUDING BUILDING-MOUNTED LIGHTING, PRIOR TO ITS INSTALLATION.
- THE ILLUMINATION PROJECTED FROM ANY USE ONTO A RESIDENTIAL USE SHALL AT NO TIME EXCEED ONE-TENTH(0.1) FOOTCANDLE, MEASURED LINE-OF-SIGHT FROM ANY POINT ONTO A RESIDENTIAL USE SHALL HAVE A COLOR TEMPERATURE OF 3,000° K OR LESS.
- THE ILLUMINATION PROJECTED FROM ANY PROPERTY ONTO A NON-RESIDENTIAL USE SHALL AT NO TIME EXCEED ONE (1.0) FOOTCANDLE, MEASURED LINE-OF-SIGHT FROM ANY POINT ON THE RECEIVING PROPERTY.
- DUE TO THE ELEVATED SAFETY AND SECURITY CONSIDERATIONS AND 24-HOUR OPERATION NEEDED FOR THE BULK ENERGY SYSTEMS CONTAINED AND CONNECTED TO DATA CENTER CAMPUS AFTER-HOURS ILLUMINATION LEVELS WILL REMAIN AT LEVELS ILLUSTRATED ON THE LIGHTING PLAN



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY	DEFAULT ELEVATION	LAMP DEPRECIATION
STREET		(9)	PREVAIL M AREA AND ROADWAY LUMINAIRE(9) 70 CRI, 4000K LEDS AND TYPE III OPTICS, BRONZE PAINTED FINISH	ELECTRONIC	POLE	COOPER LIGHTING SOLUTIONS - LUMARK, PRV-M-C275-D-U-T3-BZ	120V 1P 2W	38	25'	1

REV	DATE	INITIAL SUBMISSION	COMMENTS	JHR	BY	CHKD
1	11/26/2025					

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PROJECT No: 1259-01
DATE: NOVEMBER 26, 2025
SCALE: AS SHOWN
DRAWN BY: RUB CHECKED BY: JHR

PROJECT
**PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2**

**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**

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

SHEET TITLE

**OVERALL
PHOTOMETRIC
PLAN**

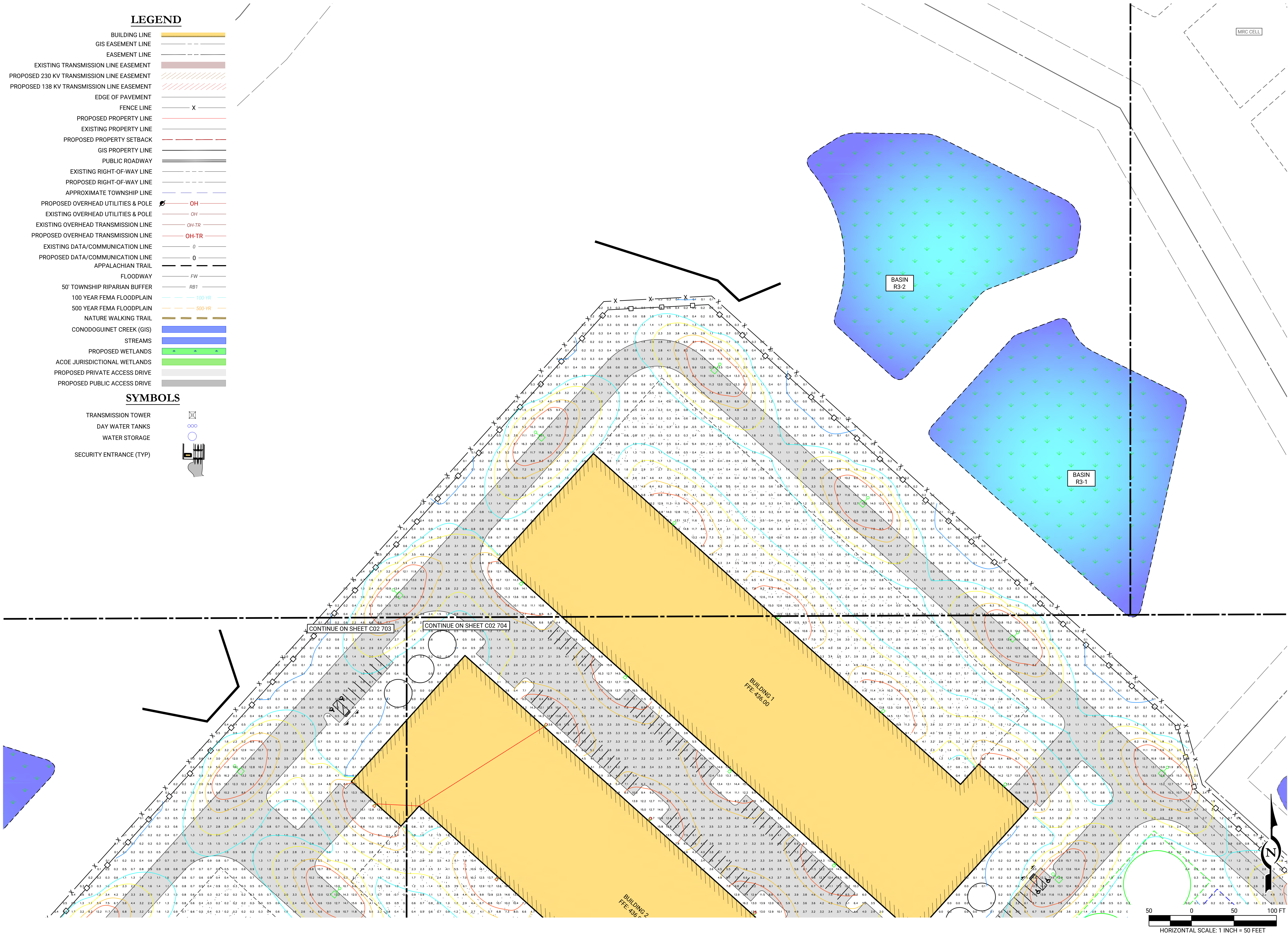
SHEET NO.
C02 701

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)	



MRC CELL

BASIN R3-2

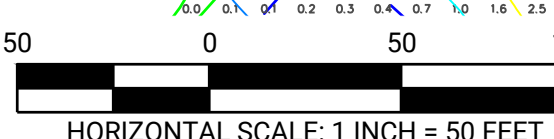
BASIN R3-1

BUILDING 1
FFE-436.00

BUILDING 2
FFE-436.00

CONTINUE ON SHEET C02 703

CONTINUE ON SHEET C02 704



REV	DATE	COMMENTS	BY	JHR	CHKD
1	11/26/2025	INITIAL SUBMISSION			

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PROJECT No:	1259-01
DATE:	NOVEMBER 26, 2025
SCALE:	AS SHOWN
DRAWN BY:	RJB
CHECKED BY:	JHR

PROJECT
**PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2**

**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**

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

SHEET TITLE

**PHOTOMETRIC
PLAN**

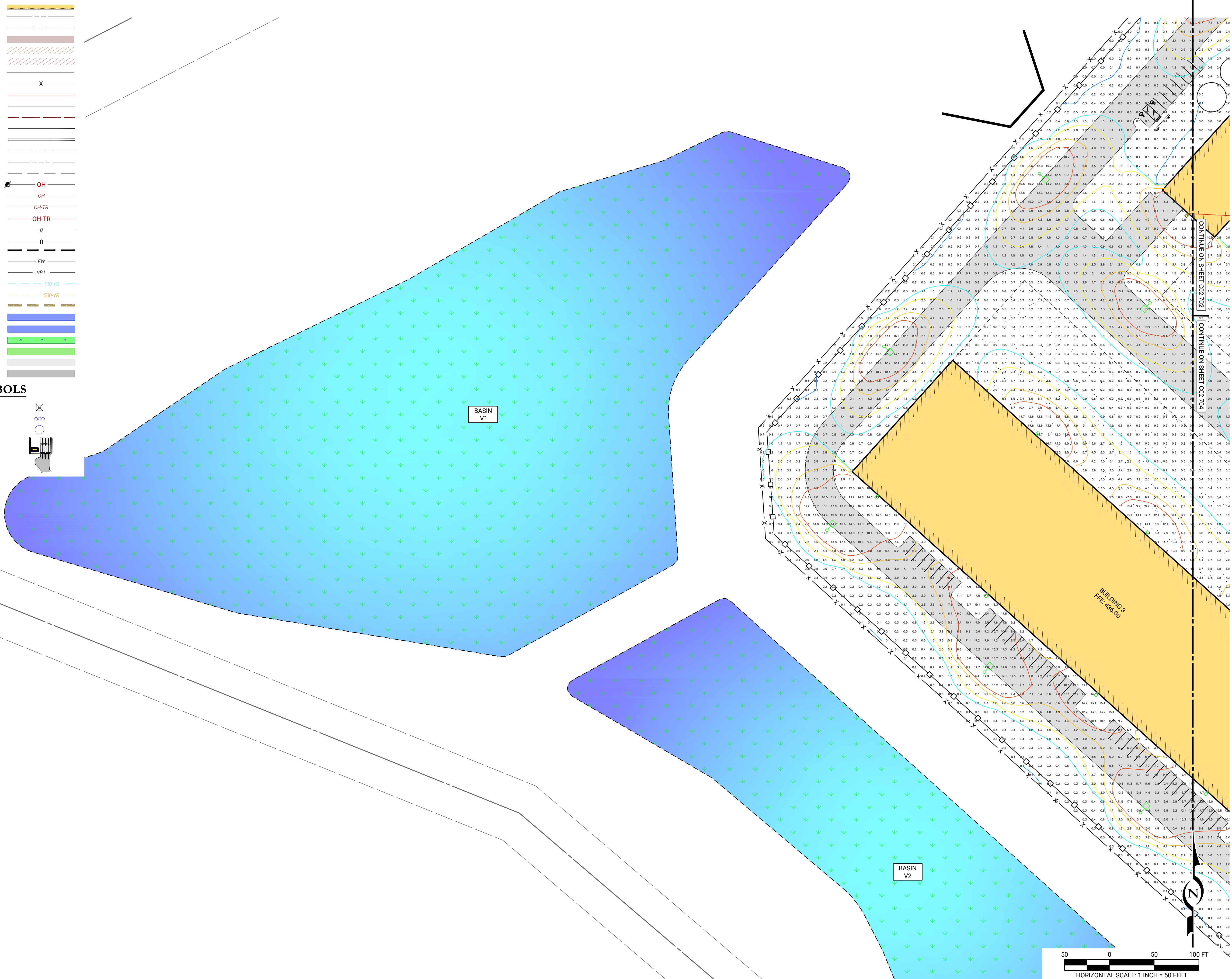
SHEET No.	C02 702
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LEGEND

- 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)



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REV	DATE	INITIAL SUBMISSION	COMMENTS	ISSUE / REVISIONS
1	11/26/2025			
		RJT	JHR	CHKD
		BY		

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DATE:	NOVEMBER 26, 2025
SCALE:	AS SHOWN
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CHECKED BY:	JHR

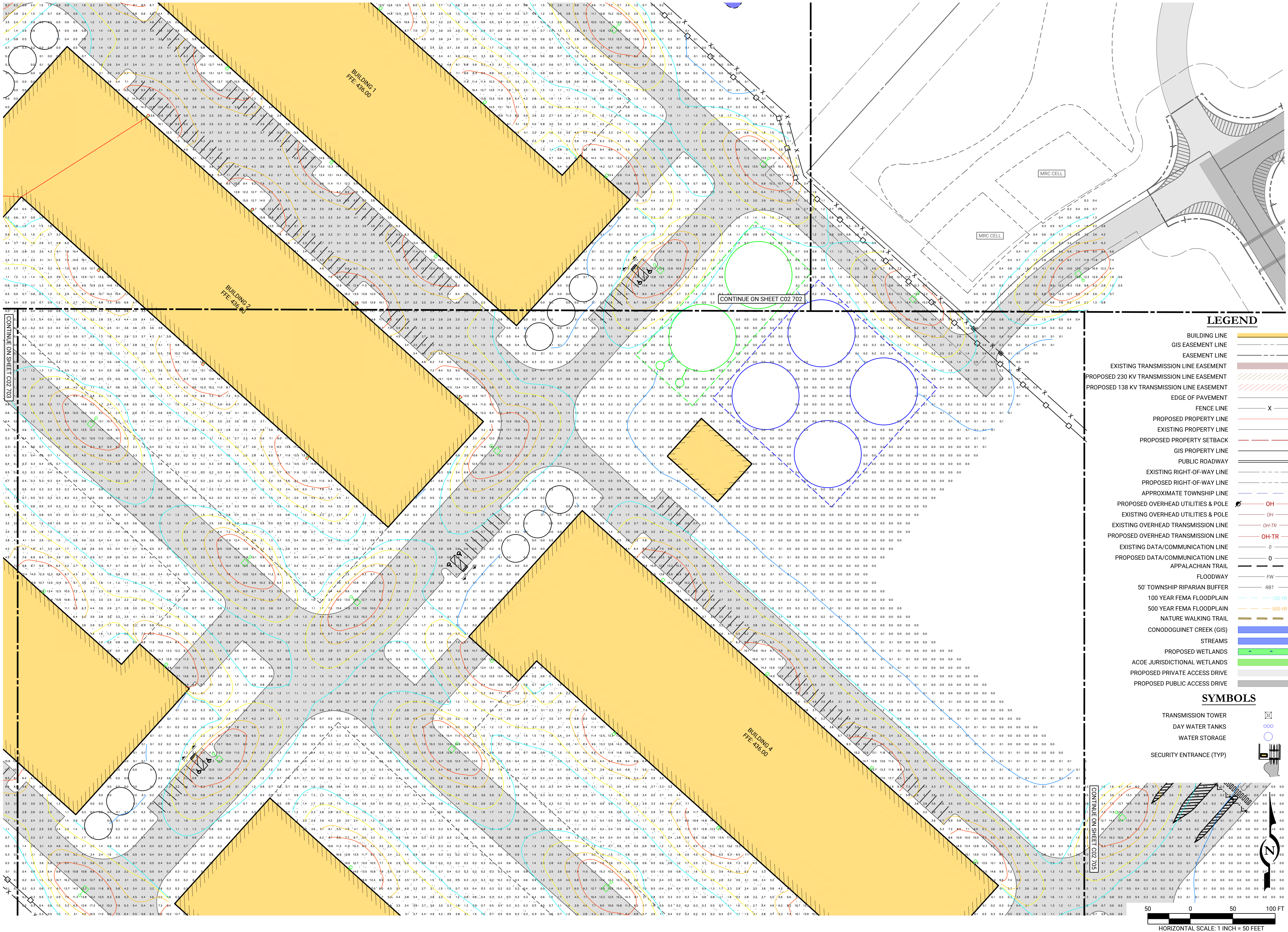
PROJECT
**PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2**

**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**

CLIENT
**CARLISLE
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SHEET TITLE
**PHOTOMETRIC
PLAN**

SHEET NO.	C02 703
-----------	---------



11/16/2025

JHR

BY

CHKD

DATE

REVISION

COMMENTS

ISSUE / REVISIONS

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PROJECT No: 1258-01

DATE: NOVEMBER 26, 2025

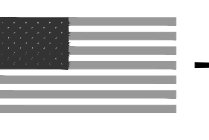
SCALE: AS SHOWN

DRAWN BY: RUB | CHECKED BY: JHR

PROJECT

**PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2**

**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**



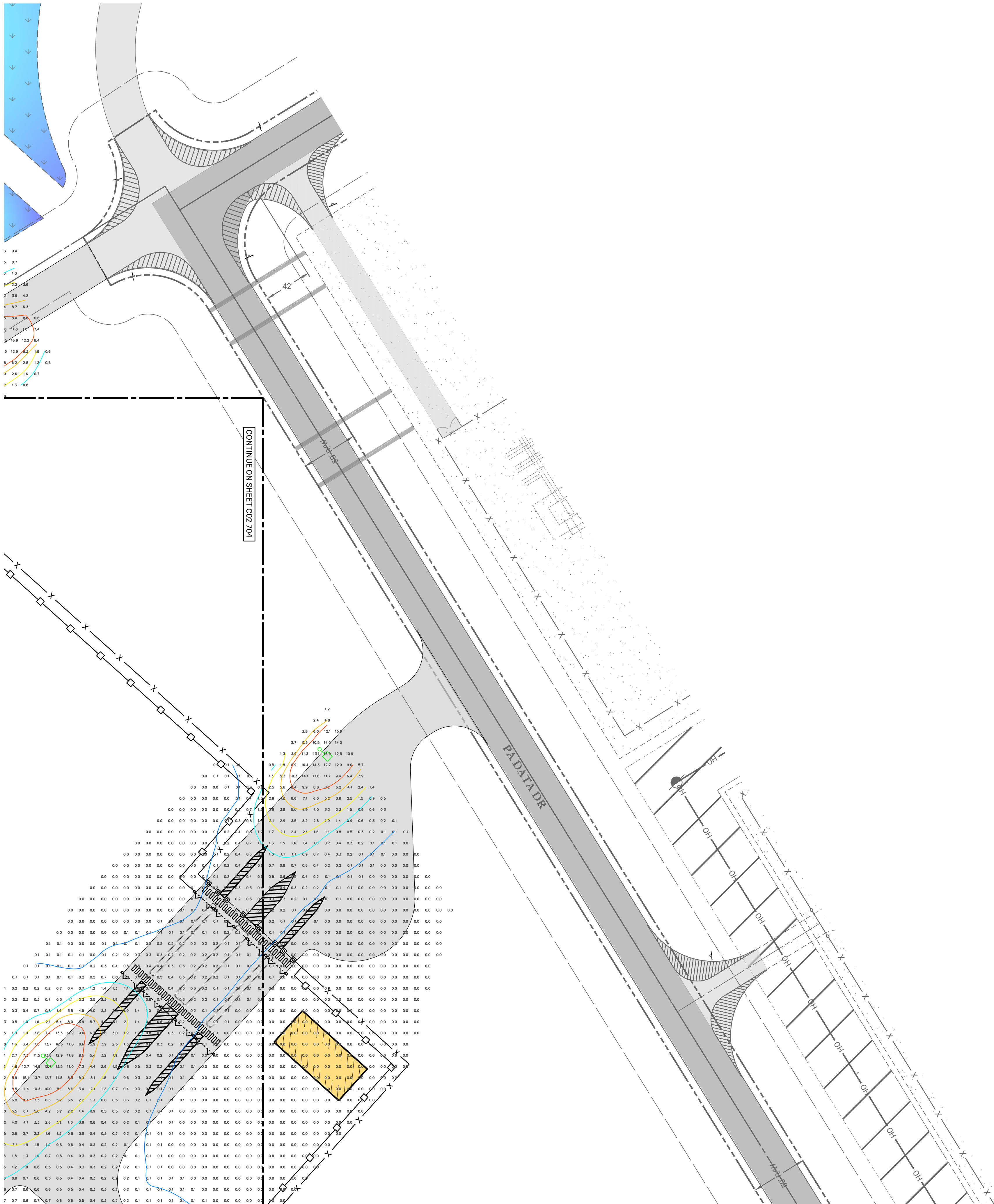
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SHEET TITLE

**PHOTOMETRIC
PLAN**

SHEET NO.

C02 704

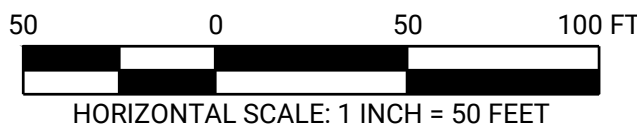


LEGEND

- 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)



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REV	DATE	COMMENTS	BY	JHR	CHKD
1	11/26/2025	INITIAL SUBMISSION			

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PROJECT No:	1258-01
DATE:	NOVEMBER 26, 2025
SCALE:	AS SHOWN
DRAWN BY:	RJB CHECKED BY: JHR

PROJECT

**PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2**

**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**

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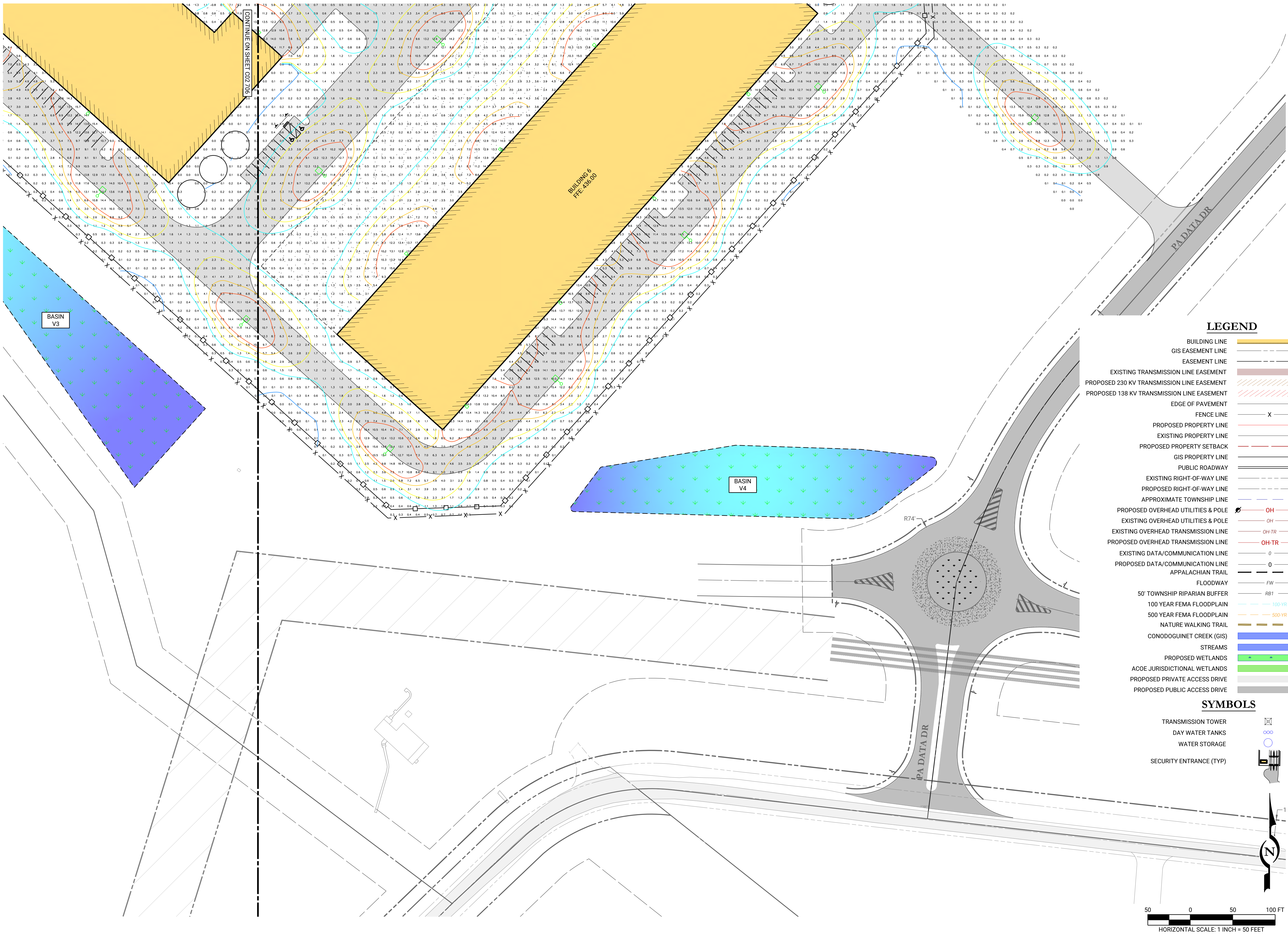
SHEET TITLE

**PHOTOMETRIC
PLAN**

SHEET NO.

C02 705





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)

ISSUE / REVISIONS			
REV	DATE	COMMENTS	BY
1	11/26/2025	INITIAL SUBMISSION	JHR

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DATE:	NOVEMBER 26, 2025
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DRAWN BY:	RJB
CHECKED BY:	JHR

PENNSYLVANIA
DIGITAL 1 (PAX-1)
PHASE 2

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
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PARTNERS, LLC
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SHEET TITLE

PHOTOMETRIC
PLAN

SHEET NO.

C02 707