PLANNING DEPARTMENT
Cumberland County

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	P25-1177
Plan Title:				
Pennsylvania Digital 1 (PAX-1) Phase 3				
Plan Status:		*Plan Type:*		
Preliminary		*Land Development Plan*		

Comments and Recommendations:

1. The zoning regulations block should be reviewed. The enactment date of the Middlesex Township Zoning Ordinance is September 3, 2025.
2. The submission should be accompanied by architectural renderings of the building exterior (zoning 2.18.G.1).
3. 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).
4. 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.
5. 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'.
6. A traffic impact study should accompany the submission (zoning 3.04.G.2.d).
7. A water feasibility study should accompany the submission (zoning 3.04.G.2.e).
8. An electric interconnection agreement should be provided (zoning 3.04.G.2.f).
9. A noise study should be provided (zoning 3.04.G.2.g).
10. 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).
11. 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.

12. A recycling and trash dumpster should be provided for each building (zoning 4.27.A).
13. 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).
14. 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 <u>on the project site.</u> 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.
15. The instrument, parcel number, and address should be provided in the site data on sheet 2 (SLDO 501.A.15.e.1).

16. 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).
17. Adjoining property owner information should be provided (SLDO 501.A.19).
18. 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).
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. The driveway and road crossing of the stream / wetland (see sheet C03 301) should be reviewed and approved by the Pennsylvania DEP (SLDO 503.A.8).
23. The general notes should include a description of wetlands impacted by phase 3 along with a description of the wetland mitigation proposed. The plan should include a reference to all appropriate approvals including the Pennsylvania DEP and the US Army Corps of Engineers (SLDO 503.A.8).
    a. The existing conditions and demo plan (sheet C03 104) should include a note that the existing wetlands will be eliminated and mitigated as part of the project.
24. Emergency service providers should review and comment on the plan (SLDO 602.M).
25. Each watercourse, drainageway, channel or stream should be provided with a drainage easement (SLDO 704.I).
26. 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).
27. Surveying monuments and / or markers should be identified or placed at each corner of the property lines (SLDO 709).
28. The plan should address a dedication of recreation land or a fee in lieu of dedication (SLDO 710).
29. 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).
30. An environmental impact assessment report should accompany the submission (SLDO 718).
31. Existing trees with a trunk diameter of 20 inches or more should be identified on the landscape plan (SLDO 719.B.2.d).
32. The following comments refer to the landscape plan.

a. The applicant should verify the sheet numbering in the landscape plans. It appears that the overall landscape plan should be sheet C03 600. The sheets should be numbered based on the phase 3 keymap on sheet C03 006.

b. Sheet C03 601 includes a tree planting area that is identified as the 'riparian buffer enhancement area' (see schedule). Sheet C03 602 shows some of the same area as 'reforestation area 1'. Sheet C03 608 includes a tree schedule for reforestation areas and riparian buffer enhancement areas.

   The riparian buffer enhancement area and reforestation area have the same hatch pattern. These areas should be differentiated on the plan.

c. The tree reforestation schedule proposes over 4,800 trees and the riparian buffer enhancement area proposes over 1,200 trees. 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).

d. 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.

e. The landscape plan should include a schedule of plants for the proposed wetland mitigation area.

33. 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.

34. 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.

35. 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).

36. 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.

37. A "master plan" is referenced throughout the land development plan. The master plan should accompany the submission.

38. The zoning regulations block on sheet 2 should be clarified. The Middlesex Township zoning ordinance was enacted in 2025.

39. The existing driveway on the existing conditions plan should be labeled.

40. Phase 1B included a list of anticipated conditions of preliminary plan approval. The township should review each phase and determine whether this list should be included on the plan.

41. Sheet C03 605 has a label "~AG FIELD~" in a proposed stormwater basin.

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 3
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 IGAL FEIBUSH , BEING AUTHORIZED SIGNATORY OF **CARLISLE DEVELOPMENT PARTNERS LLC** , 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_____.

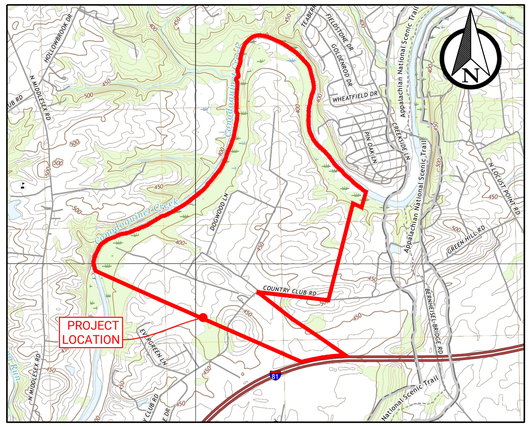
_____
DIRECTOR OF PLANNING

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



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

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

SEAL

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.

SEAL

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
MONTOURSVILLE, PA 17754 TIMOTHY R MILHOLIN, P.L.S. SU-075476

SEAL

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

SEAL

PHASE 3 PRELIMINARY LAND DEVELOPMENT PLAN

SHEET NUMBER	SHEET TITLE
C03 001	COVER SHEET
C03 002	GENERAL NOTES
C03 003	GENERAL INFORMATION
C03 004	PHASING PLAN
C03 005	MASTER PLAN KEYMAP
C03 006	PHASE 3 KEYMAP
C03 100	OVERALL EXISTING CONDITIONS PLAN
C03 101-106	EXISTING CONDITIONS & DEMO PLAN
C03 200	OVERALL SITE LAYOUT PLAN
C03 201-206	SITE LAYOUT PLAN
C03 300	OVERALL GRADING & STORMWATER PLAN
C03 301-306	GRADING & STORMWATER PLAN
C03 400	OVERALL UTILITY PLAN
C03 401-406	UTILITY PLAN
C03 501-503	ROADWAY PLAN AND PROFILE
C03 504-509	PROFILES
C03 600	OVERALL LANDSCAPE PLAN
C03 601-607	LANDSCAPE PLAN
C03 700	OVERALL PHOTOMETRIC PLAN
C03 701-706	PHOTOMETRIC PLAN
C03 801	ROADWAY DETAILS
C03 802	EARTHWORK DETAILS
C03 803	STORMWATER DETAILS
C03 804	STORMWATER DETAILS
C03 805	WATER DETAILS
C03 806	MISC DETAILS
C03 807	LANDSCAPING DETAILS

PHASE 3 PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER	SHEET TITLE
C03 ES1	OVERALL EROSION & SEDIMENT CONTROL PLAN
C03 ES2-ES7	EROSION & SEDIMENT CONTROL PLAN
C03 ES8-ES9	E&S NOTES
C03 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

REV	DATE	COMMENTS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

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.
© 2025 LIVIC CIVIL, LLC

PROJECT No:	1258-01
DATE:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

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

SHEET TITLE

COVER SHEET

SHEET NO.

C03 001

CONSTRUCTION NOTES

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 REARING 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 REVISED 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.

OUTSIDE PERMITS AND APPROVALS REQUIRED FOR FINAL PLAN APPROVAL AND CONSTRUCTION

- 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

GENERAL NOTES

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 OF 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 SEALED 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.

PROJECT NOTES

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
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 DATA CENTER CAMPUSES, A PPL SUBSTATION, 3 CUSTOMER SUBSTATIONS, AND A NEW PROPOSED PRIVATE STREET WITH PUBLIC ACCESS ROAD "PA DATA DRIVE" IS PROPOSED. PHASE 3 SPECIFICALLY CONSISTS OF A DATA CENTER CAMPUS CONTAINING APPROXIMATELY 6 BUILDING, PRIVATE ACCESS DRIVE, AND A SECURITY BUILDING.
5. SOURCE OF TITLE:
   * CARLISLE DEVELOPMENT PARTNERS, LLC
   LOT #3 OF PAX-1 FINAL MAJOR SUBDIVISION PLAN
   INST # 202514238 INSTR. # 202514239
   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 FLOODPLAIN.
8. THE PROJECT WILL BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.

ZONING REGULATIONS

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE MIDDLESEX TOWNSHIP ZONING ORDINANCE, ENACTED SEPTEMBER 3, 3035 AND EFFECTIVE SEPTEMBER 3, 2025.

SITE LOCATION: COUNTRY CLUB ROAD | CARLISLE, PA 17015

ZONING DISTRICT
- MIXED USE (MU-1) | DATA CENTER OVERLAY (DCO)
- FOR THIS PLAN AND PROJECT, THE DATA CENTER OVERLAY DISTRICT SHALL GOVERN

PROPOSED USE: DATA CENTER

	REQUIRED	PROPOSED
LOT REQUIREMENTS		
❖ MIN LOT SIZE	25 AC	141.30 AC
❖ MIN LOT WIDTH	200 FT	± 1,166 FT
❖ MAX LOT COVERAGE	70% (98.91 AC)	11.6% (16.39 AC)
❖ MAX IMPERVIOUS COVERAGE	70% (98.91 AC)	28.4% (40.18 AC)
❖ MAX BUILDING HEIGHT	75 FT	66 FT
YARD SETBACKS		
❖ FRONT*	35 FT	684 FT
❖ SIDE* (EACH)	35 FT	271 FT
❖ REAR*	75 FT	1,124 FT
❖ * SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	100 FT	932 FT
PARKING SETBACKS		
❖ SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL -	50 FT	870 FT
LINEAR FEET OF NEW STREET	N/A	0 FT
PARKING REQUIREMENTS	300	306

- 2 SPACES / NUMBER OF EMPLOYEES ON MAX SHIFT
- 25 (EMPLOYEES) X 2 X 6 (BUILDINGS) = 300

PRINCIPAL FACADE STANDARDS
- SHALL APPLY TO ALL BUILDING FACADES THAT ARE ORIENTED AND FACE TOWARD AN ABUTTING:
  1. PUBLIC STREET
  2. LOT WITH RESIDENTIAL USE WITHIN 1,000 FEET OF THE BUILDING FACADE
  3. LOT IN A RESIDENTIAL DISTRICT WITHIN 1,000 FEET OF THE BUILDING FACADE

SITE DATA

TOTAL ACREAGE OF PARENT TRACT: 141.13 AC
NUMBER OF EXISTING AND PROPOSED LOTS: 1
WATER SUPPLY:
- ❖ EXISTING: PUBLIC
- ❖ PROPOSED: PUBLIC WATER SUPPLY REQUIRED AS PART OF THIS PLAN

SEWAGE DISPOSAL:
- ❖ EXISTING: PUBLIC
- ❖ PROPOSED: PUBLIC SEWER REQUIRED AS PART OF THIS PLAN

SOURCE OF TITLE:
- ❖ GRANTOR: CLUB ROAD PROPERTIES, LP
- ❖ GRANTEE: CARLISLE DEVELOPMENT PARTNERS, LLC
- ❖ INST # _____
- ❖ PARCEL NO. _____
- ❖ THIS PLAN IS PREPARED IN CONJUNCTION WITH PENNSYLVANIA DIGITAL 1 (PAX-1) MAJOR SUBDIVISION PLAN, WHICH SHALL BE APPROVED PRIOR TO APPROVAL OF THIS PLAN
- ❖ PROPERTY ADDRESS _____

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

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.

REV	DATE	ISSUE / REVISIONS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

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.
© 2025 LIVIC CIVIL, LLC

PROJECT No:	1258-01
DATE:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

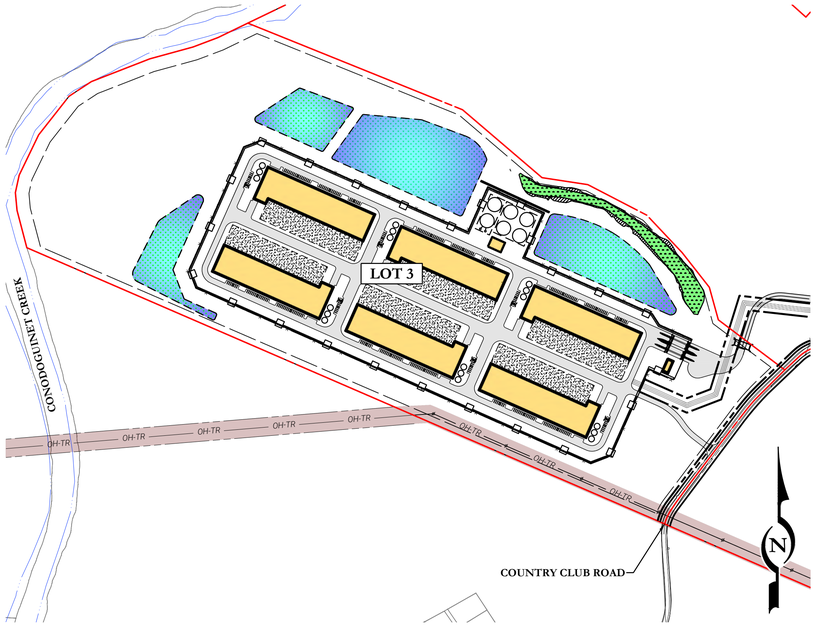
PROJECT
PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

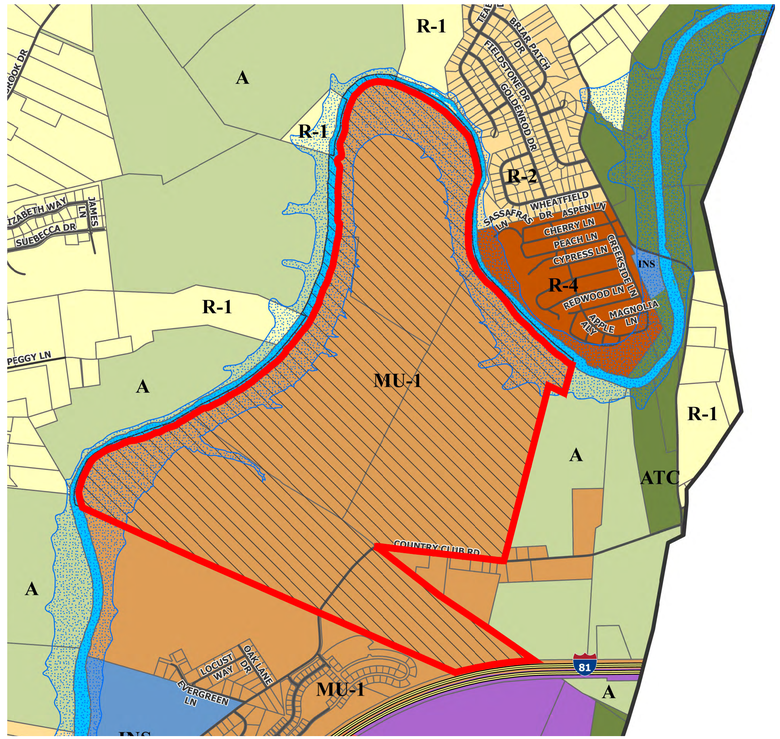
CLIENT
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE
GENERAL NOTES

SHEET NO.
C03 002



TRACT MAP
SCALE: 1 INCH - 400 FEET



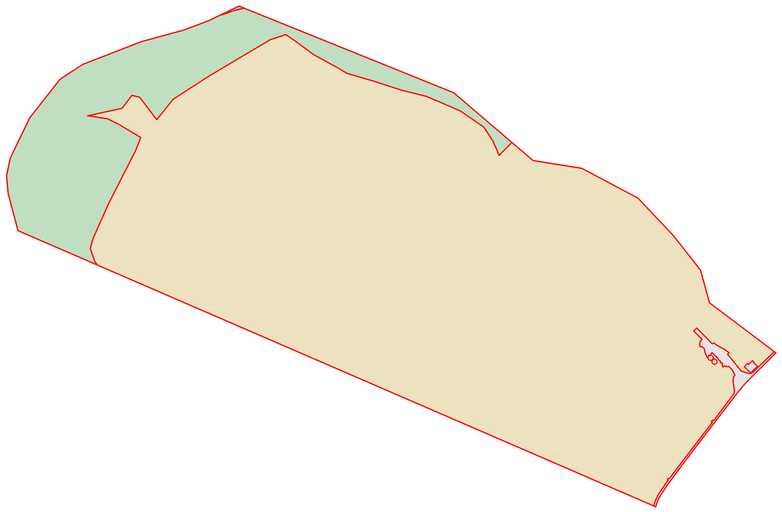
ZONING MAP

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

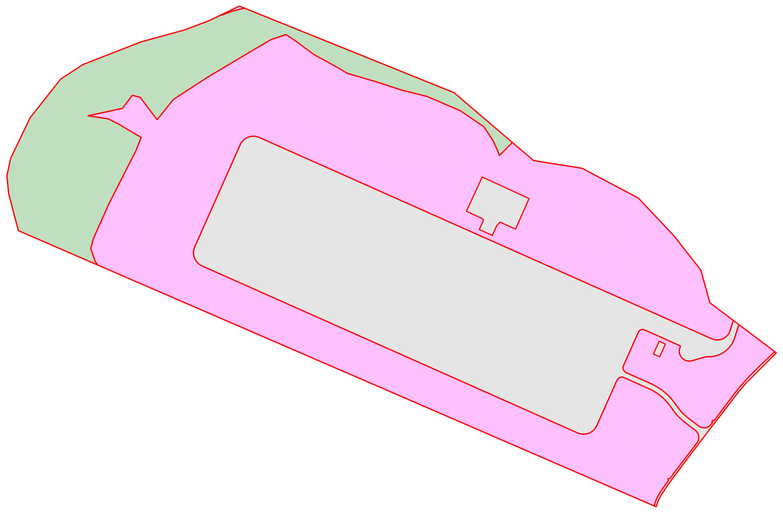
LEGEND

	EXISTING	PROPOSED
PLAN TEXT	*PLAN TEXT*	PLAN TEXT
BENCHMARK		
BUILDING LINE		
BUILDING SETBACK		
CENTER LINE OF ROAD		
CONCRETE CURB		
CONCRETE SIDEWALK		
CONTOUR LINE-MAJOR	*100*	100
CONTOUR LINE-MINOR		
EASEMENT LINE		
EDGE OF PAVEMENT		
EDGE OF WATER		
FENCE LINE	*X*	X
FIRE HYDRANT		
GRAVEL		
GUIDE RAIL		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
SIGN		
OVERHEAD UTILITIES & POLE	*OH*	OH
UNDERGROUND ELECTRIC	*UE*	UE
GAS MAIN/VALVE	*G*	G
DATA/COMMUNICATION	*0*	0
WATER MAIN/VALVE	*W*	W
SEWER FORCE MAIN	*FM*	FM
SANITARY SEWER	*S*	S
STORM SEWER/INLET		
MANHOLE		
TREELINE		
ZONING BOUNDARY		
SOIL BOUNDARY		
SOIL DESIGNATOR	*WsB*	



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

TOTAL ACREAGE: 141.31 ACRES
IMPERVIOUS: 0.90 ACRES 0.6%
WOODS: 20.96 ACRES 14.8%
MEADOW: 119.42 ACRES 84.5%
CONODOGUINET CREEK: 0.03 ACRES 0.02%



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

TOTAL ACREAGE: 141.31 ACRES
IMPERVIOUS: 48.01 ACRES 34.0%
WOODS: 20.96 ACRES 14.8%
OPEN SPACE: 72.31 ACRES 51.2%
CONODOGUINET CREEK: 0.03 ACRES 0.02%

REV	DATE	ISSUE / REVISIONS	COMMENTS	DIS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION				JHR

LIVIC 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:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 003

NOTES:

- REFER TO PAX-1 MASTER PLAN FOR ADDITIONAL INFORMATION SURROUNDING PHASE 3
- ALL EXISTING OFFSITE IMPERVIOUS AND STRUCTURES SHOWN ARE APPROXIMATE NOT SURVEYED.

LEGEND

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

1,000' BUILDING FACADE SETBACK

CONODOGUINET CREEK

N MIDDLESEX ROAD

CLUB RD

COUNTRY

LOCUST WAY

EVERGREEN LN

OAK LN DR

INTERSTATE 81

COUNTRY CLUB RD

BERNHEISEL BRIDGE ROAD

GREEN HILL RD

N LOCUST POINT ROAD

MIDDLESEX TOWNSHIP

SILVER SPRING TOWNSHIP

500 0 500 1,000 FT

HORIZONTAL SCALE: 1 INCH = 500 FEET

REV	DATE	COMMENTS	DIS	JHR
1	12/01/2025	INITIAL SUBMISSION	BY	CHKD

ISSUE / REVISIONS

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

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

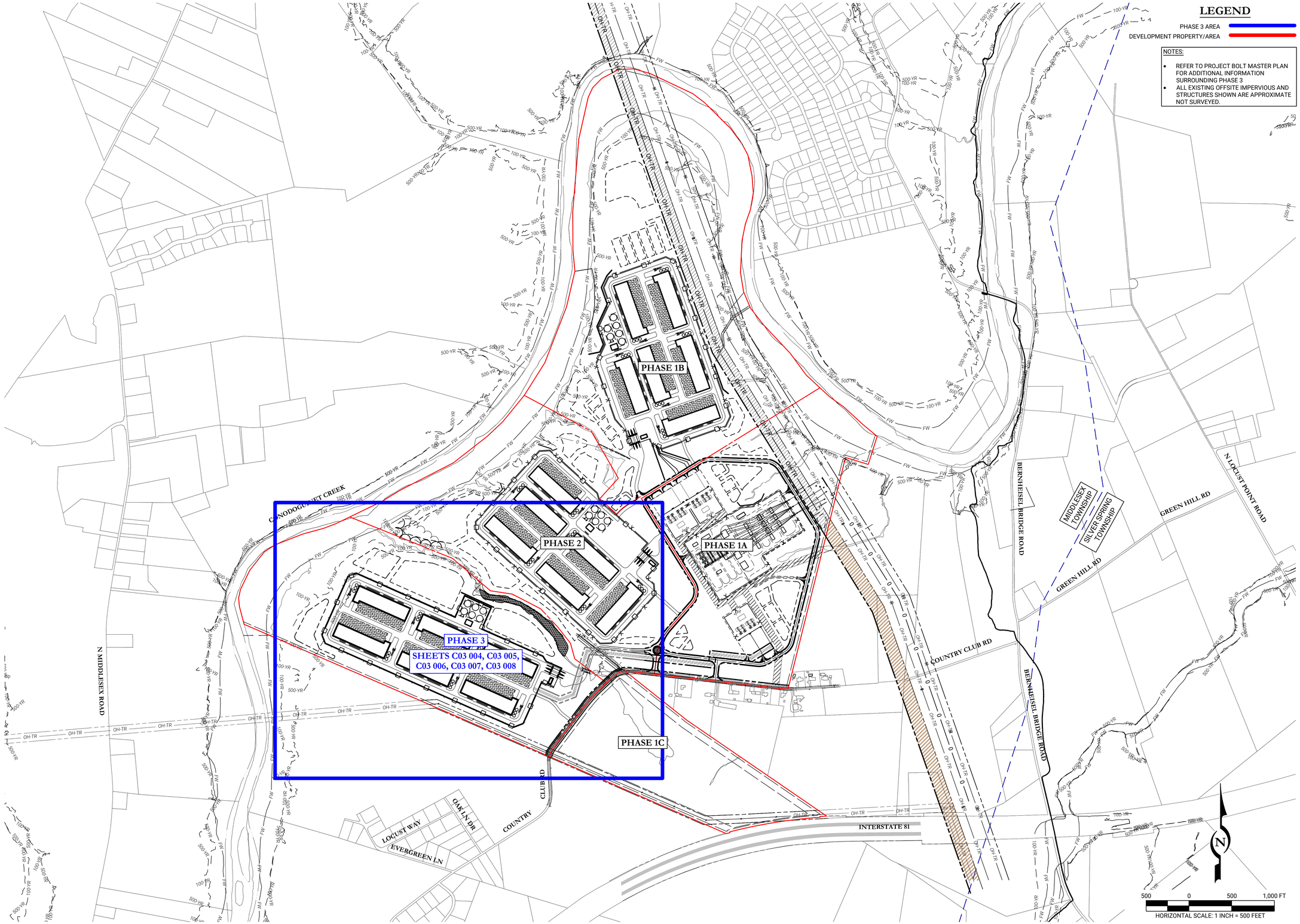
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

PHASING PLAN

SHEET NO.

C03 004



REV	DATE	COMMENTS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

ISSUE / REVISIONS

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WORMLEYSBURG, PA 17043
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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 005

LEGEND

PHASE 3 SHEETS

NOTE:

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

SHEET C03-6

SHEET C03-4

SHEET C03-2

SHEET C03-5

SHEET C03-3

SHEET C03-1

RETAINING WALL 1

CAMPUS 3 SOUTHERN ACCESS DRIVE

CAMPUS 3 SOUTHERN ACCESS DRIVE

MAGNAIL

NIF
SHEAFFER, DALE L.& DIANE A.
PID 27-09-0017-030

12" SLCPP INV. 466.34'

12" SLCPP INV. 468.01' RIPRAP

150 0 150 300 FT

HORIZONTAL SCALE: 1 INCH = 150 FEET

REV	DATE	COMMENTS	DIS	JHR
1	12/01/2025	INITIAL SUBMISSION	BY	CHKD

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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

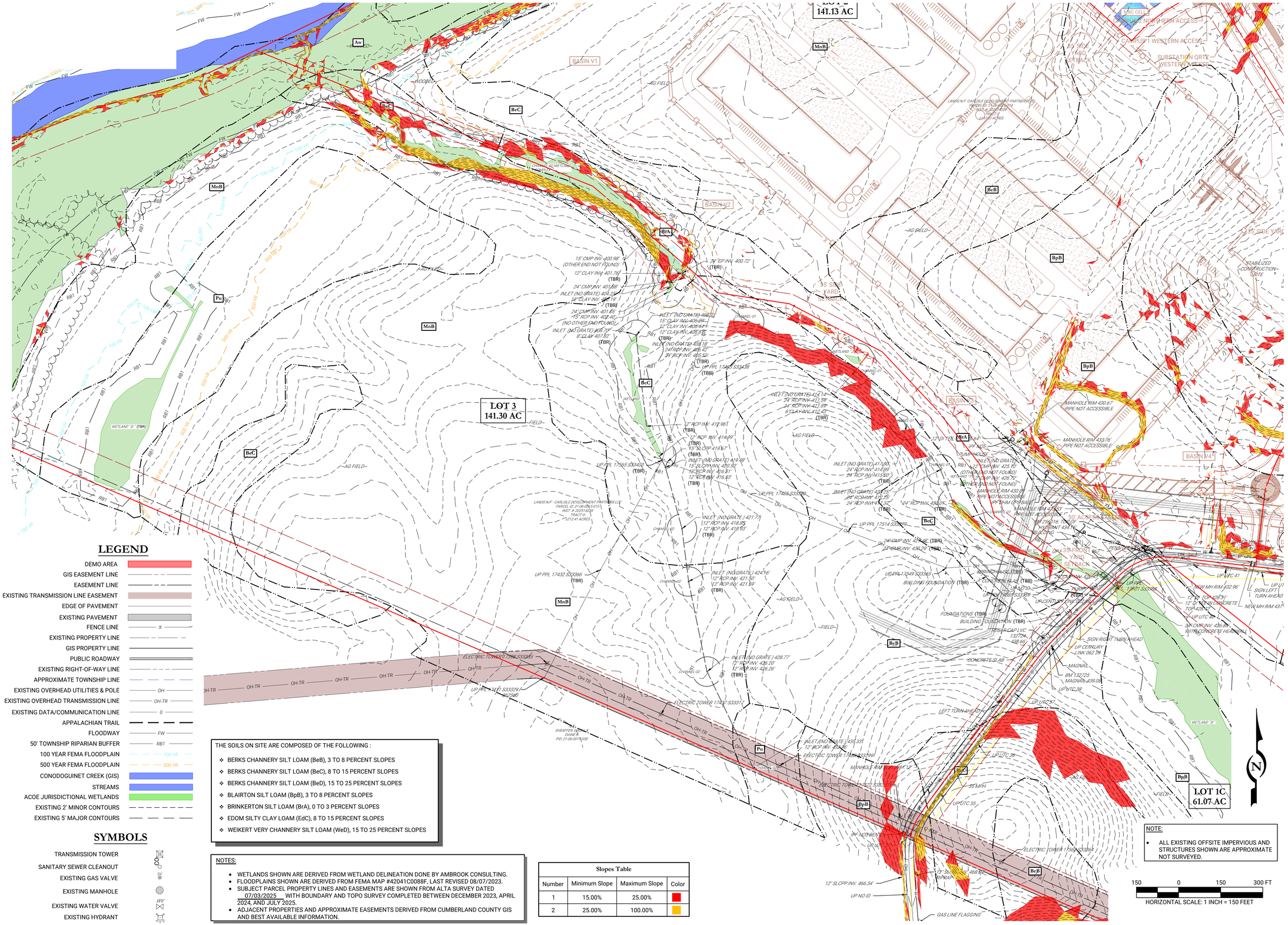
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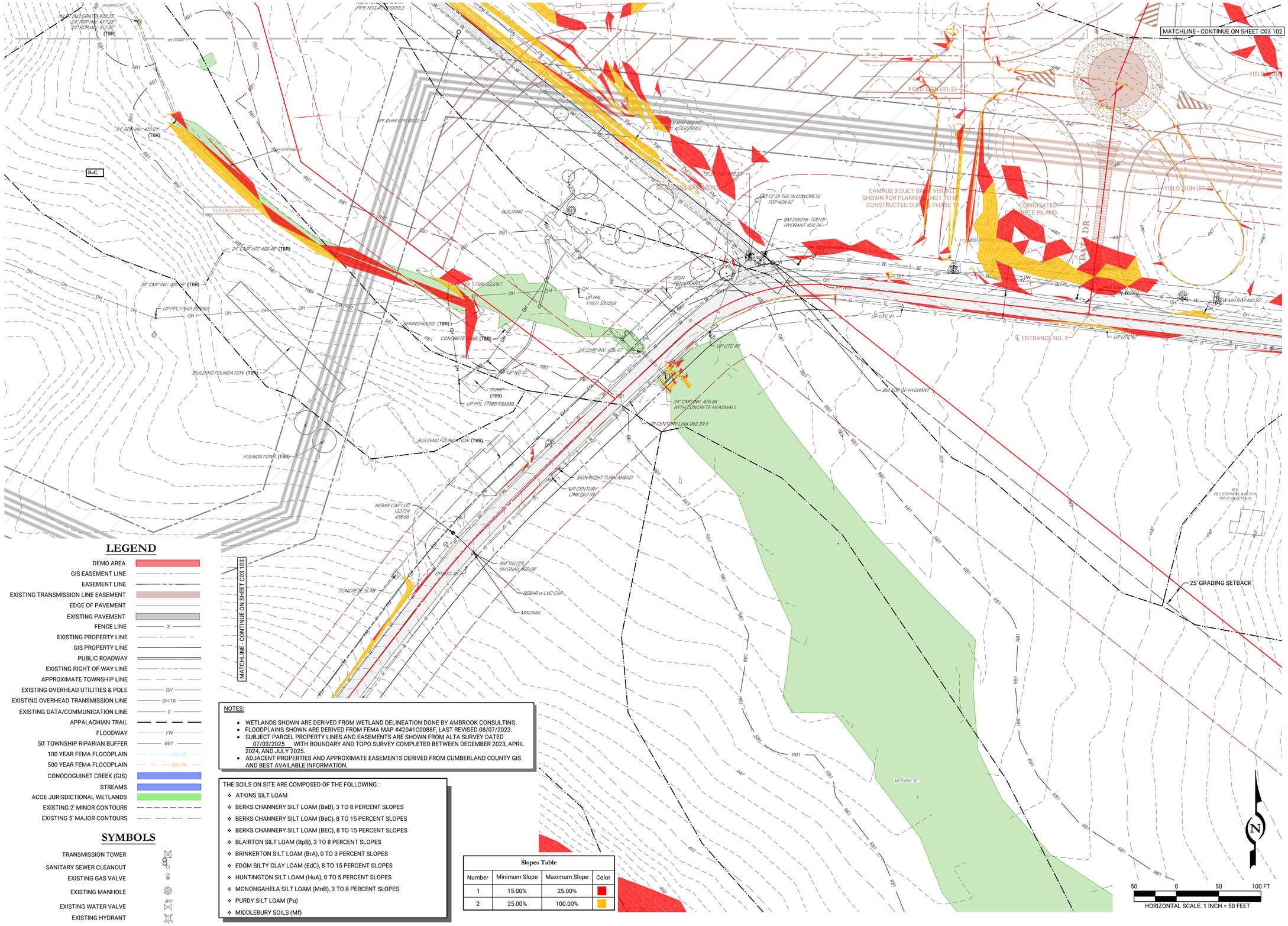
SHEET TITLE

PHASE 3 KEYMAP

SHEET NO.

C03 006


LOT 3
141.30 AC
141.13 AC
LOT 1C
61.07 AC
BASIN V1
BASIN V2
BASIN V3
BASIN V4
LANDS N/F - CARLISLE DEVELOPMENT PARTNERS LLC
PARCEL ID: 21-06-0015-
INST. # 202514139
TRACT III
±210.41 ACRES
LANDS N/F - CARLISLE DEVELOPMENT PARTNERS LLC
PARCEL ID: 21-06-0015-
INST. # 202514139
TRACT II
±347.11 ACRES
MnB
BcC
BcB
BpB
BrA
Pu
Aw
BeB
BeC
35' SIDE YARD SETBACK
50' SIDE YARD SETBACK
35' FRONT YARD SETBACK
STABILIZED CONSTRUCTION EXIT
SUBSTATION ORTY - WESTERN ACCESS
CAMPUS 1 WESTERN ACCESS
CAMPUS 1 NORTHERN ACCESS
WETLAND "A"
WETLAND "B"
WETLAND "C"
WETLAND "D"
ELECTRIC TOWER 17547 S33337
ELECTRIC TOWER 17548 S33338
ELECTRIC TOWER 17549 S33339
UP PPL 17432 S33366
UP PPL 17514 S33329
UP PPL 17549 S33365
UP PPL 17486 S33369
UP PPL 17401 S33368
SHEAFFER ROAD - SR 4004 - SEGMENT 0040 - OFFSET 0000 - PID 21-06-0017-030
MANHOLE RIM 430.67' PIPE NOT ACCESSIBLE
MANHOLE RIM 433.76' PIPE NOT ACCESSIBLE
MANHOLE RIM 433.76' PIPE NOT ACCESSIBLE
MANHOLE RIM 433.53' PIPE NOT ACCESSIBLE
MANHOLE RIM 430.67' PIPE NOT ACCESSIBLE
MANHOLE RIM 430.67' PIPE NOT ACCESSIBLE
MANHOLE RIM 433.53' PIPE NOT ACCESSIBLE
MANHOLE RIM 433.76



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:

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- FLOODPLAINS SHOWN ARE DERIVED FROM FEMA MAP #42041C0088F, LAST REVISED 08/07/2023.
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- ATKINS SILT LOAM
- BERKS CHANNERY SILT LOAM (BeB), 3 TO 8 PERCENT SLOPES
- BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 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
- EDOM SILTY CLAY LOAM (EdC), 8 TO 15 PERCENT SLOPES
- HUNTINGTON SILT LOAM (HuA), 0 TO 5 PERCENT SLOPES
- MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES
- PURDY SILT LOAM (Pu)
- MIDDLEBURY SOILS (Mf)

Slopes Table

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

REV	DATE	COMMENTS	DRS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION			JHR

ISSUE / REVISIONS

LIVIC 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:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 101

LEGEND

- DEMO AREA
- 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
- EXISTING MANHOLE
- EXISTING WATER VALVE — WV —
- EXISTING HYDRANT

NOTES:

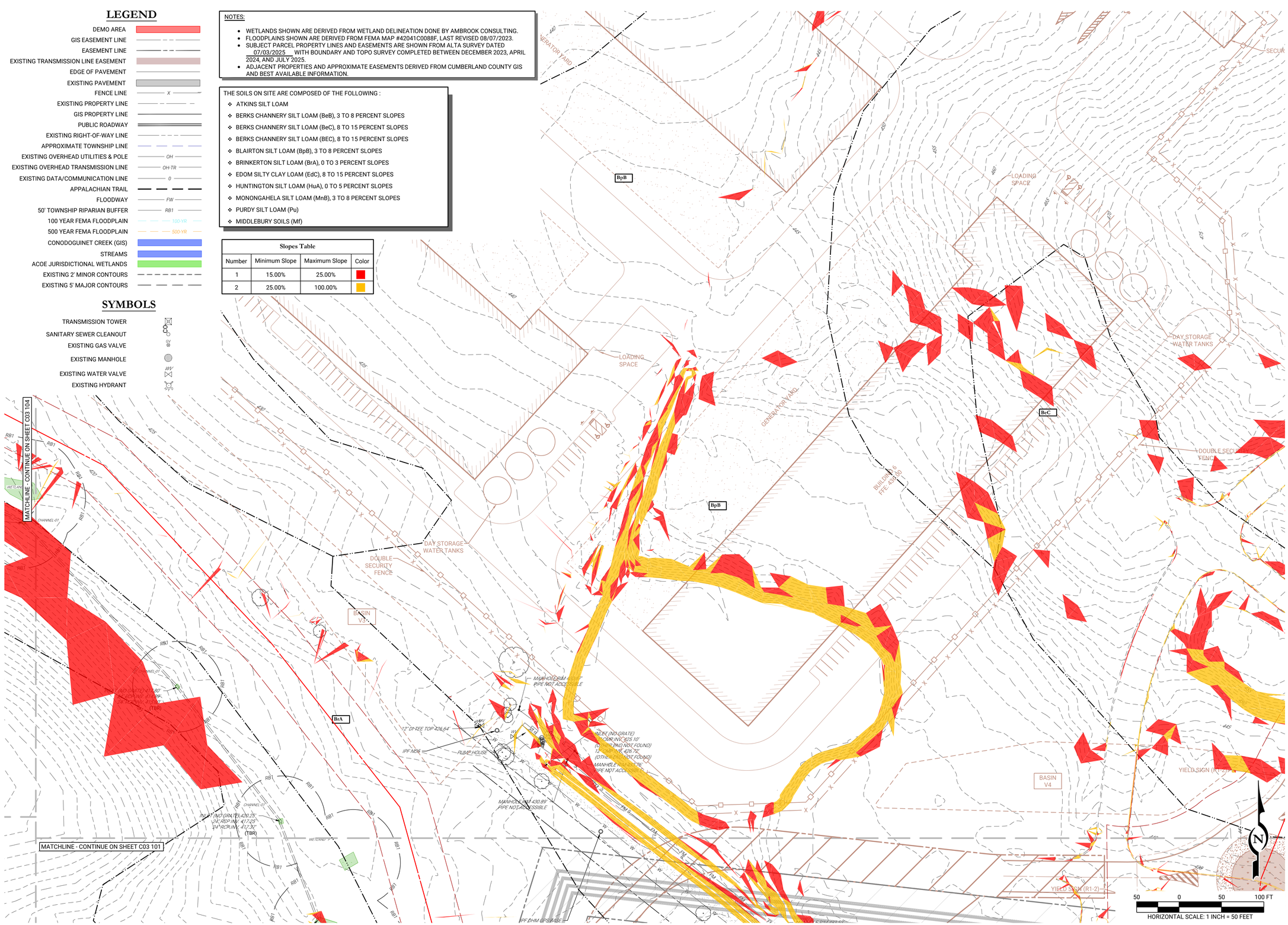
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- ATKINS SILT LOAM
- BERKS CHANNERY SILT LOAM (BeB), 3 TO 8 PERCENT SLOPES
- BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 PERCENT SLOPES
- BERKS CHANNERY SILT LOAM (BEC), 8 TO 15 PERCENT SLOPES
- BLAIRTON SILT LOAM (BpB), 3 TO 8 PERCENT SLOPES
- BRINKERTON SILT LOAM (BrA), 0 TO 3 PERCENT SLOPES
- EDOM SILTY CLAY LOAM (EdC), 8 TO 15 PERCENT SLOPES
- HUNTINGTON SILT LOAM (HuA), 0 TO 5 PERCENT SLOPES
- MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES
- PURDY SILT LOAM (Pu)
- MIDDLEBURY SOILS (Mf)

Slopes Table

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



REV	DATE	COMMENTS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

ISSUE / REVISIONS

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
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PROJECT No:	1258-01
DATE:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 102

MATCHLINE - CONTINUE ON SHEET C03 104

MATCHLINE - CONTINUE ON SHEET C03 101

MATCHLINE - CONTINUE ON SHEET C03 105

UP PPL 17565 S33482 (TBR)

INLET (NO GRATE) 419.48'
15" SLOPE INV. 430.50'
12" RCP INV. 416.33'
12" RCP INV. 416.33'
(TBR)

UP PPL 17485 S33390

UP PPL 17514 S33379

LANDS N/F - CARLISLE DEVELOPMENT PARTNERS LLC
PARCEL ID 21-06-0015.015
INST. # 20251439
TRACT III
±312.41 ACRES

CHANNEL-02

INLET (NO GRATE) 421.77'
12" RCP INV. 418.65'
12" RCP INV. 418.93'
(TBR)

INLET (NO GRATE) 424.16'
12" RCP INV. 421.50'
12" RCP INV. 421.59'
(TBR)

UP PPL 17432 S33366 (TBR)

MnB

ELECTRIC TOWER 17398 S33335

UP PPL 17411 S33329
262590

ELECTRIC TOWER 17480 S33317

INLET (NO GRATE) 428.77'
12" RCP INV. 426.28'
12" RCP INV. 426.28'
(TBR)

Pu

25' GRADING SETBACK

ELECTRIC TOWER 17480 S33299

~FIELD~

N/F
SHEAFFER DALE L &
DIANE K
PID: 21-08-0017.030

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	15.00%	25.00%	
2	25.00%	100.00%	

50 0 50 100 FT
HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	DIS	BY
1	12/01/2025	INITIAL SUBMISSION	JHR	CHKD

ISSUE / REVISIONS

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
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PROJECT No: 1258-01
DATE: NOVEMBER 21, 2025
SCALE: AS SHOWN
DRAWN BY: RJB | CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 103

MATCHLINE - CONTINUE ON SHEET C03 106

MATCHLINE - CONTINUE ON SHEET C03 102

BASIN V2

DAY STORAGE WATER TANKS

BrA

BeC

24" CMP INV. 401.88'
24" CMP INV. 401.05'

15" RCP INV. 402.40'
(NO OTHER END FOUND)

6" SLOPE INV. 403.18'
24" RCP INV. 403.31'
6" SLOPE INV. 406.52'
(TBR)

INLET (NO GRATE) 408.70'
8" CLAY INV. 407.32'
(TBR)

INLET (NO GRATE) 408.32'
15" CLAY INV. 406.28'
12" CLAY INV. 406.44'
12" CLAY INV. 406.91'
(TBR)

12" CLAY INV. 401.78'
(TBR)
12" CLAY INV. 402.10'
(TBR)
INLET (NO GRATE) 404.25'
12" CLAY INV. 402.19'
(TBR)

12" RCP INV. 412.96'
(TBR)

12" RCP INV. 414.99'
(TBR)

6" SLOPE 419.67'
(TBR)

INLET (NO GRATE) 419.48'
15" SLOPE INV. 430.50'
12" RCP INV. 416.33'
12" RCP INV. 416.33'
(TBR)

UP PPL 17565 S33438
(TBR)

UP PPL 17463 S33439
(TBR)

INLET (NO GRATE) 418.18'
24" RCP INV. 403.31'
6" SLOPE INV. 406.52'
(TBR)

WETLAND 'E'

WETLAND

CHANNEL-01

MATCHLINE - CONTINUE ON SHEET C03 103

LEGEND

- DEMO AREA
- 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 — O
- 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
- EXISTING MANHOLE
- EXISTING WATER VALVE — WV
- EXISTING HYDRANT

NOTES:

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- BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 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
- EDOM SILTY CLAY LOAM (EdC), 8 TO 15 PERCENT SLOPES
- HUNTINGTON SILT LOAM (HuA), 0 TO 5 PERCENT SLOPES
- MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES
- PURDY SILT LOAM (Pu)
- MIDDLEBURY SOILS (Mf)

Slopes Table

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

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	DIS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION			JHR

ISSUE / REVISIONS

LIVIC 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:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

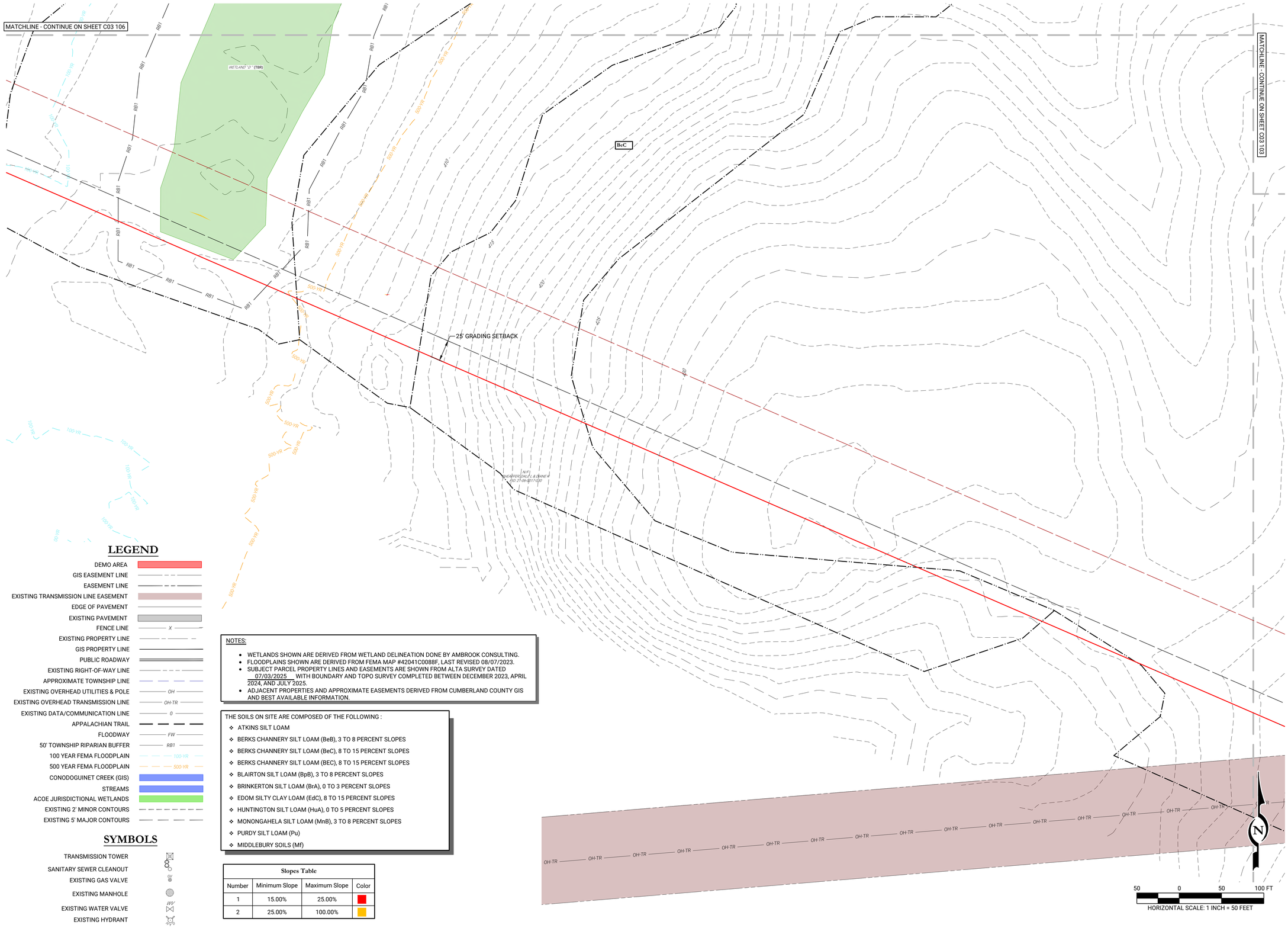
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.

C03 104



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:

- 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 :

- ATKINS SILT LOAM
- BERKS CHANNERY SILT LOAM (BeB), 3 TO 8 PERCENT SLOPES
- BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 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
- EDOM SILTY CLAY LOAM (EdC), 8 TO 15 PERCENT SLOPES
- HUNTINGTON SILT LOAM (HuA), 0 TO 5 PERCENT SLOPES
- MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES
- PURDY SILT LOAM (Pu)
- MIDDLEBURY SOILS (Mf)

Slopes Table

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

REV	DATE	COMMENTS	DIS	BY	JHR	CHKD
1	12/01/2025	INITIAL SUBMISSION				

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PROJECT No:	1258-01
DATE:	NOVEMBER 21, 2025
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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 105

LEGEND

- DEMO AREA
- 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 — O —
- 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
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT

NOTES:

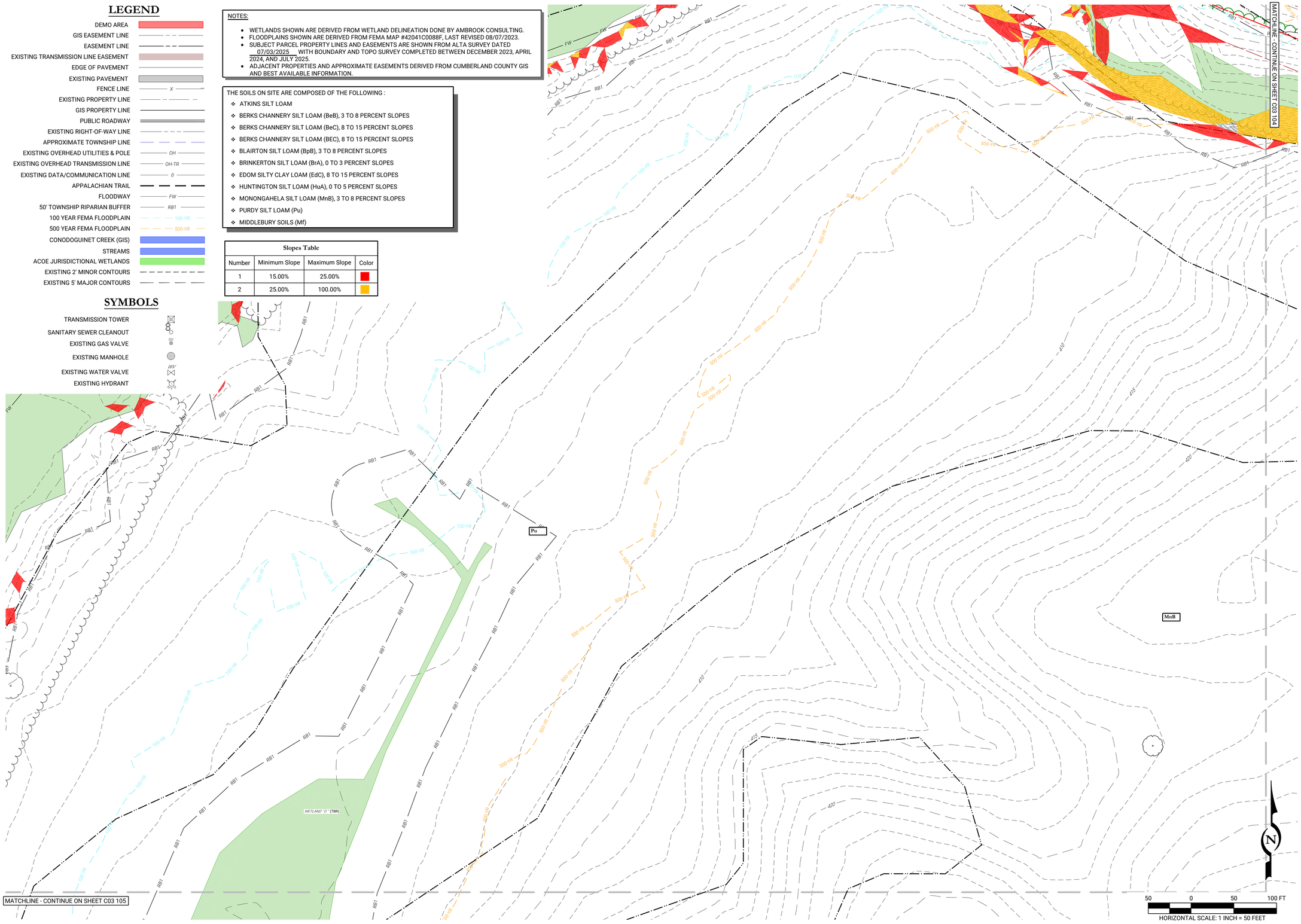
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- HUNTINGTON SILT LOAM (HuA), 0 TO 5 PERCENT SLOPES
- MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES
- PURDY SILT LOAM (Pu)
- MIDDLEBURY SOILS (Mf)

Slopes Table

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



REV	DATE	COMMENTS	DIS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION		JHR	

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PROJECT No:	1258-01
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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 106

LEGEND

- CAMPUS ACCESS ROAD PAVEMENT
- GRAVEL
- STORMWATER MANAGEMENT BMPs

NOTES:

- REFER TO PROJECT BOLT MASTER PLAN FOR ADDITIONAL INFORMATION SURROUNDING PHASE 3
- 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.

LOT 2
141.13 AC

LOT 3
141.30 AC

BASIN V1
BASIN V2
BASIN V3
BASIN V6
BASIN V7
BASIN V8
BASIN W1

CAMPUS 2
CAMPUS 3

BUILDING 1 FFE: 431.00
BUILDING 2 FFE: 431.00
BUILDING 3 FFE: 431.00
BUILDING 4 FFE: 431.00
BUILDING 5 FFE: 431.00
BUILDING 6 FFE: 431.00
BUILDING 2 FFE: 436.00
BUILDING 3 FFE: 436.00
BUILDING 4 FFE: 436.00
BUILDING 5 FFE: 436.00

GENERATOR YARD

75' REAR YARD SETBACK
35' SIDE YARD SETBACK
35' FRONT YARD SETBACK
RETAINING WALL #1
CAMPUS WATER BUILDING
SECURITY BUILDING
CAMPUS 3 NORTHERN ACCESS DRIVE
50' ACCESS EASEMENT
CAMPUS 3 SOUTHERN ACCESS DRIVE

~WOODED~
~AG FIELD~
~MEADOW~

NOTE:

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

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

REV	DATE	COMMENTS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

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MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

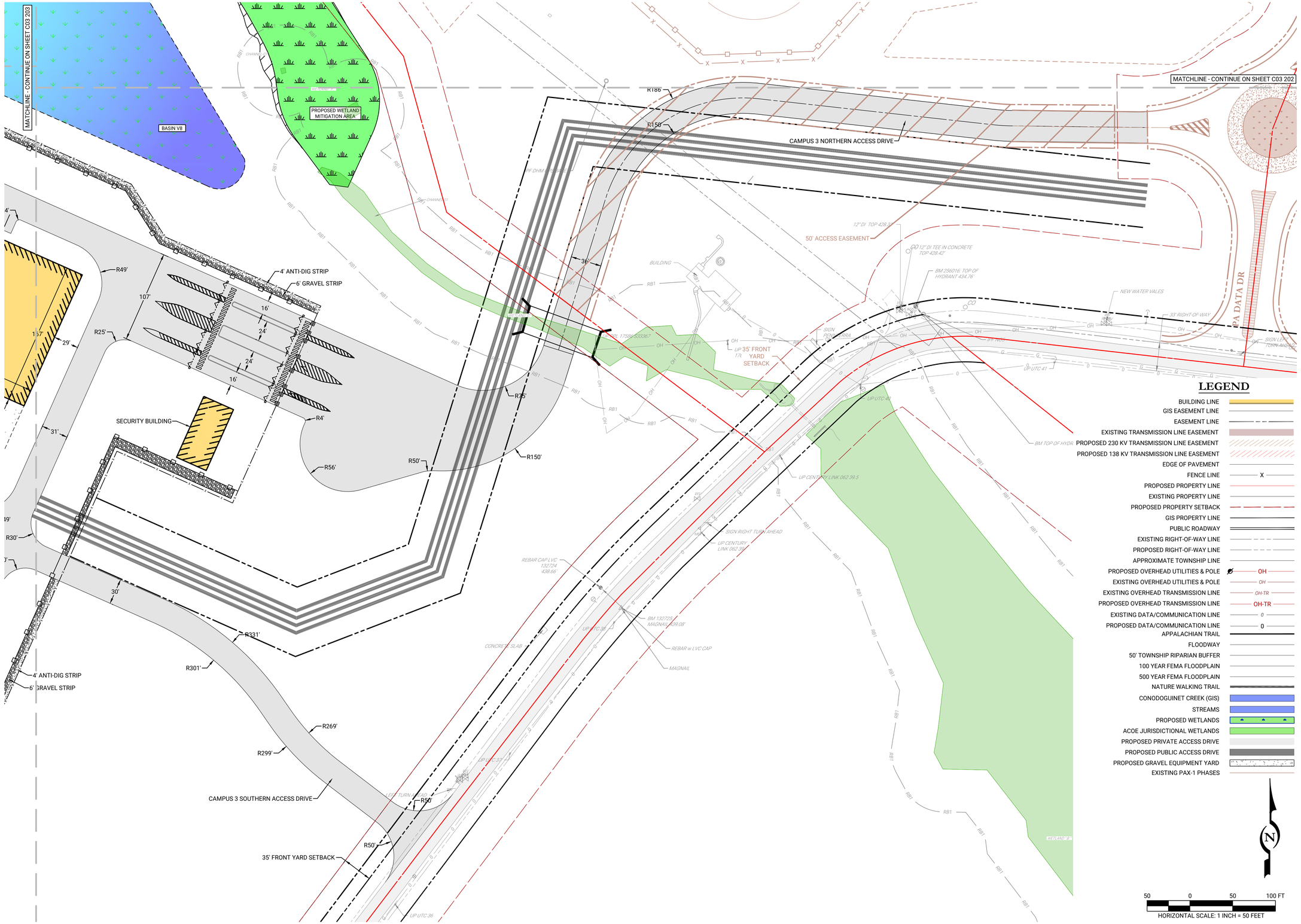
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

OVERALL SITE LAYOUT PLAN

SHEET NO.

C03 200



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 — X
- 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
- 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

N

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

ISSUE / REVISIONS

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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 201

MATCHLINE - CONTINUE ON SHEET C03 204

GENERATOR YARD

GENERATOR YARD

BUILDING 5
FFE: 436.00

LOADING SPACE

PHASE 2

GENERATOR YARD

LOADING SPACE

BUILDING 6
FFE: 436.00

DOUBLE SECURITY FENCE

DAY STORAGE WATER TANKS

DOUBLE SECURITY FENCE

BASIN V3

BASIN V4

RB1

MATCHLINE - CONTINUE ON SHEET C03 201

PROPOSED WETLAND MITIGATION AREA

BASIN V8

R185

R150

CAMPUS 3 NORTHERN ACCESS DRIVE

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

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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- FENCE LINE
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- EXISTING PROPERTY LINE
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- EXISTING DATA/COMMUNICATION LINE
- PROPOSED DATA/COMMUNICATION LINE
- APPALACHIAN TRAIL
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- STREAMS
- PROPOSED WETLANDS
- ACOE JURISDICTIONAL WETLANDS
- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE
- PROPOSED GRAVEL EQUIPMENT YARD
- EXISTING PAX-1 PHASES

REV	DATE	COMMENTS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

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PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 202

MATCHLINE - CONTINUE ON SHEET C03 204

MATCHLINE - CONTINUE ON SHEET C03 205

MATCHLINE - CONTINUE ON SHEET C03 201

GENERATOR YARD

BUILDING 4
FFE: 431.00

BUILDING 5
FFE: 431.00

BUILDING 6
FFE: 431.00

DAY STORAGE
WATER TANKS

4' ANTI-DIG STRIP
6' GRAVEL STRIP

ANDS N/F - CARLISLE DEVELOPMENT PARTNERS LLC
PARCEL ID 21-08-0015-015
INST. # 202514239
TRACT 1A
114.0 ACRES

UP PPL 17411 S33329
262560

ELECTRIC TOWER 17398 S33335

ELECTRIC TOWER 17480 S33299

N/F
SHEAFFER DALE L &
DIANE K
PID: 21-08-0017-030

25' GRADING SETBACK

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
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- 50' TOWNSHIP RIPARIAN BUFFER
- 100 YEAR FEMA FLOODPLAIN
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- PROPOSED PRIVATE ACCESS DRIVE
- PROPOSED PUBLIC ACCESS DRIVE
- PROPOSED GRAVEL EQUIPMENT YARD
- EXISTING PAX-1 PHASES

50 0 50 100 FT
HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	ISSUE / REVISIONS	BY	CHKD
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PENNSYLVANIA

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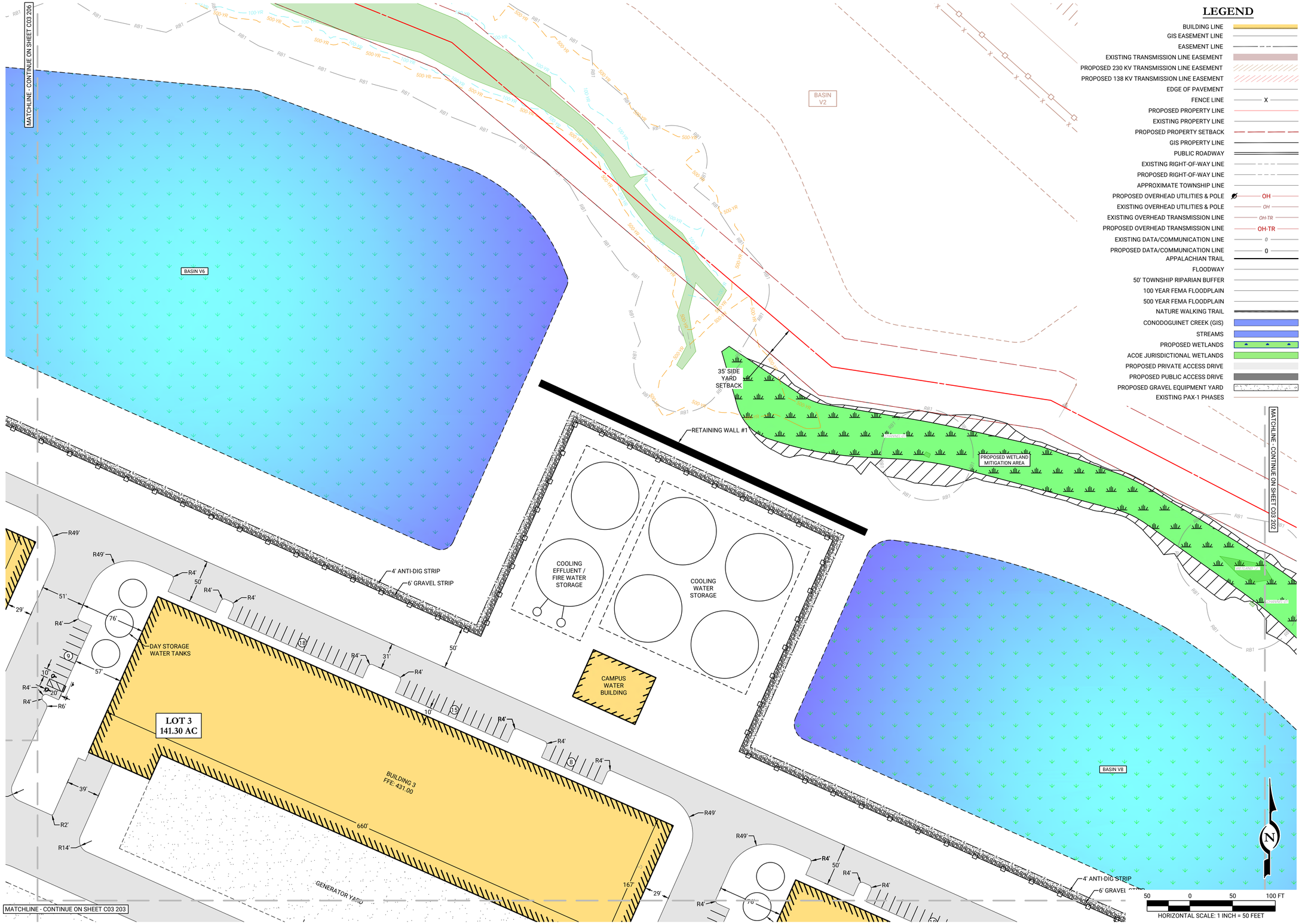
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SHEET TITLE

SITE LAYOUT PLAN

SHEET NO.

C03 203



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 GRAVEL EQUIPMENT YARD
- EXISTING PAX-1 PHASES

REV	DATE	ISSUE / REVISIONS	BY	CHKD
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PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

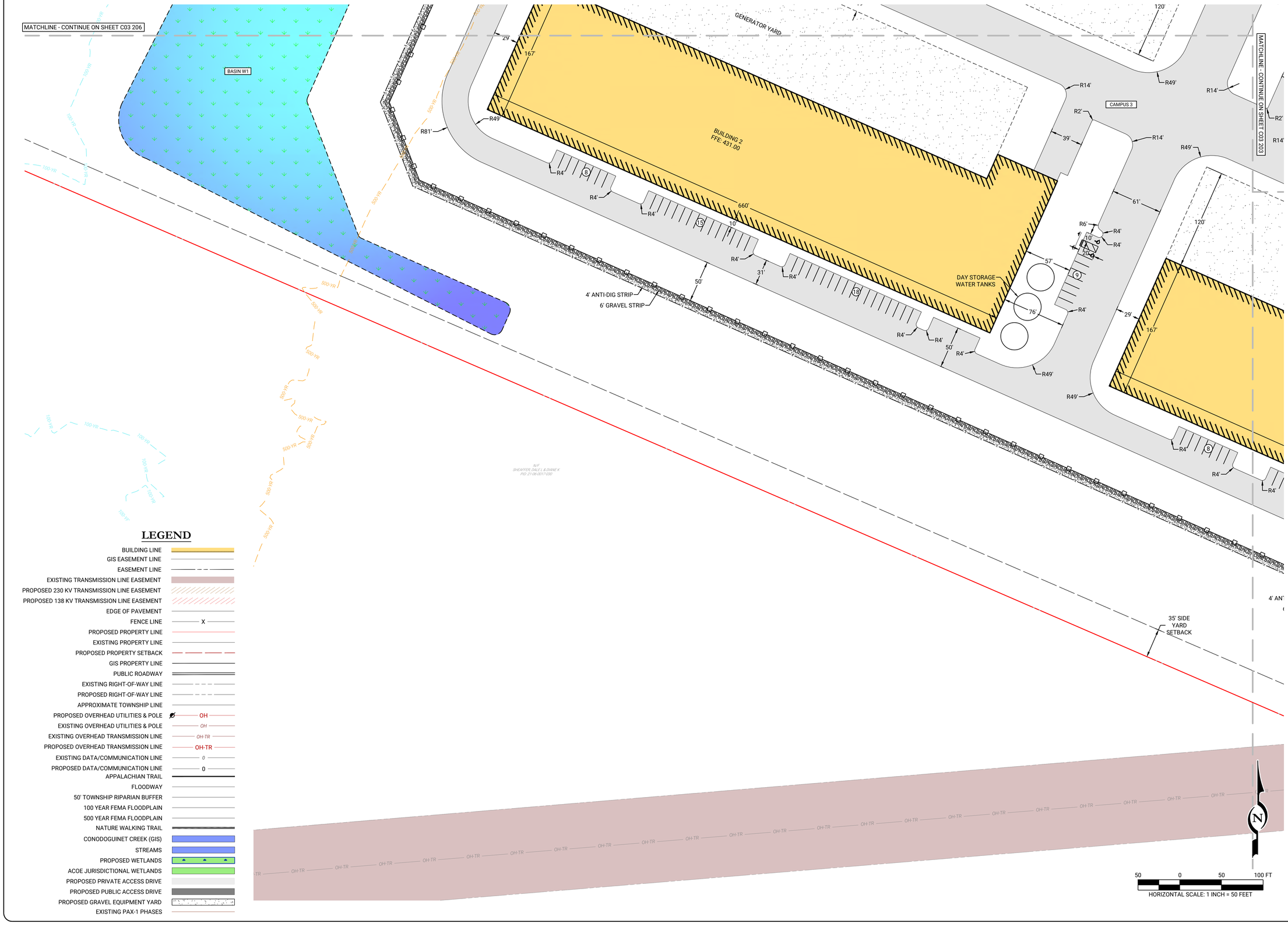
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PHONE: (703) 234-3056

SHEET TITLE

SITE LAYOUT PLAN

SHEET NO.

C03 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
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- 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	COMMENTS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

ISSUE / REVISIONS

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1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
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PROJECT No:	1258-01
DATE:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

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

SHEET TITLE

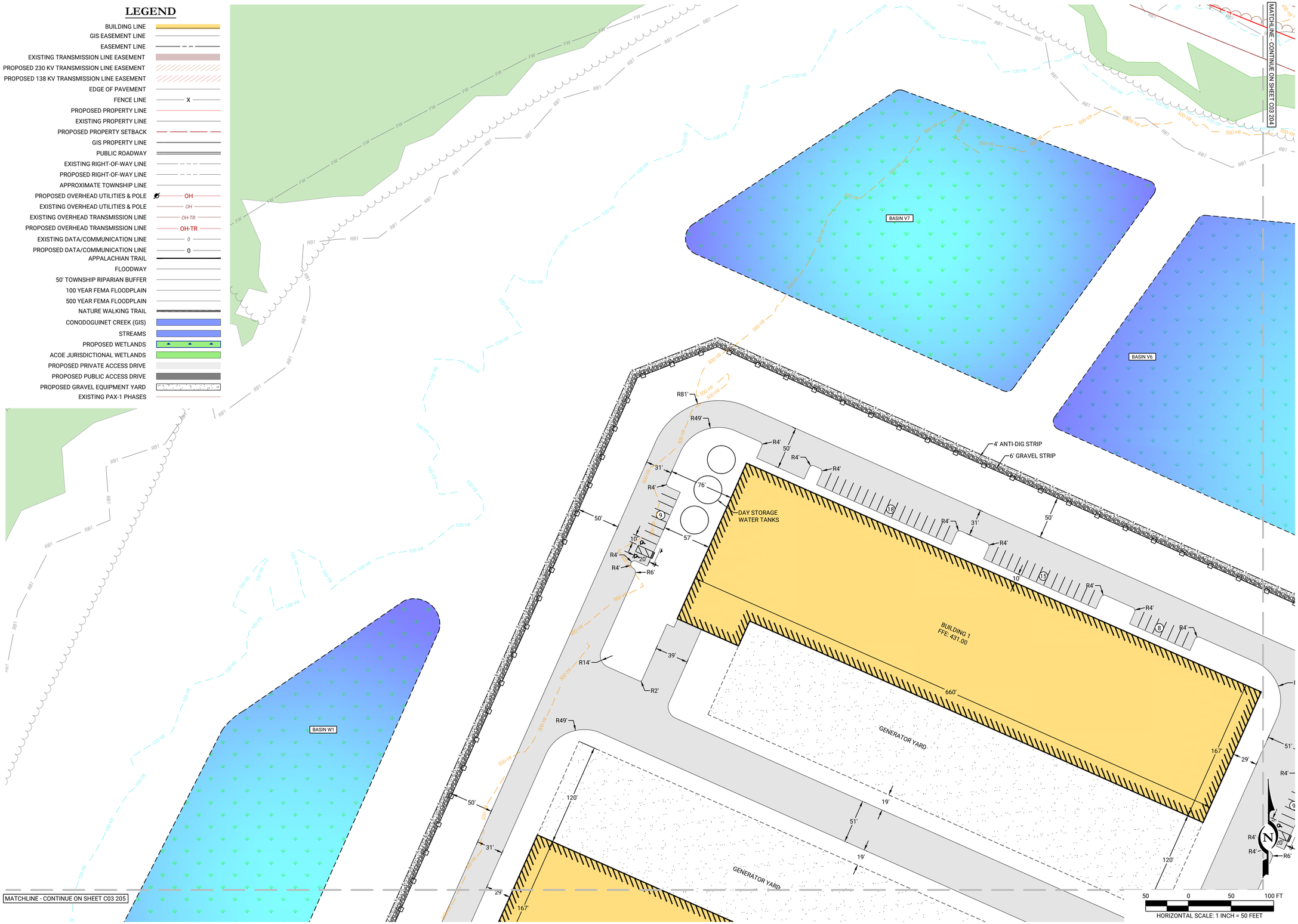
SITE LAYOUT PLAN

SHEET NO.

C03 205

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	COMMENTS	DIS	JHR
1	12/01/2025	INITIAL SUBMISSION		CHKD

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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 206

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 — X
- 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
- 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 PROJECT BOLT MASTER PLAN FOR ADDITIONAL INFORMATION SURROUNDING PHASE 3
- 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.

BUILDING 1 FFE: 431.00
BUILDING 2 FFE: 431.00
BUILDING 3 FFE: 431.00
BUILDING 4 FFE: 431.00
BUILDING 5 FFE: 431.00
BUILDING 6 FFE: 431.00
SECURITY BUILDING
GENERATOR YARD
CAMPUS 1
CAMPUS 2
CAMPUS 3
CAMPUS WATER BUILDING
CAMPUS 3 NORTHERN ACCESS DRIVE
CAMPUS 3 SOUTHERN ACCESS DRIVE
35' FRONT YARD SETBACK
35' SIDE YARD SETBACK
RETAINING WALL #1
50' ACCESS EASEMENT
BASIN V1
BASIN V2
BASIN V3
BASIN V6
BASIN V7
BASIN V8
BASIN W1
~WOODED~
AG FIELD
ELECTRIC TOWER 17 (ref 533299)
ELECTRIC TOWER 18 (ref 533300)
ELECTRIC TOWER 19 (ref 533301)
MANHOLE RIM 430.67 PIPE NOT ACCESSIBLE
SIGN RIGHT TURN AHEAD
SIGN 35 MPH
SIGN 45 MPH
SIGN 55 MPH
SIGN 65 MPH
SIGN 70 MPH
SIGN 75 MPH
SIGN 80 MPH
SIGN 85 MPH
SIGN 90 MPH
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SIGN 955 MPH
SIGN 960 MPH
SIGN 965 MPH
SIGN 970 MPH
SIGN 975 MPH
SIGN 980 MPH
SIGN 985 MPH
SIGN 990 MPH
SIGN 995 MPH
SIGN 1000 MPH

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

REV	DATE	ISSUE / REVISIONS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

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PROJECT No:	1258-01
DATE:	NOVEMBER 21, 2025
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DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

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

SHEET TITLE

OVERALL GRADING & STORMWATER PLAN

SHEET NO.

C03 300

MATCHLINE - CONTINUE ON SHEET C03 303

MATCHLINE - CONTINUE ON SHEET C03 302

PROPOSED WETLAND MITIGATION AREA

BASIN V8

FES-V8

I-8.1

I-8.6

I-8.7

I-8.5

SECURITY BUILDING

I-6.25

I-6.26

I-6.27

EARTHEN LANDSCAPE BERM

DRIVEWAY CROSSING 1

35' FRONT YARD SETBACK

50' ACCESS EASEMENT

EARTHEN LANDSCAPE BERM

35' FRONT YARD SETBACK

EARTHEN LANDSCAPE BERM

PA DATA DR

BM TOP OF HYDRANT

UP CENTURY LINK 062 39.5

SIGN RIGHT TURN AHEAD

UP CENTURY LINK 062-30

BM 782725 MAGNAIL 499.08'

REBAR w LVC CAP

MAGNAIL

WETLAND 'F'

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	DRS	JHR
1	12/01/2025	INITIAL SUBMISSION		CHKD
			BY	

ISSUE / REVISIONS

LIVIC civil
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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

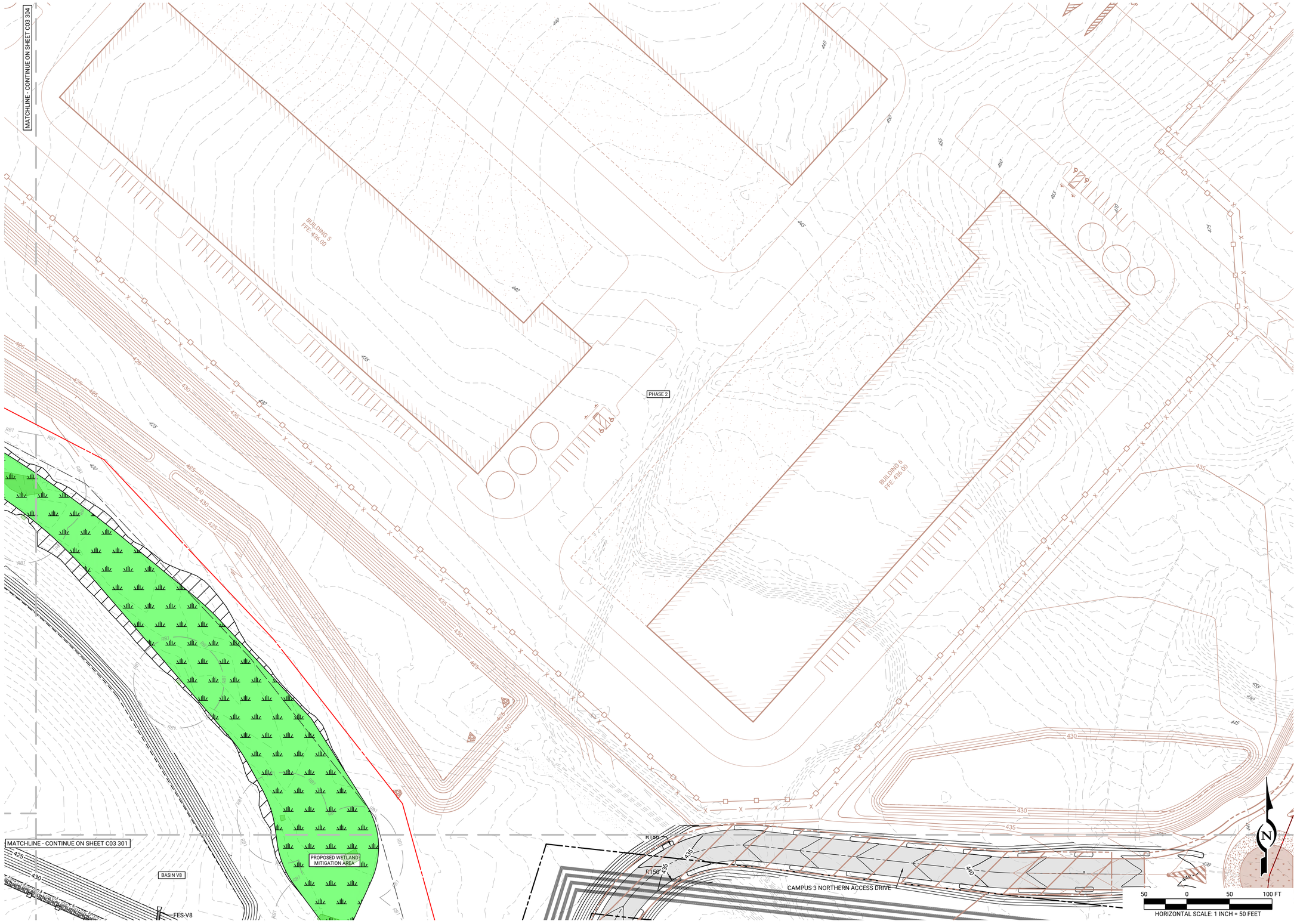
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.

C03 301



REV	DATE	COMMENTS	DIS	JHR
1	12/01/2025	INITIAL SUBMISSION		CHKD

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DATE:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

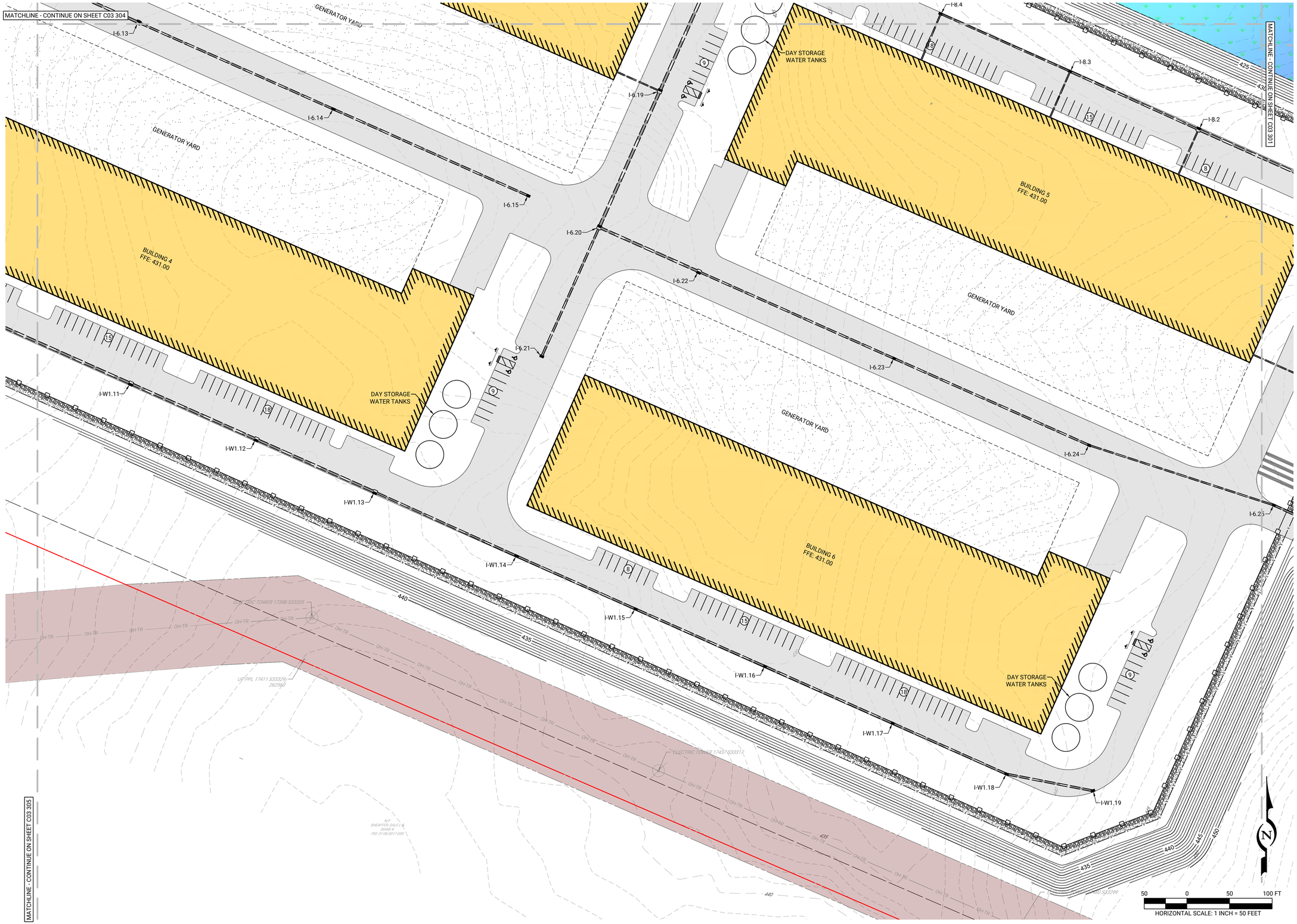
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1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.

C03 302



REV	DATE	ISSUE / REVISIONS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 303

MATCHLINE - CONTINUE ON SHEET C03 306

MATCHLINE - CONTINUE ON SHEET C03 302

BASIN V6

FES-V6.2

FES-V6.1

I-6.1

STRUCTURE - (47)

RETAINING WALL #1

35' SIDE YARD SETBACK

PROPOSED WETLAND MITIGATION AREA

DAY STORAGE WATER TANKS

PHASE 2

35' SIDE YARD SETBACK

COOLING EFFLUENT / FIRE WATER STORAGE

COOLING WATER STORAGE

75' SPILLWAY ELEV: 425.75'
SPILLWAY LINING: NAG
SHOREMAX W/SC250 REINFORED

FES-V8.2

OS-V8

8' BERM
ELEV: 427.50

DAY STORAGE WATER TANKS

I-6.16

I-6.17

CAMPUS WATER BUILDING

BUILDING 3
FFE: 431.00

I-6.18

I-8.4

BASIN V8

GENERATOR YARD

MATCHLINE - CONTINUE ON SHEET C03 303

50 0 50 100 FT
HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 304

MATCHLINE - CONTINUE ON SHEET C03 306

MATCHLINE - CONTINUE ON SHEET C03 303

BASIN W1

GENERATOR YARD

BUILDING 2
FFE: 431.00

CAMPUS 3

DAY STORAGE
WATER TANKS

FES-W1.1

I-W1.1

I-W1.2

I-W1.4

I-W1.5

I-W1.6

I-W1.7

I-W1.8

I-W1.9

I-W1.10

I-6.8

I-6.9

I-6.12

35' SIDE
YARD
SETBACK

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	DIS	BY
1	12/01/2025	INITIAL SUBMISSION		JHR

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2ND FLOOR
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PENNSYLVANIA DIGITAL 1 (PAX-1)

**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.

C03 305

MATCHLINE - CONTINUE ON SHEET C03 304

FES-V7.2

OS-V7

80' SPILLWAY ELEV: 410.75'
SPILLWAY LINING: NAG
SHOREMAX W/SC250 REINFORED

8' BERM
ELEV: 412.50

BASIN V7

FES-V6.3

OS-V6

100' SPILLWAY ELEV: 416.20'
SPILLWAY LINING: NAG
SHOREMAX W/C350 REINFORED

8' BERM
ELEV: 417.75

BASIN V6

I-6.5

I-6.4

I-6.6

STRUCTURE - (56)

DAY STORAGE
WATER TANKS

I-6.3

I-6.2

BUILDING 1
FFE: 431.00

GENERATOR YARD

I-6.11

I-6.10

I-6.7

GENERATOR YARD

I-6.9

FES-W1.2

85' SPILLWAY ELEV: 409.75'
SPILLWAY LINING: NAG
SHOREMAX W/SC250 REINFORED

OS-W1

8' BERM
ELEV: 411.75

BASIN W1

I-W1.3

MATCHLINE - CONTINUE ON SHEET C03 305

50 0 50 100 FT
HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	DIS	JHR
1	12/01/2025	INITIAL SUBMISSION		CHKD
			BY	

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CLIENT

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

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.

C03 306



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 — WV
- PROPOSED WATER VALVE — WV
- EXISTING HYDRANT
- PROPOSED HYDRANT

REV	DATE	COMMENTS	DRS	JHR
1	12/01/2025	INITIAL SUBMISSION		CHKD

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PROJECT No:	1258-01
DATE:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

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

SHEET TITLE

OVERALL UTILITY PLAN

SHEET NO.

C03 400

MATCHLINE - CONTINUE ON SHEET C03 403

MATCHLINE - CONTINUE ON SHEET C03 402

BASIN V8

PROPOSED WETLAND MITIGATION AREA

FES-V8

I-8.1

I-8.6

I-8.7

I-8.5

4" SANITARY SEWER WASTE WATER

4" INDUSTRIAL WASTE WATER

8" PVC FIRE LINE

10" PVC INDUSTRIAL LINE

SECURITY BUILDING

UE

W 6.25

W 6.27

CAMPUS 3 WATER METER PIT #1

CAMPUS 3 WATER METER PIT #2

INDUSTRIAL WASTEWATER PUMPING STATION TO FUTURE SEWER MAIN ON COUNTRY CLUB ROAD

PUMP STATION

CAMPUS 2 WATER METER PIT 2

50' ACCESS EASEMENT

20' SEWER UTILITY EASEMENT

25' SEWER UTILITY EASEMENT

4" INDUSTRIAL WASTE WATER

4" SANITARY SEWER WASTE WATER

33' RIGHT-OF-WAY

BM TOP OF HYDRANT

CONCRETE SLAB

REBAR w LVC CAP

MAGNAIL

WETLAND "B"

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 — O
- 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

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	ISSUE / REVISIONS	DES	BY	JHR	CHKD
1	12/01/2025	INITIAL SUBMISSION				

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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

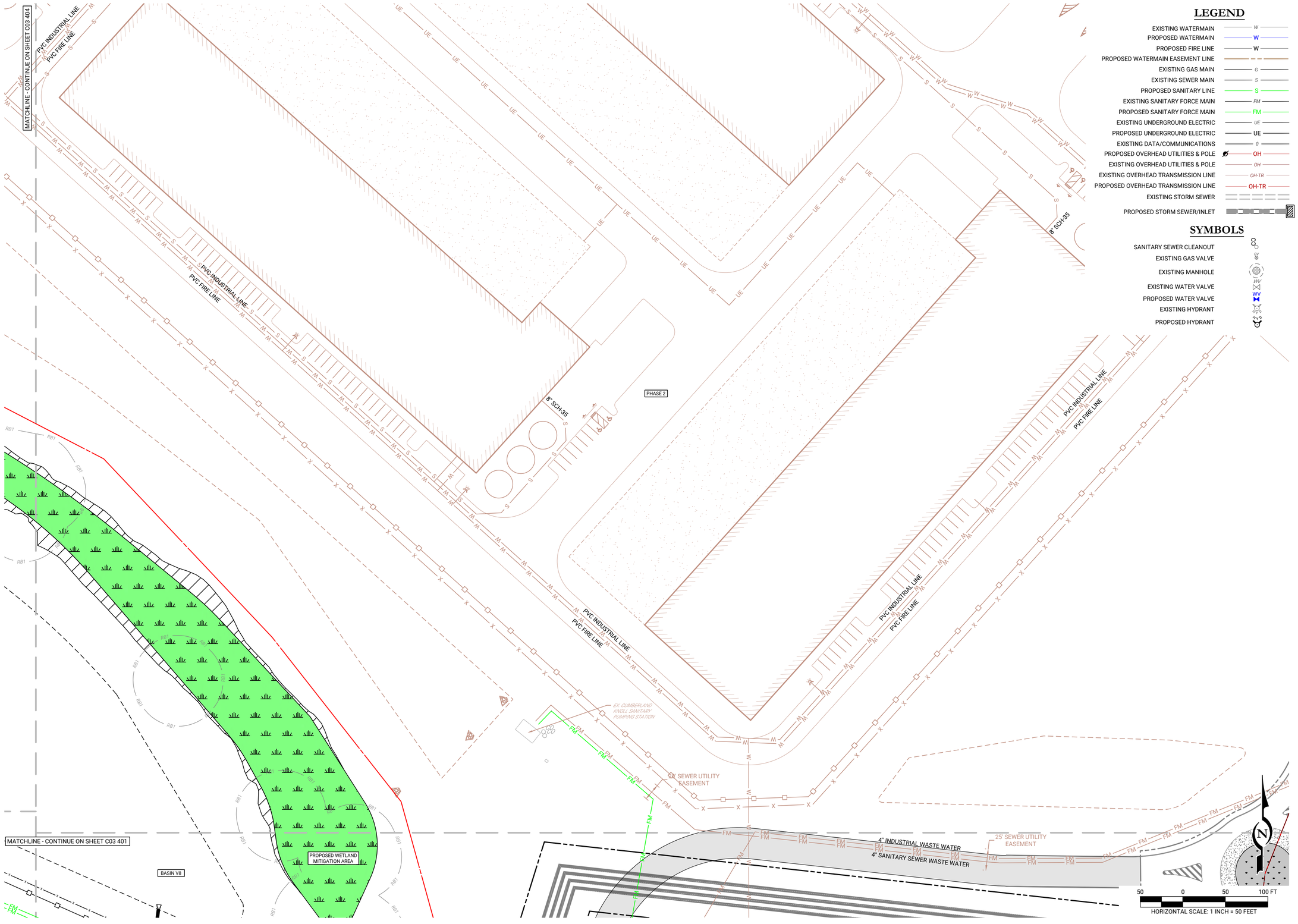
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MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

UTILITY PLAN

SHEET NO.

C03 401



LEGEND

- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED FIRE LINE
- PROPOSED WATERMAIN EASEMENT LINE
- EXISTING GAS MAIN
- EXISTING SEWER MAIN
- PROPOSED SANITARY LINE
- EXISTING SANITARY FORCE MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING DATA/COMMUNICATIONS
- PROPOSED OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING OVERHEAD TRANSMISSION LINE
- PROPOSED OVERHEAD TRANSMISSION LINE
- 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

REV	DATE	COMMENTS	DRS	JHR
1	12/01/2025	INITIAL SUBMISSION		CHKD
			BY	

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PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

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SHEET TITLE

UTILITY PLAN

SHEET NO.

C03 402



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	D
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

50 0 50 100 FT
HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

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SHEET TITLE

UTILITY PLAN

SHEET NO.

C03 403

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	O
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

MATCHLINE - CONTINUE ON SHEET C03 406

MATCHLINE - CONTINUE ON SHEET C03 402

MATCHLINE - CONTINUE ON SHEET C03 403

BASIN V6

BASIN V8

PROPOSED WETLAND MITIGATION AREA

FES-V6.2

FES-V6.1

FES-V8.2

OS-V8

I-6.1

I-6.16

I-6.17

I-6.18

I-8.4

STRUCTURE - (47)

SDR 35 GRAVITY SEWER LINE

10" PVC INDUSTRIAL LINE

10" PVC FIRE LINE

4" SANITARY SEWER WASTE WATER

4" INDUSTRIAL WASTE WATER

COOLING EFFLUENT / FIRE WATER STORAGE

COOLING WATER STORAGE

CAMPUS WATER BUILDING

DAY STORAGE WATER TANKS

BUILDING 3
FFE: 431.00

GENERATOR YARD

50 0 50 100 FT
HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	ISSUE / REVISIONS		
		COMMENTS	DRS	BY
1	12/01/2025	INITIAL SUBMISSION		JHR
				CHKD

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PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

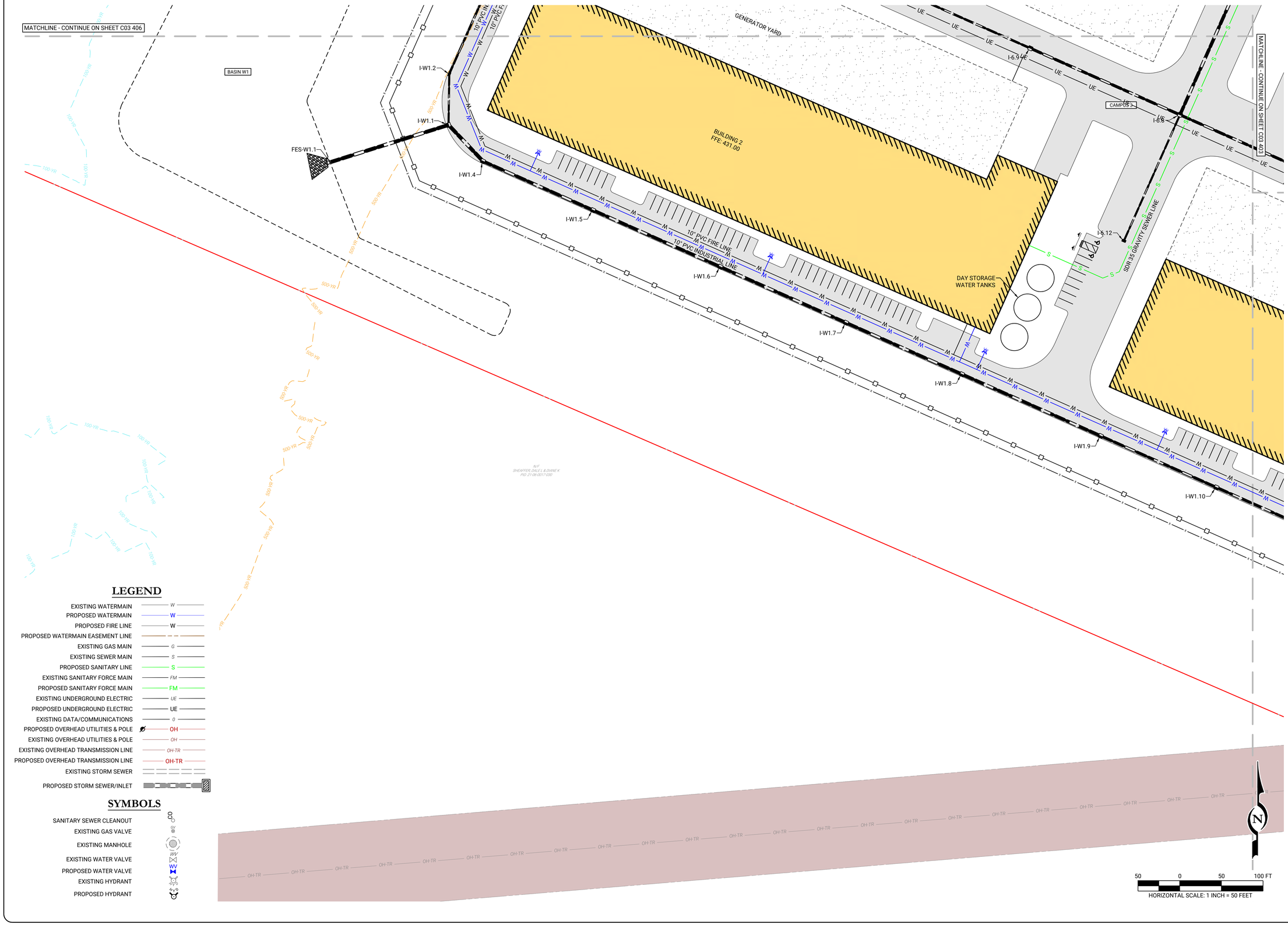
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MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

UTILITY PLAN

SHEET NO.

C03 404



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 — D
- 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 — GV
- EXISTING MANHOLE
- EXISTING WATER VALVE — WV
- PROPOSED WATER VALVE — WV
- EXISTING HYDRANT
- PROPOSED HYDRANT

REV	DATE	ISSUE / REVISIONS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

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

SHEET TITLE

UTILITY PLAN

SHEET NO.

C03 405

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 — D
- 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

MATCHLINE - CONTINUE ON SHEET C03 404

FES-V7.2

OS-V7

BASIN V7

FES-V6.3

OS-V6

BASIN V6

I-6.5

I-6.4

I-6.6

STRUCTURE - (56)

10" PVC INDUSTRIAL LINE

10" PVC FIRE LINE

SDR 35 GRAVITY SEWER LINE

I-6.3

I-6.2

DAY STORAGE WATER TANKS

BUILDING 1
FFE: 431.00

GENERATOR YARD

I-6.11

I-6.10

I-6.9

I-6.7

FES-W1.2

OS-W1

BASIN W1

I-W1.3

10" PVC INDUSTRIAL LINE

10" PVC FIRE LINE

MATCHLINE - CONTINUE ON SHEET C03 405

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	DIS	JHR
1	12/01/2025	INITIAL SUBMISSION		CHKD

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PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

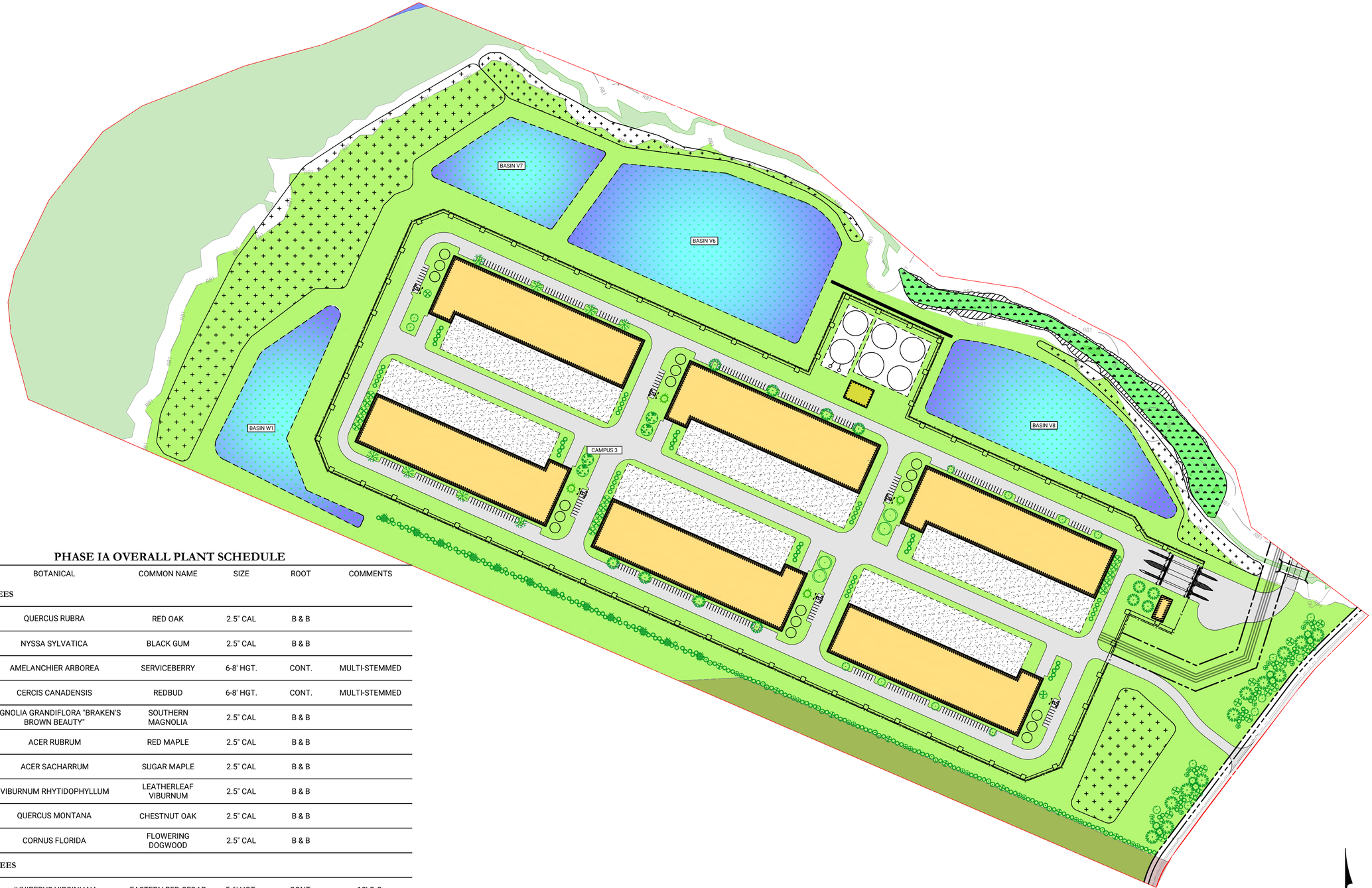
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1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

UTILITY PLAN

SHEET NO.

C03 406



PHASE IA OVERALL PLANT SCHEDULE

KEY	QTY	BOTANICAL	COMMON NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
	24	QUERCUS RUBRA	RED OAK	2.5" CAL	B & B	
	18	NYSSA SYLVATICA	BLACK GUM	2.5" CAL	B & B	
	28	AMELANCHIER ARBOREA	SERVICEBERRY	6-8' HGT.	CONT.	MULTI-STEMMED
	41	CERCIS CANADENSIS	REDBUD	6-8' HGT.	CONT.	MULTI-STEMMED
	12	MAGNOLIA GRANDIFLORA "BRAKEN'S BROWN BEAUTY"	SOUTHERN MAGNOLIA	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	
	16	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	2.5" CAL	B & B	
	8	QUERCUS MONTANA	CHESTNUT OAK	2.5" CAL	B & B	
	4	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" CAL	B & B	
EVERGREEN TREES						
	124	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5-6' HGT.	CONT.	12' O.C.
	106	THUJA PICATA "GREEN GIANT"	GIANT GREEN ARBORVITAE	5-6' HGT.	CONT.	12' O.C.
	8	TSUGA CANADENSIS	EASTERN HEMLOCK	5-6' HGT.	B & B	20' O.C.
BASIN						
		BASIN BOTTOM PLANTINGS				SEE NPDES PERMIT
		RIPARIAN BUFFER ENHANCEMENT AREA				

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

REV	DATE	ISSUE / REVISIONS	BY	CHKD
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PROJECT
PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

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

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NO.
C03 601

MATCHLINE - CONTINUE ON SHEET C03 603

BASIN V8

PROPOSED WETLAND MITIGATION AREA

RIPARIAN BUFFER ENHANCEMENT AREA 1

BASIN V4

MATCHLINE - CONTINUE ON SHEET C03 602

50' ACCESS EASEMENT

PA DATA DR

MAGNAIL

REFORESTATION AREA 1
SEE SCHEDULE ON SHEET C03 608

TREES

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

N

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	ISSUE / REVISIONS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

COMMENTS

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MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

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PHONE: (703) 234-3056

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

C03 602

MATCHLINE - CONTINUE ON SHEET C03 604

BUILDING 5
FFE: 436.00

PHASE 2

BUILDING 6
FFE: 436.00

BASIN V3

BASIN V4

RB1

MATCHLINE - CONTINUE ON SHEET C03 601

BASIN V8

PROPOSED WETLAND MITIGATION AREA

RIPARIAN BUFFER ENHANCEMENT

N

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	DIS	JHR
			BY	CHKD
1	12/01/2025	INITIAL SUBMISSION		

ISSUE / REVISIONS

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PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

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

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

C03 603

MATCHLINE - CONTINUE ON SHEET C03 604

MATCHLINE - CONTINUE ON SHEET C03 601

MATCHLINE - CONTINUE ON SHEET C03 605

TREES

KEY	BOTANICAL	COMMON NAME	SIZE	ROOT
DECIDUOUS TREES				
	QUERCUS RUBRA	RED OAK	2.5" CAL	B & B
	NYSSA SYLVATICA	BLACK GUM	2.5" CAL	B & B
	ACER RUBRUM	RED MAPLE	2.5" CAL	B & B
	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" CAL	B & B
	MAGNOLIA GRANDIFLORA "BRAKEN'S BROWN BEAUTY"	SOUTHERN MAGNOLIA	2.5" CAL	B & B
	AMELANCHIER ARBOREA	SERVICEBERRY	6-8' HGT.	CONT.
	CERCIS CANADENSIS	REDBUD	6-8' HGT.	CONT.
	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	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.

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	BY	CHKD
1	12/01/2025	INITIAL SUBMISSION	DIS	JHR

ISSUE / REVISIONS

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1015 MUMMA ROAD
2ND FLOOR
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PROJECT No:	1258-01
DATE:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

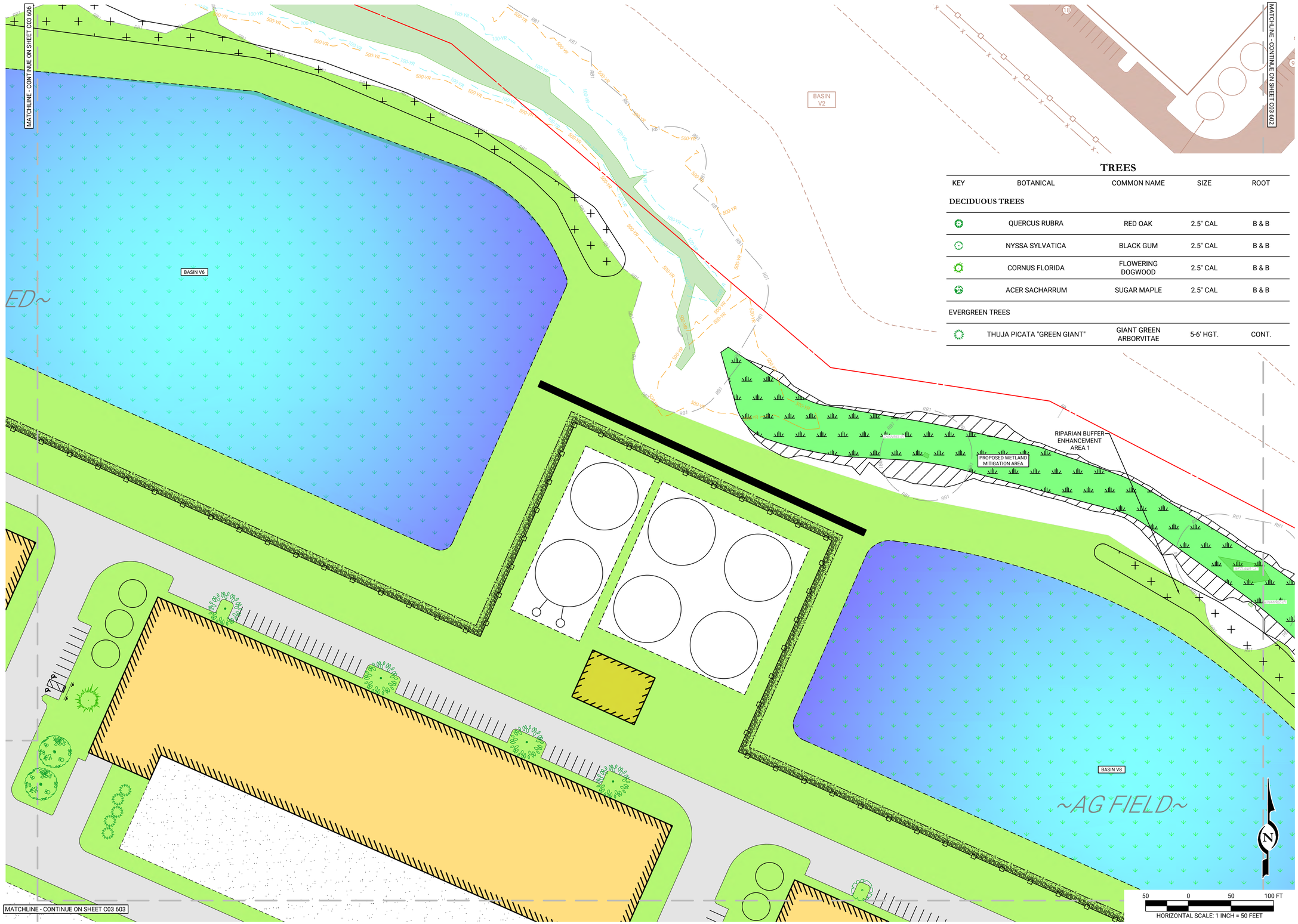
CARLISLE DEVELOPMENT PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

C03 604



TREES

KEY	BOTANICAL	COMMON NAME	SIZE	ROOT
DECIDUOUS TREES				
	QUERCUS RUBRA	RED OAK	2.5" CAL	B & B
	NYSSA SYLVATICA	BLACK GUM	2.5" CAL	B & B
	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" CAL	B & B
	ACER SACHARRUM	SUGAR MAPLE	2.5" CAL	B & B
EVERGREEN TREES				
	THUJA PICATA "GREEN GIANT"	GIANT GREEN ARBORVITAE	5-6' HGT.	CONT.

REV	DATE	COMMENTS	DIS	BY	CHKD
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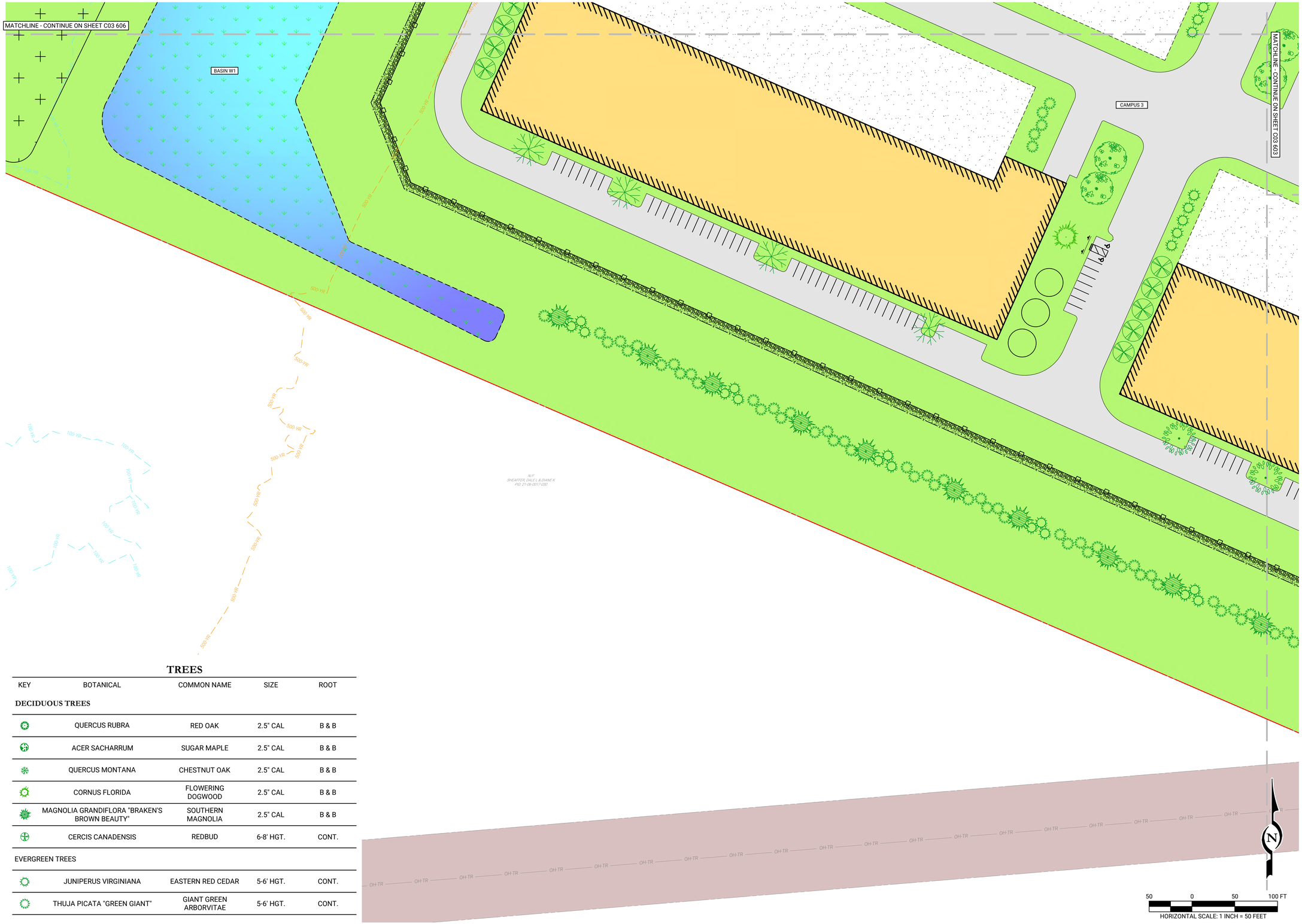
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MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

C03 605



TREES

KEY	BOTANICAL	COMMON NAME	SIZE	ROOT
DECIDUOUS TREES				
	QUERCUS RUBRA	RED OAK	2.5" CAL	B & B
	ACER SACHARRUM	SUGAR MAPLE	2.5" CAL	B & B
	QUERCUS MONTANA	CHESTNUT OAK	2.5" CAL	B & B
	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" CAL	B & B
	MAGNOLIA GRANDIFLORA "BRAKEN'S BROWN BEAUTY"	SOUTHERN MAGNOLIA	2.5" CAL	B & B
	CERCIS CANADENSIS	REDBUD	6-8' HGT.	CONT.
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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SHEET TITLE

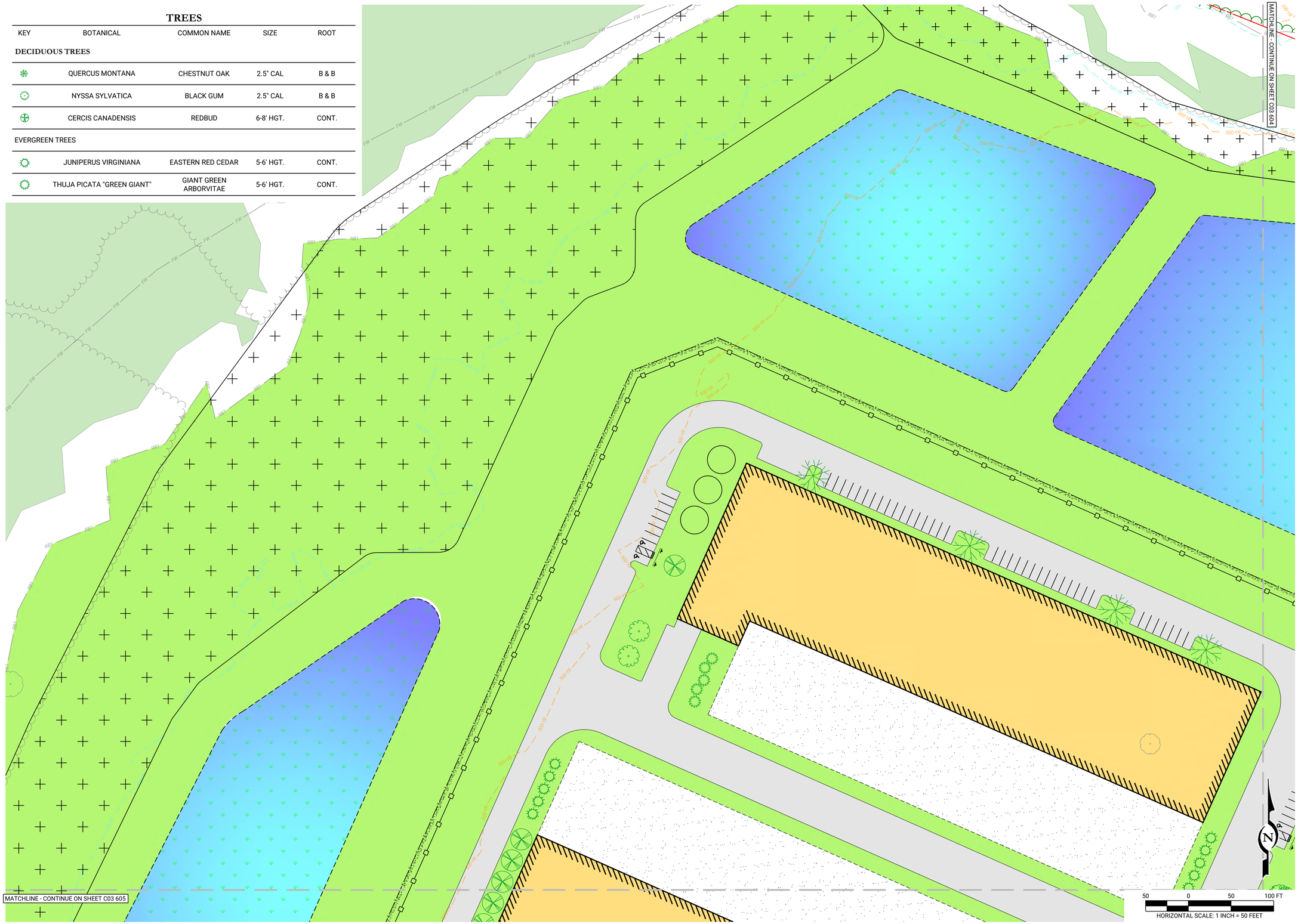
LANDSCAPE PLAN

SHEET NO.

C03 606

TREES

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



REV	DATE	COMMENTS	DIS	BY	CHKD
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SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

C03 607

PHASE 3 OVERALL RIPARIAN BUFFER ENHANCEMENT SCHEDULE

QTY	BOTANICAL	COMMON NAME	SIZE	ROOT	COMMENTS
170	ALNUS SERRULATA	SMOOTH ALDER	3-4' HGT.	BARE	10' O.C.
170	SALIX NIGRA	BLACK WILLOW	3-4' HGT.	BARE	10' O.C.
170	BETULA NIGRA	RIVER BIRCH	3-4' HGT.	BARE	10' O.C.
170	ACER RUBRUM	RED MAPLE	3-4' HGT.	BARE	10' O.C.
170	QUERCUS PALUSTRIS	PIN OAK	3-4' HGT.	BARE	10' O.C.
170	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-4' HGT.	BARE	10' O.C.
125	CERCIS CANADENSIS	REDBUD	3-4' HGT.	BARE	10' O.C.
125	AMELANCHIER ARBOREA	SERVICEBERRY	3-4' HGT.	BARE	10' O.C.

* ALL BIORETENTION ENHANCEMENT SEEDLINGS TO USE TREE SHELTER (SEE TYP DETAIL)

RIPARIAN BUFFER ENHANCEMENT AREA 1 SCHEDULE

QTY	BOTANICAL	COMMON NAME	SIZE	ROOT	COMMENTS
75	ALNUS SERRULATA	SMOOTH ALDER	3-4' HGT.	BARE	10' O.C.
75	SALIX NIGRA	BLACK WILLOW	3-4' HGT.	BARE	10' O.C.
75	BETULA NIGRA	RIVER BIRCH	3-4' HGT.	BARE	10' O.C.
75	ACER RUBRUM	RED MAPLE	3-4' HGT.	BARE	10' O.C.
75	QUERCUS PALUSTRIS	PIN OAK	3-4' HGT.	BARE	10' O.C.
75	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-4' HGT.	BARE	10' O.C.
55	CERCIS CANADENSIS	REDBUD	3-4' HGT.	BARE	10' O.C.
55	AMELANCHIER ARBOREA	SERVICEBERRY	3-4' HGT.	BARE	10' O.C.

* ALL BIORETENTION ENHANCEMENT SEEDLINGS TO USE TREE SHELTER (SEE TYP DETAIL)

RIPARIAN BUFFER ENHANCEMENT AREA 2 SCHEDULE

QTY	BOTANICAL	COMMON NAME	SIZE	ROOT	COMMENTS
95	ALNUS SERRULATA	SMOOTH ALDER	3-4' HGT.	BARE	10' O.C.
95	SALIX NIGRA	BLACK WILLOW	3-4' HGT.	BARE	10' O.C.
95	BETULA NIGRA	RIVER BIRCH	3-4' HGT.	BARE	10' O.C.
95	ACER RUBRUM	RED MAPLE	3-4' HGT.	BARE	10' O.C.
95	QUERCUS PALUSTRIS	PIN OAK	3-4' HGT.	BARE	10' O.C.
95	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-4' HGT.	BARE	10' O.C.
70	CERCIS CANADENSIS	REDBUD	3-4' HGT.	BARE	10' O.C.
70	AMELANCHIER ARBOREA	SERVICEBERRY	3-4' HGT.	BARE	10' O.C.

* ALL BIORETENTION ENHANCEMENT SEEDLINGS TO USE TREE SHELTER (SEE TYP DETAIL)

OVERALL REFORESTATION SCHEDULE

QTY	BOTANICAL	COMMON NAME	SIZE	ROOT	COMMENTS
525	QUERCUS ALBA	WHITE OAK	3-4' HGT.	BARE	10' O.C.
525	QUERCUS RUBRA	RED OAK	3-4' HGT.	BARE	10' O.C.
525	QUERCUS MONTANA	CHESTNUT OAK	3-4' HGT.	BARE	10' O.C.
525	ACER SACHARRUM	SUGAR MAPLE	3-4' HGT.	BARE	10' O.C.
525	CARYA OVATA	SHAGBARK HICKORY	3-4' HGT.	BARE	10' O.C.
350	ACER RUBRUM	RED MAPLE	3-4' HGT.	BARE	10' O.C.
350	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-4' HGT.	BARE	10' O.C.
350	CERCIS CANADENSIS	REDBUD	3-4' HGT.	BARE	10' O.C.
350	AMELANCHIER ARBOREA	SERVICEBERRY	3-4' HGT.	BARE	10' O.C.
350	RHUS TYPHINA	SHAGORN SUMAC	3-4' HGT.	BARE	10' O.C.
455	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
90	QUERCUS ALBA	WHITE OAK	3-4' HGT.	BARE	10' O.C.
90	QUERCUS RUBRA	RED OAK	3-4' HGT.	BARE	10' O.C.
90	QUERCUS MONTANA	CHESTNUT OAK	3-4' HGT.	BARE	10' O.C.
90	ACER SACHARRUM	SUGAR MAPLE	3-4' HGT.	BARE	10' O.C.
90	CARYA OVATA	SHAGBARK HICKORY	3-4' HGT.	BARE	10' O.C.
60	ACER RUBRUM	RED MAPLE	3-4' HGT.	BARE	10' O.C.
60	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-4' HGT.	BARE	10' O.C.
60	CERCIS CANADENSIS	REDBUD	3-4' HGT.	BARE	10' O.C.
60	AMELANCHIER ARBOREA	SERVICEBERRY	3-4' HGT.	BARE	10' O.C.
60	RHUS TYPHINA	SHAGORN SUMAC	3-4' HGT.	BARE	10' O.C.
75	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
405	QUERCUS ALBA	WHITE OAK	3-4' HGT.	BARE	10' O.C.
405	QUERCUS RUBRA	RED OAK	3-4' HGT.	BARE	10' O.C.
405	QUERCUS MONTANA	CHESTNUT OAK	3-4' HGT.	BARE	10' O.C.
405	ACER SACHARRUM	SUGAR MAPLE	3-4' HGT.	BARE	10' O.C.
405	CARYA OVATA	SHAGBARK HICKORY	3-4' HGT.	BARE	10' O.C.
270	ACER RUBRUM	RED MAPLE	3-4' HGT.	BARE	10' O.C.
270	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-4' HGT.	BARE	10' O.C.
270	CERCIS CANADENSIS	REDBUD	3-4' HGT.	BARE	10' O.C.
270	AMELANCHIER ARBOREA	SERVICEBERRY	3-4' HGT.	BARE	10' O.C.
270	RHUS TYPHINA	SHAGORN SUMAC	3-4' HGT.	BARE	10' O.C.
335	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
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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

CLIENT

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

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

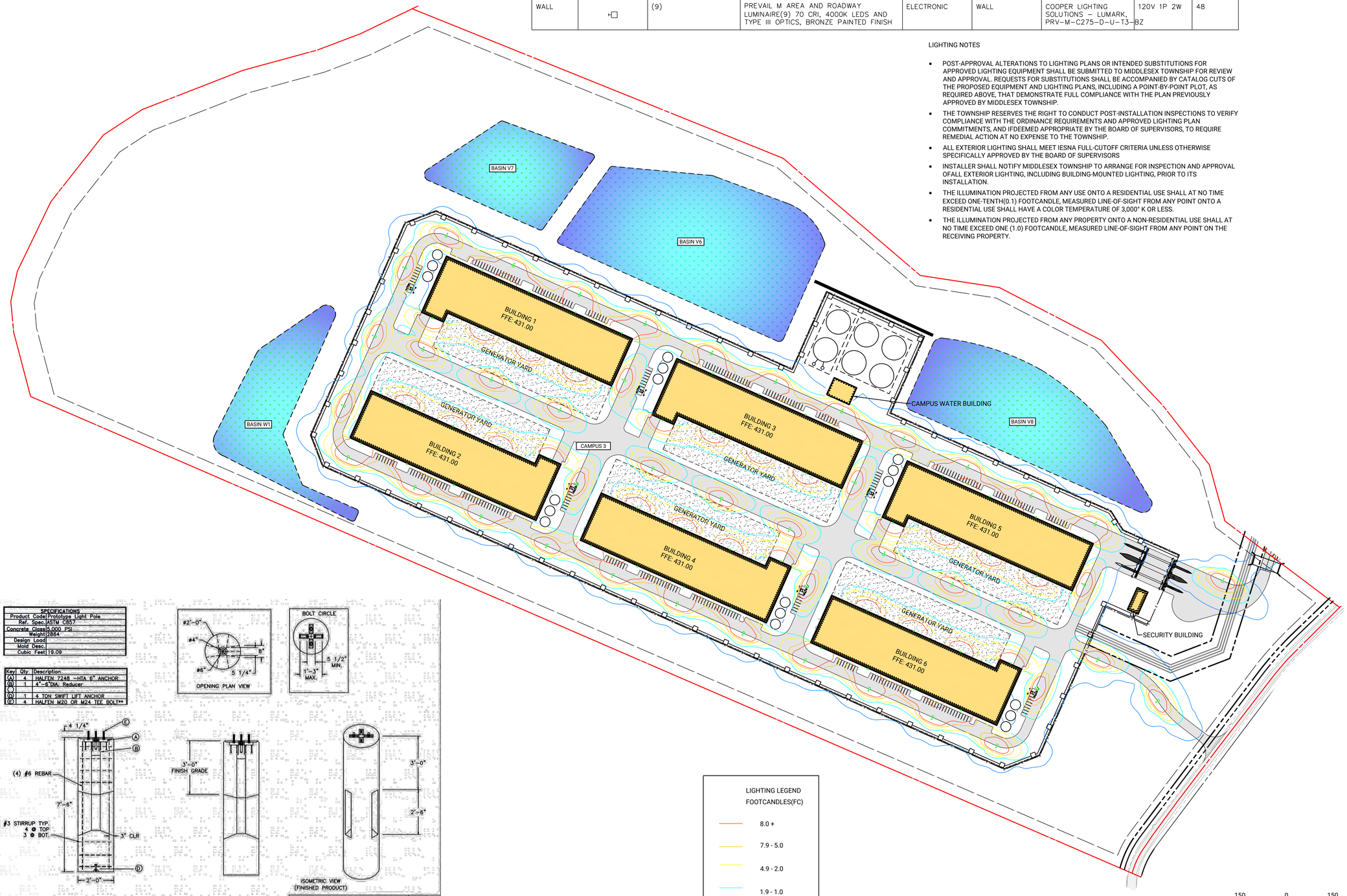
C03 608

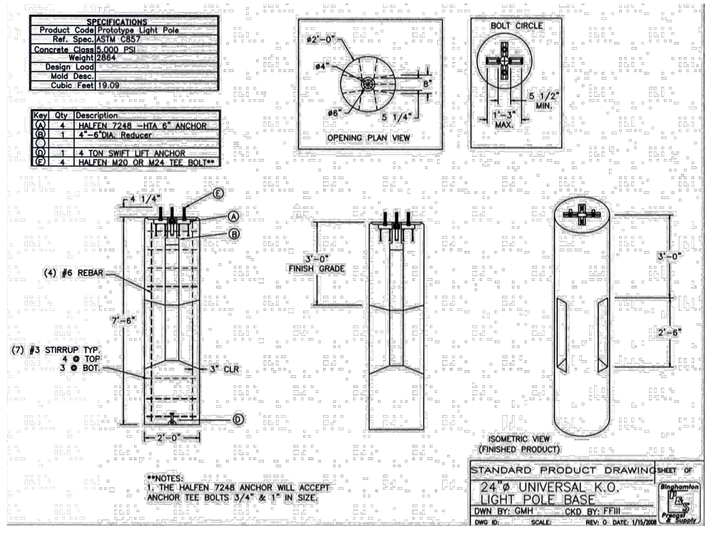
LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
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	46
WALL		(9)	PREVAIL M AREA AND ROADWAY LUMINAIRE(9) 70 CRI, 4000K LEDS AND TYPE III OPTICS, BRONZE PAINTED FINISH	ELECTRONIC	WALL	COOPER LIGHTING SOLUTIONS – LUMARK, PRV-M-C275-D-U-T3-BZ	120V 1P 2W	48

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 IFDEEMED 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 OFALL 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.





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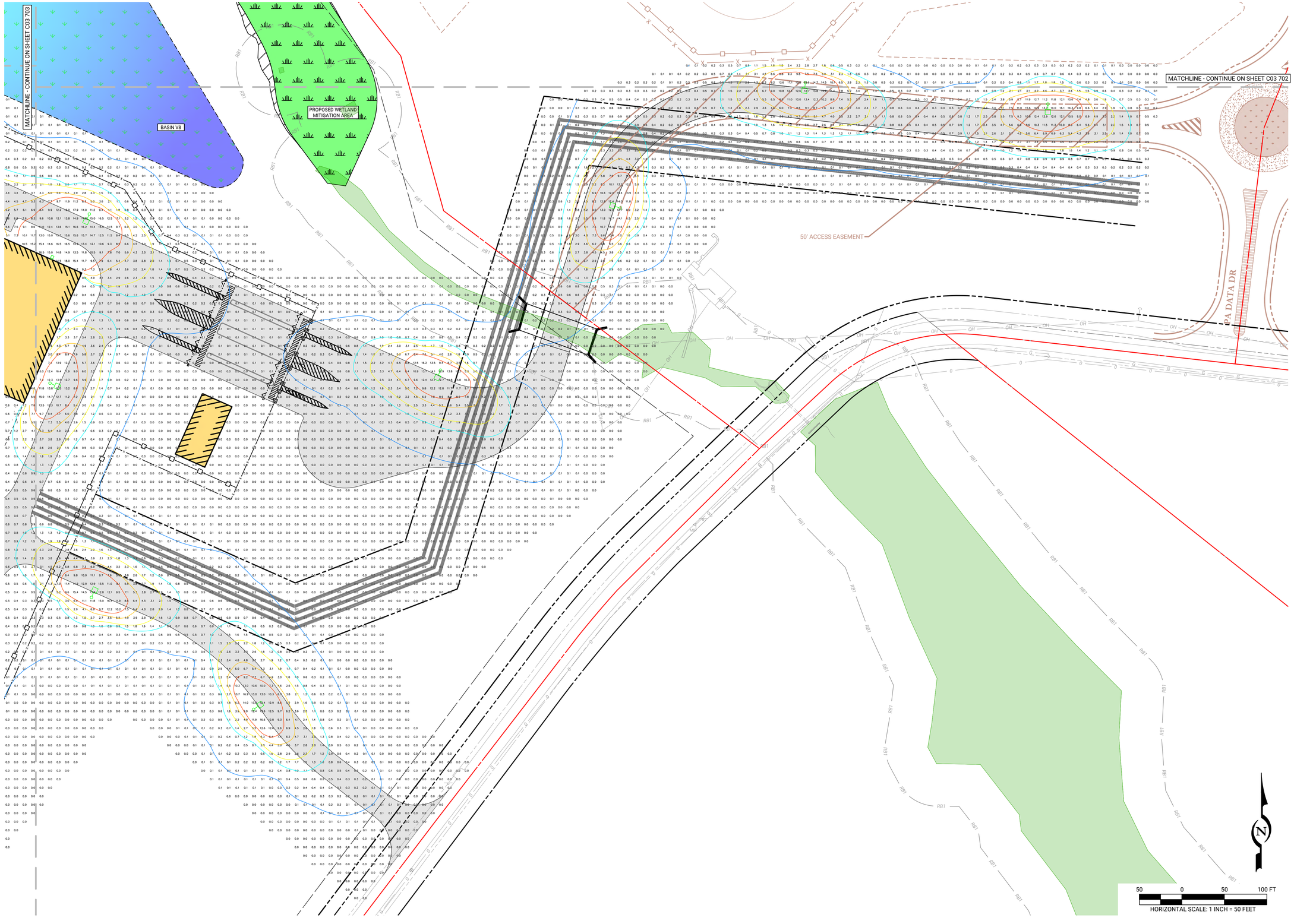
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SHEET TITLE

OVERALL PHOTOMETRIC PLAN

SHEET NO.

C03 700



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PHONE: (703) 234-3056

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NO.

C03 701

MATCHLINE - CONTINUE ON SHEET C03 704

PHASE 2

RB1

MATCHLINE - CONTINUE ON SHEET C03 701

BASIN V8

PROPOSED WETLAND MITIGATION AREA

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	DRS	JHR
			BY	CHKD
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SHEET TITLE

PHOTOMETRIC PLAN

SHEET NO.

C03 702

MATCHLINE - CONTINUE ON SHEET C03 704

MATCHLINE - CONTINUE ON SHEET C03 701

MATCHLINE - CONTINUE ON SHEET C03 705

OH-TR

N/F
SHEAFFER DALE L &
DIANE K
PID 21-06-0017-030

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	DIS	JHR
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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

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.

C03 703

MATCHLINE - CONTINUE ON SHEET C03 706

MATCHLINE - CONTINUE ON SHEET C03 702

BASIN V6

PHASE 2

PROPOSED WETLAND MITIGATION AREA

BASIN V8

MATCHLINE - CONTINUE ON SHEET C03 703

50 0 50 100 FT

HORIZONTAL SCALE: 1 INCH = 50 FEET

REV	DATE	COMMENTS	DIS	JHR
1	12/01/2025	INITIAL SUBMISSION		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 No:	1258-01
DATE:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY: RJB	CHECKED BY: JHR

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

CLIENT

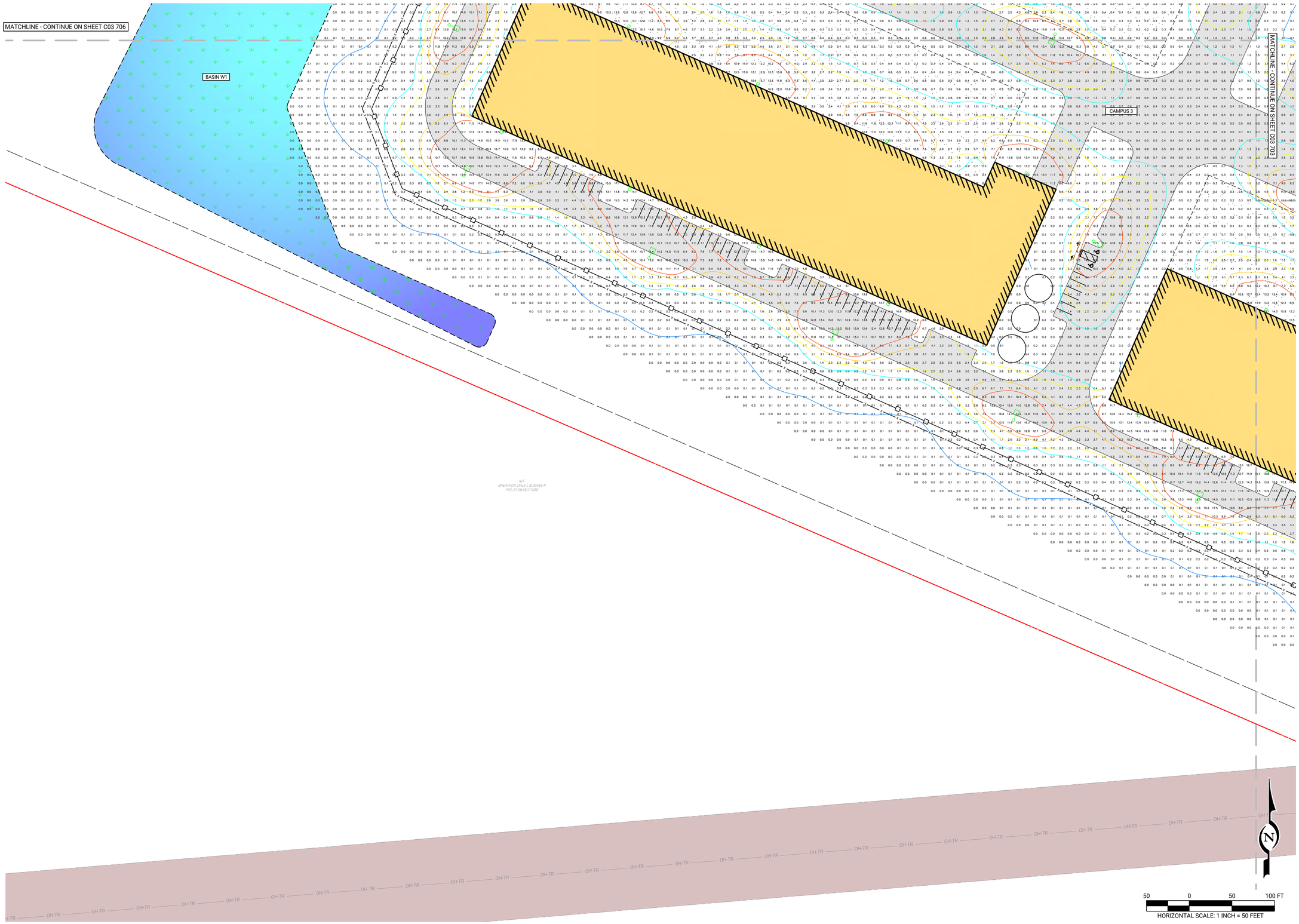
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SHEET TITLE

PHOTOMETRIC PLAN

SHEET NO.

C03 704



REV	DATE	COMMENTS	DIS	BY
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PROJECT No:	1258-01
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PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

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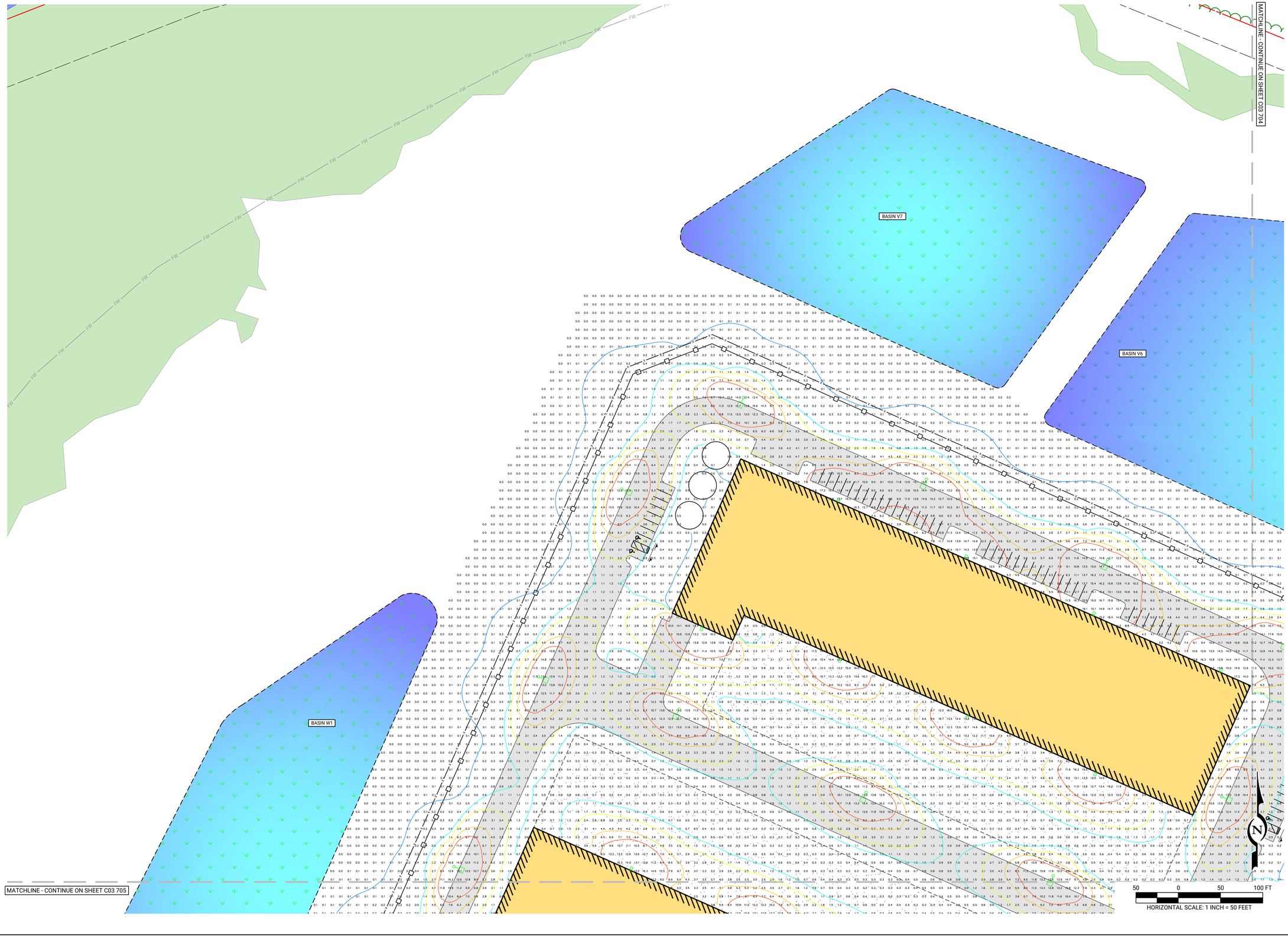
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MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NO.

C03 705



REV	DATE	COMMENTS	DRS	JHR
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C03 706