

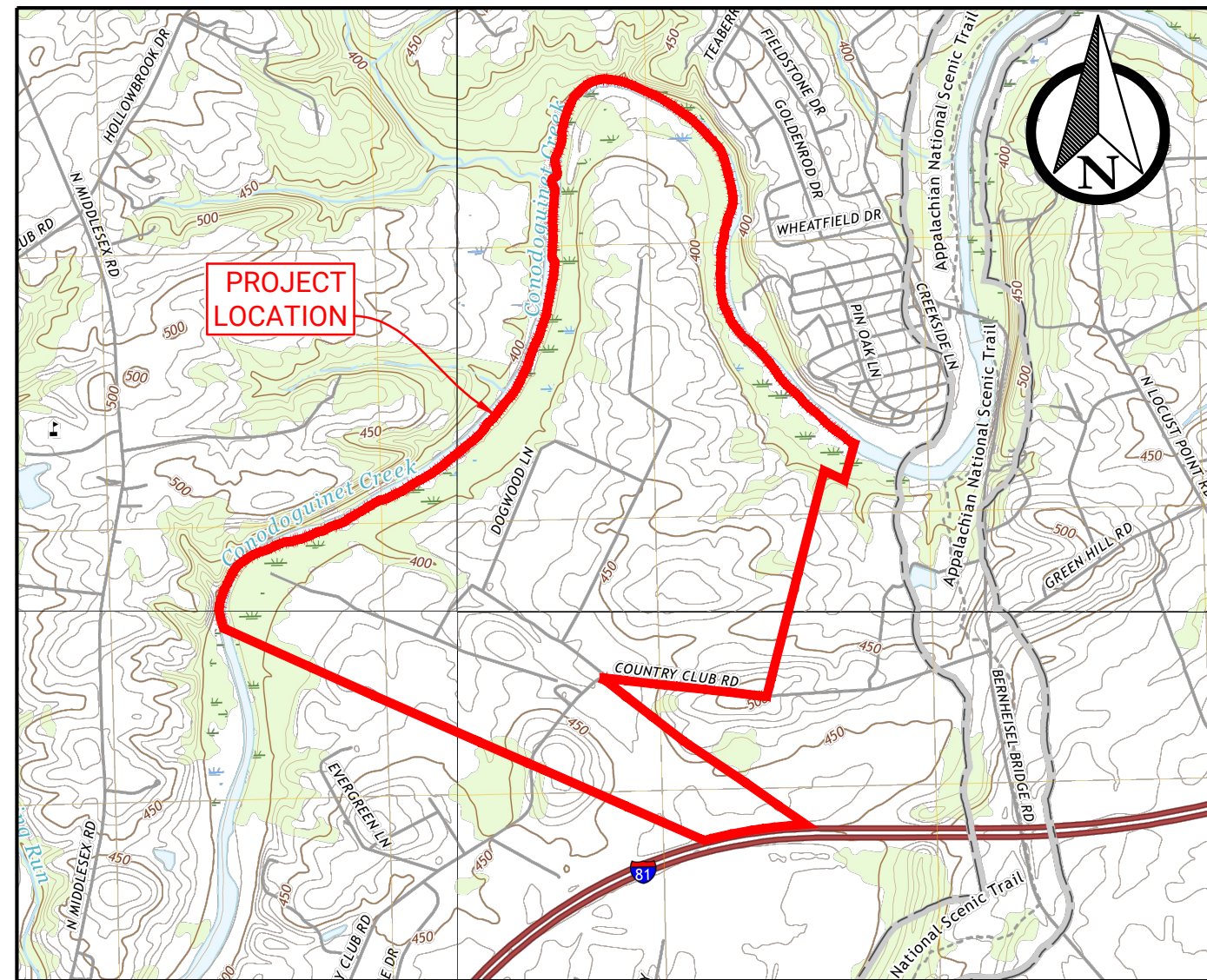
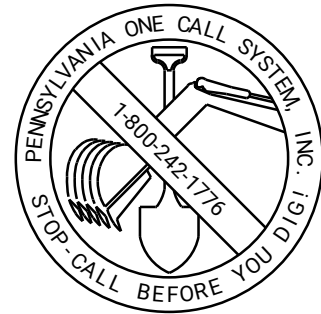
FINAL MAJOR SUBDIVISION PLAN FOR PENNSYLVANIA DIGITAL 1 (PAX-1) MIDDLESEX TOWNSHIP | CUMBERLAND COUNTY | PENNSYLVANIA

PENNSYLVANIA ONE CALL

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

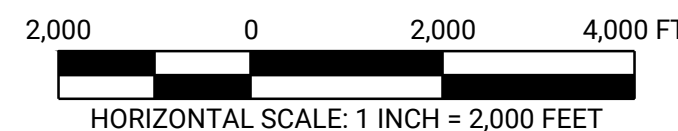
UTILITY: MIDDLESEX TOWNSHIP MUNICIPAL AUTHORITY ADDRESS: 350 N MIDDLESEX RD STE 2 CARLISLE, PA 17013 CONTACT: RORY MORRISON EMAIL: rmorrison@middlesextwp.com PHONE: 717-243-0674	UTILITY: STAKECENTER ADDRESS: 7025 ALBERT PICK ROAD, SUITE 600 GREENSBORO, NC 27409 CONTACT: STAKECENTER DISPATCH EMAIL: mirasol.garza@brightspeed.com 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 HAUP EMAIL: dhaupt@pplweb.com PHONE: 570-490-5684
UTILITY: COMCAST CABLE COMMUNICATIONS INC ADDRESS: C/O USIC LOCATING SERVICES 13085 HAMILTON CROSSING BLVD STE 200 CARLISLE, IN 46032 CONTACT: USIC OFFICE PERSONNEL EMAIL: 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

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



PROJECT LOCATION MAP

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



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.



REQUEST OF WAIVER

§501.A.2 PLAN SCALE REQUIREMENTS

THE APPLICANT IS 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.

THE FOLLOWING WAIVER(S) OR MODIFICATIONS FROM THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN REQUESTED AND APPROVED BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON _____.

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA

(CORPORATE)

COUNTY OF _____;

ON THIS, THE _____ DAY OF _____, 20____, WHO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, THE UNDERSIGNED OFFICER, DID PERSONALLY APPEAR. _____ ACKNOWLEDGED THE WITHIN PLAN OF LOTS TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

DATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLOT. THE ROADS SHOWN HEREON ARE AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE OWNER OR ITS SUCCESSORS, AND ARE HEREBY MADE AVAILABLE FOR PUBLIC USE THROUGH A PERPETUAL PUBLIC EASEMENT. THIS PLAN DOES NOT CONSTITUTE AN OFFER OF DEDICATION TO PUBLIC OWNERSHIP.

RECORD OWNER: CARLISLE DEVELOPMENT PARTNERS LLC

SURVEY CERTIFICATE

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

LIVIC CIVIL
635 N. LOYALSOCK AVE
2ND FLOOR
MONTGOMERYVILLE, PA 17754

TIMOTHY R MILHOLIN, P.L.S.

SU-075476



TOWNSHIP ENGINEER CERTIFICATE

REVIEWED BY THE TOWNSHIP ENGINEER

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

UPI CERTIFICATION BY CUMBERLAND COUNTY TAX ASSESSMENT OFFICE

CUMBERLAND COUNTY PLANNING DEPARTMENT CERTIFICATE

THIS PLAN WAS REVIEWED BY CUMBERLAND COUNTY PLANNING DEPARTMENT

THIS _____ DAY OF _____, 20____.

DIRECTOR OF PLANNING

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

SITE DATA

PURPOSE: TO CREATE 5 SEPARATE LOTS TO ALLOW FOR THE DEVELOPMENT OF A PP&L SUBSTATION, DATA CENTER CAMPUSES AND ASSOCIATED USES.

PROJECT LOCATION: COUNTRY CLUB ROAD, CARLISLE, PA 17015

EXISTING:	PROPOSED:
PIN: 21-06-0015-001 - 143.87 AC	LOT 1A: 124.14 AC
PIN: 21-06-0015-013 - 189.75 AC	LOT 1B: 225.80 AC
PIN: 21-06-0015-014 - 147.34 AC	LOT 1C: 61.07 AC
PIN: 21-06-0015-015 - 212.48 AC	LOT 2: 141.13 AC
TOTAL: 693.44 ACRES	LOT 3: 141.30 AC
	TOTAL: 693.44 ACRES

SOURCE OF TITLE:

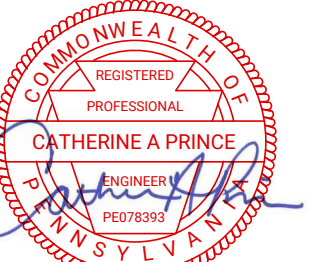
- GRANTOR: CLUB ROAD PROPERTIES, LP
- GRANTEE: CARLISLE DEVELOPMENT PARTNERS, LLC
- INST# 202514239
- PARCEL No. 21-06-0015-001 / 21-06-0015-014 / 21-06-0015-015
- INST# 202514238
- PARCEL No. 21-06-0015-013

WATER/SEWER SUPPLY:

- WILL BE SERVED BY PUBLIC UTILITY

GENERAL NOTES

- APPLICANT/RESPONSIBLE PARTY:
CARLISLE DEVELOPMENT PARTNERS, LLC
ATTN: PETRI OTTAVAINEN
1660 INTERNATIONAL DRIVE, SUITE 500
MCLEAN, VA 22102
PHONE: 804.351.7432
- LANDOWNER:
CARLISLE DEVELOPMENT PARTNERS, LLC
ATTN: IGAL FEIBUSH
1660 INTERNATIONAL DRIVE, SUITE 500
MCLEAN, VA 22102
PHONE: 703.234.3056
- PROJECT LOCATION:
COUNTRY CLUB ROAD
CARLISLE, PA 17015
MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY
- PROJECT NARRATIVE:
PROJECT BOLT IS A 693-ACRE DATA CENTER DEVELOPMENT IN MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PA. ALONG COUNTRY CLUB RD, BORDERED BY THE CONODOGUINET CREEK AND INTERSTATE 81. THE PROJECT IS COMPRISED OF THREE CAMPUSES, A PPL SUBSTATION, 3 CUSTOMER SUBSTATIONS, A CENTRAL WATER AND SEWER STORAGE FACILITY, A NEW PROPOSED PUBLIC ACCESS ROAD "PA DATA DRIVE" IS PROPOSED. THIS PLAN SHOWS THE PROPOSED PRIVATE RIGHT-OF-WAY FOR THIS PUBLIC STREET TO BE BUILT TO PUBLIC STANDARDS.
THIS PLAN INCLUDES THE CONSOLIDATION AND RESUBDIVISION OF FOUR (4) EXISTING PARCELS TO CREATE FIVE (5) PROPOSED LOTS OVER THE CAMPUS AS LISTED IN SITE DATA TABLE ABOVE.
- WETLANDS HAVE BEEN IDENTIFIED BY A FIELD STUDY AND REPORT DONE BY AMBROOK CONSULTING ON MARCH 29, 2024.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (42041C0088F, 42041C0069F, 42041C0232F, 42041C0251F), THE PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOODPLAIN. ALL PROPOSED WORK WILL BE CONDUCTED OUT OF THE 100 YEAR FLOOD.
- THIS PLAN IS BEING SUBMITTED IN PARALLEL WITH A PRELIMINARY LAND DEVELOPMENT PLAN-PHASE 1A, OVERALL PROJECT MASTER PLAN AND COUNTRY CLUB ROADWAY IMPROVEMENTS. THESE PLANS ALSO INCLUDE DEPICTION OF OVERALL PROJECT PHASING FOR THE CAMPUS. APPROVAL OF THIS PRELIMINARY SUBDIVISION PLAN SHALL OCCUR IN CONJUNCTION WITH APPROVAL OF PHASE 1A LAND DEVELOPMENT PLAN WHICH SETS FORTH FINAL DESIGN AND ENGINEERING OF THE PROPOSED PUBLIC STREET AND ASSOCIATED RIGHT-OF-WAY. A FINAL AMENDED SUBDIVISION PLAN INCLUSIVE OF ANY FINAL LAND DEVELOPMENT PLAN REVISIONS SHALL BE SUBMITTED AND APPROVED CONCURRENT WITH EACH PHASE OF DEVELOPMENT.
- A DATA CENTER OVERLAY ZONING ORDINANCE (3-2025) WAS APPROVED FOR THIS SITE BY THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS ON MAY 30, 2025. THIS ORDINANCE AMENDS ORDINANCE No. 3-89, ENACTED JUNE 30, 1989 KNOWN AS THE MIDDLESEX TOWNSHIP ZONING ORDINANCE. THIS PLAN IS BEING IMPLEMENTED IN ACCORDANCE WITH THESE APPROVED ORDINANCES.
- ADDITIONAL RIGHT-OF-WAY ALONG COUNTRY CLUB ROAD WILL BE OFFERED FOR DEDICATION TO MIDDLESEX TOWNSHIP. SANITARY SEWER MAINS AND THE PUMPING STATION, PREVIOUSLY PART OF CUMBERLAND KNOLL LAND DEVELOPMENT APPROVAL, WILL BE OFFERED FOR DEDICATION TO THE MIDDLESEX TOWNSHIP MUNICIPAL AUTHORITY. NO OTHER LANDS OR FACILITIES ARE OFFERED FOR DEDICATION TO PUBLIC USE.
- EXISTING COUNTY CLUB ROAD IS CLASSIFIED BY THE TOWNSHIP AS A COLLECTOR ROAD. PROPOSED PA DATA DRIVE SHALL BE CLASSIFIED AS A LOCAL ACCESS STREET. ALL PUBLIC STREETS SHALL BE TWO-WAY TRAFFIC.
- CONCRETE MONUMENTS WILL BE SET WHERE SHOWN. ALL OTHER UNMARKED LOT CORNERS SHALL BE MARKED WITH IRON PINS, UNLESS THEY FALL WITHIN THE CONODOGUINET CREEK, IN WHICH CASE THEY SHALL NOT BE MARKED.
- A FINAL SUBDIVISION PLAN SHALL BE APPROVED AND RECORDED PRIOR TO SALE OR TRANSFER OF ANY PROPOSED LOTS OR RIGHT-OF-WAY DEDICATION.
- THE APPLICANT SHALL COMPLY WITH ALL TOWNSHIP REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THE PRELIMINARY PLAN.
- THE APPLICANT WILL BE RESPONSIBLE FOR PAYING FOR THE INSTALLATION OF ALL STREET AND TRAFFIC CONTROL SIGNS AND DEVICES REQUIRED FOR THE PROJECT AS DEEMED NECESSARY BY MIDDLESEX TOWNSHIP.
- EXISTING PROPERTIES BEING DESCRIBED AS PART OF THIS SUBDIVISION PLAN ARE SUBJECT TO ANY AND ALL RESTRICTIONS AND/OR COVENANTS RECORDED IN INSTRUMENT #202514239 OR #202514238.
- THE LOTS PROPOSED WITHIN THIS SUBDIVISION PLAN ARE TO BE APPROVED WITH A NON-BUILDING WAIVER AS A CONDITION OF APPROVAL. SEWAGE PLANNING WILL BE COMPLETED PRIOR TO FINAL LAND DEVELOPMENT APPROVALS FOR EACH RESPECTIVE LOT.
- THERE ARE NO DEED RESTRICTIONS OR COVENANTS KNOWN TO EXIST AS A CONDITION OF THE SALE OF THIS PROPERTY.



REV	DATE	COMMENTS	ISSUE / REVISIONS
1	07/14/26	INITIAL SUBMISSION	AS
2	02/10/26	REVISED PER REVIEW COMMENTS DATED 02/06/26	AS

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.
© 2026 LIVIC CIVIL, LLC

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

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 NO. SD001

DRAWING INDEX

SHEET NUMBER	SHEET TITLE	PAGE NUMBER
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GENERAL NOTES

- 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. 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.
- 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.
- THE OWNER SHALL PREPARE AND EXECUTE NECESSARY UTILITY EASEMENTS FOR PROPOSED RELOCATED UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS BY THE UTILITY OWNER.BOUNDARY, CONTOURS, AND EXISTING 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
- THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY WITH A COMMITMENT NUMBER PIT240206 11TH REVISED AND COMMITMENT DATE JUNE 12, 2025 AND PIT241823 10TH REVISED AND COMMITMENT DATE OF JUNE 12, 2025.
- THE ADJOINING PROPERTY LINES SHOWN ARE APPROXIMATE AND BASED UPON THE CUMBERLAND COUNTY COUNTY GIS TAX MAP INFORMATION AND DEED PLOTS. THESE BOUNDARIES HAVE NOT BEEN FORMERLY SURVEYED.
- ALL BEARING AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE PENNSYLVANIA COORDINATE SYSTEM, SOUTH ZONE. U.S. FEET NAD 83, AS DERIVED FROM A GPS SURVEY PERFORMED BY LIVIC CIVIL.
- VERTICAL INFORMATION SHOWN HEREIN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DERIVED FROM GROUND SURVEY AND ARIEL MAPPING.
- 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATES MAPS, 42041C0069F, 42041C0088F, 42041C0232F AND 42041C0251F, A PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOODPLAIN, AS SHOWN ON THIS PLAN.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITIES MARKINGS THAT WERE VISIBLE IN FIELD AT TIME OF SURVEY.
- NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT TIME OF SURVEY.
- NO ACTIVE DRILLING OR EARTH MOVING ACTIVITIES WERE OBSERVED ON THE PROPERTY AT TIME OF SURVEY.
- NO ENCROACHMENTS WERE OBSERVED ON THE PROPERTY AT TIME OF SURVEY.
- PORTIONS OF ABOVE GROUND UTILITIES NOT COVERED BY FOUND RECORDED EASEMENTS
- CURRENT EXISTING FEATURES ARE COMPLIANT WITH ALL BUILDING SETBACKS, LOT REQUIREMENTS AND BUILDING HEIGHT REQUIREMENTS SET FORTH IN THE MIDDLE SEX TOWNSHIP ZONING ORDINANCE.
- THIS PROPERTY FRONTS ON COUNTRY CLUB ROAD (T-585). DRIVEWAY PERMITS FROM MIDDLESEX TOWNSHIP SHALL BE OBTAINED PRIOR TO OCCUPANCY.

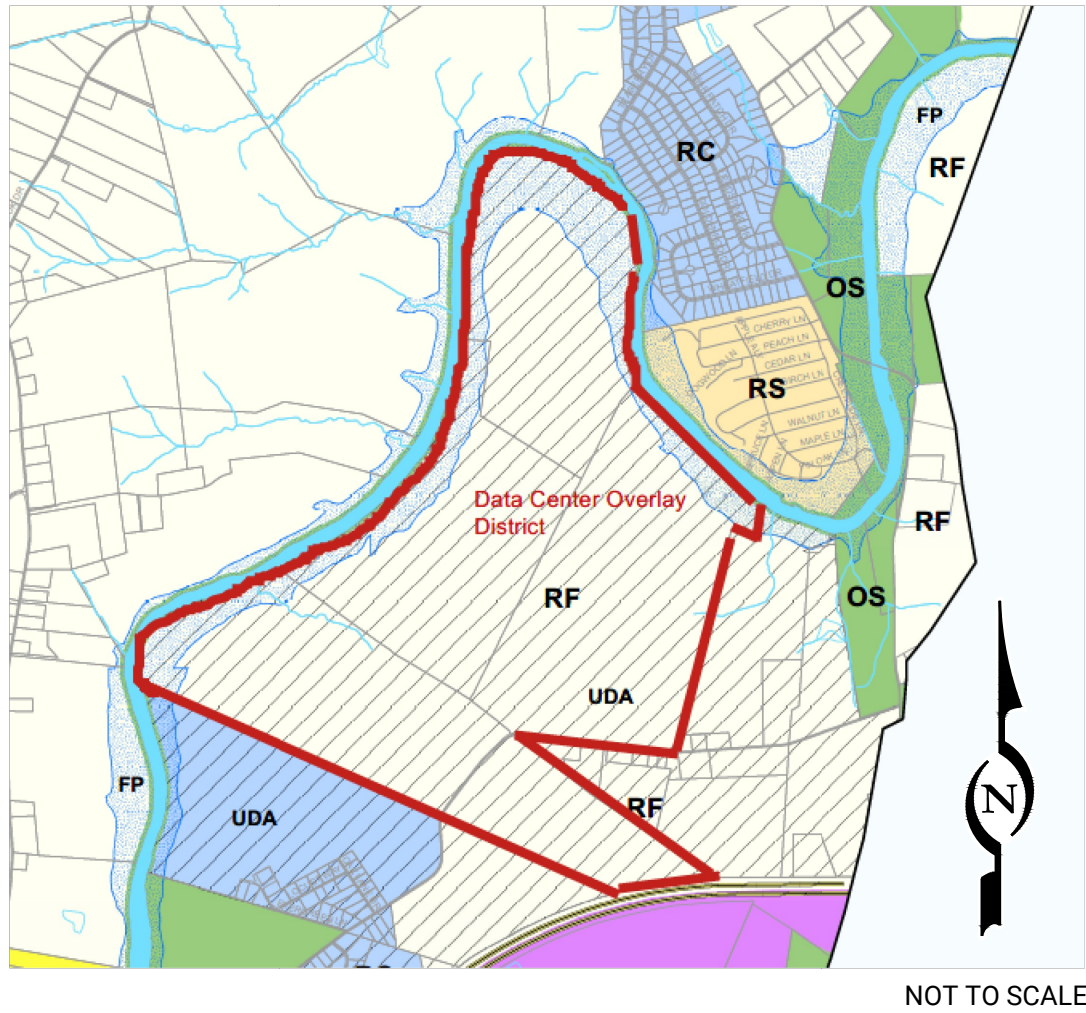
ABBREVIATIONS

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

LEGEND

	EXISTING PLAN TEXT	PROPOSED PLAN TEXT
PLAN TEXT		
BENCHMARK		
BUILDING LINE		
BUILDING SETBACK		
CENTER LINE OF ROAD		
CONCRETE CURB		
CONCRETE SIDEWALK		
CONTOUR LINE-MAJOR		
CONTOUR LINE-MINOR		
EASEMENT LINE		
EDGE OF PAVEMENT		
EDGE OF WATER		
FENCE LINE		
FIRE HYDRANT		
GRAVEL		
GUIDE RAIL		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
SIGN		
OVERHEAD UTILITIES & POLE		
UNDERGROUND ELECTRIC		
OVERHEAD TRANSMISSION LINE		
GAS MAIN/VALVE		
DATA/COMMUNICATION		
WATER MAIN/VALVE		
SEWER FORCE MAIN		
SANITARY SEWER		
STORM SEWER/INLET		
TREELINE		
FLOODWAY		
100-YR FLOODPLAIN		
500-YR FLOODPLAIN		
WATERBODY		
WETLAND		
SOIL BOUNDARY		
SOIL DESIGNATOR		
IPF (IRON PIN FOUND)		
IPS (IRON PIN TO BE SET)		
CONCRETE MONUMENT TO BE SET		

AMENDMENT #3-2025, MAY 30, 2025



ZONING REGULATIONS

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM ORDINANCE No. 3-89, ENACTED JUNE 30,1989, KNOWN AS THE MIDDLESEX TOWNSHIP ZONING ORDINANCE AND INCLUSIVE OF THE DATA CENTER OVERLAY ORDINANCE, AMENDMENT No. 3-2025, ENACTED ON MAY 30, 2025.

SITE LOCATION: COUNTRY CLUB ROAD | CARLISLE, PA 17015

ZONING DISTRICT

- RESIDENTIAL FARM (RF) | UNIFIED DEVELOPMENT AREA (UDA) | DATA CENTER OVERLAY (DCO)

FOR THIS PLAN AND PROJECT THE DATA CENTER OVERLAY DISTRICT SHALL GOVERN

	REQUIRED	LOT 1A	LOT 1B	LOT 1C	LOT 2	LOT 3
LOT REQUIREMENTS (PUBLIC WATER & SEWER)						
MIN LOT SIZE	25 AC	124.14	225.80	61.07	141.13	141.30
MIN LOT WIDTH	200 FT	*	*	*	*	*
* THE REQUIRED LOT WIDTH HAVE BEEN MET FOR THE LOTS AS PROPOSED BY THE SUBDIVISION PLAN.						
MAX LOT COVERAGE	70%	**	**	**	**	**
MAX IMPERVIOUS COVERAGE	70%	**	**	**	**	**
MAX BUILDING HEIGHT	75 FT	**	**	**	**	**

** NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS SUBDIVISION PLAN. REFERENCE LAND DEVELOPMENT PLANS FOR COMPUTATIONS OF LOT COVERAGE AND BUILDING HEIGHT.

MINIMUM YARD REQUIREMENTS

FRONT*	35 FT	**	**	**	**	**
SIDE* (EACH)	35 FT	**	**	**	**	**
REAR*	35 FT	**	**	**	**	**

* SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL - 100 FT

** THE REQUIRED YARD SETBACKS HAVE BEEN MET FOR THE LOTS AS PROPOSED BY THE SUBDIVISION PLAN.

PARKING SETBACKS

- SETBACKS AND BUILDING MASSING ADJACENT TO RESIDENTIAL - 50 FT

PARKING REQUIREMENTS

TBD TBD

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

PRINCIPAL FACADE STANDARDS

- SHALL APPLY WHEN A LOT WITH AN EXISTING RESIDENTIAL USE OR A LOT WITHIN A RESIDENTIAL DISTRICT IS WITHIN 1,000 FEET OF THE BUILDING FACADE.

PROJECT No:	1259-01
DATE:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY:	RJB
CHECKED BY:	JHR

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.

SD002

THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

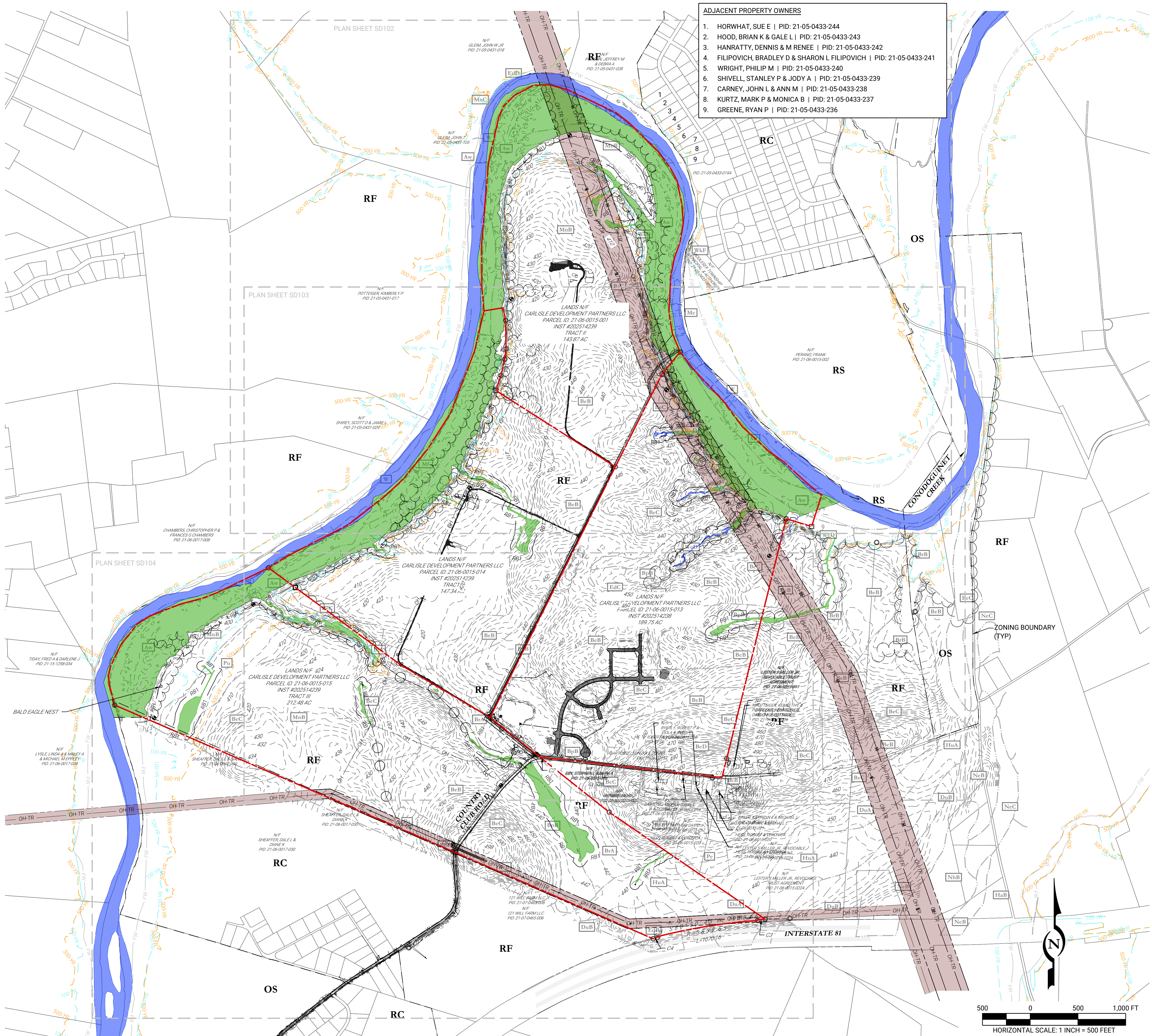
- ◆ ATKINS SILT LOAM (Aw)
- ◆ BEDINGTON SHALY SILT LOAM (BdB), 3 TO 8 PERCENT SLOPES
- ◆ BERKS CHANNERY SILT LOAM (BeB), 3 TO 8 PERCENT SLOPES
- ◆ BERKS CHANNERY SILT LOAM (BeC), 8 TO 15 PERCENT SLOPES
- ◆ BERKS CHANNERY SILT LOAM (BeD), 15 TO 25 PERCENT SLOPES
- ◆ BLAIRTON SILT LOAM (BpB), 3 TO 8 PERCENT SLOPES
- ◆ BRINKERTON SILT LOAM (BrA), 0 TO 3 PERCENT SLOPES
- ◆ BRINKERTON SILT LOAM (BrB), 3 TO 8 PERCENT SLOPES
- ◆ DUFFIELD SILT LOAM (DuA), 0 TO 3 PERCENT SLOPES
- ◆ DUFFIELD SILT LOAM (DuB), 3 TO 8 PERCENT SLOPES
- ◆ EDM SILTY CLAY LOAM (EdB), 3 TO 8 PERCENT SLOPES
- ◆ EDM SILTY CLAY LOAM (EdC), 8 TO 15 PERCENT SLOPES
- ◆ EDM SILTY CLAY LOAM (EdD), 15 TO 25 PERCENT SLOPES
- ◆ HAGERSTOWN SILT LOAM (HaB), 3 TO 8 PERCENT SLOPES
- ◆ HUNTINGTON SILT LOAM (HuA), 0 TO 5 PERCENT SLOPES
- ◆ MELVIN SILT LOAM (Me)
- ◆ MIDDLEBURY SOILS (Mf)
- ◆ MONONGAHELA SILT LOAM (MnB), 3 TO 8 PERCENT SLOPES
- ◆ MONONGAHELA SILT LOAM (MnC), 8 TO 15 PERCENT SLOPES
- ◆ NESHAMINY GRAVELLY SILT LOAM (NeB), 3 TO 8 PERCENT SLOPES
- ◆ NESHAMINY GRAVELLY SILT LOAM (NeC), 8 TO 15 PERCENT SLOPES
- ◆ NESHAMINY VERY STONY SILT LOAM (NhB), 0 TO 8 PERCENT SLOPES
- ◆ NESHAMINY VERY STONY SILT LOAM (NhD), 8 TO 25 PERCENT SLOPES
- ◆ PENLAW SILT LOAM (Pe)
- ◆ PURDY SILT LOAM (Pu)
- ◆ WATER (W)
- ◆ WEIKERT VERY CHANNERY SILT LOAM (WeD), 15 TO 25 PERCENT SLOPES
- ◆ WEIKERT AND KLINESVILLE VERY SHALY SILT LOAMS (WkF), 25 TO 75 PERCENT SLOPES

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

PLAN TEXT	EXISTING	PROPOSED
BENCHMARK		
BUILDING LINE		
BUILDING SETBACK		
CENTER LINE OF ROAD		
CONCRETE CURB		
CONCRETE SIDEWALK		
CONTOUR LINE-MAJOR		
CONTOUR LINE-MINOR		
EASEMENT LINE		
EDGE OF PAVEMENT		
EDGE OF WATER		
FENCE LINE		
FIRE HYDRANT		
GRAVEL		
GUIDE RAIL		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
SIGN		
OVERHEAD UTILITIES & POLE		
UNDERGROUND ELECTRIC		
OVERHEAD TRANSMISSION LINE		
GAS MAIN/VALVE		
DATA/COMMUNICATION		
WATER MAIN/VALVE		
SEWER FORCE MAIN		
SANITARY SEWER		
STORM SEWER/INLET		
TREELINE		
FLOODWAY		
100-YR FLOODPLAIN		
500-YR FLOODPLAIN		
WATERBODY		
WETLAND		
SOIL BOUNDARY		
SOIL DESIGNATOR		
IPF (IRON PIN FOUND)		
IPS (IRON PIN TO BE SET)		
CONCRETE MONUMENT TO BE SET		



ADJACENT PROPERTY OWNERS

1. HORWHAT, SUE E | PID: 21-05-0433-244
2. HOOD, BRIAN K & GALE L | PID: 21-05-0433-243
3. HANRATTY, DENNIS & M RENEE | PID: 21-05-0433-242
4. FILIPOVICH, BRADLEY D & SHARON L FILIPOVICH | PID: 21-05-0433-241
5. WRIGHT, PHILIP M | PID: 21-05-0433-240
6. SHIVELL, STANLEY P & JODY A | PID: 21-05-0433-239
7. CARNEY, JOHN L & ANN M | PID: 21-05-0433-238
8. KURTZ, MARK P & MONICA B | PID: 21-05-0433-237
9. GREENE, RYAN P | PID: 21-05-0433-236



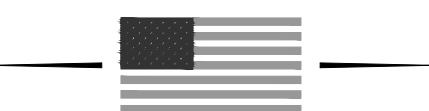
1015 MUMMA ROAD
— 2ND FLOOR —
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
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PROJECT No: 1258-01
DATE: NOVEMBER 21, 2025
SCALE: AS SHOWN
DRAWN BY: RUB CHECKED BY: JHR

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
PROPERTY PLAN

SHEET NO. SD101

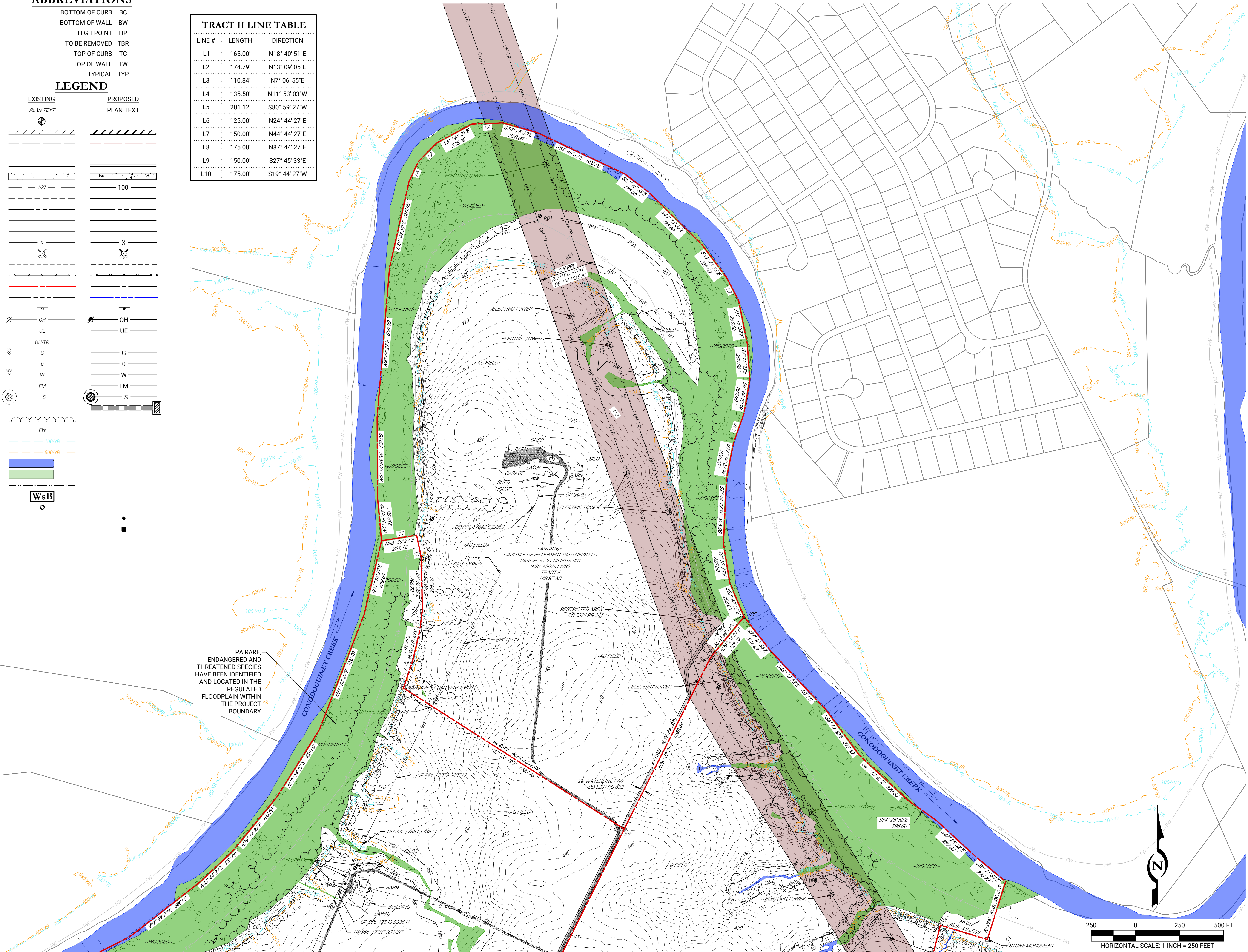
ABBREVIATIONS

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

LEGEND

	EXISTING PLAN TEXT	PROPOSED PLAN TEXT
PLAN TEXT		
BENCHMARK		
BUILDING LINE		
BUILDING SETBACK		
CENTER LINE OF ROAD		
CONCRETE CURB		
CONCRETE SIDEWALK		
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EDGE OF PAVEMENT		
EDGE OF WATER		
FENCE LINE		
FIRE HYDRANT		
GRAVEL		
GUIDE RAIL		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
SIGN		
OVERHEAD UTILITIES & POLE		
UNDERGROUND ELECTRIC		
OVERHEAD TRANSMISSION LINE		
GAS MAIN/VALVE		
DATA/COMMUNICATION		
WATER MAIN/VALVE		
SEWER FORCE MAIN		
SANITARY SEWER		
STORM SEWER/INLET		
TREELINE		
FLOODWAY		
100-YR FLOODPLAIN		
500-YR FLOODPLAIN		
WATERBODY		
WETLAND		
SOIL BOUNDARY		
SOIL DESIGNATOR		
IPF (IRON PIN FOUND)		
IPS (IRON PIN TO BE SET)		
CONCRETE MONUMENT TO BE SET		

TRACT II LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	165.00'	N18° 40' 51"E
L2	174.79'	N13° 09' 05"E
L3	110.84'	N7° 06' 55"E
L4	135.50'	N11° 53' 03"W
L5	201.12'	S80° 59' 27"W
L6	125.00'	N24° 44' 27"E
L7	150.00'	N44° 44' 27"E
L8	175.00'	N87° 44' 27"E
L9	150.00'	S27° 45' 33"E
L10	175.00'	S19° 44' 27"W



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

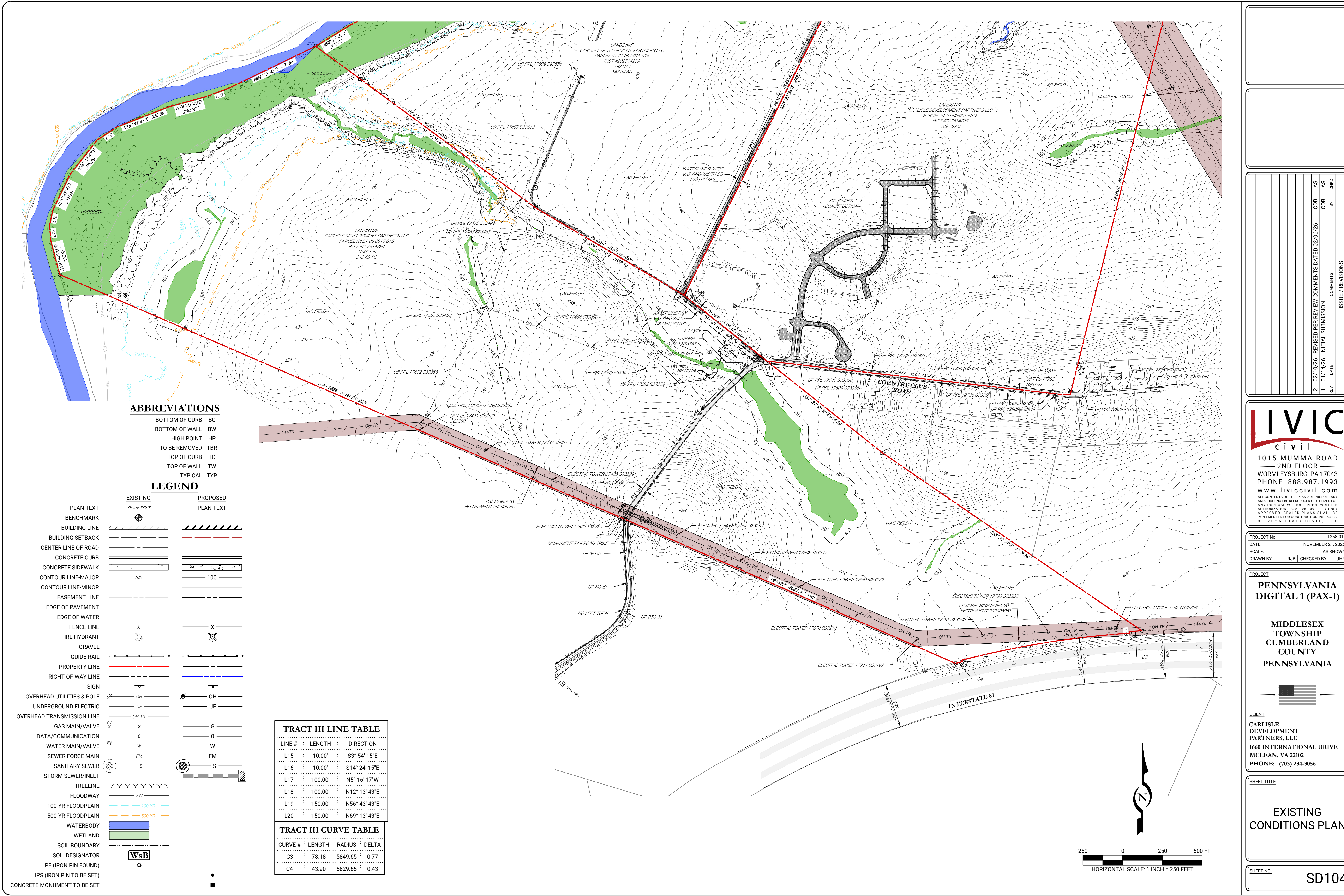
PENNSYLVANIA
DIGITAL 1 (PAX-1)

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA

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

SHEET TITLE
EXISTING
CONDITIONS PLAN

SHEET NO.
SD102



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

PLAN TEXT	EXISTING	PROPOSED
BENCHMARK		
BUILDING LINE		
BUILDING SETBACK		
CENTER LINE OF ROAD		
CONCRETE CURB		
CONCRETE SIDEWALK		
CONTOUR LINE-MAJOR		
CONTOUR LINE-MINOR		
EASEMENT LINE		
EDGE OF PAVEMENT		
EDGE OF WATER		
FENCE LINE		
FIRE HYDRANT		
GRAVEL		
GUIDE RAIL		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
SIGN		
OVERHEAD UTILITIES & POLE		
UNDERGROUND ELECTRIC		
OVERHEAD TRANSMISSION LINE		
GAS MAIN/VALVE		
DATA/COMMUNICATION		
WATER MAIN/VALVE		
SEWER FORCE MAIN		
SANITARY SEWER		
STORM SEWER/INLET		
TREELINE		
FLOODWAY		
100-YR FLOODPLAIN		
500-YR FLOODPLAIN		
WATERBODY		
WETLAND		
SOIL BOUNDARY		
SOIL DESIGNATOR		
IPF (IRON PIN FOUND)		
IPS (IRON PIN TO BE SET)		
CONCRETE MONUMENT TO BE SET		

TRACT III LINE TABLE

LINE #	LENGTH	DIRECTION
L15	10.00'	S3° 54' 15"E
L16	10.00'	S14° 24' 15"E
L17	100.00'	N5° 16' 17"W
L18	100.00'	N12° 13' 43"E
L19	150.00'	N56° 43' 43"E
L20	150.00'	N69° 13' 43"E

TRACT III CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C3	78.18	5849.65	0.77
C4	43.90	5829.65	0.43

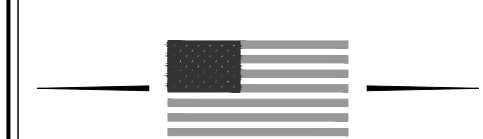
REV	DATE	COMMENTS	ISSUE / REVISIONS
2	02/10/26	REVISED PER REVIEW COMMENTS DATED 02/06/26	AS
1	01/14/26	INITIAL SUBMISSION	CB
			BY
			CHKD

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PROJECT No:	1259-01
DATE:	NOVEMBER 21, 2025
SCALE:	AS SHOWN
DRAWN BY:	RJB
CHECKED BY:	JHR

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

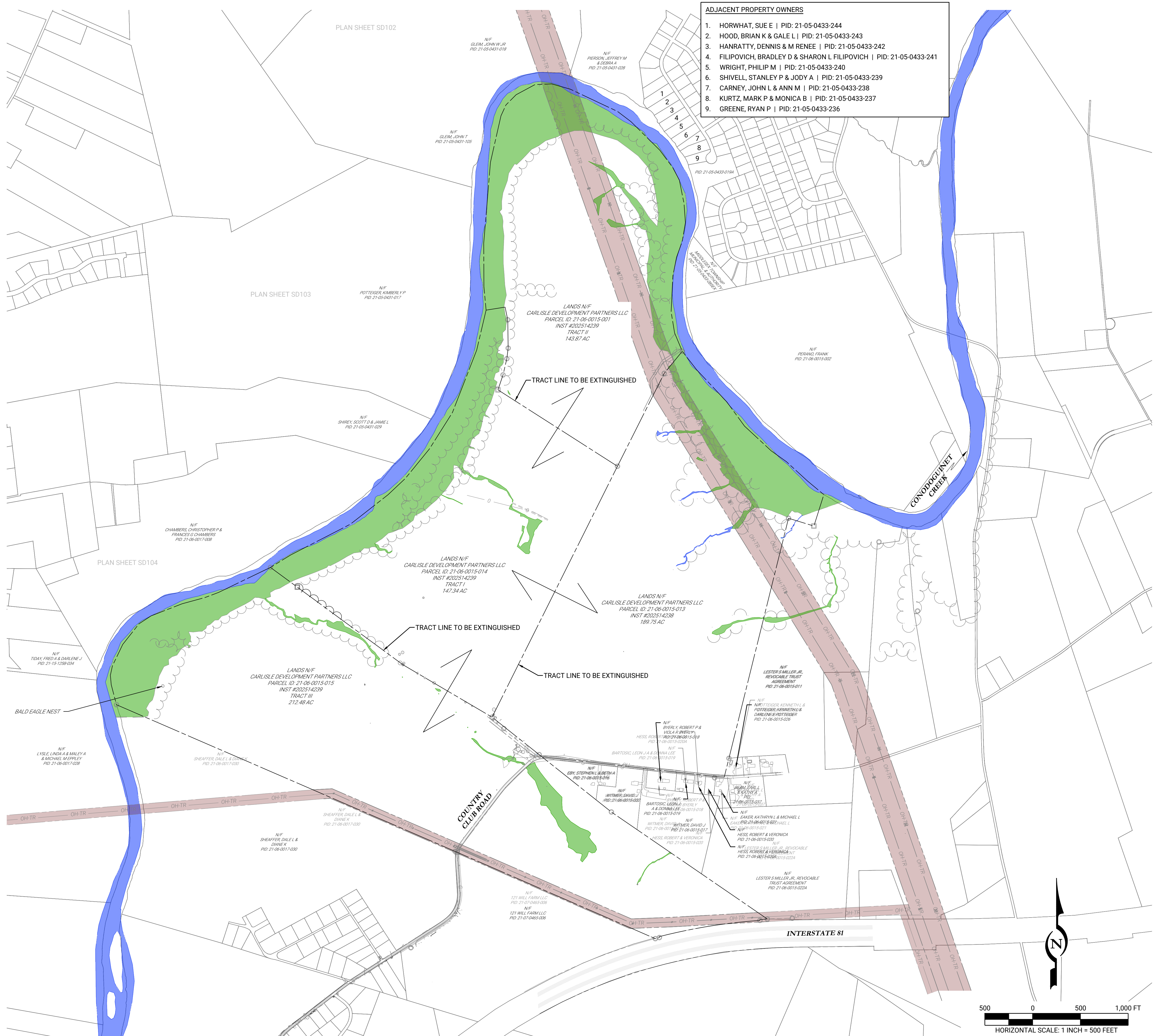
**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**



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

SHEET TITLE
**EXISTING
CONDITIONS PLAN**

SHEET NO.
SD104



- ADJACENT PROPERTY OWNERS
1. HORWHAT, SUE E | PID: 21-05-0433-244
 2. HOOD, BRIAN K & GALE L | PID: 21-05-0433-243
 3. HANRATTY, DENNIS & M RENEE | PID: 21-05-0433-242
 4. FILIPOVICH, BRADLEY D & SHARON L FILIPOVICH | PID: 21-05-0433-241
 5. WRIGHT, PHILIP M | PID: 21-05-0433-240
 6. SHIVELL, STANLEY P & JODY A | PID: 21-05-0433-239
 7. CARNEY, JOHN L & ANN M | PID: 21-05-0433-238
 8. KURTZ, MARK P & MONICA B | PID: 21-05-0433-237
 9. GREENE, RYAN P | PID: 21-05-0433-236

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PROJECT No: 1259-01
DATE: NOVEMBER 21, 2025
SCALE: AS SHOWN
DRAWN BY: RUB CHECKED BY: JHR

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

**MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA**

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

SHEET TITLE
**LOT
CONSOLIDATION
PLAN**

SHEET NO.
SD105

ABBREVIATIONS

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

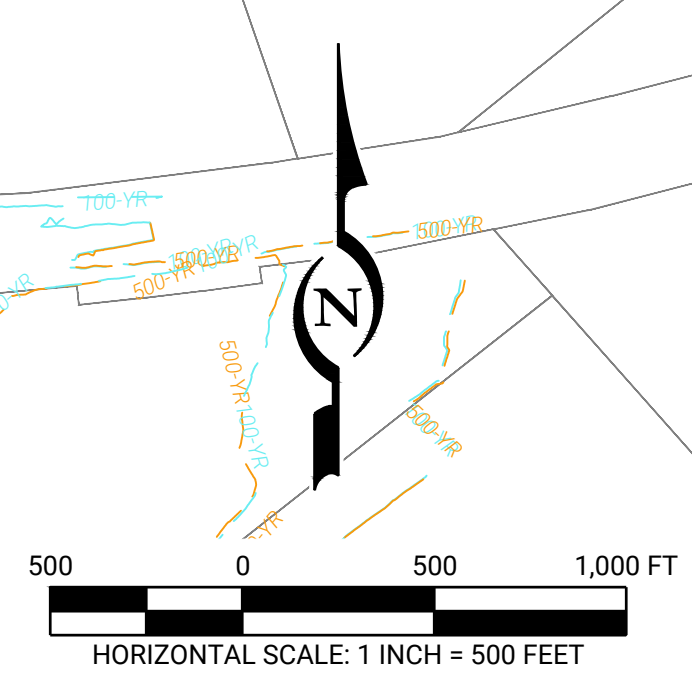
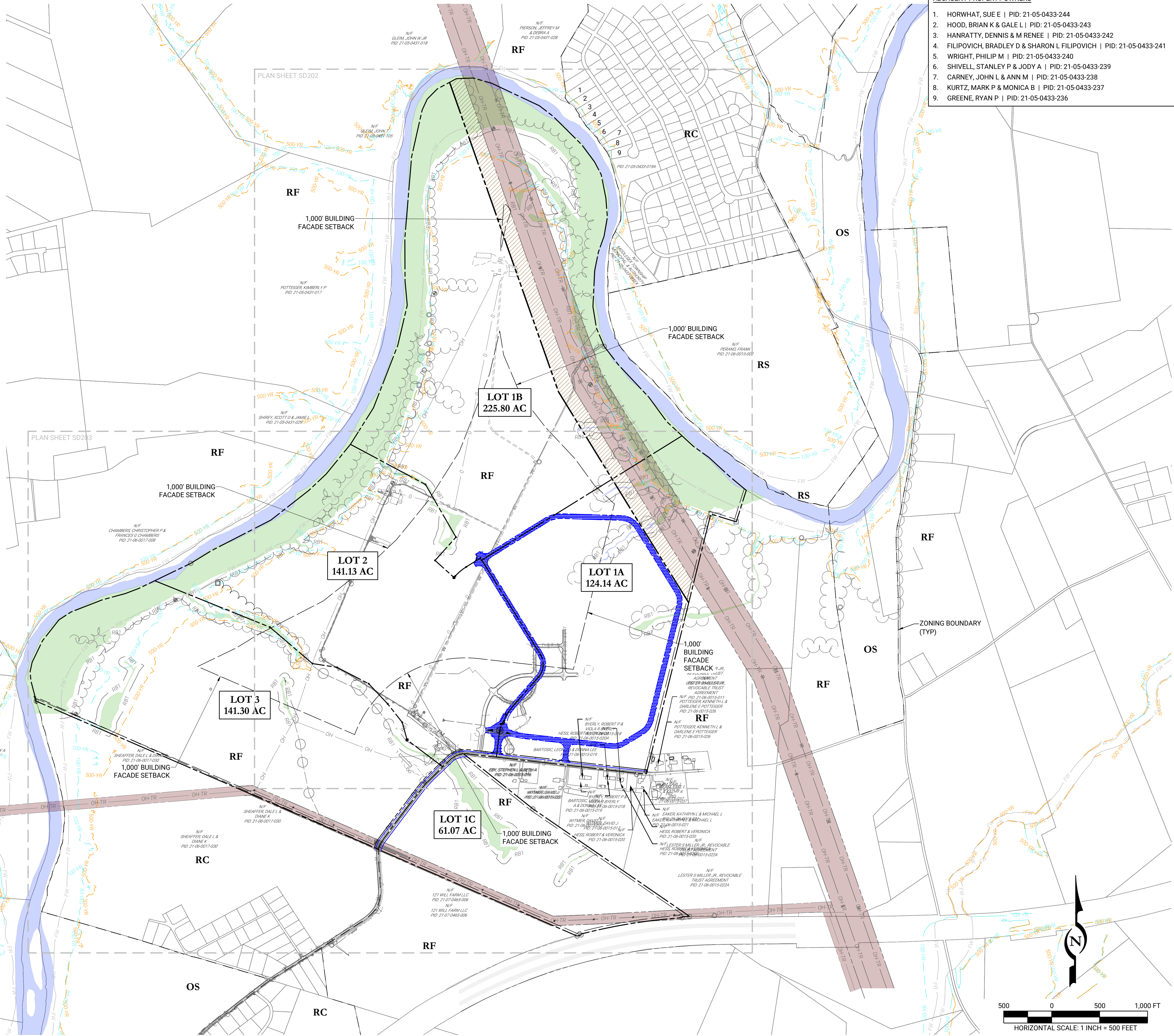
LEGEND

	EXISTING PLAN TEXT	PROPOSED PLAN TEXT
PLAN TEXT		
BENCHMARK		
BUILDING LINE		
BUILDING SETBACK		
CENTER LINE OF ROAD		
CONCRETE CURB		
CONCRETE SIDEWALK		
CONTOUR LINE-MAJOR	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
OVERHEAD TRANSMISSION LINE	OH-TR	
GAS MAIN/VALVE	G	G
DATA/COMMUNICATION	O	O
WATER MAIN/VALVE	W	W
SEWER FORCE MAIN	FM	FM
SANITARY SEWER	S	S
STORM SEWER/INLET		
TREELINE		
FLOODWAY	FW	
100-YR FLOODPLAIN	100-YR	
500-YR FLOODPLAIN	500-YR	
WATERBODY		
WETLAND		
SOIL BOUNDARY		
SOIL DESIGNATOR		
IPF (IRON PIN FOUND)	W&B	
IPS (IRON PIN TO BE SET)		
CONCRETE MONUMENT TO BE SET		

ADJACENT PROPERTY OWNERS

1. HORWHAT, SUE E | PID: 21-05-0433-244
2. HOOD, BRIAN K & GALE L | PID: 21-05-0433-243
3. HANRATTY, DENNIS & M RENEE | PID: 21-05-0433-242
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7. CARNEY, JOHN L & ANN M | PID: 21-05-0433-238
8. KURTZ, MARK P & MONICA B | PID: 21-05-0433-237
9. GREENE, RYAN P | PID: 21-05-0433-236

PLANNING WAIVER & NON-BUILDING DECLARATION:
AS OF THE DATE OF THIS PLAN'S APPROVAL BY THE APPROVING AUTHORITY, NO DEVELOPMENT OF ANY LAND CONTAINED IN THIS SUBDIVISION OR LAND DEVELOPMENT FOR ANY PURPOSE REQUIRING SANITARY SEWAGE FACILITIES IS PLANNED. NO PORTION OF THIS PROPERTY HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT, OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY INCLUDED IN THIS PLAN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO THE TRANSFER OF ANY LOT OR PROPERTY INCLUDED IN THIS PLAN, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.



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PROJECT No:	1259-01
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
PROPERTY PLAN**

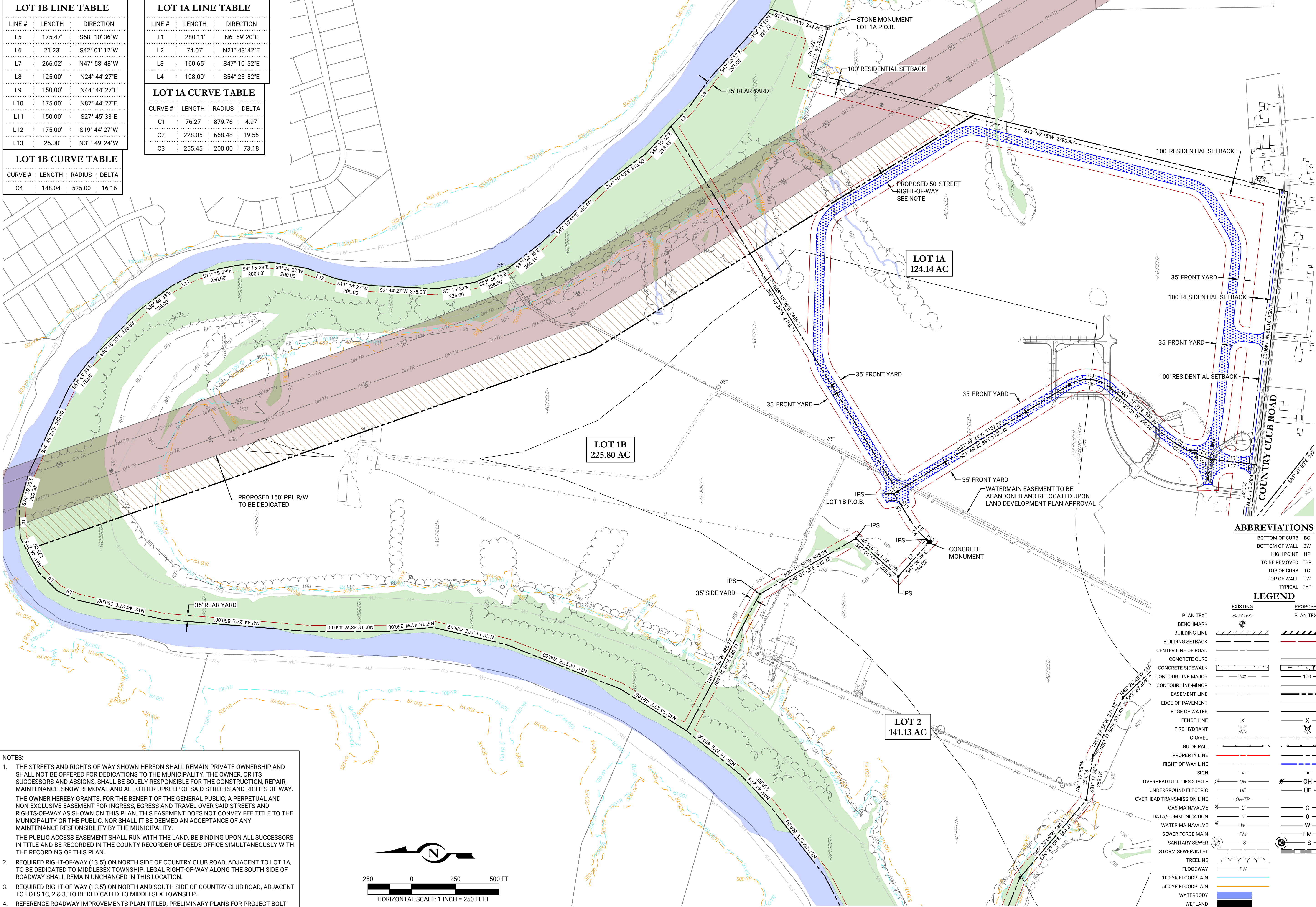
SHEET NO.
SD201

LOT 1B LINE TABLE			
LINE #	LENGTH	DIRECTION	
L5	175.47'	S58° 10' 36" W	
L6	21.23'	S42° 01' 12" W	
L7	266.02'	N47° 58' 48" W	
L8	125.00'	N24° 44' 27" E	
L9	150.00'	N44° 44' 27" E	
L10	175.00'	N87° 44' 27" E	
L11	150.00'	S27° 45' 33" E	
L12	175.00'	S19° 44' 27" W	
L13	25.00'	N31° 49' 24" W	

LOT 1B CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C4	148.04	525.00	16.16

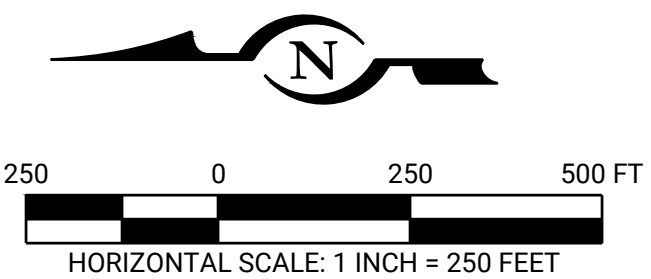
LOT 1A LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	280.11'	N6° 59' 20" E	
L2	74.07'	N21° 43' 42" E	
L3	160.65'	S47° 10' 52" E	
L4	198.00'	S54° 25' 52" E	

LOT 1A CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	76.27	879.76	4.97
C2	228.05	668.48	19.55
C3	255.45	200.00	73.18



NOTES:

- THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON SHALL REMAIN PRIVATE OWNERSHIP AND SHALL NOT BE OFFERED FOR DEDICATIONS TO THE MUNICIPALITY. THE OWNER, OR ITS SUCCESSORS AND ASSIGNS, SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, REPAIR, MAINTENANCE, SNOW REMOVAL AND ALL OTHER UPKEEP OF SAID STREETS AND RIGHTS-OF-WAY. THE OWNER HEREBY GRANTS, FOR THE BENEFIT OF THE GENERAL PUBLIC, A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND TRAVEL OVER SAID STREETS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAN. THIS EASEMENT DOES NOT CONVEY FEE TITLE TO THE MUNICIPALITY OR THE PUBLIC, NOR SHALL IT BE DEEMED AN ACCEPTANCE OF ANY MAINTENANCE RESPONSIBILITY BY THE MUNICIPALITY. THE PUBLIC ACCESS EASEMENT SHALL RUN WITH THE LAND, BE BINDING UPON ALL SUCCESSORS IN TITLE AND BE RECORDED IN THE COUNTY RECORDER OF DEEDS OFFICE SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAN.
- REQUIRED RIGHT-OF-WAY (13.5') ON NORTH SIDE OF COUNTRY CLUB ROAD, ADJACENT TO LOT 1A, TO BE DEDICATED TO MIDDLESEX TOWNSHIP. LEGAL RIGHT-OF-WAY ALONG THE SOUTH SIDE OF ROADWAY SHALL REMAIN UNCHANGED IN THIS LOCATION.
- REQUIRED RIGHT-OF-WAY (13.5') ON NORTH AND SOUTH SIDE OF COUNTRY CLUB ROAD, ADJACENT TO LOTS 1C, 2 & 3, TO BE DEDICATED TO MIDDLESEX TOWNSHIP.
- REFERENCE ROADWAY IMPROVEMENTS PLAN TITLED, PRELIMINARY PLANS FOR PROJECT BOLT COUNTRY CLUB ROAD (T-585) PHASE I AND II IMPROVEMENTS, FOR ADDITIONAL INFORMATION.
- PER (SLDO 703.K.3) CLEAR SIGHT TRIANGLES HAVE BEEN DESIGNED AND ARE A PART OF PHASE 1A LAND DEVELOPMENT PLAN SET. DUE TO PLAN SCALE THESE ARE SHOWN ON PHASE 1A FOR BETTER CLARITY. PLEASE REFERENCE SET TO SEE THE CLEAR SIGHT TRIANGLES



ABBREVIATIONS

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

LEGEND

EXISTING	PLAN TEXT	PROPOSED	PLAN TEXT
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BUILDING SETBACK			
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CONCRETE CURB			
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SEWER FORCE MAIN			
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WATERBODY			
WETLAND			
SOIL BOUNDARY			
SOIL DESIGNATOR			
IPF (IRON PIN FOUND)			
IPS (IRON PIN TO BE SET)			
CONCRETE MONUMENT TO BE SET			

REV	DATE	COMMENTS	BY	CHKD
2	02/10/26	REVISED PER REVIEW COMMENTS DATED 02/06/26	AS	AS
1	01/14/26	INITIAL SUBMISSION	CDB	AS

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

PENNSYLVANIA
DIGITAL 1 (PAX-1)

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA

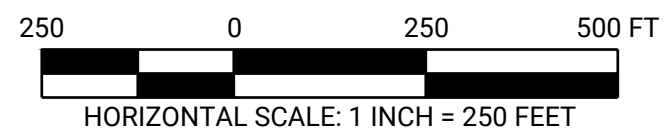
CLIENT
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DEVELOPMENT
PARTNERS, LLC
1660 INTERNATIONAL DRIVE
MCLEAN, VA 22102
PHONE: (703) 234-3056

SHEET TITLE
SUBDIVISION PLAN

SHEET NO.
SD202

1. THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON SHALL REMAIN PRIVATE OWNERSHIP AND SHALL NOT BE OFFERED FOR DEDICATIONS TO THE MUNICIPALITY. THE OWNER, OR ITS SUCCESSORS AND ASSIGNS, SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, REPAIR, MAINTENANCE, SNOW REMOVAL, AND ALL OTHER UPKEEP OF SAID STREETS AND RIGHTS-OF-WAY. THE OWNER HEREBY GRANTS, FOR THE BENEFIT OF THE GENERAL PUBLIC, A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND TRAVEL OVER SAID STREETS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAN. THIS EASEMENT DOES NOT CONVEY FEE TITLE TO THE MUNICIPALITY OR THE PUBLIC, NOR SHALL IT BE DEEMED AN ACCEPTANCE OF ANY MAINTENANCE RESPONSIBILITY BY THE MUNICIPALITY.

THE PUBLIC ACCESS EASEMENT SHALL RUN WITH THE LAND, BE BINDING UPON ALL SUCCESSORS IN TITLE AND BE RECORDED IN THE COUNTY RECORDER OF DEEDS OFFICE SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAN.
2. REQUIRED RIGHT-OF-WAY (13.5') ON NORTH SIDE OF COUNTRY CLUB ROAD, ADJACENT TO LOT 1A, TO BE DEDICATED TO MIDDLESEX TOWNSHIP. LEGAL RIGHT-OF-WAY ALONG THE SOUTH SIDE OF ROADWAY SHALL REMAIN UNCHANGED IN THIS LOCATION.
3. REQUIRED RIGHT-OF-WAY (13.5') ON NORTH AND SOUTH SIDE OF COUNTRY CLUB ROAD, ADJACENT TO LOTS 1C, 2 & 3, TO BE DEDICATED TO MIDDLESEX TOWNSHIP.
4. REFERENCE ROADWAY IMPROVEMENTS PLAN TITLE, PRELIMINARY PLANS FOR PROJECT BOLT COUNTRY CLUB ROAD (T-585) PHASE I AND II IMPROVEMENTS, FOR ADDITIONAL INFORMATION.



LOT 2 LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	21.23'	N42° 01' 12"E
L15	175.47'	S58° 10' 36"W
L16	74.07'	S21° 43' 42"W
L17	280.11'	S6° 59' 20"W
L18	119.38'	N47° 06' 29"E
L19	189.13'	S15° 27' 52"E

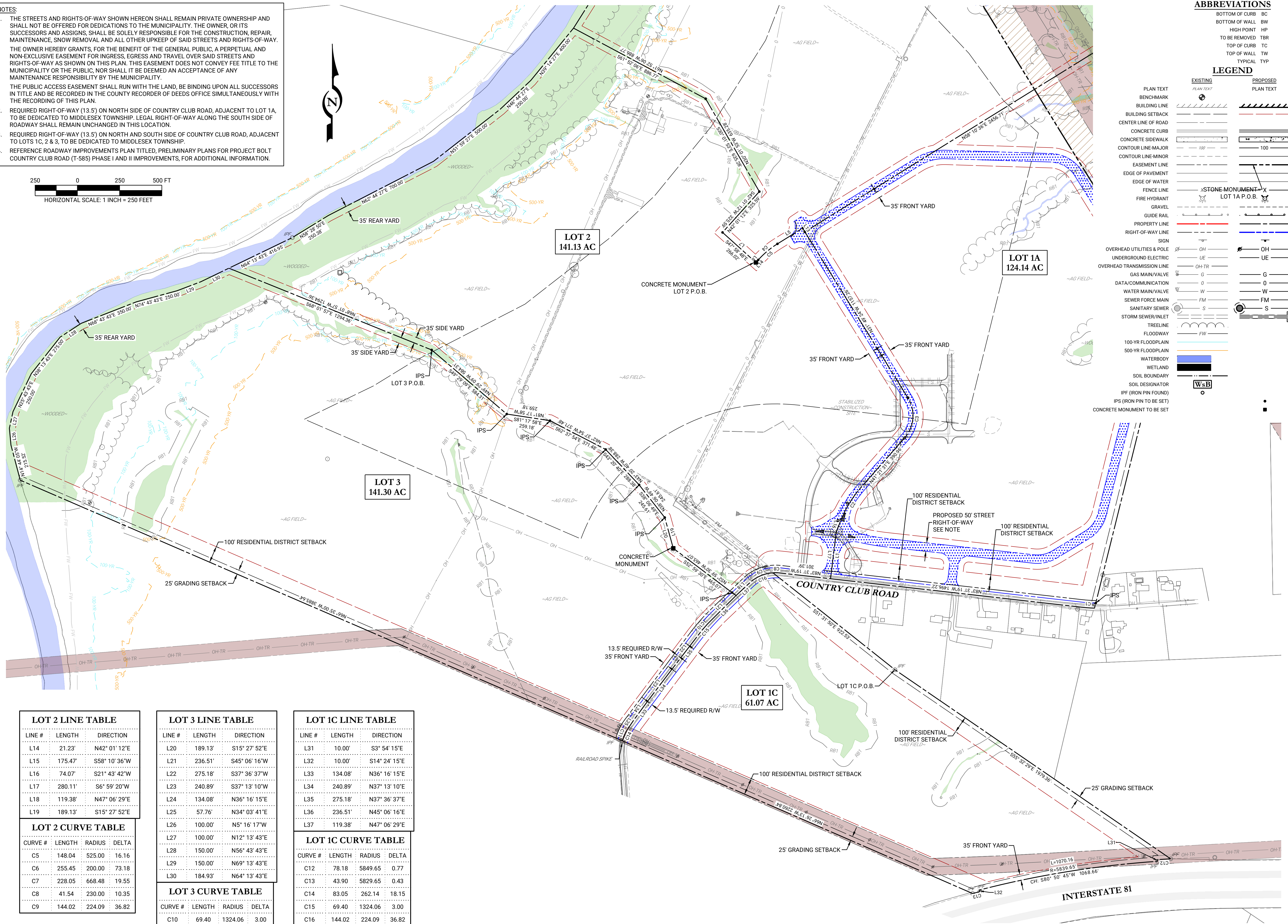
LOT 2 CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C5	148.04	525.00	16.16
C6	255.45	200.00	73.18
C7	228.05	668.48	19.55
C8	41.54	230.00	10.35
C9	144.02	224.09	36.82

LOT 3 LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	189.13'	S15° 27' 52"E
L21	236.51'	S45° 06' 16"W
L22	275.18'	S37° 36' 37"W
L23	240.89'	S37° 13' 10"W
L24	134.08'	N36° 16' 15"E
L25	57.76'	N34° 03' 41"E
L26	100.00'	N5° 16' 17"W
L27	100.00'	N12° 13' 43"E
L28	150.00'	N56° 43' 43"E
L29	150.00'	N69° 13' 43"E
L30	184.93'	N64° 13' 43"E

CURVE #	LENGTH	RADIUS	DELTA
C10	69.40	1324.06	3.00
C11	83.05	262.14	18.15

LOT 1C LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	10.00'	S3° 54' 15"E
L32	10.00'	S14° 24' 15"E
L33	134.08'	N36° 16' 15"E
L34	240.89'	N37° 13' 10"E
L35	275.18'	N37° 36' 37"E
L36	236.51'	N45° 06' 16"E
L37	119.38'	N47° 06' 29"E

CURVE #	LENGTH	RADIUS	DELTA
C12	78.18	5849.65	0.77
C13	43.90	5829.65	0.43
C14	83.05	262.14	18.15
C15	69.40	1324.06	3.00
C16	144.02	224.09	36.82



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

<u>EXISTING</u>	<u>PROPOSED</u>
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	PLAN TEXT	PLAN TEXT
BENCHMARK		
BUILDING LINE		
BUILDING SETBACK		
CENTER LINE OF ROAD		
CONCRETE CURB		
CONCRETE SIDEWALK		
CONTOUR LINE-MAJOR		
CONTOUR LINE-MINOR		
EASEMENT LINE		
EDGE OF PAVEMENT		
EDGE OF WATER		
FENCE LINE		
FIRE HYDRANT		
GRAVEL		
GUIDE RAIL		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
SIGN		
OVERHEAD UTILITIES & POLE		
UNDERGROUND ELECTRIC		
OVERHEAD TRANSMISSION LINE		
GAS MAIN/VALVE		
DATA/COMMUNICATION		
WATER MAIN/VALVE		
SEWER FORCE MAIN		
SANITARY SEWER		
STORM SEWER/INLET		
TREELINE		
FOOTWAY		
100-YR FLOODPLAIN		
500-YR FLOODPLAIN		
WATERBODY		
WETLAND		
SOIL BOUNDARY		
SOIL DESIGNATOR		
IPF (IRON PIN FOUND)		
IPS (IRON PIN TO BE SET)		
CONCRETE MONUMENT TO BE SET		

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

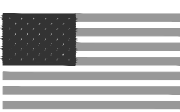
ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED, SEALED PLANS SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
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PROJECT No:		1258-01	
DATE:		NOVEMBER 21, 2021	
SCALE:		AS SHOWN	
DRAWN BY: RJB		CHECKED BY: JH	

PROJECT

PENNSYLVANIA DIGITAL 1 (PAX-1)

MIDDLESEX
TOWNSHIP
CUMBERLAND
COUNTY
PENNSYLVANIA



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

SHEET TITLE

SUBDIVISION PLAN

SHEET NO. SD203