

MIDDLESEX TOWNSHIP

350 N. MIDDLESEX ROAD, SUITE 1, CARLISLE, PA 17013

Phone Number 717-249-4409 or 844-256-7024 - Fax Number 249-8564

Board of Supervisors: Donald S. Geistwhite Jr., Philip A. Neiderer, William H. Goodhart

Date: May 6, 2026

To: Applicant for Plan Approval:
Petri Ottavainen, by email for
Carlisle Development Partners, LLC
1660 International Drive, Suite 500
McLean, VA 22102

Re: Notification of Conditional Plan Approval of
Final Major Subdivision Plan for Pennsylvania Digital 1 (PAX-1)
Plan prepared by Livic Civil
Plan dates: 11/21/2025; last revised 02/10/2026
Township File No. 26-2

Dear Applicant,

I write to you on behalf of the Board of Supervisors of Middlesex Township in my capacity as Township Zoning Officer.

This letter will notify you that, at their meeting on May 6, 2026, regarding sewage facilities planning for the Final Major Subdivision Plan for Pennsylvania Digital 1 (PAX-1), the Board of Supervisors of Middlesex Township accepted this plan as a non-building lot subdivision and concurred with use of the PA DEP form request for Planning Waiver & Non-Building Declaration, subject to favorable review and approval by PA DEP.

This letter will further notify you that, at their meeting on May 6, 2026, the Board of Supervisors of Middlesex Township approved waiver of the following section of the Middlesex Township Subdivision and Land Development Ordinance No. 8-2017 (SLDO) for the Final Major Subdivision Plan for Pennsylvania Digital 1 (PAX-1), subject to providing written request and justification for the waiver and listing the waiver on the cover sheet of the plan set.

1. SALDO § 501.A.2. Plan scale not smaller than 1"=100'. Modification to allow Sheets SD101 through SD203 to be at 1"=50' scale due to project size, to allow comprehensive review and legibility.

This letter will further notify you that, at their meeting on May 6, 2026, the Board of Supervisors of Middlesex Township approved the Final Major Subdivision Plan for Pennsylvania Digital 1 (PAX-1), subject to the following conditions:

1. That the applicant satisfies all comments and conditions of the Township Engineer, Bud Grove, P.E. in written review of J. Michael Hess, PE of Herbert, Rowland & Grubic, Inc. dated 02/06/2026 (copy enclosed) in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies all comments of the Cumberland County Planning Department, in written report dated 03/16/2026 for Plan Number P26-147 (copy enclosed), subject to final review by the Township Zoning Officer.
3. That, when plans are released by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deeds, the applicant records all plan sheets of the plan set; and provide both a digital PDF file and at least one paper copy of the plan as recorded and the Recorder of Deeds Certification Page for township records.

The above referenced waiver and conditions of plan approval were agreed upon by your representative, Charles M. Courtney, Esquire, at the meeting on May 6, 2026, and must be verified in writing upon receipt of this notification of conditional plan approval.

Sincerely,



Mark D. Carpenter
Middlesex Township Zoning Officer

cc: Board of Supervisors
Township Solicitor
Township Engineer
Nick Long, Livic Civil, by email
Justin Ross, Livic Civil, by email
Charles M. Courtney, Esquire, by email



Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

OVERALL FINAL SUBDIVISION PLAN REVIEW LETTER #1

MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PA

Attn: Mr. Bud Grove, Township Engineer

Final Overall Subdivision Plan for Pennsylvania Digital 1 (PAX-1)

Middlesex Twp. Plan No. TPF 26-2

February 6, 2026

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Plan Sheets 1-10 of 10 (Plan)	1/14/2026	1/14/2026
Middlesex Twp Application for Subdivision and Land Development Review	1/16/2026	--

The applicant has submitted the following requests for relief:

Requested Waiver(s):	Ordinance Section:
(none requested) See Note 1	

We offer the following comments (* - Indicates comments not addressed from previous review letters):

WAIVER NOTES

1. No waiver requests were submitted in this application. However, the preliminary subdivision plan requested a waiver of section SALDO 501.A.2 for plan scale requirements. Please clarify if a plan scale waiver is also requested for this plan.

ZONING

1. Confirm the Proposed Lot Area on the following sheets: Site Data (sheet 1), Zoning regulations (sheet 2) and Subdivision Plans (sheet 8-10) [2.18(F)]. The lot areas on sheet 1 and 8-10 match, however sheet 2 differs. Revise sheets for consistency.

2. The Cover Sheet drawing index includes sheet numbers (SD001-203). Include the sheet numbers (1-10) in the index to facilitate the plan review. [General]

SUBDIVISION AND LAND DEVELOPMENT

1. All building lots shall abut an existing or proposed public or private street. Proposed Lot 1B does not meet this requirement. A public or private roadway providing access to Lot 1B for a minimum width of 200' must be constructed either prior to or concurrent with the creation of Lot 1B. The roadway plans were submitted and are being reviewed in association with the Lot 1A plan. Approval of the Lot 1A plan or establishment of financial security for the construction of PA Data Drive is required before approval of the Final Overall Subdivision Plan (which creates Lot 1B) can occur.
2. *Provide a completed "Sewage Facilities Planning Module for Land Development" or other equivalent documentation submitted to the Township and ready for submission to PADEP.
3. Provide a schedule indicating when each final phase will be filed with Middlesex Township.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).

Sincerely,

Herbert, Rowland & Grubic, Inc.



J. Michael Hess, PE
Team Leader

JMH

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PLANNING DEPARTMENT

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

Cumberland County Subdivision and Land Development Review Report

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

Municipality:	Date Received:	Date Reviewed:	Reviewed By:	Plan Number:
Middlesex Township	3/5/2026	3/16/2026	SH, EG	P26-147
Plan Title:				
Pennsylvania Digital (PAX-1)				
Plan Status:		Plan Type:		
Final		Subdivision Plan		
Comments and Recommendations:				

1. A small key map should be provided on each plan sheet. The match lines should be shown on the key map. The area depicted on the plan should be highlighted (SLDO 501.A.2).
2. The adjoining property owner information on sheet SD101, 105 and 201 is duplicated and illegible. The applicant should review the plan (SLDO 501.A.19).
3. The applicant should consider showing the proposed data center development on the lot layout plan for clarity and to verify lot lines and setback requirements (SLDO 501.B.9.bb).
4. Each watercourse, drainageway, channel or stream should be provided with a drainage easement (SLDO 704.I).
5. Each property line change of direction should be marked with a surveying monument or marker (SLDO 709). Sheets SD202-SD203 should include a description at each change of direction.
6. 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.
7. 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)

MIDDLESEX TOWNSHIP

350 N. MIDDLESEX ROAD, SUITE 1, CARLISLE, PA 17013

Phone Number 717-249-4409 or 844-256-7024 - Fax Number 249-8564

Board of Supervisors: Donald S. Geistwhite Jr., Philip A. Neiderer, William H. Goodhart

Date: May 6, 2026

To: Applicant for Plan Approval:
Petri Ottavainen, by email for
Carlisle Development Partners, LLC
1660 International Drive, Suite 500
McLean, VA 22102

Re: Notification of Plan Recording Procedures for
Final Major Subdivision Plan for Pennsylvania Digital 1 (PAX-1)
Plan prepared by Livic Civil
Plan dates: 11/21/2025; last revised 02/10/2026
Township File No. 26-2

Dear Applicant,

See enclosed form letters from the township and county planning describing the process for recording the above plan.

Please feel free to contact me if you have questions about this matter.

Sincerely,



Mark D. Carpenter
Township Zoning Officer

cc: Board of Supervisors
Township Solicitor
Township Engineer
Nick Long, Livic Civil, by email
Justin Ross, Livic Civil, by email
Mike Hess, HRG
Charles M. Courtney, Esquire, by email

MIDDLESEX TOWNSHIP

350 N. MIDDLESEX ROAD, SUITE 1, CARLISLE, PA 17013

Phone Number 717-249-4409 or Toll Free 844-256-7024 Fax Number 249-8564

To: All Applicants for Plan Approval
From: Mark D. Carpenter, Township Zoning Officer
Subject: Recording Of Approved Subdivision and/or Land Development Plans

You should have been notified if Board of Township Supervisors approved your Final Subdivision and/or Land Development Plan. Section 304 of the Township Subdivision and Land Development Ordinance No. 8-90 requires that, upon the approval of a final plan, the applicant shall record the plan in the Office of Recorder of Deeds for Cumberland County, Pennsylvania. If the plan approval was conditional upon certain items, they must be resolved before recording the plan. Typical conditions of approval include plan revisions to satisfy Township staff comments, Pennsylvania Department of Environmental Protection approval of Sewage Facilities Planning module, Developer's Agreement executed with the Township for required public improvements, posting sufficient financial security with the Township to cover estimated costs of constructing proposed public improvements as shown on the plan and required by Ordinance, and satisfying requirements of the Township Subdivision and Land Development Ordinance No. 8-90 pertaining to the dedication of park and recreation areas and fees in lieu thereof.

When all conditions of plan approval have been resolved, the plan is ready for recording. Before the plan is recorded, the applicant shall submit two signed copies of a Developer's Agreement with the Township for required public improvements and the applicant shall post financial security for required public improvements. The Township Solicitor and Township Engineer shall approve the amount and form of financial security proposed by the applicant. Upon request, the Township will supply form Developer's Agreement and Letter Of Credit documents for use by the applicant. The applicant shall provide the Township with signed, notarized and sealed versions of at least the following sets of all approved plan sheets:

- At least four (4) copies of the entire plan set printed at maximum 30" X 42" sheet size for recording.

The Board of Supervisors will sign approval verification on the plan as soon as possible after receipt, and will notify the applicant to pick up the plan for recording. The applicant must have Cumberland County Planning Department sign and date the review verification on the plan before recording, and must provide a CD with digital AutoCAD files of the plan in .dwg or .dxf format. The County Planning Department is located at 310 Allen Road, Suite 101, Carlisle, PA 17013 (phone no. 717-240-5362).

After obtaining a certified tax parcel number(s) at the Cumberland County Tax Assessment Office at room 110 in the old Courthouse building at One Courthouse Square, Carlisle PA, plans shall be recorded at their cost by the applicant at the Office of Recorder of Deeds for Cumberland County, in the new Courthouse building at One Courthouse Square, Carlisle PA (phone no. 717-240-6370). The Office of Recorder of Deeds will keep two copies of the recorded plan. Please make sure all recorded plans returned to the applicant include the assigned tax parcel number(s) and a recorded document certification page from the Recorder of Deeds to verify the Date of Recording and Instrument Number for the recorded plan.

Within ten days after recording, the applicant shall return properly recorded copies of the plan to the Township in the number and format as follows:

- At least two copies of the entire plan set as recorded.
- One copy of the recorder of deeds 8 1/2" x 11" certification page verifying that the plan was recorded.
- Electronic PDF files of the entire plan set as recorded, including the recorder of deeds certification page.

Please contact the Township Office if you have questions about this process.

Cumberland County Plan Recording Procedures

Posted on: February 7, 2022

<https://www.ccpa.net/CivicAlerts.aspx?AID=2178>

ATTENTION!!! Plan Recording Guidelines

The Cumberland County Uniform Parcel Identifier (UPI)/Mapping office and the Recorder of Deeds Office, continue to accept Subdivision Plans for recording by appointment only. Here are guidelines that must be followed in order to record a plan.

GUIDELINES FOR PLANS

MASKS MUST BE WORN WHILE INTERACTING WITH OTHERS IN THE RECORDER OF DEEDS OFFICE.

- Prior to recording, please visit the Cumberland County Planning site: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>. Their direct phone is 717.240.5362. The Planning Department will be open daily, no appointment required to obtain signatures prior.
- 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@ccpa.net. Links to online file downloads are acceptable. Applicants are required to provide the following files:
 1. **Parcel boundaries**
 2. **Lot lines**
 3. **Building footprints**
 4. **Road rights-of-ways**
 5. **Edge of pavement**
 6. **Declaration of planned communities/condominiums documents (including amendments)**
- All filers must make an appointment for filing through the Recorder of Deeds' Office by email at recorderofdeeds@ccpa.net. The Recorder's Office will coordinate this appointment with the UPI office. Subdivision Plans will only be accepted by appointment only through the UPI Office and the Recorder's Office.
- YOU WILL NEED TWO SETS OF PLANS FOR RECORDING THAT WILL BE RETAINED BY
1. THE UPI OFFICE AND 2. THE RECORDER'S OFFICE.
- Once a plan is signed by the Planning office, a copy should be taken to the UPI office at the Old Courthouse at the scheduled appointment time. Filers will be asked to give one copy to the UPI office to retain for their records.
- After the UPI office approves the plan, the filer should then proceed to the New Courthouse to take a second copy to the Recorder of Deeds office.
- After going through security at the New Courthouse, you will need to sign in inside the Recorder's Office.
- Filers should have checks made payable to "Recorder of Deeds" or we accept credit cards for payment -there is an additional \$2.50 convenience fee (or 2.25% over \$100; 3.00% for business cards) by the vendor.
- Plan images will be available on Landex within a week of recording.