

CONDITIONAL USE PLAN

FOR

GRANVILLE DC

GRANVILLE TOWNSHIP, MIFFLIN COUNTY, PENNSYLVANIA

ZONING REGULATIONS

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE GRANVILLE TOWNSHIP ZONING ORDINANCE, DATED JUNE 5, 2023.

SITE LOCATION: LOOP ROAD & MIDDLE ROAD | LEWISTOWN, PA 17044

PARCEL No. 17, 12-0101-.00017,12-0100P-.000

ZONING DISTRICT

❖ INDUSTRIAL (I)

PROPOSED USE: DATA CENTER

	REQUIRED	PROPOSED: LOT 1 PARCEL 1	PROPOSED: LOT 2 PARCEL 1
LOT REQUIREMENTS			
❖ MIN LOT SIZE	1 AC	120.18 AC	83.56 AC
❖ MIN LOT WIDTH	125 FT	± 1,125 FT	± 1,250 FT
❖ MIN LOT DEPTH	200 FT	± 2,926 FT	± 2,813 FT
❖ MAX LOT COVERAGE	70%	12.2% (14.16 AC)	4.5% (3.76 AC)
❖ MAX BUILDING HEIGHT	150 FT	66 FT	66 FT

YARD SETBACKS

❖ FRONT	40 FT	40 FT	40 FT
❖ SIDE	15 FT	15 FT	15 FT
❖ REAR	50 FT	50 FT	50 FT

SITE LOCATION: LOOP ROAD | LEWISTOWN, PA 17044

PARCEL No. 17, 12-0101-.00017

ZONING DISTRICT

❖ RESIDENTIAL AGRICULTURAL (R-A)

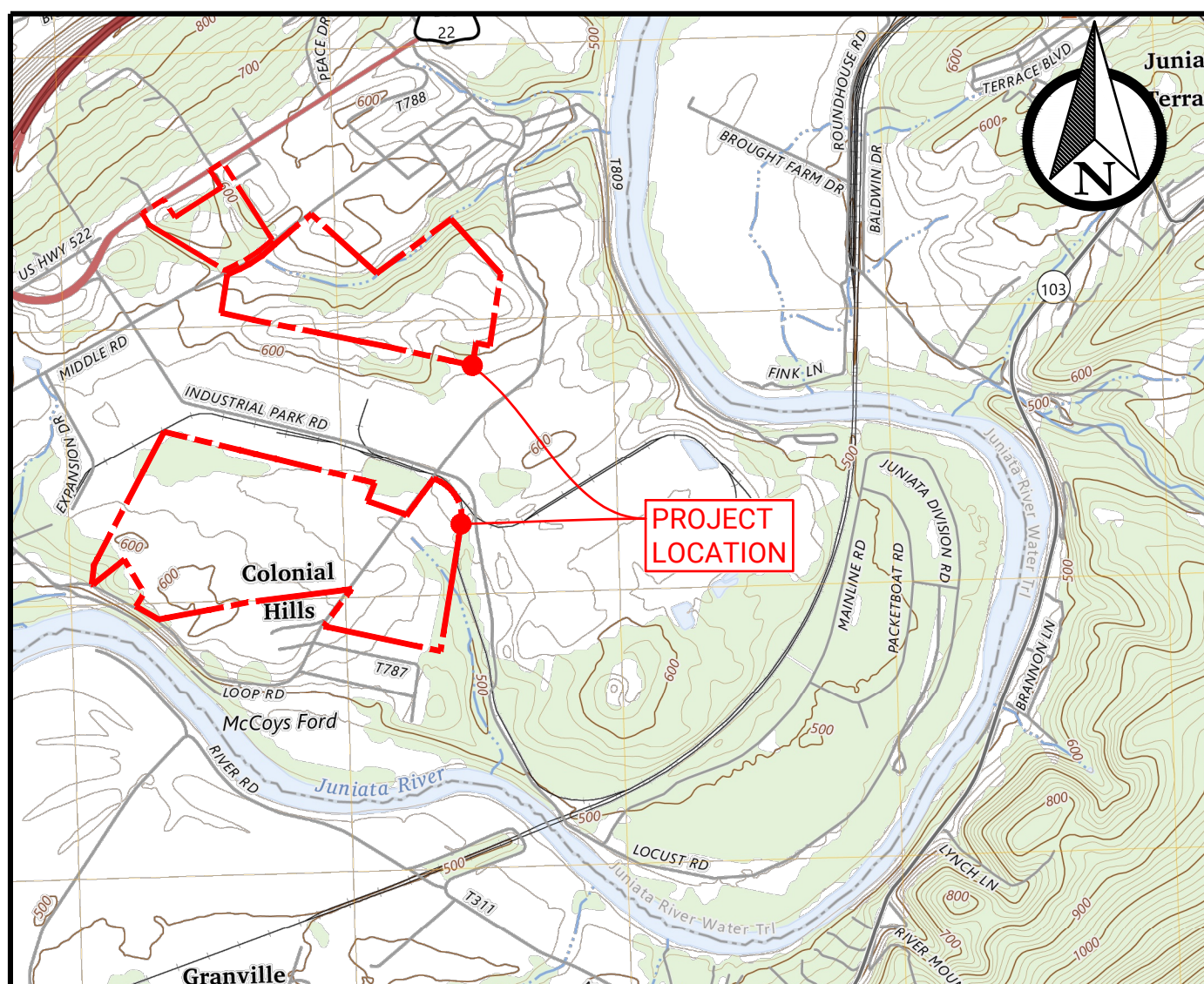
PROPOSED USE: ESSENTIAL SERVICES - ELECTRICAL SUBSTATION

	REQUIRED	PROPOSED: LOT 1 PARCEL 2
LOT REQUIREMENTS		
❖ MIN LOT SIZE	5 AC	41.16 AC
❖ MIN LOT WIDTH	125 FT	± 2,122 FT
❖ MIN LOT DEPTH	200 FT	± 1000 FT
❖ MAX BUILDING HEIGHT	50 FT	N/A. NO BUILDINGS PROPOSED

YARD SETBACKS

❖ FRONT	40 FT	40 FT
❖ SIDE	15 FT	15 FT
❖ REAR	20 FT	50 FT

PARCEL ID No. 17, 12-0100A-.000, IDENTIFIED ON THESE PLANS AS LOT 2 PARCEL 2 AND OWNED BY KEVIN ARAY AND LISA H. OBERHOLTZER, IS ZONED COMMERCIAL HIGHWAY (C-H). NO SITE IMPROVEMENTS, LAND DISTURBANCE, OR DEVELOPMENT ACTIVITIES ARE PROPOSED ON THIS PARCEL AS PART OF THE PROPOSED DEVELOPMENT. THE PARCEL IS INCLUDED ON THE PLANS FOR REFERENCE AND EXISTING CONDITIONS ONLY.



PROJECT LOCATION MAP

LEWISTOWN USGS QUAD
SCALE: AS SHOWN

2,000 0 2,000 4,000 FT

HORIZONTAL SCALE: 1 INCH = 2,000 FEET

GENERAL NOTES

- APPLICANT/RESPONSIBLE PARTY:
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
- LANDOWNER:
 - MARK ELLINGER
841 LOOP ROAD
LEWISTOWN, PA 17044
 - KEVIN & LISA OBERHOLTZER
170 S. LINE ROAD
EPHRATA, PA 17522
- EQUITABLE OWNER:
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
- PROJECT LOCATION:
LOOP ROAD & MIDDLE ROAD
LEWISTOWN, PA 17044
GRANVILLE TOWNSHIP, MIFFLIN COUNTY
- PROJECT NARRATIVE:
LEWISTOWN DEVELOPMENT LLC IS PROPOSING A 245-ACRE DATA CENTER DEVELOPMENT IN GRANVILLE TOWNSHIP, MIFFLIN COUNTY, PA, ALONG LOOP ROAD & MIDDLE ROAD. THE PROJECT IS COMPRISED OF 2 CAMPUSES AND A SUBSTATION.
- SOURCE OF TITLE:
INST # 2022-001403
PARCEL No. 17, 12-0101--.000 PARCEL No. 17, 12-0100P-.000 PARCEL No. 17, 12-0100A-.000
- A WETLAND HAS BEEN IDENTIFIED BY A FIELD STUDY AND REPORT DONE BY ANDY BROOKENS ON JUNE 3, 2026.
- A PennDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (42087C0280C), THE PROJECT SITE IS NOT LOCATED WITHIN THE 100-YR FLOODPLAIN.
- THE PROJECT WILL BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN AND ENGINEERING DETAILS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT AND ARE DESIGNED IN CONFORMANCE WITH THE TOWN OF BLOOMSBURG SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.

JULY 10TH, 2026

Caroline Hildesheim
SIGNATURE

SURVEY CERTIFICATE

I, **TIMOTHY MILHOLIN**, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY AND TOPOGRAPHICAL SURVEY DESCRIBED HEREON IS TRUE AND CORRECT, NOT HAVING AN ERROR OF CLOSURE NOT EXCEEDING ONE (1) FOOT IN TEN THOUSAND (10,000) FEET AND HAVE BEEN PREPARED TO THE ACCURACY REQUIRED BY THE GOVERNING ORDINANCES OF GRANVILLE TOWNSHIP, LOCATED IN MIFFLIN COUNTY COUNTY, PENNSYLVANIA.

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

Timothy R. Milholin
TIMOTHY R MILHOLIN, P.L.S. SU-075476
DATE 7/10/2026

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN (CERTIFICATE OF EQUITABLE OWNER)

THE UNDERSIGNED EQUITABLE OWNER OF THE PROPERTIES SHOWN ON THESE PLANS HEREBY CERTIFY THAT THEY ARE THE EQUITABLE OWNER OF THE PROPERTIES, HAVE AUTHORIZED THE PREPARATION AND SUBMISSION OF THESE PLANS, AND CONSENT TO THE FILING AND REVIEW OF THESE PLANS BY THE APPROPRIATE AGENCIES.

EQUITABLE OWNER Lewistown Development LLC

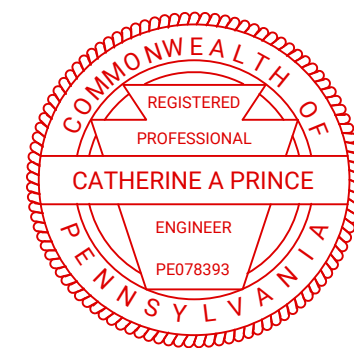
PRINTED NAME Igal Feibush, Authorized Signatory

SIGNATURE BY: *Igal Feibush*

DATE 07.10.26

DRAWING INDEX

Sheet Number	Sheet Title
C001	COVER SHEET
C101-102	EXISTING CONDITIONS PLAN
C201-202	OVERALL SITE LAYOUT PLAN
C203-212	SITE LAYOUT PLAN
C301-302	OVERALL GRADING & STORMWATER PLAN
C303-312	GRADING & STORMWATER PLAN
C401-402	OVERALL UTILITY PLAN
C601-602	OVERALL LANDSCAPING PLAN



REV	DATE	INITIAL SUBMISSION	COMMENTS	BY	CHKD
01	07/06/2026				



29 EAST MAIN STREET
BLOOMSBURG, PA 17815
PHONE: 888.987.1993
www.liviccivil.com

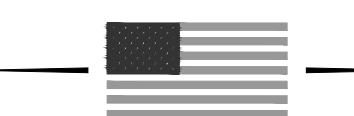
ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED, SEALED PLANS SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
© 2026 LIVIC CIVIL, LLC

PROJECT No: 1258-57
DATE: JULY 6, 2026
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT
GRANVILLE DC

GRANVILLE
TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA



CLIENT

LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

COVER SHEET

SHEET NO.

C001



LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- PUBLIC ROADWAY
- RIPARIAN BUFFER
- EXISTING WETLAND MARSH
- EXISTING BOTTOM OF DITCH
- EXISTING TOP OF DITCH
- EXISTING GRAVEL ROAD
- EXISTING RIGHT-OF-WAY LINE
- FENCE LINE
- EXISTING PROPERTY LINE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING RIP RAP
- EXISTING TREELINE
- EXISTING WATER LINE
- JUNIATA RIVER (GIS)
- WETLAND
- EXISTING 1' MINOR CONTOURS
- EXISTING 5' MAJOR CONTOURS

SYMBOLS

- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING WELL
- SOIL TYPE

- THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :
- ❖ ALLEGHENY LOAM (Abb), 2 TO 8 PERCENT SLOPES, HSG: B
 - ❖ MONOGAHELA SILT LOAM (MoB), 3 TO 8 PERCENT SLOPES, HSG: C/D
 - ❖ MONOGAHELA SILT LOAM (MoA), 0 TO 3 PERCENT SLOPES, HSG: C/D
 - ❖ PURDY SILT LOAM (Pu), HSG: D
 - ❖ EDOM-WEIKERT COMPLEX (Efc), 8 TO 15 PERCENT SLOPES, HSG: B
 - ❖ PHILO SILT LOAM (Ph), HSG: B/D
 - ❖ TYLER SILT LOAM (Ty), HSG: D
 - ❖ KLINEVILLE SHALY SILT LOAM (Kic), 8 TO 15 PERCENT SLOPES, HSG: D
 - ❖ EDOM-KLINEVILLE COMPLEX (Eeb), 3 TO 8 PERCENT SLOPES, HSG: D

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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.
© 2024 LIVIC CIVIL, LLC

PROJECT No: 1258-57
DATE: JULY 6, 2024
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT
GRANVILLE DC

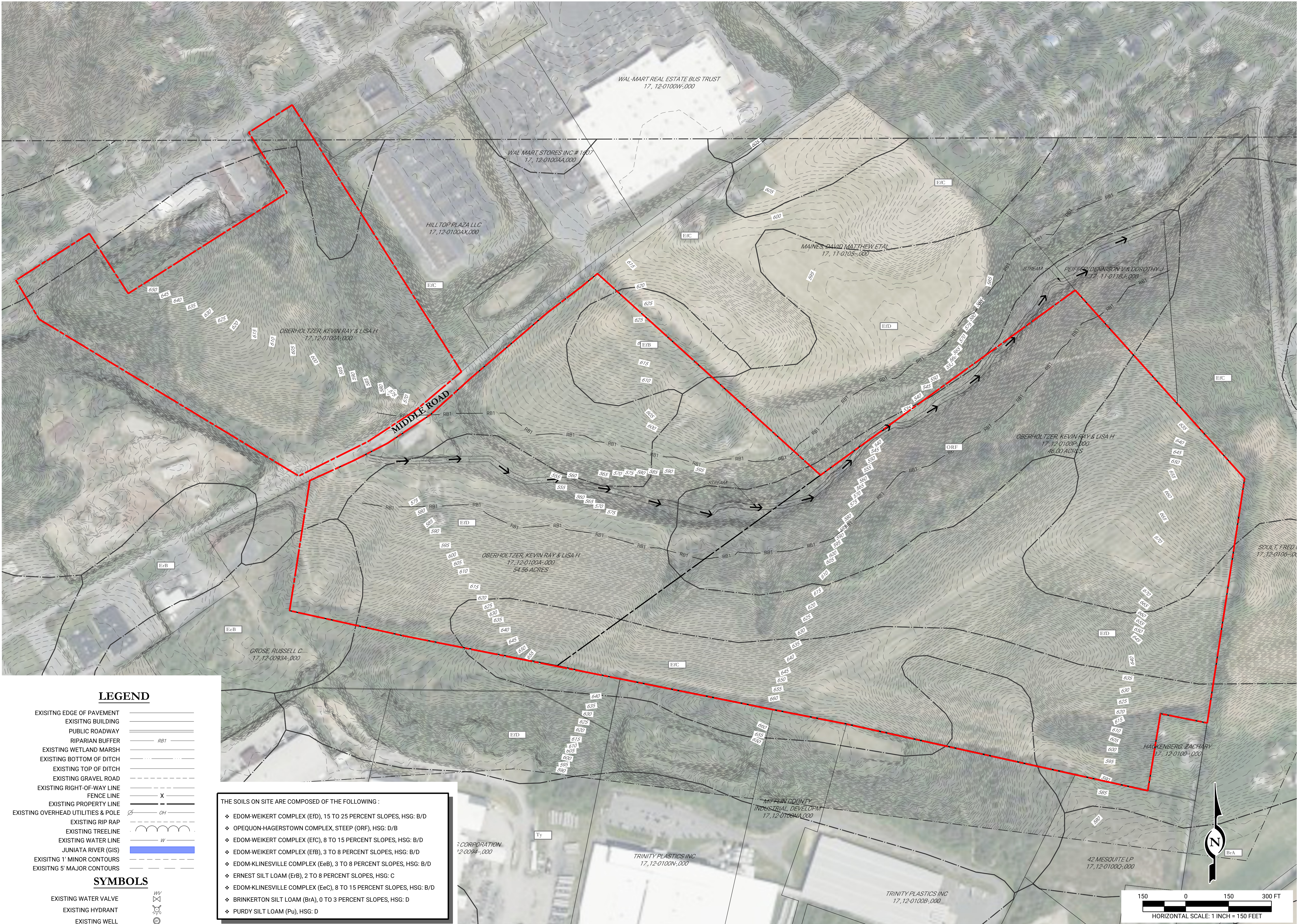
GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NO.
C101



LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- PUBLIC ROADWAY
- RIPARIAN BUFFER
- EXISTING WETLAND MARSH
- EXISTING BOTTOM OF DITCH
- EXISTING TOP OF DITCH
- EXISTING GRAVEL ROAD
- EXISTING RIGHT-OF-WAY LINE
- FENCE LINE
- EXISTING PROPERTY LINE
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING RIP RAP
- EXISTING TREELINE
- EXISTING WATER LINE
- JUNIATA RIVER (GIS)
- EXISTING 1' MINOR CONTOURS
- EXISTING 5' MAJOR CONTOURS

SYMBOLS

- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING WELL
- SOIL TYPE

THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- ❖ EDOM-WEIKERT COMPLEX (ED), 15 TO 25 PERCENT SLOPES, HSG: B/D
- ❖ OPEQUON-HAGERSTOWN COMPLEX, STEEP (ORF), HSG: D/B
- ❖ EDOM-WEIKERT COMPLEX (EFC), 8 TO 15 PERCENT SLOPES, HSG: B/D
- ❖ EDOM-WEIKERT COMPLEX (EFB), 3 TO 8 PERCENT SLOPES, HSG: B/D
- ❖ EDOM-KLINESVILLE COMPLEX (EeB), 3 TO 8 PERCENT SLOPES, HSG: B/D
- ❖ ERNEST SILT LOAM (ERB), 2 TO 8 PERCENT SLOPES, HSG: C
- ❖ EDOM-KLINESVILLE COMPLEX (EeC), 8 TO 15 PERCENT SLOPES, HSG: B/D
- ❖ BRINKERTON SILT LOAM (BrA), 0 TO 3 PERCENT SLOPES, HSG: D
- ❖ PURDY SILT LOAM (Pu), HSG: D

REV	DATE	INITIAL SUBMISSION	COMMENTS	ISSUE / REVISIONS
01	07/06/2026			

LIVIC

civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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: 1258-57
DATE: JULY 6, 2026
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT

GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

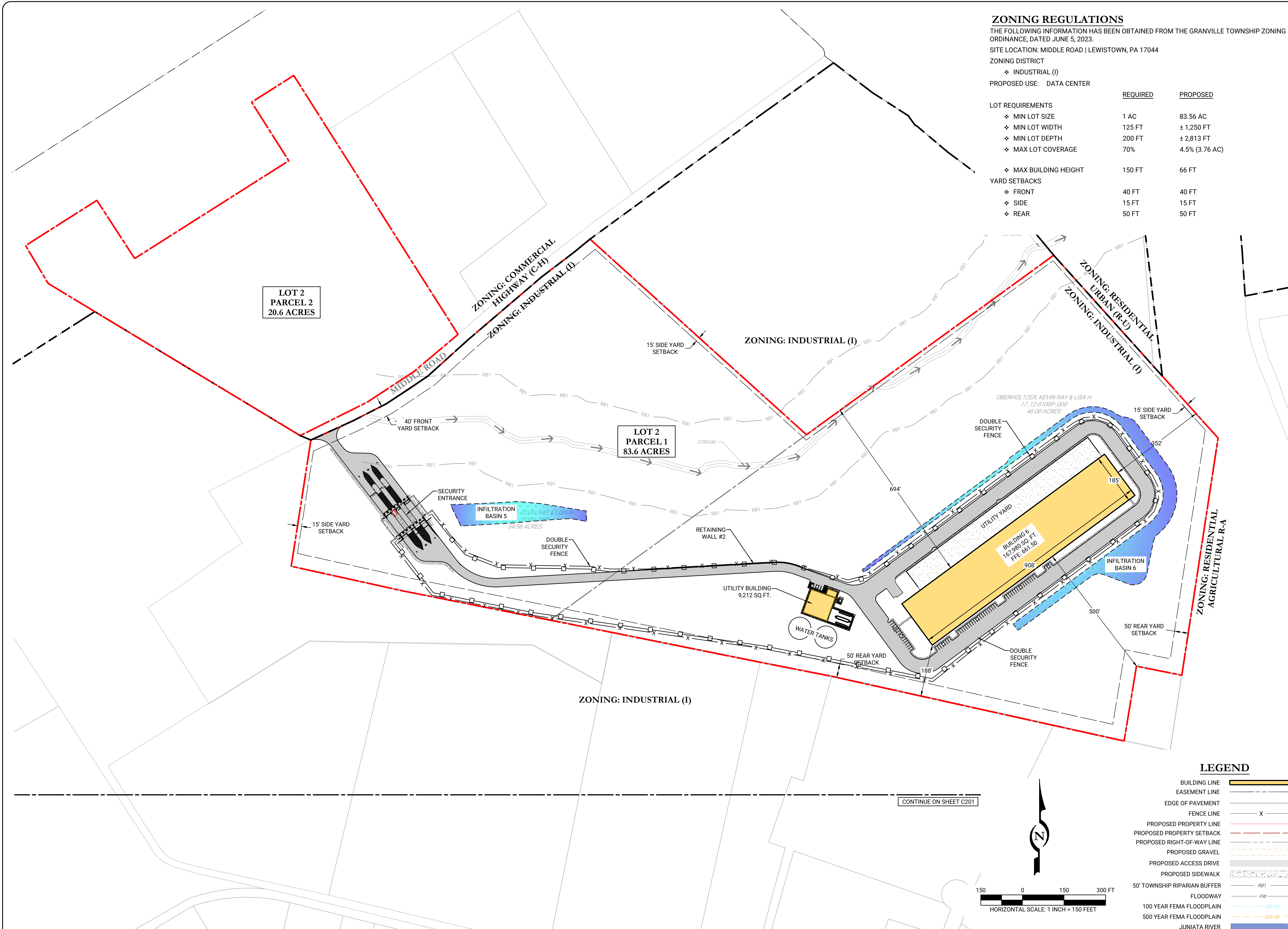
CLIENT
LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

EXISTING
CONDITIONS PLAN

SHEET NO.

C102



ZONING REGULATIONS		
THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE GRANVILLE TOWNSHIP ZONING ORDINANCE, DATED JUNE 5, 2023.		
SITE LOCATION: MIDDLE ROAD LEWISTOWN, PA 17044		
ZONING DISTRICT		
❖ INDUSTRIAL (I)		
PROPOSED USE: DATA CENTER		
LOT REQUIREMENTS	REQUIRED	PROPOSED
❖ MIN LOT SIZE	1 AC	83.56 AC
❖ MIN LOT WIDTH	125 FT	± 1,250 FT
❖ MIN LOT DEPTH	200 FT	± 2,813 FT
❖ MAX LOT COVERAGE	70%	4.5% (3.76 AC)
❖ MAX BUILDING HEIGHT	150 FT	66 FT
YARD SETBACKS		
❖ FRONT	40 FT	40 FT
❖ SIDE	15 FT	15 FT
❖ REAR	50 FT	50 FT

REV	DATE	INITIAL SUBMISSION	COMMENTS	ISSUE / REVISIONS
01	07/06/2026			
		RJG	CMJ	BY
				CHKD

LIVICcivil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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: 1258-57
DATE: JULY 6, 2026
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT

GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

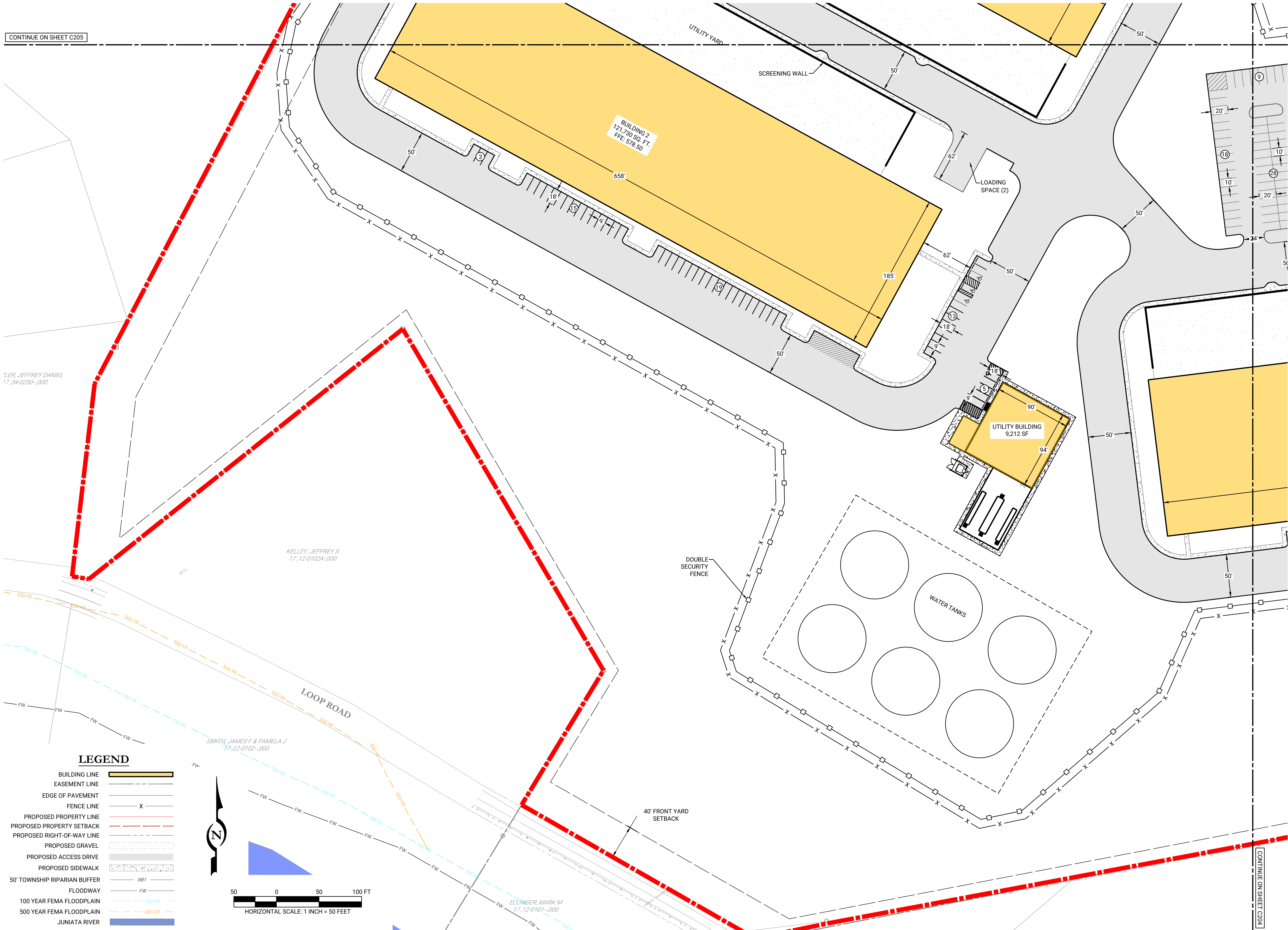
SHEET TITLE

OVERALL SITE LAYOUT PLAN

SHEET NO.

C202

CONTINUE ON SHEET C205



LER, JEFFREY DANIEL
17,34-0250-000

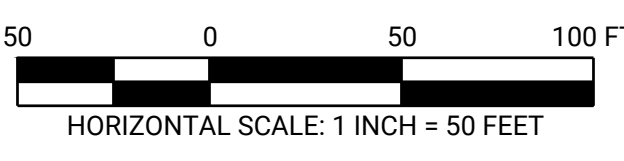
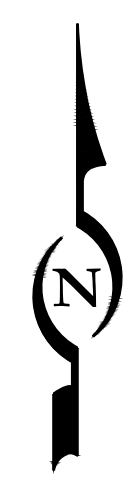
KELLEY, JEFFREY S
17,12-0102A-000

SMITH, JAMES F & PAMELA J
17,12-0102-000

ELLINGER, MARK M
17,12-0101-000

LEGEND

- BUILDING LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED GRAVEL
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- 50' TOWNSHIP RIPARIAN BUFFER
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- JUNIATA RIVER



REV	DATE	INITIAL SUBMISSION	COMMENTS	BY	CHKD
01	07/06/2026			RJG	CMJ

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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: 1258-57
DATE: JULY, 6, 2026
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT
GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE
SITE LAYOUT PLAN

SHEET NO.
C203



--

--

REV	DATE	COMMENTS	BY	CHKD
01	07/06/2026	INITIAL SUBMISSION	RJG	CMJ

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:	1258-57
DATE:	JULY 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

PROJECT

GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT

LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

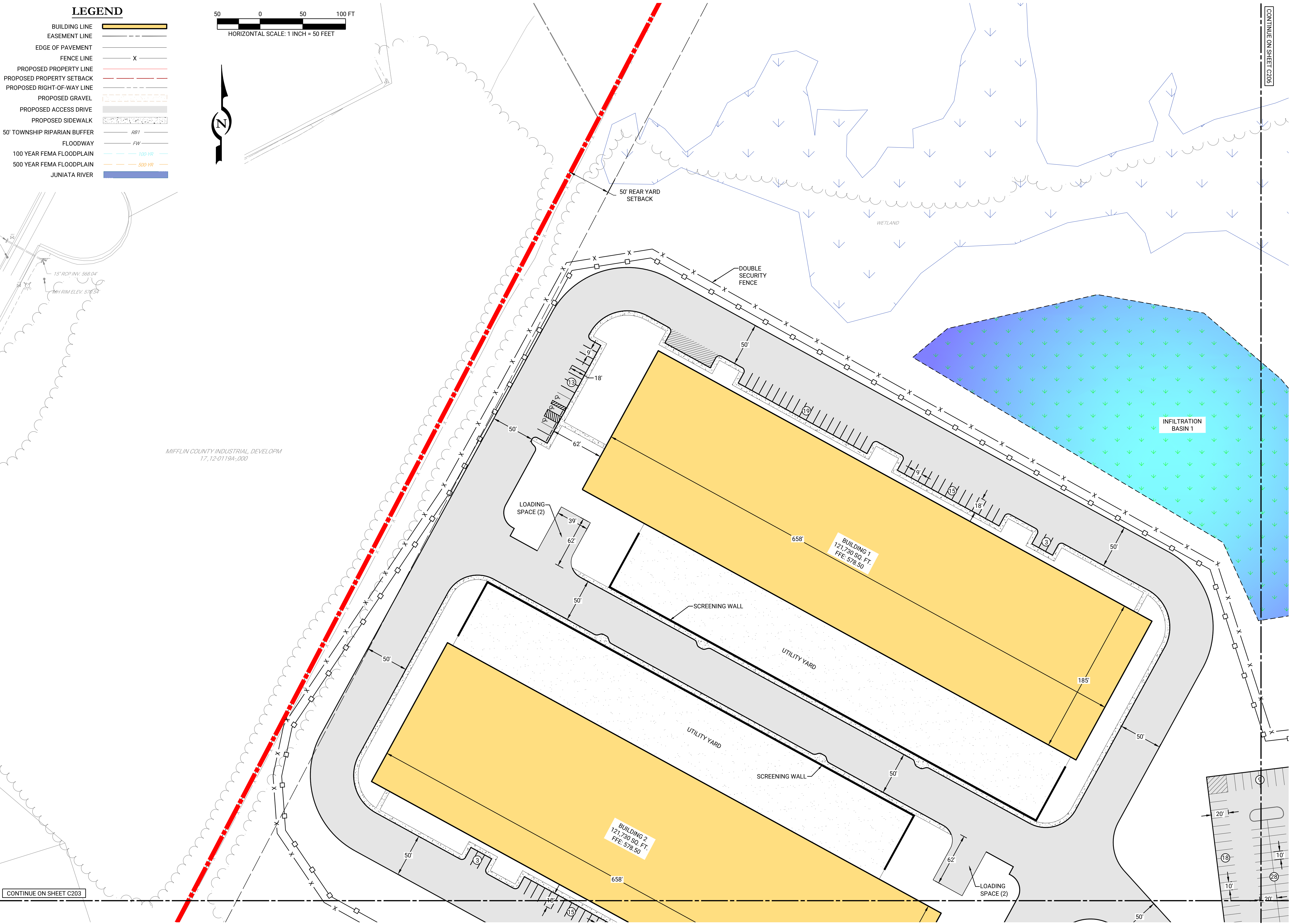
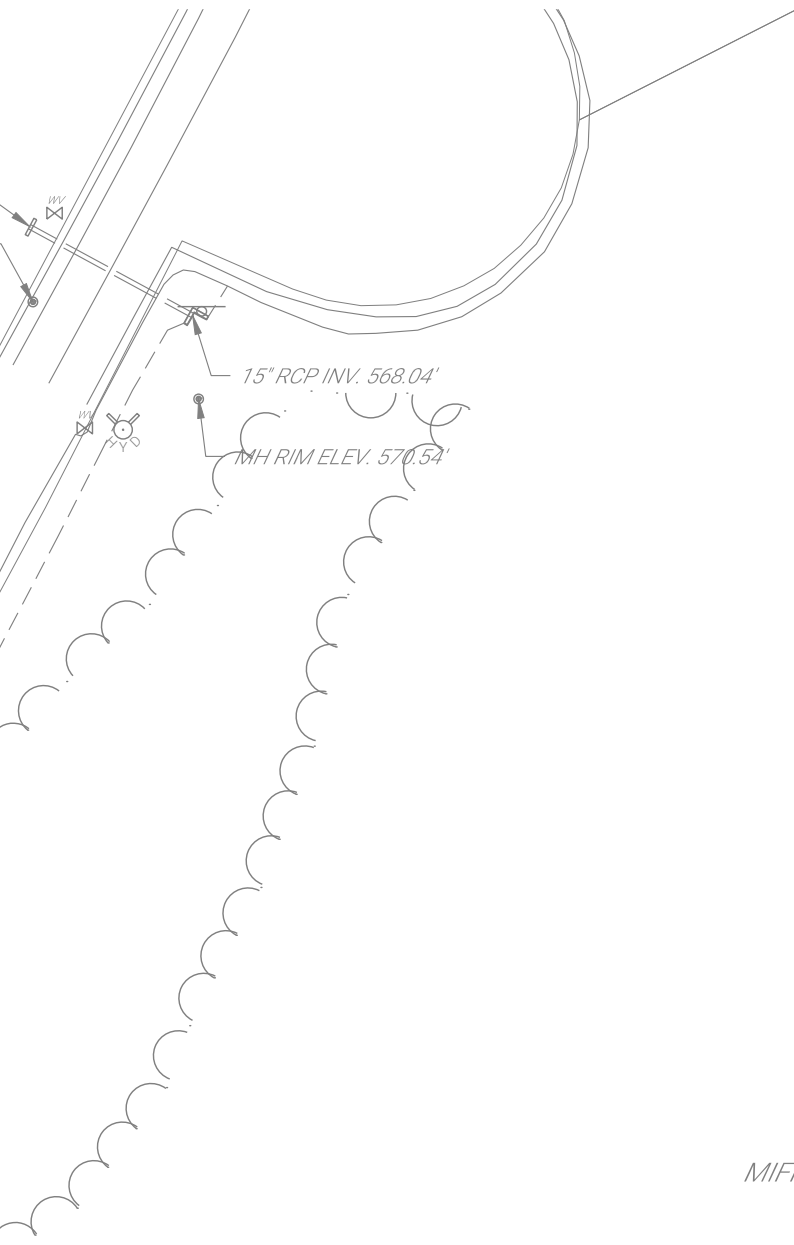
SHEET TITLE

SITE LAYOUT PLAN

LEGEND

- BUILDING LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED GRAVEL
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- 50' TOWNSHIP RIPARIAN BUFFER
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- JUNIATA RIVER

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



CONTINUE ON SHEET C206

CONTINUE ON SHEET C203

--	--	--	--

--	--	--	--

REVISIONS		ISSUE / REVISIONS	
REV	DATE	COMMENTS	BY
01	07/06/2026	INITIAL SUBMISSION	CMJ
			CHKD

LIVIC

civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:	1258-57
DATE:	JULY, 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

PROJECT

GRANVILLE DC

GRANVILLE
TOWNSHIP
MIFFLIN COUNTY

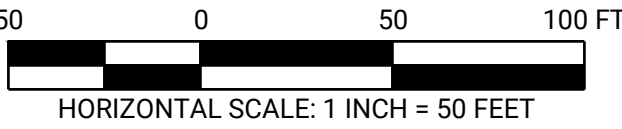
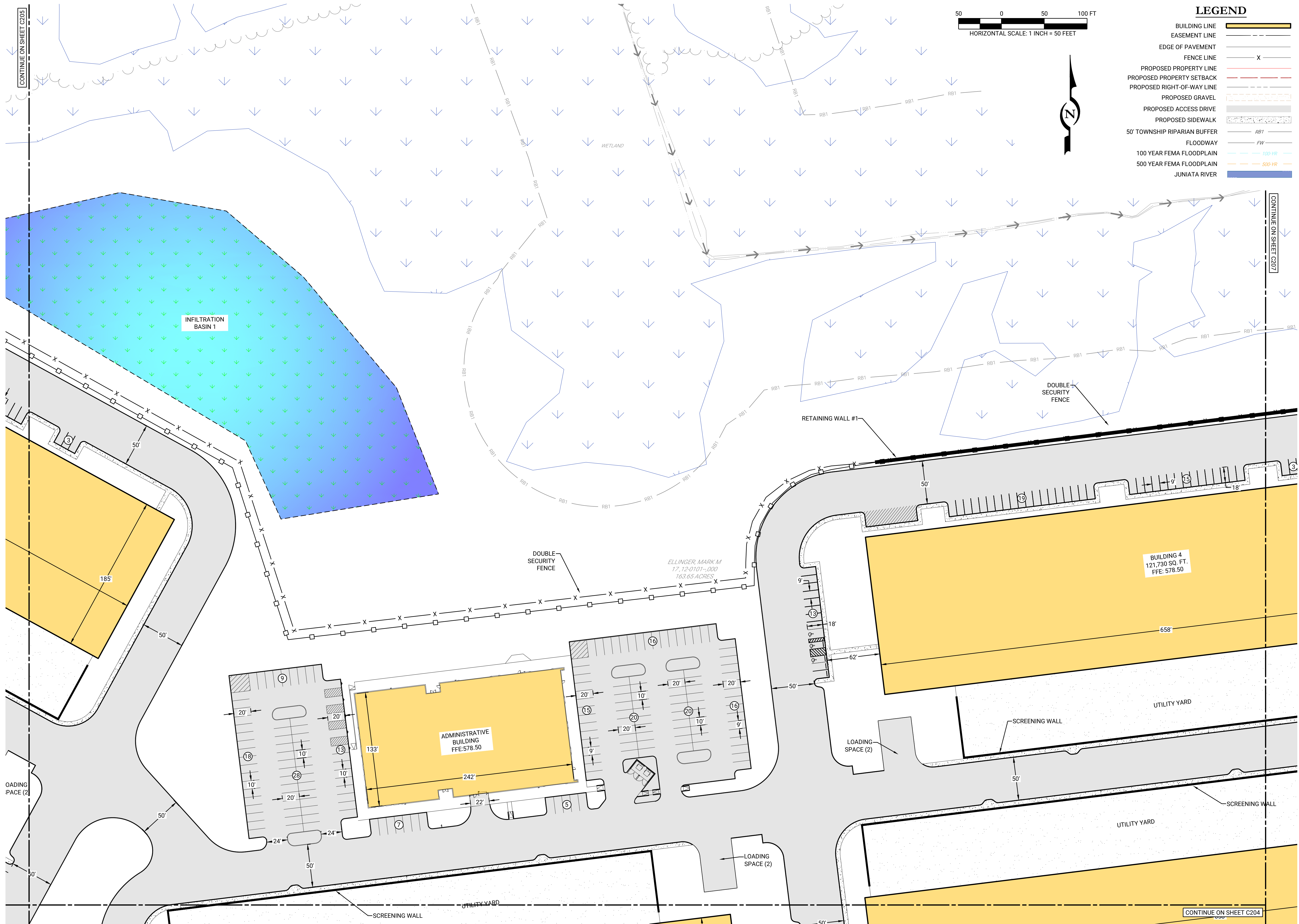
PENNSYLVANIA

CLIENT

LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE
SITE LAYOUT PLAN

SHEET NO.
C205



LEGEND

- BUILDING LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED GRAVEL
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- 50' TOWNSHIP RIPARIAN BUFFER
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- JUNIATA RIVER

REVISIONS			
NO.	DATE	BY	CHKD
01	07/06/2026	RJG	CMJ
INITIAL SUBMISSION			
COMMENTS			
ISSUE / REVISIONS			

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:	1258-57
DATE:	JULY 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

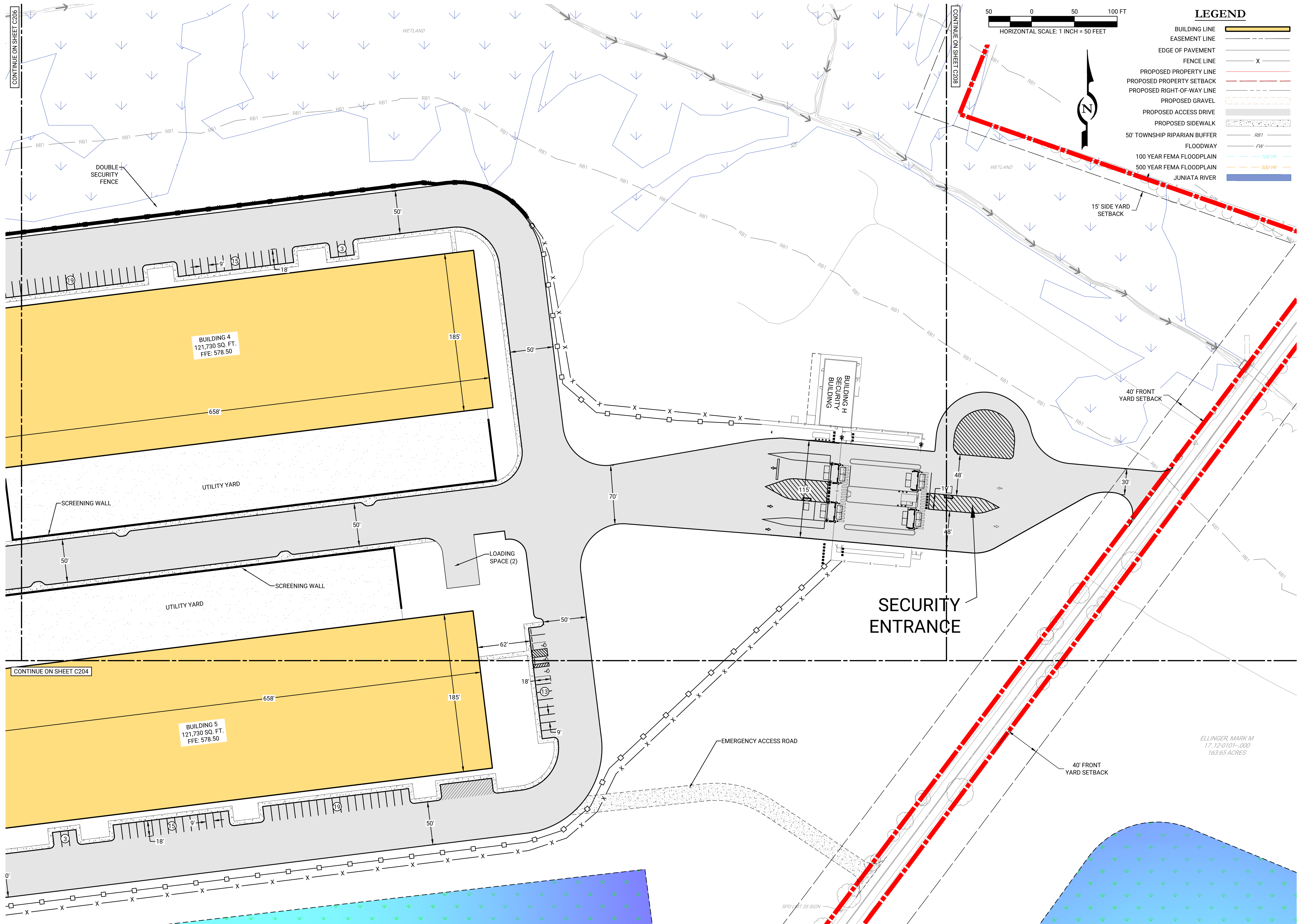
CLIENT
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

SITE LAYOUT PLAN

SHEET NO.

C206



LEGEND

- BUILDING LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED GRAVEL
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- 50' TOWNSHIP RIPARIAN BUFFER
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- JUNIATA RIVER

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
PHONE: 888.987.1993
www.liviccivil.com

PROJECT No:	1258-57
DATE:	JULY, 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

PROJECT
GRANVILLE DC

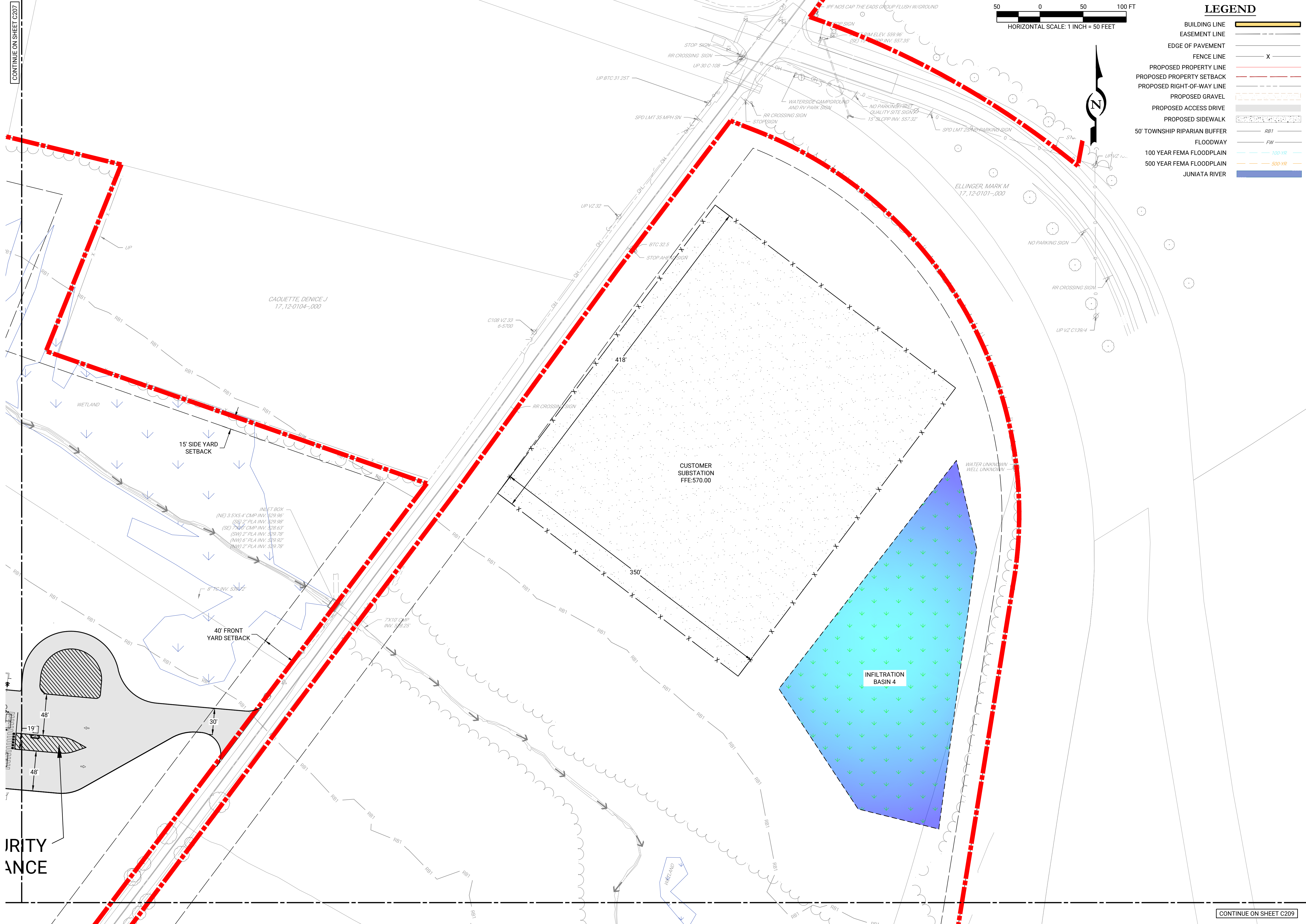
**GRANVILLE
TOWNSHIP
MIFFLIN COUNTY**

PENNSYLVANIA

CLIENT
**LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY**
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE
SITE LAYOUT PLAN

SHEET NO.
C207



LEGEND

- BUILDING LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED GRAVEL
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- 50' TOWNSHIP RIPARIAN BUFFER
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- JUNIATA RIVER

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:	1258-57
DATE:	JULY 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

PROJECT

GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT

LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

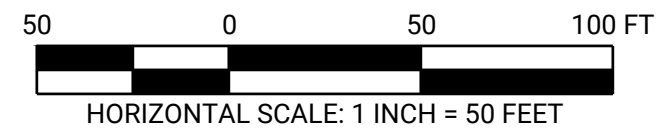
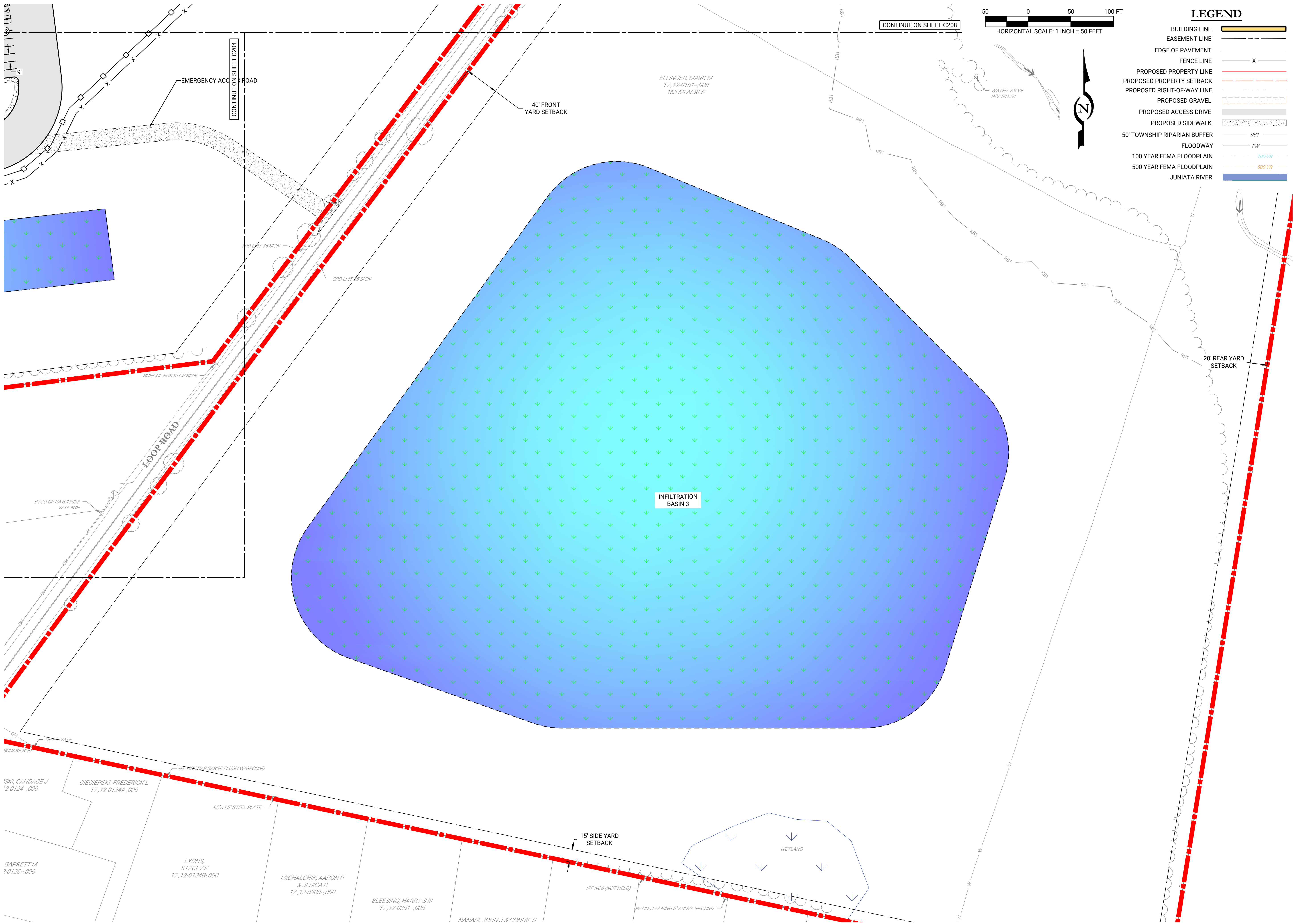
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

SITE LAYOUT PLAN

SHEET NO.

C208



LEGEND

- BUILDING LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED GRAVEL
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- 50' TOWNSHIP RIPARIAN BUFFER
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- JUNIATA RIVER

REV	DATE	INITIAL SUBMISSION	COMMENTS	BY	CHKD
01	07/06/2026			RJG	CMJ

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:		1258-57	
DATE:		JULY, 6, 2026	
SCALE:		AS SHOWN	
DRAWN BY:		RJG	CHECKED BY: CMJ

PROJECT

GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT

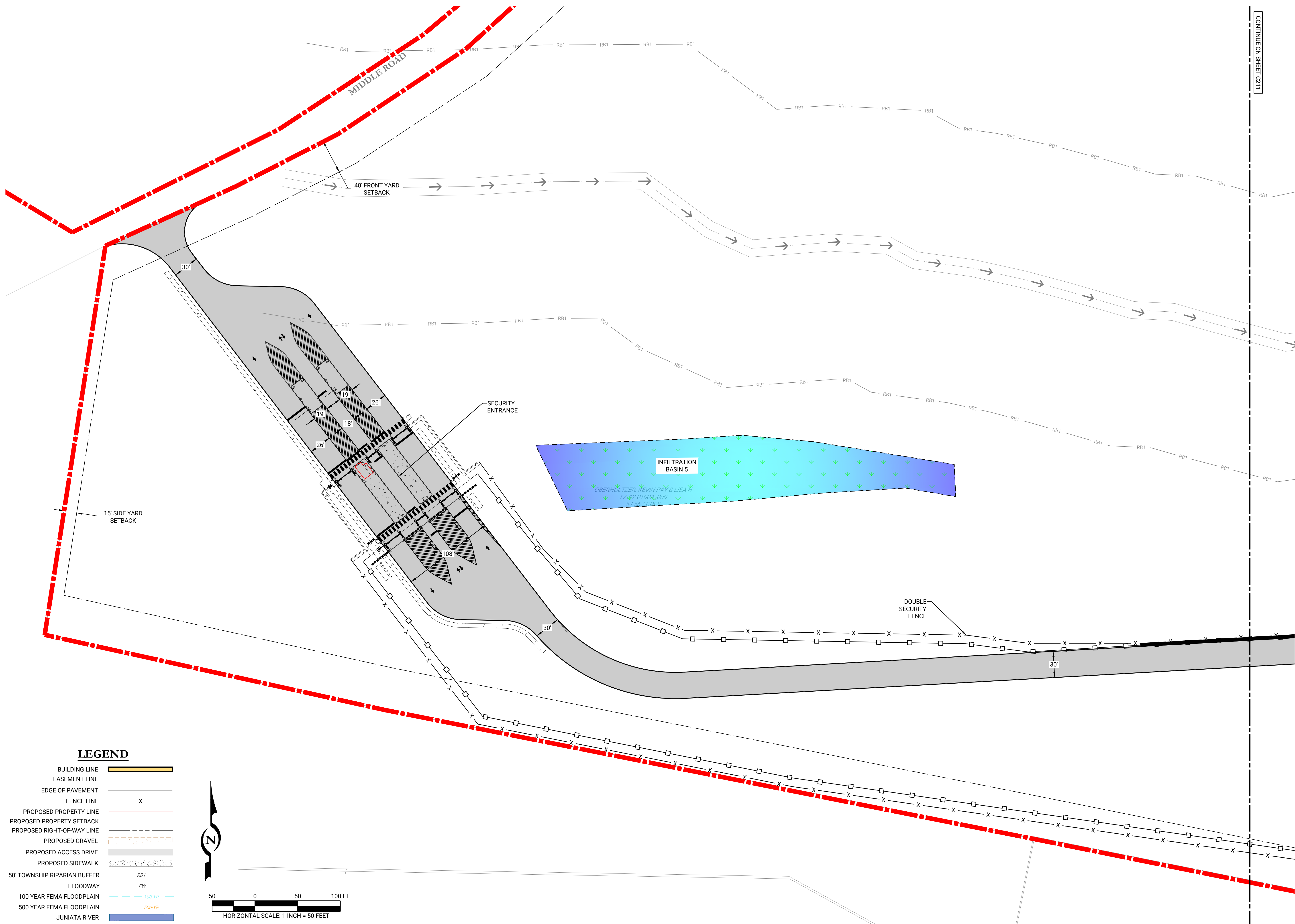
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

SITE LAYOUT PLAN

SHEET NO.

C209



CONTINUE ON SHEET C211

--

--

REVISIONS		ISSUE / REVISIONS	
REV	DATE	INITIAL SUBMISSION	COMMENTS
01	07/06/2026	RJG	CMJ

LIVIC

civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:	1258-57
DATE:	JULY 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

PROJECT

GRANVILLE DC

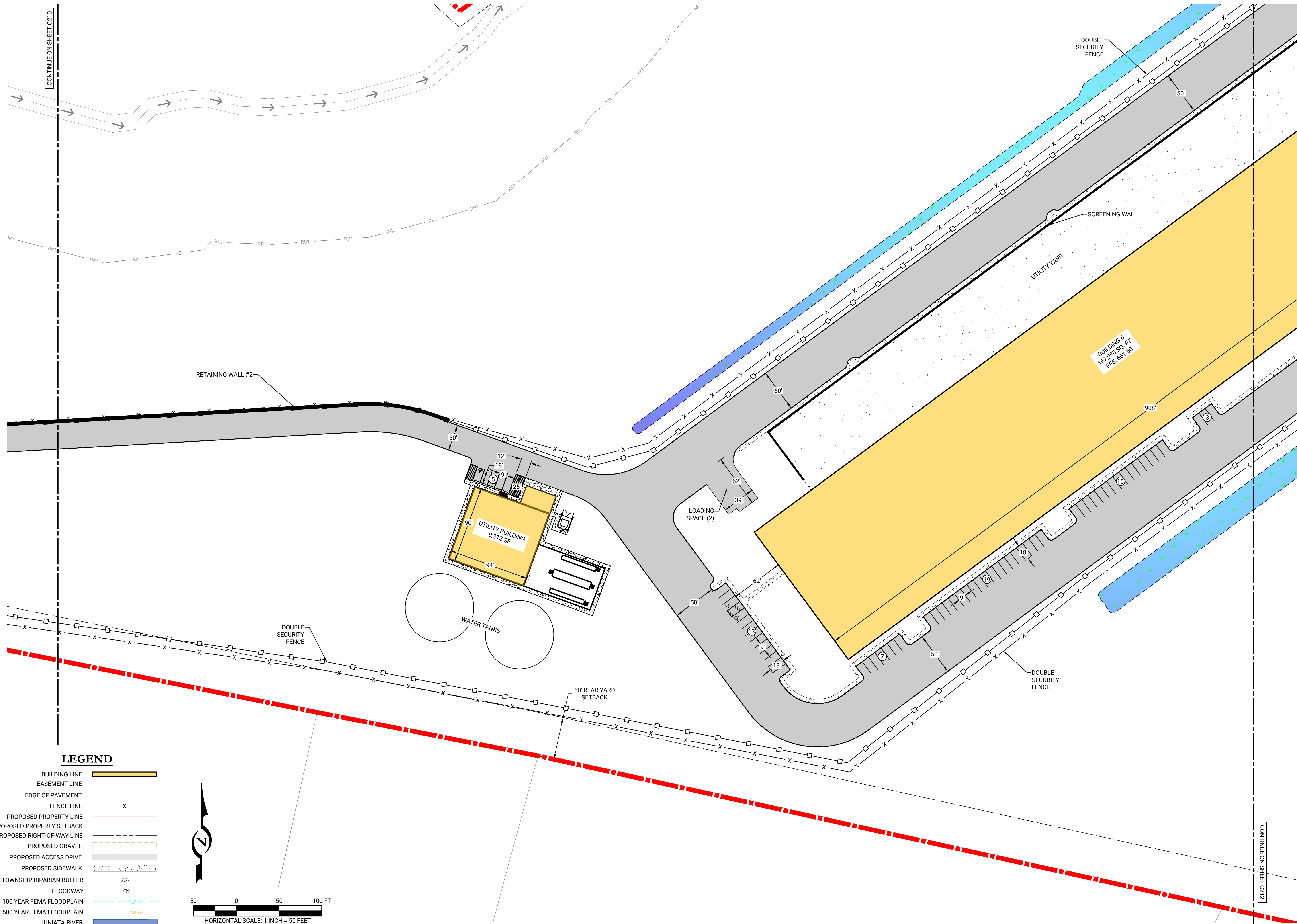
GRANVILLE
TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT
LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

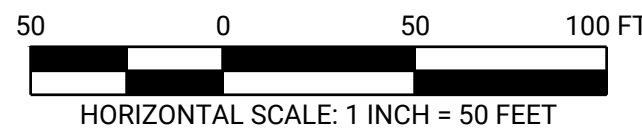
SHEET TITLE
SITE LAYOUT PLAN

SHEET NO.
C210



LEGEND

- BUILDING LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED GRAVEL
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- 50' TOWNSHIP RIPARIAN BUFFER
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- JUNIATA RIVER



HORIZONTAL SCALE: 1 INCH = 50 FEET

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:	1258-57
DATE:	JULY 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

PROJECT
GRANVILLE DC

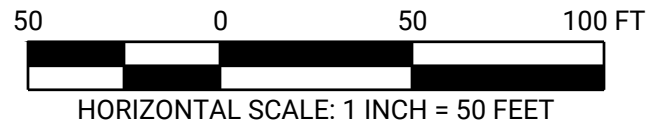
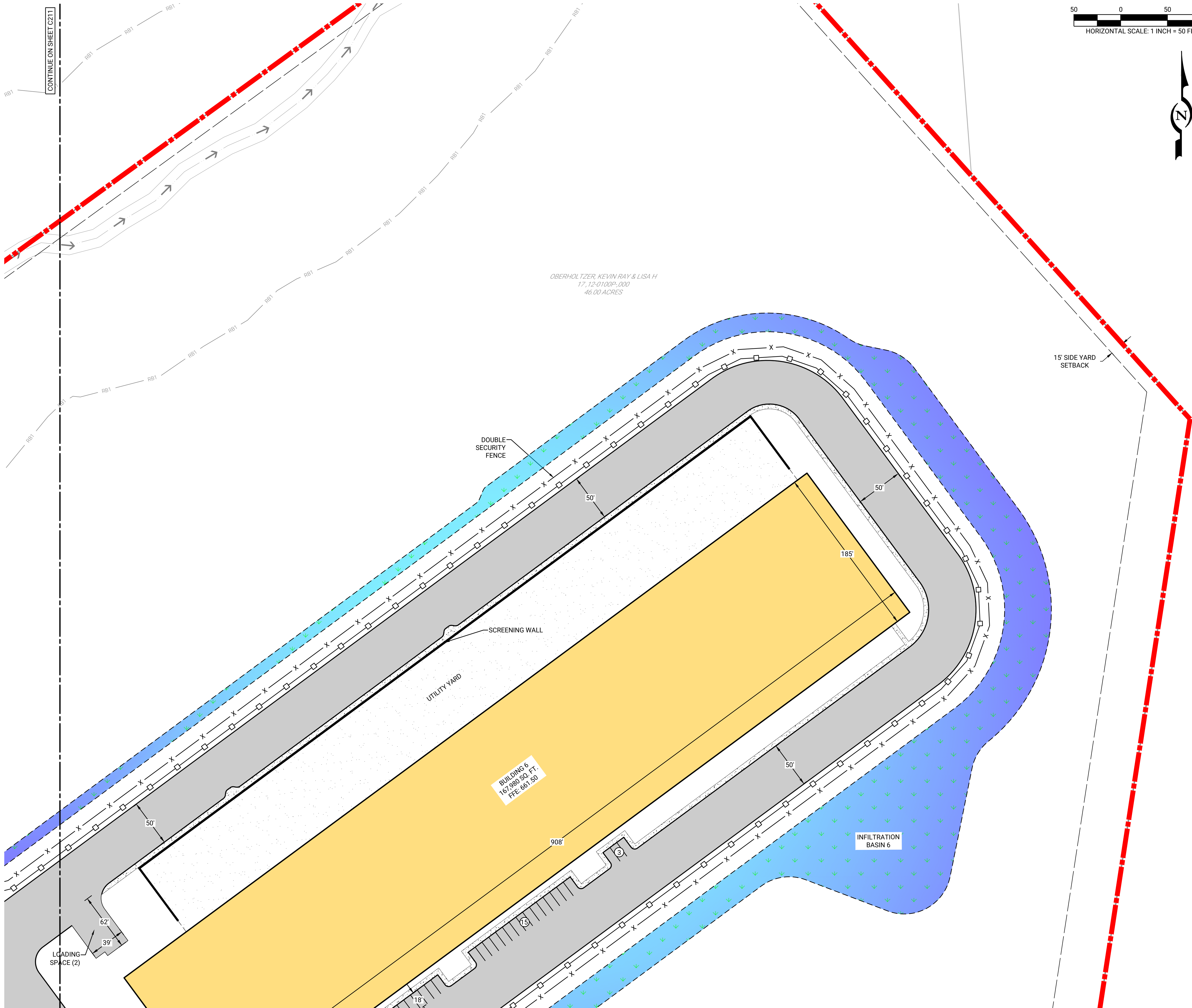
GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE
SITE LAYOUT PLAN

SHEET NO.
C211



LEGEND

- BUILDING LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED GRAVEL
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- 50' TOWNSHIP RIPARIAN BUFFER
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- JUNIATA RIVER

OBERHOLTZER, KEVIN RAY & LISA H
17,12-0100P-000
46.00 ACRES

DOUBLE
SECURITY
FENCE

SCREENING WALL

UTILITY YARD

BUILDING 6
167,980 SQ. FT.
FFE 661.50

INFILTRATION
BASIN 6

15' SIDE YARD
SETBACK

SOULT, FRED C
17,12-0106-000

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:	1258-57
DATE:	JULY, 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

PROJECT

GRANVILLE DC

**GRANVILLE
TOWNSHIP
MIFFLIN COUNTY**

PENNSYLVANIA

CLIENT

**LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY**

1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

SITE LAYOUT PLAN

SHEET NO.

C212

CONTINUE ON SHEET C305

1/ER, JEFFREY DANIEL
17,34-0250-000

KIC

KELLEY, JEFFREY S
17,12-0102A-000

SMITH, JAMES F & PAMELA J
17,12-0102-000

ELLINGER, MARK M
17,12-0101-000

LEGEND

BUILDING LINE	
GIS EASEMENT LINE	
EASEMENT LINE	
EDGE OF PAVEMENT	
FENCE LINE	X
PROPOSED PROPERTY LINE	
EXISTING PROPERTY LINE	
PROPOSED PROPERTY SETBACK	
EXISTING RIGHT-OF-WAY LINE	
FLOODWAY	FW
100 YEAR FEMA FLOODPLAIN	100-YR
500 YEAR FEMA FLOODPLAIN	500-YR
50' TOWNSHIP RIPARIAN BUFFER	RB1
JUNIATA RIVER	
PROPOSED ACCESS DRIVE	
PROPOSED SIDEWALK	
PROPOSED GRAVEL	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	

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

THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- ❖ ALLEGHENY LOAM (AbB), 2 TO 8 PERCENT SLOPES, HSG: B
- ❖ MONOGAHELA SILT LOAM (MoB), 3 TO 8 PERCENT SLOPES, HSG: C/D
- ❖ MONOGAHELA SILT LOAM (MoA), 0 TO 3 PERCENT SLOPES, HSG: C/D
- ❖ PURDY SILT LOAM (Pu), HSG: D
- ❖ EDM-WEIKERT COMPLEX (Efc), 8 TO 15 PERCENT SLOPES, HSG: B
- ❖ PHILO SILT LOAM (Ph), HSG: B/D
- ❖ TYLER SILT LOAM (Ty), HSG: D
- ❖ KLINEVILLE SHALY SILT LOAM (Kic), 8 TO 15 PERCENT SLOPES, HSG: D
- ❖ EDM-KLINEVILLE COMPLEX (Eeb), 3 TO 8 PERCENT SLOPES, HSG: D



29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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: 1258-57
DATE: JULY, 6, 2026
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT
GRANVILLE DC

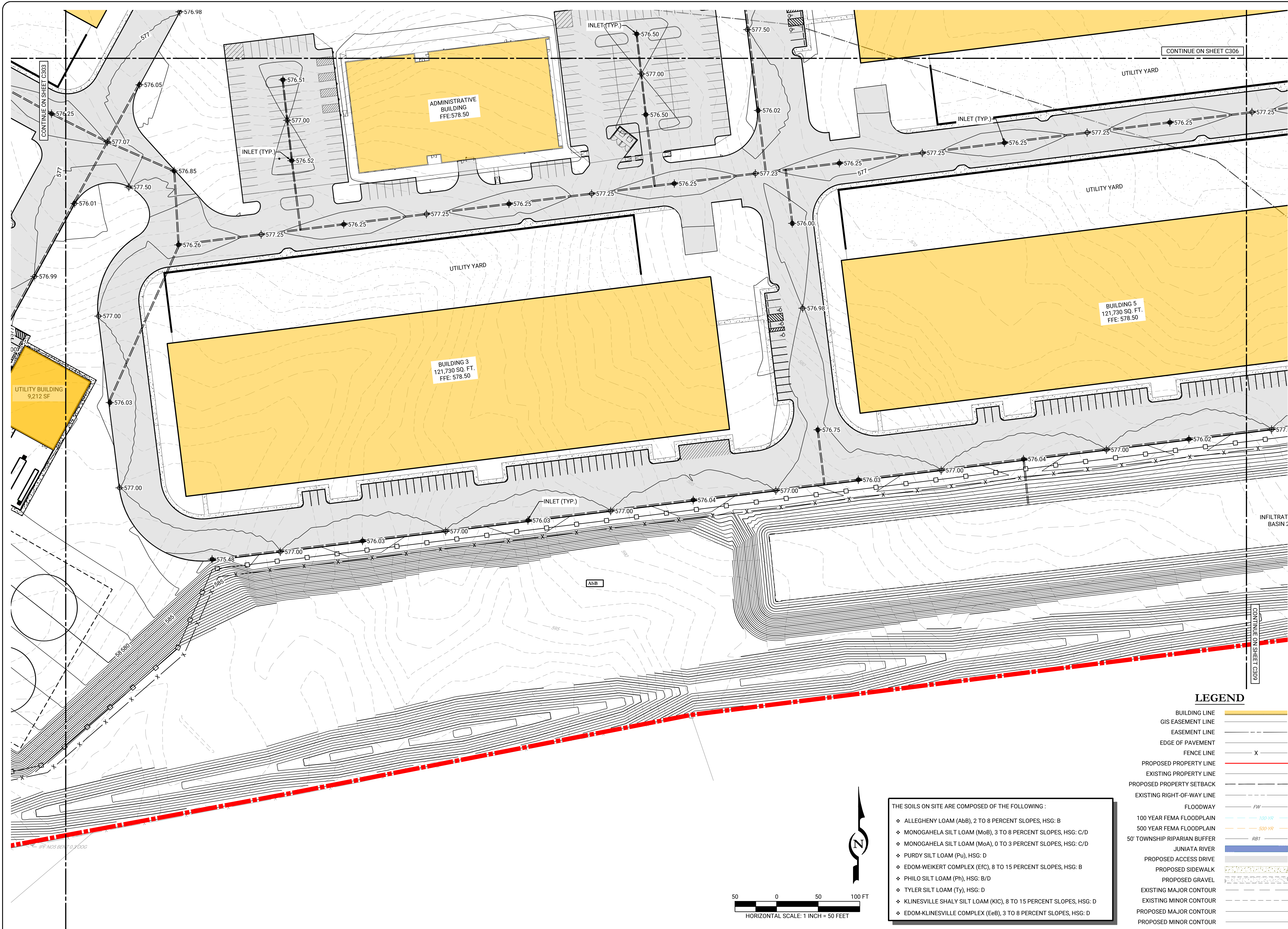
**GRANVILLE
TOWNSHIP
MIFFLIN COUNTY**

PENNSYLVANIA

CLIENT
**LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY**
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE
**GRADING &
STORMWATER
PLAN**

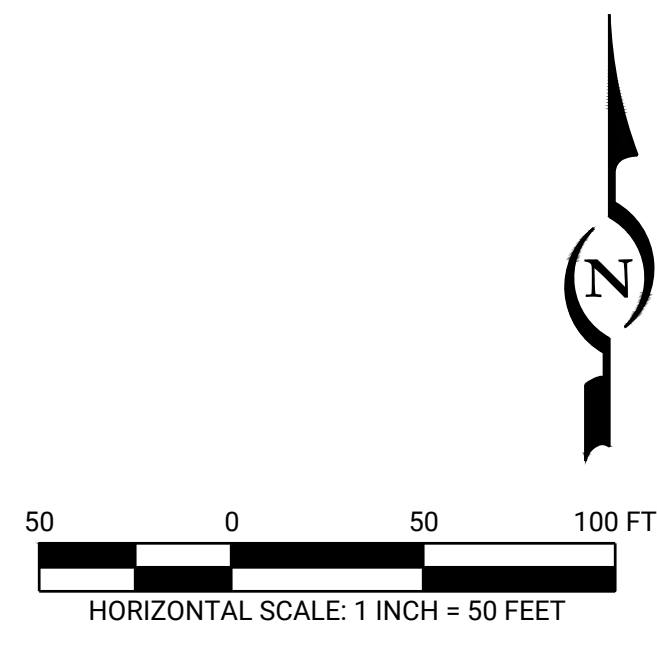
SHEET NO.
C303



THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- ❖ ALLEGHENY LOAM (AbB), 2 TO 8 PERCENT SLOPES, HSG: B
- ❖ MONOGAHELA SILT LOAM (MoB), 3 TO 8 PERCENT SLOPES, HSG: C/D
- ❖ MONOGAHELA SILT LOAM (MoA), 0 TO 3 PERCENT SLOPES, HSG: C/D
- ❖ PURDY SILT LOAM (Pu), HSG: D
- ❖ EDOM-WEIKERT COMPLEX (EfC), 8 TO 15 PERCENT SLOPES, HSG: B
- ❖ PHILO SILT LOAM (Ph), HSG: B/D
- ❖ TYLER SILT LOAM (Ty), HSG: D
- ❖ KLINEVILLE SHALY SILT LOAM (Kic), 8 TO 15 PERCENT SLOPES, HSG: D
- ❖ EDOM-KLINEVILLE COMPLEX (EeB), 3 TO 8 PERCENT SLOPES, HSG: D

LEGEND	
BUILDING LINE	
GIS EASEMENT LINE	
EASEMENT LINE	
EDGE OF PAVEMENT	
FENCE LINE	
PROPOSED PROPERTY LINE	
EXISTING PROPERTY LINE	
PROPOSED PROPERTY SETBACK	
EXISTING RIGHT-OF-WAY LINE	
FLOODWAY	
100 YEAR FEMA FLOODPLAIN	
500 YEAR FEMA FLOODPLAIN	
50' TOWNSHIP RIPARIAN BUFFER	
JUNIATA RIVER	
PROPOSED ACCESS DRIVE	
PROPOSED SIDEWALK	
PROPOSED GRAVEL	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	



01	07/06/2026	INITIAL SUBMISSION	COMMENTS	ISSUE / REVISIONS
REV	DATE			

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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: 1259-57
DATE: JULY 6, 2026
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT

GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT
LEWISTOWN DEVELOPMENT
LLC - A DELAWARE LIMITED
LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.

C304

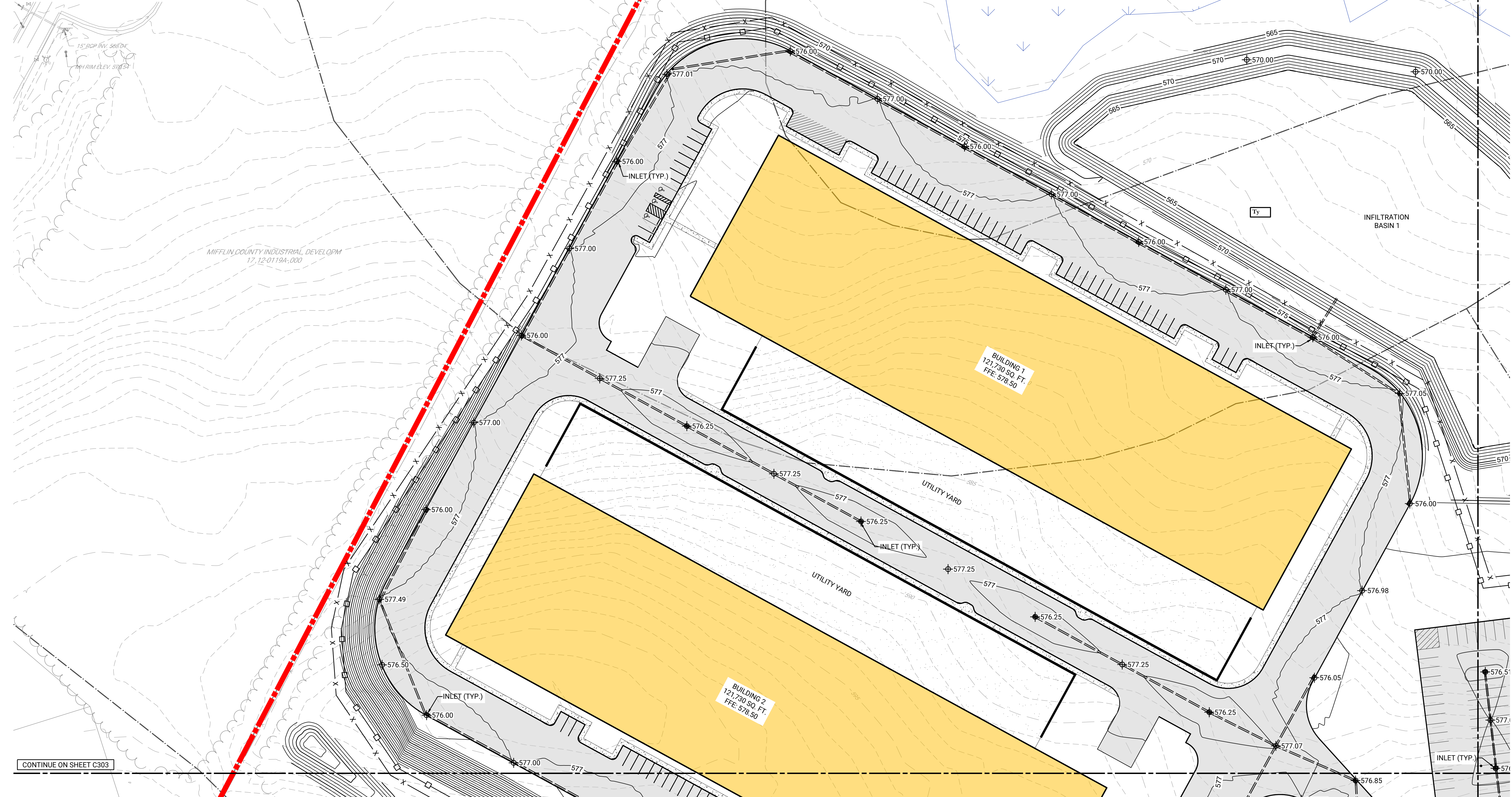
LEGEND

- BUILDING LINE
GIS EASEMENT LINE
EASEMENT LINE
EDGE OF PAVEMENT
FENCE LINE
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
PROPOSED PROPERTY SETBACK
EXISTING RIGHT-OF-WAY LINE
FLOODWAY
100 YEAR FEMA FLOODPLAIN
500 YEAR FEMA FLOODPLAIN
50' TOWNSHIP RIPARIAN BUFFER
JUNIATA RIVER
PROPOSED ACCESS DRIVE
PROPOSED SIDEWALK
PROPOSED GRAVEL
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR

THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- ❖ ALLEGHENY LOAM (Abb), 2 TO 8 PERCENT SLOPES, HSG: B
- ❖ MONOGAHELA SILT LOAM (MoB), 3 TO 8 PERCENT SLOPES, HSG: C/D
- ❖ MONOGAHELA SILT LOAM (MoA), 0 TO 3 PERCENT SLOPES, HSG: C/D
- ❖ PURDY SILT LOAM (Pu), HSG: D
- ❖ EDOM-WEIKERT COMPLEX (Efc), 8 TO 15 PERCENT SLOPES, HSG: B
- ❖ PHILO SILT LOAM (Ph), HSG: B/D
- ❖ TYLER SILT LOAM (Ty), HSG: D
- ❖ KLINEVILLE SHALY SILT LOAM (Kic), 8 TO 15 PERCENT SLOPES, HSG: D
- ❖ EDOM-KLINEVILLE COMPLEX (EeB), 3 TO 8 PERCENT SLOPES, HSG: D

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



29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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: 1258-57
DATE: JULY 6, 2026
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT
GRANVILLE DC

GRANVILLE
TOWNSHIP
MIFFLIN COUNTY

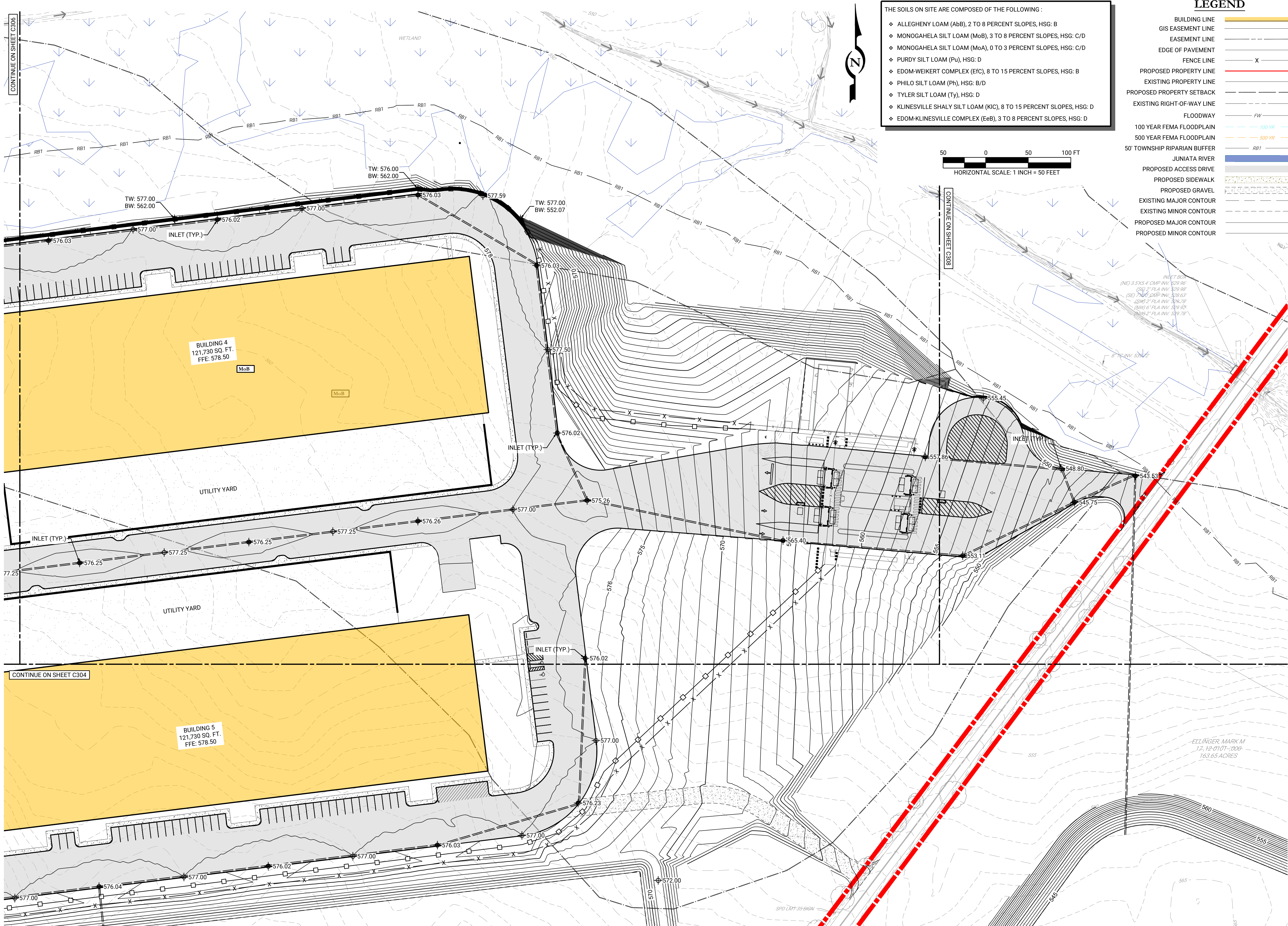
PENNSYLVANIA

CLIENT
LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

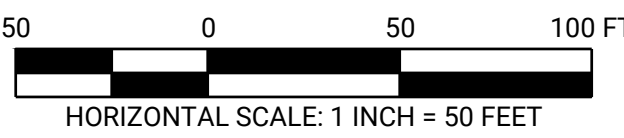
GRADING &
STORMWATER
PLAN

SHEET NO.
C305



THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- ❖ ALLEGHENY LOAM (AbB), 2 TO 8 PERCENT SLOPES, HSG: B
- ❖ MONOGAHELA SILT LOAM (MoB), 3 TO 8 PERCENT SLOPES, HSG: C/D
- ❖ MONOGAHELA SILT LOAM (MoA), 0 TO 3 PERCENT SLOPES, HSG: C/D
- ❖ PURDY SILT LOAM (Pu), HSG: D
- ❖ EDOM-WEIKERT COMPLEX (Efc), 8 TO 15 PERCENT SLOPES, HSG: B
- ❖ PHILO SILT LOAM (Ph), HSG: B/D
- ❖ TYLER SILT LOAM (Ty), HSG: D
- ❖ KLINEVILLE SHALY SILT LOAM (Kic), 8 TO 15 PERCENT SLOPES, HSG: D
- ❖ EDOM-KLINEVILLE COMPLEX (Eeb), 3 TO 8 PERCENT SLOPES, HSG: D



- LEGEND**
- BUILDING LINE
 - GIS EASEMENT LINE
 - EASEMENT LINE
 - EDGE OF PAVEMENT
 - FENCE LINE
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY SETBACK
 - EXISTING RIGHT-OF-WAY LINE
 - FLOODWAY
 - 100 YEAR FEMA FLOODPLAIN
 - 500 YEAR FEMA FLOODPLAIN
 - 50' TOWNSHIP RIPARIAN BUFFER
 - JUNIATA RIVER
 - PROPOSED ACCESS DRIVE
 - PROPOSED SIDEWALK
 - PROPOSED GRAVEL
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR

REV	DATE	INITIAL SUBMISSION	COMMENTS	BY	CHKD
01	07/06/2026			RJG	CMJ

PROJECT NO. 1258-57

DATE JULY 6, 2026

SCALE AS SHOWN

DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT

GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT

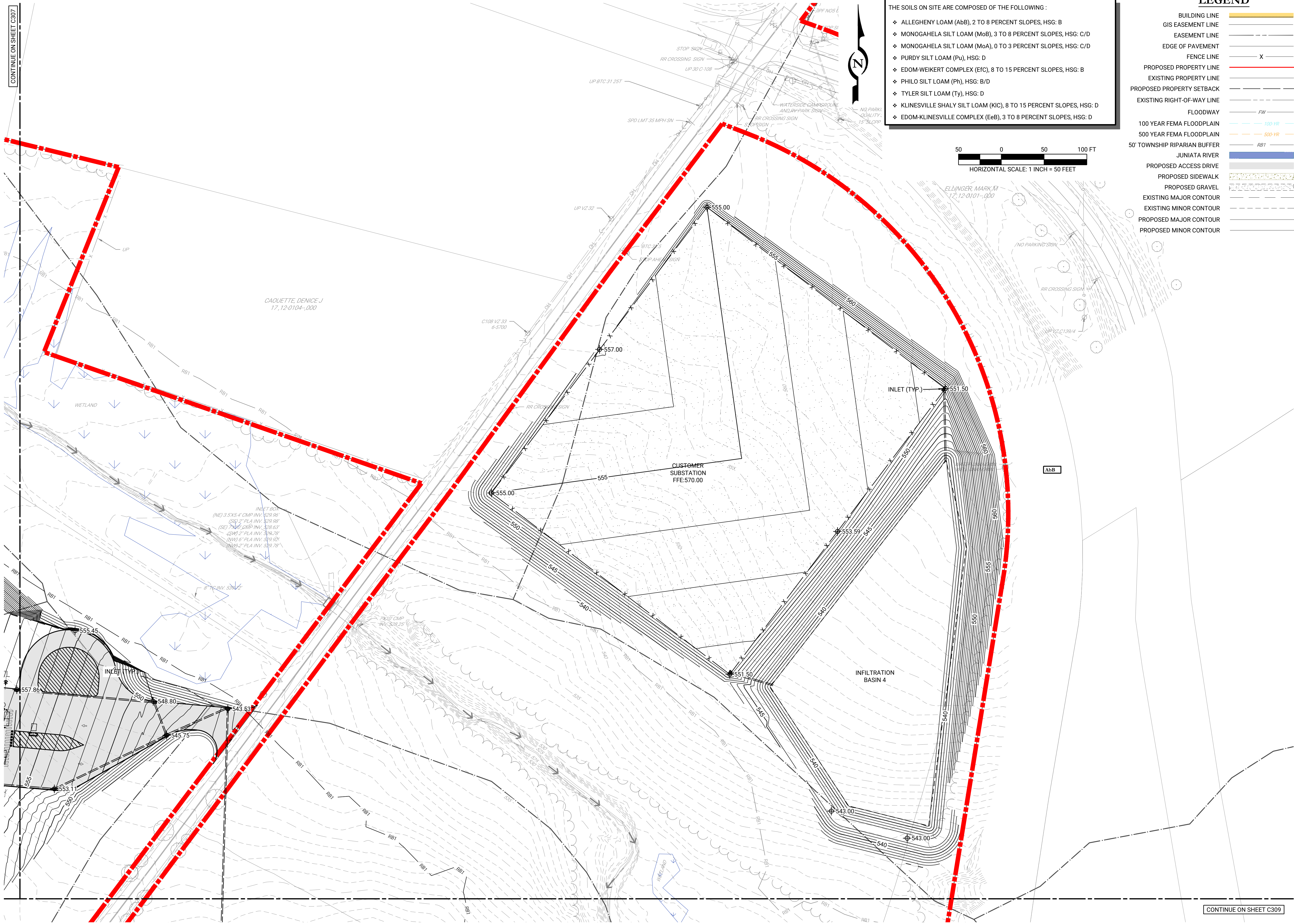
LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

GRADING &
STORMWATER
PLAN

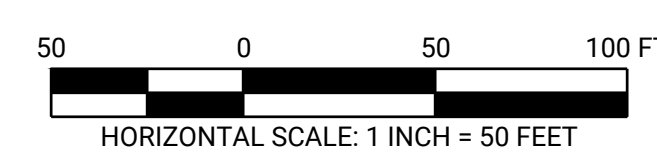
SHEET NO.

C307



THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :

- ❖ ALLEGHENY LOAM (AbB), 2 TO 8 PERCENT SLOPES, HSG: B
- ❖ MONOGAHELA SILT LOAM (MoB), 3 TO 8 PERCENT SLOPES, HSG: C/D
- ❖ MONOGAHELA SILT LOAM (MoA), 0 TO 3 PERCENT SLOPES, HSG: C/D
- ❖ PURDY SILT LOAM (Pu), HSG: D
- ❖ EDOM-WEIKERT COMPLEX (EfC), 8 TO 15 PERCENT SLOPES, HSG: B
- ❖ PHILO SILT LOAM (Ph), HSG: B/D
- ❖ TYLER SILT LOAM (Ty), HSG: D
- ❖ KLINESVILLE SHALY SILT LOAM (KIC), 8 TO 15 PERCENT SLOPES, HSG: D
- ❖ EDOM-KLINESVILLE COMPLEX (EeB), 3 TO 8 PERCENT SLOPES, HSG: D



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- EXISTING RIGHT-OF-WAY LINE
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- 50' TOWNSHIP RIPARIAN BUFFER
- JUNIATA RIVER
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- PROPOSED GRAVEL
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

--	--

--	--

REV	DATE	COMMENTS	BY	CHKD
01	07/06/2026	INITIAL SUBMISSION	RJG	CMJ

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:	1258-57
DATE:	JULY, 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

PROJECT

GRANVILLE DC

GRANVILLE
TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT

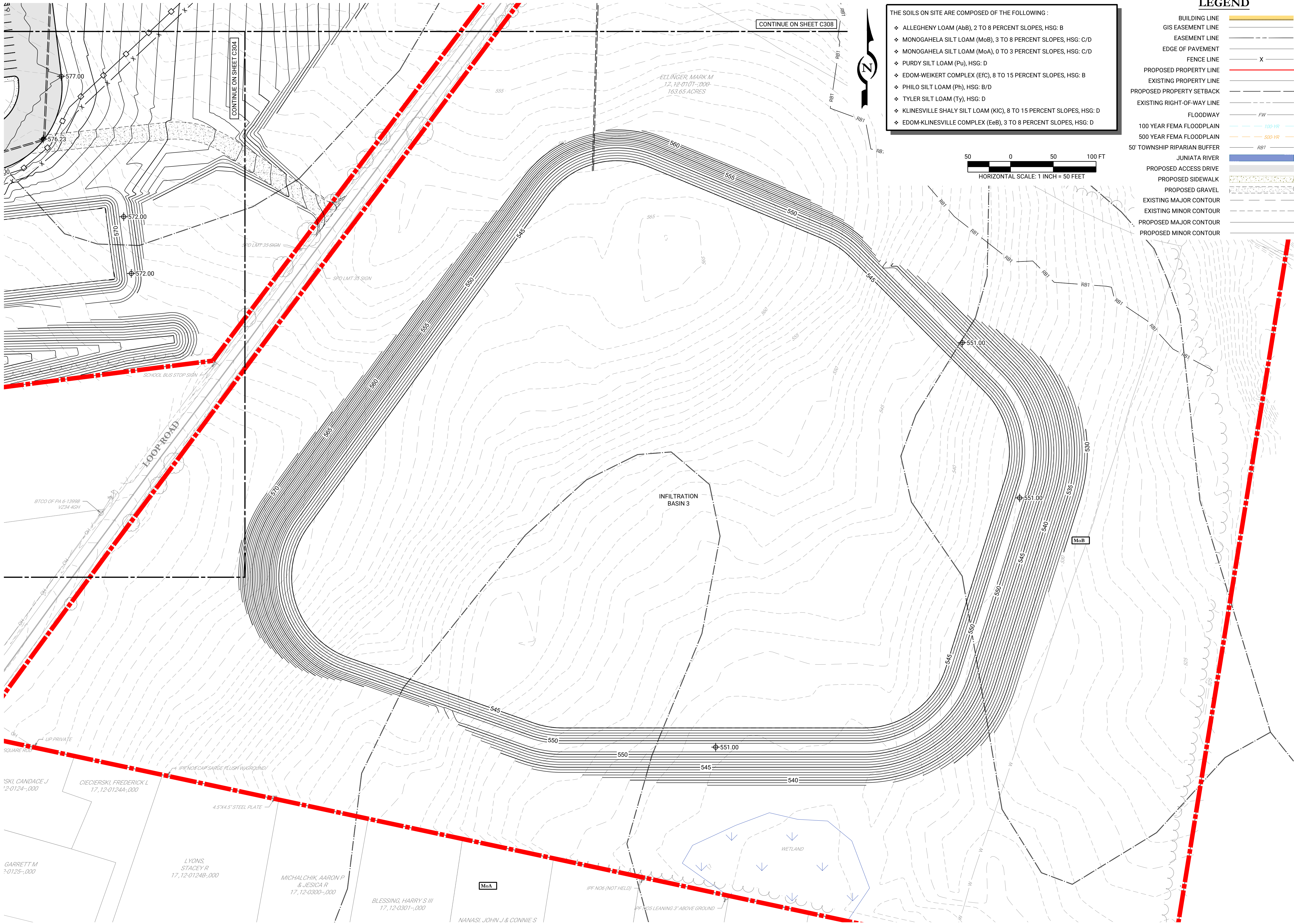
LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

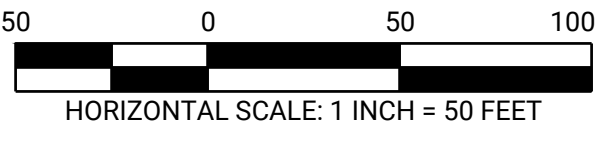
GRADING &
STORMWATER
PLAN

SHEET NO.

C308



- THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :
- ❖ ALLEGHENY LOAM (Abb), 2 TO 8 PERCENT SLOPES, HSG: B
 - ❖ MONOGAHELA SILT LOAM (MoB), 3 TO 8 PERCENT SLOPES, HSG: C/D
 - ❖ MONOGAHELA SILT LOAM (MoA), 0 TO 3 PERCENT SLOPES, HSG: C/D
 - ❖ PURDY SILT LOAM (Pu), HSG: D
 - ❖ EDM-WEIKERT COMPLEX (E/C), 8 TO 15 PERCENT SLOPES, HSG: B
 - ❖ PHILO SILT LOAM (Ph), HSG: B/D
 - ❖ TYLER SILT LOAM (Ty), HSG: D
 - ❖ KLINESVILLE SHALY SILT LOAM (KIC), 8 TO 15 PERCENT SLOPES, HSG: D
 - ❖ EDM-KLINESVILLE COMPLEX (EeB), 3 TO 8 PERCENT SLOPES, HSG: D



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- EXISTING RIGHT-OF-WAY LINE
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- 50' TOWNSHIP RIPARIAN BUFFER
- JUNIATA RIVER
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- PROPOSED GRAVEL
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

REVISIONS		ISSUE / REVISIONS	
REV	DATE	COMMENTS	BY
01	07/06/2026	INITIAL SUBMISSION	RJG

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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: 1258-57
DATE: JULY 6, 2026
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT
GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

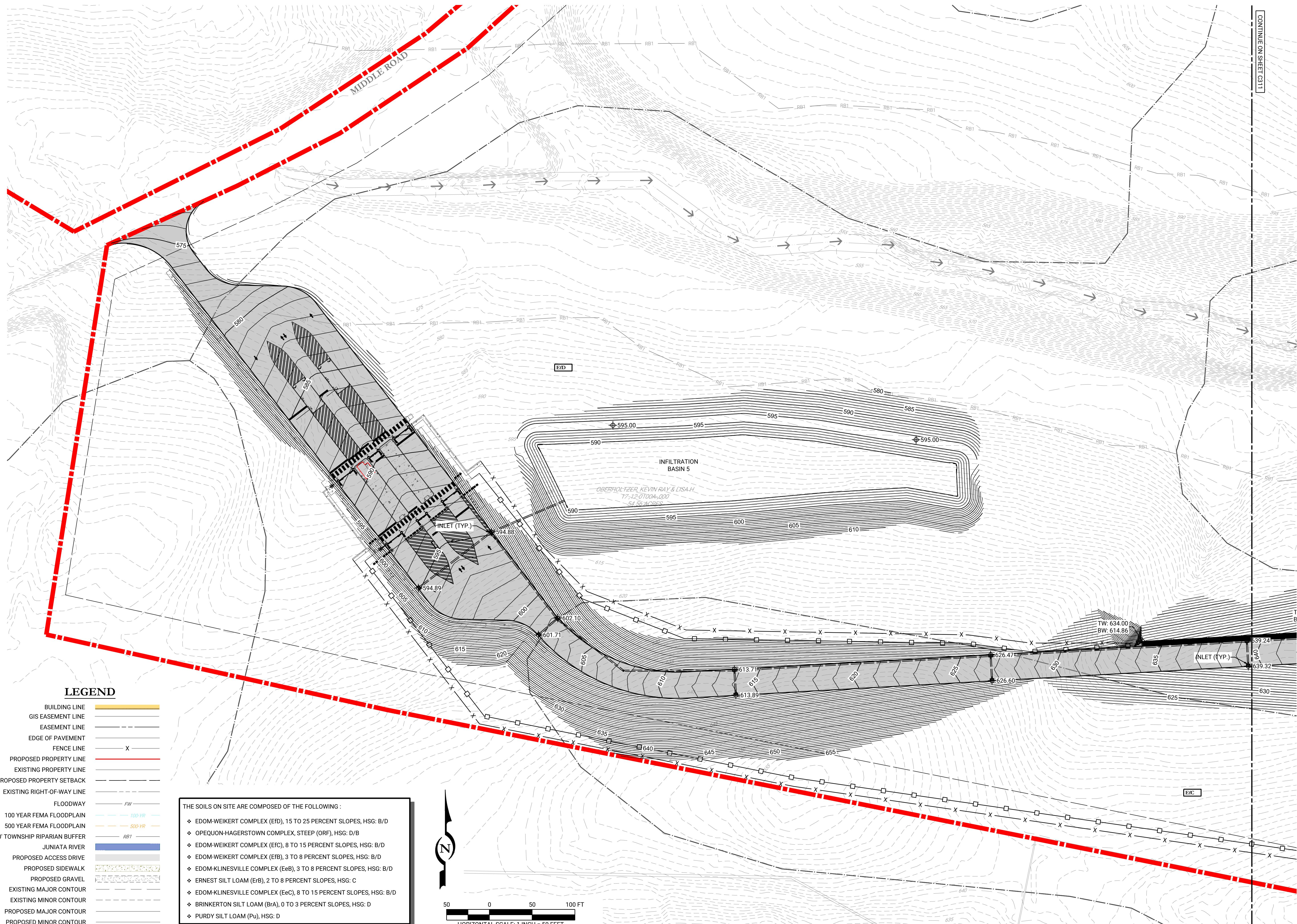
PENNSYLVANIA

CLIENT
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

GRADING & STORMWATER PLAN

SHEET NO.
C309



LIVIC

civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:	1258-57
DATE:	JULY 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

PROJECT

GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

CLIENT

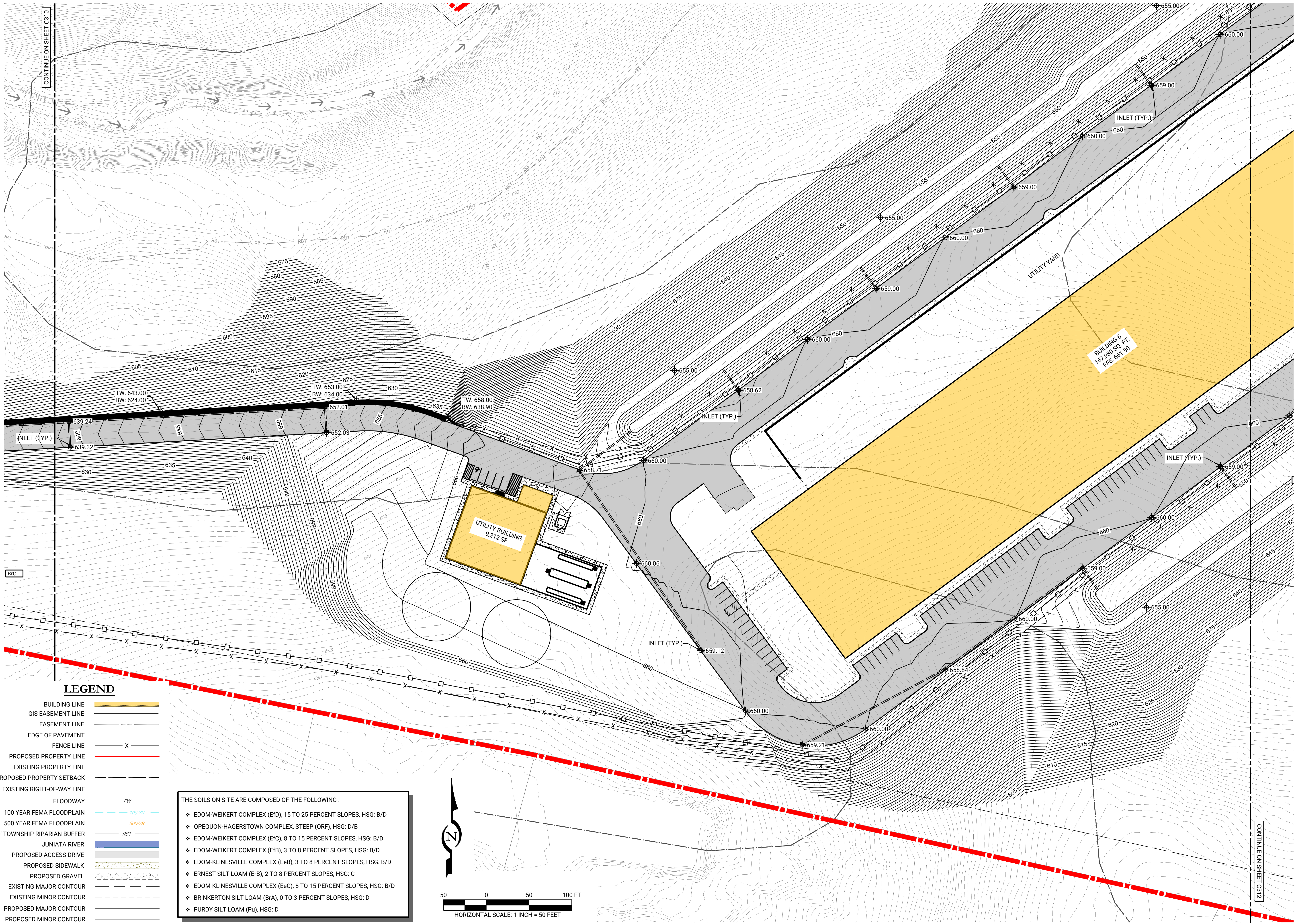
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE

GRADING & STORMWATER PLAN

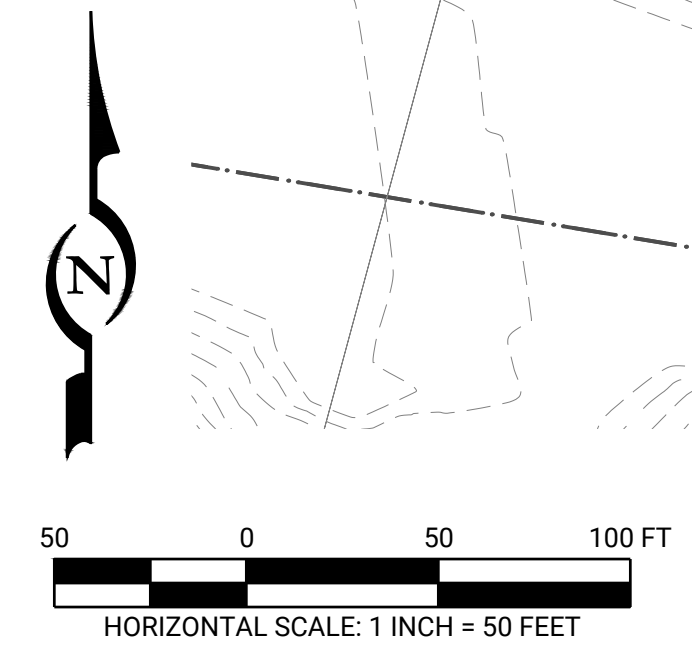
SHEET NO.

C310



- LEGEND**
- BUILDING LINE
 - GIS EASEMENT LINE
 - EASEMENT LINE
 - EDGE OF PAVEMENT
 - FENCE LINE
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY SETBACK
 - EXISTING RIGHT-OF-WAY LINE
 - FLOODWAY
 - 100 YEAR FEMA FLOODPLAIN
 - 500 YEAR FEMA FLOODPLAIN
 - 50' TOWNSHIP RIPARIAN BUFFER
 - JUNIATA RIVER
 - PROPOSED ACCESS DRIVE
 - PROPOSED SIDEWALK
 - PROPOSED GRAVEL
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR

- THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :
- ❖ EDM-WEIKERT COMPLEX (EFD), 15 TO 25 PERCENT SLOPES, HSG: B/D
 - ❖ OPEQUON-HAGERSTOWN COMPLEX, STEEP (ORF), HSG: D/B
 - ❖ EDM-WEIKERT COMPLEX (EFC), 8 TO 15 PERCENT SLOPES, HSG: B/D
 - ❖ EDM-WEIKERT COMPLEX (EFB), 3 TO 8 PERCENT SLOPES, HSG: B/D
 - ❖ EDM-KLINESVILLE COMPLEX (EeB), 3 TO 8 PERCENT SLOPES, HSG: B/D
 - ❖ ERNEST SILT LOAM (ErB), 2 TO 8 PERCENT SLOPES, HSG: C
 - ❖ EDM-KLINESVILLE COMPLEX (EeC), 8 TO 15 PERCENT SLOPES, HSG: B/D
 - ❖ BRINKERTON SILT LOAM (BrA), 0 TO 3 PERCENT SLOPES, HSG: D
 - ❖ PURDY SILT LOAM (Pu), HSG: D



REV	DATE	INITIAL SUBMISSION	COMMENTS	ISSUE / REVISIONS
01	07/06/2026			

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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: 1258-57
DATE: JULY 6, 2026
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT
GRANVILLE DC

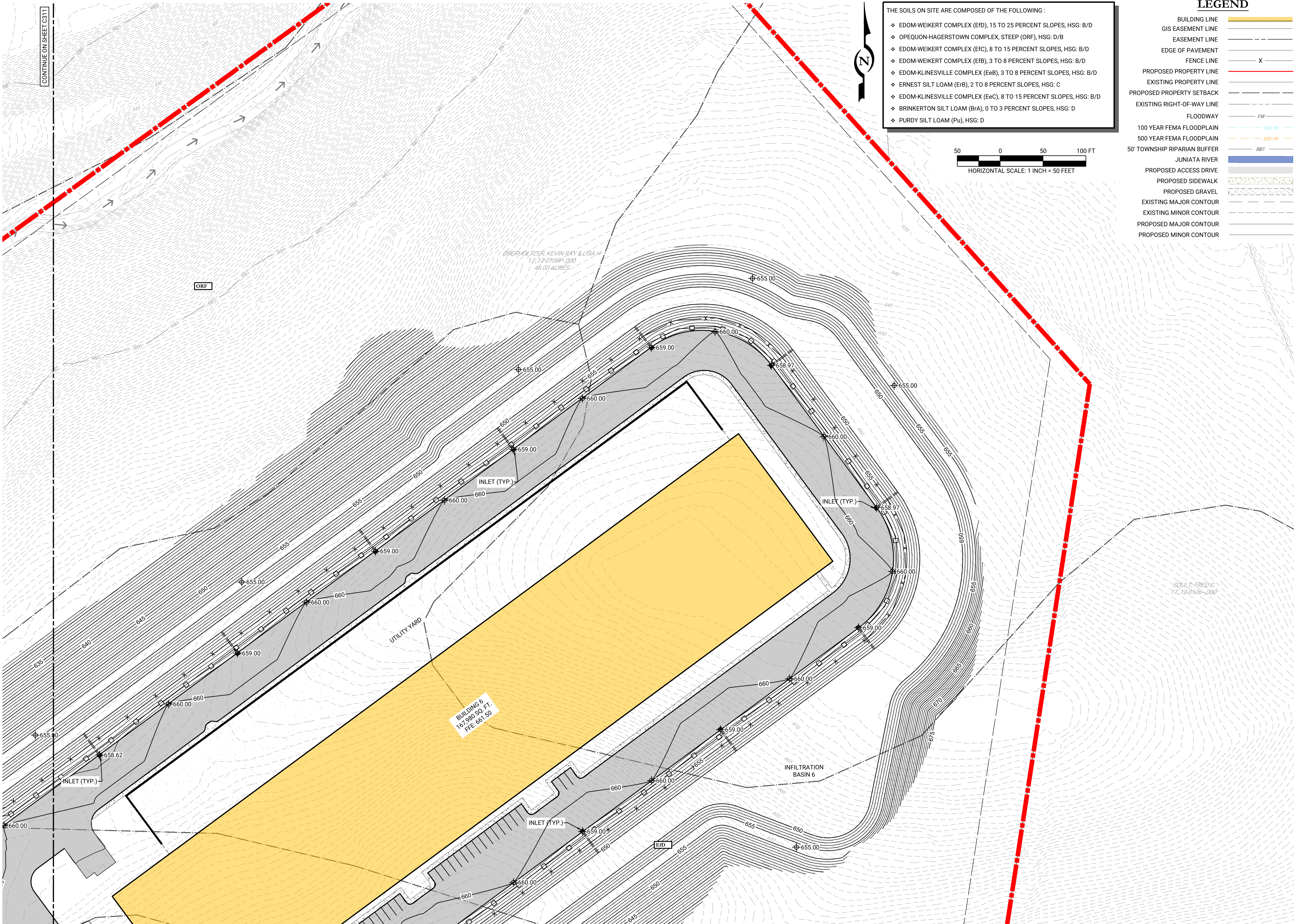
GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA

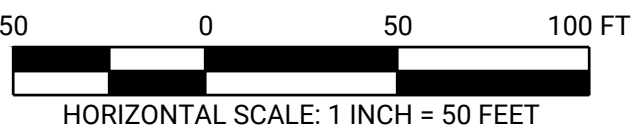
CLIENT
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE
GRADING & STORMWATER PLAN

SHEET NO.
C311



- THE SOILS ON SITE ARE COMPOSED OF THE FOLLOWING :
- ❖ EDM-WEIKERT COMPLEX (EdD), 15 TO 25 PERCENT SLOPES, HSG: B/D
 - ❖ OPEQUON-HAGERSTOWN COMPLEX, STEEP (ORF), HSG: D/B
 - ❖ EDM-WEIKERT COMPLEX (EdC), 8 TO 15 PERCENT SLOPES, HSG: B/D
 - ❖ EDM-WEIKERT COMPLEX (EdB), 3 TO 8 PERCENT SLOPES, HSG: B/D
 - ❖ EDM-KLINESVILLE COMPLEX (EeB), 3 TO 8 PERCENT SLOPES, HSG: B/D
 - ❖ ERNEST SILT LOAM (ErB), 2 TO 8 PERCENT SLOPES, HSG: C
 - ❖ EDM-KLINESVILLE COMPLEX (EeC), 8 TO 15 PERCENT SLOPES, HSG: B/D
 - ❖ BRINKERTON SILT LOAM (BrA), 0 TO 3 PERCENT SLOPES, HSG: D
 - ❖ PURDY SILT LOAM (Pu), HSG: D



LEGEND

- BUILDING LINE
- GIS EASEMENT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- EXISTING RIGHT-OF-WAY LINE
- FLOODWAY
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- 50' TOWNSHIP RIPARIAN BUFFER
- JUNIATA RIVER
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- PROPOSED GRAVEL
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

LIVIC
civil

29 EAST MAIN STREET
BLOOMSBURG, PA 17815
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:	1258-57
DATE:	JULY, 6, 2026
SCALE:	AS SHOWN
DRAWN BY:	RJG CHECKED BY: CMJ

PROJECT
GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

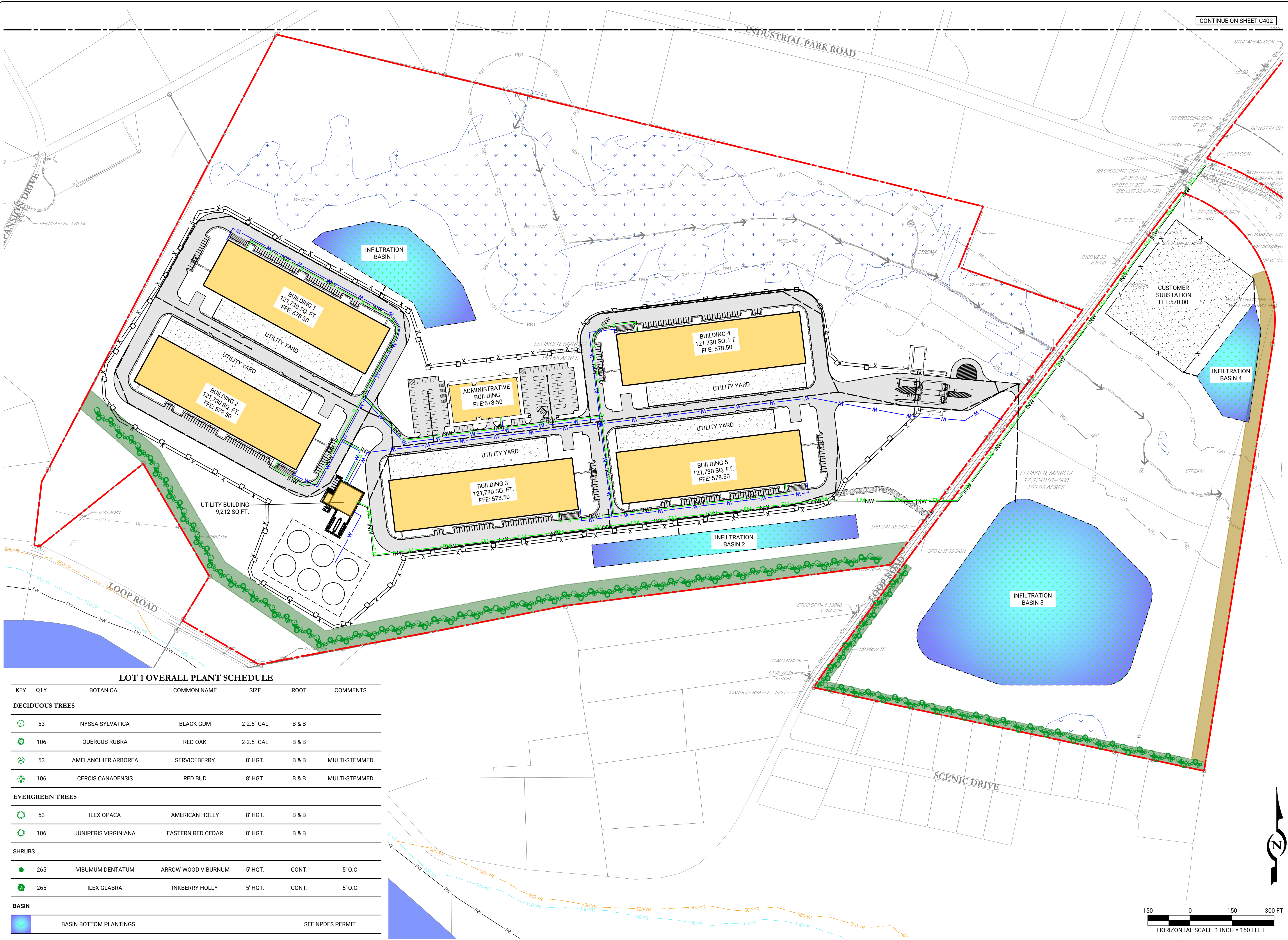
PENNSYLVANIA

CLIENT
LEWISTOWN DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE
GRADING & STORMWATER PLAN

SHEET NO.
C312





LOT 1 OVERALL PLANT SCHEDULE

KEY	QTY	BOTANICAL	COMMON NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
	53	NYSSA SYLVATICA	BLACK GUM	2-2.5" CAL	B & B	
	106	QUERCUS RUBRA	RED OAK	2-2.5" CAL	B & B	
	53	AMELANCHIER ARBOREA	SERVICEBERRY	8' HGT.	B & B	MULTI-STEMMED
	106	CERCIS CANADENSIS	RED BUD	8' HGT.	B & B	MULTI-STEMMED
EVERGREEN TREES						
	53	ILEX OPACA	AMERICAN HOLLY	8' HGT.	B & B	
	106	JUNIPERIS VIRGINIANA	EASTERN RED CEDAR	8' HGT.	B & B	
SHRUBS						
	265	VIBUMUM DENTATUM	ARROW-WOOD VIBURNUM	5' HGT.	CONT.	5' O.C.
	265	ILEX GLABRA	INKBERRY HOLLY	5' HGT.	CONT.	5' O.C.
BASIN						
			BASIN BOTTOM PLANTINGS			SEE NPDES PERMIT

REV	DATE	INITIAL SUBMISSION	COMMENTS	ISSUE / REVISIONS
01	07/06/2026			

LIVIC
civil

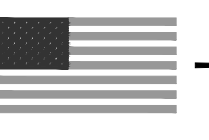
29 EAST MAIN STREET
BLOOMSBURG, PA 17815
PHONE: 888.987.1993
www.liviccivil.com

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: 1258-57
DATE: JULY 6, 2026
SCALE: AS SHOWN
DRAWN BY: RJG | CHECKED BY: CMJ

PROJECT
GRANVILLE DC

GRANVILLE TOWNSHIP
MIFFLIN COUNTY

PENNSYLVANIA


CLIENT
LEWISTOWN DEVELOPMENT
LLC, A DELAWARE LIMITED
LIABILITY COMPANY
1015 MUMMA ROAD
WORMLEYSBURG, PA, 17043
PHONE: 888.987.1993

SHEET TITLE
OVERALL LANDSCAPING PLAN

SHEET NO.
C601

