

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)

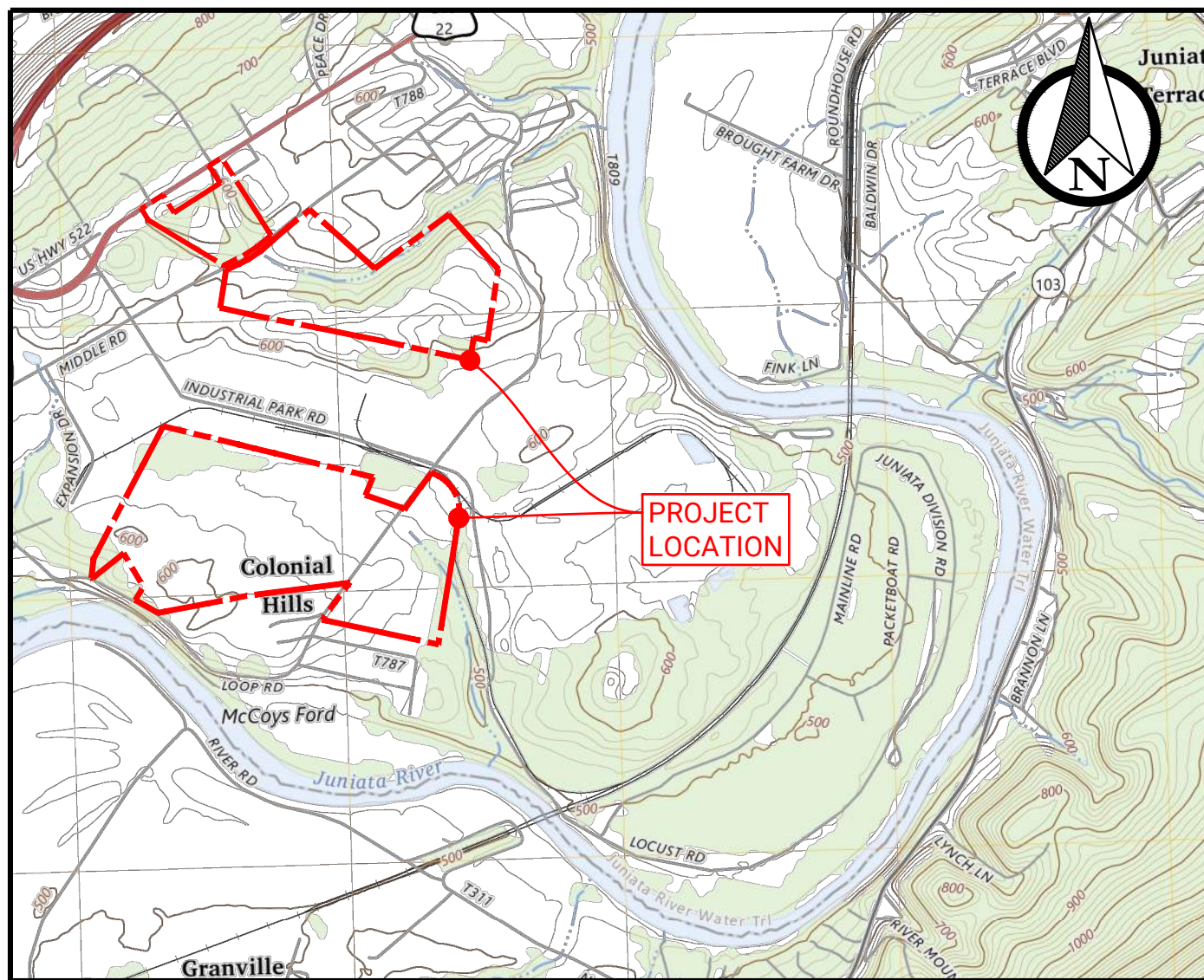
PROPOSED USE: ESSENTIAL SERVICES - ELECTRICAL SUBSTATION

	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

Jason H. Hildebrand
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
MONTROSVILLE, 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

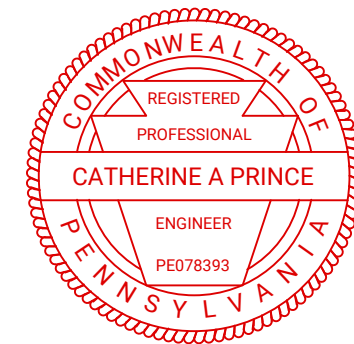
PRINTED NAME Igal Feibush, Authorized Signatory

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

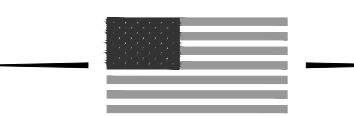
ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED, SEALED PLANS SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
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PROJECT No: 1258-57
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