



APPENDIX G

Resource Impact Analysis



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July 7, 2026

**VIA EMAIL AND
CERTIFIED U.S. MAIL**

Big Beaver Borough
ATTN: Jennifer Gasser, Secretary
114 Forest Drive
Darlington, PA 16115
JenniferG@Bigbeaverborough.org

**Re: Application of Switch, LTD.
Zoning and Preliminary Land Development**

Dear Jennifer Gasser:

Please find enclosed the application of Switch, LTD. for zoning and preliminary land development approvals.

With regard to Zoning Ordinance Section 2106.A.9.i, the following notes are included in the plans enclosed herein and with reference to the required Resource Impact Analysis:

1. **Water:** This project proposes a connection to the existing Beaver Falls Municipal Authority 12" water main that is fed directly from the water tower located on the site. The water demand will generally include dust control during the construction phase, an initial fill and flush of the closed loop cooling system, fire service, and anticipated typical daily use from the proposed buildings of approximately 9,000 gallons per day. The initial fill and flush of the cooling system during commissioning can extend over several days to ensure no disruption to the existing Beaver Falls Municipal Authority network. Developer will coordinate with Beaver Falls Municipal Authority to ensure there is no impact to existing customer base. Existing onsite wells will not be used and will be capped and abandoned.
2. **Electrical Systems:** The project will include the construction of a new First Energy switching station, connected to existing 345kV lines which are already on site. Developer will coordinate with First Energy to ensure limited impacts to the existing power infrastructure.
3. **Natural Gas:** No utilization of natural gas is proposed in this application.

4. Sewer Systems: The project proposes a connection to the existing sewer infrastructure on site. There are expected to be no more than 120 occupants per day per building, resulting in a maximum flow of 2,400 GPD per building. There is expected to be a nominal increase in daily sanitary sewer flows to the wastewater treatment plant and adequate capacity exists for collection, conveyance, and treatment.

5. Communication Systems: The proposed improvements will expand the region's telecommunications infrastructure through new hyperscale-grade fiber optic facilities and additional carrier presence. Increased carrier diversity, network capacity, and bandwidth will enhance regional connectivity and resiliency while supporting future commercial, institutional, and economic development beyond the proposed data center.

6. Information and Online Systems: The proposed improvements will expand the region's telecommunications infrastructure through new hyperscale-grade fiber optic facilities and additional carrier presence. Increased carrier diversity, network capacity, and bandwidth will enhance regional connectivity and resiliency while supporting future commercial, institutional, and economic development beyond the proposed data center.

7. Roadways and Roadway Structures: The proposed improvements to the site will be accessed by three driveways from public roads: the existing Penndale Road entrance, the existing Eagle Rock Road driveway which shall be designated for emergency use only, and a proposed access to Fairlane Blvd. Improved roadway access to the site is proposed to facilitate increased traffic volume during the construction phase. A Traffic Study will be included with the Final Plan Application, and the developer will submit a separate HOP permit application with PennDOT to coordinate the proposed connection to Fairlane Blvd.

8. Storm Water Systems: Proposed stormwater ponds will provide detention, infiltration, and water quality treatment for runoff from the site. Flow path characteristics will remain similar to existing conditions.

In addition, the Applicant's plans demonstrate compliance with the general requirements for all permitted uses with special regulations as set forth under Section 2105.

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Please feel free to reach out with any comments or questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alan T. Shuckrow'.

Alan T. Shuckrow, Esq.

ATS/km
Enclosure

cc: Donald P. Graham, Esq.
Alexis M. Wheeler, Esq.
Natalie Stewart Mitchell
Steven Roberts