



Subdivision & Land Development Review Application

- This application must be completed by the applicant in full
- Submit two (2) copies of the plan, a letter requesting review from the municipality, required fee (see fee schedule below)
- Please find additional information detailing the review process on page 3

Plan Type	Base fee	Additional cost
Subdivision	\$75	+ \$10 per lot
Land Development	\$75	+ \$10 per total acre (Round to nearest acre)

Example: 5-lot subdivision = \$125 total

5.3-acre land development = \$125

Step 1 of 3: Contact Information

Name of property owner(s), applicant, or developer: Switch, LtdAddress: 7135 South Decatur Blvd.Municipality: Las Vegas State: NVPhone: 702-468-5873 Email: sroberts@switch.com

Step 2 of 3: Plan Information

Plan Name: Switch Pit 01-03Address of Plan: 201 Penndale Road & 0 Big Beaver Blvd.PIN/parcel number(s): 531030389000, 531030391000Total acres of the site: 383 Total acres being disturbed: 250 Building gross square feet: 605,048Existing number of lots: 1 Proposed number of lots: 1

Ownership and property information agrees with municipal and county records:

☒ Yes ☐ No

A copy of any existing or proposed covenants, deed restrictions, modifications concerning this plan:

☐ Yes ☒ No
Zoning designation of property: Industrial (I)

Zoning variances granted:

☐ Yes ☒ No

If yes, describe: _____

Step 3 of 3: Property Utilities

Water Supply: (Check one)	Public	☒	Community on-site	☐	Individual on-lot	☐
Sewerage: (Check one)	Public	☒	Community on-site	☐	Individual on-lot	☐

Public water/sewage supplier: Water: Beaver Falls Municipal Authority, Sewage: Big Beaver Borough and Aqua Pennsylvania

If proposal is made by applicant or agent directly to the Beaver County Planning Commission (BCPC), the following certification is required to assure that all plans submitted to the BCPC are also submitted to the municipal government for review.

I hereby certify that this plan has been submitted for review to the Township/Borough/City of Big Beaver Borough and that, if the plan is withdrawn from consideration by the municipality, it will also be withdrawn from the BCPC review process via written notification.

Members of the BCPC and OPR staff are authorized to enter land for site inspection if necessary.

Scott Hettema

Print Name of Applicant

6/29/2026 | 16:59 PDT

Date

Scott Hettema

Signature of Applicant - Scott Hettema, General Counsel & Secretary of Switch, Ltd.

IMPORTANT INFORMATION BELOW PLEASE READ

Submission Deadline

All **major subdivisions** and **land developments** must be submitted to the Beaver County Planning Commission BCPC **by the close of the first business day of the month** to be placed on that month's meeting agenda.

Application & Submission Requirements

1. Applicants must first submit all required materials to the local municipality where the project is located.
2. The municipality will then submit the following to the BCPC:
 - a. A letter from the municipality requesting the County review the project
 - b. Two (2) copies of the plan prepared by a Pennsylvania licensed/registered surveyor, with at least one copy bearing the seal and original signature of the surveyor
 - c. The required fee paid in the form of a check or money order payable to Beaver County Planning Commission
 - d. Completed BCPC application form (this document)

Review Process Overview

Minor Subdivisions (2 lots):

3. Reviewed by BCPC staff
4. A written review letter mailed to the municipality, owner(s), and engineer

Major Subdivisions (3 or more lots) & Land Developments:

3. BCPC staff will review these plans at the BCPC board meeting held on the **third Tuesday of each month**
4. After Board approval of BCPC's recommendations, a written review letter will be mailed to the municipality, owner(s), and engineer.

After Review

5. After municipal approval and plan signature, the applicant must contact BCPC to arrange for final plan signing. (The BCPC and Recorder of Deeds must be the final steps in the approval process).
6. A member of the BCPC staff signs the plan.
7. The plan is then recorded by the Recorder of Deeds for an additional fee (located in the courthouse).