



www.BigBeaverBorough.org

114 Forest Drive
Darlington, PA 16115
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Council President - Kimberly Wagner

Mayor - Michelle Joy

Application for Subdivision or Land Development Review Ordinance Number 239

Name of proposed ☐ Subdivision ☒ Land Development: Switch Pit 01-03

1. Property Owner: Switch, Ltd

2. Address: 7135 South Decatur Blvd, Las Vegas, NV 89118

3. Phone Number(s): 702-468-5873 Email: sroberts@switch.com

4. Applicant: Switch, Ltd

5. Address: 7135 South Decatur Blvd, Las Vegas, NV 89118

6. Phone Number(s): 702-468-5873 Email: sroberts@switch.com

7. Applicant's Engineer: Atwell, LLC

8. Address: 11721 Woodmore Rd # 200, Mitchellville, MD 20721

9. Phone Number(s): 301-430-2000 Email: GHartman@atwell.com

10. Parcel Number(s): 531030389000, 531030391000

11. Address: 201 Penndale Road & 0 Big Beaver Blvd

12. Location: 1.5 miles northeast of I-76 and I-376 interchange

13. Zoning District: Industrial (I)

14. Proposed Use of Land: Data Center

15. Proposed Use is a: ☒ Permitted Use ☐ Conditional Use ☐ Special Regulations ☐ Special Exception
a. Identify corresponding section of Zoning Ordinance No. 240: No. 245, Section 2106.A, Item 9

16. Total Plan Area: 250 acres

17. Total Number of Existing Lots: 1 Total Number of Proposed Lots: 1

18. Will any Variances, Conditional Uses, Modifications or Waivers be required. (Ordinance Number and Section must be identified.): No

19. Does the proposed subdivision contain 3 lots or less? YES ☐ NO ☐ N/A LAND DEVELOPMENT
a. If yes, then do you want to waive the requirements appearing in SALDO sections 302.2 and 303.2? (refer to Subdivision of 3 lots or less appearing in SALDO section 305.1)? YES ☐ NO ☐

20. Water Source: ☒ Public ☐ On-lot (locate on drawing) ; ☐ Other (specify): _____

21. Sewage Disposal: ☒ Public ☐ On-lot, type: _____ ; indicate location on drawing.*

22. The submitted plan (6 copies plus mylar) must include at a minimum:

- All signature blocks
- All set back lines
- Existing Structure(s) including all structures on adjoining properties within the set-backs
- Abutting roadways, (indicate if state, local private, etc.)
- Proposed property lines
- Existing property line
- Location of Property (inset)
- Proposed Structures

23. Will the proposed subdivision include laying out and dedication of new streets? No

24. Will the proposed subdivision or land development include construction of other impervious surfaces (building, driveways, etc.)? Yes

25. What is the steepest slope (%) on the property? >40%

26. What is the steepest slope in the project area that is to be graded or disturbed by construction?
39%

27. Is any grading proposed? YES ☒ NO ☐

a. If yes:

b. Maximum fill depth 50' Quantity 2,286,296 CY

c. Maximum depth of cut 50' Quantity 2,286,296 CY

d. If cuts and fills not in balance, identify source/disposal area: _____

e. If not benching, identify finished slope ratio: 3:1

28. Has an Erosion and Sedimentation Control Plan been prepared and reviewed? YES ☒ NO ☐

a. If yes, please submit the Plan and attach any and all correspondence.

29. Is the proposed land disturbance equal to or greater than 1 acre? YES ☒ NO ☐

a. If yes, then a NPDES application (including E and S Plan) is to be submitted to the Beaver County Conservation District for review and approval.

30. If On-lot systems are used, indicate flow direction and all wells within 150' of system:

N/A

31. Additional Information: _____

Acknowledgement & Acceptance

By signing, I (we) acknowledge and accept that I have read and agreed to the Big Beaver Borough Schedule of Fees and will be responsible to pay the application fee, provide the required escrow amount, required escrow replenishment amounts (as stated in the Schedule Of Fees) and payment of all third party fees including engineering review, legal, and advertisement fees incurred by the Borough relating to the subdivision and land development. Also, I (we) acknowledge and accept that the Borough staff and/or engineer may enter the property during normal business hours for the purposes of reviewing the application and property. The Property Owner and Applicant are responsible for notifying any tenants that Borough staff and/or engineer may be entering the property as part of the review of the application.

Wampum I LLC

Owner Scott Hettema

Date 6/29/2026 | 16:59 PDT

Scott Hettema, on behalf of Owner

Switch, Ltd.

Applicant Scott Hettema

Date 6/29/2026 | 16:59 PDT

Its General Counsel & Secretary

BIG BEAVER BOROUGH OFFICE USE ONLY

Log Number: _____

Date Received: _____

FEES PAID: _____