2026-09-04

Big Beaver Borough
114 Forest Drive
Darlington, PA 16115

Attn: Jennifer Gasser
RE: Switch Pit 01-03
Atwell Project Number: 25010482

Dear Ms. Gasser,

Regarding the above-mentioned project, enclosed please find the following:

- (1) copy of completed Big Beaver Borough Application for Land Development Review
- (6) copies of Switch Pit 01-03 Land Development Plans, sheets C001 through L203, dated 5/26/26, last revised 9/4/26
- (6) copies of Appendix B. PCSM Calculations Report, dated 6/30/26, last revised, 9/4/26
- (6) copies of Appendix D. Acoustics Study Report, prepared by Acentech, dated 8/26/26

The Land Development Plans have been updated to include some minor changes as follows:

- The ATLA Survey sheets have been included in the plan set, sheets C100 – C106.
- Property owner name has been updated from Beaverun Founders Development, LLC to Wampum 1 LLC.
- Adjusted adjacent property owner text for Parcel #531020252000 on Sheet C114 (formerly Sheet C113)
- All plan labels for stormwater management have been revised to ‘basin’ instead of ‘pond’.
- Plant schedule on Sheet L100 revised to include representative plant species and seed mixes.
- Revised spelling of Pendale Rd (A.K.A. Penndale Rd) throughout plan set for consistency with County records.
- Site Plans have been revised to indicate location of future buildings 4 & 5, with a dashed outline.
- Updated building footprint, GFA change from 201,688 sf to 215,750 sf per building.
- Preliminary Lighting Plans added to plan set, sheets L200 – L203.

The enclosed items are being submitted for review and approval. Should you have any questions or require additional information, please contact our office.

Sincerely,

ATWELL, LLC

MD: Mitchellville

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Senior Project Manager
610-527-3030

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Director
516-205-8061

CC:

Steven Roberts, Switch

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MD: Mitchellville