



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

May 20, 2026

Sent Via PA-SHARE

RE: ER Project # 2026PR02046.001, Mercer Node Development , Department of Environmental Protection, Sharon City, Mercer County

Dear Submitter,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources

More Information Requested - Survey Proposal

The project has the potential to introduce new visual features into the surrounding landscapes. Therefore, it is necessary to identify and evaluate National Register eligibility for above ground resources. To begin the survey process, please provide a survey methodology and viewshed mapping in accordance with Guidelines for Projects with Potential Visual Effects. The survey methodology should include known historic resources within the APE, the type of resources most likely to be encountered, historic and current aerials, and a methodology for future work. If warranted, a reduced APE (smaller than the required APE of .25 miles from edges of the project), may be provided. If more than 10 newly identified properties are anticipated, you will be required to use Surveyor Capture when selecting the Resource Data Reporting Method for the Survey Proposal. Please contact Elizabeth Shultz at elishultz@pa.gov for questions regarding the PA-SHARE Surveyor suite of tools and associated processes. Please submit the requested materials to the PA SHPO through PA-SHARE using the link under SHPO Requests More Information on the Response screen.

For questions concerning above ground resources, please contact Barbara Frederick at bafrederic@pa.gov.

Archaeological Resources

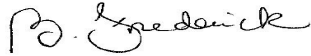
No Archaeological Concerns - Environmental Review - No Historic Properties - Archaeological

Based on the information received and available within our files, it is our opinion that there are no archaeological historic properties (resources listed in or eligible for listing in the National Register) present within the area of potential effect. Should the scope of the

project change and/or should you be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact Justin McKeel at jusmckeel@pa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Frederick". The signature is fluid and cursive, with the first letter of the last name being a large, stylized 'F'.

Barbara Frederick
Environmental Review Division Manager

July 13, 2026

Barbara Frederick
Pennsylvania State Historic Preservation Office
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
400 North Street
Harrisburg, PA 17120

Dear Ms. Frederick:

Subject: ER Project # 2026PR02046
Mercer Node Development
Sharon City, Mercer County
CEC Project 353-024

Dear Ms. Frederick:

In a letter dated May 20, 2026, the Pennsylvania State Historic Preservation Office (PA SHPO) requested an above ground survey methodology and refined Area of Potential Effects (APE) for the Mercer Node Development Project located in Sharon City, Mercer County (**Figure 1, Exhibit 1**). The project has the potential to introduce new visual features into the surrounding landscapes. Therefore, it is necessary to identify and evaluate National Register of Historic Places (NRHP) eligibility for above ground resources. The initial APE was updated to a 0.5-mile radius from the Limit of Disturbance (LOD), as required by PA SHPO for data center development. Viewshed analysis to create a refined APE and survey methodology in accordance with *Guidelines for Projects with Potential Visual Effects* (June 2026) is provided in this submission. The proposed project requires consultation for cultural resources under the Pennsylvania History Code (Title 37); there are no federal undertakings involved that necessitate compliance with Section 106 of the National Historic Preservation Act of 1966.

1.0 VIEWSHED ANALYSIS

Viewshed analysis was completed to facilitate the identification of areas from which the proposed project will be visible. This analysis was utilized to create a refined APE on which to base future reconnaissance-level survey work. Viewshed data, including building height, was overlaid with the 0.5-mile initial APE to create the viewshed mapping (**Figure 2**). This viewshed data was synthesized to create the refined APE by highlighting areas within the 0.5-mile initial APE lacking views to the LOD.

The proposed height of both data center buildings is 90 feet, and the top of the lightning masts and/or dead-end structures on the substations will be 48 feet (**Exhibit 2**). These proposed heights have been approved by the city's Zoning Hearing Board (ZHB) and are consistent with current and former industrial uses in the area. South of Clark Street, the extant industrial/manufacturing buildings that border the LOD to the east range in height from 40 to 78 feet, with the southernmost building being 81 feet. North of Clark Street, the industrial/manufacturing buildings range in height from 38 to 52 feet (**Exhibit 2**). These buildings, which face North Sharpsville Avenue, will partially screen the proposed

project from the primarily early twentieth-century residential buildings to the east, but the upper portions of the new buildings will be visible above the existing buildings. Early to mid-twentieth century dwellings are also on the opposite, western side of the Shenango River. A deciduous riparian buffer along the eastern bank will partially screen the proposed project, as will clusters of trees and other buildings within the residential neighborhoods. The proposed Mercer Node Development, though in keeping with the industrial character of its immediate location, will be taller than surrounding buildings, and will be at least partially visible from the neighborhoods on both sides of the river.

The refined APE, encompassing 366.64 acres, is defined as an irregular polygon including significant areas of visibility within the initial APE (**Figure 2**). The refined APE boundary can generally be described as roughly coinciding with North Water Street to the west. The southern boundary is limited by Yazvac Place extending east to Shenango Avenue, which extends south to approximately the intersection of East Silver Street and northeast at a diagonal until the intersection of North Sharpsville Avenue and Brooklyn Street. The eastern boundary is defined by the outer, western circulation pattern of Oakwood Cemetery. The northern boundary extends northwest from Oakwood Cemetery to the intersection of Furnace Road and North Sharpsville Avenue where it extends north to encapsulate the New York, Lake Erie and Western Railroad railyard.

Aerial photographs taken in 1939, 1951, 1958, 1968, and 1982 illustrate the development and changes within the refined APE (**Figures 3-7**).

2.0 RECONNAISSANCE-LEVEL SURVEY METHODOLOGY

CEC has developed the following reconnaissance-level survey methodology including known historic resources within the APE, the type of resources most likely to be encountered, historic and current aeriels, and a methodology for future reconnaissance-level work. CEC anticipates surveying all unevaluated resources over 45 years of age within the refined APE.

Desktop research was conducted on June 30, 2026, using the data available in PA-SHARE. One historic property is recorded in the 0.5-mile initial APE as well as the refined APE: the New York, Lake Erie and Western Railroad (2010RE3834). The New York, Lake Erie and Western Railroad was determined eligible for listing in the National Register of Historic Places (NRHP) in 2021. As delineated in PA-SHARE, the railroad's NRHP boundary overlaps the western edge of the LOD.

The New York, Lake Erie and Western Railroad was constructed on the in-filled bed of the Erie Extension Canal (2022RE14156), which was in operation from ca. 1844-1871. The canal shares an approximate boundary with the railroad but has not been evaluated for NRHP-eligibility. Above-ground components of the Erie Extension Canal are not anticipated within the refined APE. The Erie and Pittsburgh Railroad (2012RE00507), which borders the LOD to the east within the refined APE, was determined not eligible for listing in the NRHP in 2020.

Within the refined APE, there are 18 recorded resources with undetermined eligibility. Most of these resources are early to mid-twentieth-century dwellings and/or garages that were identified during an inventory of the City of Sharon completed by local volunteers between fall of 2018 and spring of 2019 (2021SR00118). Unrecorded buildings and structures more than 45 years of age within the refined

APE include industrial buildings (including the Westinghouse Mill), Norfolk Southern's Ferrona railyard, mid-twentieth-century concrete block and metal manufacturing/warehouse buildings, and early to mid-twentieth-century dwellings on the west side of the Shenango River.

Reconnaissance-level survey will be completed in accordance with the PA SHPO's *Guidelines for Recording Buildings in Pennsylvania* (May 2022) in order to prepare a table of properties summarizing findings. Survey will be undertaken by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards. The architectural historian will identify and record resources 45 years of age or older within the APE, including those surveyed more than 10 years ago and recorded resources with undetermined NRHP eligibility. Data collected will include property name, address, construction date, previous survey documentation, recommendations for future survey work, and at least one photograph of the identified resources. Photographs will be taken in focus and in high resolution.

Mapping and illustrations to accompany the table of properties will include aerial mapping of the refined APE; aerial mapping of all resources over 45 years old within the APE labeled with tax parcel boundaries and corresponding with the table; additional photographs of previously identified resources; photographs of the APE showing viewsheds to and from NRHP listed and eligible resources; and illustrations of the type, size, and scale of proposed above-ground buildings and structures. The memo will be submitted in PA-SHARE as a single PDF attachment.

3.0 CONCLUSION

This submission provides additional data regarding ER Project # 2026PR02046, Mercer Node Development, Department of Environmental Protection, Sharon City, Mercer County, as requested by PA SHPO in a letter dated May 20, 2026. A reconnaissance-level survey methodology is provided following guidelines outlined in *Guidelines for Projects with Potential Visual Effects* (June 2026) and *Guidelines for Recording Buildings in Pennsylvania* (May 2022). Viewshed mapping was undertaken to create a refined APE encompassing 366.64 acres for reconnaissance-level survey. We look forward to receiving further guidance and communication from PA SHPO regarding this project.

Sincerely,
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Molly Soffietti
Project Manager III

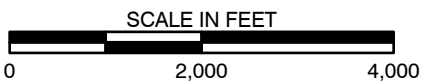
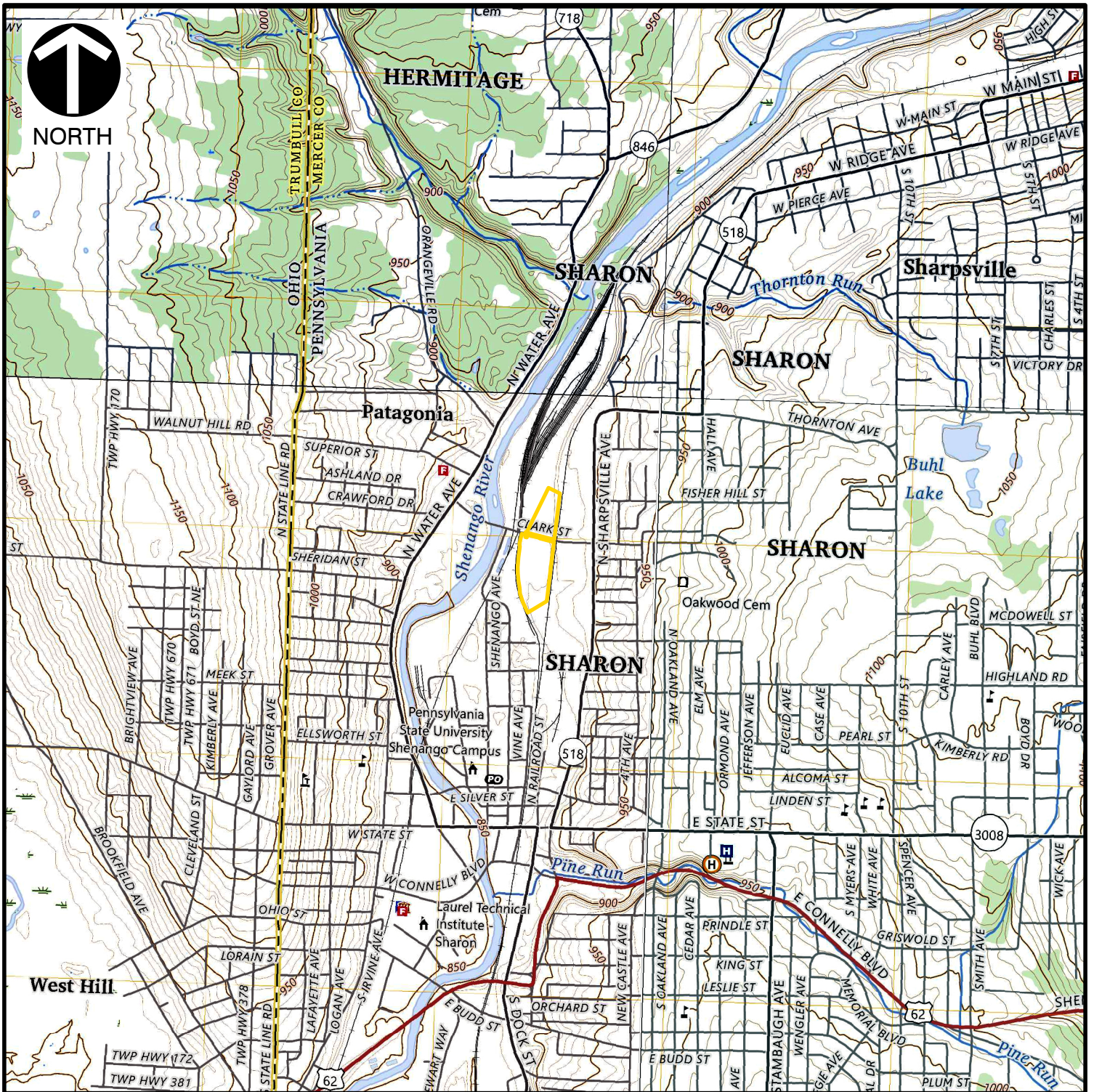


Paula R. Miller
Senior Cultural Resources Specialist

Enclosures: Figures
 Exhibit 1
 Exhibit 2

FIGURES

P:\350-000\353-024\GIS\Maps\CR01_Sharon_PRT.aprx [353024_CR01_Sharon_PRT_Fig1_SiteLoc] 7/9/2026 7:49 AM (mzollars)



LEGEND

 LIMIT OF DISTURBANCE (LOD)

REFERENCE(S):

1. USGS 7.5 MINUTE TOPOGRAPHIC MAP
SHARON WEST, PENNSYLVANIA/OHIO QUAD
DATED: 2023.



APPROXIMATE SITE LOCATION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.



Civil & Environmental
Consultants, Inc.

700 Cherrington Parkway
Moon Township, PA 15108

Ph: 412.429.2324 · 800.365.2324

www.cecinc.com

MERCER NODE PROPERTY, LLC
MERCER NODE DEVELOPMENT
CITY OF SHARON,
MERCER COUNTY, PENNSYLVANIA

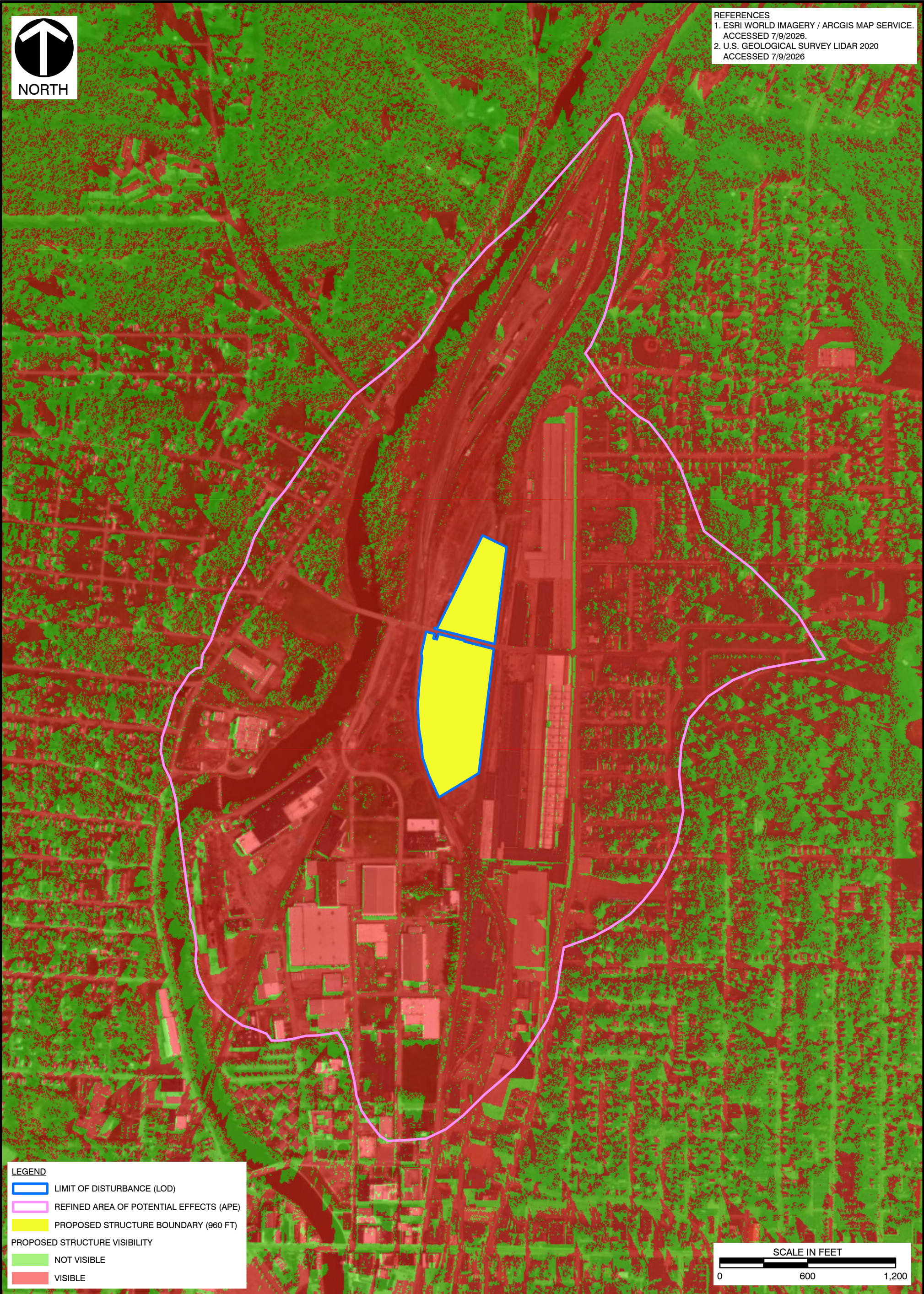
PROJECT LOCATION MAP

DRAWN BY:	ZAF	CHECKED BY:	PRM	APPROVED BY:	PRM*	FIGURE NO:	1
DATE:	7/9/2026	SCALE:	1" = 2,000'	PROJECT NO:	353-024		

*Hand Signature on file



REFERENCES
1. ESRI WORLD IMAGERY / ARCGIS MAP SERVICE.
ACCESSSED 7/9/2026.
2. U.S. GEOLOGICAL SURVEY LIDAR 2020
ACCESSSED 7/9/2026



LEGEND

LIMIT OF DISTURBANCE (LOD)

REFINED AREA OF POTENTIAL EFFECTS (APE)

PROPOSED STRUCTURE BOUNDARY (960 FT)

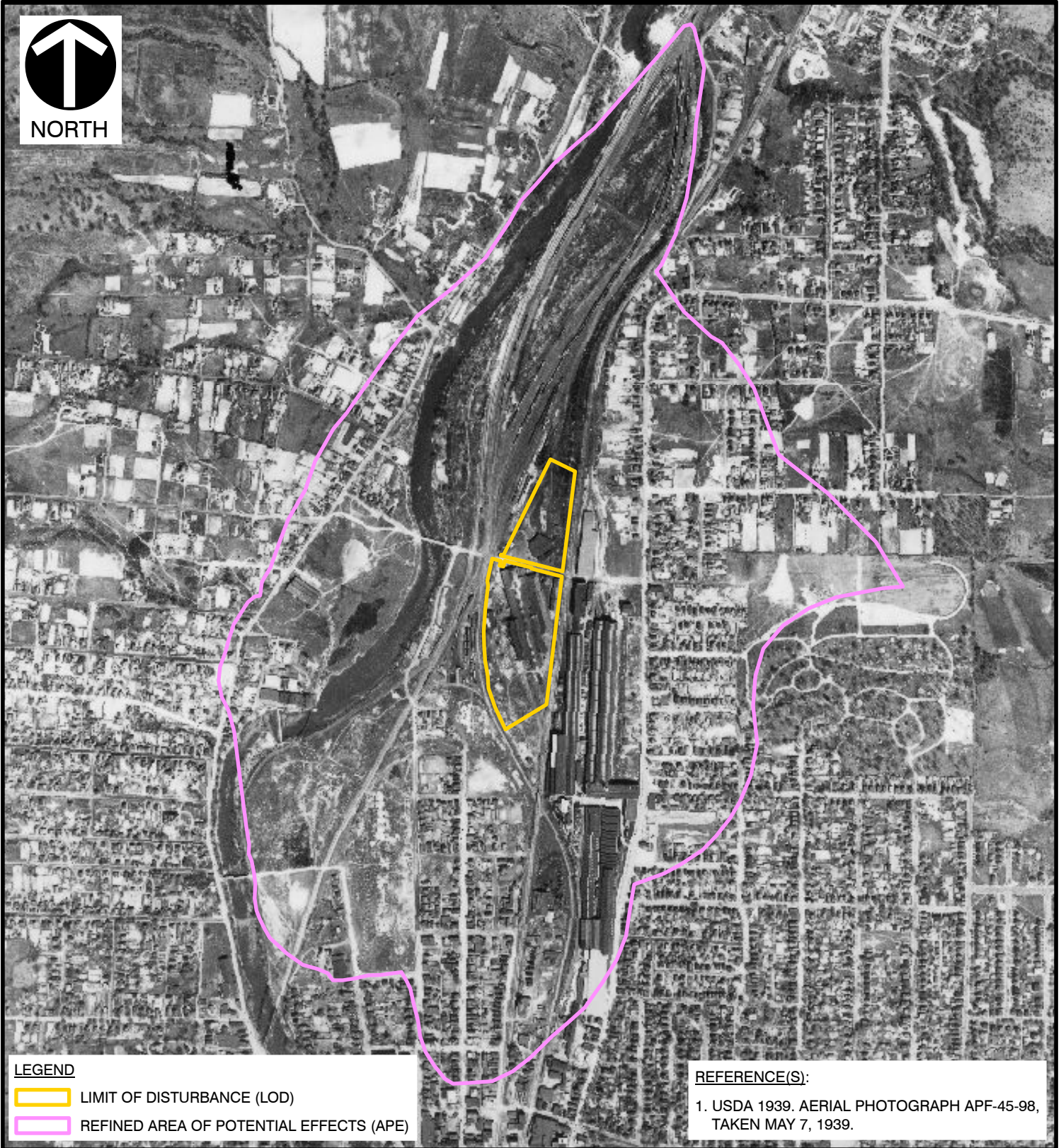
PROPOSED STRUCTURE VISIBILITY

NOT VISIBLE

VISIBLE



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			VIEWSHED ANALYSIS MAP	
	DRAWN BY: MZ DATE: 7/9/2026	CHECKED BY: MLS SCALE: 1" = 600'	APPROVED BY: MLS* PROJECT NO: 353-024	FIGURE NO: 2



LEGEND

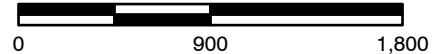
- LIMIT OF DISTURBANCE (LOD)
- REFINED AREA OF POTENTIAL EFFECTS (APE)

REFERENCE(S):

1. USDA 1939. AERIAL PHOTOGRAPH APF-45-98, TAKEN MAY 7, 1939.

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SCALE IN FEET



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MERCER NODE DEVELOPMENT
CITY OF SHARON,
MERCER COUNTY, PENNSYLVANIA

PROJECT AREA IN 1939

DRAWN BY:	ZAF/MZ	CHECKED BY:	MLS	APPROVED BY:	MLS*	FIGURE NO:
DATE:	7/9/2026	SCALE:	1" = 900'	PROJECT NO:	353-024	3

*Hand Signature on file



LEGEND

- LIMIT OF DISTURBANCE (LOD)
- REFINED AREA OF POTENTIAL EFFECTS (APE)

REFERENCE(S):

1. USDA 1951. AERIAL PHOTOGRAPH APF-7F-12, TAKEN MAY 13, 1951.

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**MERCER NODE PROPERTY, LLC
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PROJECT AREA IN 1951

DRAWN BY:	ZAF/MZ	CHECKED BY:	MLS	APPROVED BY:	MLS*	FIGURE NO:
DATE:	7/9/2026	SCALE:	1" = 900'	PROJECT NO:	353-024	4

*Hand Signature on file



LEGEND

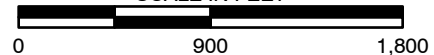
-  LIMIT OF DISTURBANCE (LOD)
-  REFINED AREA OF POTENTIAL EFFECTS (APE)

REFERENCE(S):

1. USDA 1958. AERIAL PHOTOGRAPH APF-3V-118, TAKEN JUNE 7, 1958.

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MERCER NODE DEVELOPMENT
CITY OF SHARON,
MERCER COUNTY, PENNSYLVANIA

PROJECT AREA IN 1958

DRAWN BY:

ZAF/MZ

CHECKED BY:

MLS

APPROVED BY:

MLS*

FIGURE NO:

5

DATE:

7/9/2026

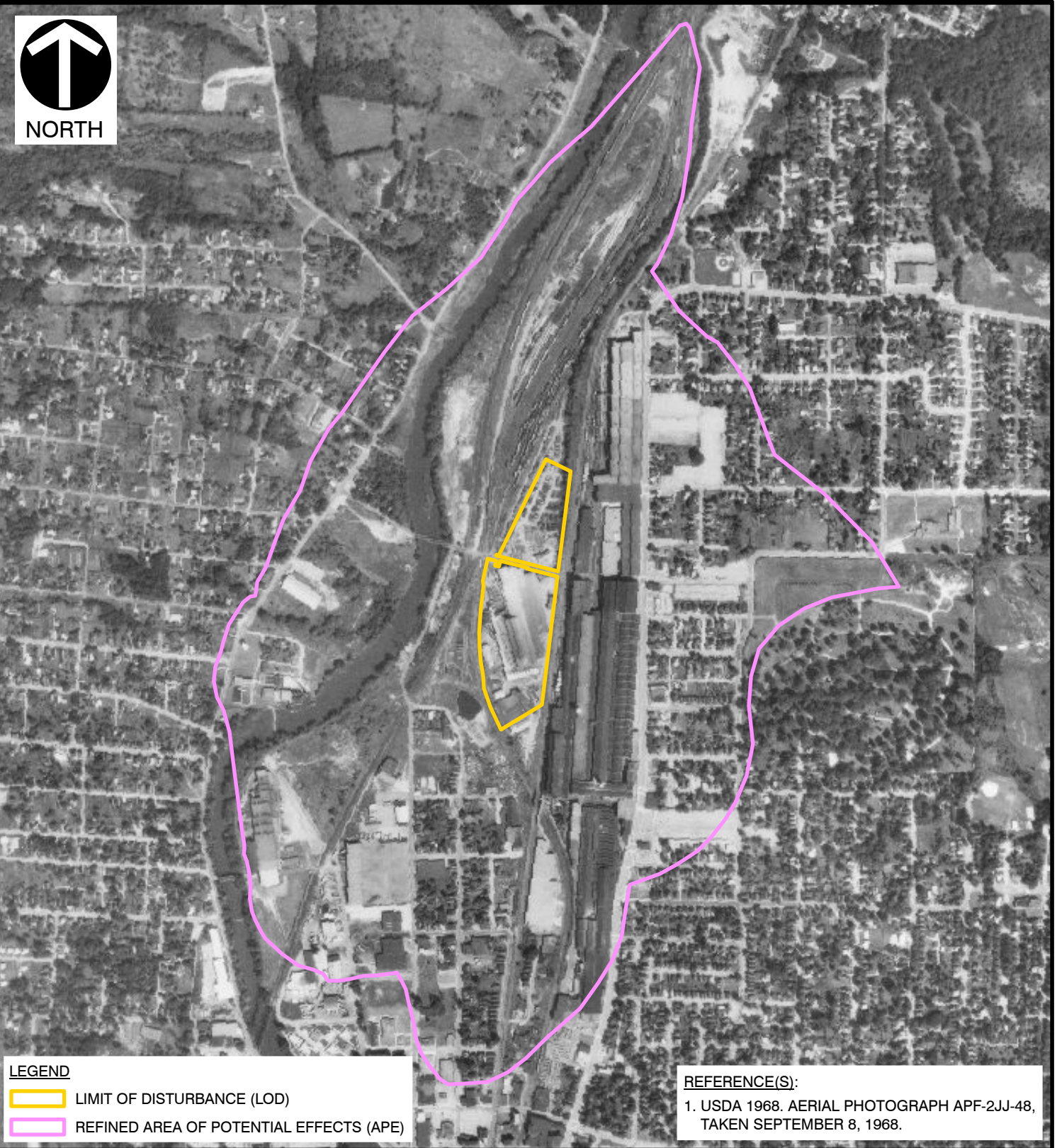
SCALE:

1" = 900'

PROJECT NO:

353-024

*Hand Signature on file



LEGEND

- LIMIT OF DISTURBANCE (LOD)
- REFINED AREA OF POTENTIAL EFFECTS (APE)

REFERENCE(S):

1. USDA 1968. AERIAL PHOTOGRAPH APF-2JJ-48, TAKEN SEPTEMBER 8, 1968.

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**Civil & Environmental
Consultants, Inc.**

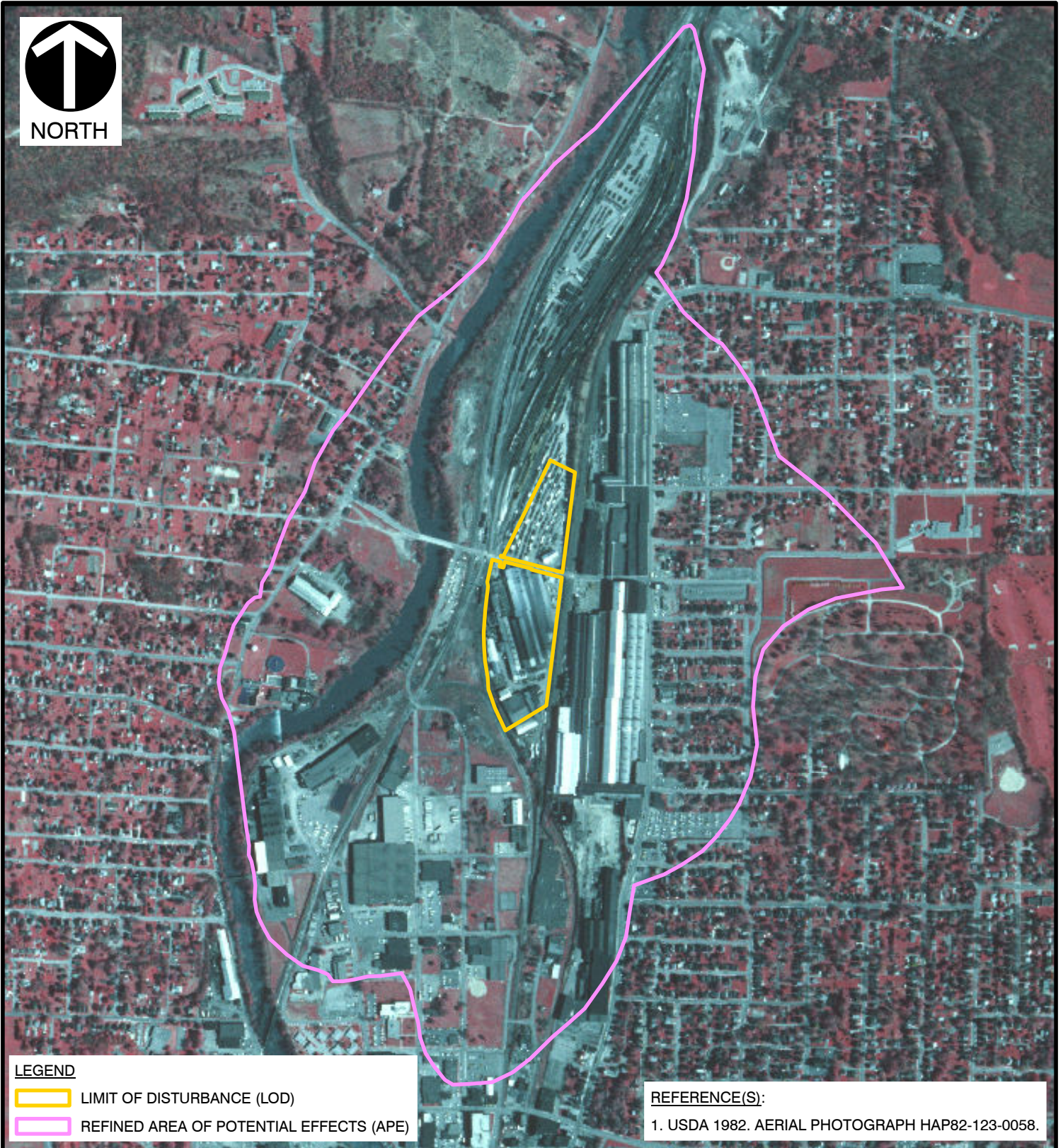
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**MERCER NODE PROPERTY, LLC
MERCER NODE DEVELOPMENT
CITY OF SHARON,
MERCER COUNTY, PENNSYLVANIA**

PROJECT AREA IN 1968

DRAWN BY:	ZAF/MZ	CHECKED BY:	MLS	APPROVED BY:	MLS*	FIGURE NO:
DATE:	7/9/2026	SCALE:	1" = 900'	PROJECT NO:	353-024	6

*Hand Signature on file



LEGEND

- LIMIT OF DISTURBANCE (LOD)
- REFINED AREA OF POTENTIAL EFFECTS (APE)

REFERENCE(S):

1. USDA 1982. AERIAL PHOTOGRAPH HAP82-123-0058.

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CITY OF SHARON,
MERCER COUNTY, PENNSYLVANIA

PROJECT AREA IN 1982

DRAWN BY:	ZAF/MZ	CHECKED BY:	MLS	APPROVED BY:	MLS*	FIGURE NO:
DATE:	7/9/2026	SCALE:	1" = 900'	PROJECT NO:	353-024	7

*Hand Signature on file

EXHIBIT 1



C202

C201

LEGEND

- | | |
|--|--|
| | EXISTING PROPERTY LINE |
| | EXISTING TAX PARCEL LINE |
| | EXISTING UTILITY RIGHT-OF-WAY |
| | EXISTING SETBACK |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING RAILROAD |
| | EXISTING TREE LINE AND TREE |
| | EXISTING SECURITY FENCE LINE |
| | EXISTING PRIVACY FENCE LINE |
| | EXISTING ASPHALT PAVEMENT |
| | EXISTING GRAVEL |
| | EXISTING CONCRETE PAVEMENT |
| | EXISTING ASPHALT PAVEMENT (DIGITIZED FROM AERIAL) |
| | EXISTING GRAVEL (DIGITIZED FROM AERIAL) |
| | EXISTING CONCRETE PAVEMENT (DIGITIZED FROM AERIAL) |
| | EXISTING STRUCTURE |
| | EXISTING GUIDE RAIL |
| | EXISTING SIGN |
| | STREAM AND WETLAND DELINEATION BOUNDARY |
| | EXISTING STREAM |
| | EXISTING WETLAND (PEM) |
| | EXISTING WETLAND (PUB) |
| | EXISTING STORM SEWER |
| | EXISTING STORM INLET/DRAIN AND MANHOLE |
| | EXISTING WATER LINE |
| | EXISTING GAS LINE AND BOX |
| | EXISTING OVERHEAD ELECTRIC LINE |
| | EXISTING GUY WIRE AND UTILITY POLE |
| | EXISTING LIGHT POLE |
| | EXISTING UNDERGROUND ELECTRIC LINE AND BOX |
| | EXISTING SANITARY MANHOLE |
| | EXISTING MANHOLE |
| | EXISTING VAULT |
| | EXISTING AC UNIT |
| | EXISTING STREAM |
| | EXISTING FEMA FLOODWAY |
| | EXISTING MONITORING WELL TO REMAIN |
| | EXISTING MONITORING WELL TO REMAIN (BY OTHERS) |
| | LIMIT OF DISTURBANCE |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED GRAVEL AREA |
| | PROPOSED CONCRETE AREA |
| | PROPOSED BUILDING |
| | PROPOSED STORMWATER MANAGEMENT FACILITY |
| | PROPOSED SECURITY FENCE |
| | PROPOSED GUIDE RAIL |
| | LIMITS OF PHASE 1 |

REFERENCES

1. EXISTING SITE FEATURES AND UTILITIES ARE BASED ON A COMBINATION OF SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) DATED 07-14-2025 THROUGH 10-22-2025 AND ALTA SURVEY COMPLETED 10-30-2025 BY CEC.
2. PLAN NORTH IS BASED ON PENNSYLVANIA STATE PLAN NAD83-2011, NORTH ZONE, AS DETERMINED BY CEC USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
3. VERTICAL DATUM IS BASED ON NAVD83 (GEOID 18), AS DETERMINED BY CEC USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
4. STREAM AND WETLAND DELINEATION PERFORMED BY CEC ON 07-11-2025.
5. PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAPS (FIRM) WITH EFFECTIVE DATE 06-03-2014, MERCER COUNTY COUNTY, PENNSYLVANIA. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
6. EXISTING CONTOURS ARE DERIVED FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) 2 AND 10 CONTOURS DATED 2006-2008.
7. SUBSTATION LAYOUT PROVIDED BY ASPLUNDH ENGINEERING SERVICES ON 02-4-2026.
8. CLARK STREET IS A PADOT STREET PER MERCER COUNTY 10 MAP PREPARED BY THE PADOT DATED 2024
9. AERIAL PHOTOGRAPHY PROVIDED BY GOOGLE EARTH, ACCESS THROUGH FROM PLEX EARTH ON 01/28/2026. DATE OF PHOTOGRAPHY 10-02-2024.
10. APPROXIMATE GROUND WATER MONITORING WELL LOCATIONS ARE BASED ON THE DIGITIZATION OF AN EXHIBIT ISSUED BY ENVIRONMENTAL & FIELD SURVEY BY CEC IF ABOVE GROUND EVIDENCE WAS OBSERVED AND SHOULD NOT BE CONSIDERED ACCURATE.

PRELIMINARY
NOT FOR CONSTRUCTION

DRAFT

SCALE IN FEET

REVISION RECORD	DESCRIPTION
-----------------	-------------

NO	DATE
----	------

700 Cherrington Parkway
Moon Township, PA 15108

Ph: 412.429.2324 • 800.365.2324

www.cecinc.com



Civil & Environmental
Consultants, Inc.

**MERCER NODE, LLC
MERCER NODE DEVELOPMENT
200-201 CLARK STREET
CITY OF SHARON
MERCER COUNTY, PA**

VICINITY MAP PHASE 2 AND 3

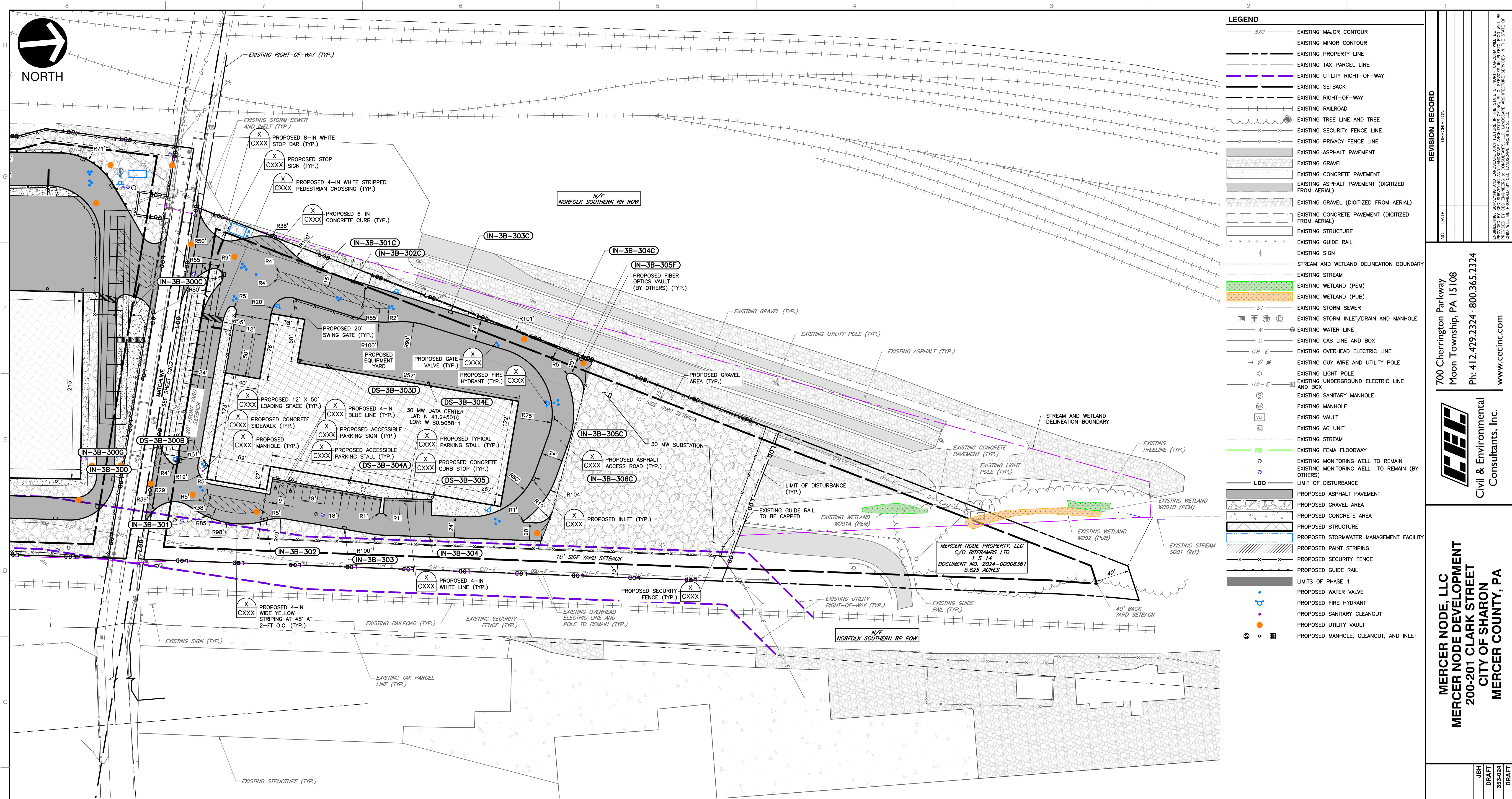
DRAWING NO.:

C200

SHEET 9 0



NORTH



REFERENCES

1. EXISTING SITE FEATURES AND UTILITIES ARE BASED ON A COMBINATION OF SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) DATED 07-14-2025 THROUGH 10-22-2025 AND ALTA SURVEY COMPLETED 10-30-2025 BY CEC.
2. PLAN NORTH IS BASED ON PENNSYLVANIA STATE PLAN NAD83-2011, NORTH ZONE, AS DETERMINED BY CEC USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
3. VERTICAL DATUM IS BASED ON NAVD83 (GEOID 18), AS DETERMINED BY CEC USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
4. STREAM AND WETLAND DELINEATION PERFORMED BY CEC ON 07-11-2025.
5. PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP CORROBORATED EFFECTIVE DATE 06-01-2014, MERCER COUNTY, PENNSYLVANIA. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
6. EXISTING CONTOURS ARE DERIVED FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) 2 AND 10 CONTOURS DATED 2006-2008.
7. SUBSTATION LAYOUT PROVIDED BY ASPHLUND ENGINEERING SERVICES ON 02-4-2026.
8. CLARK STREET IS A PADOT STREET PER MERCER COUNTY 10 MAP PREPARED BY THE PADOT DATED 2024.
9. AERIAL PHOTOGRAPHY PROVIDED BY GOOGLE EARTH, ACCESS THROUGH FROM PLEX EARTH ON 01/28/2026. DATE OF PHOTOGRAPHY 10-02-2024.
10. APPROXIMATE GROUND WATER MONITORING WELL LOCATIONS ARE BASED ON THE DIGITIZATION OF AN EXHIBIT ISSUED BY CEC ON 04/20/2024 AND FIELD SURVEY BY CEC IF ABOVE GROUND EVIDENCE WAS OBSERVED AND SHOULD NOT BE CONSIDERED ASSURED.

CITY OF SHARON ZONING INFORMATION

SITE ZONING CLASSIFICATION:	M-2 HEAVY INDUSTRIAL
TAX PARCEL, DOCUMENT NO., & TAX CONTROL NO.	1 S 14, 2024-00006261, & 68-917343

ZONING OF ADJACENT PROPERTIES

NORTH:	1A: NORFOLK SOUTHERN RR ROW, M-2
EAST:	1A: NORFOLK SOUTHERN RR ROW, M-2
SOUTH:	1 S 15, M-2
WEST:	1A: NORFOLK SOUTHERN RR ROW, M-2

OFF-STREET LOADING SPACE REQUIREMENTS

<u>SECTION</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
TABLE 407.10	2 SPACES	3 SPACES
TABLE 407.10(o)	10 FT X 50 FT	12 FT X 50 FT

AREA AND BULK REQUIREMENTS

DESCRIPTION	REQUIRED	PROPOSED
MAXIMUM STRUCTURE HEIGHT	50 FT	90 Ft
MAXIMUM IMPERVIOUS SURFACE COVERAGE	80%	100%
MINIMUM LOT AREA	20,000 SQ. FT.	245,027 SQ. FT.
MINIMUM LOT WIDTH	100 FT	183 Ft
SETBACK – FRONT	20 FT	20 FT
SETBACK – SIDE	15 FT	15 FT
SETBACK – REAR	40 FT	40 FT

PARKING REQUIREMENTS

<u>BUILDING USE AREA</u>	<u>CITY OF SHARON ZONING ORDINANCE SECTION 407.2(C): NUMBER OF PARKING SPACES REQUIRED:</u>	<u>PARKING SPACE DIMENSIONS</u>	<u>PARKING SPACES REQUIRED</u>	<u>PARKING SPACES PROVIDED</u>
NON-ACCESSIBLE PARKING	1 SPACE PER EMPLOYEE ON LARGEST SHIFT	18 FT X 9 FT	13	17
TOTAL ACCESSIBLE PARKING	PER 2010 ADA STANDARD FOR ACCESSIBILITY DESIGN, EVERY 1 TO 25 PARKING SPACES PROVIDED REQUIRES A MINIMUM OF 1 ACCESSIBLE PARKING SPACE PERMITTED	18 FT X 8 FT	1 PER 1 TO 25 SPACES	2
ACCESSIBLE VAN PARKING				1

PRELIMINARY
NOT FOR CONSTRUCTION

DRAFT

SCALE IN FEET

SCALE IN FEET

0 50 100

REVISION RECORD

700 Cherrington Parkway
Moon Township, PA 15108
Ph: 412.429.2324 • 800.365.2324
www.cecinc.com

Civil & Environmental
Consultants, Inc.

**MERCER NODE, LLC
MERCER NODE DEVELOPMENT
200-201 CLARK STREET
CITY OF SHARON
MERCER COUNTY, PA**

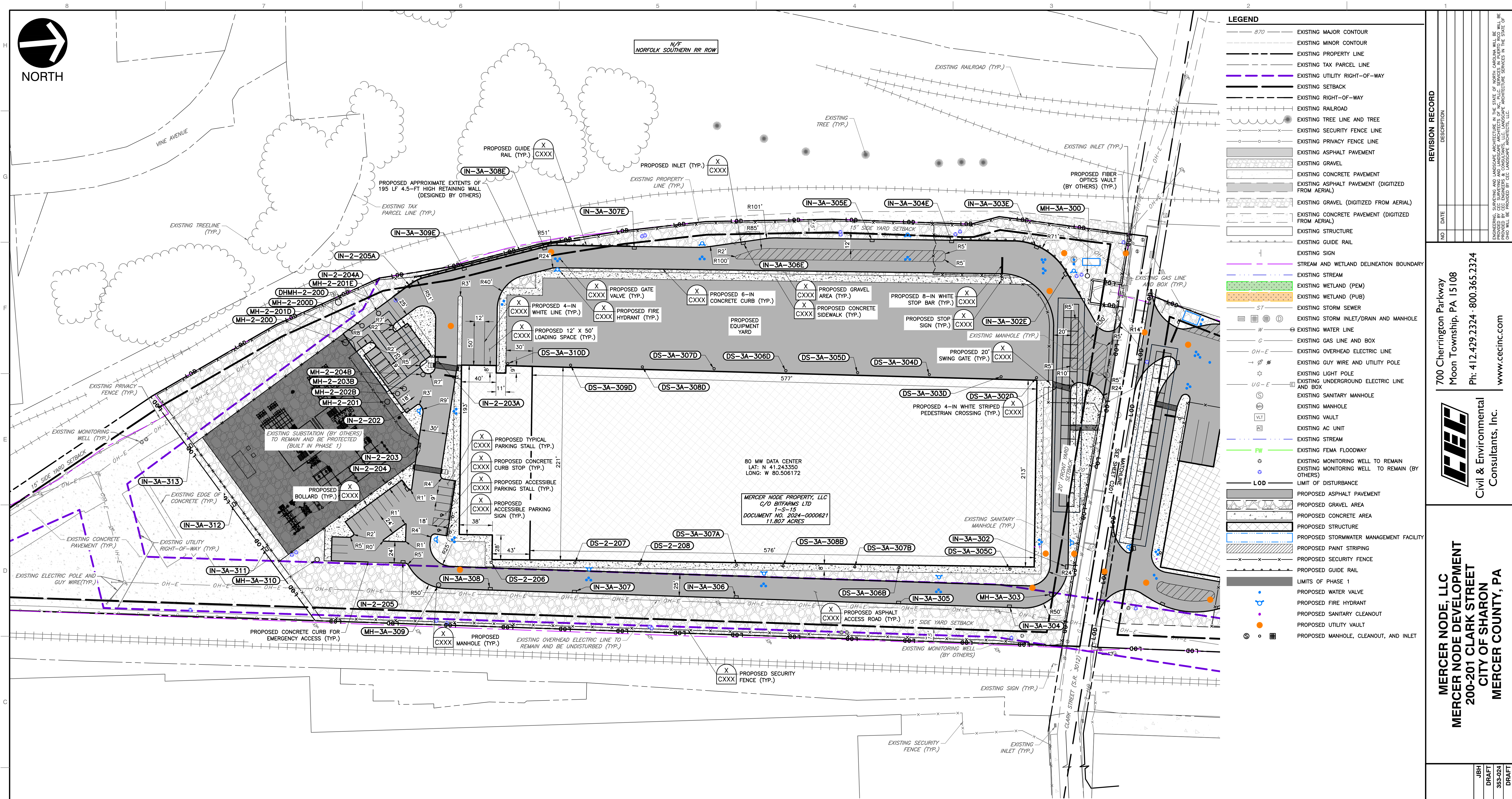
VICINITY MAP PHASE 2

DRAWING NO.: **C201**

DATE:	FEBRUARY 2026	DRAWN BY:	JBH
DWG SCALE:	AS SHOWN	CHECKED BY:	DRAFT
PROJECT NO:		353-024	



NORTH



REFERENCES

1. EXISTING SITE FEATURES AND UTILITIES ARE BASED ON A COMBINATION OF SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) DATED 07-14-2025 THROUGH 10-22-2025 AND ALTA SURVEY COMPLETED 10-30-2025 BY CEC.
2. PLAN NORTH IS BASED ON PENNSYLVANIA STATE PLAN NAD83-2011, NORTH ZONE, AS DETERMINED BY CEC USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
3. VERTICAL DATUM IS BASED ON NAVD83 (GEOID 18), AS DETERMINED BY CEC USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
4. STREAM AND WETLAND DELINEATION PERFORMED BY CEC ON 07-11-2025.
5. PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP CORROBORATED EFFECTIVE DATE 06-09-2014, MERCER COUNTY, COUNTY, PENNSYLVANIA; THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
6. EXISTING CONTOURS ARE DERIVED FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) 2 AND 10 CONTOURS DATED 2006-2008.
7. SUBSTATION LAYOUT PROVIDED BY ASPHLUND ENGINEERING SERVICES ON 02-4-2026.
8. CLARK STREET IS A PADOT STREET PER MERCER COUNTY 10 MAP PREPARED BY THE PADOT DATED 2024.
9. AERIAL PHOTOGRAPHY PROVIDED BY GOOGLE EARTH, ACCESS THROUGH FROM PLEX EARTH ON 01/28/2026. DATE OF PHOTOGRAPHY 10-02-2024.
10. APPROXIMATE GROUND WATER MONITORING WELL LOCATIONS ARE BASED ON THE DIGITIZATION OF AN EXHIBIT ISSUED BY CEC ON 04/20/2024 AND FIELD SURVEY BY CEC IF ABOVE GROUND EVIDENCE WAS OBSERVED AND SHOULD NOT BE CONSIDERED ASSURED.

CITY OF SHARON ZONING INFORMATION		
SITE ZONING CLASSIFICATION:		M-2 HEAVY INDUSTRIAL
TAX PARCEL, DOCUMENT NO., & TAX CONTROL NO.		1 S 15, 2024-00006261, & 68-917342

ZONING OF ADJACENT PROPERTIES	
NORTH:	1 N 14, M-2
EAST:	1A: NORFOLK SOUTHERN RR ROW, M-2
SOUTH:	1A: NORFOLK SOUTHERN RR ROW, M-2
WEST:	1A: NORFOLK SOUTHERN RR ROW, M-2

OFF-STREET LOADING SPACE REQUIREMENTS		
SECTION	REQUIRED	PROPOSED
TABLE 407.10	2 SPACES	3 SPACES
TABLE 407.10(e)	10 FT X 50 FT	12 FT X 50 FT

AREA AND BULK REQUIREMENTS		
DESCRIPTION	REQUIRED	PROPOSED
MAXIMUM STRUCTURE HEIGHT	50 FT	90 FT
MAXIMUM IMPERVIOUS SURFACE COVERAGE	80%	100%
MINIMUM LOT AREA	20,000 SQ. FT.	514,305 SQ. FT.
MINIMUM LOT WIDTH	100 FT	317 Ft
SETBACK – FRONT	20 FT	20 FT
SETBACK – SIDE	15 FT	15 FT
SETBACK – REAR	40 FT	40 FT

PARKING REQUIREMENTS				
BUILDING USE AREA	CITY OF SHARON ZONING ORDINANCE SECTION 407.2(C): NUMBER OF PARKING SPACES REQUIRED	PARKING SPACE DIMENSIONS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
NON-ACCESSIBLE PARKING	1 SPACE PER EMPLOYEE ON LARGEST SHIFT	18 FT X 9 FT	32	32
TOTAL ACCESSIBLE PARKING	PER 2010 ADA STANDARD FOR ACCESSIBLE DESIGN, EVERY 1 TO 25 PARKING SPACES PROVIDED REQUIRES A MINIMUM OF 1 ACCESSIBLE PARKING SPACE PERMITTED	18 FT X 8 FT	1 PER 1 TO 25 SPACES	2
ACCESSIBLE VAN PARKING				1

PRELIMINARY
NOT FOR CONSTRUCTION

DRAFT

SCALE IN FEET

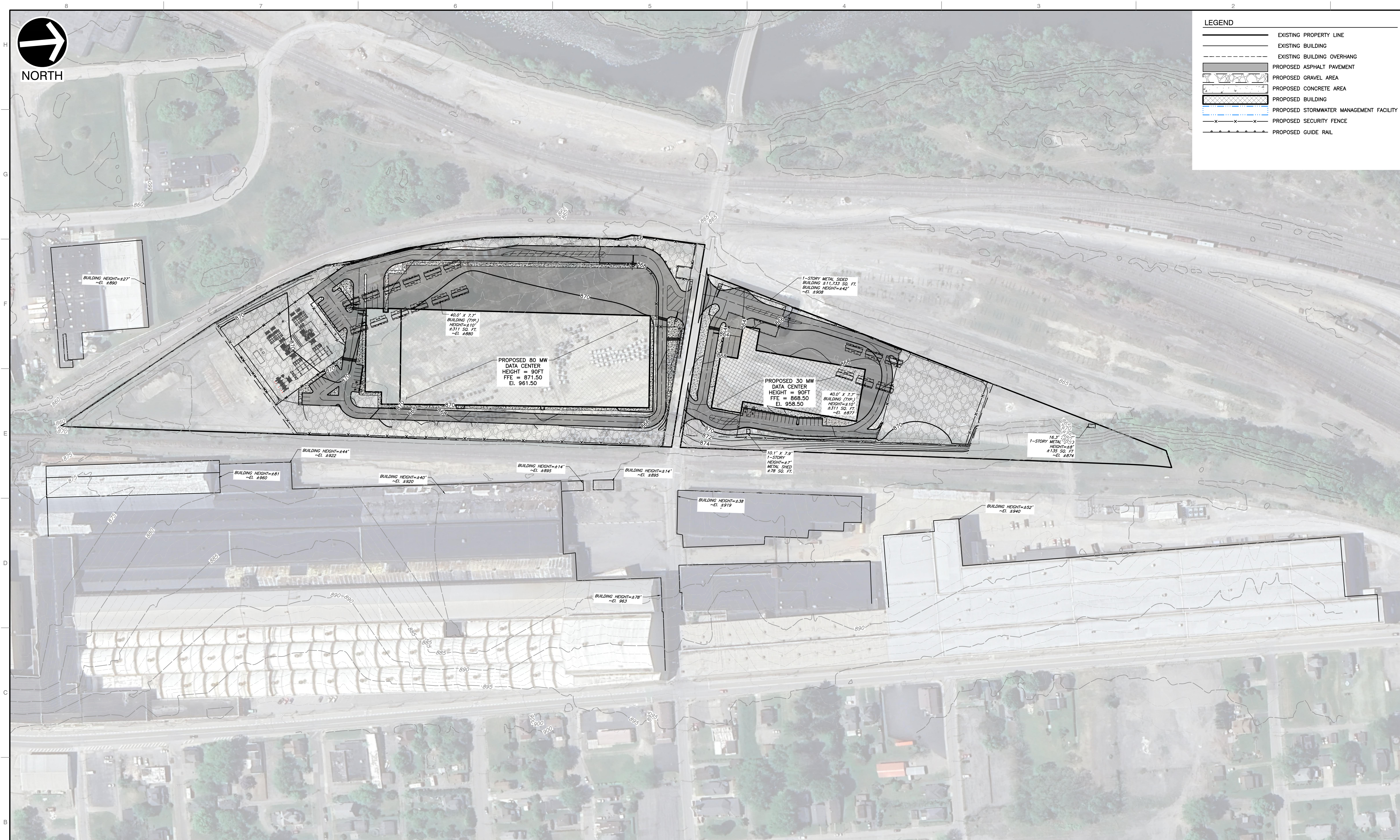
0 50 100

DRAWING NO.: C202		VICINITY MAP PHASE 3		MERCER NODE, LLC MERCER NODE DEVELOPMENT 200-201 CLARK STREET CITY OF SHARON MERCER COUNTY, PA		 Civil & Environmental Consultants, Inc.		700 Cherrington Parkway Moon Township, PA 15108 Ph: 412.429.2324 · 800.365.2324 www.cecinc.com		REVISION RECORD <table><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		NO.	DATE	DESCRIPTION																											
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DATE: FEBRUARY 2026 DWG SCALE: AS SHOWN PROJECT NO: 353-024 APPROVED BY:		JBH DRAFT 353-024 DRAFT		UNLESSING SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF PENNSYLVANIA WILL BE PROVIDED BY LLC SURVEYING AND LANDSCAPE ARCHITECTS OF PENNSYLVANIA, INC. ALL SERVICES IN PENNSYLVANIA WILL BE PROVIDED BY LLC SURVEYING AND LANDSCAPE ARCHITECTS OF PENNSYLVANIA, INC. ALL SERVICES IN OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.																																					

EXHIBIT 2



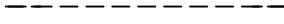
NORTH



REFERENCES

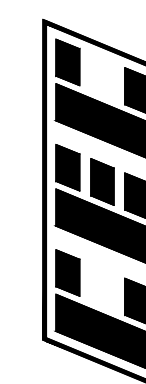
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3. VERTICAL DATUM IS BASED ON NAVD88 (GEOID 18), AS DETERMINED BY CEC USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
4. STREAM AND WETLAND DELINEATION PERFORMED BY CEC ON 07-11-2025.
5. PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP 4205B007D, EFFECTIVE DATE 06-09-2014, MERCER COUNTY, PENNSYLVANIA. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
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10. APPROXIMATE GROUND WATER MONITORING WELL LOCATIONS ARE BASED ON THE DIGITIZATION OF AN EXHIBIT ISSUED BY PENNDA 04/30/2022 AND FIELD SURVEY BY CEC IF ABOVE GROUND EVIDENCE WAS OBSERVED AND SHOULD NOT BE CONSIDERED ACCURATE.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING BUILDING OVERHANG
	PROPOSED ASPHALT PAVEMENT
	PROPOSED GRAVEL AREA
	PROPOSED CONCRETE AREA
	PROPOSED BUILDING
	PROPOSED STORMWATER MANAGEMENT FACILITY
	PROPOSED SECURITY FENCE
	PROPOSED GUIDE RAIL

[illegible]

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**MERCER NODE, LLC
MERCER NODE DEVELOPMENT
200-201 CLARK STREET
CITY OF SHARON
MERCER COUNTY, PA**

BUILDING HEIGHT EXHIBIT

DATE:	APRIL 2026	DRAWN BY:	MBR
DWG SCALE:	1" = 100'	CHECKED BY:	DRAFT
PROJECT NO:			353-024
APPROVED BY:			DRAFT

EXHIBIT:

SHEET OF

PRELIMINARY
NOT FOR CONSTRUCTION

DRAFT



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

July 27, 2026

Sent Via PA-SHARE

RE: ER Project # 2026PR02046.002, Mercer Node Development , Department of Environmental Protection, Sharon City, Mercer County

Dear Submitter,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources

SHPO Sends Comments - Environmental Review - SHPO Sends Above Ground Comments

Your survey proposal has been approved. Please upload the resource information using Surveyor Manager. For questions concerning this request, please contact Elizabeth Shultz at elishultz@pa.gov.

For questions concerning above ground resources, please contact Barbara Frederick at bafrederic@pa.gov.

Sincerely,

Barbara Frederick
Environmental Review Division Manager