



VINE AVENUE

N/F
NORFOLK SOUTHERN RR ROW

EXISTING
TREE (TYP.

EXISTING INLET (TYP.)

EXISTING MANHOLE (TYPE)

SOIL BORING LOCATION (TYP.)

80 MW DATA CENTER
LAT: N 41.243350
LONG: W 80.506172

MERCER NODE PROPERTY, LLC
C/O BITFARMS LTD
1-S-15
DOCUMENT NO. 2024-0000621
11.807 ACRES

EXISTING SIGN (TYP.)

EXISTING SECURITY
FENCE (TYPE)

EXISTING -
INLET (TYP.)

LEGEND

- | | |
|--|--|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | 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 INLET/DRAIN AND MANHOLE |
| | EXISTING WATER VALVE |
| | EXISTING OVERHEAD ELECTRIC LINE |
| | EXISTING GUY WIRE AND UTILITY POLE |
| | EXISTING LIGHT POLE |
| | EXISTING UNDERGROUND ELECTRIC 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) |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED GRAVEL AREA |
| | PROPOSED CONCRETE AREA |
| | PROPOSED STRUCTURE |
| | PROPOSED STORMWATER MANAGEMENT FACILITY |
| | PROPOSED PAINT STRIPING |
| | PROPOSED SECURITY FENCE |
| | PROPOSED GUIDE RAIL |
| | LIMITS OF PHASE 1 |
| | PROPOSED STORM INLET AND MANHOLE |
| | PROPOSED WATER VALVE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED SANITARY CLEANOUT |
| | PROPOSED UTILITY VAULT |
| | SOIL CONTAMINATION AREA OF CONCERN |
| | SOIL AREA SUBJECT TO ENGINEERING CONTROL |
| | SOIL AREA SUBJECT TO INSTITUTIONAL CONTROL |
| | PREVIOUS SOIL BORING LOCATIONS |

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 10-10-2025 BY CEC.
2. PLAN AND 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 MINOR FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP 15088C0307D, EFFECTIVE DATE 01-01-2014, MERCER COUNTY, PENNSYLVANIA. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY IS OR WILL BE IN A FLOOD ZONE OR NOT FLOOD.
6. EXISTING CONTOURS ARE DERIVED FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) 2 AND 10 CONTOURS DATED 2008-2008.
7. SUBSTANTIAL LAYOUT PROVIDED BY ASPUNDH 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 IS 10-02-2025.
10. APPROXIMATE GROUND WATER MONITORING WELL LOCATIONS ARE BASED ON THE DIGITIZATION OF AN EXHIBIT ISSUED BY ENVIRON 04/30/2014, AND FIELD SURVEY BY CEC IF ABOVE GROUND EVIDENCE WAS OBSERVED AND SHOULD NOT BE CONSIDERED ACCURATE.
11. APPROXIMATE AREA OF CONCERN AND PREVIOUS SOIL BORING LOCATIONS ARE BASED ON THE DIGITIZATION OF AN EXHIBIT ISSUED BY ENVIRON 07/24/2009 AND SHOULD NOT BE CONSIDERED ACCURATE.

PRELIMINARY
NOT FOR CONSTRUCTION

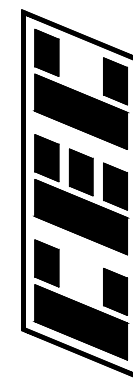
DRAFT

SCALE IN FEET

0 50 100

REVISION RECORD

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Moon Township, PA 15108
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www.cecinc.com



Civil & Environmental
Consultants, Inc.

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

ENVIRONMENTAL SOIL CONTAMINATION AREA OF CONCERN EXHIBIT

EXHIBIT: **EX-2**

SHEET 2 OF

DATE:	JUNE 2026	DRAWN BY:	SAV
DWG SCALE:	1"=50'	CHECKED BY:	DRAFT
PROJECT NO:			353-024