



Civil & Environmental Consultants, Inc.

March 17, 2026

City of Sharon
155 West Connelly Boulevard
Sharon, PA 16146

TO WHOM IT MAY CONCERN:

Subject: Act 14, 67, 68, and 127 Notification
Mercer Node Property
Mercer Node Property, LLC
City of Sharon
Mercer County, Pennsylvania
CEC Project 353-024

This municipal notice, under the requirements of Acts 14, 67, 68, and 127 is to inform you that Mercer Node Property, LLC is applying for coverage under the following programs:

- Pennsylvania Department of Environmental Protection (PADEP) Chapter 102 Individual NPDES Permit for Stormwater Discharges Associated with Construction Activities (PAG-02);
- PADEP Sewage Facilities Planning Module

Applicant: Mercer Node Property, LLC
850 New Burton Road, Suite 201
Dover, DE 19904

Applicant Contact: Craig Hibbard
Phone: 720-277-1022

Site Location: The site is located approximately on 200 Clark Street, occupying Mercer County parcels 1-S-14 and 1-S-15 in the City of Sharon. The site is bordered by Fisher Hill St and N. Sharpsville Ave. to the east, Shenango Ave, N. Water Ave, and the Shenango River to the west, Clark St intersects the site in between the two (2) parcels.

Project Description: The Mercer Node Development proposes a major land development on two separate parcels located within the City of Sharon, District 1, Mercer County. Parcel 1, identified as 200 Clark Street and located on the south side of Clark Street, the parcel consists of approximately 11.81 acres. Development of Parcel 1 is proposed in two phases. Phase 1 includes construction of an 80-megawatt electrical substation. Phase 2 includes construction of an on-site building, installation of a curb cut with associated parking, and relocation of the existing 30 MW substation to the north parcel.

Parcel 2, identified as 201 Clark Street and located on the north side of Clark Street, consists of approximately 5.68 acres and is proposed as Phase 3 of the development. Phase 3 includes construction of a building, installation of a curb cut, and associated parking improvements.
The Site Location is enclosed.

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Section 1905-A of the Commonwealth Administrative Code, as amended by Act 14, requires that permit applicants give written notice to the municipalities and the counties in which the permitted activity is located. The written notices shall be received by the municipalities and counties at least 30 days before the reviewing state agency may issue or deny the permit.

Acts 67, 68, and 127, which amended the Municipalities Planning Code to support sound land use practices and planning efforts, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. For more information and guidance about this land use review process, please visit www.depweb.state.pa.us (keywords: land use review).

In accordance with DEP's Land Use Policy, enclosed please find a Municipal Notification Form that is to be submitted with our permit application to DEP. **Please complete the attached form and return within 30 days to:**

Rachel McCune, P.E.
Civil & Environmental Consultants, Inc.
700 Cherrington Parkway
Moon Township, PA 15108
Phone: 412-429-2324

Please do not send the attached letter to DEP as we must include the Municipal Notification Form with our permit application. If we do not receive a response from you within 30 days, we shall proceed to submit our permit application to DEP without the Municipal Notification Form. If the Municipal Notification Form is not submitted with our permit application, and we provide proof to DEP that we attempted to obtain it, DEP will assume there are no substantive land use conflicts and proceed with the normal application review process.

If you have any questions regarding this notification, please contact:

Rachel McCune, P.E.
Project Manager
Civil & Environmental Consultants, Inc.
700 Cherrington Parkway
Moon Township, PA 15108
Phone: 412-429-2324

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Rachel McCune, P.E.
Project Manager



Michael E. Archer, P.E.
Principal

Enclosures

3800-FM-BCW0271c Rev. 10/2024
Municipal Notification Form



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

MUNICIPAL NOTIFICATION OF PLANNED LAND DEVELOPMENT
FOR CHAPTER 102 PERMITS

PROJECT INFORMATION

Applicant Name:	<u>Mercer Node Property, LLC</u>	Contact Name:	<u>Craig Hibbard</u>
Applicant Address:	<u>4 Dennison Road</u>	Contact Phone:	<u>720-277-1022</u>
Applicant City, State, ZIP:	<u>Nesquehoning, PA 18240</u>	County:	<u>Mercer</u>
Description of Proposed Land Development and Stormwater Controls:		Municipality:	<u>City of Sharon</u>

Phase I – 80MW Substation
Phase I involves the construction of a new 80-megawatt (MW) substation designed to provide reliable electrical capacity for existing bitcoin mining operations.

Phase II – 80MW Data Center
Upon completion of Phase I, current bitcoin mining operations on the South Parcel will be decommissioned. This phase will include the construction and commissioning of an 80MW data center facility to replace the mining operations. The facility will be designed for high-performance computing, secure data storage, and scalable infrastructure to accommodate future technology needs

Phase III – 30MW Data Center and Substation
Phase III will include the construction of a 30MW substation and a new data center on the North Parcel. Existing bitcoin mining operations will cease entirely upon completion of this phase. The new 30MW facility will expand the site’s total data center capacity and enhance redundancy and network reliability.

Project Area:	<u>17.44</u> acres	☒ Phased
Disturbance:	<u>14.59</u> acres	
Surface Waters Receiving Stormwater Discharges:		

Tax Parcel ID(s) Affected by Proposed Land Development:	<u>Shenango River - WWF</u>
<u>1-S-14, 1-S-15</u>	Discharge to: ☐ MS4 ☒ Other SS ☐ CSS

The following information was submitted to the municipality for this project:

☐ Land Development / Subdivision Plan ☐ E&S Plan ☐ PCSM Plan ☒ Other: **Site Location Map**

MUNICIPAL PLAN / ORDINANCE INFORMATION

1. Is there an adopted municipal or multi-municipal comprehensive plan?	☐ Yes ☐ No
2. Is there an enacted municipal or multi-municipal zoning ordinance?	☐ Yes ☐ No
3. If Yes to #2, is the proposed project consistent with the ordinance?	☐ Yes ☐ No
4. Is there a municipal stormwater management ordinance?	☒ Yes ☐ No
5. If Yes to #4, is the proposed project consistent with the ordinance, without waiver?	☒ Yes ☐ No
6. If Yes to #4, indicate type of ordinance:	☐ Act 167 Model Ordinance ☐ DEP Model Ordinance (MS4s) ☐ Other

APPLICANT CERTIFICATION	MUNICIPAL ACKNOWLEDGEMENT
I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons	The municipality acknowledges that a permit application for the above-referenced project has been submitted to a reviewing agency and that notification requirements of Act 14 of 1984 and Acts 67, 68, and 127 of 2000 have been satisfied. The information reported herein by the applicant regarding municipal plan and ordinance information is true and accurate. The municipality reserves the right to comment to

directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	the reviewing agency relative to comprehensive plans, zoning, and stormwater ordinance consistency. Municipal acknowledgment of receipt of notification shall not be construed as project approval.
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Craig Hibbard

Applicant Name

Signed by:
Craig Hibbard
BBABE3C9B79D474...

Applicant Signature

SVP Infrastructure

Applicant Title

3/18/2026

Date of Signature

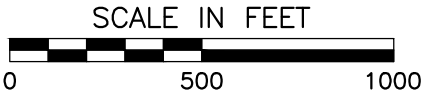
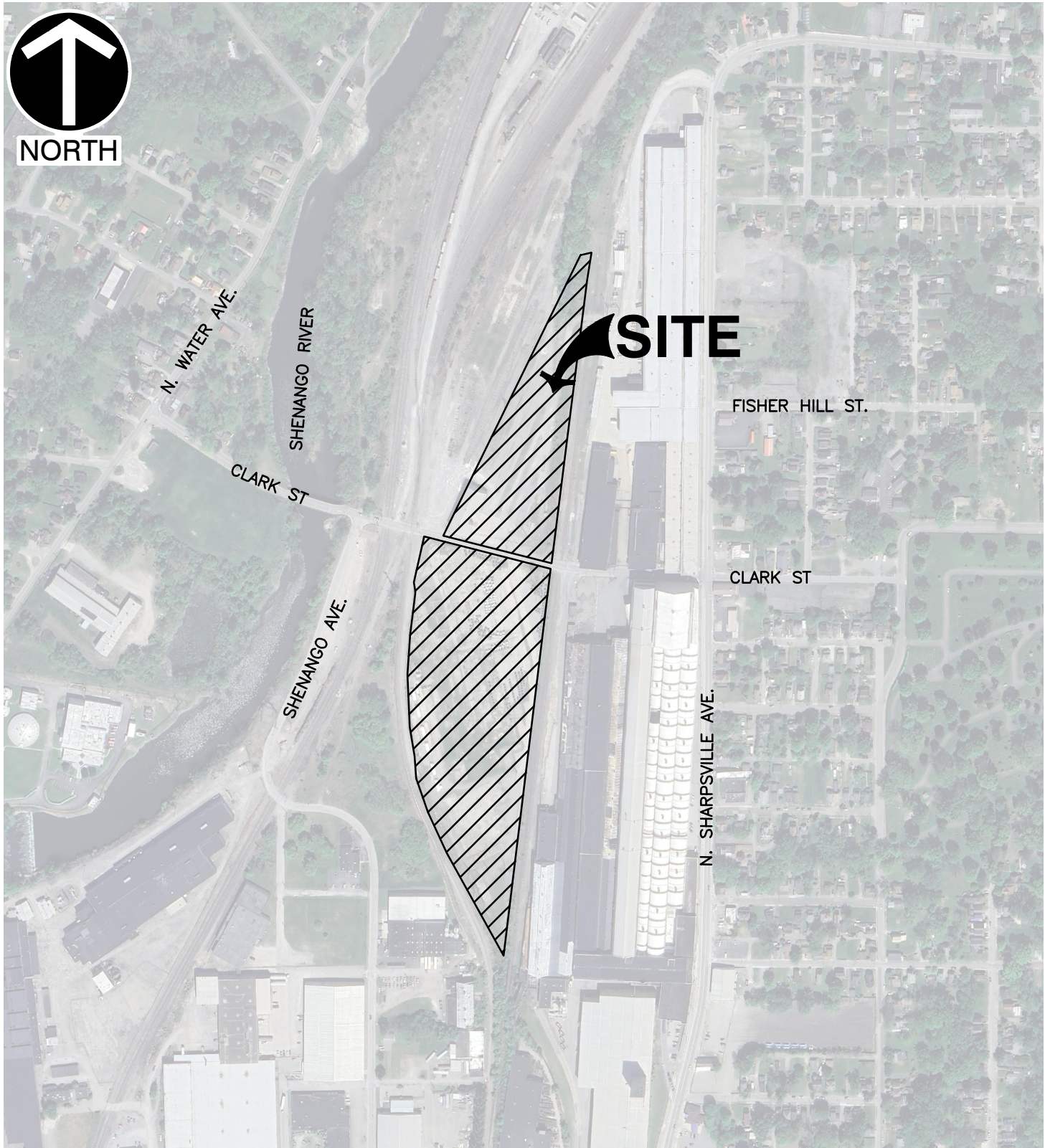
Municipal Representative Name

Municipal Representative Signature

Municipal Representative Title

Date of Signature

\\cecinc.com\global\Projects\350-000\353-024\ -CADD\Draw\Exhibits\353024-EX01-Location Map.dwg[LAYOUT] LS:(12/16/2025 - mmcune) - LP: 3/9/2026 3:37 PM



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.
DATA CENTER
CITY OF SHARON, PENNSYLVANIA
MERCER COUNTY

LOCATION MAP

DRAWN BY:	DD	CHECKED BY:	DP	APPROVED BY:	DP	FIGURE NO.:
DATE:	3/9/2026	DWG SCALE:	1" = 500'	PROJECT NO:	353-024	EXH01