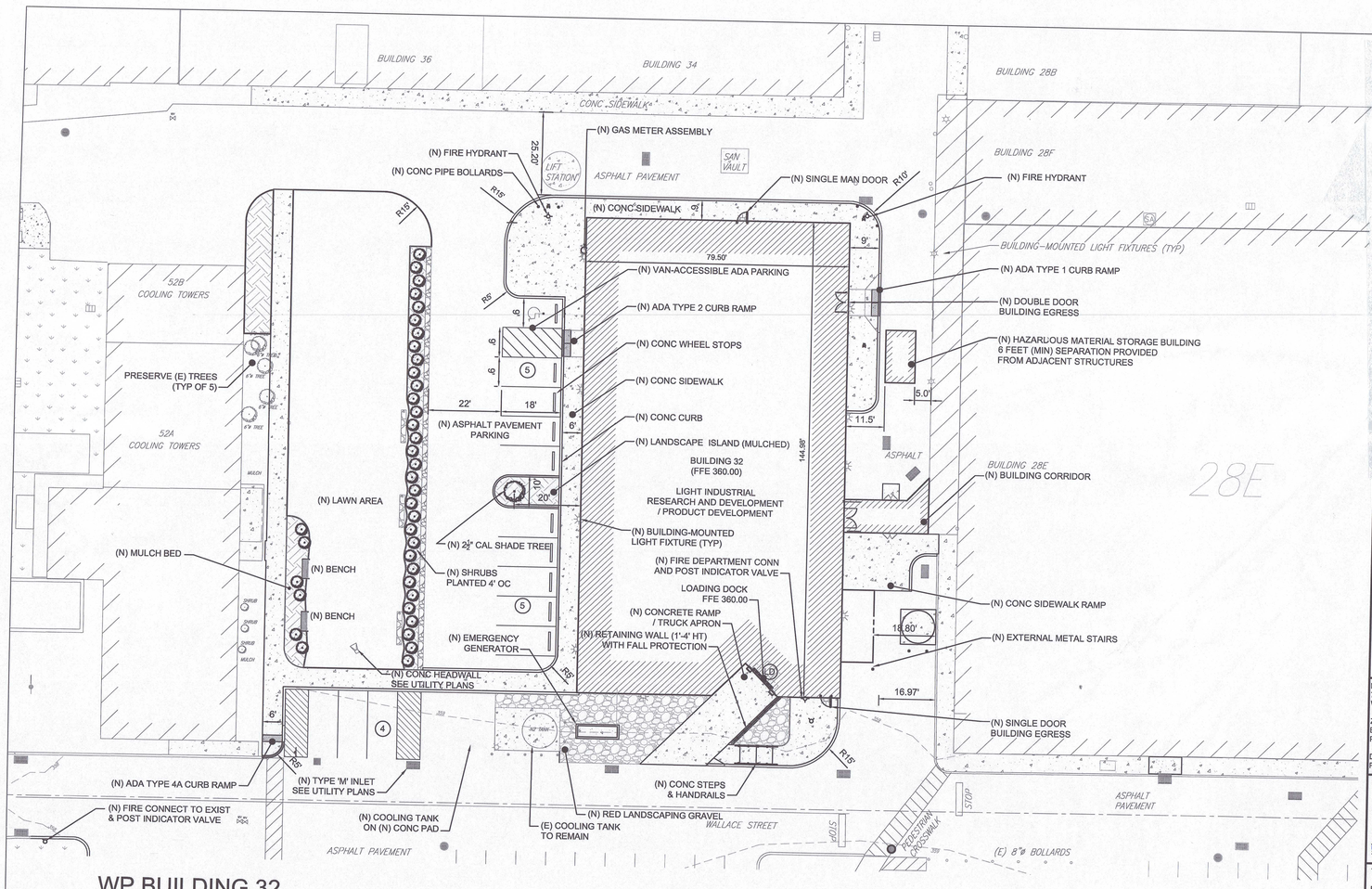

A WP BUILDING 32 LAND DEVELOPMENT RECORD PLAN

C0.11 SCALE: 1" = 20'-0"

0 20' 40' 80'

1"=20'-0"

NOTES:

1. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
2. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
3. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
4. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN—MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
5. LOCATIONS OF ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
6. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
7. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
8. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
9. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
10. THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
11. THIS PLAN WAS PREPARED IN ACCORDANCE WITH INSTRUCTIONS OF THE CLIENT.
12. THE WORD CONTRACTOR REFERENCED IN THE PLANS AND NOTES SHALL INCLUDE ALL SUBCONTRACTORS WHO ARE RESPONSIBLE FOR CARRYING OUT THE WORK DESCRIBED HEREIN.
13. EXISTING CONDITIONS TO BE VERIFIED IN FIELD BY CONTRACTOR.HORIZONTAL GEOMETRY IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM. ZONE SOUTH, NAD 83 AND THE VERTICAL DATUM IS BASED ON MERCK SITE SPECIFIC DATUM.

SITE NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
3. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
4. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE.
5. SIDEWALK CONSTRUCTION SHOWN IN THESE PLANS SHALL MEET ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF JULY 1991 AS AMENDED, TITLE II, TITLE AND ANY STATE, COUNTY, LOCAL OR OTHER APPLICABLE LAWS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PROTECTION OF WORK AREAS DURING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB, OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
8. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB, OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGE WORK WITHOUT CHARGE TO THE OWNER.
9. CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE TO PENNDOT RC—67M.
10. NO STORAGE OF TRASH, GARBAGE, REFUSE, EXPLOSIVE OR FLAMMABLE MATERIALS, HAZARDOUS SUBSTANCES, ANIMALS, ANIMAL CARCASSES OR SKINS, OR SIMILAR ITEMS ARE PERMITTED ON SITE.
11. CONTRACTOR TO REFER TO ARCHITECTURAL, MEP, STRUCTURAL, AND LANDSCAPE PLANS.
12. CONTRACTOR TO MAINTAIN FIRE DEPARTMENT ACCESS TO THE SITE AT ALL TIMES AND EXISTING FIRE HYDRANTS ARE TO REMAIN UNOBSTRUCTED.

UTILITY OWNERSHIP WITHIN SUBJECT PROPERTY		CONNECTS TO	
STORM SEWER	MERCK/PROPERTY OWNER 215-652-7117		
SANITARY SEWER	MERCK/PROPERTY OWNER 215-652-7117	UPPER GWYNEDD TOWNSHIP	215-699-5824
WATER	MERCK/PROPERTY OWNER 215-652-7117	NORTH WALES WATER AUTHORITY	215-699-4836
ELECTRIC & GAS	MERCK/PROPERTY OWNER 215-652-7117	PECO (SERVICES ONLY)	1-800-841-4141

SOIL LEGEND	(100% OF SITE)
UgB	URBAN LAND 0 TO 8% SLOPES

ELEVATIONS BASED ON MERCK SITE SPECIFIC DATUM. TO CONVERT ELEVATIONS TO NGVD (1927), ADD 0.45 FT. TO MERCK ELEVATIONS. NGVD (1927) - 0.915 = NAD88

LIST OF WAIVERS:

1. SECTION 168—13.B — TO SUBMIT A COMBINATION PRELIMINARY AND FINAL PLAN AT ONE TIME
2. SECTION 168—6.C(1)(c) — TO NOT PROVIDE UTILITY AND MAN—MADE FEATURES INFORMATION WITHIN 100 FEET OF THE PROPERTY LINE
3. SECTION 168—11.B(2)(b) — NOT TO PROVIDE A PERFORMANCE GUARANTEE
4. SECTION 168—11.B(2)(c) — NOT TO PROVIDE A MAINTENANCE GUARANTEE
5. SECTION 168—14.A (IN PART) — TO ALLOW FINAL PLAN APPROVAL WITHOUT PERFORMANCE AND MAINTENANCE GUARANTEES
6. SECTION 162—12.B(1) — TO ALLOW 12—INCH AND 15—INCH STORMWATER CONVEYANCE PIPES
7. SECTION 162—12.B(3) — TO NOT PROVIDE DROPS ACROSS STORM JUNCTIONS OF TWO INCHES.
8. SECTION 162-17 — TO NOT SIGN AN OPERATIONS AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP
9. SECTION 162-19 —TO NOT RECORD AN OPERATIONS AND MAINTENANCE AGREEMENT WITH THE COUNTY RECORDER OF DEEDS

Montgomery County
SEP 24 2021
Recorder of Deeds

UPPER GWYNEDD 19 13 PLAN FILE

THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION UNLESS EXPLICITLY NOTED AS "**CONSTRUCTION ISSUE**". THE INTENDED USE OF THESE DRAWINGS SHALL BE ONLY AS INDICATED IN THE ISSUANCE DESCRIPTION OF THE DRAWING TITLE BLOCK. MAINSTAY ENGINEERING GROUP, INC. SHALL ASSUME NO LIABILITY FOR DRAWINGS THAT ARE USED FOR ANY PURPOSE OTHER THAN INDICATED ON THESE DRAWINGS.

OWNERSHIP CERTIFICATION:

I HEREBY CERTIFY THAT **MERCK SHARP & DOHME CORP** IS THE REGISTERED OWNER OF THE HEREIN SUBDIVIDED OR DEVELOPED PROPERTY AND THAT I DO HEREBY ADOPT THIS PLAN.

W. DOUGLAS CHUBB, PE — DIRECTOR, ENGINEERING - MASTER PLANNING STRATEGY (OWNER REPRESENTATIVE)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

ON THIS 1st DAY OF April, 20 21 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED **W. DOUGLAS CHUBB, PE** , WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE **DIRECTOR, ENGINEERING - MASTER PLANNING STRATEGY** OF MERCK SHARP AND DOHME CORP., AND THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THIS INSTRUMENT. FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS/HER NAME AS SUCH OFFICER. IN WITNESS WHEREFOR, I HEREUNTO SET MY HAND AND NOTARIES SEAL THE DAY AND YEAR AFORESAID.

(Notary Public) Hsu Ping Chou
My commission expires March 4, 2022

Commonwealth of Pennsylvania - Notary Seal
Hsu Ping Chou, Notary Public
Montgomery County
My commission expires March 4, 2022
Commission number 1254653
Member, Pennsylvania Association of Notaries

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THE CORRECTNESS OF THE DESIGN OF ALL IMPROVEMENTS.

JUSTIN T. RUBY, PE
PA LICENSE NO. PE074057

DRAINAGE PLAN STATEMENT

I, _____, HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT AND CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY OR MONTGOMERY COUNTY CONSERVATION DISTRICT FOR APPROVAL.

_____
OWNER

I, **JUSTIN T. RUBY**, ON THIS DATE 8/2/21 HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF THE ENVIRONMENTAL PROTECTIONS (DEP'S) REGULATIONS AND THE WISSAHICKON CREEK STORMWATER MANAGEMENT ORDINANCE.

PROFESSIONAL ENGINEER
PA. LICENSE NO. PE074057

MERCK, SHARPE, AND DOHME, CORP.
770 SUMNEYTOWN PIKE
WEST POINT, PA 19486

ZONING DISTRICT: LI LIMITED INDUSTRIAL
BLOCK 052 UNIT 37
PARCEL NO. 56-00-08536-00-3

DEED BOOK: 5951
PAGE NUMBER: 00250

TOWNSHIP APPROVAL:

THIS SUBDIVISION (LAND DEVELOPMENT) PLAN APPROVED BY RESOLUTION OF UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS THIS 4th DAY OF April, 2021.

SECRETARY PRESIDENT

TOWNSHIP ENGINEER REVIEW:

REVIEWED BY THE ENGINEER OF THE TOWNSHIP OF UPPER GWYNEDD ON THIS 15th DAY OF September, 2021.

TOWNSHIP ENGINEER

	REQUIRED	EXISTING	PROPOSED
LOT AREA	1 ACRE MIN	315.44 AC	315.44 AC
LOT WIDTH	200' OR GREATER (AT BUILDING LINE)	3,000' +	3,000' +
FRONT YARD	200' MIN.	1,059'	1,059'
SIDE YARD	(WHERE OPPOSITE SIDE IS RES) 25' MIN.	N/A	
REAR YARD	40' MIN.	N/A	

MCPC NO. 11-0011-010

PROCESSED AND REVIEWED. REPORT PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE 9/24/21

FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

ZONING SUMMARY

MERCK SHARP & DOHME CORP.

ZONING DISTRICT:	LI LIMITED INDUSTRIAL
LAND USE:	INDUSTRIAL
FLOOD HAZARD ZONE:	X
PROPOSED BLDG HEIGHT:	65 FT / 2 STORIES
GROSS FLOOR AREA:	22,850 SF
1ST FLOOR	11,425 SF
2ND FLOOR	11,425 SF
TOTAL LOT :	315.44 AC / 13,740,566 SF
2013 BLDG COVERAGE (SITE PEAK)	3,569,628 SF (25.98%)
2021 BLDG COVERAGE (EXISTING)	3,461,454 SF
EXISTING BLDG FOOTPRINT:	25,575 SF
PROPOSED BLDG 32 FOOTPRINT:	11,425 SF
TOTAL PROPOSED BLDG COVERAGE:	3,447,304 SF (25.09%)

PROPOSED USE IS LIMITED TO DESCRIPTIONS FOUND IN UPPER GWYNEDD CODE SECTION 195-25B(3)(4)(7)

EXISTING USE IS LIMITED TO DESCRIPTIONS FOUND IN UPPER GWYNEDD CODE SECTION 195-25B(3)(4)(7)

IMPERVIOUS COVER SUMMARY

PROJECT AREA CONSISTS OF 100% EXISTING IMPERVIOUS COVER

PROPOSED PROVIDES AN IMPERVIOUS REDUCTION OF **6,450 SF**

PARKING SUMMARY

TOTAL PARKING YEAR 2021

EMPLOYEE PARKING - OUTSIDE PERIMETER FENCE	7,988
CONTRACTOR PARKING	355
ROAD TRAILER PARKING	174
IN PLANT PARKING - INSIDE PERIMETER FENCE	752+10=762

SITE IMPROVEMENTS LEGEND

CONC SIDEWALK
CONC PAD
ASPHALT PAVEMENT
BUILDING
EXT BLDG LIGHT
LD LOADING DOCK
RIVER ROCK
LAWN AREA
TREE PLANTING
HANDRAIL
DEPRESSED CURB
CONCRETE CURB
ADA CURB RAMP
CONC RETAINING WALL
STEPS
BOLLARD
PIPE RACK ON STANCHIONS
CATCH BASIN
FIRE DEPT CONNECTION
FIRE HYDRANT AND VALVE
PRESSURE INDICATOR VALVE
LIGHT FIXTURE
0.54' DIMENSION

NO.	DATE	REVISIONS	DRN.	CHK.	APP.
E	06-APR-2021	PRELIMINARY/FINAL LAND DEVELOPMENT ISSUE	JPD	JTR	MEH
D	19-MAR-2021	50% FEL-3 OWNER REVIEW ISSUE	JPD	JTR	MEH
C	09-FEB-2021	LAND DEVELOPMENT ISSUE	JPD	JTR	MEH
B	03-FEB-2021	LAND DEVELOPMENT OWNER REVIEW ISSUE	JPD	JTR	MEH
A	05-JAN-2021	LAND DEVELOPMENT OWNER REVIEW ISSUE	JPD	JTR	MEH

KEY PLAN

NORTH

GRID NORTH

SCALE:

0 20' 40' 80'

1"=20'-0"

Mainstay ENGINEERING GROUP, INC.
CIVIL & STRUCTURAL ENGINEERS
1750 WALTON ROAD, BLUE BELL, PA 19422
215.646.5595 www.megr.com

PROJ NO: 20213

CONFIDENTIAL

THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF INTEGRATED PROJECT SERVICES.

SEAL

JUSTIN T. RUBY
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
LICENSE NO.: PE074057

REGISTERED PROFESSIONAL JUSTIN T. RUBY ENGINEER PE074057 COMMONWEALTH OF PENNSYLVANIA

DATE: 8/2/21

ips ENGINEERING DESIGN / BUILD COMPLIANCE CONSULTING
INTEGRATED PROJECT SERVICES
721 ARBOR WAY, SUITE 100 BLUE BELL, PA 19422
PHONE: (610) 828-4080 FAX: (610) 828-3656
IPS PROFESSIONAL ENGINEERS AND ARCHITECTS, P.C.

ENGINEER: JTR	DRAWN BY: JPD
ARCHITECT: SRF	REVIEWED BY: MEH
DESIGNER: JPD	SCALE: AS NOTED
IPS #: PAD20809.01	CAD FILE #: C0.11

DRAWING NUMBER: **C0.11** 2 OF 30

XREF FILES: 20213-TTL-24X36, 20213-XRS-PRE, 20213-XRS-POST

SCALE	
DRAWN BY / DATE	
CHECKED BY	
ENGR. STUDY	
JOB ORDER #	

MERCK
WEST POINT, PENNSYLVANIA

WP BUILDING 32
-70C FREEZERS
WP BUILDING 32
LAND DEVELOPMENT
RECORD PLAN

APPROVALS		DRAWING REVISION
ENGR.		F
PHP OWNER		

RELEASED FOR BIDDING ONLY
DATE: _____
AUTHORIZATION: _____

NOTE: THIS PRINT NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED AND SIGNED "OK FOR CONSTRUCTION" ABOVE LAST REVISION.