



- NOTES:
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE: RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY OWNED BY TOGETHER BUT NO LONGER OWNED OR PHASED, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
 - 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.
 - 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 MINERAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
 - 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.
 - 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.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - 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. (800-243-7770) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
 - THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
 - 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.
 - THIS PLAN WAS PREPARED IN ACCORDANCE WITH INSTRUCTIONS OF THE CLIENT.
 - THE WORD CONTRACTOR REFERENCED IN THE PLANS AND NOTES SHALL INCLUDE ALL SUBCONTRACTORS WHO ARE RESPONSIBLE FOR CARRYING OUT THE WORK DESCRIBED HEREON.
 - 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 NAVD 83.
- REQUESTED WAIVERS (APPROVAL DATE):
- SECTION 168-13.0 - TO SUBMIT A COMBINATION PRELIMINARY AND FINAL PLAN AT ONE TIME
 - SECTION 168-6.2(1)(a) - TO NOT PROVIDE UTILITY AND MAN-MADE FEATURES INFORMATION WITHIN 100 FEET OF THE PROPERTY LINE
 - SECTION 168-11.8(2)(a) - NOT TO PROVIDE A PERFORMANCE GUARANTEE.
 - SECTION 168-11.8(2)(c) - NOT TO PROVIDE A MAINTENANCE GUARANTEE.
 - SECTION 168-14.4 (IN PART) - TO ALLOW FINAL PLAN APPROVAL WITHOUT PERFORMANCE AND MAINTENANCE GUARANTEES
 - SECTION 162-12.2(1) - TO ALLOW 12-INCH AND 15-INCH STORMWATER CONVEYANCE PIPES.
 - SECTION 162-17 - TO NOT SIGN AN OPERATIONS AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP.
 - SECTION 162-19 - TO NOT RECORD AN OPERATIONS AND MAINTENANCE AGREEMENT WITH THE COUNTY RECORDER OF DEEDS.

- SITE NOTES:
- 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.
 - THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
 - 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.
 - ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE.
 - SEWAGE CONSTRUCTION SHOWN IN THESE PLANS SHALL MEET ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF JULY 1991 AS AMENDED, TITLE II, AND ANY STATE, COUNTY, LOCAL, OR OTHER APPLICABLE LAWS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PROTECTION OF WORK AREAS DURING CONSTRUCTION.
 - 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.
 - 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.
 - CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE TO PENNDOT RC-67M.
 - NO STORAGE OF TRASH, GARBAGE, REFUSE, EXPLOSIVE OR FLAMMABLE MATERIALS, HAZARDOUS SUBSTANCES, ANIMALS, ANIMAL CARCASSES OR SKINS, OR SIMILAR ITEMS ARE PERMITTED ON SITE.
 - CONTRACTOR TO REFER TO ARCHITECTURAL, MEP, STRUCTURAL, AND LANDSCAPE PLANS.
 - CONTRACTOR TO MAINTAIN FREE DEPARTMENT ACCESS TO THE SITE AT ALL TIMES AND EXISTING FIRE HYDRANTS ARE TO REMAIN UNOBTSTRUCTED.
- FLOOD ZONE INFORMATION:
- BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 258 OF 451, COMMUNITY MAP NO. 42091C02585 WHICH BEARS AN EFFECTIVE DATE OF MARCH 02, 2016
- ZONE X AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN
- NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- GENERAL NOTES:
- SITE ADDRESS:
770 SUMNEYTOWN PIKE
WEST POINT
COUNTY OF MONTGOMERY
COMMONWEALTH OF PENNSYLVANIA
- OWNER/APPLICANT:
MERCK SHARP AND DOHME CORP.
770 SUMNEYTOWN PIKE
WEST POINT, PA 19486
- TAX PARCEL NUMBERS ASSIGNED BY MONTGOMERY COUNTY TAX ASSESSMENT OFFICE:
56-00-08536-00-3
- ARCHITECT/ENGINEER
JACOBS
THREE TOWER BRIDGE
TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA 19428

LI - LIMITED INDUSTRIAL ZONING TABLE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	43,560 SF MIN	315.44 AC / 13,740,566 SF	-
LOT WIDTH	200' OR GREATER (AT BUILDING LINE)	3,000' +	-
FRONT YARD	200' MIN. (WHERE OPPOSITE SIDE IS RESIDENTIAL)	-	2,605'/1,791'/1,723'/704'
SIDE YARD	25' MIN.	-	N/A
REAR YARD	40' MIN.	-	N/A

PARKING SUMMARY

TOTAL PARKING YEAR 2020	
EMPLOYEE PARKING/ OUTSIDE PERIMETER FENCE	7,988
CONTRACTOR PARKING	350
ROAD TRAILER PARKING	174
IN PLANT PARKING/INSIDE PERIMETER FENCE	743+9=752

ZONING SUMMARY

MERCK SHARP & DOHME CORP. ZONING DISTRICT: LI LIMITED INDUSTRIAL LAND USE: INDUSTRIAL FLOOD HAZARD ZONE: X	
PROPOSED BLDG HEIGHT:	65 FT/ 3 STORIES
GROSS FLOOR AREA:	105,507 SQ. FT.
1ST FLOOR	35,015 SQ. FT.
2ND FLOOR	35,216 SQ. FT.
3RD FLOOR	35,216 SQ. FT.
TOTAL TRACT AREA:	5.56 AC / 242,300 SF
LOT COVERAGE SUMMARY:	
TOTAL LOT	13,740,566 SF (315.44 ACRES)
2013 BLDG COVERAGE (SITE PEAK)	3,569,628 SF (25.98% coverage)
2020 BLDG COVERAGE (EXISTING)	3,427,154 SF
PROPOSED BUILDING 50 FOOTPRINT	35,450 SF
TOTAL PROPOSED BUILDING COVERAGE	3,462,604 SF (25.20% coverage)
ALLOWABLE BUILDING COVERAGE	40%

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))

MPCC NO. 11-0111-009

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODES.

CERTIFIED THIS DATE: 10/12/2021

FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS 8 DAY OF Sept. 2021 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 PURPOSED THEREIN CONTAINED BY SIGNING HIS/HER NAME AS SUCH OFFICER. IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND NOTARIES SEAL THE DAY AND YEAR ABOVE SAID.

(Notary Public) Hsu Ping Chou, Notary Public
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

MERCK, SHARP & 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 5 DAY OF Nov. 2021

SECRETARY: [Signature]
PRESIDENT: [Signature]

TOWNSHIP ENGINEER REVIEW:

REVIEWED BY THE ENGINEER OF THE TOWNSHIP OF UPPER GWYNEDD ON THIS 13th DAY OF Sept. 2021

TOWNSHIP ENGINEER

DRAINAGE PLAN STATEMENT

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

OWNER

I, LOUIS DIBELLO, ON THIS DATE 10/12/2021, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS (DEP'S) REGULATIONS AND THE WISSAHICKON CREEK WATERSHED STORMWATER MANAGEMENT ORDINANCE.

EXPIRATION NO. PE-075742 (EXP. DATE 09/30/21)

ENGINEER CERTIFICATION:

I HEREBY CERTIFY THE CORRECTNESS OF THE DESIGN OF ALL IMPROVEMENTS

LOUIS DIBELLO [Signature]
PA LICENSE NO. PE-075742 (EXP. DATE 09/30/21)

FOR CONSTRUCTION

UPPER GWYNEDD 13 PLAN FILE

DRAWING 7 OF 28

LOUIS DIBELLO
PA LIC. NO. PE-075742
EXP. DATE 09/30/21

REGISTERED PROFESSIONAL
LOUIS DIBELLO
ENGINEER
No. PE075742

THREE TOWER BRIDGE
TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA 19428-2074
TEL 810-238-1000
FAX 810-238-1100

JACOBS ENGINEERING PROJECT NO. 63FFZP01

NOTES:

- FOR NOTES AND LEGEND REFER TO DRAWING B50-PC-00-00-001
- FOR SITE LAYOUT REFER TO DRAWING B50-PC-13-00-000
- FOR SITE UTILITY REFER TO DRAWING B50-PC-10-00-000
- FOR SITE STORMWATER SEWER PLAN REFER TO DRAWING B50-PC-10-00-001
- FOR PRE AND POST STORMWATER DRAINAGE PLANS REFER TO DRAWINGS B50-PC-10-00-002 AND 003
- FOR EROSION AND SEDIMENTATION CONTROL PLANS REFER TO DRAWING SERIES B50-PC-15-00-000 THRU 005
- FOR UTILITY PROFILES REFERENCE DRAWINGS B50-PC-20-00-000 AND 001
- FOR SITE DETAILS REFERENCE DRAWING B50-PC-80-00-000 THRU 002
- FOR SITE UTILITY DETAILS REFERENCE DRAWING B50-PC-81-00-000 AND 002
- FOR SITE LIGHTING REFERENCE DRAWING B50-PC-10-00-001

Montgomery County

SEP 24 2021

Recorder of Deeds

REV	DATE	GRID	DESCRIPTION	PROJ	BY	CHK	APP
G	07/02/2021		Issued for Signatures				
F	03/10/2021		Issued for Signatures	LD	LD	SP	
E	01/18/2021		Issued for Approval	LD	LD	SP	
D	12/15/2020		Issued for Bid	LD	LD	SP	
C	12/02/2020		Issued for Review	KW	LD	SP	

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PROJ. NO. P.8794 BLDG. NO. 50 PLANT WEST POINT

MERCK GLOBAL ENGINEERING SERVICES

DWN DATE 12/02/2020 CHK DATE 12/02/2020

APPR DATE 12/03/2020 SCALE: As Noted

Civil
B50 LVV DPM
Record Plan

DRAWING NUMBER
B50-PC-12-00-000

THIS PRINT IS NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED AND SIGNED FOR CONSTRUCTION IN REVISION BLOCK.