



## Upper Gwynedd Township

1 Parkside Place  
North Wales, PA 19454

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### BOARD OF COMMISSIONERS ACTION ITEM REQUEST

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**Date:** February 2, 2021

**To:** Sandra Brookley Zadell, Township Manager

**From:** Megan Weaver, Assistant Township Manager

**Re:** Merck Building 50 Land Development Approval

**Meeting Date:** February 8, 2021

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#### Background:

The applicant submitted an application for preliminary/final subdivision land development approval on November 3, 2020 for a 3-story unit with a footprint of 33,865 sq and a total size of 101,595 SF. The proposed new facility will be used to add manufacturing and office space for vaccines. The applicant is requesting several waivers as outlined in their letter date 1/18/21. The applicant appeared before the UGT Planning Commission on December 9, 2020. The UGT Planning Commission recommended approval to the Board of Commissioners subject to final engineering approval. The Township engineer has worked through all of the comments with the applicant.

The Township engineer and staff do not have any significant issues with the Land Development plans and believe the plans are ready to go before the board. The following documents relating to Merck Building 50 have been attached:

- a. Approval Resolution 2021-4
- b. RVE review letter dated 2/3/21
- a. EEMA Review letter dated 12/4/20
- b. Fire Marshal letter dated 12/9/20
- c. MCPC review 12/2/20
- d. EAC review 12/8/20
- e. Merck Response/Waiver Request dated 2/1/21
- f. Merck Final Plans- 28 sheets (sheet 17 last revised 2/1/21)
- g. Merck Presentation for the February 16, 2021 BOC Meeting

The Township solicitor has reviewed all the items listed above and has prepared the attached approval resolution for the Board's consideration.

#### Budget Impact:

There is no spending impact to the budget. However, the Township will receive revenue for any and all permits and inspections.

**Interdepartmental Action:**

There is no interdepartmental action required.

**Recommended Motion/Resolution/Ordinance:**

Motion to approve Resolution 4-2021 granting preliminary/final approval of the Merck Building 50 land development plan; subject to the conditions set forth within the resolution.

February 3, 2021

Upper Gwynedd Township  
1 Parkside Place  
North Wales, PA 19454

**Attn: Ms. Megan Weaver**  
**Assistant Township Manager**

**Re: Upper Gwynedd Township**  
**Merck, Sharpe & Dohme Corp.**  
**Proposed Building 50**  
**770 Sumneytown Pike, West Point, PA 19486**  
**Preliminary/Final Land Development Plan – Third Review (Approval)**  
**TMP #56-00-08536-00-3**  
**RVE File No. PMUGP021**

Dear Ms. Weaver:

**Remington & Vernick Engineers (RVE)**, on behalf of Upper Gwynedd Township, has reviewed the following submission materials in connection with the above-mentioned Land Development plan review:

- Preliminary/Final Merck West Point, PA Building 50 Land Development Plans (28 sheets dated December 2, 2020, last revised January 18, 2021 and with sheets 7 and 17 last revised February 1, 2021 as prepared by Jacobs Engineering, Conshohocken, PA.
- Stormwater Narrative and Post Construction Stormwater Management Plan dated January 21, 2021 as prepared by Jacobs Engineering, Conshohocken, PA.
- Response Letter dated January 18, 2021 and last revised February 1, 2021 as prepared by Jacobs Engineering, Conshohocken, PA.

**I. Submission Information**

**Owner:** Merck, Sharp, and Dohme Corp  
2000 Galloping Hill Road, Unit K-5 1085-C  
Kenilworth, NJ 07033  
Attn: John Wilkinson  
215-669-4869

**Applicant:** PA GWES, Master Planning Strategy  
770 Sumneytown Pike WP53F-201  
West Point, PA 19486  
Attn: W. Douglas Chubb, P.E., Director  
215-652-9297

**Engineer & Architect:** Jacobs Engineering  
Three Tower Bridge  
Two Ash Street, Suite 300  
Conshohocken, PA 19428-2074  
610-238-1000  
Fax: 610-238-1100  
Attn: Louis DiBello, P.E.

Proposal: The Applicant proposes to construct a 3-story building with a 33,865 SF footprint with a total size of 101,595 SF. The first floor will contain general mechanical space, loading docks and cold storage, the second floor is for clean room production while the third floor will house offices and general mechanical space. The proposed building is positioned 800 feet from West Point Pike. The building is planned with an addition that would follow at some future date. Also included in the project is grading, utilities, stormwater management, erosion and sediment control and landscaping.

The Project falls within the Wissahickon Creek Watershed.

## **II. Engineering Comments**

Based on our review of the plans received, we have the following comments. Any underlined comments must be addressed in writing by the Applicant using the same numbering system. Remaining comments have been shown in bold:

Please note Ord No 2020-01, Adopted July 13, 2020, revised portions of the Township Code. Section numbers reflect the newly adopted ordinance accordingly.

### **Subdivision Land Development Ordinance**

1. The proposed Building 50 sanitary sewer will be connected to the existing campus sewer system.

2. The Applicant states on Plan Sheet 18 that all stormwater is routed through the existing campus storm sewer conveyance system to Basin 4. Basin 4 has a controlled discharge which is monitored in accordance with NPDES Permit PA0053538. The Basin 4 watershed boundary does not change from existing condition to the proposed condition.
3. The minimum stormwater pipe size is eighteen (18) inches (§162-12.B(1)). The Applicant may want to request a waiver for the proposed 12-inch and 15-inch stormwater conveyance pipes. *A waiver has been requested.*
4. Provide a chart analyzing the proposed 100-year flow (cfs) through the proposed stormwater pipes and the full pipe capacity (cfs) (§162-12.B(12)). *The 100-year pipe flow versus the full pipe capacity has been added to Plan Sheet 17 of 28. Item Satisfied.*
5. Provide a letter from the Montgomery County Conservation District stating that the revisions made to the existing NPDES Permit area are within the allowable discharge rates for Basin 4 (§163-26.A). *The Applicant states that they will comply.*
6. Provide the name, professional seal and signature of the registered engineer, surveyor or other qualified person who developed the plan. (§168-6.B(6)). *Item Satisfied.*
7. Plan Sheet 7 - provide the dimensions of the existing roadways including pavement widths and curb line radii (§168-6.C(2)(b)). *Item Satisfied.*
8. Plan Sheet 7 - add the existing and proposed campus building coverage to the Zoning Table (§168-6.C(2)(g); §195-25.K(2)(a)). ~~It appears that the existing and proposed building cover exceed the maximum 40% allowed.~~ *Item Satisfied.*
9. Plan Sheet 2 – General Note 7 – Line 2 – change MERION to GWYNEDD. *Item Satisfied.*
10. Plan Sheet 2 – General Note 9 – Line 2 – change MERION to GWYNEDD. *Item Satisfied.*
11. Plan Sheet 2 – General Note 17 – Line 1 – change MERION to GWYNEDD. *The Note has been removed.*

12. Plan Sheet 2 – Demolition Note 13 – Line 2 – SWPPP does not appear in the List of Abbreviations. *Item Satisfied.*
13. Plan Sheet 2 – Construction Notes 2 – Line ½ - change CITY OF SUMMIT to UPPER GWYNEDD TOWNSHIP. *Item Satisfied.*
14. Plan Sheet 2 – Construction Note 4 – Line 3 – complete the BY ??? & DATE ???.  
*Item Satisfied.*
15. Plan Sheet 2 – Conservation District 1 – Line 1 – complete (#XXX).  
*Item Satisfied.*
16. Plan Sheet 3 – remove the LOD line from this sheet. *Item Satisfied.*
17. Plan Sheet 4 – Activity 4 – the leader line is pointing to an existing storm inlet (not a sanitary sewer manhole). *Item Satisfied.*
18. Plan Sheet 4 – Activity 6 – this item could not be located. *Item Satisfied.*
19. Plan Sheet 4 – Activity 11 – this item could not be located. *Item Satisfied.*
20. Plan Sheet 4 – Activity 21 – this item could not be located, and it says proposed on the Demolition Plan. *Item Satisfied.*
21. Plan Sheet 4 – Activity 24 – redirect the leader line. *Activity 24 has been removed.*
22. Plan Sheet 5 – highlight the proposed crosswalk. *Item Satisfied.*
23. Plan Sheet 5 – on the west side of proposed Building 50 – N, PN, A & B do not appear in the project Abbreviations List. *Item Satisfied.*
24. Plan Sheet 7 – Project Summary Block – add Deed Book 5951 and Page Number 00250. *Item Satisfied.*
25. Plan Sheet ~~19~~ 17 – the storm pipes and structure information are not legible.  
*Item Satisfied.*
26. Plan Sheet ~~20~~ 18 – Typical Composit Sock Washout Detail – change COMPOSIT to COMPOST. *Item Satisfied.*

27. Plan Sheet ~~20~~ 18 – Typical Compost Sock Washout Detail – show the detail.  
*Item Satisfied.*
28. Plan Sheet ~~22~~ 20 – the proposed landscaping items, shrubs and Dogwood trees, are shown being planted over the proposed fire water feed line and stormwater piping. Please adjust the proposed tree plantings to provide a ten-foot offset to utility piping. *Item Satisfied.*
29. Plan Sheet 26 – provide details for the handicap parking signs including the Van Accessible sign and the signpost. *Item Satisfied.*
30. Plan Sheet 7 – a roadway edge radius in the upper right says R52.0. Please check and confirm this radius is correct, as it appears similar to the nearby R25.0. *The Applicant has verified this radius is 52-ft. Item Satisfied.*

### **III. Requested Variances**

1. None requested.

### **IV. Requested Waivers**

1. Section §162-17 – to not sign an Operations and Maintenance Agreement with the Township.
2. Section §162-19 – to not record an Operations and Maintenance Agreement with the County Recorder of Deeds.
3. Section §168-6.C(1)(c) – to not provide utility and man-made features information within 100 feet of the project boundary.
4. Section §168-11.B(2)(b) – to not provide a performance guarantee.
5. Section §168-11.B(2)(c) – to not provide a maintenance guarantee.
6. Section §168-13.B – to submit a combination preliminary and final plan at one time.
7. Section §168-14.A (Part) – to allow final plan approval without performance and maintenance guarantees.

8. Section §162-12.B(1) – to allow twelve (12) inch and fifteen (15) inch stormwater conveyance pipes.

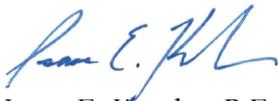
At this time, the applicant has satisfied all engineering comments related to the plan.

All new sanitary connections or repairs, and sanitary sewer lateral installations shall be inspected and approved by the Upper Gwynedd Township Wastewater Department representative. The Township requires a letter of approval from EEMA before issuing the Certificate of Occupancy.

Please be advised that certain inspections are required during the excavation and grading for this property. The applicant must contact RVE at least 48 hours prior to the start of each construction activity and provide a COVID-19 Safety Plan for construction activity.

Should you have any questions, please feel free to contact me directly at 610-451-1650. Please find enclosed with this letter one (1) copy of the final plans.

Very truly yours,  
**Remington & Vernick Engineers**



Isaac E. Kessler, P.E.  
Township Engineer

cc: Merck, Sharp, and Dohme Corp, Owner  
PA GWES, Master Planning Strategy, Applicant  
Jacobs Engineering, Applicant's Engineer  
E. Van Rieker, Upper Gwynedd Township  
Lauren Gallagher, Township Solicitor  
Christopher J. Fazio, P.E., C.M.E., Executive Vice President



December 4, 2020

Ms. Megan Weaver, Assistant Manager  
Upper Gwynedd Township  
One Parkside Place  
PO Box 1  
West Point, PA 19486

Subject: Merck Building 50B – Land Development Plan  
EEMA Project Number 05227-190

Dear Megan;

We have reviewed the Land Development Plans on the Merck Building 50B project prepared by Jacobs Engineering, Inc., for Merck & Co, Inc., last revised November 10, 2020, with respect to sanitary sewer service. The plans identify proposed upgrades and expansion to existing sanitary sewer facilities which are limited to an on-campus Merck scope of work only. As such, we have no comments to offer.

Please contact me at (215) 368-3375 should you have any questions regarding this letter or require additional information.

Very truly yours,  
Environmental Engineering  
& Management Associates, Inc.

*Anthony L. Price*

Anthony L. Price, P.E.  
Senior Project Engineer

Cc: Sandra Zadell, UGT  
Rebecca Mason, UGT  
E. Van Rieker, UGT  
Dan Quimby, UGT  
Jeff Tomczak, UGT  
Lauren A. Gallagher, Rudolph Clarke, LLC  
John V. Interrante, P.E., EEMA, Inc.

UPPER GWYNEDD TOWNSHIP  
**FIRE MARSHAL'S OFFICE**

1 PARKSIDE PLACE, NORTH WALES, MONTGOMERY COUNTY, PA 19454

PHONE: 610-721-6784

FAX: 215-699-8846

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9 December 2020

Ms. Megan Weaver  
Assistant Township Manager  
Upper Gwynedd Township  
1 Parkside Place  
North Wales, PA 19454

Subject: Merck Building 50 Land Development

Dear Megan,

I have reviewed the land development plans for the proposed Merck Building B50, to be located at 770 Sumneytown Pike. Overall the plan falls in line with the International Fire Code as adopted.

There is adequate water supply to support both the internal fire suppression systems as well as hydrant flow for firefighting operations. With existing fire hydrants, water supply is not of concerns.

Additionally, there is proper spacing to allow access to the building for fire apparatus as required by the International Fire Code.

Should you have any questions or concerns, please let me know.

Thank you,

Jeffrey Tomczak  
Fire Marshal  
Upper Gwynedd Township

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
[WWW.MONTCOPA.ORG](http://WWW.MONTCOPA.ORG)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

December 2, 2020

Mr. E. Van Rieker  
Zoning Officer & Planning Coordinator  
Upper Gwynedd Township  
1 Parkside Place  
North Wales, Pennsylvania 19454

Re: MCPC #11-0011-009  
Plan Name: Merck WP50 Manufacturing Facility  
(102,000 sq.ft. on 1 lot comprising 315.44 acres)  
Situate: Sumneytown Pike (south)/West of West Point Pike  
Upper Gwynedd Township

Dear Mr. Rieker:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 13, 2020. We forward this letter as a report of our review.

## BACKGROUND

Merck, Sharp, and Dohme Corporation, the applicant, proposes to construct a three-story, 101,595 square foot Building 50 (B50) in the southwest quadrant of the West Point corporate site, just south of Building 51. The area proposed for development is 0.89 acres. The building would be used for manufacturing and office space for vaccines. The property is located in the township's LI Limited Industrial zoning district. The development would be served by public sewer and water. The applicant has submitted a preliminary plan dated November 10, 2020. We have reviewed eight previous plans for this (larger) site—the most recent of which was written on September 2, 2020.

## COMPREHENSIVE PLAN COMPLIANCE

This area of Upper Gwynedd Township is identified as a Business Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Business Areas are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks.



## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider. Our comments are as follows:

## REVIEW COMMENTS

### ZONING ORDINANCE COMMENTS

- A. Lot Coverage – The proposed building would increase lot coverage to 47.3%; the maximum lot coverage in the LI District is 40% [§195-25].
- B. Highway Occupancy Permit – West Point Pike is a county road. The applicant may need to amend the highway occupancy permit [§168-19.C].

### LANDSCAPING

- A. Species Selection –We recommend the applicant consider using all-native trees for ecological benefits.
- B. Tank Screening -- It appears that there may be storage tanks (labeled “B”, “A,” “PN,” “N,” and “N” with circles around them). If the tanks would be visible from the proposed building, we recommend mitigating the view of them from the building with a year-round landscaping screen.

### TRANSPORTATION

- A. Pedestrian Connections -- We recommend that the proposed new sidewalk be extended with a crosswalk over the proposed driveway apron for Proposed Building 50 [§168-23], and with a curb ramp and short sidewalk to the area labeled as “lawn area (TYP)” on the plan. The existing crosswalk shown on the plans should be moved slightly to the north, and repainted with a highly-visible pattern. This would allow pedestrians to walk from Proposed Building 50 to the north along the existing sidewalk on the far side of the street.
- B. Highway Occupancy Permit (HOP) – The applicant should double-check its highway occupancy permit and ensure that all of the information provided is up-to-date. This may include provisions for construction vehicle access or ongoing heavy truck usage.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal to construct a new building with manufacturing and office uses.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#11-0011-009) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Assistant Section Chief: Community Planning  
mnarcowi@montcopa.org  
610-278-5238

- c: Greg Landis, Applicant's Representative
- Louis Dibello, PE, Jacobs, Applicant's Engineer
- Sandra Brookley Zadell, Township Manager
- Megan Weaver, Assistant Township Manager
- Manasa L. Kondreddi, EIT,  
        McCormick Taylor; Montgomery  
        County Roads & Bridges

Attachments: A: Plan  
                  B: Aerial Photo



*Aerial Image: Merck WP50 Manufacturing Facility*



**Merck WP50 Manufacturing Facility**  
MCPC #1110011009

Montgomery  
County  
Planning  
Commission  
Montgomery County/Coalition - Planning Commission  
PO Box 311 • Norman, OK 73069-0311  
P: 405.276.3722 • F: 405.276.3741  
www.montgomeryplanning.com  
Aerial photography provided by NearMap.



## Upper Gwynedd Township

1 Parkside Place  
North Wales, PA 19454

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### ENVIRONMENTAL ADVISORY COUNCIL

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**Date:** December 8, 2020

**To:** Planning Commission  
Board of Commissioners

**From:** UGT Environmental Advisory Council

**Re:** Merck Building B50 Plan Review

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The EAC met and reviewed the plans submitted by Merck and Co submitted regarding Building B50.

The EAC has the following recommendations for the developer:

1. Consider utilizing all native plants instead of the non-native plants on the landscape plan. Do not utilize any invasive species.
2. Consider more sustainable pervious landscaping features where practicable in conjunction with stormwater on the site instead of the turf features.



Jacobs Project No. 63FFZP01

DATE: 1/18/2021

Revised 2/01/2021

**TO:** Dear Ms. Megan Weaver:  
Assistant Township Manager  
Upper Gwynedd Township  
1 Parkside Place  
North Wales, PA 19454

**From:** Louis DiBello, P.E., R.L.A.  
Jacobs  
Three Tower Bridge  
Two Ash Street, Suite 3000  
Conshohocken, PA 19428

**SUBJECT:** Upper Gwynedd Township  
Merck, Sharpe & Dohme Corp.  
Proposed Building 50  
770 Sumneytown Pike, West Point, PA 19486  
Preliminary/Final Land Development Plan Review  
TMP #58-00-18607-00-1  
RVE File No. PMUGP021- First Review

On behalf of the Merck, Sharpe & Dohme Corp. (Merck), the following responses are offered to the specific items outlined in the Review Letter from Remington & Vernick Engineers (RVE), dated December 7, 2020. For ease of use the RVE review letter comments are presented with the applicant response following the same numbering system.

### **Subdivision Land Development Ordinance**

1. The proposed Building 50 sanitary sewer will be connected to the existing campus sewer system.



a. *agreed*

2. The Applicant states on Plan Sheet 18 that all stormwater is routed through the existing campus storm sewer conveyance system to Basin 4. Basin 4 has a controlled discharge which is monitored in accordance with NPDES Permit PA0053538. The Basin 4 watershed boundary does not change from existing condition to the proposed condition.

a. *Agreed*

3. The minimum stormwater pipe size is eighteen (18) inches (§162-12.B(1)). The Applicant may want to request a waiver for the proposed 12-inch and 15-inch stormwater conveyance pipes.

a. *Waiver requested, added to the record plan B50-Pc-12-00-00*

4. Provide a chart analyzing the proposed 100-year flow (cfs) through the proposed stormwater pipes and the full pipe capacity (cfs) (§162-12.B(12)).

a. *The on-site storm system has been revised to include the down stream piping for a 2yr through 100 year storm frequency, reference the revised Post Construction Stormwater Management Plan for Merck Sharpe and Dohme Corporation Building 50 @ West Point for detailed flow calculations.*

b. ***Table showing the 100 year pipe capacity as well as the proposed pipe flow has been added to plan sheet 17 of 28. In addition, a profile showing the energy grade line in the pipe system has also been shown***

5. Provide a letter from the Montgomery County Conservation District stating that the revisions made to the existing NPDES Permit area are within the allowable discharge rates for Basin 4 (§163-26.A).

a. *Will comply, letter from MCCD to be provided to Upper Gwynedd township.*

6. Provide the name, professional seal and signature of the registered engineer, surveyor or other qualified person who developed the plan. (§168-6.B(6)).

a. *Will comply, plans to have professional engineer seal, signed and provided to Upper Gwynedd township.*

7. Plan Sheet 7 - provide the dimensions of the existing roadways including pavement widths and curb line radii (§168-6.C(2)(b)).

a. *Record Plan B50-Pc-12-00-000 clarified/corrected to add dimensions.*

# Jacobs

8. Plan Sheet 7 - add the existing and proposed campus building coverage to the Zoning Table (§168-6.C(2)(g); §195-25.K(2)(a)). It appears that the existing and proposed building cover exceed the maximum 40% allowed.

- a. *Record Plan B50-Pc-12-00-000 clarified/corrected to add existing and proposed building coverage.*

9. Plan Sheet 2 – General Note 7 – Line 2 – change MERION to GWYNEDD.

- a. *General Notes and Legend Plan B50-Pc-00-00-001 General Note 7 clarified/corrected.*

10. Plan Sheet 2 – General Note 9 – Line 2 – change MERION to GWYNEDD.

- a. *General Notes and Legend Plan B50-Pc-00-00-001 General Note 9 clarified/corrected.*

11. Plan Sheet 2 – General Note 17 – Line 1 – change MERION to GWYNEDD.

- a. *General Notes and Legend Plan B50-Pc-00-00-001 General Note 17 deleted.*

12. Plan Sheet 2 – Demolition Note 13 – Line 2 – SWPPP does not appear in the List of Abbreviations.

- a. *General Notes and Legend Plan B50-Pc-00-00-001 SWPPP, also added N, PN, A & B added to list of abbreviations.*

13. Plan Sheet 2 – Construction Notes 2 – Line ½ - change CITY OF SUMMIT to UPPER GWYNEDD TOWNSHIP.

- a. *General Notes and Legend Plan B50-Pc-00-00-001 Construction Note 2 clarified/corrected.*

14. Plan Sheet 2 – Construction Note 4 – Line 3 – complete the BY ??? & DATE ???.

- a. *General Notes and Legend Plan B50-Pc-00-00-001 Construction Note 4 clarified/corrected with SWPPP prepared by and date.*

15. Plan Sheet 2 – Conservation District 1 – Line 1 – complete (#XXX).

- a. *General Notes and Legend Plan B50-Pc-00-00-001 Conservation District Line 1 permit number will be added upon receipt of permit.*

16. Plan Sheet 3 – remove the LOD line from this sheet.

# Jacobs

- a. *Existing Conditions Plan B50-Pc-011-00-000 LOD removed from plan.*

17. Plan Sheet 4 – Activity 4 – the leader line is pointing to an existing storm inlet (not a sanitary sewer manhole).

- a. *Demolition Plan B50-Pc-11-00-001 Activity item 4 (Remove(E) abandoned sanitary sewer manhole) location has been clarified/corrected.*

18. Plan Sheet 4 – Activity 6 – this item could not be located.

- a. *Demolition Plan B50-Pc-11-00-001 Activity item 6 (Cap (E) underground utility) location has been clarified/corrected.*

19. Plan Sheet 4 – Activity 11 – this item could not be located.

- a. *Demolition Plan B50-Pc-11-00-001 Activity item 11 is located on the western side of site in the middle of the plan between #18 and #20.*

20. Plan Sheet 4 – Activity 21 – this item could not be located, and it says proposed on the Demolition Plan.

- a. *Demolition Plan B50-Pc-11-00-001 Activity item 21 location has been clarified/corrected. Activity 21 is noted as “NOT USED”*

21. Plan Sheet 4 – Activity 24 – redirect the leader line.

- a. *Demolition Plan B50-Pc-11-00-001 Activity item 24 location clarified/corrected. Activity 24, 25 and 26 have been removed from the plan.*

22. Plan Sheet 5 – highlight the proposed crosswalk.

- a. *Site Layout Plan B50-Pc-13-00-000 Proposed crosswalk location label clarified/corrected.*

23. Plan Sheet 5 – on the west side of proposed Building 50 – N, PN, A & B do not appear in the project Abbreviations List.

- a. *Site Layout Plan B50-Pc-13-00-000 Construction proposed tanks labeled on plan and General Notes and Legend Plan B50-Pc-00-00-001 N, PN, A & B added to list of abbreviations.*

# Jacobs

24. Plan Sheet 7 – Project Summary Block – add Deed Book 5951 and Page Number 00250.

- a. *Record Plan B50-Pc-12-00-000 Added Deed Book and Page Number.*

25. Plan Sheet 19 – the storm pipes and structure information are not legible.

- a. *Post Construction Stormwater Management Plan B50-Pc-15-00-004 Added labels for the CBs and MHs.*

26. Plan Sheet 20 – Typical Composite Sock Washout Detail – change COMPOSIT to COMPOST.

- a. *Erosion and Sedimentation Control Details B50-Pc-15-00-005 revised detail label.*

27. Plan Sheet 20 – Typical Compost Sock Washout Detail – show the detail.

- a. *Erosion and Sedimentation Control Details B50-Pc-15-00-005 presents detail.*

28. Plan Sheet 22 – the proposed landscaping items, shrubs and Dogwood trees, are shown being planted over the proposed fire water feed line and stormwater piping. Please adjust the proposed tree plantings to provide a ten-foot offset to utility piping.

- a. *Landscaping Plan B50-Pc-16-00-000 adjusted locations of plantings away from underground utilities as requested.*

29. Plan Sheet 26 – provide details for the handicap parking signs including the Van Accessible sign and the signpost.

- a. *Site Signage Plan B50-Pc-80-00-002 to be submitted contains requested details.*

**30. Plan Sheet 7 – a roadway edge radius in the upper right says R52.0. We believe it should read R25.0**

- a. *R52.0 is the correct radius for the existing curb radius.*

## **Requested Waivers**

1. Section §162-17 – to not sign an Operations and Maintenance Agreement with the Township.

# Jacobs

2. Section §162-19 – to not record an Operations and Maintenance Agreement with the County Recorder of Deeds.
3. Section §168-6.C(1)(c) – to not provide utility and man-made features information within 100 feet of the project boundary.
4. Section §168-11.B(2)(b) – to not provide a performance guarantee.
5. Section §168-11.B(2)(c) – to not provide a maintenance guarantee.
6. Section §168-13.B – to submit a combination preliminary and final plan at one time.
7. Section §168-14.A (Part) – to allow final plan approval without performance and maintenance guarantees.
8. Section § 162-12.B(1) – to allow 12-inch and 15-inch stormwater conveyance pipes.

*a. Record Plan B50-Pc-12-00-000 Added waiver request listed above.*

The following responses are offered to the specific items outlined in the Review Letter from the Upper Gwynedd township Environmental Advisory Council (EAC), dated December 8, 2020. For ease of use the EAC review letter comments are presented with the applicant response following the same numbering system.

## **The EAC has the following recommendations for the developer:**

1. Consider utilizing all native plants instead of the non-native plants on the landscape plan. Do not utilize any invasive species.
  - a. Agreed, the plant list is revised to include only native plant species. Native plant species as determined by Pennsylvania Department of Conservation and Natural Resources, LANDSCAPE WITH NATIVE PLANTS IN PENNSYLVANIA*
2. Consider more sustainable pervious landscaping features where practicable in conjunction with stormwater on the site instead of the turf features.
  - b. Agreed, native plantings proposed where space allowed has been relocated off of proposed utility mains.*

The following responses are offered to the specific items outlined in the Review Letter from the Montgomery County Planning Commission (MCPC), dated December 2, 2020. For ease of use

# Jacobs

the MCPC review letter comments are presented with the applicant response following the same numbering system.

## ZONING ORDINANCE COMMENTS:

1. Lot Coverage – The proposed building would increase lot coverage to 47.3%; the maximum lot coverage in the LI District is 40% [§195-25].
  - a. *The Record Plan B50-Pc-12-00-000 “ZONING SUMMARY” Table has been revised to reflect the correct total proposed building coverage of 25.19%.*
2. Highway Occupancy Permit – West Point Pike is a county road. The applicant may need to amend the highway occupancy permit [§168-19.C].
  - a. *Merck does not intend to modify or include a highway occupancy permit with this application.*

## LANDSCAPING COMMENTS:

1. Species Selection –We recommend the applicant consider using all-native trees for ecological benefits.
  - a. *Agreed, the plant list is revised to include only native plant species. Native plant species as determined by Pennsylvania Department of Conservation and Natural Resources, LANDSCAPE WITH NATIVE PLANTS IN PENNSYLVANIA*
2. Tank Screening -- It appears that there may be storage tanks (labeled “B”, “A,” “PN,” “N,” and “N” with circles around them). If the tanks would be visible from the proposed building, we recommend mitigating the view of them from the building with a year-round landscaping screen.
  - a. *Building 50 is located in an industrial area of the facility. The storage tanks “N” Liquid Nitrogen, (PH) Pharmaceutical Nitrogen, “A” Argon and “B” Brine are all products required for use by the building occupants and not considered to be visually intrusive.*

## TRANSPORTATION COMMENTS:

1. Pedestrian Connections -- We recommend that the proposed new sidewalk be extended with a crosswalk over the proposed driveway apron for Proposed Building 50 [§168-23], and with a curb ramp and short sidewalk to the area labeled as “lawn area (TYP)” on the plan. The existing crosswalk shown on the plans should be moved slightly to the north, and repainted with a highly-visible pattern. This would allow pedestrians to walk from Proposed Building 50 to the north along the existing sidewalk on the far side of the street.

# Jacobs

- a. *Agreed, cross-walk shifted north as requested.*
2. Highway Occupancy Permit (HOP) – The applicant should double-check its highway occupancy permit and ensure that all of the information provided is up-to-date. This may include provisions for construction vehicle access or ongoing heavy truck usage.
  - a. *Merck has and will continue to evaluate the West Point facility, facilities that are not viable will be demolished and replaced by new facilities. This project was a result of a previously demolished facility, i.e. decreases and increases in traffic to the facility are regular occurrences. Merck is up-to-date on information contained in the highway occupancy permit.*

If you have any questions or comments, please contact our office.

Sincerely yours,

Louis DiBello, P.E. R.L.A

cc: Jeremy Kriger, GSE, Greg Landis, IPS, Barry Cupchak, Lendlease