

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name Alliance 76 Essington, LLC E-mail ecarlson@alliancehp.com

Address 40 Morris Avenue, Suite 230, Bryn Mawr, PA 19010 Phone 757-560-0853

Name of Development 76 Industrial Highway Essington, PA 19029

Municipality Tinicum Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Bohler Engineering PA, LLC Phone (267) 402-3400

Address 1515 Market Street, Suite 920 Philadelphia, PA 19102

Contact Marianne Michalak E-mail mmichalak@bohlereng.com

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Final	<input type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District C-2 Commercial

Tax Map # 45-14-007:000

Tax Folio # 45-00-00919-00

STATEMENT OF INTENT

Existing and/or Proposed Use of Site/Buildings (WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE):

The developer proposes to develop the existing vegetated, vacant lot with three (3) industrial warehouse buildings.

FEE WORKSHEET (must be completed by applicant - see instructions on page 3)

- 1. Application fee (check only one) - residential (\$150) / commercial (\$200) \$200
- 2. Subdivision:
Number of new lots from subdivision (\$10 ea. residential/\$50 ea. commercial) N/A
- 3. Land Development:
Number of new dwelling units (\$10 ea. residential) _____
Square footage calculation for commercial (\$25 per each 1,000 sq. ft. or portion thereof) \$3,834
- 4. Total \$4,034

Total Site Area 14.366 Acres
 Size of All Existing Buildings N/A Square Feet
 Size of All Proposed Buildings 153,360 Square Feet
 Size of Buildings to be Demolished N/A Square Feet

Eric Carlson
Print Developer's Name


Developer's Signature

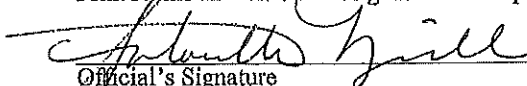
MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

IMPORTANT: If previously submitted, show assigned DCPD File # _____

ANTOINETTE MEINBL / CODE & ZONING SECRETARY
Print Name and Title of Designated Municipal Official

610-521-3530 EX 109
Phone Number


Official's Signature

8/18/2023
Date

FOR DCPD USE ONLY

Review Fee: Check # _____ Amount \$ _____ Date Received _____

Applications with original signatures must be submitted to DCPD.