ZONING PERMITS

APPLICATION AND INSTRUCTIONS

THE ATTACHED APPLICATION AND INSTRUCTIONS SHOULD BE ADEQUATE FOR THE MAJORITY OF PROJECTS, BUT THERE ARE PROJECTS THAT WILL REQUIRE ADDITIONAL INFORMATION. TO AVOID ANY UNNECESSARY DELAYS PLEASE PROVIDE US WITH YOUR NAME, ADDRESS, TELEPHONE NUMBER AND A BRIEF DESCRIPTION OF YOUR PROPOSED PROJECT. THE INFORMATION WILL BE REVIEWED AND YOU WILL BE NOTIFIED IF ANY ADDITIONAL INFORMATION WILL BE REQUIRED.

NOTE: THE FOLLOWING PROCEDURES ARE IMPORTANT AND MUST BE FOLLOWED.

NAME: EMERALD PROPERTY GROUP

ADDRESS: P.O. BOX 247
E. WEST ST & LONGCORE ROAD
WIND GAP, PA 18091

TELEPHONE: 484-239-3518

DESCRIPTION OF PROJECT:

THE RAISING OF FISH IN EXISTING WATER OF QUARRY (CLOSED SYSTEM) FOR COMMERCIAL PURPOSES. CONSTRUCTION OR OTHER CURRENT USES.

APPLICATION FOR ZONING PERMIT

AS REQUIRED BY ZONING ORDINANCE

NO._____

Application is hereby made for a permit to erect or alter a structure, which shall be located as shown on the attached diagram and/or to use the premise for the purposes described herewith. The information which follows, together with location diagram, is made part of this application by the undersigned. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this applicant, such as might or would operate to cause a refusal of this application, or any change in the location, size or use of structure or land made subsequent to this issuance of the permit, without approval of the Zoning Officer, shall constitute grounds for the revocation of this permit.

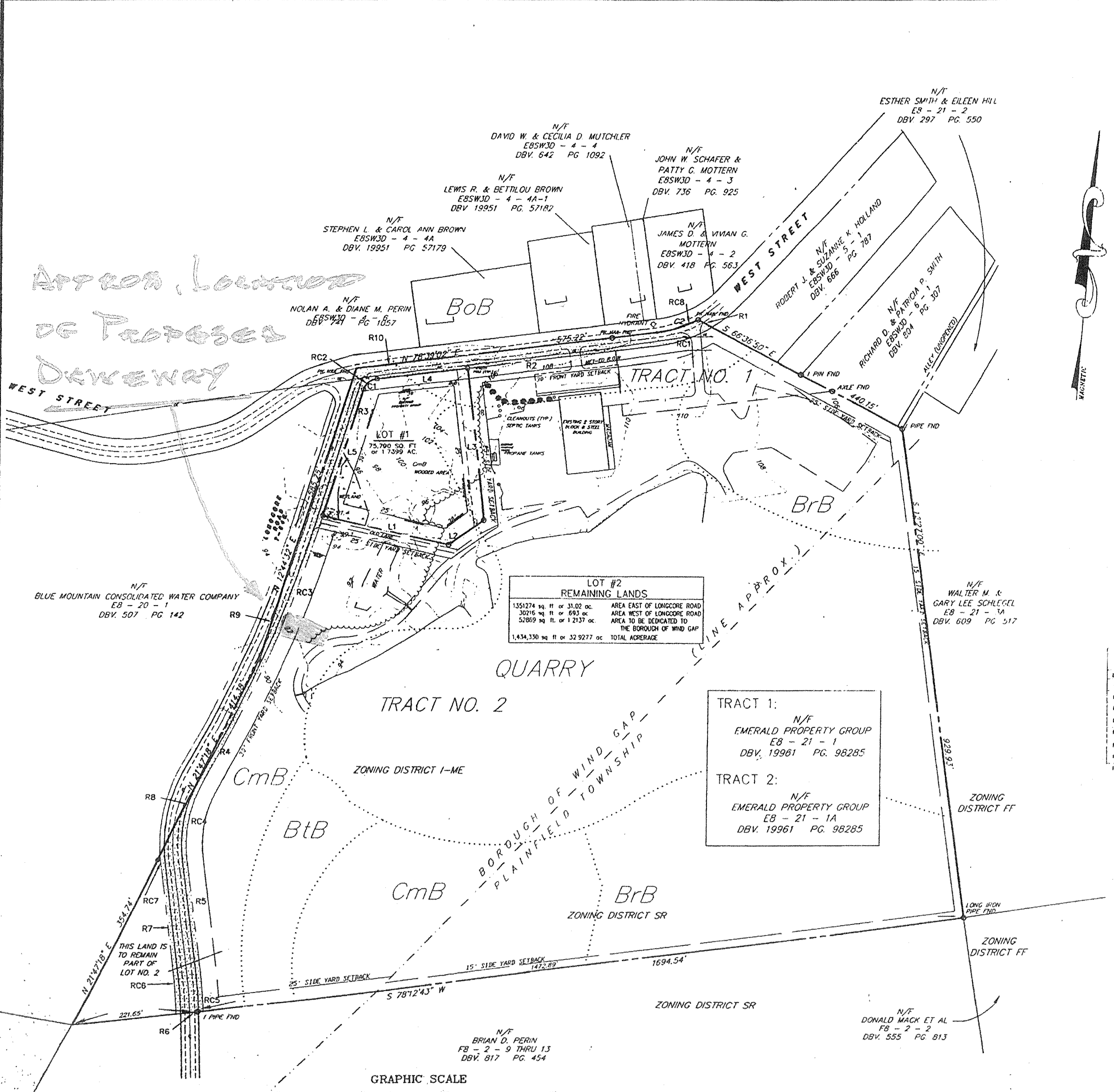
A. LOCATION, OWNERSHIP AND PRESENT USE OF PROPERTY:

1. Deed Owner's Name: EMERALD PROPERTY GROUP
2. Phone Number: 484-239-3518
3. Owner's Address: P.O. BOX 243, WIND GAP, PA
4. Street Location: E. WEST ST. & LONGCORE ROAD
5. Present Use of Structure, Building or Land: COMMERCIAL
6. Present Tenants Name: N/A
   Does Tenant have Owner's consent for proposed work? _____
7. Zoning District of Site: _____ County PIN#: Map _____ Block _____ Lot _____

B. PROPOSED USE OF STRUCTURE and/or LAND:

1. Proposed Use: RAISING OF FISH (VAR. SPECIES) FOR COMMERCIAL PURPOSES.
2. Description of Proposed work: NONE

Check type of work: new structure: _____ addition: _____ change of use: _____
exterior alteration: _____ interior alteration: _____
impervious cover: _____ other (sign, pool, shed, etc.): _____



GENERAL NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. All buildings, and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
3. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown, and shall be verified by the contractor prior to start of construction.
4. Subsurface environmental, geological and archeological conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
5. The building lines shown hereon represent the "building footprint" at grade level.
6. Some surface utility structure locations are indicated on this plat. These locations are not intended to be a complete representation of surface utility structures.
7. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agencies.
8. The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, the PA One Call System shall be utilized by calling 1-800-242-1776, in accordance with PA Act 187 of 1996.
9. The parcel is subject to any and all recorded (and possibly unrecorded) easements, restrictions and covenants.
10. Wetlands on lot #1 were delineated by East Penn Engineering Co., Ltd.
11. Soils were digitized from the Northampton County soil survey latest revision.
12. By formal action taken by the Plainfield Township Board of Supervisors at their regular monthly meeting held on August 13, 1997, review of the Emerald Property Group I subdivision was waived.
13. The bearings and distances in the following line and curve tables describe the ultimate-right-of-way which is offered for dedication to Wind Gap Borough.
14. Lot 2 at all times must provide sufficient stormwater management for Lot 1 as determined by the Borough. Any future alteration to Lot 2 wetlands, quarries or drainage swales will require alternate stormwater management facilities for Lot 1 and will require Land Development Plan review by the Borough.
15. Proposed regrading of land within Lot 2, adjacent to Lot 1 during construction shall provide stormwater conveyance.

LINE TABLE
RIGHT-OF-WAY

LABEL	BEARING	DISTANCE
R1	S 66°36'50" E	29.62'
R2	S 78°39'02" W	539.16
R3	S 12°09'10" W	286.42
R4	S 24°28'34" W	75.03'
R5	S 11°54'49" E	214.48
R6	N 78°12'43" W	50.16
R7	N 11°54'49" W	214.48'
R8	N 21°47'18" E	404.59
R9	N 12°44'32" E	585.75
R10	N 78°39'02" E	575.22'

CURVE TABLE
RIGHT-OF-WAY

LABEL	RADIUS	LENGTH	TANGENT	INCLUDED ANGLE	CHORD BEARING	CHORD DISTANCE
RC1	250.00'	107.81'	54.76'	24°42'29"	S 66°17'48" W	106.98'
RC2	30.00'	34.82'	19.67'	66°29'53"	S 45°24'06" W	32.88'
RC3	2025.00'	435.55'	218.62'	12°19'25"	S 18°18'52" W	434.70'
RC4	242.13'	153.78'	79.59'	36°23'24"	S 06°16'52" W	151.21'
RC5	925.00'	74.06'	37.05'	04°35'14"	S 09°37'12" E	74.04'
RC6	875.00'	73.96'	37.00'	04°50'34"	N 09°29'32" W	73.93'
RC7	292.13'	15.36'	7.68'	03°00'43"	N 10°24'28" W	15.36'
RC8	225.00'	81.96'	41.44	20°52'15"	N 68°12'55" E	81.51'

LEGEND

PROPERTY LINE
BUILDING SETBACK LINE
MUNICIPAL BOUNDARY (APPROX.)
SOIL BOUNDARY
EDGE OF WOODS
WETLAND BOUNDARY
EXISTING R.O.W.
ULTIMATE R.O.W.
EDGE OF CARTWAY
CENTERLINE
EXISTING CONTOUR
PROPOSED CONTOUR
TRACT LINE
DRAINAGE FLOW
UTILITY POLE
EXISTING TREES
FIRE HYDRANT
IRON PIN TO BE SET
CONCRETE MONUMENT TO BE SET
PROPOSED SPOT ELEVATION
AREA OFFERED FOR DEDICATION

SOIL TYPES

SYMBOL	DESCRIPTION	SLOPE
CmB	COMLY SILT LOAM	3-8%
BoB	BEDDINGTON SHALY SILT LOAM	3-8%
BrB	BERKS SHALY SILT LOAM	3-8%

LOT AREAS

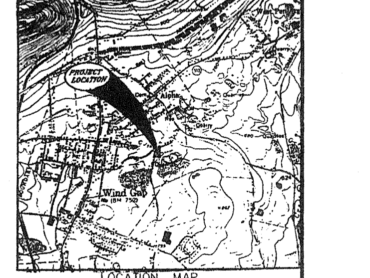
LOT 1	75,790 SQUARE FEET	or	1.7399 ACRES
LOT 2	1,434,330 SQUARE FEET	or	32.9277 ACRES
TOTAL	1,510,120 SQUARE FEET	or	34.6676 ACRES

LINE TABLE
LOT #1

LABEL	BEARING	DISTANCE
L1	S 81°44'06" E	243.45'
L2	N 50°37'09" E	82.06'
L3	N 11°19'53" W	293.68'
L4	S 78°39'02" W	173.24'
L5	S 12°09'10" W	253.52'

CURVE TABLE

LABEL	RADIUS	LENGTH	TANGENT	INCLUDED ANGLE	CHORD BEARING	CHORD DISTANCE
LOT #1						
C1	30.00'	34.82'	19.67'	66°29'53"	S 45°24'06" W	32.90'
LOT #2						
C2	225.00'	81.96'	41.44'	20°52'15"	N 68°12'55" E	81.51'



LOCATION MAP
SCALE 1"=2000'

SITE DATA

1. DEVELOPER: EMERALD PROPERTY GROUP, 545 WEST STREET, WIND GAP, PA 18091
2. Deed Reference: DBV 1996-1 P. 98285
3. Tax Reference: E8-21-1, E8-21-1A
4. Total Tract Area: 1,510,120 sq. ft. OR 34.66 acres
5. Number of Lots: 1 EXISTING, 2 PROPOSED
6. Zoning District: I-ME
7. Required Setbacks (Zone I-ME): Front Yard 30'; Side Yard 25'; Total of Sides 50'; Rear Yard 30'
8. Minimum Lot Area: 20,000 sq. ft.
9. Min. Lot Width: 125 feet
10. Proposed Lot Area: 75,790 s.f. = 1.7399 acres

We the equitable owners of this plat of land, being duly sworn according to law, depose and say that we are the sole owners of this property in peaceful possession of the same and that there are no suits pending affecting title thereof and also we hereby dedicate all public improvements shown on this plan for public use.

We certify that survey monuments indicated on this plan will be placed upon completion of grading.

Sworn and Subscribed to before me this ____ day of __________1997.

Notary Public

APPROVED Borough Council, Borough of Wind Gap, Northampton Co. PA

__________ day of __________ 1997

Secretary Chairman

On __________ 1997 the within plot or plan of land located in the Borough of Wind Gap, Northampton County, State of Pennsylvania was approved by the Planning Commission of the Borough of Wind Gap, Northampton County, Pennsylvania.

Secretary Chairman

REVIEWED by the Lehigh Valley Planning Commission.

__________DATE__________ 1997

PROFESSIONAL'S STATEMENT

I, Arthur A. Swallow, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby state that this drawing, prepared from field survey, correctly represents the proposed subdivision as surveyed by me for the owners.

Arthur A. Swallow, P.L.S.
P.L.S. No. SU037821E (PA)

All Plans that do not contain a raised seal may have been altered and all information should be disregarded unless verified by the signatory whose name appears above.

FINAL PLAN

SUBDIVISION OF LANDS OF EMERALD PROPERTY GROUP I

WIND GAP BOROUGH PLAINFIELD TOWNSHIP — NORTHAMPTON COUNTY — PENNSYLVANIA

REVISIONS		
NO.	DATE	BY
1	15 June 97	gsp
2	25 Aug 97	gsp
3	8 Sept 97	gsp
4	23 Oct 97	gsp

East Penn Engineering Co., Ltd.
580 South Sixth Street
Bangor, Pennsylvania 18013
Telephone: (610) 588-2411
FAX : (610) 588-6280

DRAWN BY: HC/GSP	SCALE: AS NOTED	PROJECT NO: 1358
CHECKED BY: AAS	DATE: 17 MAR 97	DRAWING No: E-909

OCT 31 1997