

ORDINANCE NO. 2023-_____

AN ORDINANCE AMENDING PART 13 OF THE CODIFIED ORDINANCES OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AS AMENDED, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA, BY AMENDING THE CITY ZONING MAP.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

That the following amendment be made to Ordinance No. 2012-21, known as the Zoning Ordinance of the City of Bethlehem, Pennsylvania, adopted by City Council on August 7, 2012.

SECTION 1. That the Zoning Ordinance of the City of Bethlehem, Pennsylvania be amended by changing all the “IR – Industrial Redevelopment” District symbols and indications as shown on the City Zoning Map in the area described as follows (and depicted on the Existing Site Plan entitled “As Built Survey Plan Site Utility Locations for B.E.D.C.O. Bethlehem Technology Center, Bethlehem, Penna. situated in City of Bethlehem, Northampton Cty., by Monocacy Engineering Associates Incorporated, dated May 18, 1994, last revised 5/27/94” which is attached hereto and made a part hereof):

METES AND BOUNDS DESCRIPTION
PARCEL P6 2 2F 0204
LANDS NOW OR FORMERLY
IQE PROPERTIES, LLC
CITY OF BETHLEHEM, 3RD WARD, NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT AN IRON PIN WITH CAP FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLUMBIA STREET (48 FOOT WIDE RIGHT-OF-WAY) AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN PARCEL P6 2 2F 0204, LANDS NOW OR FORMERLY IQE PROPERTIES, LLC AND PARCEL P6 2 2E 0204, LANDS NOW OR FORMERLY ORASURE TECHNOLOGIES INC., AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EAST SECOND STREET (VARIABLE WIDTH RIGHT-OF-WAY):

1. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 127.00 FEET, A CENTRAL ANGLE OF 27 DEGREES - 30 MINUTES - 56 SECONDS, AN ARC LENGTH OF 60.99 FEET, A CHORD BEARING NORTH 70

DEGREES - 03 MINUTES - 02 SECONDS WEST AND A CHORD DISTANCE OF 60.41 FEET TO A POINT OF TANGENCY, THENCE;

2. NORTH 56 DEGREES - 17 MINUTES - 34 SECONDS WEST, A DISTANCE OF 182.64 FEET TO A POINT OF CURVATURE, THENCE;

3. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 164.96 FEET, A CENTRAL ANGLE OF 37 DEGREES - 31 MINUTES - 01 SECONDS, AN ARC LENGTH OF 108.01 FEET, A CHORD BEARING NORTH 75 DEGREES - 03 MINUTES - 04 SECONDS WEST AND A CHORD DISTANCE OF 106.10 FEET TO A POINT OF TANGENCY, THENCE;

4. SOUTH 86 DEGREES - 11 MINUTES - 25 SECONDS WEST, A DISTANCE OF 55.43 FEET TO A POINT, THENCE;

THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN PARCEL P6 2 2F 0204 AND THE LANDS NOW OR FORMERLY THE COMMONWEALTH OF PENNSYLVANIA:

5. NORTH 05 DEGREES - 02 MINUTES - 10 SECONDS WEST, A DISTANCE OF 262.96 FEET TO A POINT, THENCE;

6. NORTH 05 DEGREES - 37 MINUTES - 51 SECONDS WEST, A DISTANCE OF 129.96 FEET TO A POINT, THENCE;

7. NORTH 84 DEGREES - 22 MINUTES - 09 SECONDS EAST, A DISTANCE OF 2.06 FEET TO A POINT, THENCE;

8. NORTH 00 DEGREES - 55 MINUTES - 15 SECONDS WEST, A DISTANCE OF 3.72 FEET TO A POINT, THENCE;

9. SOUTH 89 DEGREES - 04 MINUTES - 45 SECONDS WEST, A DISTANCE OF 22.36 FEET TO A POINT, THENCE;

10. NORTH 03 DEGREES - 48 MINUTES - 35 SECONDS WEST, A DISTANCE OF 44.70 FEET TO A POINT, THENCE;

11. ALONG THE DIVIDING LINE BETWEEN PARCEL P6 2 2F 0204 AND PARCEL P6 2 1C 0204E, LANDS NOW OR FORMERLY THE CITY OF BETHLEHEM, NORTH 86 DEGREES - 08 MINUTES - 40 SECONDS EAST, A DISTANCE OF 385.89 FEET TO A POINT, THENCE;

12. ALONG THE DIVIDING LINE BETWEEN PARCEL P6 2 2F 0204 AND PARCEL P6 2 2E 0204, SOUTH 03 DEGREES - 48 MINUTES - 35 SECONDS EAST, A DISTANCE OF 612.40 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 183,641.8 SQUARE FEET OR 4.216 ACRES

THIS DESCRIPTION IS A COMPILATION OF DESCRIPTIONS CONTAINED IN INST #2007008340.

THE ABOVE-DESCRIBED PREMISES being the lot known as 119 Technology Drive (Tax Parcel ID # P6-2-2F 0204) and described in Deed dated February 12, 2007, recorded in Deed Book Volume 2007-1, Page 64199 in the Office of the Recorder of Deeds of Northampton County.

PLUS any area outside the boundaries aforescribed which is found in any street, alley, waterway, or railroad right-of-way up through the centerline of such street, alley, waterway or railroad right-of-way.

to those of a "CB – Central Business" District.

SECTION 2. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

Sponsored by _____

PASSED finally in Council on the _____ day of _____, 2023.

President of Council

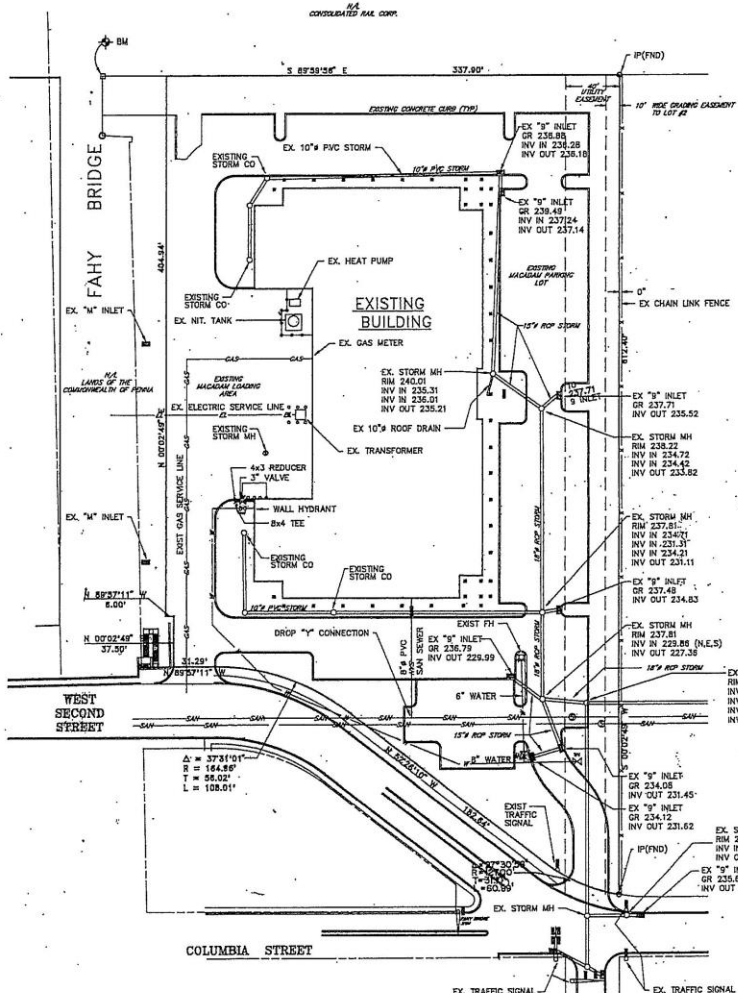
ATTEST:

City Clerk

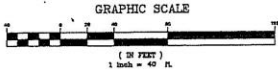
This Ordinance approved this _____ day of _____, 2023.

Mayor

EXISTING SITE PLAN



AS BUILT UTILITY PLAN

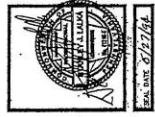
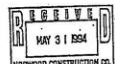


BENCHMARK:
CONCRETE MONUMENT
NW CORNER OF TRACT
ELEVATION = 232.84'

- NOTES:**
1. BACKGROUND INFORMATION TAKEN FROM SITE DEVELOPMENT PLAN PREPARED BY MONOCACY ENGINEERING DATED 1/11/93, LAST REVISED: 3/3/93.
 2. DEED REFERENCE: GBV 834, PAGE 592, 595. SUBDIVISION PLAN PREPARED BY KEystone CONSULTING ENGINEERS, INC. DATED 1/12/93.
 3. ADDITIONAL INFORMATION TAKEN FROM AS BUILT PLAN PREPARED BY HANOVER ENGINEERING ASSOC. DATED 5/10/94.
 4. FIELD SURVEY PERFORMED ON MAY 6, 1994 BY MONOCACY ENGINEERING ASSOC. INC.

FINAL PLAN APPROVED
DATE: JUN 01 1994

CHAIRMAN: _____
VICE-CHAIRMAN: _____
DIRECTOR-SECRETARY: _____
CITY PLANNING COMMISSION
BETHLEHEM, PENNSYLVANIA



NO.	DATE	BY	LINE
1	PREP. CITY OF BETH COMMENTS	CW	6/27/94

MONOCACY
ENGINEERING ASSOCIATES
INCORPORATED
214 S. MARKET ST. 8TH FL.
BETHLEHEM, PA 18010
TEL: 610-424-2435
FAX: 610-424-2435

AS BUILT SURVEY PLAN
SITE UTILITY LOCATIONS

FOR
E. E. D. C. O.
ENGINEERING CENTER
BETHLEHEM, PA
CITY OF BETHLEHEM, NORTHAMPTON CTY.
MAY 15, 1994

REGISTERED PROFESSIONAL ENGINEER
No. 122764
AB1
MONOCACY
ENGINEERING ASSOCIATES
INCORPORATED
214 S. MARKET ST. 8TH FL.
BETHLEHEM, PA 18010