

**City of Northampton
MASSACHUSETTS**

In the Year Two Thousand Fourteen

Upon the Recommendation of Mayor David J. Narkewicz

ORDINANCE

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by revising section 290 of said code; providing that *Subdivision of Land*

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows: That section 290 of the Code of Ordinances of the City of Northampton, Massachusetts, be amended so that such section shall read as follows:

SECTION 290 – Subdivision of land

Chapter 290. SUBDIVISION OF LAND

Article II. Definitions

§ 290-4. Terms defined

CITY ENGINEER

~~The City Engineer of Northampton or designee.~~

DIRECTOR OF PUBLIC WORKS

The Director of Public Works of Northampton or his/her designee.

§ 290-27. Submission of revised plans, additional materials, etc

B.
(2)

(e)

Deviations from material and construction specifications shall not be allowed, except as specifically authorized by the Planning Board, upon consultation with the ~~City Engineer~~ **Director of Public Works**.

§ 290-40. Construction (stakes) staking

Developers shall employ, at their own expense, a professional engineer or a registered land surveyor to set all lines and grades in a manner satisfactory to the ~~City Engineer~~ **Director of Public Works** and in accordance with the provisions of Section 5:07 of the Standard Specifications.

§ 290-41. Site and earthwork

D.

In a cut area all material shall be removed to subgrade. All unsuitable material, such as peat, highly organic silt or clay, or any other material that, in the opinion of the ~~City Engineer~~ **Director of Public Works**, is considered to be detrimental to the subgrade, shall be removed and shall be replaced by bank-run gravel, and be brought to proper compaction with a ten-ton roller.

I.

Inspections shall be required upon completion of the subgrade by the ~~City Engineer~~ **Director of Public Works**.

§ 290-42. Pavement structure

C.

Inspections shall be required by the ~~City Engineer~~ **Director of Public Works** upon completion of each layer of subbase and the binder and surface courses.

§ 290-55. Other utilities

Materials and construction methods shall be in accordance with the requirements of the involved utility company after said requirements have been approved by the ~~City Engineer~~ **Director of Public Works** and appropriate City departments.

Article VIII. Administration

§ 290-59. Inspection and control

B.

The Planning Board shall notify the ~~City Engineer~~ **Director of Public Works** and the developer in writing that the subdivision has been approved and all the necessary approved plans and documents have been recorded at the Hampshire County Registry of Deeds; therefore, construction can commence. Prior to commencement of construction, the developer, the projects' engineer/surveyor, and the designated contractor shall attend a preconstruction conference which shall be arranged in consultation with the ~~City Engineer~~ **Director of Public Works** and Planning Board staff. Construction shall not commence on any portion of the subdivision until this condition has been met. Any project that does commence before this preconstruction conference shall be shut down for a minimum of one week to allow this coordination.

D.

In addition to the privatized project engineer, the ~~City Engineer~~ **Director of Public Works** shall be notified at the appropriate time to make the following inspections, and the project shall not proceed until these inspections take place or the City provides a written notice that they will not undertake these inspections.

E.

Unless each phase of the work, including the materials used on the project, have been inspected by the ~~City Engineer~~ **Director of Public Works**, no further work shall be done on any other phase of construction.

F.

Inspections shall be requested by the applicant two working days in advance by notice to the ~~City Engineer~~ **Director of Public Works**.

G.

Inspections by the ~~City Engineer~~ **Director of Public Works** will in no way relieve the developer, contractor or project professional engineer of responsibility in ensuring that all materials and all construction meet all standards as stated in these rules and regulations.

I.

The developer shall present proof, at his own expense, by a qualified person/firm, to be approved by the ~~City Engineer~~ **Director of Public Works**, that the gravel to be used on the project meets state specifications.

§ 290-62. Material testing

The developer shall test, upon the request of the ~~City Engineer~~ **Director of Public Works** and at the developer's own expense, all materials to be used in the construction of the public ways. The tests shall be conducted by qualified firms/individuals that have been approved by the ~~City Engineer~~ **Director of Public Works**.