

Upshur County  
Specifications for Subdivision Roads

A. Right-of-Way (ROW)

1. Minimum 50' ROW for main arterial streets
2. Minimum 40' ROW for all other streets
3. Minimum 60' radius ROW for cul-de-sacs
4. Trees shall not be placed within the ROW

B. Drainage

1. Drainage calculations for roadway cross-culverts shall use the Rational Method for drainage areas  $\leq 200$  acres and Regression Equations for drainage areas  $> 200$  acres. These calculations shall be submitted to the Road Administrator for approval.
2. Cross-culverts will be designed to carry 25-yr design storm runoff without roadway overtopping. These calculations shall be submitted to the Road Administrator for approval prior to culvert installation.
3. Roadside ditches shall be graded to place the flow lines a minimum of 12" below the subgrade crown unless otherwise approved
4. All driveway culvert sizes and material shall be approved prior to installation. Use a 15" minimum inside diameter culvert unless otherwise approved. Approved culvert materials include corrugated metal, corrugated plastic, and reinforced concrete.

C. Subgrade

1. Crown subgrade material to a minimum slope of 2%
2. Subgrade shall be constructed and finished to a minimum density of 95% standard proctor
3. The subgrade and cross-culverts shall be approved by the Road Administrator or other person designated by Commissioners Court prior to placement of any base material

D. Base Material

1. All roads shall be constructed with a minimum compacted depth of six inches (6"). Base material shall conform to Item 247 of the TxDOT Standard Specifications (latest version).
2. Crown base material to a minimum slope of 2%
3. Base shall be constructed and finished to a minimum density of 95% standard proctor
4. Completed base shall be approved by the Road Administrator or other person designated by Commissioners Court prior to placement of any surface material

E. Surface

1. Construct roadway surface to a minimum width of twenty feet (20')
2. Construct cul-de-sac surfaces to a minimum surface radius of fifty feet (50')
3. Curbs shall be approved by Commissioners Court. If curbs are proposed, a typical section of the roadway must be approved to ensure base material extends underneath

the curbs, and to ensure a minimum width of 20' face-to-face. Mono curbs may be placed on concrete pavement, but curb and gutter must be placed for all other pavement surfaces.

4. Concrete Pavement
  - a. Concrete pavement shall have a minimum depth of 6"
  - b. Provide concrete with a minimum compressive strength of 3,000 psi
  - c. If concrete pavement is proposed, a complete design of the pavement shall be approved by the Road Administrator prior to construction
5. Hot Mix Asphalt Concrete Pavement (HMAC)
  - a. Compact HMAC to a minimum depth of 2" unless otherwise approved
  - b. Provide HMAC according to Item 340 of the TxDOT Standard Specifications (latest version)
  - c. Do not place HMAC when general weather conditions are not favorable in the opinion of the Road Administrator
6. Surface Treatment Pavement
  - a. Surface treatment pavement shall consist of a prime coat and a two-course surface treatment placed between March 1 and September 30 with ambient temperature over 40° F and rising in accordance with Item 302 and Item 310 of the TxDOT Standard Specifications (latest version)
  - b. The type, grade, and rate of asphalt and aggregate shall be approved by the Road Administrator prior to placement
7. Oil Dirt Pavement
  - a. Oil dirt pavement shall only be allowed with the prior expressed approval of Commissioners Court

#### F. Mailboxes

1. Mailboxes shall be installed no closer than 2' from the pavement edge with the necessary approach needed for safe delivery of mail

#### G. Utilities

1. All utilities placed inside or across the ROW shall meet requirements of the Upshur County Utility Regulations

#### H. Inspection, Testing and Compliance

1. Submit the proposed pavement design to the Road Administrator at least two weeks prior to beginning construction
2. The proposed schedule of work tasks shall be submitted to the Road Administrator to ensure County personnel the opportunity to inspect the construction
3. All testing of subgrade and pavement structure shall be made by and at the expense of the subdivider, at locations along the proposed road, prescribed by the Road Administrator or his designated representative
4. The laboratory performing the testing shall be approved by the Road Administrator

5. Test reports for each pavement layer, certified by a Licensed Professional Engineer, shall be provided to the Road Administrator
6. Minimum density testing on the subgrade and base material shall consist of one (1) per 6,000 SY pavement surface. Minimum gradation testing on the base material shall consist of one (1) per 1,000 CY placed.
7. Additional testing, if required, will be ordered by the Road Administrator at the expense of Upshur County, unless such tests show failure of compliance. In such cases, the additional tests will be paid by the subdivider.
8. Failure to test and receive approval before proceeding to the next phase of work shall be in noncompliance of these regulations. Such noncompliance may only be corrected by:
  - a. Complete removal of the material and reconstruction
  - b. Testing of representative samples taken by core drilling
  - c. Any reasonable method approved by the Road Administrator to assure compliance

#### I. Approvals

1. The subdivision plat must be approved before construction begins
2. After completion of the roadway construction, a 4-yr maintenance bond shall be provided to the County in the amount of the actual roadway and drainage costs, but not less than \$7,000 per tenth of a mile. The “actual cost” shall be determined as the amount the subdivider paid (or would have paid) a reputable contractor skilled in the performance of such work. A copy of the construction contract and a maintenance bond, in favor of the County Judge or his successors in office, shall be submitted at this time. A sample of the bond contract is available on page 4.
3. Final approval for release of bond will include utilities placed according to regulations, grassed ditches free of debris, culverts free of structural defects, roadway pavement free of structural defects, and 50 % occupancy of all lots.

**ROAD CONSTRUCTION AND MAINTENANCE BOND  
STATE OF TEXAS  
COUNTY OF UPSHUR**

WHEREAS, the undersigned has undertaken to develop and establish a new residential subdivision and addition within the limits of Upshur County, Texas, and has petitioned the Commissioners' Court of Upshur County, Texas, to approve such subdivision or an addition thereto, and as a part thereof certain roadways, ditches, culverts and other appurtenances necessary for safe and reasonable traffic and transportation have been approved as a part of such development and as reflected on the Plat thereof, and

WHEREAS, the approval of such subdivision or addition thereto has been conditioned upon such roadways and related appurtenances being constructed in a manner that complies with the existing subdivisions regulations of Upshur County, Texas, and such regulations and such approval by the Commissioner's Court of Upshur County, Texas, is predicated upon a commitment by the developer to guarantee for a period of four (4) years from the completion of construction that such roadways, drainage and related appurtenances shall be maintained in a manner satisfactory to Upshur County and such is a condition to the acceptance of the same for continued maintenance thereafter by the Upshur County Road and Bridge Department;

NOW, THEREFORE, the undersigned as Principal and \_\_\_\_\_ and \_\_\_\_\_ as Sureties do hereby hold themselves firmly bound and obligated to pay unto the County Judge of Upshur County, Texas, or his successors in office, the sum of \_\_\_\_\_ dollars (\$\_\_\_\_\_), in the event that such roadways, related drainage and other related appurtenances as constructed and developed within the \_\_\_\_\_ Subdivision, \_\_\_\_\_ Phase, situated in the \_\_\_\_\_ Survey or Surveys of Upshur County, Texas, be constructed and in all things maintained in a manner suitable and acceptable to the Upshur County Road & Bridge Department for a period of four (4) years from the date hereof.

And if such roadways, drainage and appurtenances shall be so maintained for the four (4) year period set forth herein, provided that prior written request for inspection is made by the Developer to the Commissioners' Court not less than ninety (90) days prior to such four (4) year period, if such inspection reveals no defects in the roadways, drainage and appurtenances then the Bond shall be released once the Commissioners' Court accepts the roadway into the County system at a meeting of the Commissioners' Court. However, should such roadways, drainage and related appurtenances not be maintained in such a manner as required herein, then such Bond shall become immediately due and payable upon demand of the County Judge of Upshur County, Texas, for which the undersigned Principal and Sureties shall be in all things jointly and severally liable.

SIGNED, DONE AND EFFECTIVE from this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Developer - Principal

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Notary Public

Surety

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Surety

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ACCEPTED AND APPROVED:

\_\_\_\_\_  
Upshur County Judge

Calculation of Amount of Bond:

\_\_\_\_\_ miles of roadway developed  
@ \$7,000 per each 1/10 mile of roadway  
developed equals bond amount due of:  
\$ \_\_\_\_\_

**SUBSCRIBED AND SWORN TO BEFORE ME** by the said \_\_\_\_\_ on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify which witness by hand and seal of office.

\_\_\_\_\_

Notary Public, State of Texas