

## PRECONSTRUCTION ADVISORY MEMORANDUM

**NUMBER:** 8

**SUBJECT:** Right of Way Plats and Monuments

**TO:** John Boylston, Lowcountry Regional Production Engineer  
Mike Barbee, Pee Dee Regional Production Engineer  
Randall Young, Midlands Regional Production Engineer  
Upstate Regional Production Engineer  
Machael Peterson, Local Public Agency Administrator  
Brian Ison, Preconstruction Surveys Manager  
Brian Keys, Director of Right of Way  
Todd Steagall, Director of Construction  
Jim Feda, Director of Maintenance  
Tony Fallaw, Director of Traffic Engineering

**FROM:** Mitchell D. Metts, P.E., Director of Preconstruction (Signature on File)

**DATE:** November 18, 2010 ([revised January 8, 2015](#))

Beginning in January 2011, SCDOT will monument and plat the right of way on highway construction projects that require new right of way. The plat will show the SCDOT right of way as a corridor or strip of land. The right of way plat shall be prepared in accordance with the requirements of Section 49-460-A "General Property Survey" as outlined in the South Carolina "Standards of Practice Manual" for land surveyors. A copy of the plat shall be recorded, by the contractor, in the Register Mesne Conveyance (RMC) office of the county or counties in which the project resides. A copy of the plat shall also be included in the as-built plans.

### During Preconstruction/Project Development

The pay items for right of way plat and monuments shall be included on all construction projects that require new right of way. In the event that a project is retaining present right of way and acquiring only a small portion of new right of way, the entire project corridor shall be mapped. Include an estimated quantity of markers and the right of way plat bid item on the plans.

The pay items are:

8091010 RIGHT OF WAY MARKER (REBAR AND CAP) – EA  
8091000 RIGHT OF WAY MARKER (REINFORCED CONCRETE) – EA  
8091050 RIGHT OF WAY PLAT – LS

Reinforced concrete markers are to be used on interstate routes and controlled access facilities. Rebar and cap markers are to be used on all other routes.

A special provision entitled “Section 809 – Right of Way Plat” (copy attached) will be included in the contract documents of projects that include the pay items. Standard Drawings 809-105-00 and 809-110-00 show the details and placement of the markers.

#### During Construction

The contractor will set the appropriate right of way markers along all new right of way lines as well as along any present right of way being retained by the Department at intervals listed on SCDOT Standard Drawings. ~~Monuments will not be placed on side property lines.~~ The contractor will submit a copy of the plat on full size plan sheet(s) (22” X 36”) to the resident construction engineer for inclusion in the as-built plans. The copy must be signed and sealed by Professional Land Surveyor (PLS) licensed to practice in the state of South Carolina.

MDM:jwk  
Attachment  
File:PC/JWK

**SECTION 809: RIGHT OF WAY PLAT:**

**Description:**

The contractor by the “Substantial Work Complete” date shall prepare a right of way plat signed and sealed by a Professional Land Surveyor (PLS) licensed to practice in the state of South Carolina. The right of way plat shall be in accordance with the requirements of Section 49-460-A “General Property Survey” as outlined in the South Carolina “Standards of Practice Manual” for land surveyors. A copy of the plat will be recorded, by the contractor, in the Register Mesne Conveyance (RMC) office of the county or counties in which the project resides. The contractor will provide one copy of the plat on a full sized plan sheet(s) (22” X 36”) and submit to the resident construction engineer to be included in the as-built plans.

**Materials: Rebar Cap R/W Marker**

Materials used shall comply with those listed on SCDOT Standard Drawing Nos. 809-105-00 or 809-110-00.

**Construction Requirements:**

The PLS shall set right of way markers along all new right of way lines as well as along any present right of way being retained by the Department at intervals listed on the SCDOT Standard Drawings. Right of way markers shall not be placed at points common to side property lines and/or corners. In the event that the plan reflects a break in the right of way along a side property line the right of way marker will not be set without the side property line being retraced and established by way of survey. The PLS shall prepare a plat documenting the location of all Right of Way Markers set and reflecting the as-built station and offset from the plan alignment. The plat shall show the entire project corridor as an enclosed strip or parcel of land to include the mainline and all side roads as defined on the project plan.

**Measurement and Basis of Payment:**

The item Right of Way Plat is paid on a lump sum (LS) basis; and therefore, there is no specific measurement for this item. The unit price bid for Property Right of Way Plat shall include all costs for labor, materials, equipment, services of a PLS and any related fees or costs associated with producing a plat, recording the plat at the RMC office, and all required copies. Each marker placed in accordance with the Standard Drawings complete and accepted will be measured and paid at the unit price bid.

Item No.	Description	Unit
8091010	RIGHT OF WAY MARKER (REBAR AND CAP)	EA
8091000	RIGHT OF WAY MARKER (REINFORCED CONCRETE)	EA
8091050	RIGHT OF WAY PLAT	LS