

REQUIREMENTS FOR FINAL ROW PLANS

The following information must be included in a Final Right-of-Way set of plans. Additional information on this subject may be found in Sections 5.19 and 5.20 of the Road Design Manual. These items are in addition to the requirements for Preliminary ROW plans.

1. ROW sheet numbers shall start with 501 (Title Sheet) and will be in the same order as the construction plans. The ROW sheet numbers shall be consecutive and should not change through the life of the project. The note sheet, maintaining traffic, staging, signing, traffic signals, soil borings and other miscellaneous sheets are not part of the ROW plans. Title sheet, Profile sheets (if part of the plans), Bench Marks, Control Points and Government Corner witness sheets shall be included in the plans. If removal items are shown on a separate sheet from the proposed work, both the removal and construction sheets shall be included. When alignment sheets and drainage sheets are part of the construction plans, they shall be included in the final ROW plans.
2. Right-Of-Way widths shall be marked on the plans from centerline of the ROW line at all changes in width and at both ends of all plan sheets. When the construction centerline does not coincide with the survey centerline, all proposed ROW ties and government line ties shall be shown to the construction centerline. Grading Permits may be dimensioned from the existing or proposed ROW lines. Existing ROW shall be dimensioned from the survey centerline to the existing ROW line.
 - The best fit centerline is not the legal survey centerline.
 - In most cases, proposed ROW within subdivisions should be dimensioned from lot corners.
 - Proposed ROW lines that are not parallel to the construction centerline shall have the bearing and lengths indicated or have other ties adequate for writing property descriptions. Proposed ROW ties and dimensions shall be accurate to two decimal places on the dimension and to the nearest second on bearings. Grading Permits are normally stationed to the nearest increment of 10 feet and widths in increments of 5 feet. Grading permits should be varied to avoid obstacles and the obstacles should be labeled as AVOID.
3. All government corner ties shall be shown, including distances from corners to centerlines, station pluses, and government line bearings. Government corner witnesses shall be provided. Recorded Plats shall be shown accurately.
4. Curve data for survey centerline and construction centerline(s) shall be included in the plans.
5. All known locations of underground utilities (electricity, gas, cable, oil, telephone, water, sewer) affected by construction within the ROW shall be shown.
6. All existing and proposed drainage, including field tile drain systems should be shown when known. All county drain names, existing ROW widths and flow arrows shall be shown.
 - Once existing field tile systems have been located, show them on the plans by a ROW Revision.
7. All slope stake lines shall be shown. The slope stake lines shall always be shown within the existing ROW, proposed ROW or within grading permits areas.
8. Show proposed and existing limited access arrows where the limited access ROW begins and ends.

9. Existing driveways shall be shown where permits are required and on others properties affected by construction. Proposed driveway grade information shall be shown where applicable. Existing structures and addresses shall be shown on affected properties. Permits are only required when grading of the driveway is outside the existing ROW.
10. To avoid clutter, pay items and quantities may be left off of the R.O.W. plans.
 - To help the MDOT buyer explain to the property owner what the property will look like after construction, the proposed work as well as existing topography shall be shown.