



DSC NOTICE #119

***City of Virginia Beach
Planning Department
Development Services Center
April 3, 2006***

Topic: LOCATION OF SANITARY SEWER CLEANOUTS AND WATER METERS WITHIN PUBLIC UTILITY EASEMENT

1. Background:

The development community and the City have expressed concerns over the placement of sanitary sewer cleanouts and water meters on private property. The Public Utilities Design Standards require the cleanouts and water meters to be placed within the public right-of-way for access purposes. City crews must have access to these items to provide maintenance and obtain water consumption readings. The depth of the sewer main line and conflicts with existing or proposed sidewalks often complicate the placement of these items within the right-of-way.

2. Acceptable Alternative – 5-Foot Public Utility Easement:

A 5-foot Public Utility easement may be dedicated to the City of Virginia Beach to allow for the placement of sanitary sewer cleanouts and water meters behind the public right-of-way and on private property. This 5-foot easement must be directly behind and parallel to the public right-of-way. Dominion Virginia Power has agreed to share the first five (5) feet of their easement for these items only. A [diagram](#) of the easement and typical improvements is provided with this Notice.

This option is available for both subdivisions and individual lots or parcels.

3. Method of Recordation of Easement:

Subdivisions – It is strongly recommended to dedicate the needed easement with the final subdivision plat. This will avoid delays should the cleanout and/or meter need to be located outside of the public right-of-way.

Individual Lots or Parcels – The location of the cleanouts and meters must be shown on the site plan. If the cleanout and/or the meter are located outside of the public right-of-way, an easement must be dedicated before the site plan is released. This easement may be dedicated by deed with an exhibit plat. The sooner the need for the easement is identified and the easement is recorded the sooner the project site plan will be released for construction.

4. Installed Location Versus Proposed/Design Location

Field conditions will sometimes require a variation from the design location of the cleanout and/or meter. Once this is discovered, an easement over the item must be dedicated immediately. Failure to act quickly may result in delaying a certificate of occupancy or an inspection. The owner/contractor/developer of the parcel or lot is responsible for providing the easement prior to the completion of the project.

5. For more information, contact:

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