

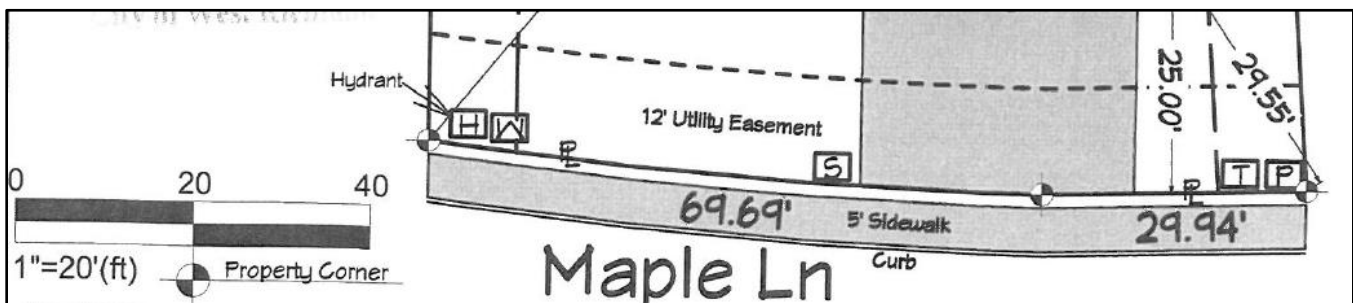


ATTENTION

Since January 1, 2017, the City of West Richland's Residential Building Permit Checklist has indicated the item to be shown on a site plan. However, many important items are still not being shown. As a result:

***EFFECTIVE IMMEDIATELY**, All site plans submitted to the City of West Richland for new construction projects will be required to show the locations of all existing and proposed utilities and structures that are in the front yard easement, incl. corner lots at minimum to minimize conflicts with driveway approaches. These include but are not limited to: *Fire hydrants *Street lights *Sewer stubs *Water meter boxes *Water air relief valves* Electrical vaults/transformers *Cable and Telephone vaults and/or pedestals *Mailbox clusters * Traffic signs *Conduit stubs.*

Below is an example site plan depicting some elements of what is required to be shown, when present on the frontage. Failure to label these items will result in building permit applications not being accepted and/or delays when they are rejected as incomplete.



The City appreciates your cooperation with this issue as the lack of information has contributed to conflicts with driveway approaches centered on utility pedestals or non-traffic rated water meter boxes as two examples. Questions regarding site plan requirements should be directed to the Community Development Department (509) 967-5902.