

**ENGINEERING – STANDARD CONDITIONS**

**PERMIT #** \_\_\_\_\_

**LOCATION:** \_\_\_\_\_

- Any work in the public right-of-way requires a permit from the Community Development Department/Engineering Permits & Records Section prior to the start of work.
- Owner is responsible to install a street tree in the City parkway every 50 feet along the frontage(s) of the subject lot (City Code Section 74.3.2). Contact the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
- Non-standard public improvements including; patterned concrete, paving stones, colored concrete, etc. shall not extend beyond the property line into the public right-of-way unless approved by the Community Development Director.
- Permanent paving in the parkway should be removed with the exception of a driveway apron.
- Existing concrete or asphalt in the flow line of curb and gutter should be removed.
- A Refuse Receptacle permit is required from the Community Development Department/ Engineering Permits & Records prior to placement of a dumpster in the public right-of-way.
- Any existing improvements in the public right-of-way that are damaged during construction shall be repaired or replaced to the satisfaction of the Community Development Director prior to requesting of occupancy.
- Any work on state highways requires a Caltrans permit.
- Garage floor elevation shall be a minimum of 3 inches higher than existing edge of alley.
- An Encroachment Agreement is required from the Community Development Department/Engineering Permits & Records section for any existing or proposed structure that encroaches into the public right-of-way.
- Plans shall clearly depict all existing and proposed easements. No construction shall occur within an easement without prior written consent from the respective easement holder(s).
- Contact Community Development Department/Engineering Permits & Records at 310-618-5898 for any information or any questions regarding these conditions.

**I am aware of and understand the above conditions and I agree all applicable conditions shall be met prior to requesting Occupancy.**

**Signed by owner:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Print name:** \_\_\_\_\_