



CITY OF DENHAM SPRINGS
CODE OF ORDINANCES

LANDSCAPE

Chapter 78, Art. III

ARTICLE III. LANDSCAPE ORDINANCE

Sec. 78-29. Purpose.

The purpose of this article is to protect and enhance the community's environment, economic and aesthetic resources, thereby promoting the public health, safety and general welfare of the citizens and contributing to the quality of life by encouraging a high level of design in development.

Further, the standards and requirements of this article seek to promote the preservation, protection and enhancement of nature in the city, and nature's unique features with particular emphasis on the urban forest canopy and vegetative cover of the land.

(Ord. No. 08-01, art. I, 1-8-08)

Sec. 78-30. Applicability of landscape requirements.

The provisions of this part shall apply to:

- (1) All new commercial, industrial, multifamily, religious, educational, institutional, public and semipublic land uses that are developed after January 13, 2008.
- (2) Development that requires the issuance of a building permit for a building addition amounting to more than 50 percent of existing street facade.
- (3) Issuance of an occupancy permit for uses of buildings that change from residential to commercial.
- (4) Development of vehicular use areas (parking lots) or vehicular use area additions of five parking spaces or more.

(Ord. No. 08-01, art. I, 1-8-08)

Sec. 78-31. Landscape standards.

- (a) The following standards shall be included on the landscape plan prepared pursuant to section 78-33.
 - (1) All landscaping shall be installed in a sound manner and in accordance with accepted standards of the Louisiana Nurseryman's Manual for the Environmental Horticulture Industry, latest edition, as published by The Louisiana Nursery and Landscape Association.
 - (2) Plant material shall be true to name, variety and size and shall conform to all applicable provisions of the American Standards for Nursery Stock, latest edition.
 - (3) All single trunk trees shall have a minimum two-inch caliper immediately after planting. Single trunk trees must measure a minimum of eight feet tall immediately after planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.
 - (4) Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk immediately after planting. All multi-trunk trees shall have a minimum of three main stems. The multi-trunk tree must measure eight feet tall immediately after planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

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- (5) Tree standards: Trees selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock, ANSI Z60.1, Latest Edition as published by The America Nursery and Landscape Association.
 - (6) Shrub quality standards: Shrubs selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock, ANSI Z60.1, Latest Edition as published by The America Nursery and Landscape Association. Shrubs size shall be a minimum three-gallon well-rooted container stock.
 - (7) Ground cover and vines quality standards: Ground cover (other than turf grass) shall be minimum of four-inch well-rooted container stock spaced no more than eight inches on center. Well-rooted two and one-half-inch container stock may be substituted and spaced six inches on center. Vines and ground cover plants should show a number of vigorous woody runners or a well-developed crown.
 - (8) Palms and tropical plant material standards: Palms and tropical plants are considered accent shrubs because of freeze potential. Such plants shall receive no credit towards tree planting requirements.
 - (9) Irrigation and watering standard: Hose bibs shall be placed within 200 feet of all planting beds or a permanent in-ground irrigation system shall be provided.
 - (10) A minimum of 100 square feet for each Class "A" tree or 50 square feet for each Class "B" tree of nonpaved area is required for each tree where it is planted. Nonpaved area refers to an area of ground used for planting, and which is not covered with paving materials that are impervious or which inhibit the free movement of moisture and air into and out of the soil. Such areas may be partially covered with acceptable porous paving materials if prior approval has been obtained from landscape review coordinator.
- (b) Technical requirements for the design, installation and maintenance of plant material and landscape area site development shall be as follows:
- (1) *[Landscape requirement calculations:]* Landscape requirement calculations shall be shown on the landscape plan pursuant to section 78-33. Landscape requirements shall be established using the following formula:
$$\begin{aligned} & \text{Developed Site Area} \\ & + \text{Street Yard Planting Area} \\ & + \text{Vehicular Use Area} \\ & + \text{Buffer yards screen (as required)} \\ & = \text{Total Landscape Requirement} \end{aligned}$$
 - (2) *Developed site area:* There shall be two Class "A" trees or four Class "B" trees for each 5,000 square feet, or fraction thereof, of developed site area. On sites with buildings exceeding 50,000 square feet, 50 percent of required trees shall be Class "A".
 - (3) *Street yard planting area:* Street yard planting area is the unpaved area of land located between the property line and any building designated for the preservation and placement of plant materials along all property lines that border a public street.
 - a. The street yard planting area shall contain a minimum of one Class "A" tree or two Class "B" trees for every 600 square feet of street yard, or fraction thereof. The street yard planting area must be a minimum of ten feet in width.
 - b. The street yard planting area shall contain shrubs and non-turf ground cover plantings. Shrub and ground cover plantings must cover 40 percent of the street yard planting area. The required shrubs and ground cover can be arranged in any manner. The required trees may be located anywhere within the street yard planting area.
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- c. The street yard planting area may contain earth berms, masonry walls, pedestrian walkways, site furniture, signage, site lighting, irrigation systems, fountains, drainage facilities including microdetention/retention basins, detention/retention ponds and any other appropriate landscape features as approved by the landscape review coordinator.
 - d. Retaining existing vegetation, either as lone growing specimens or groves of trees, within the street yard planting area is highly encouraged. As incentive to preserve all existing trees and specimen shrubs found growing in this site area, credit for trees, shrubs and ground covers will be given towards standards set forth in above. Underbrush and nonnative weeds may be removed, by hand methods only, to allow views to buildings and interior vehicular use areas.
 - e. No site construction will be allowed within the street yard planting area. No parking lot will be allowed within the street yard planting area.
 - f. Lots with frontage on more than one street shall calculate the street planting requirements along the entire street frontage of both streets.
- (4) *Buffer yard screening (incompatible land use):* A standard buffer yard width is imposed, with a prescribed number of plants per 100 feet (See Appendix A). Each optional buffer yard can fluctuate in width and in the amount of required plant materials based on the "plant unit multiplier." The plant unit multiplier, which can range from forty-five hundredths to one and five-tenths, is multiplied by the required "plant units" (found in the legend). When a computation using the "plant unit multiplier" results in a fraction of five-tenths or greater, the planting requirements shall be rounded up to the next whole number.
- The number of plant materials, the structure required, and the location of the structure are provided for in buffer yard alternatives (See Appendix A). Height, material, and opacity standards for designated fences, berms, and masonry walls can be found in Appendix A, structure required.
- a. Buffer walls: Any wall shall be constructed in a durable fashion with a finished surface of brick, stone or other decorative masonry material approved by the building official.
 - b. Fences shall be constructed in a durable fashion with weather resistant wood and be of a consistent pattern. All material used in the construction of a fence shall be designed and intended for such use. Notwithstanding the foregoing, the landscape review coordinator may approve a buffer fence/wall constructed of other materials provided the materials and finish used will provide generally the same degree of opacity, durability, and aesthetic compatibility with adjoining residential areas as weather resistant wood. A finished side of all walls or fences shall face the common property line boundary. No wall or fence used for screening purposes shall be less than three feet nor greater than eight feet in height above grade.
 - c. Prescribed fences or walls may be waived if a building, fence or wall of at least equivalent height, opacity and maintenance exists immediately abutting and on the opposite side of said property line.
 - d. All berms shall be planted with both shrubs and groundcover to leave no bare earth. All shrubs shall be a species that can be expected to materially screen the development site within two years of planting. The slope of a berm shall be a grade that is suitable for maintenance and soil stability while taking into consideration the type of plantings and groundcover that will be utilized but in no case shall a berm be less than three feet in height. Nuisance vining plants that have a tendency to spread to other properties are not permitted as berm groundcover. Combined fence and berm height and at any point must meet designated minimum height requirements.
- (5) *Sight triangle area:* No planting or ground cover in sight triangle areas shall exceed 12 inches in height at maturity.
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- (6) *Vehicular use area*: Vehicular use areas shall be required to have a minimum of eight percent of the total vehicular use area landscaped with trees, shrubs and ground cover other than turf grass. Such landscaping shall be distributed within the vehicular use area in such a manner that no parking space is further than 50 feet from a Class "A" tree. Class "A" trees peripheral to the vehicular use area and in designated vehicular use area screens may be counted if a minimum of 40 percent of their canopies, at maturity, can be expected to shade or overlap the vehicular use area. Such trees will not, however, be counted to either the developed site area tree requirements, the street yard planting area requirements, or the street wall planting requirements. The landscaping shall be installed accordingly:
- a. For vehicular use areas of one to 25 parking spaces, one Class "A" tree or two Class "B" trees for every 15 parking spaces, or fraction thereof.
 - b. For vehicular use areas of 25 to 100 parking spaces, one Class "A" tree or two Class "B" trees for every 12 parking spaces, or fraction thereof.
 - c. For vehicular use areas of over 100 parking spaces, one Class "A" tree or two Class "B" trees for every ten parking spaces, or fraction thereof.
 - d. Any parking island, peninsula, or planting space internal to a vehicular use area must have a minimum width of five feet of nonpaved area if it is to contain a tree or trees.
 - e. Interior islands, peninsulas, or green space provided around a tree (or trees) for which preservation credits are to be given shall provide a nonpaved area no nearer than three feet from the tree(s) dripline or a distance of 12 times the diameter of the trunk (DBH) in feet, whichever is lesser, or as may be required to insure the survival of the preserved tree(s), subject to the approval of the landscape review coordinator.
 - f. Underground utilities, drain lines, and the like which are placed beneath vehicular use area planting spaces shall be installed as near to the edge of the planting space as possible, within the outer one-third of the available width of the planter, so as not to interfere with tree installation.
 - g. All vehicular use area planter spaces shall be protected from vehicular access by continuous concrete barrier or vertical face curbing of a minimum six-inch height.
 - h. Underground electric conduit, underground drain lines, communications cables, irrigation lines and the like shall be installed within underground utility chases located within the first one-third of the width of the available planting space along the curb or walkway edge within medians, neutral grounds, peninsulas, divider islands and interior islands. Offsets into the center of such spaces will be allowed if design dictates placement of light standards and other fixtures within the center of the space.
 - i. All such landscaped areas shall be protected from vehicular access to these areas with six-by-six-inch raised vertical face curbs.
- (c) Total required green space shall be as follows:
- (1) Five percent of the developed area must be devoted to green space for developments of 20,000 square feet or less.
 - (2) Ten percent of the developed area must be devoted to green space for developments over 20,000 square feet.
 - (3) Green space means the unbuilt area of a development containing plant material. The amount of green space required is geared to the size of the development.
 - (4) Green space is made of up several things called component elements. The component elements of green space include trees (Class "A" and Class "B"), shrubs, hedges, grasses, vines, or other ground cover, and bark or mulch.

(Ord. No. 08-01, art. I, 1-8-08; Ord. No. 12-09, art. I, 6-12-12)

Sec. 78-32. Tree and urban forest preservation standards.

(a) *Tree credit standard:* Existing trees may be credited towards the landscape materials required by this article. Each tree credit is equal to one "Class A" tree or two "Class B" trees.

- (1) In all applicable zoning districts, credit may be applied toward the tree planting requirements of this article by the preservation of existing trees within street yard planting areas. Buffer areas and other areas of the site left undisturbed by construction.
- (2) The owner is encouraged to preserve as many existing mature trees and shrubs as possible in the design and implementation of the landscape plan.
- (3) Trees preserved in the street planting area shall be credited towards street planting requirements, trees preserved in vehicular use areas be credited toward vehicular use area requirements and trees preserved in a buffer planting area shall be credited toward buffer area planting requirements.
- (4) Tree credit rate for each tree preserved shall be determined by the following schedule:

Existing Trunk Diameter (DBH) Inches of Preserved Trees	Number of Class A Tree Credits
26 inches or greater	5
20 inches	4
9 to 19 inches	3
3 to 8 inches	2
Note: All other trees preserved will receive one credit with the exception of Chinese Tallow (<i>Sapium sebiferum</i>), Black Willow (<i>Salix nigra</i>), Cottonwood (<i>Populus deltoides</i>), Camphor Tree (<i>Cinnamomum Camphora</i>) and other trees with life spans of 20 years or less.	

- (5) Tree credit for preservation of existing groves or stands of native trees with their natural drainage undisturbed, will be given a multiple credit of normal tree credits. Extra credit may be granted for preservation of wetlands, groves, slopes, ponds and lakes. The extra credit will be determined by the landscape review coordinator.
 - (6) It shall be the responsibility of the owner to use reasonable care to maintain preserved trees. If a preserved tree dies within five years, it is the responsibility of the owner to replace that tree with the number of trees credited on a Class matching basis within six months. The owner shall be responsible for maintaining all plant materials required by this article in good living condition.
- (b) *Tree preservation plan:* In order to receive credit for preserved trees, the owner must include as part of the landscape plan submittal a tree preservation plan which shall be approved by the landscape review coordinator.
- (1) The tree preservation plan shall include the location, size and condition of each tree or grove to be preserved, along with an indication of proposed development features which may impact such trees, and any other pertinent information as required by the landscape review coordinator to evaluate existing and proposed conditions.
 - (2) The tree preservation plan shall include a detailed description of all methods to be used to ensure the survival of all trees scheduled for preservation credit, including information that may be required by the landscape review coordinator to interpret the intent and methodology proposed.
 - (3) All tree preservation methodology shall conform to the standards of the Louisiana Department of Agriculture and Forestry, the Louisiana Horticulture Commission, and the International Society of Arboriculture.

- (c) *Native trees:* The following is a list of trees native to the city. Their planting and preservation is strongly encouraged.

Scientific Name	Common Name
Class A Trees	
<i>Acer rubrum</i>	Red Maple
<i>Catalpa bignonioides</i>	Catalpa
<i>Carya cordiformis</i>	Bitternut Hickory
<i>Carya illinoensis</i>	Pecan
<i>Carya ovata</i>	Shagbark Hickory
<i>Diospyros virginiana</i>	Persimmon
<i>Fagus grandifolia</i>	American Beech
<i>Fraxinus americana</i>	White Ash
<i>Fraxinus pennsylvanica</i>	Green Ash
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Juglans nigra</i>	Black Walnut
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nyssa sylvatica</i>	Swamp Tupelo/Black Gum
<i>Pinus Taeda</i>	Loblolly Pine
<i>Platanus occidentalis</i>	Sycamore
<i>Quercus alba</i>	White Oak
<i>Quercus falcata</i>	Red Oak
<i>Q. falcata Pogodifolia</i>	Cherrybark Oak
<i>Quercus lyrata</i>	Overcup Oak
<i>Quercus michauxii</i>	Cow Oak
<i>Quercus nuttallii</i>	Nuttall Oak
<i>Quercus phellos</i>	Willow Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Quercus virginiana</i>	Live Oak
<i>Taxodium acendends</i>	Pond Cypress
<i>Taxodium distichum</i>	Bald Cypress
<i>Tilia spp. Americana/caroliniana, floridana</i>	Linden
<i>Ulmus Americana</i>	American Elm
<i>Ulmus alata</i>	Winged Elm

Class B Trees	
<i>Carpinus caroliniana</i>	Ironwood
<i>Cercis canadensis</i>	Eastern Redbud
<i>Chionanthus virginicus</i>	White Fringetree
<i>Cornus florida</i>	Flowering Dogwood
<i>Crataegus marshallii</i>	Parsley Hawthorn
<i>Crataegus opaca</i>	Mayhaw
<i>Halesia diptera</i>	Silverbell
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex opaca</i>	American Holly
<i>Ilex vomitoria</i>	Yaupon
<i>Magnolia virginiana</i>	Sweetbay Magnolia

Ostrya virginiana	Hop Hornbeam
Persea borbonia	Red Bay
Robinia pseudoacacia	Black Locust
Sassafras albidum	Sassafras

- (d) *Protection of trees during site development and construction:* In general, the area beneath the canopy of a tree shall be designated as a tree protection zone and shall be kept safe from harmful impact.
- (1) Contractor, etc., duties relating to trees, and the placing of materials; indemnity bond: In the erection of any building or structure, the builder, contractor or owner thereof shall place such tree guards or barriers around all the nearby trees belonging to the city as shall effectually prevent injury to them, and shall not place building materials or trash upon neutral grounds without the permission of the landscape review coordinator; contractors and others doing work on neutral grounds, either for excavation or other projects for which permission has been granted by the landscape review coordinator shall give bond to the landscape review coordinator to guarantee the payment of all costs for repairing any settlement or other damage or deterioration that shall take place in the neutral grounds as a result of the project undertaken by them.
 - (2) Trees designated on the tree protection plan as protected trees must be completely enclosed by a rigid wood or metal fence of a minimum height of six feet, and as approved by the landscape review coordinator. Tree fence location must be as described on the tree protection plan. Plastic or nonrigid forms of fencing will not be allowed.
 - (3) Tree protection fencing must be in place prior to any clearing or site work. Failure to install tree protection fencing at the appropriate time will result in the loss of tree protection credits and will require that the job be stopped until a revised landscape plan is approved. Tree protection fencing must remain in place until all construction has been completed or final occupancy permit has been issued, whichever is latest.
 - (4) Tree protection fencing must carry durable signs designating the area as a "Tree protection zone. No entry unless authorized by the landscape review coordinator". Such signs shall be spaced around the perimeter of all tree protection zones with a maximum spacing of 25 feet. Signs shall be a minimum eight inches by ten inches in size and shall be firmly affixed to the tree protection fence.
 - (5) Any violation of a tree protection zone will subject the owner to the loss of tree preservation credits and will require the suspension of all work until a revised landscape plan is approved for the project.
 - (6) Tree protection zones shall explicitly follow the terms and conditions of the approved tree preservation plan for that project or site. Any variation must receive the prior approval of the landscape review coordinator.
 - (7) Additional tree protection measures may be ordered by the landscape review coordinator if site conditions warrant them.

(Ord. No. 08-01, art. I, 1-8-08)

Sec. 78-33. Landscape plan requirements.

- (a) All building permit applications covered by this [article] shall be accompanied by a landscape plan. In addition to meeting Louisiana Horticulture Law requirements, building permit applications on commercial, multifamily, institutional and industrial lot of more than 15,000 square feet shall have a landscape plan prepared by a Louisiana Licensed Landscape Architect. The landscape plan shall meet the standards set forth in section 78-31 and shall bear the landscape architect's seal and signature. All landscape plans shall contain a statement, signed and dated by the preparer certifying that the plan was prepared in accordance with Louisiana Horticulture Law and the provisions and specifications of this article.

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- (b) Standards, as specified in section 78-31 (landscape standards), shall apply to the design, installation and maintenance of all landscaping required.
- (c) The landscape plan shall include such criteria that are required by the landscape review coordinator to determine compliance with this article. These criteria shall include, but are not limited to:
- (1) Show all buildings, walkways, vehicular use areas, utility areas, retention/detention areas, sight triangles, and miscellaneous site structures.
 - (2) Show all on-site and off-site utilities, servitudes, rights-of-way, or easements. Show proposed routing of utility service to proposed buildings.
 - (3) Show all current land use of all adjacent property.
 - (4) Show all protected trees and their trunk sizes using DBH (diameter measured at breast height, four and one-half feet). Show actual canopy spread of all protected trees or groupings of trees.
 - (5) Show layout of all plant materials, sizes, and specifications.
 - (6) Show all other proposed site development amenities.
 - (7) Show all existing and proposed paved surfaces, curbs, steps, grade changes.
 - (8) Show topography, existing natural features, and drainage information.
 - (9) Provide complete plant schedule of materials to be planted on the site.
 - (10) Provide irrigation or watering system plans if applicable.
 - (11) All landscape plans shall include a summary tabulation of all landscape requirements.
 - (12) All landscape plans shall bear the official seal and signature of the landscape architect responsible for their preparation. If prepared by a landscape contractor, the plan must carry the name of the company preparing the plan, the landscape contractor's Louisiana license number, and a statement, signed by the landscape contractor, verifying that the plan was prepared in accordance with Louisiana Horticulture Law.
- (d) Landscape plan submission and approval: Two sets of landscape plans containing the information needed to evaluate the landscaping of projects that fall under this article, and landscape review coordinator. All plans reviewed will be returned to the designer marked "approved," or "approved as noted," or "denied." Rejected plans may be returned to the landscape review coordinator for re-evaluation once noted corrections are made. A copy of the approved plan will be archived in order to use at a later date to ensure that the plan was implemented as permitted and maintained as required.
- (e) Certification: The landscape architect shall submit, prior to issuance of an occupancy permit, a sealed letter of concurrence certifying that the project has been implemented in accordance with the approved plans signed and sealed by the landscape architect. Any as-built changes made during construction and approved by the landscape architect must be noted in digital or conventional drawings delivered to the landscape review coordinator with the written letter of certification. This certification does not make the landscape architect responsible for the success of the project, responsible for required maintenance, or responsible for the long-term survivability of the living materials used in the project.

(Ord. No. 08-01, art. I, 1-8-08)

Sec. 78-34. Alternative compliance.

- (a) The landscape standards contained in section 78-31 are intended to encourage development which is economically viable, aesthetically pleasing and environmentally sensitive. The standards are not intended to be so specific to inhibit creative development. Project conditions associated with individual sites may justify approval of alternative methods of compliance with the landscape standards. Conditions may arise where

normal compliance is impractical or impossible, or a design proposal offers superior results, or where maximum achievement of the city-parish's objectives can only be obtained through alternative compliance. Such conditions are contained within the landscape standards.

- (b) Requests for alternative compliance will be accepted for any permit application to which the requirements of this article apply, when one or more of the following conditions are met:
- (1) Topography, soil, vegetation, drainage or other site conditions are such that full compliance is impractical.
 - (2) Improved environmental quality would result from the alternative compliance of the provisions of this article.
 - (3) Spatial limitations, unusually shaped pieces of land, unusual servitude requirements or prevailing practices in the surrounding neighborhood may justify alternative compliance for in-fill sites.
 - (4) Change on an existing site where requirements of this article are not spatially possible. Public safety considerations make alternative compliance necessary.
 - (5) Existing lots in approved multifamily, commercial and industrial subdivisions that were in existence on January 13, 2008.
 - (6) The proposed design exceeds the minimum standards set forth in this chapter.
- (c) A request for alternative compliance shall be submitted to the landscape review coordinator at the time the landscape plan is submitted. The landscape review coordinator shall not reduce requirements of this article by more than 50 percent. The decision of the landscape review coordinator will be final, unless the applicant appeals per section 78-36.
- (d) Request for alternative compliance shall be accompanied by sufficient written explanation and Landscape plan drawings prepared pursuant to section 78-36 to allow appropriate valuation and decision by the landscape review coordinator.

(Ord. No. 08-01, art. I, 1-8-08)

Sec. 78-35. Permits and inspection requirements.

The following tree preservation requirements shall be followed if a preliminary plat is approved by the planning commission for a proposed commercial, office, industrial, institutional or residential development. Following the issuance of a building permit, trees not designated for tree preservation on an approved landscape plan may be removed. This requirement is not applicable to street right-of-way, public and private servitude of access, utilities, drainage, sewerage and mitigation areas necessary for the construction of the aforementioned infrastructure as shown on approved construction plans or site plans:

- (1) *Tree removal permit:* The tree removal process has been established to allow for a review of site development alternatives that would encourage the reservation of existing significant native trees. Prior to clearing any tract of one acre or more, the property owner shall obtain a tree removal permit from the landscape review coordinator. Property owners are required to identify all native trees from the table below larger than those sizes listed (see table below). No land shall be cleared until said permit has been obtained.

The following is a list of trees native to the city showing the minimum size for which a tree removal permit is required:

Scientific Name	Common Name	Minimum Size (DBH in inches) Requiring Permit
Quercus Alba	White Oak	24
Quercus falcata	Red Oak	36
Q. Falcata Pagodifolia	Cherrybark Oak	36
Quercus lyrata	Overcup Oak	24
Quercus michauxii	Cow Oak	18
Quercus nuttallii	Nuttall Oak	24
Quercus phellos	Willow Oak	24
Quercus shumardii	Shumard Oak	24
Quercus virginiana	Live Oak	18
Taxodium ascendens	Pond Cypress	18
Taxodium distichum	Bald Cypress	18
Ulmus Americana	American Elm	24
Ulmus alata	Winged Elm	18
Ulmus crassifolia	Cedar Elm	18

- a. A tree removal permit is required when one of the following conditions is present:
 1. Tree clearing is proposed for commercial, office, industrial or institutional development(s);
or
 2. Tree clearing is for proposed residential development(s) greater than one acre.
 - b. A tree removal permit is not required for any parcel of land or site when one of the following conditions is present:
 1. Tree clearing is intended for commercial harvesting of timber, pulpwood or other wood products or some other agricultural pursuit by those traditionally and historically engaged in such economy.
 2. The land is zoned, or proposed to be zoned for commercial, office, industrial, institutional development(s) and contains no native trees.
 3. Tree clearing is for residential development(s) less than one acre.
 4. A landscape plan, tree preservation plan and/or tree replacement plan has been prepared, by a professional licensed by the state of Louisiana to do such work, for the subject project and has been reviewed and approved by the landscape review coordinator.
- (2) *Tree removal, tree relocation or tree pruning; diseased trees or shrubs and other plants; authority of the landscape review coordinator; owner's duty:* The landscape review coordinator shall have the authority to require that property owners treat or allow the city to treat trees or shrubs suffering from transmittable diseases or infestation of pests. If the disease or pests warrant(s) drastic action to curb the spread to healthy trees or shrubs, on the advice of the landscape review coordinator, the property owner shall cut and destroy the trees or shrubs or else allow the city to do so, charging the actual cost involved to the property owner.
- (3) *Documentation with permit application:* A landscape plan shall be submitted along with the building plans when applying for a building permit. The landscape plan shall be approved by the landscape review coordinator prior to issuance of the building permit.
- (4) *Certificate of occupancy:*

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- a. Prior to issuance of the certificate of occupancy by the building permit office, the owner or developer of projects on lots of greater than 15,000 square feet shall have a Louisiana Licensed Landscape Architect certify with signature and seal in an affidavit that the landscape has been installed in accordance with the city-approved plans and specifications.
 - b. No certificate of occupancy shall be issued until the landscape requirements are met as shown on the approved landscape design and given final approval by the city building inspector after review by the landscape review coordinator, unless a performance bond in the amount of the estimated cost of the landscaping, as determined by the landscape review coordinator, is posted by the owner and/or developer of the property. If the owner or developer has not completed the landscaping in accordance with the landscaping design within 120 days of the bond posting, the city may place the owner or developer in default. Ten days after the notice of default is provided to the owner or developer, the city may utilize the bond proceeds to complete the required landscaping. The city may exercise its right to revoke the certificate of occupancy should the owner and/or developer fail to maintain landscaping in accordance with approved landscape plans.
- (5) *Permit required to remove, cut, plant, trees and shrubs on public property:*
- a. No person, including public utilities, shall remove any tree or shrub growing within dedicated street area of public right-of-way or other public property, without a permit from the landscape review coordinator. Such permit may be conditioned so as to protect the public using the street area. Except in the case of public utilities, such permit may be conditioned on the furnishing of a bond or other adequate financial assurance for the payment of damages incurred as a result of permit violation. Approval by the landscape review coordinator shall be given when it is found that the particular tree should be removed or is unsafe because of growth which cannot be corrected by proper trimming, because of damage caused by the elements, or because of age, disease or other debilitating cause, because of insecure root system which might cause the tree to fall, because of existing or potential interference with street use, because of root interference with subsurface sewer or utility facilities which reasonable root pruning may not correct, because of any other conditions which he finds whereby such removal will be in the public interest. However, approval of a tree removal by the landscape review coordinator may be conditioned on replacement with a new tree or shrub of approved variety if it is found that such replacement is necessary to maintain an ornamental tree system on the street, block, park or other public property.
 - b. Tree and shrub planting, pruning and other maintenance. Unless authorized by the landscape review coordinator, it shall be unlawful to cut, trim, spray, remove, treat or plant any tree, shrub, hedge, or other plant upon a public right-of-way or other public property within the city.
 - 1. The landscape review coordinator may grant special area permits or permits based of yearly plans to public utilities serving the city area and which engage in the pruning of trees or shrubs as necessary to the protection of the utility lines; provided, however, that in the case of an emergency, such pruning may be allowed without a permit, provided that it shall be done in accordance with the rules of good arboricultural practice as set forth in the publication "Standards for Pruning Shade Trees," National Arborist Association, Inc. and "American National Standards for Tree Care Operations, Safety Requirements for Tree Pruning, Trimming, Repairing and Removal" (ANSI Z39.1) by the American National Standards Institute, as amended and currently in effect at the time of such work. The yearly plans must be submitted 30 days prior to the commencement of any work. The landscape review coordinator may require, as a condition to obtain a permit, except in the case of public utilities, the furnishing of a bond or other adequate financial assurance for payment of damages incurred as a result of permit violation.

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2. In the case of an emergency, such pruning or digging measures that are necessary to restore power or to abate the imminent endangerment to human life are authorized. A report of any such emergency work, if it involved pruning or digging within the root system of a tree or shrub, must be filed with the landscape review coordinator within 15 calendar days following such work. Any emergency work must be subsequently brought up to appropriate standards to the extent possible under the direction of the landscape review coordinator. Such remedial work shall be commenced as soon as possible.
 - c. If no action is taken by the landscape review coordinator within ten working days of the submission of the permit request, the permit will automatically be issued. All denials of permit requests by the landscape review coordinator shall be accompanied by written reasons for the permit denial.
 - d. Notwithstanding the above, said permit need not be obtained by a public utility in connection with providing a service line or drop in the provision of utility service provided at the request of any of its customers.

(Ord. No. 08-01, art. I, 1-8-08; Ord. No. 12-09, art. I, 6-12-12)

Sec. 78-36. Enforcement and appeals.

- (a) The landscape review coordinator shall enforce the requirements set forth in this article and also shall be responsible for performing necessary inspections to determine if the required landscaping has been installed according to the approved landscape plan.
- (b) The landscape review coordinator shall review each landscape plan and within ten working days from receipt of such plan either approve it or issue to the applicant a written denial.
- (c) Any applicant whose landscape plan is rejected in whole or in part by the landscape review coordinator may appeal to the planning commission within 30 days of written notice of rejection. The appeal must be in writing and fully state the reason or reasons for appeal. A copy of the landscape plan, as submitted to the landscape review coordinator, must also accompany the written appeal.
- (d) A decision of the planning commission to modify or reverse a decision of the landscape review coordinator shall be in writing and shall set forth the reasons therefore. The decision shall also specify the conditions upon which the modification is made.
- (e) An adverse decision of the planning commission may be appealed to the city council.

(Ord. No. 08-01, art. I, 1-8-08)

Sec. 78-37. Administrative guidelines.

- (a) The landscape review coordinator shall prepare administrative guidelines to this article consisting of rules, regulations, procedures, and landscape drawing requirements for the administration and enforcement of this article.
- (b) Changes or modifications to the landscape standards shall be approved by majority vote of the planning commission and the city council following public hearings.
- (c) The city shall be authorized to collect a fifty-dollar application fee to cover processing charges which shall be included in the total building permit fees as required for the implementation of this article.

(Ord. No. 08-01, art. I, 1-8-08)

Sec. 78-38. Landscape and trees on public property.

- (a) No landscape materials shall be planted in any city right-of-way without the permission of the landscape review coordinator. Such permission shall be subject to a review of any proposed planting for potential hazards to public safety. Landscape plans shall be prepared and presented to the landscape review coordinator for approval.
- (b) Trees, shrubs, flowers, statues, buildings; prohibited acts related thereto, exceptions:
 - (1) Except as hereinafter provided, no person except a public utility with a valid permit shall cut, prune, injure or remove any living tree on or in a public right-of-way, neutral ground, public park, public place, sidewalk, or other public property; or cut or disturb or interfere in any way with the roots of any tree on public property; or spray with any chemical insecticides or other oils or whitewash any tree on public property, or place any wire, rope, sign, poster, barricade, or other fixture on a tree or tree guard on public property; or injure, misuse or remove any device placed to protect any such tree; or place any sign, stationary or mobile, streamer, poster, bill or other advertisement anywhere on the public right-of-way, neutral grounds, parks, public places, traffic sight triangles and sidewalks.
 - (2) No person shall pluck any cultivated flower or fruit, or break, cut down, trample upon, defile or abuse any shrub, flower, flower bed, turf, ornament, statue, building, fence, bridge, structure or other property within any public right-of-way, park or park approach, neutral ground or within any other area under the control of the city.
- (c) Regulations pertaining to care and maintenance of trees, plants and shrubs on public property:
 - (1) No person shall pile building material or other material, about any tree, plant or shrub in a street in any manner that will in any way injure such tree, plant or shrub.
 - (2) Construction near public trees: Wherever any and all types of construction activity being performed within or in close proximity to public rights-of-way and servitudes comes within six feet of a publicly owned tree, the following items will apply:
 - a. For trees measuring 12 inches in diameter or less, soil excavation work or root cutting shall not occur closer than three feet from the outer bark of the tree. For multi-stemmed trees, the measurement shall be taken at the narrowest point within the first two feet above the ground surface.
 - b. For trees measuring greater than 12 inches in diameter, soil excavation work or root cutting shall not occur closer than the distance measured by the circumference of the tree, or a maximum distance of six feet, whichever is less.
 - c. Soil excavation work is permitted closer than the distance parameters established under the above two categories, provided all excavation of soil is accomplished by hand shovel or auger, and no roots greater than two inches in diameter are severed.
 - d. If there is an inability to perform the requirements established under the aforementioned three situations, the landscape review coordinator shall be called to the tree site to make an inspection and recommendation pertaining to the need to remove the tree. Unless other provisions are specified, trees removed by the city will be removed and replaced at cost to the contractor or department authorizing the construction. The replacement tree(s) will be in accordance with the replacement policy.
 - e. In the event removal of the tree is required by private and public utilities, contractors and others under life-threatening or related emergency situations, removal of the tree(s) is authorized without written authorization, providing proper follow-up written documentation and replacement of the tree is provided to the landscape review coordinator as soon as possible.

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- f. For new construction involving non-city projects, the initiating agency shall replace each tree removed as determined by the replacement policy. The term new construction is defined as a facility that does not presently exist in the same public property area as the proposed construction. Any tree removed that is determined by the landscape review coordinator to be dead or dying will not be considered as lost value.
 - (3) No person shall dump, pour or spill any oil, salt or salt water or other deleterious matter upon any tree or tree space in any street, or keep or maintain upon any street, any receptacle from which oil or salt water leaks or drips, or pour oil or salt water onto any parking or concrete gutter so as to injure any tree on any public property.
 - (4) No person shall use the neutral grounds, parks, sidewalks or public places to dump clipping, tree trimmings, rocks or refuse of any nature.
 - (5) No person shall place advertising matter, posters or political placards on trees or in public properties. In addition, no bench, shelter or similar structure placed for the convenience of bus passengers and the general public shall be placed in the public right-of-way, unless first approved by the landscape review coordinator, in order to assure that sight distance and safety will not be impaired.
 - (6) No tree or shrub shall be planted in any servitude or easement without the written permission of the user agency or agencies.
- (d) Damage to trees, shrubs, ground cover, flowers and related items; notice to public officials; repair and replacement of damage; failure to repair or replace.
- (1) Any person who shall injure, damage or destroy any tree, shrub, vine, hedge, or other plant situated upon the public right-of-way of any street, alley, sidewalk, park or other public property within the city or parish shall promptly notify the landscape review coordinator of such fact and shall, within such reasonable time as specified by the landscape review coordinator, repair or replace the same to the satisfaction of the landscape review coordinator.
 - (2) Should the person fail or refuse to repair or replace the damaged or destroyed trees or plants within such reasonable time, the landscape review coordinator shall do or cause to be done the necessary repairing or replacement, and the cost of this work shall be recovered from the person responsible for the damage or destruction by a proper action of law. In any such action, "The Guide for Establishing Values of Trees and Other Plants," published by the Council of Trees and Landscape Appraisers, current edition, shall form the basis for establishing any monetary damages due for damage or destruction to the tree. In addition, the city may recover for any other damage or losses to which it is entitled by law.
 - (3) Police report of damage to trees, shrubs, flowers; collection of damages; city parish authorized to sue for damages: A copy of a police report of damage to trees, shrubbery, flowers, and other property under the care of the city shall be sent promptly to the office of the landscape review coordinator. Either is empowered to claim and collect damages from any unauthorized person who damages or removes trees, flowers, shrubbery and other property under the care of the city and the city may sue for such damages when necessary.

(Ord. No. 08-01, art. I, 1-8-08)

Sec. 78-39. Violations and penalties.

- (a) The property owner, and or person removing a tree without a permit shall be responsible for the violation. The removal of trees in violation of this article is a public nuisance and the violator can be fined \$150.00 per day for each tree for each day until the violation is resolved with the city. Each tree is considered a separate violation.

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- (b) Failure to maintain plant materials and planting areas as determined through periodic inspection by the landscape review coordinator shall constitute a violation of this article. Such violation shall subject the owner to a fine of \$50.00 per day for each day that required landscaping is not maintained.
 - (c) Driving vehicles, storing equipment on unauthorized public area; written permission required: No person, except agents and employees of public utilities, shall drive vehicles of any kind across neutral grounds, parks, or public ways; or park cars, trucks or other equipment on neutral grounds, parks, or public ways, except where authorized by law; or store equipment on neutral grounds, parks, or public places, or park cars or other vehicles on the sidewalk, including the strip between the property line and the street curbing, without written permission of the landscape review coordinator.
 - (d) Any person violating any of the provisions of this article shall, upon conviction, be fined not less than \$50.00, nor more than \$1,000.00, or be imprisoned not more than 30 days, or both.
 - (e) A separate offense shall be deemed committed on each day during or on which a violation of any of the provisions of this article occurs.

(Ord. No. 08-01, art. I, 1-8-08)

Sec. 78-40. Part supplementary to other ordinances.

- (a) This article shall be supplemental and in addition to any other ordinances or regulations designed to protect the public property and rights-of-way or designed to protect, improve or beautify same.
- (b) Nothing contained herein shall be construed to impede or interfere with a public utility's right and obligation to provide timely service to the public.

(Ord. No. 08-01, art. I, 1-8-08)

Sec. 78-41. Definitions.

For the purposes of this article, the following definitions shall apply:

DBH or diameter at breast height means the caliper measurement taken approximately four and one-half feet high on the trunk of a tree.

Historical, ancient or unique tree refers to a particular tree or group of trees which has historical or horticulture value because of its unique relationship to the history of the region, state, nation, or world.

Homeowners association means a nonprofit corporation, unincorporated association, or other legal entity which is created pursuant to a declaration, whose members consist primarily of lot owners, and which is created to manage or regulate, or both, the residential planned community.

Horticulture Law means Title 3, Louisiana Horticulture Commission Horticulture Law, Sections 3801 through 3816; Title 7, Agriculture and Animals Part XXIX. Horticulture Commission, Chapter 1, Horticulture.

Median refers to a landscaped strip of land dividing a thoroughfare, boulevard or street into lanes according to direction of travel; or neutral ground within a circle drive of a cul-de-sac, or neutral ground separating a turn-out lane from the main street.

Site-specific plant material refers to the use of the best adapted plant species to minimize supplemental irrigation, fertilization and necessary pest control.

Street yard planting area means the unpaved area of land located between the property line and any building designated for the preservation and placement of plant materials along all property lines that border a public street.

Native trees means certain species naturally occurring in south Louisiana and along the Gulf Coast.

Protected trees means native trees of a size that are considered significant and worthy of protection for which a "Protected Tree Removal Permit" is required prior to the removal of or clearing land.

Tree grove shall mean existing stand of native trees with their understory vegetative cover intact with drainage conditions unchanged and general slope and grades unaltered. The extent of the grove shall extend three feet beyond the dripline of the perimeter trees in that grove or a distance of 12 times the diameter of the trunk of the largest tree on the perimeter, whichever is the lesser.

(Ord. No. 08-01, art. I, 1-8-08)

Appendix A
LANDSCAPE BUFFERS

TABLE OF BUFFER YARD REQUIREMENTS

PROPOSED LAND USE	EXISTING LAND USE																
	LDR	MHDR		RECREATION		PARKING	C/O			TCU				P/SP	PUD	INDUSTRIAL	
		Medium Density	High Density	Public	Private		Office	Light Commercial	Heavy Commercial	Trans: TV/Radio	Utility Right-of-Way	Railway, Yard, Station	Utility Production Sites			Light Industrial	Heavy Industrial
LIGHT DENSITY RES.	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
MDHR																	
Medium Density Res.	B	*	A	B	B	A	B	B	A	A	*	A	A	A	A	A	A
High Density Res.	C	A	*	B	A	A	A	A	A	A	*	A	A	A	A	A	A
RECREATION																	
Public	B	A	A	*	A	A	A	A	A	A	*	A	A	A	A	A	A
Private	B	A	A	A	*	A	A	A	A	A	*	A	A	A	A	A	A
PARKING	B	A	A	A	A	*	A	A	A	A	*	A	A	A	A	A	A
COMMERCIAL/OFFICE																	
Office	B	A	A	B	A	A	*	A	A	A	*	A	A	A	A	A	A
Light Commercial	B	A	A	B	A	A	A	*	A	A	*	A	A	A or B	A	A	A
Heavy Commercial	C	B	A	C	B	A	B	B	*	B	*	A	A	A, B or C	B	B	A
TRANSPORTATION, COMMUNICATION & UTILITIES																	
TV/Radio	B	B	A	B	A	A	B	A	A	*	*	A	A	A	A	A	A
Utility Right-of-Way	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Railway, Yard, Station	D	D	C	D	C	B	C	C	D	B	*	*	*	B, C or D	D	B	*
Utility Production Sites	D	D	C	D	C	B	C	C	B	B	*	*	*	B, C or D	C	B	A
PUBLIC/SEMI-PUBLIC	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	*	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D
PLANNED UNIT DEVELOPMENT	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	*	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D
INDUSTRIAL																	
Light Industrial	C	C	B	C	B	A	B	C	A	A	*	A	A	A, B or C	A, B or C	*	* or A
Heavy Industrial	D	D	D	D	C	B	D	D	C	B	*	*	*	C or D	C or D	B	A, B, C, D

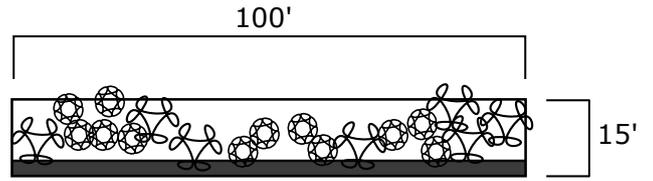
* No buffer yard required

The letter designation contained in this Table refers to the type of buffer yard specified by the illustration. When two or more letter designations occur in a column, the buffer yard requirements will be determined by the proposed land use and the Landscape and forestry Staff will specify the proper letter designation required. Any of the several options contained in the illustrations will satisfy the requirements of buffering between adjacent land uses.

BUFFER YARD A

HIGHER
INTENSITY
USE (TYP)

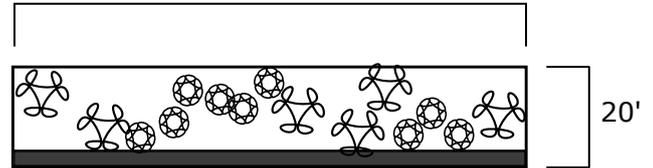
LOWER
INTENSITY
USE (TYP)



PLANT UNIT MULTIPLIER: 1.4

STRUCTURE REQUIRED: F2

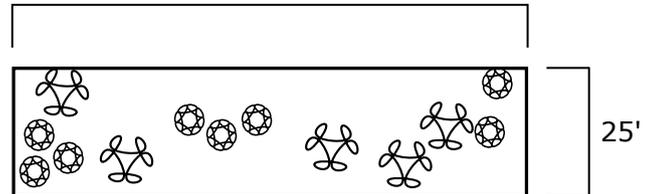
100'



PLANT UNIT MULTIPLIER: 1.1

STRUCTURE REQUIRED: F1

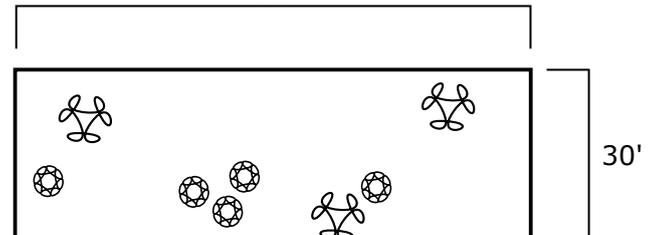
100'



PLANT UNIT MULTIPLIER: 1.0

STRUCTURE REQUIRED: NONE

100'



PLANT UNIT MULTIPLIER: .6

STRUCTURE REQUIRED: NONE

REQUIRED PLANT UNITS/100'



0

Class "A" Trees



5

Class "B" Trees



8

Shrubs

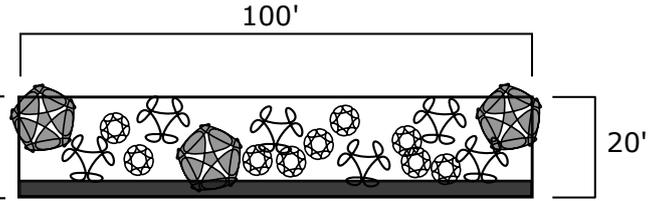


Fence (F) / Wall (W)

BUFFER YARD B

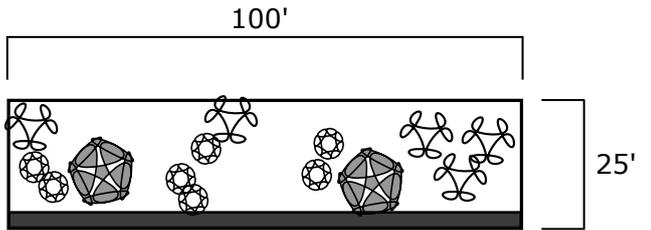
HIGHER
INTENSITY
USE (TYP)

LOWER
INTENSITY
USE (TYP)



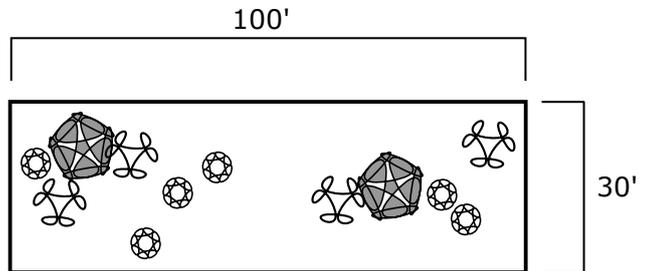
PLANT UNIT MULTIPLIER: 1.0

STRUCTURE REQUIRED: F4 or B1 w/F1



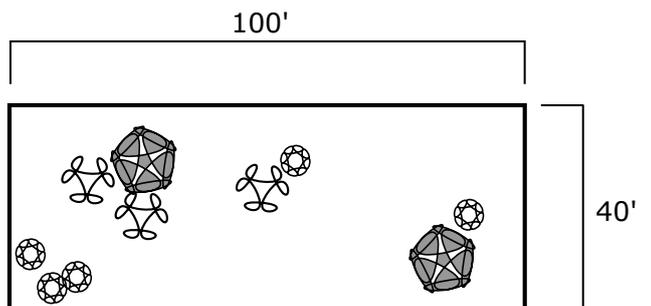
PLANT UNIT MULTIPLIER: .8

STRUCTURE REQUIRED: F3



PLANT UNIT MULTIPLIER: .6

STRUCTURE REQUIRED: NONE



PLANT UNIT MULTIPLIER: .45

STRUCTURE REQUIRED: NONE

REQUIRED PLANT UNITS/100'



3

Class "A" Trees



6

Class "B" Trees



9

Shrubs

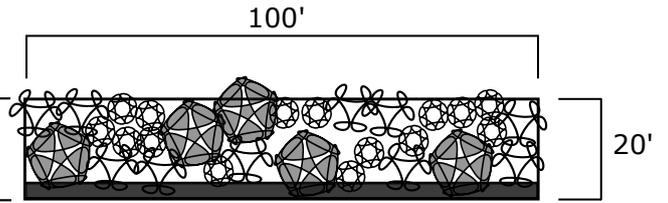


Fence (F) / Wall (W)

BUFFER YARD C

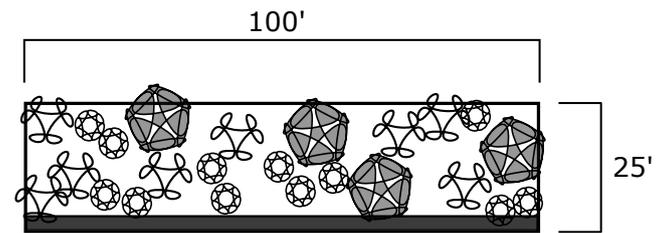
HIGHER
INTENSITY
USE (TYP)

LOWER
INTENSITY
USE (TYP)



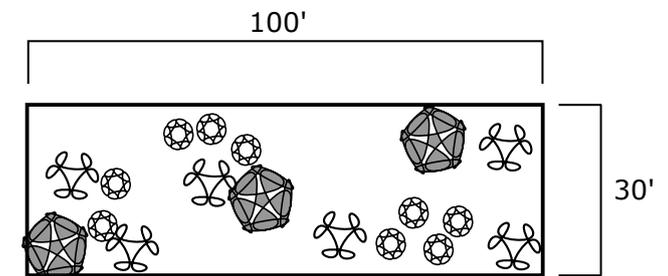
PLANT UNIT MULTIPLIER: 1.0

STRUCTURE REQUIRED: B3 w/W1



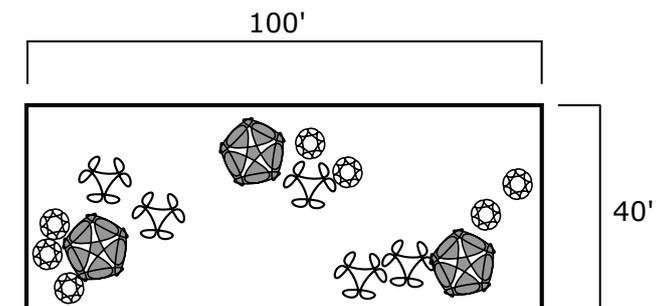
PLANT UNIT MULTIPLIER: .8

STRUCTURE REQUIRED: F3 or B1 w/F1



PLANT UNIT MULTIPLIER: .6

STRUCTURE REQUIRED: NONE



PLANT UNIT MULTIPLIER: .45

STRUCTURE REQUIRED: NONE

REQUIRED PLANT UNITS/100'



5

Class "A" Trees



10

Class "B" Trees



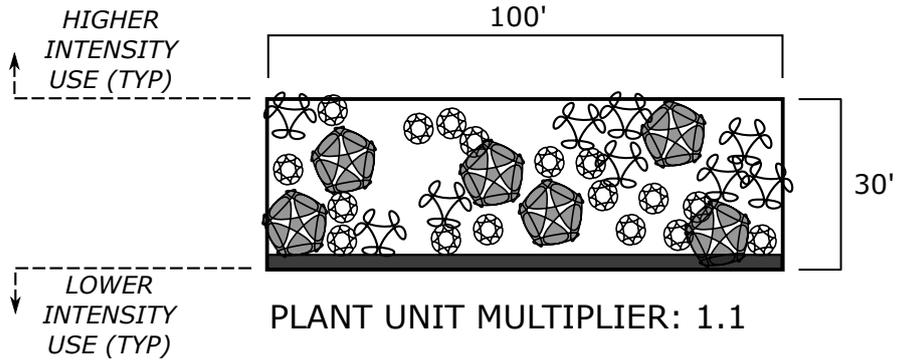
15

Shrubs



Fence (F) / Wall (W)

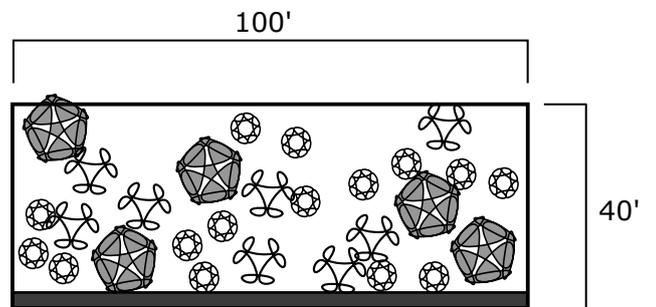
BUFFER YARD D



STRUCTURE REQUIRED: B4 w/W2

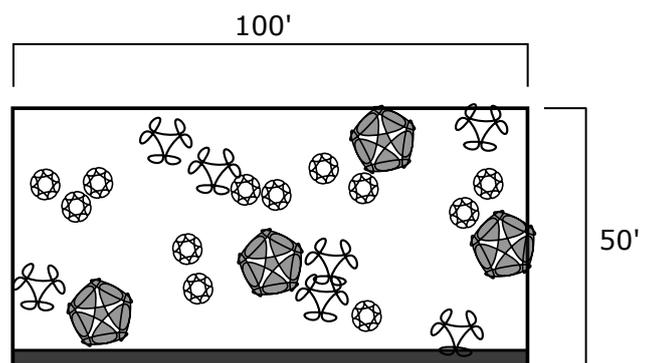
REQUIRED PLANT UNITS/100'

	5	Class "A" Trees
	8	Class "B" Trees
	15	Shrubs
		Fence (F) / Wall (W)



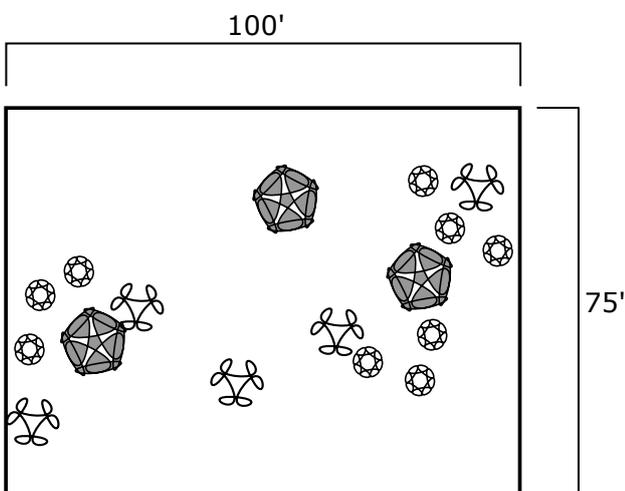
PLANT UNIT MULTIPLIER: 1.0

STRUCTURE REQUIRED: B2 or F4



PLANT UNIT MULTIPLIER: .8

STRUCTURE REQUIRED: B1 or F3



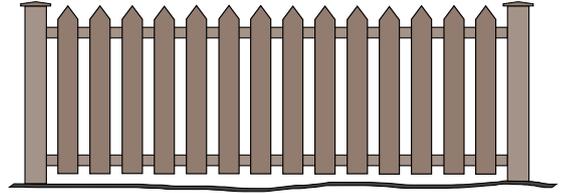
PLANT UNIT MULTIPLIER: .6

STRUCTURE REQUIRED: NONE

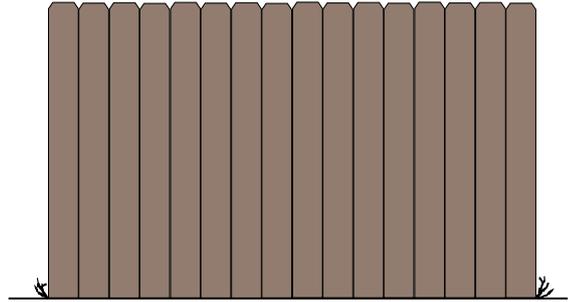
STRUCTURE REQUIRED

BUFFER YARD FENCES, WALLS, BERMS

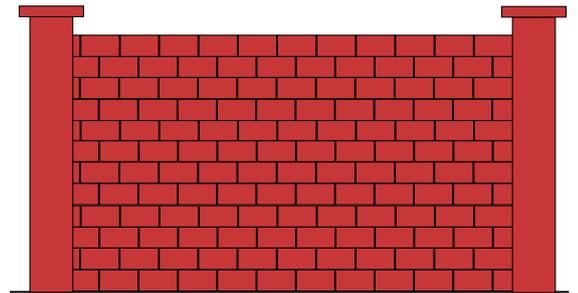
<u>SYMBOL</u>	<u>HEIGHT</u>	<u>MATERIAL</u>
F1	3'	WOOD PICKET
F2	5'	WOOD PICKET



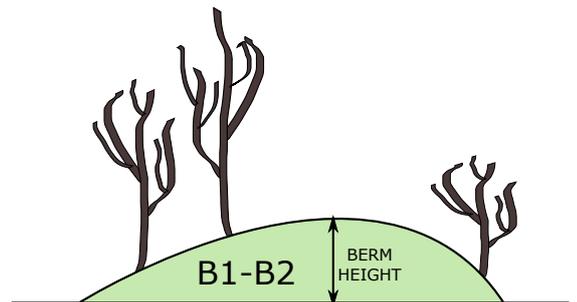
F3	6'	WOOD PANEL
F4	8'	WOOD PANEL



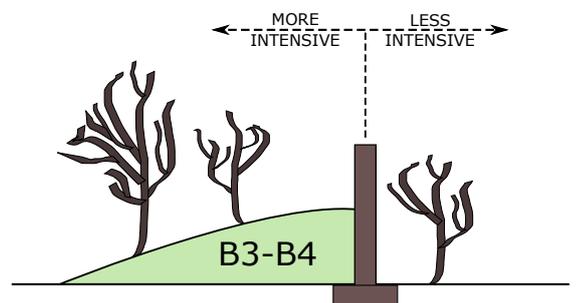
W1	5'	MASONRY WALL
W2	6'	MASONRY WALL



B1	3'	EARTH
B2	4'	EARTH

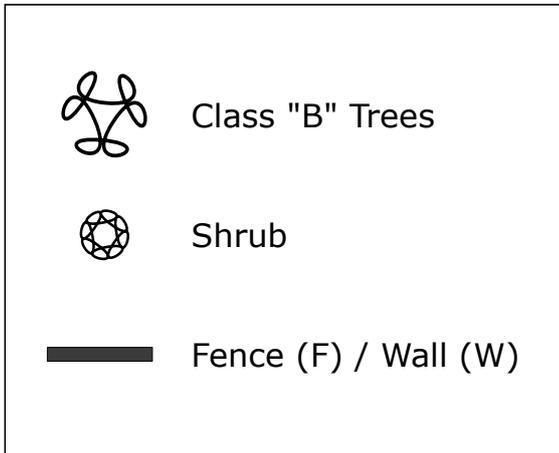


B3	4'	EARTH
B4	6'	EARTH



PARKING BUFFER STRIP FOR CONDITIONAL USES

Parking area buffer strips must be provided if a parking area is within 100 feet of the front property line or within 50 feet of a side or rear property line. A minimum width of 5 feet will be required for all parking buffer strips. Buffer strips located between a parking area and street frontage must have a fence, wall or berm (maximum height of 3 feet) with evergreen shrubs to be a minimum of 24 inches in height at time of planting and reach a maximum maintained height of between 36 and 48 inches.



Parking area buffer strips located between a parking area and a side or rear yard must have a fence, wall or berm (minimum height of 6 feet) with evergreen shrubs to be planted every 48 inches on center along the structure. Evergreen shrubs must be a minimum of 30 inches in height at time of planting.

Evergreen shrub, 36 inches on center. Min. 24 inch height fence, wall or berm, max. 3 feet.



Fence, wall or berm min. 3 feet in height. Evergreen shrub, 48 inches on center, min. 30 inches in height. Class B trees, 12 feet on center, min. 6 feet in height



Fence, wall or berm min. 3 feet in height. Evergreen shrub, 48 inches on center, min. 30 inches in height. Class B trees, 12 feet on center, min. 6 feet in height





CITY OF DENHAM SPRINGS
Office of Planning and Development
116 N. Range Ave.
Denham Springs, LA 70726
(225) 667-8326

CERTIFICATE OF LANDSCAPE COMPLETION

I hereby notify the City of Denham Springs Office of Planning and Development of the completion of the installation of landscaping for project # _____, dated _____, located at (address) _____, Denham Springs, Louisiana for (Owner) _____, whose mailing address is (address) _____, (city) _____, (zip) _____, (telephone) _____, and certify that the installation of vegetative materials, irrigation systems, drainage facilities, and ancillary site structures, as depicted on the submitted and approved landscape plans, are in substantial conformance with the plans and specifications drawn by (landscape architect) _____ and constructed by (contractor) _____, (address) _____, (city) _____, (zip) _____, (telephone) _____.

As-built plans are attached showing deviations from the approved project drawings.

I hereby fix my seal this date of _____, 20_____.

Signature and Seal _____

(Louisiana) Registration No. _____ Professional Seal

Address _____ Telephone Number _____