





**Project Punch List**

List No. 1

Project: Abita Meadow Phase 1 Pages: 3

Location: Abita Meadows Date: 9/23/2025

Contractor: Lonesome Development Project Mgr./Eng.: John A. Catalanotto, PE, PMP

Owner: Lonesome Development Resident Proj. Rep.: N/A

No.	Reference	Item Description	Value	Date Verified of Completion	Comments
1	Traffic/ Lighting Plan	Install Street Signs	5677.12		Agree to Complete
2	Traffic/ Lighting Plan	Install Street Lighting	7210.00		Agree to Complete
3	Erosion Control Plans	Seeding areas that do not presently have grass	0.00		Completed on 9-18-25
4	Water/Sewer/ Gas Plans	Bury exposed wires	0.00		WST inspected. Wires Belong to Charter, notified on 9-16-25
5	Water/Sewer/ Gas Plans	Install blue pavement marker to indicate fire hydrant locations	0.00		Compled on 9-24-25
6	Water/Sewer/ Gas Plans	Provide as builts for water and gas infrastructure using actual survey locations		9/22/2025	
7	Water/Sewer/ Gas Plans	RegROUT manhole A-3		9/23/2025	
8	Water/Sewer/ Gas Plans	Enlarge symbology for sewer service connections on sewer as-builts		9/22/2025	
9	Water/Sewer/ Gas Plans	Enlarge symbology for gas and water valves on as-builts		9/22/2025	
10	Water/Sewer/ Gas Plans	Update As-Built to include hydrant installed between Lot 1 and Subdivision Entrance		9/22/2025	
11	Water/Sewer/ Gas Plans	Provide As-Builts showing the top and invert elevations of all installed sewer infrastructure		9/22/2025	
12	Water/Sewer/ Gas Plans	Update pipe length and slope of each installed sewer main based on as-built survey		9/22/2025	
13	Drainage As- BUILTS	Update discharge once actual elevations are obtained	N/A		Comments provided on resubmittal of drinage as-builts 9/23/2025.
14	Drainage As- BUILTS	Callout actual ID for pipe ends with "A" and "B" designation to match summary table		9/23/2025	
15	Drainage As- BUILTS	Regrade ditches in the vicinity of Lots 38 through 42 and Lots 32 to 34.		9/23/2025	
16	Drainage As- BUILTS	Provide an updated as-built drainage plan with centerline elevations of ditches		9/23/2025	
				<b>Date Verified of Completion</b>	
					<b>Comments</b>
17	Drainage As- BUILTS	Provide elevations of physical infrastructure (i.e., pipe inverts, inlet castings, ditch centerline, etc.), and submit revised drainage as-built for Town Engineer review.	N/A		Comments provided on resubmittal of drainage as-builts 9/23/2025.
18	Drainage As- BUILTS	Remove debris blocking pipe inlet for 106A	0		Completed on 9-24-25
19	Drainage As- BUILTS	Update as-builts to include roadway culvert at development entrance from Hwy 36, clean silted culvert	0		Completed on 9-23-25, DOTD notified 9-24-25
20	Drainage As- BUILTS	Remove debris and backfill channel created by beavers adjacent to Pond 1 outfall		9/23/2025	
21	Drainage As- BUILTS	Ensure that Pond 1 and 2 are hydraulically connected, and dam is removed	300		Channel has been cleaned out, but pipe installed within channel is half full of silt/ sediment. Remove silt/ sediment from pipe (as of 9/23/2025).
22	Drainage As- BUILTS	Remove debris that has accumulated in front of 206A		9/23/2025	
23	Drainage As- BUILTS	Provide an updated as-built drainage plan with centerline elevations of ditches at 100' intervals		9/23/2025	
24	Drainage As- BUILTS	Provide letter transmitting update drainage as-builts, and provide confirmation that the drainage system was constructed per the design and that it is compliant with section 1.2.4 off the development agreement, including confirmation that the drainage from the development will not create a negative impact to surrounding properties	N/A		
26	Lift Station Plans	Install seals to prevent hydrogen sulfide from entering control panel per NEC	200		Agree to Complete
27	Lift Station Plans	Encase below plastic conduit in concrete and install rigid conduit above grade, or install rigid conduit both above and below grade.	2000		Agree to Complete

28	Lift Station Plans	Construct concrete access drive at pump station site.	2500		Agree to Complete	
29	Lift Station Plans	Construct wood fence and gate at pump station site.	4060		Agree to Complete	
31	Lift Station Plans	Provide as-built location and elevations of pump station components via survey	0		Cannot be completed until final resolution of lift station plan	
32	Lift Station Plans	Provide protective coating on flange that was replaced	400		Agree to Complete	
33	Lift Station Plans	Provide PDF copy of manufacturers manual for control panel	N/A			
34	Lift Station Plans	Site light shall be provided in accordance with Note 2 on drawing sheet 61 of the final systems plan	300		Agree to Complete	
	<b>No.</b>	<b>Reference</b>	<b>Item Description</b>	<b>Value</b>	<b>Date Verified of Completion</b>	<b>Comments</b>
35	Lift Station Plans	Provide PDF copy of technical manuals for pumps	N/A			
36	Lift Station Plans	Regrade area around pump station site and provide seed/sod.	1200		Agree to Complete	
37	Lift Station Plans	Investigate/test sewer force main to determine if issue within sewer force main was cause of failed functional test of 1.5 HP pumps.	0		Completed contractor test on 9-22-25, awaiting scheduling with Town Engineer expected during week of 9-29-25	
38	Lift Station Plans	Include cost of 5 HP pumps for PS-1, as well as any upgrades necessary to control panel within bond/letter of credit.	0		See separate note	
39	Lift Station Plans	Move construction materials outside of Phase 1 of the development.		9/23/2025		
40	Lift Station Plans	Install boxes owned by franchise utilities, or remove site		9/23/2025		
41	Pearl St. Sewer Force Main	Install sewer force main from Pearl St. Lift Station to WWIP. Date of starting construction can be delayed until March 1, 2026.	0		See separate note	
42	Final Plat	Install 3/4" iron pipe at lot corners per section 3.1103 of subdivision regulations	7100		Agree to Complete, 71 lots @ 100	
43	Final Plat	Developer to confirm that all street names are available and shall obtain approval from St. Tammany Parish 911.	N/A			
44	Final Plat	Install 3/4" by 3' long permanent monument placed at all street corners and street line intersections in accordance with section 3.1101	0		Agree to Complete, cost included in #47 above	
45	Final Plat	Final plat version shall be signed and sealed by Professional Land Surveyor registered in Louisiana.	N/A			
46	Final Plat	Utility servitude shall be increased from 12' to 15' per subdivision regulations 2.601	N/A			
47	Final Plat	Provide certifications per subdivision regulation section 5.607		9/22/2025		
48	Final Plat	Provide names and addresses of persons to whom notice of public hearing were sent in accordance with subdivision regulation section 5.606.11		9/22/2025		
49	Other	Reset water and gas valves referenced in email dated August 13, 2025 regarding results of water, gas, and sewer force main testing performed by the Town.	0		Complete with exception of SFM still in testing #42 above	
			<b>\$ 30,947.12</b>	<b>Total Cost to Complete</b>		
			<b>x3</b>			
			<b>\$ 92,841.36</b>	<b>Bond/LOC Amount agreed by Developer</b>		

### **Note Regarding 5HP Pump Comment #38**

The lift station currently has two 1.5hp pumps installed, which were approved by the previous Town Engineer, Principal Engineering, for phase 1. The peak flow calculated for the full buildout of phase 1 is 81gpm. Testing shows each 1.5 hp pump capable of pumping over 200gpm, which is well above the 81gpm required. Testing with Town Engineer is scheduled for next week.

The Town and Developer are in talks for the Town to provide a pump truck to pump Abita Meadows sewerage on a temporary basis while the Town upgrades its sewer system. The upgrades to the Town's sewer system will take 1+ years. The final pumping point has not yet been finalized, but the Town's preferred option is the lift station within Abita Meadows. If this is the case, the lift station pumps will need to be removed to avoid damage during pump truck operations.

In any case, the 5hp pumps will not be installed in the foreseeable future and should not be required on a performance bond for phase 1.

### **Note Regarding 12” Pearl St. SFM comment #41**

The timing of the installation of the 12” Sewer Force Main (SFM) should be determined by good engineering practices, not an arbitrary declaration by either party. Developer has requested that the Town Engineer perform a study on the existing Pearl St lift station to evaluate current flows and current capacity of the existing pumps and SFMs.

Before the sewer from Abita Meadows can even enter the Pearl St. lift station, it must go through the existing gravity sewer through Town. The Town’s engineer has declared that the gravity system is already overburdened and requires upgrades. See Fairway’s January 29, 2024 presentation to the Town Council. During the presentation, the Town Engineer stated that installing the 12” sewer force main now would be “a waste of infrastructure dollars.”

The Developer will install the 12” SFM when 1) there is good engineering justification to do so and 2) the Town’s gravity system has been upgraded to transfer the sewerage to the Pearl St. lift station. In any case, the 12” SFM will not be installed in the foreseeable future and should not be required on a performance bond for phase 1.

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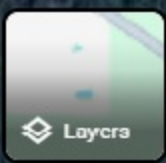
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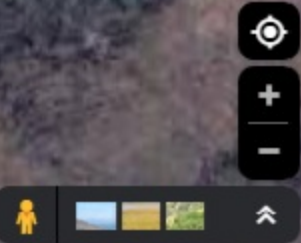
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# Gravity Sewerage System Analysis

- Existing System Deficiencies
  - Capital Cost to Replace Pipes Under Capacity: \$2,026,600

Overflow at Manhole Near 71599/71606 Levenson St





**FORMS FOR FINAL PLAT CERTIFICATION**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

8-25, 20 25.

*[Signature]* *mng.*  
Owner  
*Lonesome Bevel, LLC*

Owner

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**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Abita Springs Planning Commission and that the monuments have been placed as shown hereon to specifications of the engineering authority of the Town of Abita Springs.

8-27 20 25.

*[Signature]* *P.L.S.*  
Registered Engineer or Surveyor