

Prepared for:

Town of Swansboro Public Works Department

*Civil Engineering Assessment
Swansgate Subdivision
Roads, Sidewalks and Drainage Areas
Swansboro, NC*

April 6, 2026

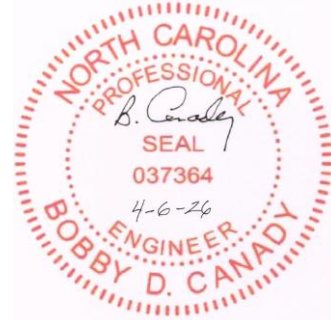
Submitted by: Larion PLLC, P-1146



LARION

ENGINEERING & CONSTRUCTION CONSULTANTS

PO Box 29, SWANSBORO, NC 28584
P: 910.376.5582 | F: 910.326.4382
WWW.LARION.NET



Introduction

Larion PLLC (Larion) conducted a visual assessment of the streets, curbs, sidewalks and drainage swales at the Swansgate Subdivision, Swansboro, North Carolina on 25 March 2026, at the request of Rebecca Brehmer, Planner for the Town of Swansboro. The assessment was to verify the items noted in Larion's report dated 24 May 2023 have been completed.

Purpose

The purpose of this assessment was to verify the items noted in Larion's report dated May 24 2023 have been corrected by A. Sides Construction prior to the Town of Swansboro's acceptance.

Scope of Assessment

The scope of this assessment included an on-site, visual inspection of the current conditions of the streets, curbs, sidewalks and drainage swales.

Construction Information

The Swansgate Subdivision is located off Main Street Extension and Swansboro Loop Road in the Town of Swansboro. The subdivision consists of 37 new home sites. The roads are bituminous asphalt cement; curbs and sidewalks are cast in place concrete. The stormwater design does not include a stormwater basin/pond. New drainage swales were installed to carry the stormwater primarily toward the existing swale along Swansboro Loop Road.

Assessment Findings

Concrete Curbs

The concrete curb and gutters are low profile, drive over type separating the asphalt streets from the grassed areas.

There are multiple locations where the curb and gutter are cracked (photos 1).

- The cracks have been filled with NP 1 polyurethane sealant.

There are areas where the curb and gutter were not installed to provide positive drainage and are ponding water during rain events (photos 2 and 3). *This item has not been corrected.*

- It is recommended that these areas of curb and gutter be removed and reinstalled to correct elevation for positive drainage.

Sidewalks

The sidewalks through the subdivision are cast in place concrete.

There is a section of sidewalk along Swansboro Loop Road that is damaged and cracked.

- This section of sidewalk has been replaced.

The sidewalk along Swansboro Loop Road has joints that are uneven/elevated with adjoining sidewalk sections at construction/control joints, multiple locations (photo 4).

- The joints in the sidewalks have been made flush with adjoining section.

There are areas of spalling of the sidewalks surface.

- Areas of spalling have been repaired.

The sidewalks that are installed over the curb inlet areas do not have finished edges, honeycomb and form burrs were not corrected (photo 5).

- Recommend grinding the burrs and grouting the honeycomb to repair the sidewalks at these locations. *This item has not been corrected.*

There are sections of sidewalk noted during this evaluation at the homes listed below that are damaged and cracked.

- This section of sidewalk at home 204 Tundra Trail should be replaced (photo 6).
- This section of sidewalk at home 205 Tundra Trail should be replaced (photo 7).
- This section of sidewalk at home 115 Tundra Trail should be replaced (photo 8).

Drainage Swales

The drainage swales are installed between the homes to carry the stormwater from the streets and yards to the existing drainage swales along Swansboro Loop Road.

The drainage swales are not graded to provide positive drainage. The swales trap and pond water during and after rain events.

The drainage swales are not at the correct elevation at each of the curb inlets. There is no positive drainage from the roads/curbs through the curb inlets to the swales (photos 9 and 10).

- Recommend that all the swales be regraded to provide positive drainage and sodded after grading. This item has not been corrected.

Additional Items Noted on 24 May 2023

The concrete spillage and dropping on the finished surfaces of the curb/gutter and the sidewalks throughout the subdivision has mostly been removed.

Remove the remaining riprap and stone that was used to form check dams during construction (photo 11). This item has not been corrected.

The concrete debris along the sidewalk on Swansboro Loop Road has been removed.

Grade and sod the culvert inlets that have eroded (photo 12). This item has not been corrected.

Additional Item Noted on 25 March, 2026

The drainage easement located along the back of the home on the north side of the development has not been maintained/mowed. The easement is now overgrown with small pine trees. This easement should be clear, graded and have turf established so that it can be easily maintained (photo 13)

The new sidewalk installed along Main Street Extension needs to have the surrounding grade leveled to the top of the sidewalk, construction debris removed and turf established. (photo 14).

Larion Photographs

The following photographs were taken during the assessment.

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photos 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Thank you for the opportunity to support your project team!

Any questions related to this report should be directed to Bobby Canady at bcanady@larion.net or Shannon D. Weaver at sweaver@larion.net and/or the contact information provided below.



LARION

ENGINEERING & CONSTRUCTION CONSULTANTS

PO Box 29, Swansboro, NC 28584
P: 910.376.5582 | F: 910.326.4382
WWW.LARION.NET