



TIDEWATER ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

CEDAR POINT, NORTH CAROLINA

VIA EMAIL DELIVERY

Mr. Jonathan Barlow
Town Manager, Town of Swansboro
601 West Corbett Avenue
Swansboro, NC 28584

June 1, 2026

RE: Request for Acceptance
Of Public Streets &
Sidewalks
Response to Comments
Swansgate Subdivision
Swansboro, North Carolina

Dear Mr. Barlow:

This letter is in response to the inspection report conducted by Larion Engineering & Construction Consultants dated April 6, 2026, pertaining to the street and sidewalk dedication of Swansgate subdivision. We provide the following response to these outstanding items.

Comment: The sidewalks that are installed over the curb inlet areas do not have finished edges, honeycomb and form burrs were not corrected.

Response: The minor honeycomb has been grinded and smoothed as to not cause structural defects to the existing bridged sidewalk sections. (See pictures 1-7)

Comment: 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.

This section of sidewalk at home 205 Tundra Trail should be replaced.

This section of sidewalk at home 115 Tundra Trail should be replaced.

Response: The addresses of 204 and 205 Tundra Trail noted are 204 and 205 Coscoroba Ct. The sections of sidewalk noted in front of these homes as well as 115 Tundra Trail have been replaced. (See pictures 8-10)

Comment: The drainage swales are installed between the homes to carry the stormwater from the streets and yard 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.

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Response: The swales have less than 1% grade, to allow for infiltration and to slow water velocity before release as required by statute. Grades at higher percentages would not allow for the required infiltration or velocity measures to be obtained. These swales have been designed, constructed and certified as meeting NCGS 15 A NCAC 02H.1019.

Comment: 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

Response: Per the as-builts, swales and curb inlets are at the correct elevations. Ongoing maintenance behind the curb inlets (ensure grass is properly maintained) will be required by the Stormwater Permittee, Swansgate HOA.

Comment: Remove the remaining riprap and stone that was used to form check dams during construction.

Response: Riprap has been removed.

Comment: Grade and sod the culvert inlets that have eroded.

Response: Culvert inlets are stable and have been certified. Further disturbance would destabilize the established earth around the culverts.

Comment: The drainage easement located along the back of the homes 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.

Response: Drainage easement has been cleared and stabilized. (See picture 11)

Comment: 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.

Response: Area has been graded and stabilized for turf establishment. (See picture 12)

We desire to move forward with the dedication process now that the above items have been addressed. Included are the following documents previously submitted:

- Request For Acceptance
- Recorded Plat
- Cost Opinion
- First Citizens Bank – Letter of Comfort for Credit

Mr. Jonathan Barlow
Swansgate Subdivision
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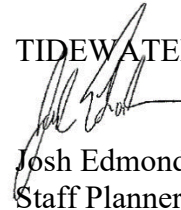
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- Original Street Certification
- As-built General MDC Certification
- Stormwater Permit SW8 190210

As always, we appreciate the opportunity to work with the Town of Swansboro. If you have any questions or need any additional information to get this request before the Town Commissioners for final acceptance, please advise.

Sincerely,

TIDEWATER ASSOCIATES, INC.



Josh Edmondson
Staff Planner

xc: A Sydes Construction
Swansgate HOA