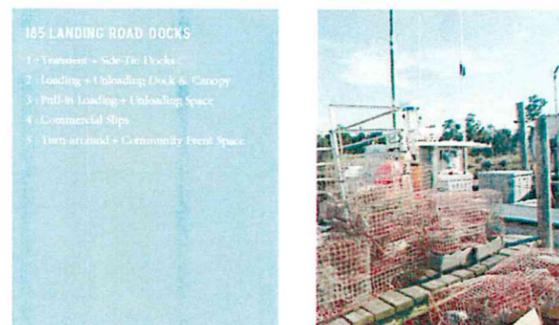
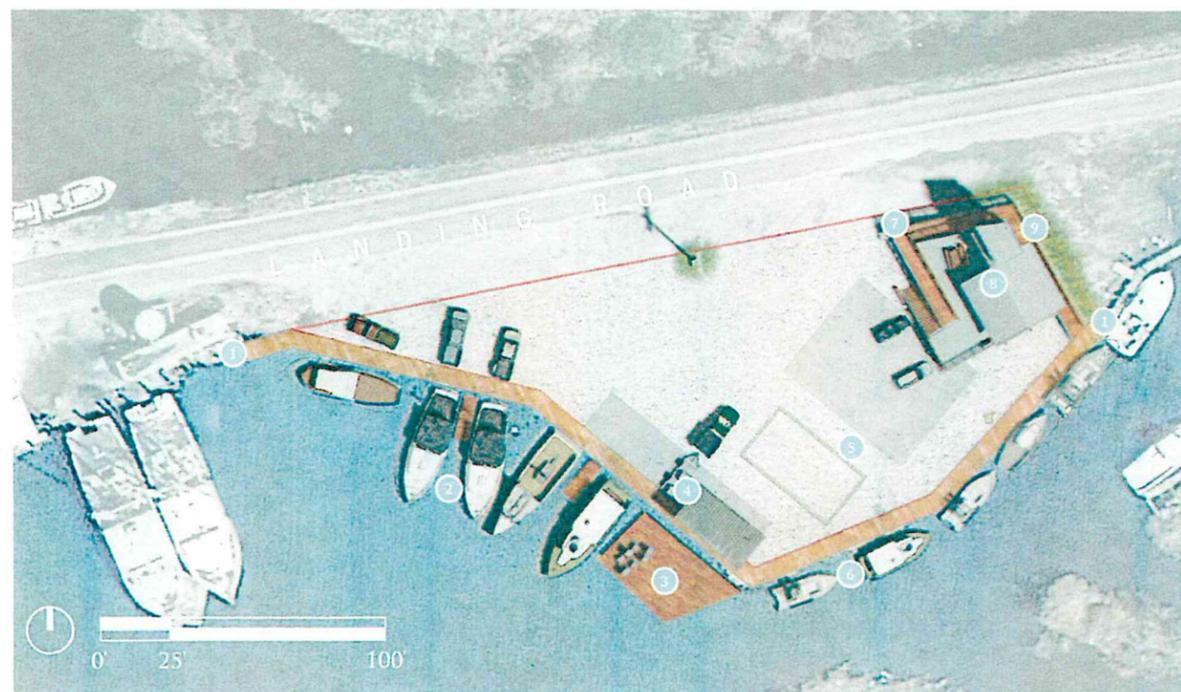


Swan Quarter

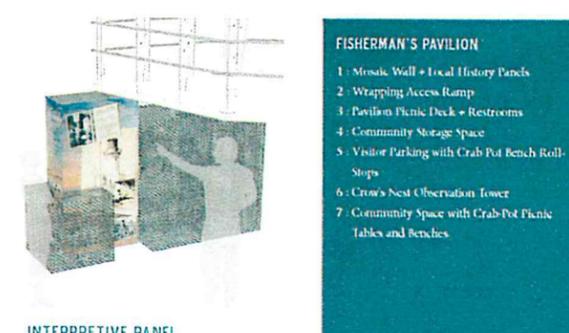
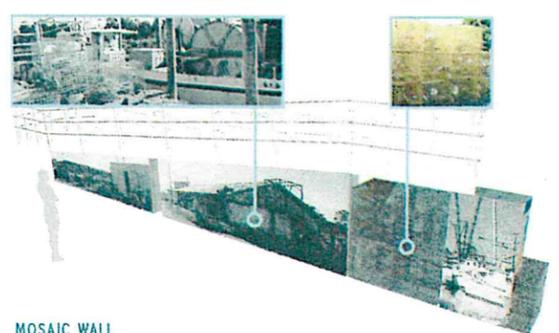
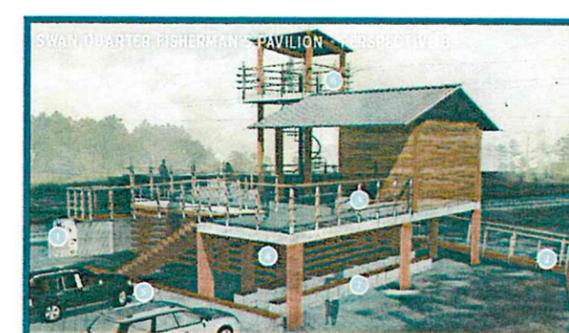
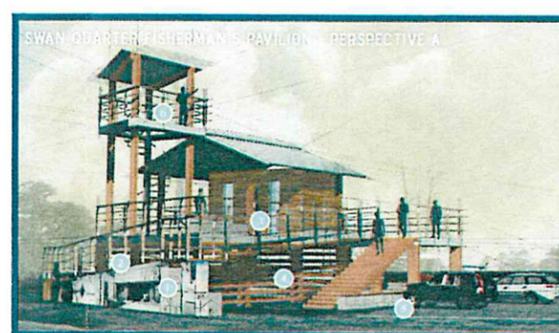
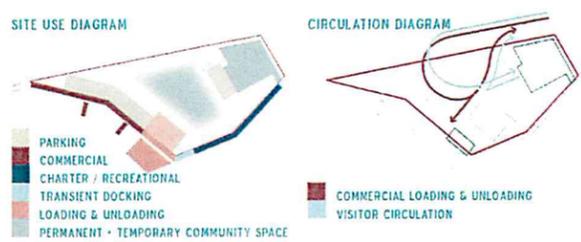
185 LANDING ROAD

PRE-DEVELOPMENT + VISION PLAN



LEGEND

1 - Connection to Existing Docks	6 - Side-by-Side Docks (6'-150' LD)
2 - Commercial Slips on Finger Piers	7 - Interpretive TB, Mosaic Wall
3 - Loading + Unloading Floating Dock	8 - Swan Quarter Fisherman's Pavilion
4 - Loading + Unloading Canopy + Concrete Apron	9 - Crow's Nest Observation Tower
5 - Legacy Plaza to match Historic building footprint	10 - ADA Accessible Ramp Wraps
	11 - Pavilion + Connects to Boardwalk building footprint



LandDesign

mofatt & nichel

- FISHERMAN'S PAVILION**
- 1 - Mosaic Wall + Local History Panels
 - 2 - Wrapping Access Ramp
 - 3 - Pavilion Picnic Deck + Restrooms
 - 4 - Community Storage Space
 - 5 - Visitor Parking with Crab Pot Bench Roll-Stops
 - 6 - Crow's Nest Observation Tower
 - 7 - Community Space with Crab Pot Picnic Tables and Benches

MOSAIC WALL

INTERPRETIVE PANEL

Exhibit A: Landing Road

LANDING ROAD

Landing Road and its surrounding peninsula of land is the focus of the Town's commercial seafood and fishing industry. Landing road radiates west from the center of Swan Quarter—where Main Street meets Creekside Road (SR 45) and Oyster Creek Road—extending for 0.75 miles into coastal marsh land that is punctuated by several inlets and canals. The Landing Road peninsula comprises approximately 20 acres and consists of 43 parcels, the majority of which are privately held. The Landing Road area is bounded to the south by Swan Quarter Canal and Basin, both federally maintained navigation facilities; to the north by additional private parcels and an additional canal, and to the east by the edge of Swan Quarter village. As such, the canal is the key defining feature for the area, with wharfs and water dependent uses aligned along its northern edge (southern edge of the land-side development).

Three primary fishing and seafood businesses are found along the central and south edge of Landing Road: Newman Seafood, Hobo Seafood and Dare to Hyde Outdoor Adventures. These users and other small businesses maintain roughly 50 boats at facilities found along the Landing Road channel

and basin. Discussions with these users and others at Hyde County suggest that as many as 250 people are employed by Landing Road businesses during the peak summer months. During the winter, employment drops to approximately 50 people.

A single large parcel comprises a portion of the northeastern edge of the peninsula. The Swan Quarter LLC parcel (aka Cole, Jenest & Stone Property) was initially planned for multi-family development. The parcel was cleared to be ready for construction, but since the economic downturn, development on this parcel is no longer viable. Instead, the parcel is planned to be an environmental restoration and recreational facility development (see Appendix B). Current concepts for the site shift the overall development strategy to marina and other recreational in-water facilities along with upland park areas.

Landing Road, while two-way, narrows where it bends around marina and fishing facilities. The narrowness of the road in this location creates challenges for traffic movement, parking and loading / unloading operations for property owners and businesses.

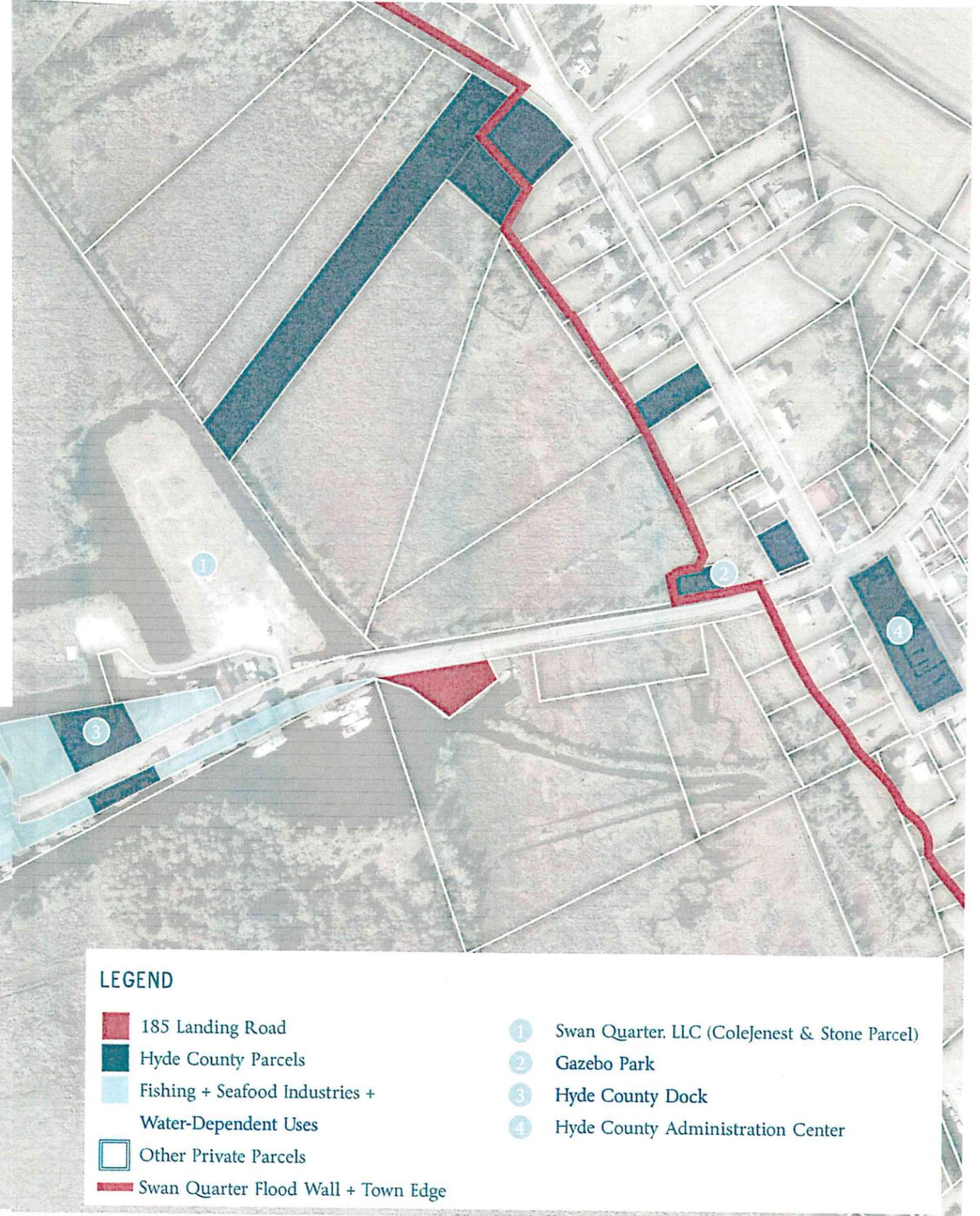


Exhibit B: Site Plan for Proposed Jarvis Project



Swan Quarter Landing

Site Master Plan with Aerial

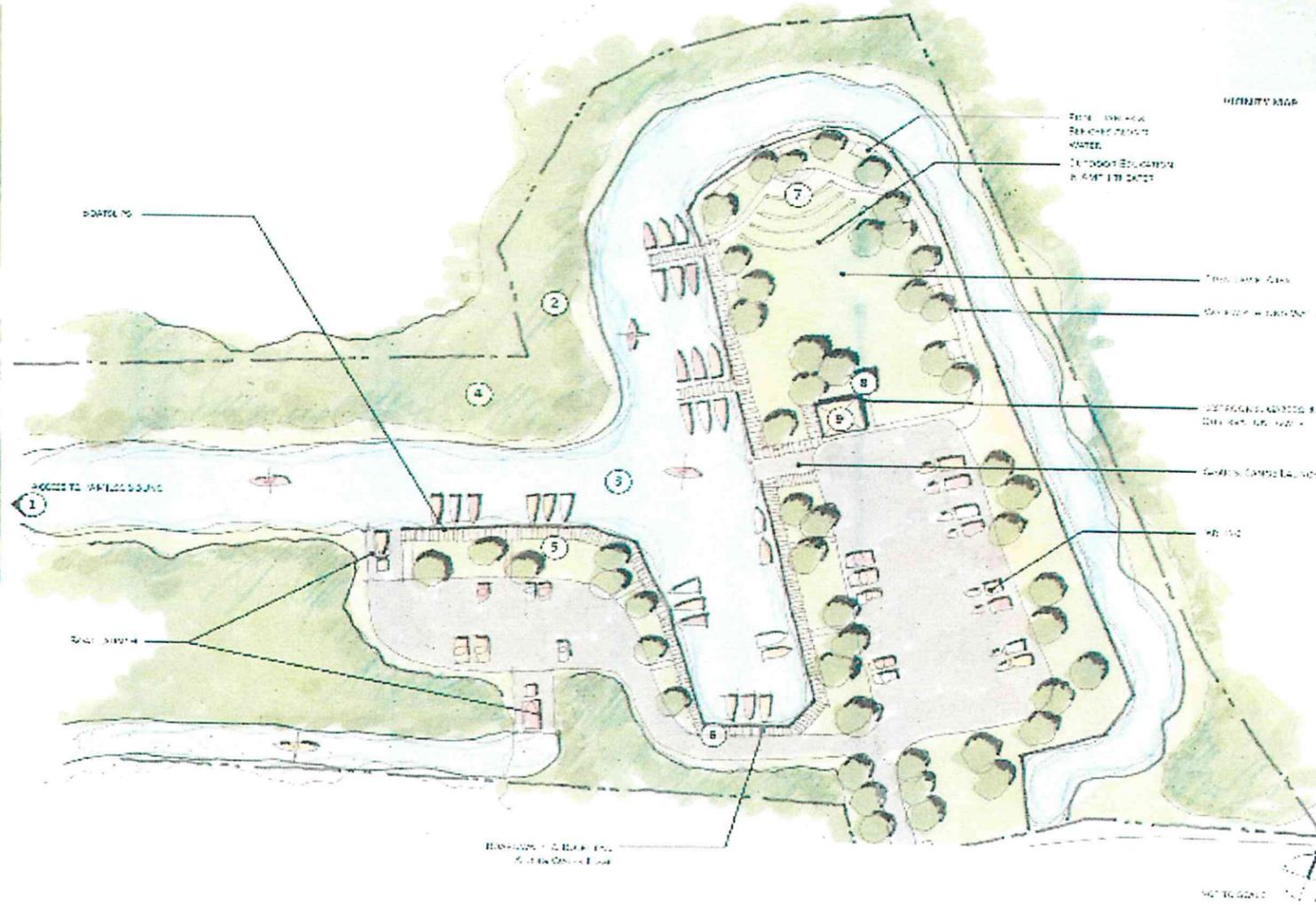
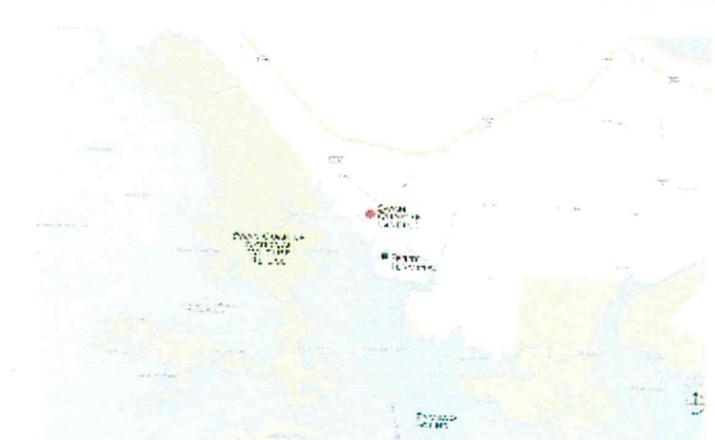
SWAN QUARTER, NC



ISSUED: 04.16.14



Exhibit C: Detailed Site Plan for Proposed Jarvis Project



HIERARCHY MAP



Swan Quarter Landing

SWAN QUARTER, NC



Site Master Plan

ISSUED: 04.16.14

