







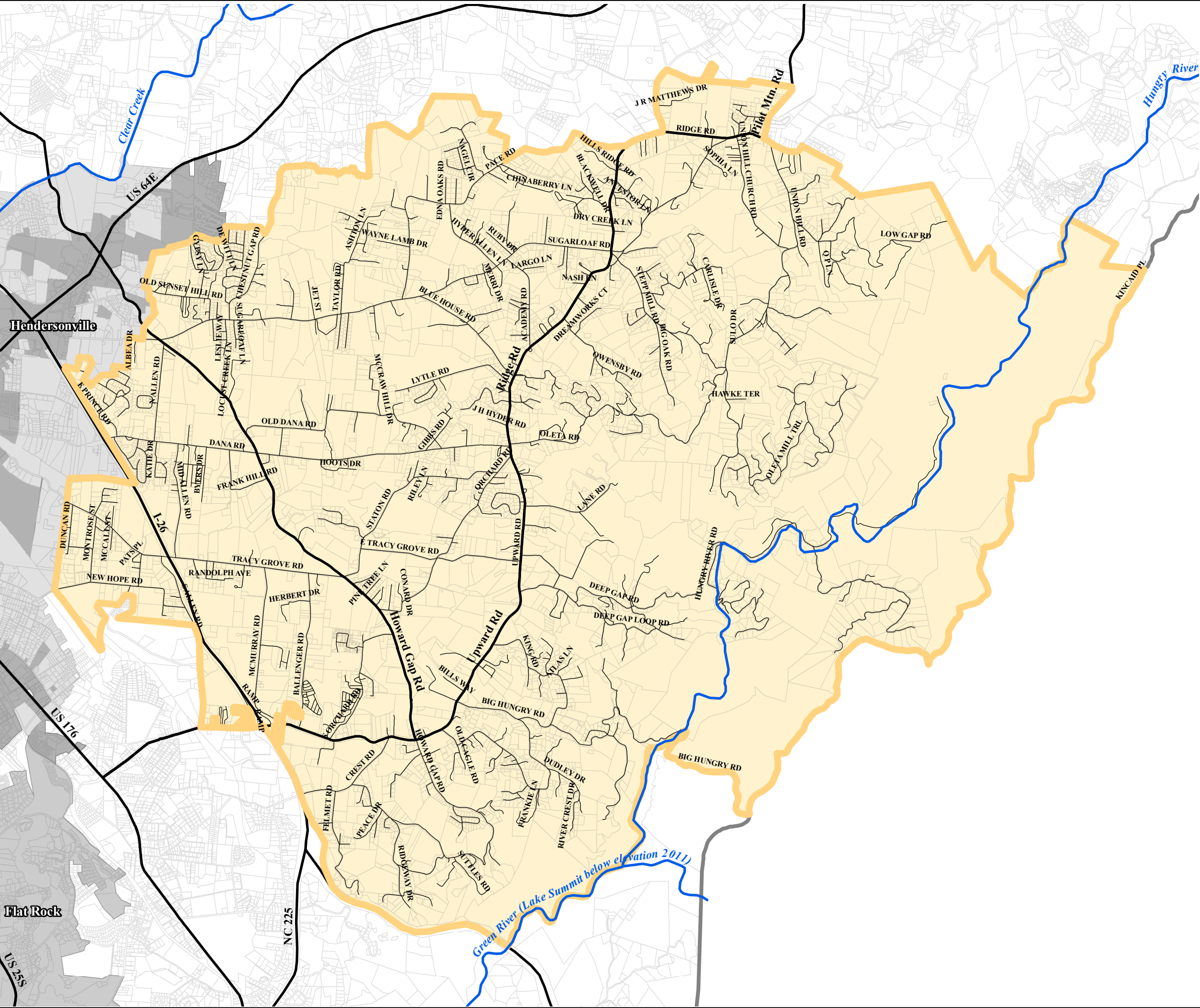


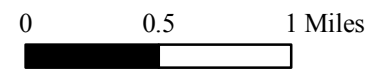
# Dana Community Planning Area

## Planning Area Boundary

-  Major Roads
-  Streets
-  Major Streams
-  Community Plan Boundary
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ
-  Parcels







1 inch = 0.72 miles



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# Dana Community Planning Area

## Sensitive Natural Areas

-  Major Roads
-  Streets
-  Community Plan Boundary
-  Streams
-  2006 Impaired Waters (303d)
-  Class C Trout Waters
-  Continental Divide
-  Protected Ridges Buffer
-  Green River Game Lands
-  Dana National Wetlands Inventory
- Dana Natural Heritage Sites\***
-  State
-  Regional
-  Broad River Basin
-  French Broad River Basin
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ

\*NC Natural Heritage Inventory Significance of Site

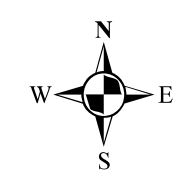
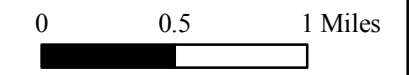
State: The site contains the "best" occurrences within the state that are not already considered of national significance; again, "best" is usually restricted to just the top five such examples.

Regional: The site contains the "best" occurrences within a given region that are not already considered of national or state significance. "Region" is usually defined as an area including the counties contiguous with the county of interest usually a four or five county area.

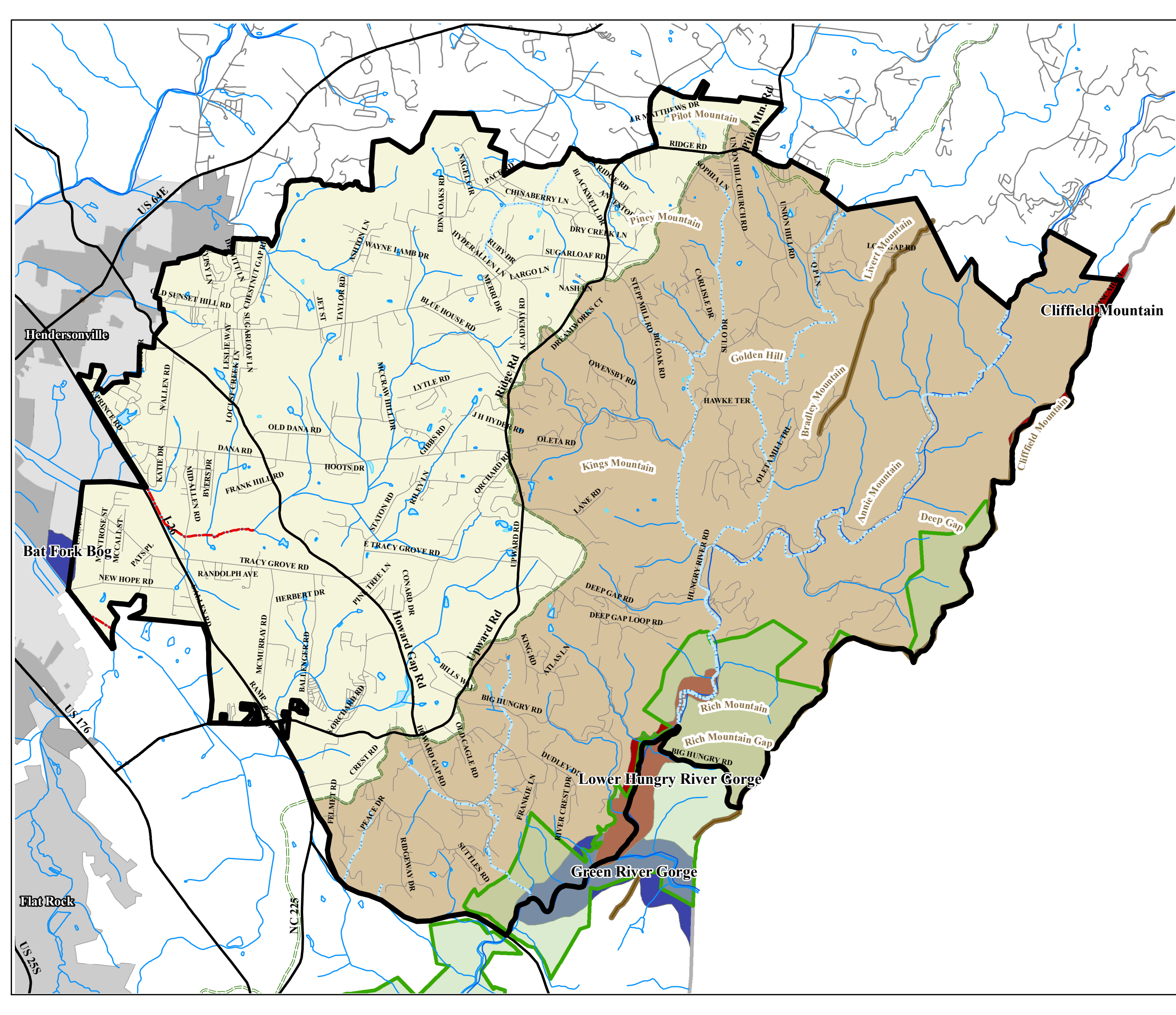
Local: The site is a biological resource within the county but not of regional significance. Note: not all locally-significant sites have been digitized, and data on these sites are often less extensive.

National: The site contains the "best" occurrences of a particular Natural Heritage Program element (species or community) known to exist anywhere within its range; usually "best" is defined as the top five sites.

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


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# Dana Community Planning Area

## Agriculture

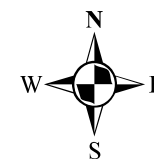
-  Major Roads
-  Streets
-  Official Blue Line Streams
-  Community Plan Boundary
-  Present Use Value Farmland/Forestland\*
-  Agriculture-Horticulture & Forestland\*\*
-  Voluntary Agricultural Districts\*\*\*
-  USDA FSA Farmland\*\*\*\*
-  Municipal Limits
-  Municipal ETJ
-  Parcels

\*Henderson County tax parcel data classifies these properties as participating in the present use value is a program. Under this County program eligible lands are taxed based on present use value instead of market value. Present use value is only applied to agricultural, horticultural, or forestland. Not all agricultural land is eligible. Approximately 7,384.38 acres of the Planning Area fall under the present use value category.

\*\*Henderson County tax parcel data classify these properties as agriculture-horticulture or forestland. Additional properties may be agricultural but have not received this designation. Approximately 251.39 acres of the Planning Area are classified by the tax assessor as agriculture-horticulture or forestland.

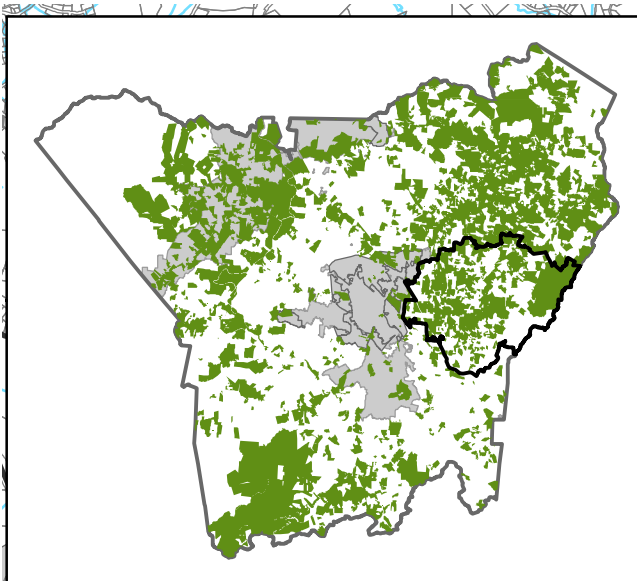
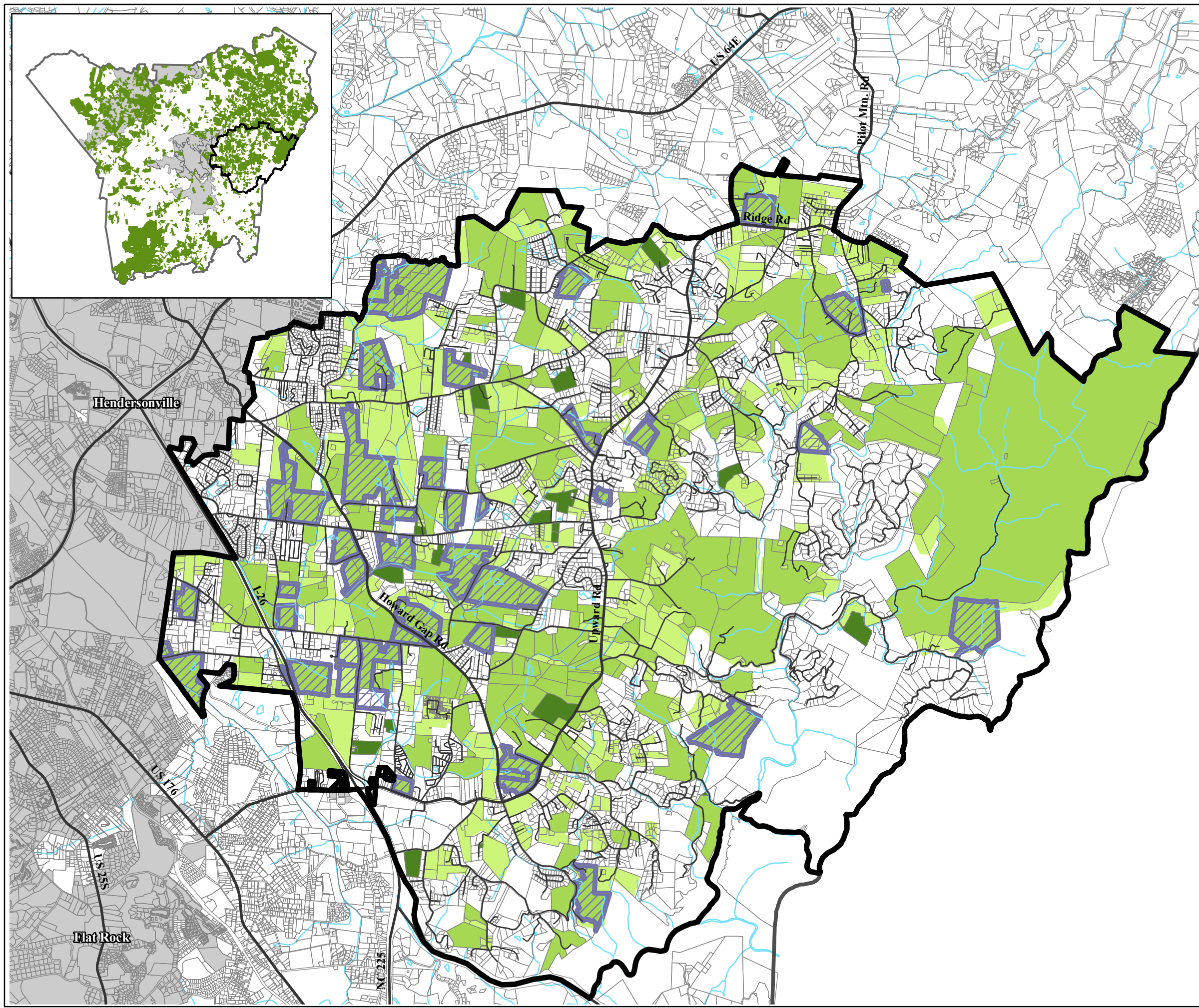
\*\*\*Voluntary Agricultural Districts identify and include farms which participate in this Henderson County program defined under Henderson County Code Chapter 92, Farmland Preservation. Additional properties may be agricultural but do not participate in this program. Approximately 1,542.69 acres of the Planning Area are within a Voluntary Agricultural District.

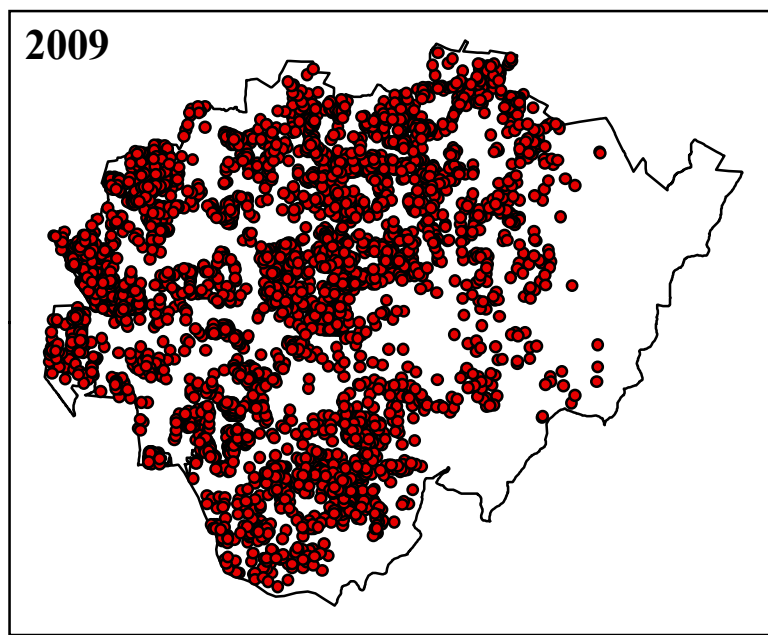
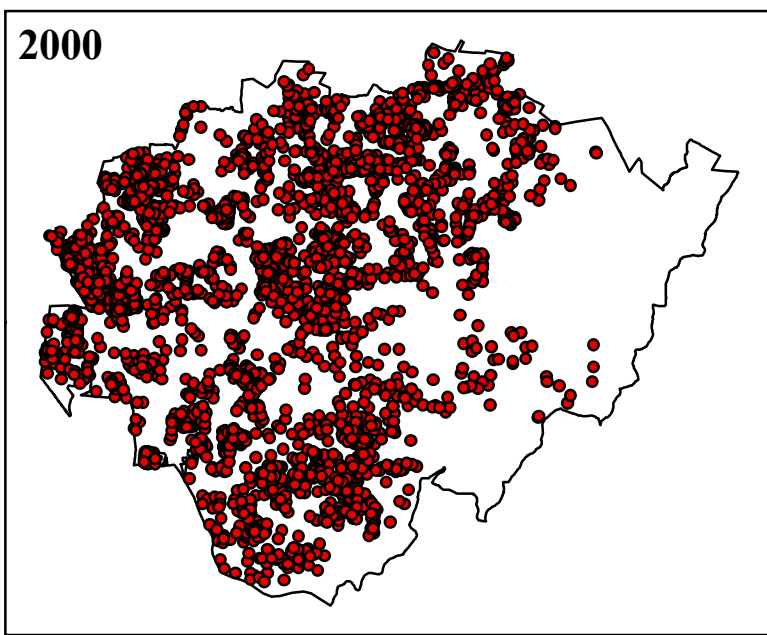
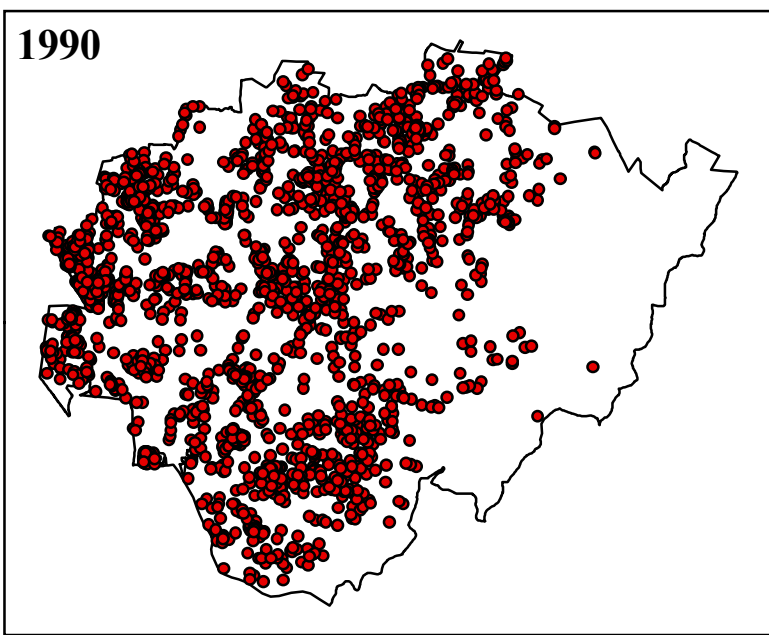
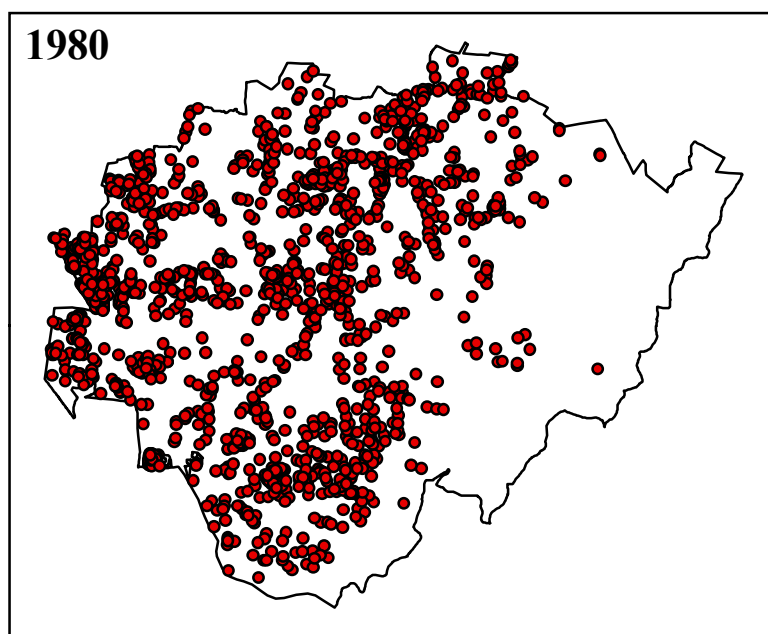
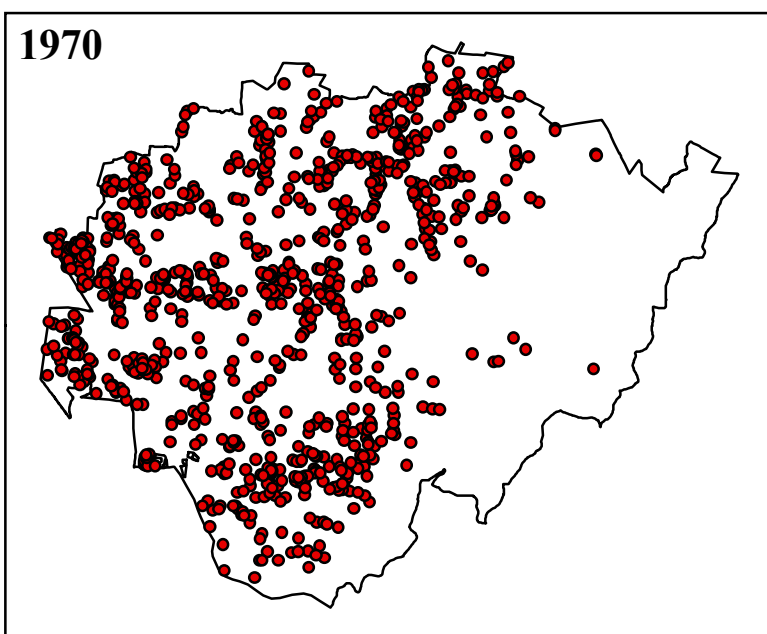
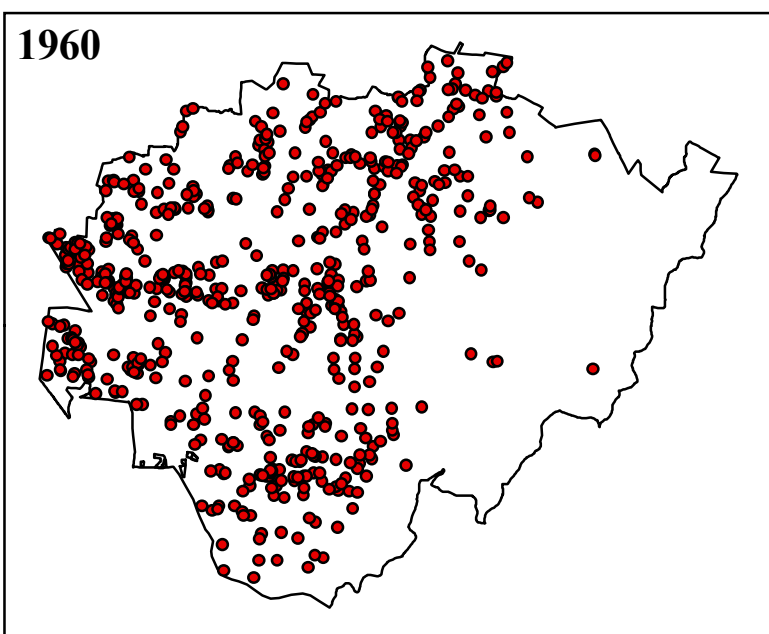
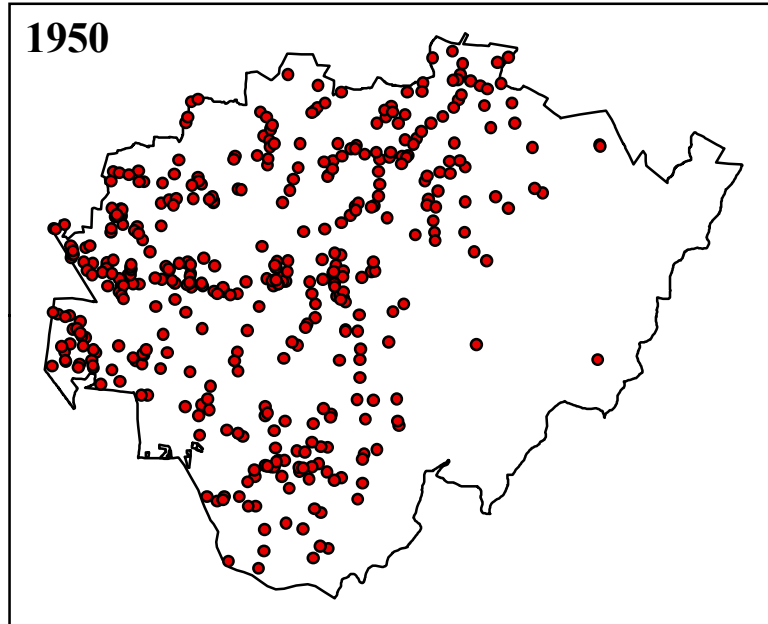
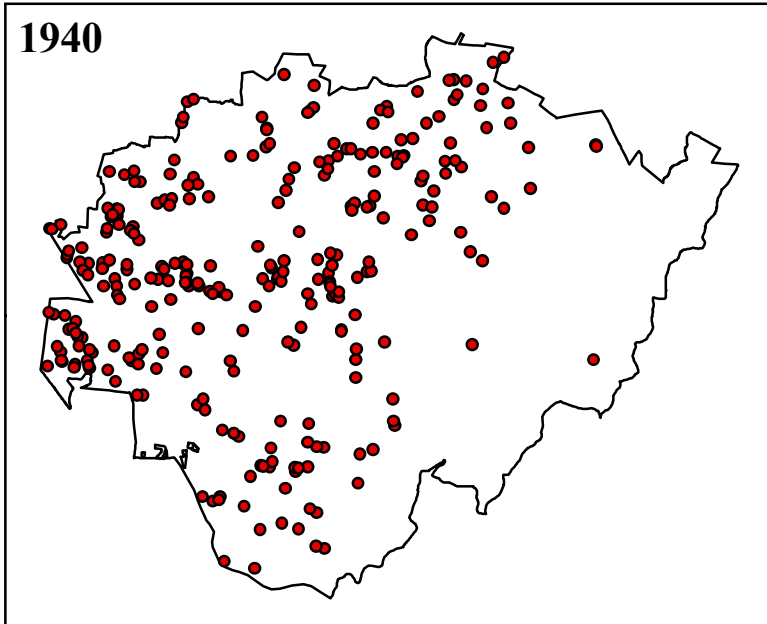
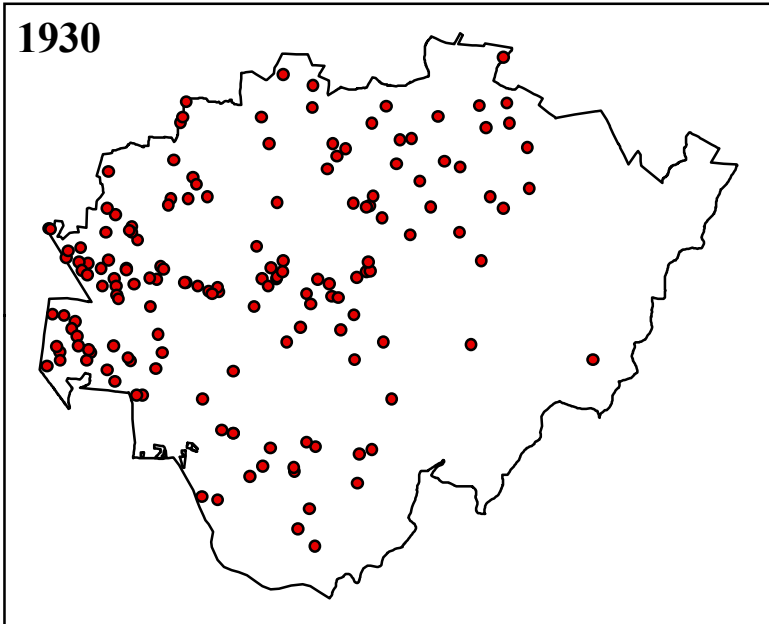
\*\*\*\*United States Department of Agriculture (USDA) Farm Services Agency (FSA) is responsible for administering and managing farming programs and identifies only that farmland which participates in these programs. Additional properties may be agricultural but do not participate in these programs. Approximately 9098.24 acres of the Planning Area are identified by the FSA as participating in these programs. The County attained the data in 2009, however, the USDA FSA is not permitted to provide additional information on this data, including information on the data's year.



1 inch = 0.77 miles  
 0 0.35 0.7 Miles

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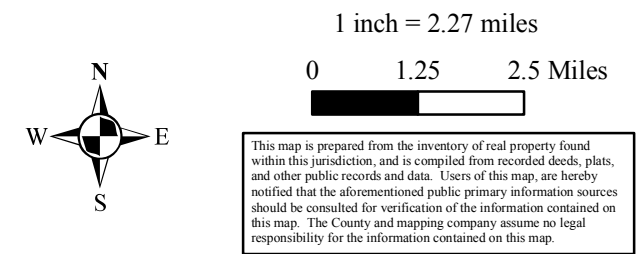


### Dana Community Planning Area Housing Stock 1930-2009

- Residential Structures
- Community Plan Boundary

1 inch = 2.27 miles

0 1.25 2.5 Miles



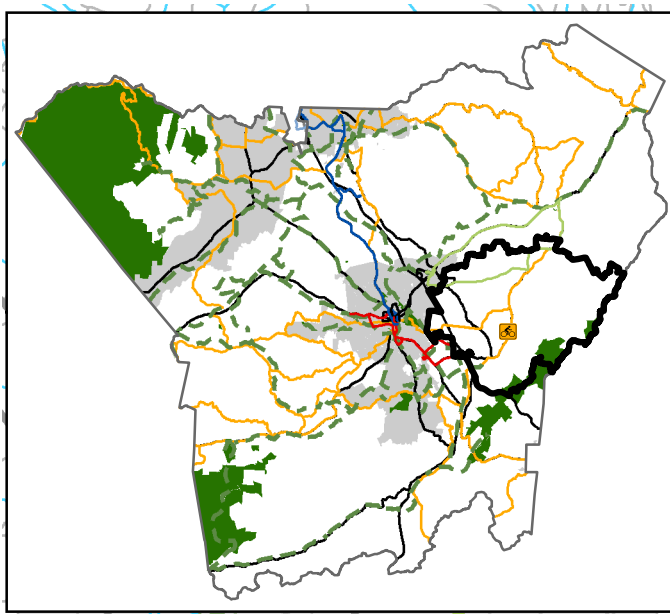
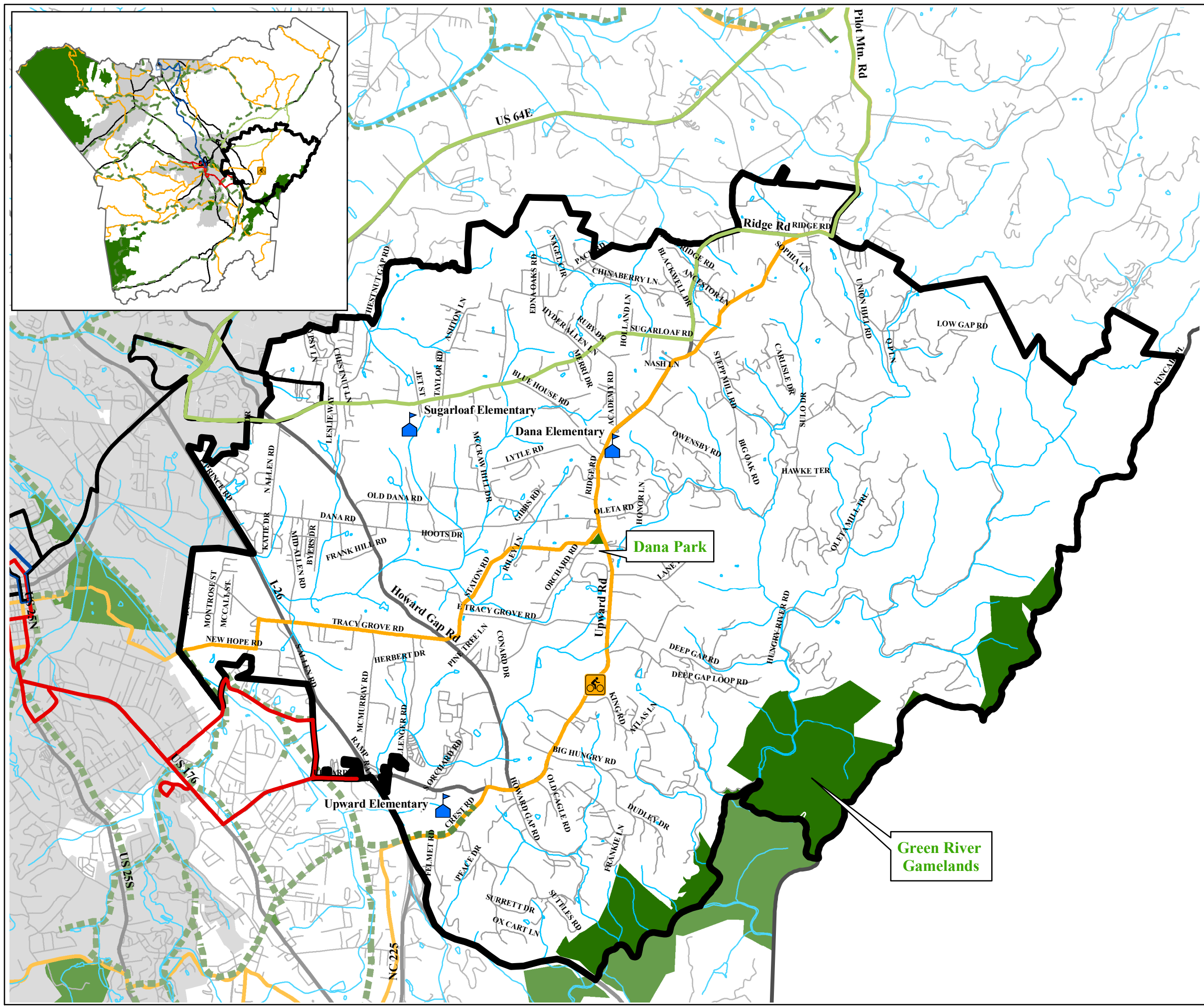
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# Dana Community Planning Area

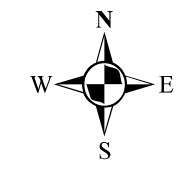
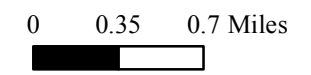
## Recreation and Multimodal Transportation

- Major Roads
- Streets
- Community Plan Boundary
- Official Blue Line Streams
- Proposed Apple Country Greenways
- NCDOT Designated Bike Routes
- Apple Country Transit Routes**
- Red
- White
- Blue
- Green
- Transit Stop
- Public Schools in Planning Area
- Parks\*

\*Parks owned by the County, Municipal, State, NC Wildlife Resources Commission, and Federal Government.



1 inch = 0.79 miles

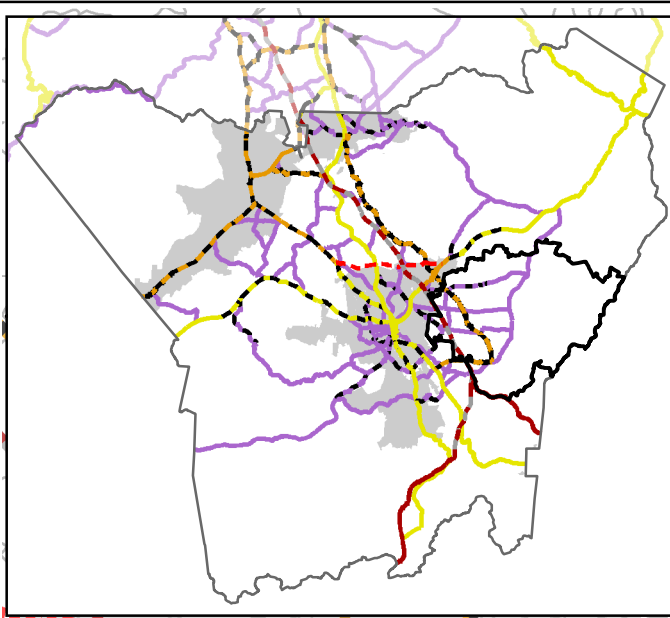
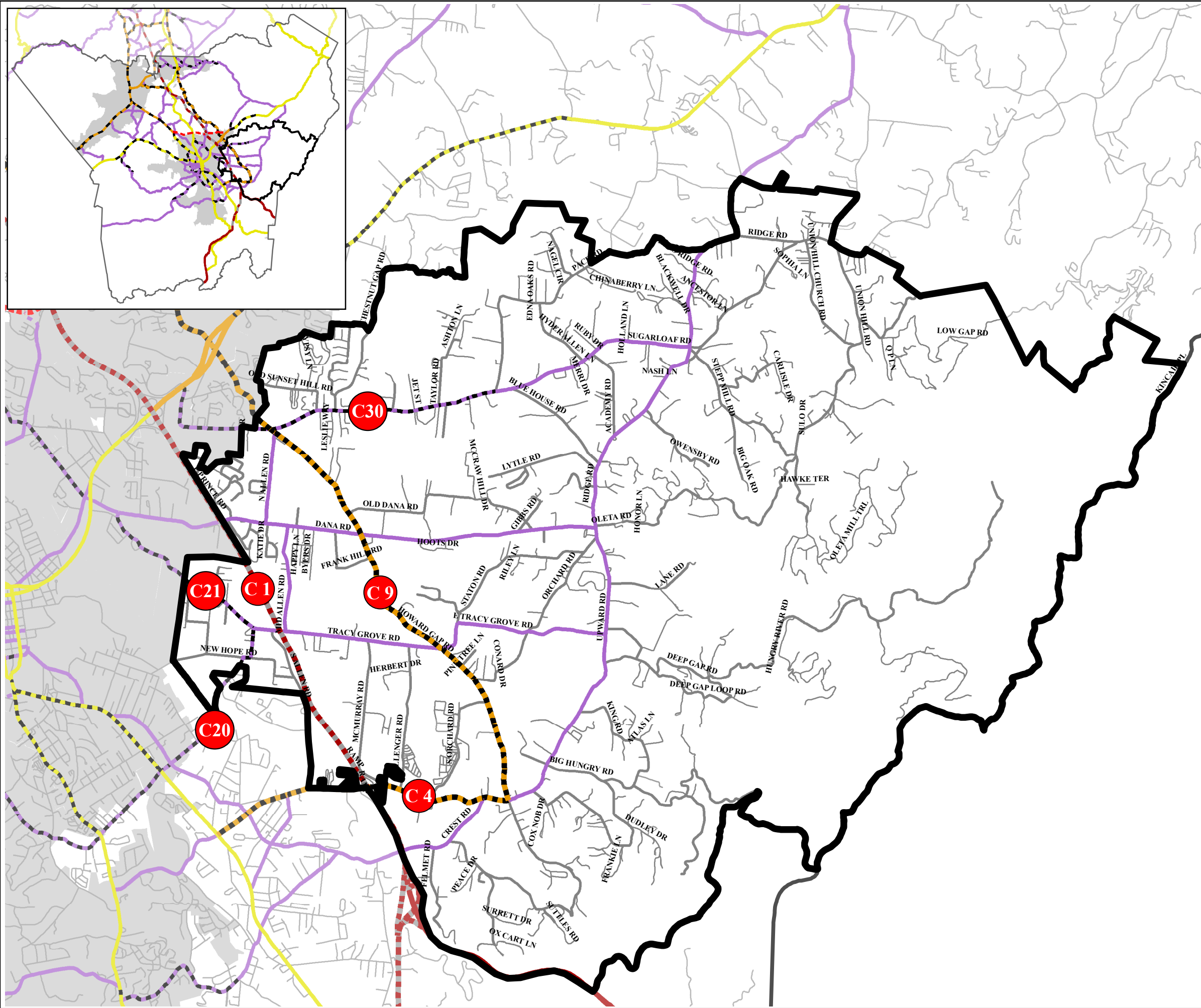


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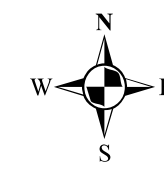
## NCDOT Comprehensive Transportation Plan

-  Community Plan Boundary
- Street Classifications & Status**
-  Freeways, Existing
-  Freeways, Needs Improvement
-  Freeways, Recommended
-  Expressways, Existing
-  Expressways, Needs Improvement
-  Expressways, Recommended
-  Boulevards, Existing
-  Boulevards, Needs Improvement
-  Boulevards, Recommended
-  Major Thoroughfares, Existing
-  Major Thoroughfares, Needs Improvement
-  Major Thoroughfares, Recommended
-  Minor Thoroughfares, Existing
-  Minor Thoroughfares, Needs Improvement
-  Minor Thoroughfares, Recommended
-  Public Streets (Minor Art., Local, Collector)
-  Private Streets



1 inch = 0.79 miles





















0 0.45 0.9 Miles



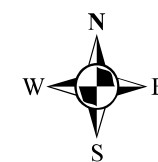
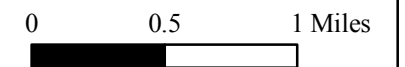
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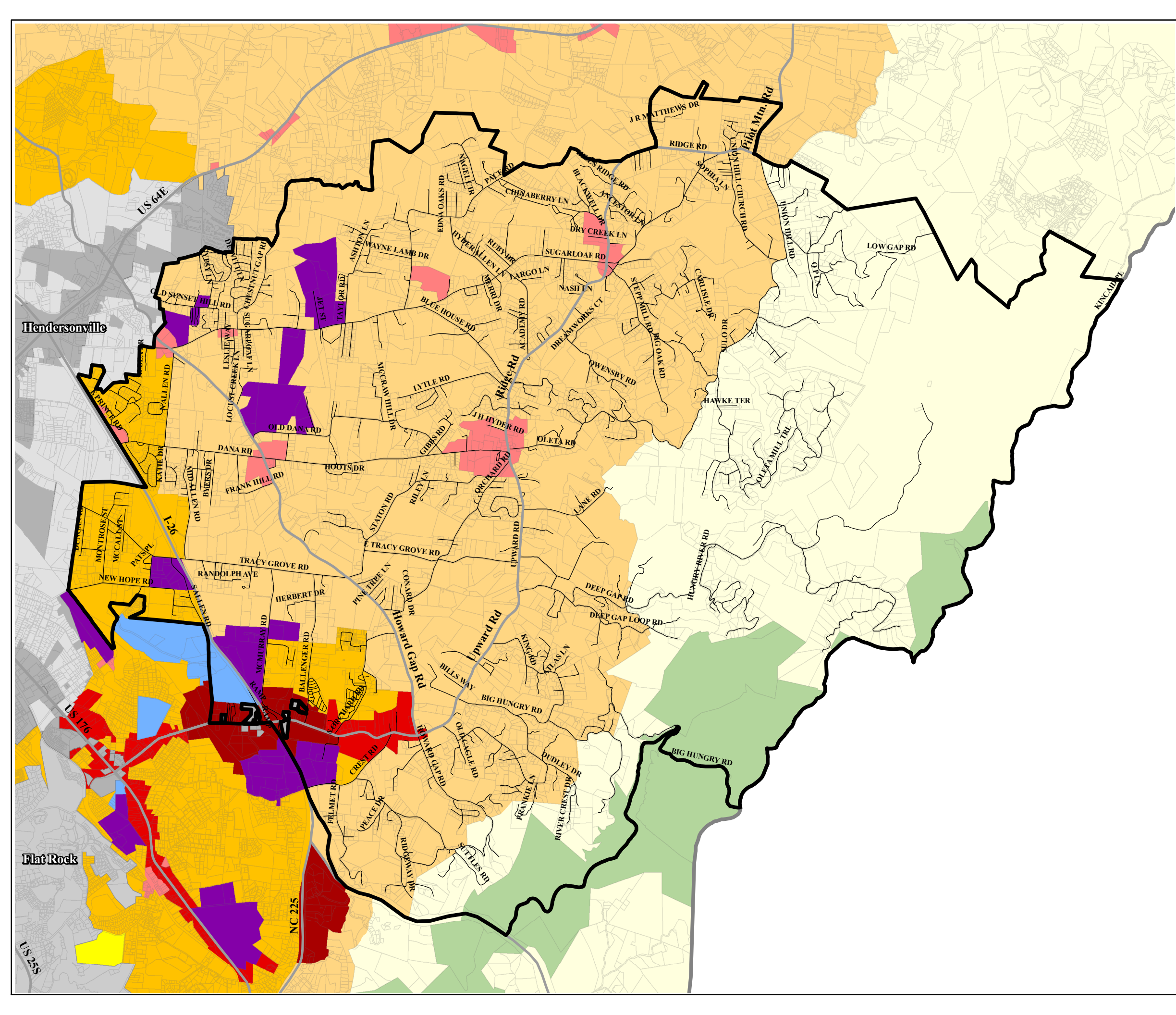
## Official Zoning

-  Major Roads
-  Streets
-  Community Plan Boundary
- Zoning Districts**
-  Residential 4
-  Residential 3
-  Residential 2 - Rural
-  Residential 2
-  Residential 1
-  R-40
-  WR
-  SW
-  O&I
-  Local Commercial
-  Community Commercial
-  Regional Commercial
-  Industrial
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ
-  Parcels

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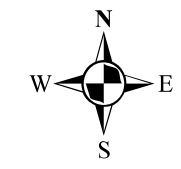
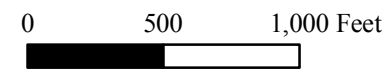


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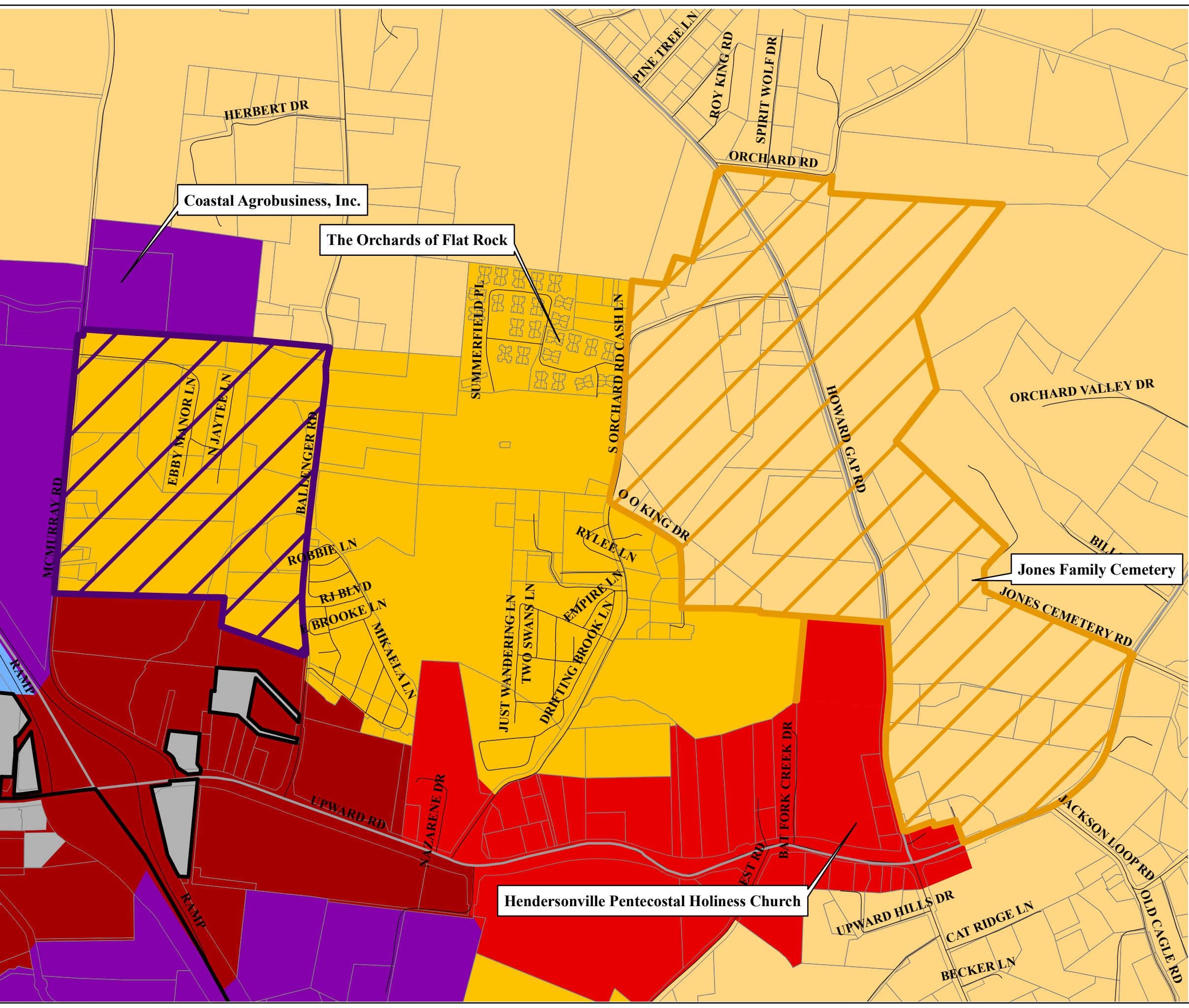
## Land Use Recommendations

- Major Roads
- Streets
- Community Plan Boundary
- Proposed Zoning**
- Residential 1
- Industrial
- Zoning Districts**
- Residential 4
- Residential 3
- Residential 2 - Rural
- Residential 2
- Residential 1
- R-40
- WR
- SW
- O&I
- Local Commercial
- Community Commercial
- Regional Commercial
- Industrial
- City of Hendersonville
- Village of Flat Rock
- Municipal ETJ
- Parcels

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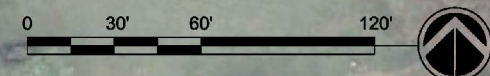
# Dana Community Park

Henderson County, North Carolina  
 Conceptual Master Plan - August 25, 2010



Proposed Character Images

**cds** Creative Development Solutions  
 landscape architecture | land planning | community and resort design  
 1003 4th avenue west, hendersonville, north carolina 28739  
 p 828 696 9992 | f 828 696 9954



This plan illustrates a preliminary concept for possible development scenarios of the project and is subject to future revisions and modifications to actual field conditions, and budget conditions. Illustrations are an artists' interpretation of the proposed property and should not be relied upon for accuracy.