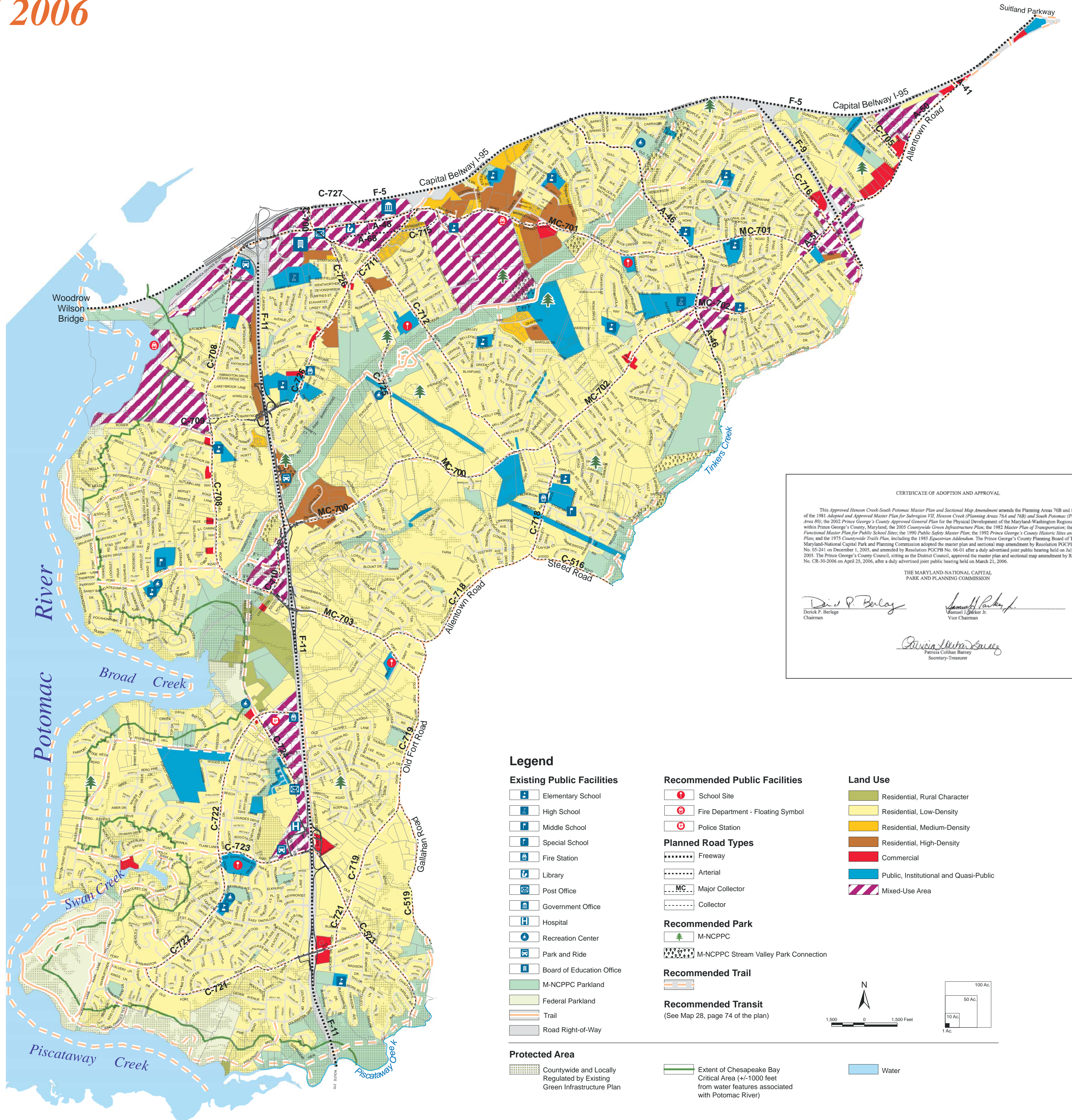


# Approved Master Plan and Sectional Map Amendment for the Henson Creek–South Potomac Planning Areas 76B & 80

## Land Use, Transportation, and Public Facilities

April 2006



CERTIFICATE OF ADOPTION AND APPROVAL

















This Approved Henson Creek–South Potomac Master Plan and Sectional Map Amendment amends the Planning Areas 76B and 80 portion of the 1981 Adopted and Approved Master Plan for Subregion VII, Henson Creek (Planning Areas 76A and 76B) and South Potomac (Planning Area 80); the 2002 Prince George's County Approved General Plan for the Physical Development of the Maryland–Washington Regional District within Prince George's County, Maryland; the 2005 Countywide Green Infrastructure Plan; the 1982 Master Plan of Transportation; the 1985 Functional Master Plan for Public School Sites; the 1990 Public Safety Master Plan; the 1992 Prince George's County Historic Sites and Districts Plan; and the 1975 Countywide Trails Plan, including the 1985 Equestrian Addendum. The Prince George's County Planning Board of The Maryland–National Capital Park and Planning Commission adopted the master plan and sectional map amendment by Resolution PCPB No. 05-241 on December 1, 2005, and amended by Resolution PCPB No. 06-01 after a duly advertised joint public hearing held on July 12, 2005. The Prince George's County Council, sitting as the District Council, approved the master plan and sectional map amendment by Resolution No. CR-30-2006 on April 25, 2006, after a duly advertised joint public hearing held on March 21, 2006.

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION





  
 Derrick P. Heritage, Chairman      Samuel J. Glicker Jr., Vice Chairman  
  
 Patricia Collins-Barrett, Secretary-Treasurer

### Legend





#### Existing Public Facilities

-  Elementary School
-  High School
-  Middle School
-  Special School
-  Fire Station
-  Library
-  Post Office
-  Government Office
-  Hospital
-  Recreation Center
-  Park and Ride
-  Board of Education Office
-  M-NCPPC Parkland
-  Federal Parkland
-  Trail
-  Road Right-of-Way



#### Recommended Public Facilities

-  School Site
-  Fire Department - Floating Symbol
-  Police Station

#### Planned Road Types

-  Freeway
-  Arterial
-  Major Collector
-  Collector

#### Recommended Park

-  M-NCPPC
-  M-NCPPC Stream Valley Park Connection

#### Recommended Trail

-  Trail








#### Recommended Transit

(See Map 28, page 74 of the plan)

#### Protected Area

-  Countywide and Locally Regulated by Existing Green Infrastructure Plan
-  Extent of Chesapeake Bay Critical Area (+/-1000 feet from water features associated with Potomac River)

#### Land Use

-  Residential, Rural Character
-  Residential, Low-Density
-  Residential, Medium-Density
-  Residential, High-Density
-  Commercial
-  Public, Institutional and Quasi-Public
-  Mixed-Use Area

