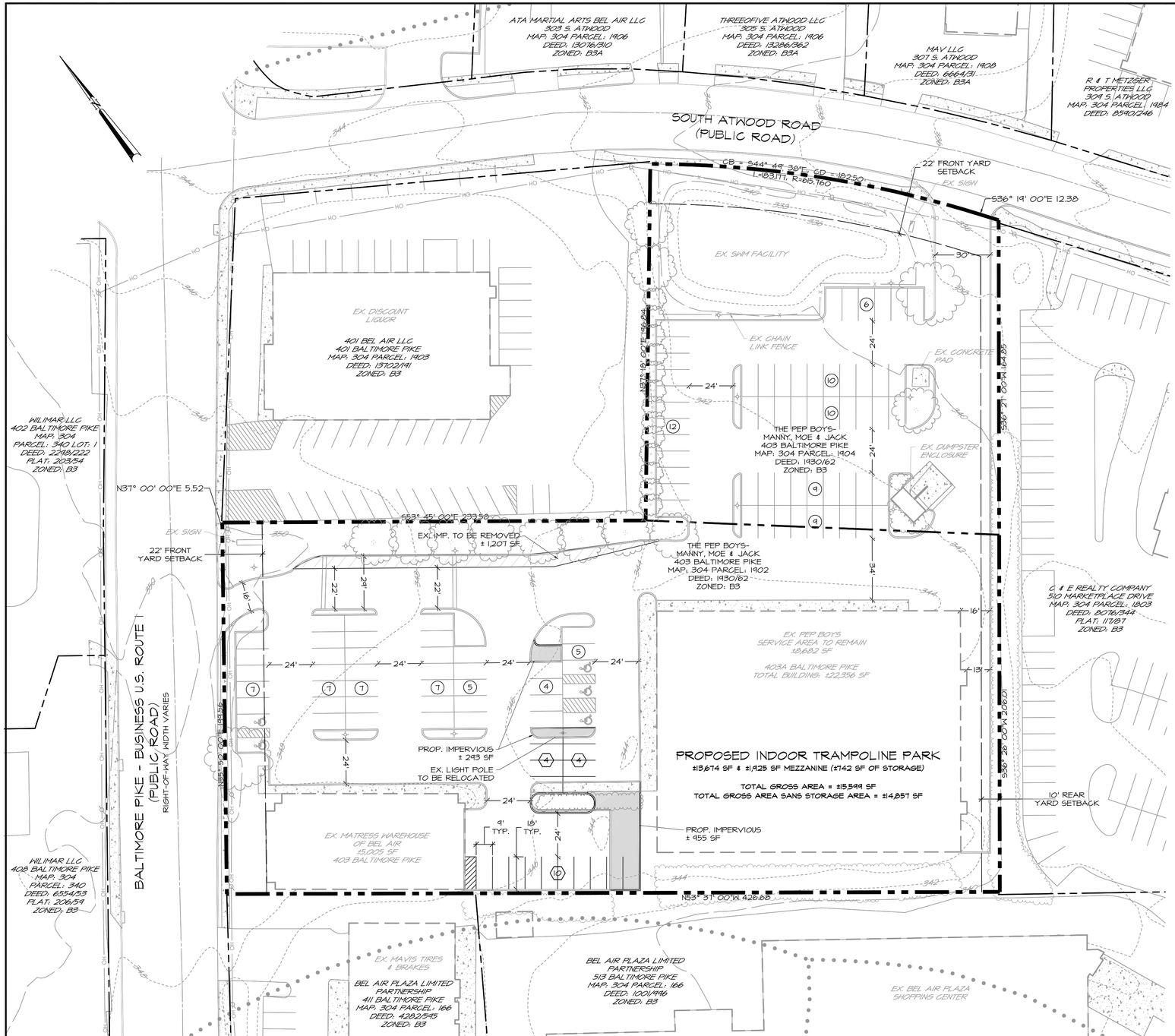
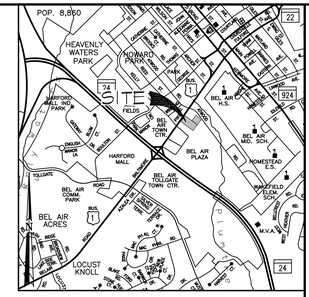


LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EX CONTOURS
- EX EASEMENT
- EX EDGE OF VEGETATION
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX EDGE OF PAVING
- EX EDGE OF PAVING/CURB
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- EXISTING GAS
- SOIL BOUNDARY
- PROP CURB & GUTTER
- PROP ASPHALT PAVING
- EX. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT
- EX. CONCRETE PAVEMENT
- EX BUILDING
- EX UTILITY POLE
- EX LIGHT POLE
- EX SIGN
- PARKING ROW QUAINTLY
- HANDICAP PARKING
- EX FIRE HYDRANT
- EX MANHOLE
- EX WATER VALVE



VICINITY MAP
1"=2000'

DEVELOPMENT SUMMARY

1. PROPERTY ADDRESS: 403 BALTIMORE PIKE
   BEL AIR, MD 21014
2. OWNER: THE PEP BOYS - MANNY, MOE & JACK
   112 TOWN PARK DRIVE NW
   SUITE 250
   KENNESAW, GA 30144
3. DEVELOPER: ACTIVEPLAY ADVENTURE LLC
   & THE GREEN
   DOVER, DE 19901
4. TAX #: 03-027074 & 03-027082
   TAX MAP: 0304
   GRID: 2
   PARCEL: 1902 & 1904
   DEED REFERENCE: 1930/62
5. LOT AREA: PARCEL 1902 : 87,730 SF = 2.014 AC±
   PARCEL 1904 : 36,100 SF = 0.829 AC±
   TOTAL AREA : 123,830 SF = 2.843 AC ±
4. ZONING: B3 - GENERAL BUSINESS (TOWN OF BEL AIR)
5. USE: EXISTING: SHOPPERS MERCHANDISE, MOTOR VEHICLE SERVICE
   PROPOSED: SHOPPERS MERCHANDISE, MOTOR VEHICLE SERVICE & AMUSEMENT CENTER
6. BULK AND YARD REGULATIONS (ZONE B-3):
   MIN. FRONT YARD DEPTH: 22'
   MIN. SIDE YARD DEPTH: 0'
   MIN. REAR DEPTH: 10'
   MAX. HEIGHT: 65'
7. PARKING:
   REQUIRED:
   RETAIL (MATTRESS WAREHOUSE OF BEL AIR):
   1 PARKING SPACE PER 250 SF
   5,005 SF / 250 SF = 20 PARKING SPACES

   MOTOR VEHICLE SERVICE (PEP BOYS):
   1 PARKING SPACE PER 300 SF
   8,682 SF / 300 SF = 29 PARKING SPACES

   AMUSEMENT CENTER & INDOOR RECREATION (ACTIVE PLAY ADVENTURES):
   1 PARKING SPACE PER 200 GROSS SF
   14,857 SF / 200 SF = 74 PARKING SPACES

   TOTAL PARKING REQUIRED: 123 PARKING SPACES

   PROPOSED: 117 PARKING SPACES*
   (INCLUDING 5 HANDICAP SPACES)

   *REQUESTING SHARED PARKING FOR 6 PARKING SPACES WITH THE OTHER TWO USES ON SITE.

NOTES

1. FLOODPLAIN: NONE, FEMA FIRM MAP 24025C0163E DATED 04/19/2016.
2. THERE ARE NO ON-SITE WETLANDS.
3. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES AND PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
5. THE INTENT OF THIS PLAN IS TO SHOW A TENANT FIT OUT FOR A ±13,674 SF INDOOR TRAMPOLINE PARK AS A SPECIAL DEVELOPMENT IN PART OF THE EXISTING ±22,356 SF 403A BALTIMORE PIKE BUILDING, WITH THE REMAINDER OF THE BUILDING BEING USED FOR MOTOR VEHICLE SERVICES.
6. A PROPOSED 1,248 SF OF IMPERVIOUS SURFACE IS ADDED WITH 1,271 SF OF IMPERVIOUS SURFACE REMOVED FOR A TOTAL NET DECREASE OF 23 SF. A TOTAL LOD OF 3,161 SF IS PROPOSED FOR THE PROJECT. A SWM EXEMPTION IS REQUESTED FOR DISTURBANCE UNDER 5,000 SF UNDER SECTION 405-5.B.3

REQUESTED FOR RELIEF FROM PLANNING COMMISSION

APPROVAL IS BEING REQUESTED IN THE FORM OF WAIVERS, VARIANCES, OR SPECIAL EXCEPTIONS FROM THE TOWN OF BEL AIR PLANNING COMMISSION FOR THE FOLLOWING REQUESTS:

- REQUEST FOR SHARED PARKING OF 6 PARKING SPACES PER THE TOWN OF BEL AIR ZONING CODE SECTION 165-51B(5) WITH DIFFERENT USES LOCATED ON PARCEL 1902 & 1904. SHARED PARKING FACILITIES MAY BE PERMITTED BY THE PLANNING COMMISSION FOR DIFFERENT USES WITHIN AN INDIVIDUAL BUILDING OR ADJACENT BUILDINGS OR PROPERTIES LOCATED WITHIN 500 FEET OF THE SUBJECT PROPERTY'S BOUNDARIES BASED ON A PARKING IMPACT STUDY PROVIDED BY TRAFFIC CONCEPTS INC. ESTABLISHING THAT THE ESTIMATED PEAK DEMAND FOR PARKING REQUIRED BY THE USERS WILL BE SATISFIED DUE TO DIFFERING HOURS OF PEAK DEMAND.

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP	ERODIBILITY
NeB2	NESHAMINY SILT LOAM		0.32	B	-

X= HYDRIC.
I= INCLUSIONAL
K-VALUE >0.32= HIGHLY ERODIBLE

TOWN OF BEL AIR PLANNING COMMISSION	TOWN OF BEL AIR DEPARTMENT OF PLANNING	TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS	FINAL SITE PLAN OWNER CERTIFICATION	FINAL SITE PLAN ENGINEER CERTIFICATION
APPROVED:	APPROVED:	APPROVED:	I CERTIFY THAT I HAVE REVIEW THIS SITE PLAN AND I AM AWARE OF THE BEL AIR DEVELOPMENT REGULATIONS AND I AGREE TO ATTEST THE IMPLEMENTATION IN CONFORMANCE WITH THE APPROVED FINAL SITE PLAN UPON COMPLETION OF INSTALLATION.	IT IS CERTIFIED THAT THIS FINAL SITE PLAN IS IN COMPLIANCE WITH ALL TOWN OF BEL AIR DEVELOPMENT REGULATIONS INCLUDING PLANNING COMMISSION AND/OR ZONING ADMINISTRATOR CONDITIONS ATTENDANT THERETO.
CHAIRPERSON / DATE	DIRECTOR / DATE	DIRECTOR / DATE	SIGNATURE / DATE	SIGNATURE / DATE
			PRINTED NAME / TITLE	TOM MINER / PRINTED NAME
				AFFIX SEAL

REV#	DATE	DESCRIPTION

REVISIONS

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410.879.2090
frederickward.com
FREDERICK WARD ASSOCIATES
PO Box 727 - 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
ActivePLAY Adventures LLC
8 THE GREEN
DOVER, DE 19901
ATTN: JAY RILEY

SITE PLAN
ActivePLAY Adventures
403 BALTIMORE PIKE
BEL AIR, MD 21014

TOWN OF BEL AIR, MD
3RD ELECTION DISTRICT

DATE: 03/06/2025	DRAWING NO: SP
SCALE: 1" = 30'	
DESIGNED BY: KFP	
DRAWN BY: KFP	SHEET 1 OF 1
CHECKED BY: TMM	FWA JOB NUMBER:

M:\FWA BUSINESS DEVELOPMENT\PROPOSALS\ARCHITECTURE\2025 RFP & PROPOSALS\ACTIVEPLAY ADVENTURES BEL AIR MD\CAD\SP_SITE PLAN.DWG, SP - 3/6/2025 8:59 AM, kpierce