

a

Existing Conditions
Site Exhibits

EXISTING CONDITIONS PLAN

SCALE: 1"=200'



GENERAL NOTES:

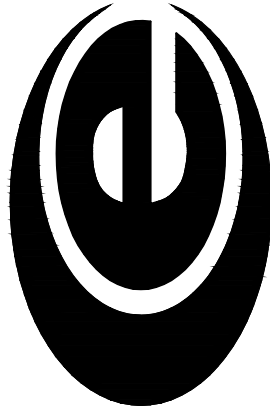
2. THIS DRAWING HAS BEEN GENERATED WITH GIS INFORMATION FROM BALTIMORE CITY RECORDS MADE AVAILABLE. EXISTING UNDERGROUND UTILITIES DESIGNATED ON THE PLANS ARE BASED ON CURRENTLY AVAILABLE INFORMATION AND ARE SHOWN FOR REFERENCE ONLY. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEYOND THE DESIGNATION INDICATED. THE QUALITY LEVEL DESIGNATED IS IN ACCORDANCE WITH ASCE "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" (C)/ASCE 38-02. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THOSE STANDARDS PRIOR TO ANY RELIANCE ON THE INFORMATION SHOWN ON THESE PLANS. PRIOR TO ANY EXCAVATION, IN THE ABSENCE OF QUALITY LEVEL A OR B DESIGNATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN FIELD OBSERVATIONS, INCLUDING BUT NOT LIMITED TO, EXCAVATING, TESTING, AND VERIFYING TO DETERMINE WHETHER THOSE UTILITIES ARE LIVE, ANY EARTHWORK IN LOCATIONS WHERE UTILITIES ARE POSSIBLE SHALL BE DONE WITH EXTREME CAUTION. THE GIVING OF INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL DESIGNATED OR UNDESIGNATED EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITY BE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE UTILITY OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES SHOWN ARE QUALITY LEVEL D.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING ROADWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING STREAM/WATERBODY
	REGULATORY FLOODWAY
	ZONE AE FLOODWAY WITH BASE ELEVATION
	ZONE X FLOODWAY 500 YR. OR 100 YR. WITH 1 FT. FREE BOARD
	EXISTING ELECTRIC MANHOLE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS LINE
	EXISTING GAS VALVE
	EXISTING SANITARY LINE
	EXISTING SANITARY MANHOLE
	EXISTING STORMDRAIN LINE
	EXISTING STORMDRAIN INLET
	EXISTING STORMDRAIN MANHOLE
	EXISTING STORMDRAIN CLEANOUT
	EXISTING DOWNSPOUT
	EXISTING TELEPHONE
	EXISTING TELEPHONE MANHOLE
	EXISTING WATER LINE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING WATER MANHOLE
	EXISTING FIRE HYDRANT

EXISTING CONDITIONS EXHIBIT -
CARROLL PARK SITE

CARROLL ENGINEERING, INC.
215 SCHILLING CIRCLE, SUITE 102
HUNT VALLEY, MD 21031
410-785-7423 PHONE
www.ceengineering.com

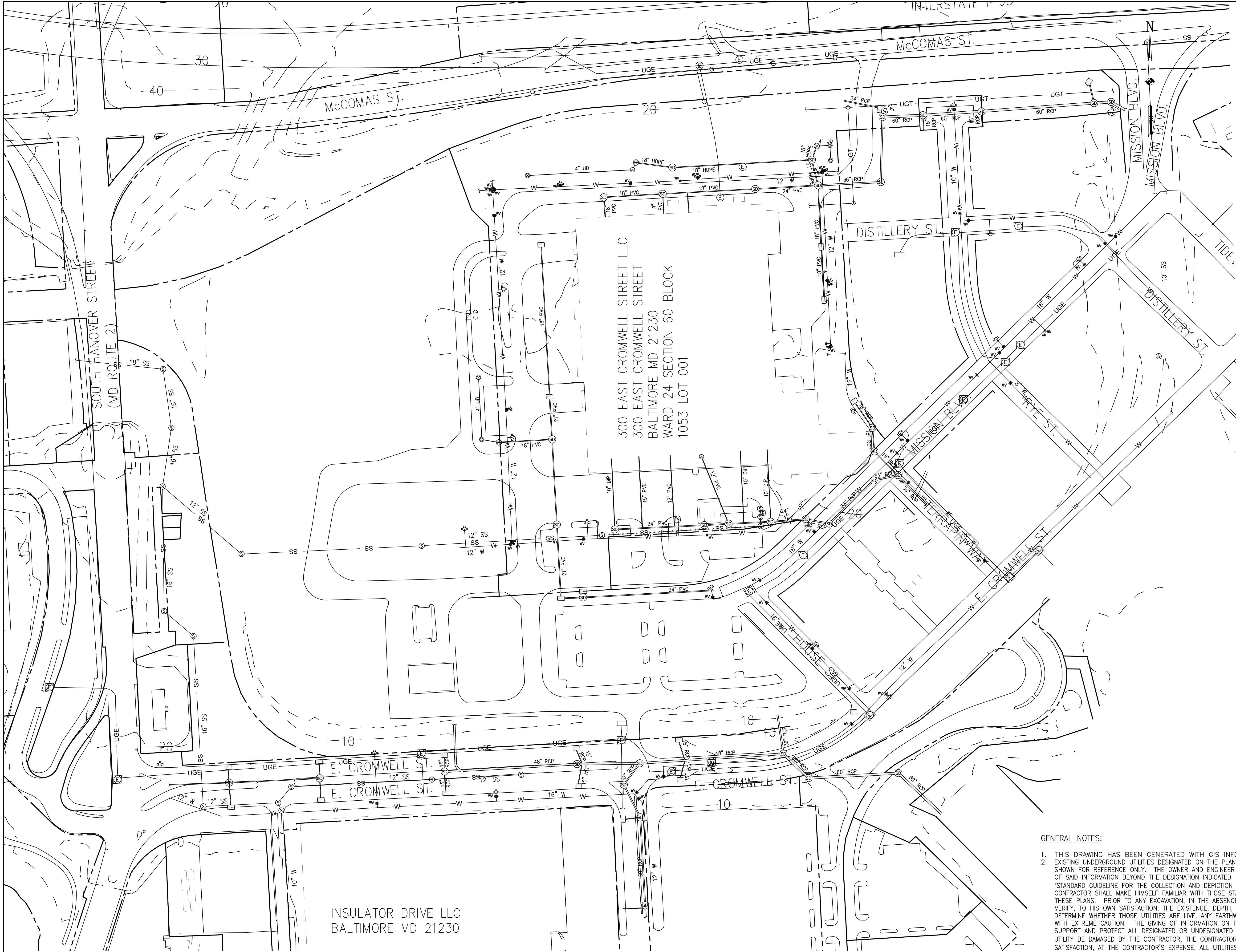


REVISIONS		
NO.	DATE	DESCRIPTION

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16466, EXPIRATION DATE 06/30/25.

SEAL

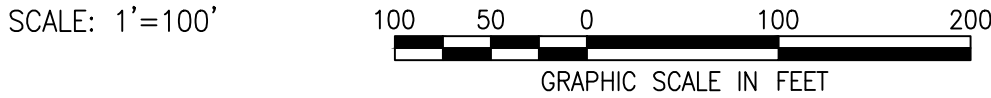
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CHECKED BY: JAC	DRAWING NUMBER
SCALE: 1"=200'	C100
DATE: 3/4/2025	
SHEET 1 OF 1	



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING ROADWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING STREAM/WATERBODY
	EXISTING ELECTRIC MANHOLE
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	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING WATER MANHOLE
	EXISTING FIRE HYDRANT

- GENERAL NOTES:
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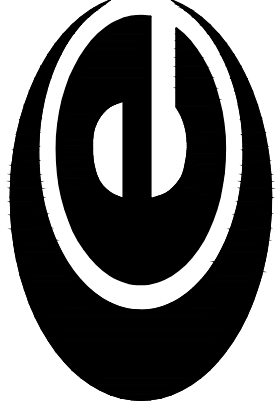
EXISTING CONDITIONS EXHIBIT



INSULATOR DRIVE LLC
BALTIMORE MD 21230

300 EAST CROMWELL STREET LLC
300 EAST CROMWELL STREET
BALTIMORE MD 21230
WARD 24 SECTION 60 BLOCK
1053 LOT 001

CARROLL ENGINEERING, INC.
215 SCHILLING CIRCLE, SUITE 102
HUNT VALLEY, MD 21031
410-785-7423 PHONE
www.ceengineering.com



EXISTING CONDITIONS EXHIBIT -
PENINSULA SITE

MSL NEXT PRO MULTI-USE SOCCER STADIUM

BALTIMORE, MD

DRAWN BY: CMS	PROJECT NUMBER
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SCALE: 1"=100'	C100
DATE: 3/4/2025	SHEET 1 OF 1