





# Canton Crossing Tower

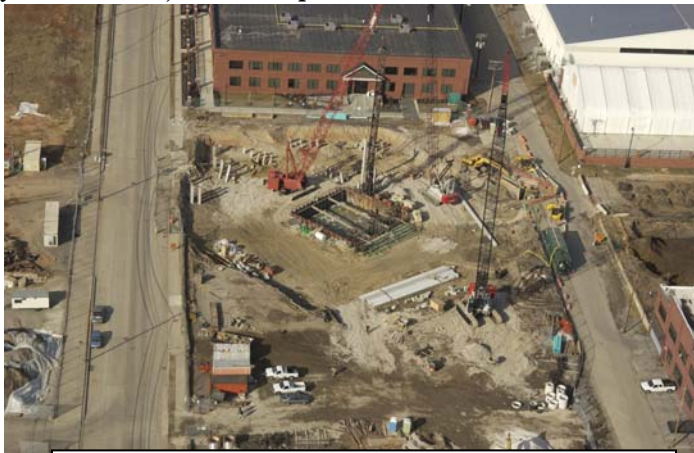
Baltimore, Maryland

Tyler Swartzwelder  
Construction Management Option

## Local Conditions

The site of construction for the Canton Crossing Tower is located in the Southeastern part of Baltimore City, otherwise known as Canton. The existing site and adjacent site locations of the Canton Crossing Tower were classified as an industrial area and were previously vacant. In order for the rezoning from industrial to commercial to occur, Hale Properties had to submit a Planned Unit Development (PUD) to Baltimore City. Once approved by the city, the rezoning occurred and construction development began. The tower building was the first of 14+ buildings being built in the 65 acre campus. The methods of construction, as well as the architectural style, used on the tower building will be the beginning of the new style of the Canton Crossing Campus.

The site logistics plan for construction of the tower was favorable to the General Contractor. There is no demolition required onsite before construction, and the existing active utilities are water main and overhead electric. The lot the building sits on is roughly 1.23 acres. Directly adjacent to this lot is a 1.47 acre lot that is available for trailers, steel staging and laydown areas, and dumpsters. Across the street from these lots is a 3+ acre empty lot that can easily hold more trailers, as well as the construction parking for the project. On the opposite side of the street, an existing 2



**Fig 4**– Aerial view of existing site conditions



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story warehouse building (also owned by Hale Properties), is the location of the General Contractor's office.

The existing soil conditions became a major issue for the whole construction team in the construction of the tower. A large portion of the Canton Crossing Campus was previously the site of an Exxon Terminal that handled heavy-weight fuel oils. Due to impacts from the terminal, all of the soils on the site have been classified as contaminated. Therefore a Corrective Action Plan (CAP) had to be implemented for the excavation and off-site transportation of the petroleum saturated soils.

The Geotechnical Engineering Study by D.W. Kozera indicates site soils are underlain by a layer of man-made fill, which is then underlain by recent alluvial deposits. Also, since the site is part of the Atlantic Coastal Plain Physiographic Province, the site soils are also underlain by the Potomac Group deposits of the Cretaceous age. These deposits lie above the bedrock that is approximately 200' below ground. The water table is high on the project, sitting just 8' below finished grade.