



SINGLE FAMILY DEVELOPMENT

HILLSHIRE OVERLOOK | DUNDALK, MARYLAND 21222

FOR
SALE



18
APPROVED
LOTS ON
4.4 AC

4.4 AC ±

DELVALE AVE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Proposed 18 lot, single family residential community located at the end of Hillshire Road, off of German Hill Road, in Dundalk, Maryland
- Minutes to I-695, major arteries, numerous schools and shopping/dining/entertainment options
- Being offered in "As Is" Record Plat condition or as "Finished Lots"
- Plans that have been processed by Owner:
 - » Record Plat
 - » Final Landscape Plan
 - » Final Grading Plan
 - » Approved Storm Drain, Sewer, Water and Road Plans
 - » Fully Executed Public Works Agreement and Cost Estimate Sheet
 - » Final Erosion and Sediment Control Plan Phases I & II
 - » Final Storm Water Management Plan
 - » Approved Development Plan
 - » Paid receipt for \$10,265
(Phase 2 processing fee paid to Baltimore Co.)

SIZE:

4.4 ACRES ±

ZONING:

DR 5.5 (DENSITY RESIDENTIAL)

SALE PRICE:

NEGOTIABLE



[CLICK TO TOUR SURROUNDING NEIGHBORHOODS](#)

[GOOGLE STREET VIEW](#)

APPROVED PLAT

GENERAL NOTES

1. THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENING, ELOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, RIGHT LINE EASEMENTS, PRE-SUBMISSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVATION AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS IN WHATEVER MANNER ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE TO THE OWNER, SHALL CONVEY AND PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY AND PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HIS SUCCESSORS AND ASSIGNS. UPON FINAL APPROVAL OF THIS PLAT BY THE RELEVANT GOVERNMENTAL AUTHORITIES AND UPON SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT STRUCTURES AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.

2. STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREIN IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEED THEREIN IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.

6. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

7. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

8. THE DEVELOPMENT PLAN FOR THIS PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON OCTOBER 31, 2019.

9. I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE DEVELOPMENT PLAN DATED OCTOBER 31, 2019 AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAT PURSUANT TO THAT DEVELOPMENT PLAN.

10. COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATE SYSTEMS OF THE LAND AND COORDINATE SYSTEM (NAD83/2011). NAVD83 BASED ON THE FOLLOWING BALTIMORE COUNTY TRANSVERSE DATUMS:

STATION	NORTHING	EASTING	ELEVATION
107	597702.87	1487408.98	85.14
102	597702.87	1487408.98	85.14

11. THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR EASEMENT TO COVER OR DEFEND ALL OR PART OF ANY DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. PURSUANT TO THE BALTIMORE COUNTY CODE AND ORDINANCES, THIS FEE OR EASEMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

12. THE ROADS AND STORM DRAINAGE AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, RICHARD E. MATZ, P.E.

13. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR BLOWING OF ANY STEEP SLOPES AS DEFINED BY SECTION 22-4-01 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHY. THESE MEASURES SHALL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

14. OWNERS OF LOTS CONTAINING DRAINAGE AND UTILITY EASEMENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MONITORING OF SUCH EASEMENTS AND INSPECTION AND MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS 10:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY.

15. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE THAT IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

16. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULAR ORDINANCES AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

17. A WAIVER OF OPEN SPACE WAS GRANTED ON MAY 21, 2019. THE OPEN SPACE FEE-IN-LIEU OF \$63.18/100 WAS PAID ON JUNE 1, 2021.

18. THERE SHALL BE A MAINTENANCE EASEMENT OF 17' FOR THE H.O.A. TO MAINTAIN THE RETAINING WALL.

19. A FOREST CONSERVATION SPECIAL VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY TO ALLOW THE REMOVAL OF 13 SPECIES TREES IN ACCORDANCE WITH THE REQUIREMENTS OF FOREST MITIGATION WAS ADDRESSED BY SATISFYING THE 2.3-ACRE RECREATION REQUIREMENT, AS STATED ON THE APPROVED FOREST CONSERVATION PLAN.

20. A FOREST CONSERVATION SPECIAL VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY TO ALLOW THE REMOVAL OF 3 SPECIES TREES ALL OF WHICH ARE LOCATED WITHIN FOREST MITIGATION WAS ADDRESSED BY SATISFYING THE 2.3-ACRE RECREATION REQUIREMENT, AS STATED ON THE APPROVED FOREST CONSERVATION PLAN.

21. STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE AND A STORMWATER MANAGEMENT PLAN WAS APPROVED ON AUGUST 12, 2020. MANAGEMENT OF THE ENVIRONMENTAL SITE DESIGN (ESD) REQUIREMENTS SHALL BE PROVIDED TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH THE USE OF A SUBMERGED GRAVEL WETLAND AND REPORT DISCONNECTION. EVEN THOUGH QUANTITATIVE ESTIMATION OF THE BANK FULL 10-YEAR STORM IS NOT REQUIRED, IT WILL BE PROVIDED IN ORDER TO PRESENT ADVERSE EFFECTS TO THE EXISTING RECEIVING PUBLIC STORM DRAIN SYSTEM IN GERMAN HILL ROAD. QUANTITATIVE MANAGEMENT OF THE EXPOSED FLOOD 100-YEAR STORM IS NOT REQUIRED.

Approved by the Director of Permits, Approvals and Inspections pursuant to section 22-4-272, Baltimore County Code.

FOR: *[Signature]* DEW. MATZ
Director of Permits, Approvals and Inspections
Date: 10/25/21

Approved: *[Signature]*
Director of Department of Environmental Protection and Sustainability
Date: 10/27/21

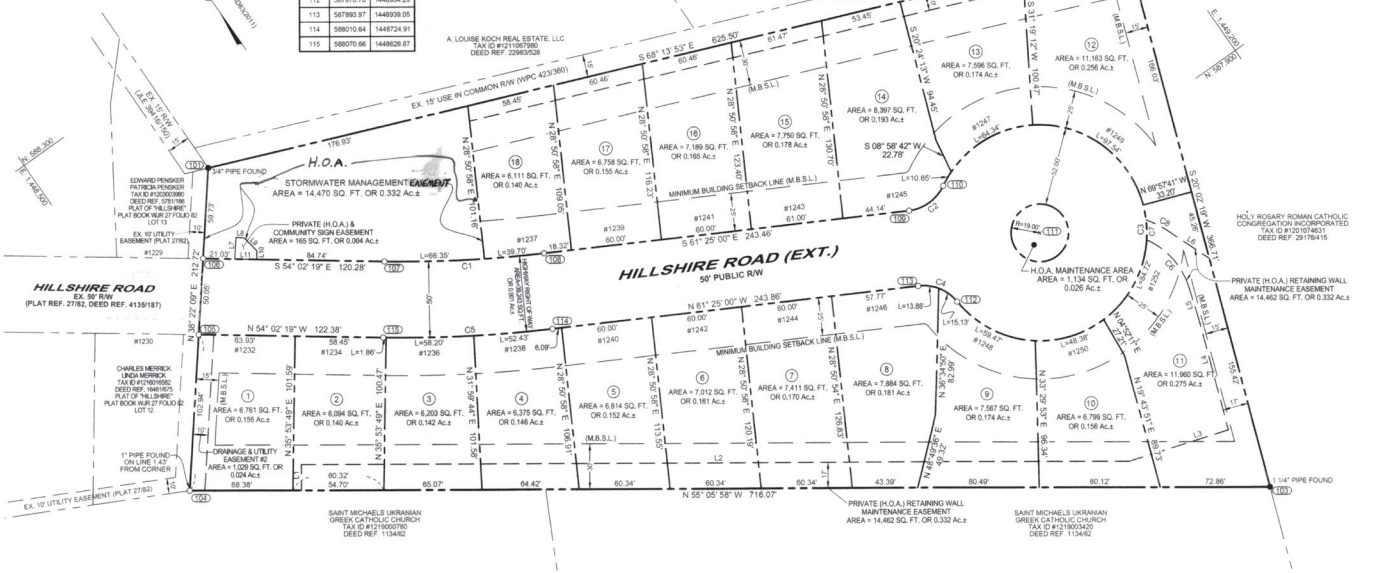
M180127



Point #	Northing	Easting
101	588258.59	1448586.95
102	587996.82	1448179.84
103	587652.11	1448054.19
104	588001.81	1444466.91
105	588452.52	1448551.81
106	588181.78	1448551.81
107	588113.13	1448659.23
108	588054.54	1448744.84
109	587938.07	1448602.62
110	587938.33	1448690.43
111	587876.35	1448625.06
112	587870.70	1448664.20
113	587890.97	1448939.05
114	588010.64	1448724.91
115	588070.66	1448629.87

Line #	Bearing	Distance
L1	N34°54'02"E	17.00'
L2	S85°05'58"E	548.71'
L3	S72°29'24"E	68.84'
L4	N20°02'14"E	79.39'
L5	N1°17'00"E	22.23'
L6	S21°23'58"E	31.14'
L7	N08°21'46"E	14.37'
L8	S81°37'32"E	5.41'
L9	S09°03'44"E	12.01'
L10	S30°52'19"W	5.64'
L11	N48°02'19"W	14.51'

Curve #	Radius	Length	Tangent	Delta	Chord
C1	823.87'	106.59'	53.12'	7°22'31"	S57°43'45"E 105.96'
C2	29.07'	29.01'	15.85'	57°18'58"	N89°27'48"E 27.82'
C3	71.00'	365.10'	45.55'	294°37'58"	S29°07'19"W 76.89'
C4	29.07'	29.01'	15.85'	57°18'58"	N23°13'17"W 27.82'
C5	823.87'	102.49'	56.32'	7°22'31"	N67°43'45"W 112.41'
C6	50.67'	43.17'	22.97'	48°46'04"	N68°52'36"W 41.84'
C7	71.00'	13.02'	6.52'	10°30'29"	N33°24'31"E 13.00'
C8	42.67'	17.90'	9.01'	18°22'08"	S28°03'59"E 17.84'



DENSITY CALCULATIONS:

ZONING OF PROPERTY	ACRES	GROSS AND NET PER ZONING REQUIREMENTS
DR 55	4.411 Ac	(GROSS) 4,377 Ac ± (NET) 19 DWELLING UNITS
DENSITY PROPOSED		24 DWELLING UNITS
TOTAL AREA OF PARCELS/LOTS		4,377 Ac ±
TOTAL AREA OF HIGHWAY ACQUISITION		0.80 Ac ±
TOTAL AREA OF PLAT		4,377 Ac ±
OPEN SPACE REQUIRED		18,000 Sq. Ft. OR 0.413 Ac ±
OPEN SPACE PROVIDED OR DATE OF WAIVER		0.86 Ft. (WAIVER DATED 5/21/19)
PARKING SPACES REQUIRED		18 UNITS ± (SPACES + 36 SPACES)
PARKING SPACES PROVIDED		36 SPACES

Filed for record
J.E. LIBER - 79 FOLIO 979
Date
OCT 25 2021
Test
[Signature]
Chk

RECORD PLAT
HILLSHIRE OVERLOOK
HILLSHIRE ROAD
TAX MAP 103 GRID: 4 PARCEL 295
12th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT
TAX ACCOUNT #1204035974
DEED REFERENCE: J.E. 39416 / 150
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE
1 inch = 40 ft.
PAI #12-0165

Colbert Matz Rosenfelt
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone (410) 653-3638
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS	BY	SCALE	TITLE
				1" = 40'	
				DATE	June 8, 2021
				JOB NO.	2017118
				W.D. NO.	67564
				DRAWING CODE	
				CHECKED	CMR
				DRAWING NUMBER	RP-1
				SHEET	1 OF 1

OWNER'S CERTIFICATION
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

[Signature] 6-16-21
Date
Hillshire Road Property LLC

SURVEYOR'S CERTIFICATION
THE UNDERSIGNED REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THIS SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

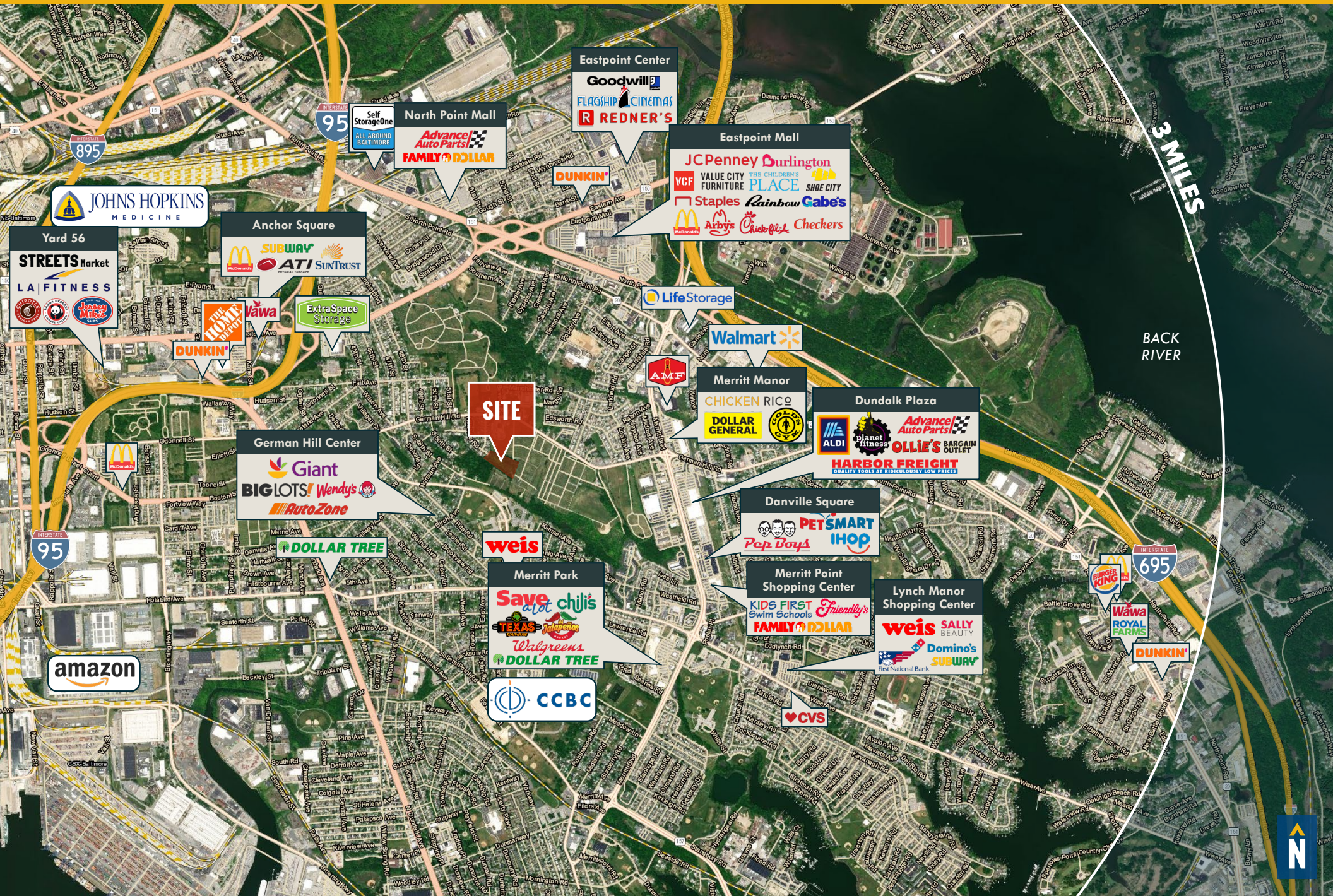
[Signature] 6-9-21
Date
Registered Professional Land Surveyor
Maryland Registration No. 21413
License Expires: June 16, 2023

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS:

TYPE OF CONVEYANCE	TOTAL AREA (Ac.)
DRAINAGE AND UTILITY EASEMENT	0.127 Ac ±
HIGHWAY RIGHT-OF-WAY	0.901 Ac ±
H.O.A. STORMWATER MANAGEMENT AREA	0.332 Ac ±

PVA COMPLETED 10/20/21
DATE 10/23/21
DEV. DESIGN VLD (10/20/21)
DEV. ENGINEER EFC for JAV 7-6-2021
REAL ESTATE COMPLAINT C.C. 8/31/2021
PARKS & RECREATION VLD 7-7-2021

DUNDALK TRADE AREA



JOHNS HOPKINS MEDICINE

Yard 56
STREETS Market
LA FITNESS
Jersey Mike's

Anchor Square
McDonald's
SUBWAY
ATI SUNTRUST

DUNKIN'
Wawa
ExtraSpace Storage

German Hill Center
Giant
BIG LOTS!
Wendy's
AutoZone

DOLLAR TREE

amazon

SITE

weis

Merritt Park
Save a lot
chili's
TEXAS
Walgreens
DOLLAR TREE

CCBC

Eastpoint Center
Goodwill
FLAGSHIP CINEMAS
REDNER'S

Self StorageOne
ALL AROUND BALTIMORE
North Point Mall
Advance! Auto Parts!
FAMILY DOLLAR

DUNKIN'

Eastpoint Mall
JCPenney
Burlington
VCF
VALUE CITY FURNITURE
THE CHILDREN'S PLACE
SHOE CITY
Staples
Rainbow Cabel's
McDonald's
Arby's
Chick-fil-A
Checkers

LifeStorage

Walmart

AMF

Merritt Manor
CHICKEN RICO
DOLLAR GENERAL

Dundalk Plaza
ALDI
planet fitness
Advance! Auto Parts!
OLLIE'S BARGAIN OUTLET
HARBOR FREIGHT
QUALITY TOOLS AT AFFORDABLE LOW PRICES

Danville Square
PETSMART
Pep Boys
IHOP

Merritt Point Shopping Center
KIDS FIRST Swim Schools
Friendly's
FAMILY DOLLAR

Lynch Manor Shopping Center
weis
SALLY BEAUTY
Domino's
SUBWAY
First National Bank

BURGER KING
Wawa
ROYAL FARM
DUNKIN'

CVS

3 MILES

BACK RIVER



DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



22,110

112,728

305,315

DAYTIME POPULATION



18,699

110,996

324,349

AVERAGE HOUSEHOLD INCOME



\$74,890

\$87,772

\$94,286

NUMBER OF HOUSEHOLDS



7,800

43,289

124,414

MEDIAN AGE

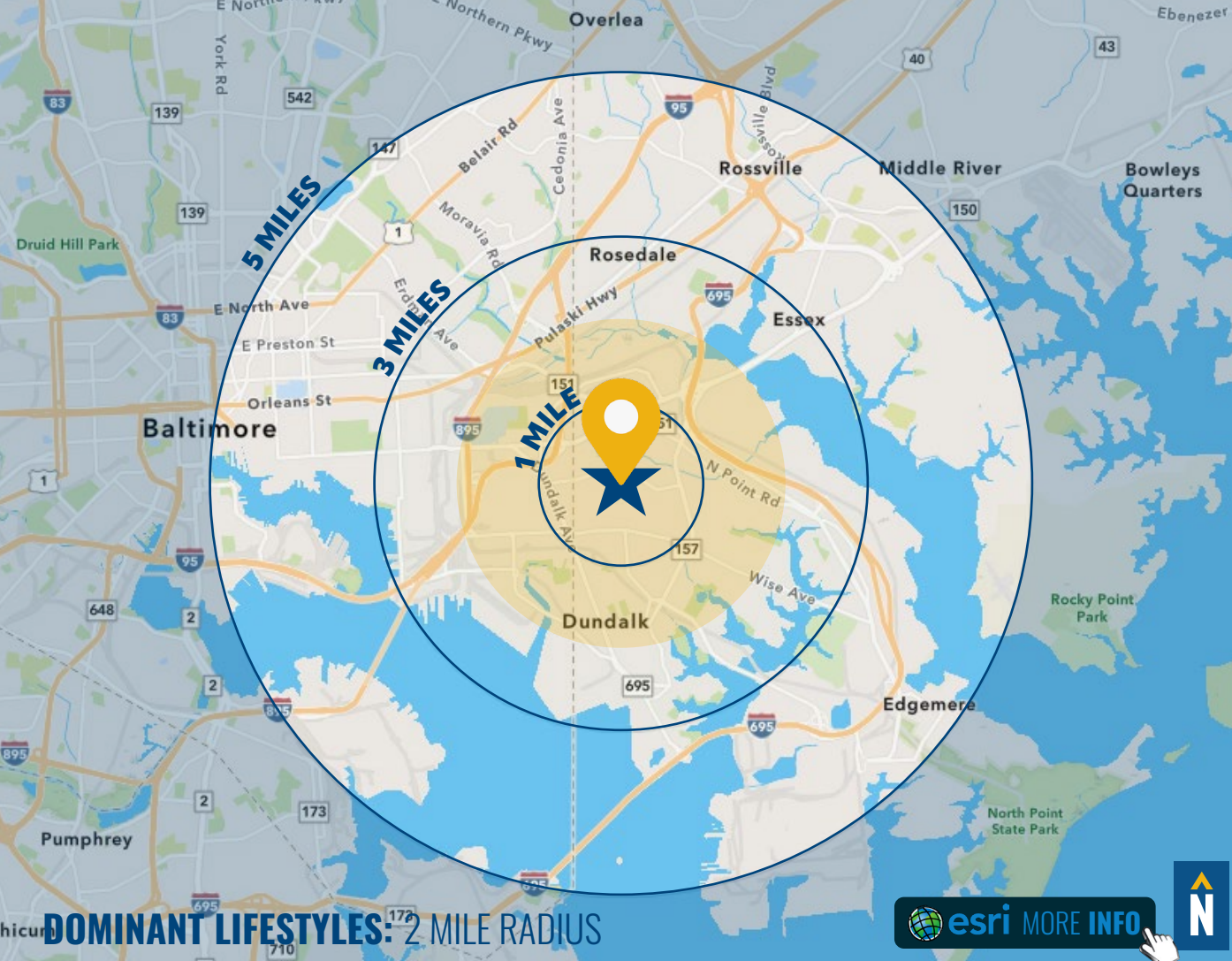


40.5

38.5

37.4

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

46%
FRONT
PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**
Median Household Income: **\$43,700**

36%
PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**
Median Household Income: **\$60,000**

4%
SOCIAL
SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**
Median Household Income: **\$17,900**

FOR MORE INFO **CONTACT:**



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

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MRUOCCO@mackenziecommercial.com



JOHN HARRINGTON

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4863

JHARRINGTON@mackenziecommercial.com



MACKENZIE

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OFFICES IN: **ANNAPOLIS** **BALTIMORE** **BEL AIR** **COLUMBIA** **LUTHERVILLE**

www.MACKENZIECOMMERCIAL.com



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