



**Queen
Anne's
County**

DEPARTMENT OF PUBLIC WORKS

312 Safety Drive
Centreville, MD 21617

Telephone: (410) 758-0925

Fax: (410) 758-3341

www.qac.org

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
J. Patrick McLaughlin, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

February 26, 2025

Dear Property Owner:

A public information meeting has been scheduled for 7:00 pm, on March 19, 2025, at the Kent Island Estates Community Hall. This meeting will focus on a proposal to upgrade both Harford and Olive Branch Roads (MD Route 8 to the end of Olive Branch Road) to County Standards and Specifications as petitioned by the residents of Harford and Olive Branch Road. All affected lot owners will be assessed for an apportionment of the actual construction cost incurred. Payment for the assessment would be allocated over a scheduled amortization period.

Please find the following attachments for your review and comment:

- Project Information package with estimate.
- Map depicting the project limits and properties affected.
- Typical cross section that will be used as the design and construction standard.

Please note that this is not a notice of a public hearing. However, based on the outcome of this preliminary meeting, a public hearing may be advertised which could formalize the proposal outlined herein resulting in a levied assessment on your property.

We very much encourage your participation and look forward to seeing you at the meeting. If you are unable to attend, please call or email to communicate your questions or comments.

If you have any further questions please contact Paul Sidun or myself at 410-758-0920 by phone or by email at either psidun@qac.org or smoore@qac.org.

Sincerely,

R. Shane Moore, PE
Chief Roads Engineer

Cc Veronica Beck, President KIERA
Todd Mohn, PE, County Administrator
Alan Quimby, PE, Director Public Works
Jeff Rank, Director Finance



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Harford and Olive Branch Roads Special Assessment Road Improvement Project

Information Meeting

**March 19, 2025 – Kent Island Estate Community Hall
7:00 P.M.**

Project Scope/Limits

The project entails all required upgrades and improvements to Harford and Olive Branch Roads to meet current County Standards. Design and construction services are proposed to be executed by Queen Anne's County Department of Public Works. The limits of the project extend from the intersection of Harford Road and MD Route 8 to the end of Olive Branch Road. This includes a total of 2,640 linear feet of roadway.

All properties with access and/or frontage on Harford and Olive Branch Roads, within the designated limits, will be included as part of the improvement project with the following exception:

- In the event where a corner lot has an existing driveway on an existing State or County improved road and does not have an existing driveway on Harford and Olive Branch Road, the property would be exempt from a road improvement assessment.

If a lot has frontages on only unimproved "OP" (Other Public roads not maintained by the State or County) roads, regardless of the location of the driveway, the property will be assessed when the first OP road is improved, however will be exempt when the other adjacent OP road is improved in the future.

Current conditions with Community Association maintenance:

- 40-foot right-of-way that is privately owned by the Community Association
- 16-foot wide tar & chip/gravel roadway in fair to poor condition
- Open section roadside ditches which are poorly defined
- Entrance culverts which are rusted-out or crushed
- Poorly defined stormwater outfalls
- No known drainage maintenance easements
- No stormwater management systems

Proposed conditions with perpetual County maintenance:

- 40-foot right-of-way that is owned by Queen Anne's County
- 20-foot wide tar & chip roadway
- Re-graded and better defined open section roadside ditches
- New entrance culverts
- Newly established and defined stormwater outfalls
- Established drainage maintenance easements
- New stormwater management systems for water quality purposes

The proposed work will be completed in eight successive phases consisting of:

1. Clearing and grubbing within the right-of-way and drainage easements
2. Cleaning and re-grading the primary stormwater outfall ditches
3. Stormwater management and stormdrain construction
4. Re-grading the open section roadside ditches and installation of entrance culverts
5. Roadway base widening
6. Roadway reclamation, grading and rolling
7. Resurfacing with 3 courses of tar & chip
8. Driveway tie-ins and final restoration

All design, permitting and construction work is proposed to be completed by the Queen Anne's County Department of Public Works Roads Division. If the project is approved by the County Commissioners serving as the Road Board the county will provide maintenance of the existing roadway until such time formal construction can begin. During construction activities the County will maintain roadway conditions to ensure safe ingress and egress for all residents and emergency service vehicles. Temporary measures will also be utilized as needed to minimize the effects of field conditions that are weather related (i.e. dust or mud).

Estimated Cost of Construction and Assessment Options

The special assessment levied for the improvements would start after the project is completed and will be based on the actual cost of construction (i.e. the County does not charge any amount over the actual construction cost for special assessment projects). Should the County decide to move forward with this project, and you choose to sell your property prior to levying of the special assessment, it will be your obligation to inform your real-estate agent or the prospective buyer of this pending assessment. If a property is sold or transferred after the levy may be assumed by the subsequent property owner.

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|-------------------------------------|-------------------|
| Total Estimated Project Cost | \$ 232,320 |
|-------------------------------------|-------------------|

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|-------------------------|------------|
| Assessment Term | 20 years |
| Estimated Interest Rate | 4.0% |
| Project length | 2,640 feet |
| Total Property Owners | 41 |

Assessment Option: Property Owner Basis - using 41 property owners:

| | |
|-----------------------|---------|
| A single payment of | \$5,667 |
| Annually for 10-years | \$417 |

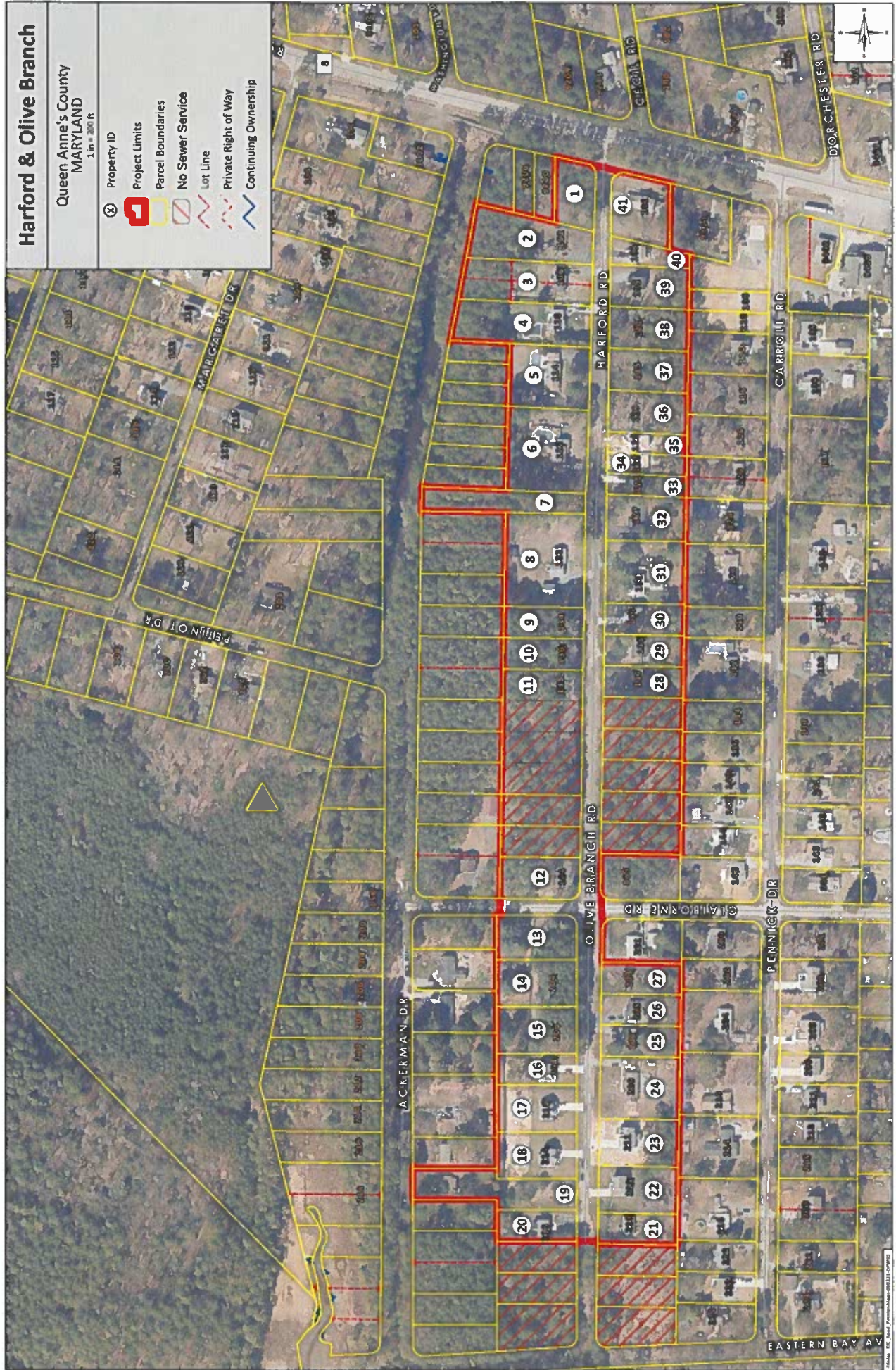
Proposed Project Schedule

| | |
|--------------------------------------|--------------------------|
| Formal Public Hearing | July 2025 |
| Decision by the County Commissioners | July/August 2025 |
| Property and/or Easement Acquisition | August 2025 – April 2026 |
| Design and Permitting Phase | August 2025 – April 2026 |
| Construction Start | May 2026 |
| Construction Completed | May 2027 |
| Levy Assessment | July 2027 |
| Pay Assessment | Spetember 2007 |
| First Annual Payment Due | October 2028 |

Harford & Olive Branch

Queen Anne's County
MARYLAND
1 in = 200 ft

- Property ID
- Project Limits
- Parcel Boundaries
- No Sewer Service
- Lot Line
- Private Right of Way
- Continuing Ownership



1. PAVEMENT

Option 1—Shall be polymer modified asphalt emulsion [CRS-2P] applied with chip seal stone at the following rates: 1st course 45 lbs MD #7 stone on 1/2 gallon CRS-2P per square yard; 2nd and 3rd courses 35 lbs MD #7 stone on 1/2 gallon CRS-2P per square yard.

Option 2—Shall be 1-1/2" compacted bituminous concrete surface course (SHA mix design 9.5mm) on 3" compacted bituminous concrete base course (SHA mix design 9.5mm).

2. **STABILIZED SUB-BASE** – Shall be 8" minimum compacted bank run gravel laid and thoroughly compacted in two 4" lifts or 6" of CR-6 aggregate laid and compacted in one lift or 5" compacted bank run gravel and 3" of CR-6 aggregate laid and compacted in two lifts. Compaction shall meet or exceed 95% of the modified proctor density for the material. Other alternatives to stabilized sub-base must be approved by the Chief Roads Engineer prior to initiation of construction.
3. **SUB-GRADE** – All unsuitable materials shall be removed to a point 12" below subgrade of the stabilization. If unsuitable material is encountered at or below this point, the unsuitable material shall be removed as directed by the Chief Roads Engineer. The unsuitable material shall be replaced with select borrow.
4. **DITCHES** – Shall be excavated to gradients as shown on construction drawings and stabilized with a minimum of 4" of topsoil, seeded and mulched per MRCSS specifications.
5. All methods of construction shall be in compliance with Queen Anne's County standards. All material specifications shall comply with the 2001 edition of the Maryland State Highway Administration's "Standard Specifications for Construction and Materials" manual and any addendum thereto.

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|---------------------------------|----------|--------------------|--|
| APPROVED | 10/12/04 | SCALE: NO SCALE | QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS |
| D. Steven Baller | DATE | REVISIONS: | LOCAL ROAD SECTION - TYPE III FOR RURAL AREAS IN CRITICAL & SENSITIVE ZONES |
| DIRECTOR, DEPT. OF PUBLIC WORKS | | Δ OCTOBER 04 | |
| | | | |
| | | | |
| R. J. Baller | | | STANDARD NO. RD-100.03 |
| CHIEF ROAD ENGINEER | | | |