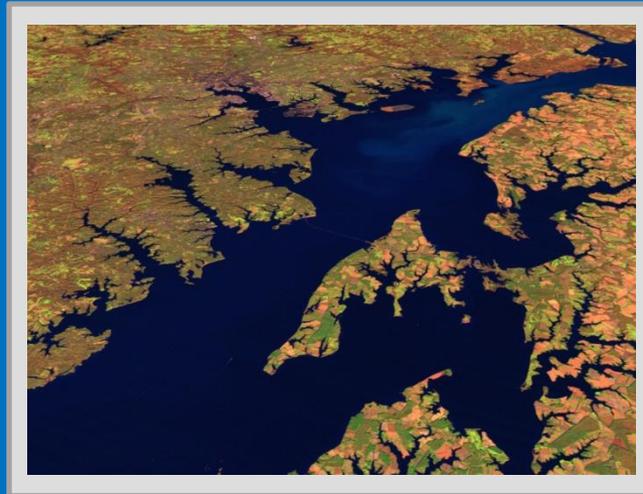


# Southern Kent Island (SKI) Sanitary Project



Bay Area Association of Realtors  
February, 2017



[www.skisewer.com](http://www.skisewer.com)

# Queen Anne's County Department of Public Works

Todd R. Mohn, P.E., Director

Steve Cohoon, Public Facilities Planner

# Southern Kent Island Sanitary Project

- Project Overview
- Real Estate & Financial Impacts
  - Special Benefit Assessments
  - Buying/Selling Properties
- Property Easements
- Public Outreach - Where to get Information

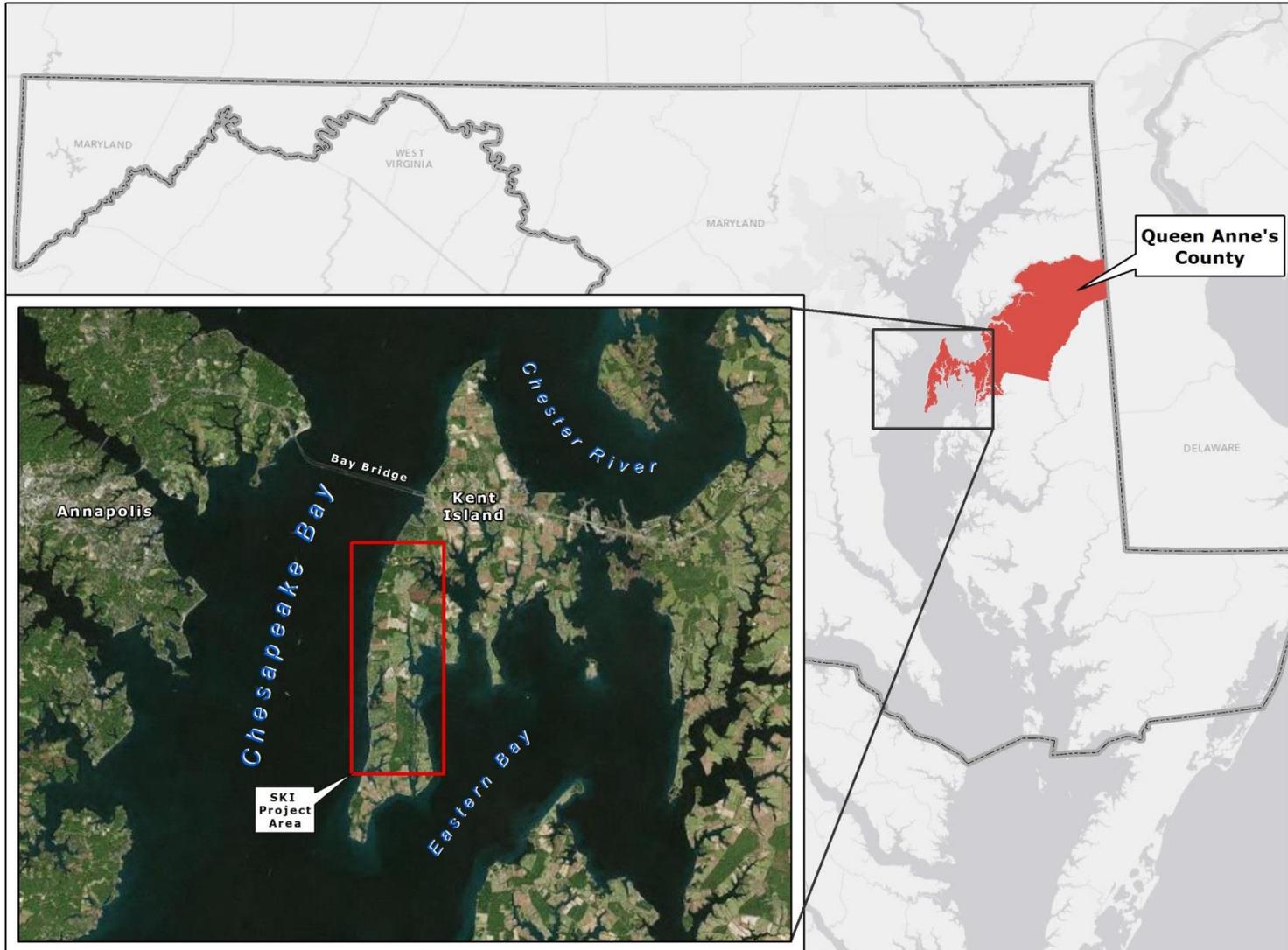
# Southern Kent Island Sanitary Project Goal

Correct a longstanding public health problem within existing 1950's & 60's era communities that were developed before modern public health and land use regulations.

- Affordably
- Growth Limits
  - Originally 1,600 vacant lots
  - Now 632 at max buildout
  - 400 in Phase 1



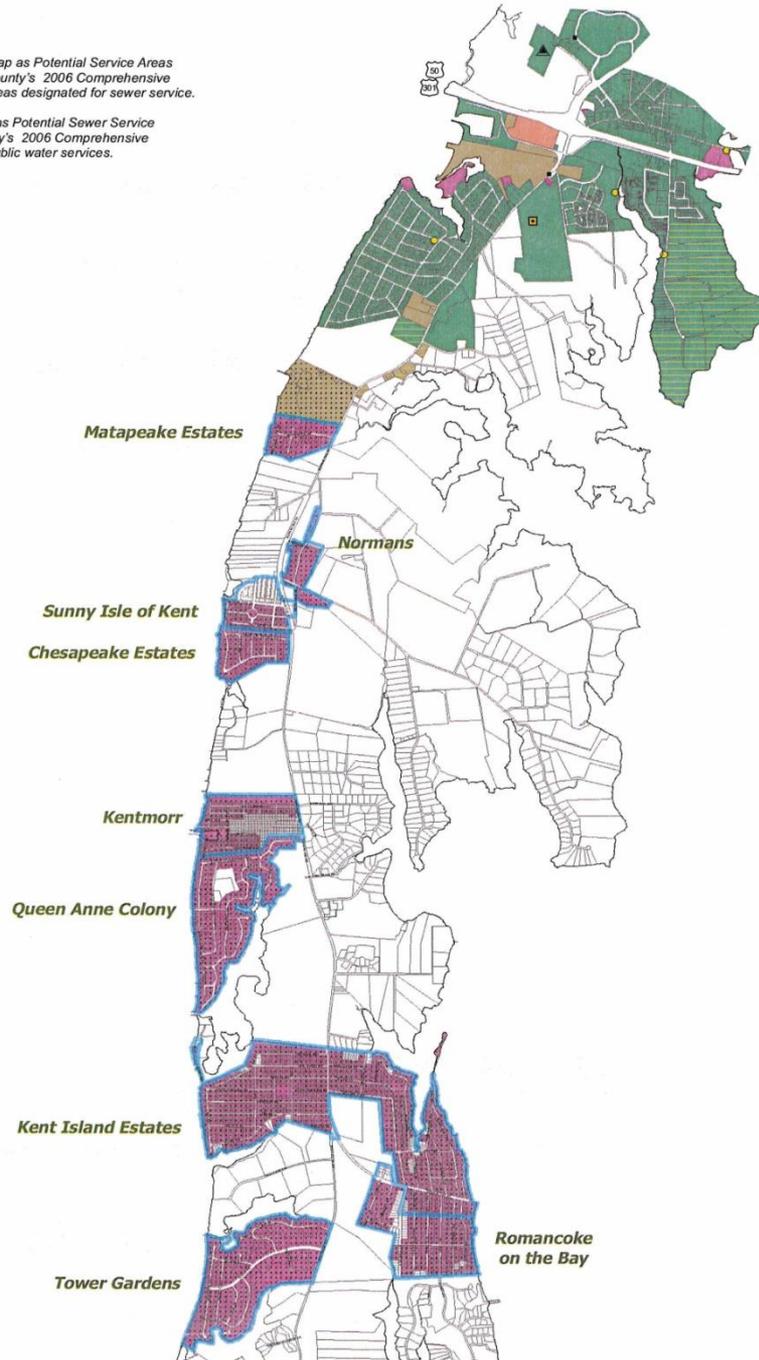
# Location Map



# South Kent Island (SKI) Service Area

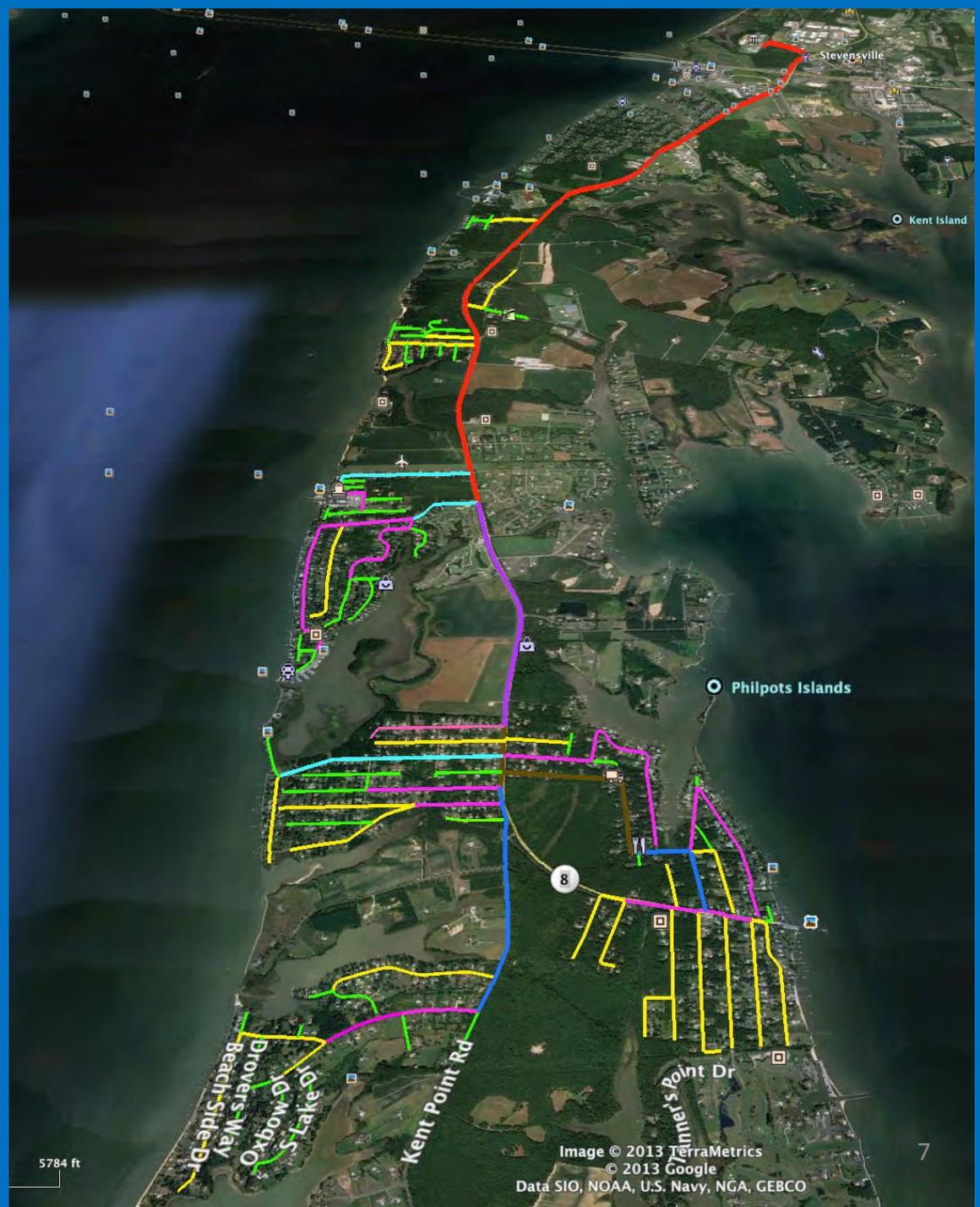
*\*Note: Areas identified on this map as Potential Service Areas include areas identified in the County's 2006 Comprehensive Water and Sewerage Plan as areas designated for sewer service.*

*No areas identified on this map as Potential Sewer Service Areas are identified in the County's 2006 Comprehensive Water and Sewerage Plan for public water services.*



# Proposed Project System in Virtual Utility

- Red** — 16" Dia.
- Purple** — 12" Dia.
- Brown** — 10" Dia.
- Dark Blue** — 8" Dia.
- Light Blue** — 6" Dia.
- Pink** — 4" Dia.
- Yellow** — 3" Dia.
- Green** — 2" Dia.



# Project System

## Sepic Tank Effluent Pumping



# SKI Current Status

Phase 1 - Kent Island Estates & Romancoke

Construction Contracts Awarded August 2016

Construction is Now Underway!

- STEP Systems Contract #16-01
- Transmission Main Contract #16-02
- Community Mains Contract #16-03

Community Public Outreach Continuing



# CONSTRUCTION IN PROGRESS!



# Financial Parameters

- Estimated total cost of Infrastructure \$50 million
- Phase 1 cost is \$ 32 million
- Assessments will be levied as work is completed
- Bay Restoration Fund (BRF) Offsets expense to existing homes @ \$10,000 per home
- Vacant Lots Pay Economic Benefit Premium (EBP) charge estimated at \$25,600
- Final Cost to Homeowners – \$100 month
- Final Cost to Vacant Lot Owners – \$159 month + allocation fee (with an option to defer for up to 10-years) and other typical development costs

# Real Estate and Financial Impacts

- Service Area Boundaries
- Lot Consolidation/Grandfather Merger
- Holding Tank Policy
- Special Benefit Assessments
  - Buying Property & Selling Property
  - Improving Property
- Property Easements
- Other Financial Assistance to Qualified Homeowners

# Kent Island Estates and Romancock Sewerage Public Health Areas of Concern



**LEGEND**

|  |                              |   |  |
|--|------------------------------|---|--|
| <b>Sewer Service</b>   |                              |   |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span>  | S1 Current Sewer Service     | <span style="display: inline-block; width: 15px; height: 10px; background-color: black; border: 1px solid black;"></span> | Building Footprint   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #808000; border: 1px solid black;"></span>  | S2 1 to 3 years ('15 - '17)  | <span style="display: inline-block; width: 15px; border-bottom: 2px dashed yellow;"></span>                               | Proposed Denied Access Line  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black;"></span>  | S3 4 to 10 years ('18 - '23) | <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red;"></span>                            | Lots in the service area that may be exempt from the benefit assessment due to the presence of existing environmental constraints. Property owners may request relief from the exemption by providing evidence that the property is buildable. |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: white; border: 1px solid black;"></span>  | S6 No Planned Service        |   |  |
| <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> | Public Health Concern        |   |  |

File No.: 081414-SAN02 XXX

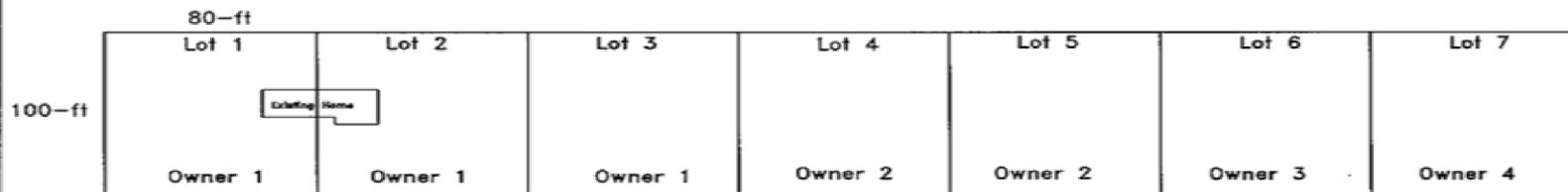
# Lot Consolidation/Grandfather Merger Ordinance

- Requires adjacent lots, both improved and unimproved, in common ownership as of 11/12/13 to be combined into a single lot to meet underlying zoning – NC20
- Cannot leave “orphan lots” that do not conform to zoning
- Lots smaller than underlying zoning that DO NOT HAVE adjacent lot(s) in common ownership to meet zoning requirements are “grandfathered” and can still be developed
- Declaration of Administrative Subdivision, signed and notarized by property owner, is recorded in land records

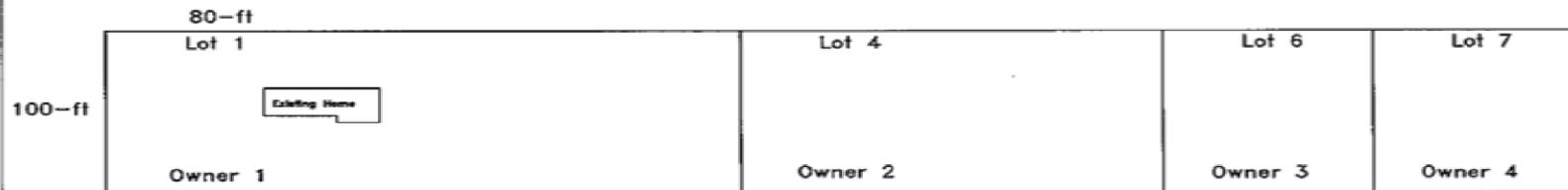
# SKI Legislation Example

1. All lots are 8000-ft<sup>2</sup>.
2. Zoning is NC-20 (20,000-ft<sup>2</sup> minimum).

## Pre-Legislation



## Post-Legislation



- Owner 1 - In accordance with section 18:1-19 G (3), Lot 3 must be merged with Lots 1 & 2.  
Owner 2 - In accordance with section 18:1-19 G (5), Lot 5 must be merged with Lot 4. Still non-conforming but buildable.  
Owner 3 & 4 - In accordance with section 18:1-19 G (2), Lots 6 & 7 are buildable as is but still non-conforming.







# Holding Tank Policy

- Implemented by Health Department, 4/1/13
- Installation of Holding Tank required when:
  - Inadequate lot size/other physical objects preclude suitable replacement system
  - Insufficient land area because of previous on-site waste disposal system locations
  - Properties where seasonal high water table is 24” or closer to land surface
  - Site and soil conditions indicate septic system will not function hydraulically year round.
- Waiver consideration given on a case by case basis based on costs and timeline of sewer project



# Avoid Holding Tanks

Average House

\$200 - \$240 per Pump Out

\$7,200 - \$8,640 per Year

about \$600 per month

# Buying Property

- Only SKI - Phase I is approved
- Unimproved Lots – 1<sup>st</sup> Special Benefit Assessment
- Improved Lots – 2<sup>nd</sup> Special Benefit Assessment
- Unimproved Lots – Other Cases
  - Lots with an approved perc test
  - “Redlined” Lots

# SKI Phases

Southern Kent Island  
Service Area  
Queen Anne's County  
MARYLAND



| Phase   | Design Phase | Construction Phase |
|---------|--------------|--------------------|
| Phase 1 | 2015         | 2016 - 2021        |
| Phase 2 | 2019         | 2022 - 2023        |
| Phase 3 | 2020         | 2023 - 2024        |
| Phase 4 | 2021         | 2024 - 2025        |

Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, incrementIP Corp. FileNo: 013117-DRM01

# Special Benefit Assessment Unimproved Lots – Option 1

- Bay Restoration Fund Grant – Not available
  - Base Cost = \$2,320 (cost of mains and community laterals/improved and buildable lots)
  - Economic Benefit Premium = \$25,600
  - Total Assessment = \$27,920
  - \$129/month for 20 years
  - O&M ready to serve fee \$10/month while vacant
  - Implemented and levied once service lines are installed and functional – estimated 2018
- Transfers with property

# Special Benefit Assessment Unimproved Lots – Option 2

- Special Benefit Assessment Deferment Option
  - Deferment EBP principal (\$97/month) up to 10 years
  - Estimated monthly cost \$32/month
    - EBP interest only and P&I of base cost
    - O&M ready to serve fee \$10/month while vacant
  - Full payment begins at:
    - End of 10-year deferment
    - Or when building permit is issued
  - Transfers with property

# Unimproved Lots – Additional Development Costs

- Additional Costs when Lot is Developed
- Non-County Financed Costs
  - STEP System \$15,000
  - Allocation +/- \$8,400
  - Impact Fees Average +/- \$11,500
- Total Estimated Non-County Financed = \$34,900
  
- Total Estimated County Financed = \$27,920
- Total Overall Cost = \$62,820

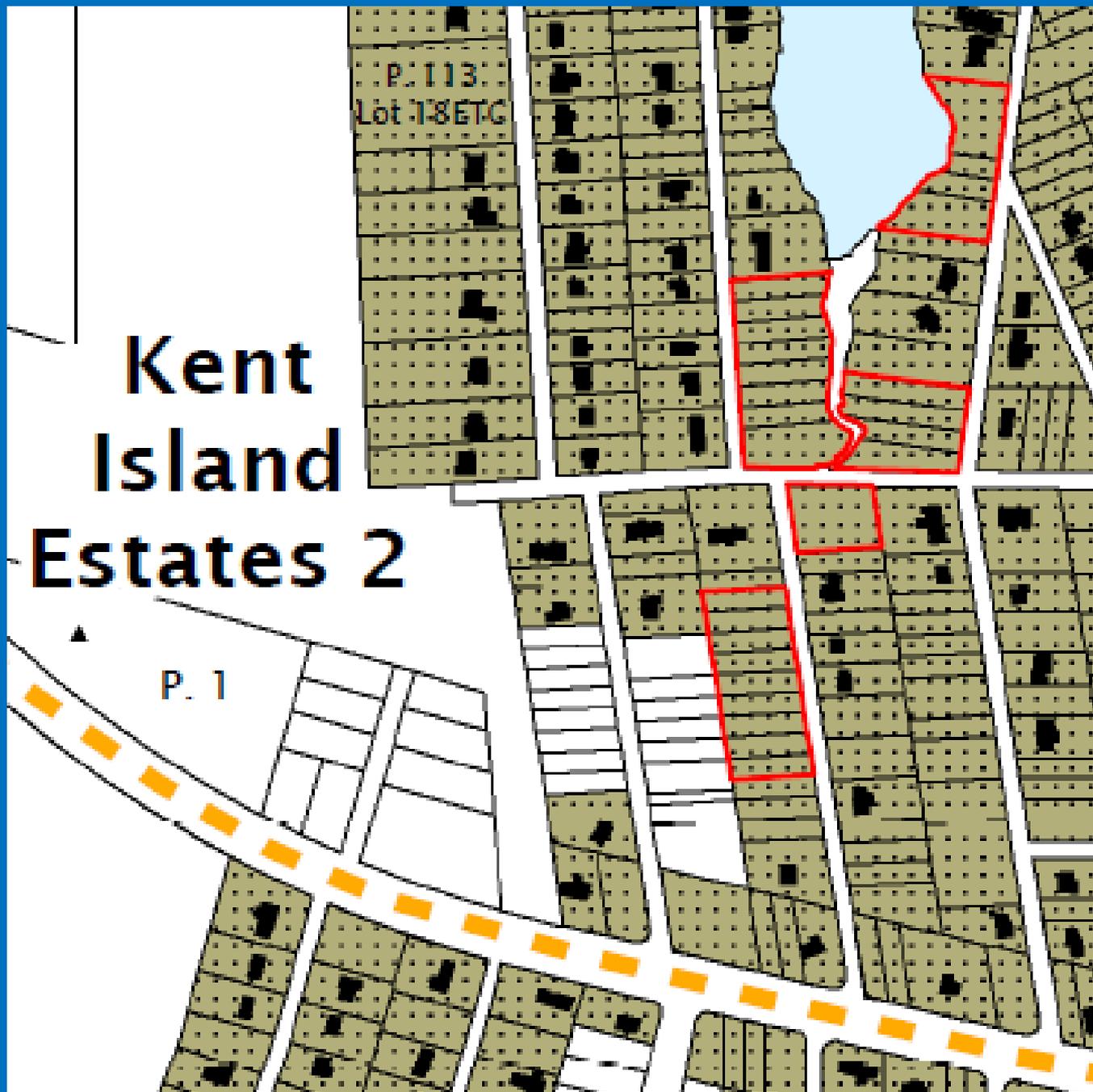
# Special Benefit Assessment Improved Lot – Existing Homes

- Bay Restoration Fund Grant - \$10,000
  - Covers Sewer Plant Allocation Fee and partial STEP System Equipment
  - Base Cost plus remaining STEP System Cost = ± \$15,220 which may be paid at \$70/month for 20 years
  - Transfers with the property
- O&M – estimated at \$30/month
- Implemented and levied at the end of Phase 1 construction - estimated 2021

# Unimproved Lots – Unique Cases

- Lots with approved perc test
  - Six (6) properties in Phase I
  - Special Assessment – Base Cost Only = \$ 2,320
- “Redlined” Lots
  - Severe Environmental Constraints
  - Property Owners have been notified via certified Mail
  - Property owner must get all other required state/federal permits to develop/build
  - Ability to “opt out” of special assessment but decision is FINAL - lot will remain vacant

# Kent Island Estates 2

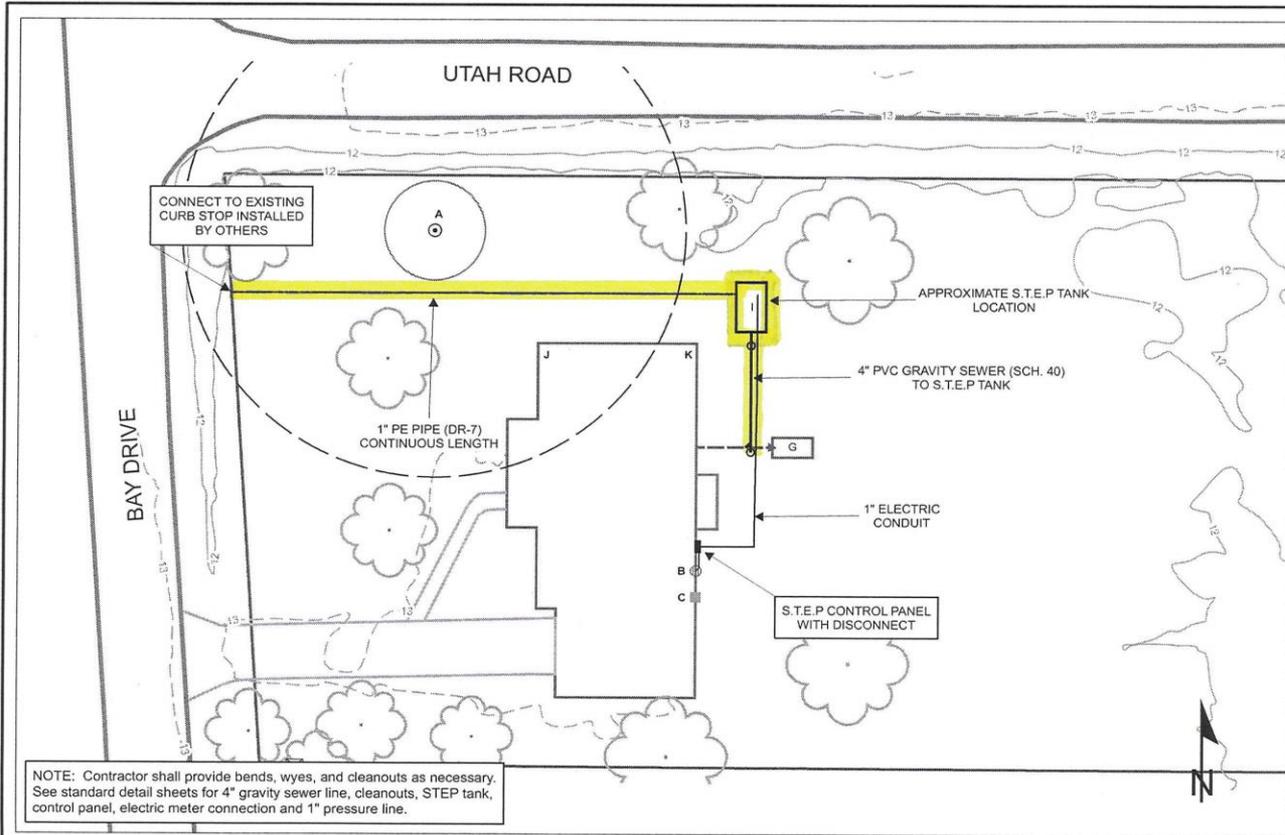


# Improving Properties/Additions

- Current prohibition in SKI Communities based on limited Septic Reserve Area (SRA)
- Sewer service will lift this prohibition
- Elimination off SRA will enable installation of pools, additions, garages, etc. that fit within current zoning regulations
- Increase in home improvement projects
- Permits will be evaluated case-by-case during construction period

# Property Easements

- Temporary Construction Easement & Permanent Maintenance Easement
  - Required for all lots
  - Required to install and maintain STEP system
  - Recorded in land records and transfers with ownership
- County staff will provide and process all easements

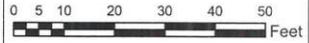


**FEATURES**

| ID | Feature                         | Comment                    |
|----|---------------------------------|----------------------------|
| A  | Well                            |                            |
| B  | Electric meter                  |                            |
| C  | Outside hose bib                |                            |
| D  | Driveway potential within LOD   | No                         |
|    | Driveway Surface                | Concrete                   |
| E  | Walkways potential within LOD   | No                         |
|    | Walkways Surface                | N/A                        |
| F  | Deck/Patio potential within LOD | No                         |
|    | Type of deck material           | N/A                        |
|    | Tree(s) potential within LOD    | No                         |
|    | Type of Foundation              | Crawl/pace                 |
|    | Ease of Crawl/pace access       | Great                      |
|    | Height of crawl/pace            | 24"                        |
|    | Potential to reverse main drain | Yes                        |
| G  | Current Septic Tank             |                            |
|    | Top of Pipe at Tank             | Unknown                    |
|    | Type of Tank                    | Concrete 2 Comp 1,000 gal. |
|    | Dimensions of Existing Tank     | 4' x 8'                    |
| H  | Current Pump Chamber            | N/A                        |
| I  | New STEP Tank                   |                            |
|    | Length of 4" PVC (Sch. 40)      | 24'                        |
|    | Length of Electrical Conduit    | 60'                        |
|    | Length of 1" P.E. Pipe (DR-7)   | 100'                       |
|    | Electric                        | Underground                |
| J  | Distance to center of S.T.E.P.  | 43'                        |
| K  | Distance to center of S.T.E.P.  | 14'                        |

**Legend**

|  |                        |  |            |
|--|------------------------|--|------------|
|  | 10' & 50' Well Setback |  | HVAC       |
|  | Invert                 |  | Oil        |
|  | Electric Pole          |  | Propane    |
|  | Transformer            |  | Fence      |
|  | Cleanout               |  | Tree/Shrub |



Approved

NOTE: Contractor shall provide bends, wyes, and cleanouts as necessary. See standard detail sheets for 4" gravity sewer line, cleanouts, STEP tank, control panel, electric meter connection and 1" pressure line.

|   |   |   |             |  |  |
|---|---|---|-------------|--|--|
| <p>The DEPARTMENT of PUBLIC WORKS<br/>of<br/>QUEEN ANNE'S COUNTY<br/>MARYLAND</p> | <p>Designed<br/>QUEEN ANNE'S COUNTY<br/>DEPT. OF PUBLIC WORKS</p> | <p>Action</p> <p>Initial Submit (SL) 12/15/2016<br/>To Alan 1/4/2017<br/>Rev.1 (AQ) 1/30/2017</p> | <p>Date</p> | <p>EarthData<br/>CORPORATION</p> <p>Water • Land • Geospace<br/>Solutions for Tomorrow, Today.</p> | <p>SKI Project Phase 1</p> <p>ACCOUNT ID 1804057244</p> <p>601 BAY DRIVE<br/>KENT ISLAND ESTATES BLOCK S<br/>SECTION 3 LOT 9 11 MAP 0070 PARCEL 0093</p> |
|   |   |   |             |  |  |
|   |   |   |             |  |  |

# Other Financial Assistance

- Provide no cost loans and/or grants to qualified homeowners
  - Income level must be below 80% of the median income level in QAC
  - Some grants limited to senior citizens
- Available sources
  - USDA Rural Development (income & age)
  - County Revolving Loan (income)
- Loans/Grants up to \$7,500 per existing home site
- Revolving loans must be repaid when home is sold or no longer primary residence

# Public Outreach

- SKI Community Office  
9410 Romancoke Road

Hours of Operation:

Mon, Weds & Fri 8AM – 4 PM

Tues & Thurs 11 AM – 7 PM

Call us at : 443-262-4675

- Visit SKI website : [www.skisewer.com](http://www.skisewer.com)

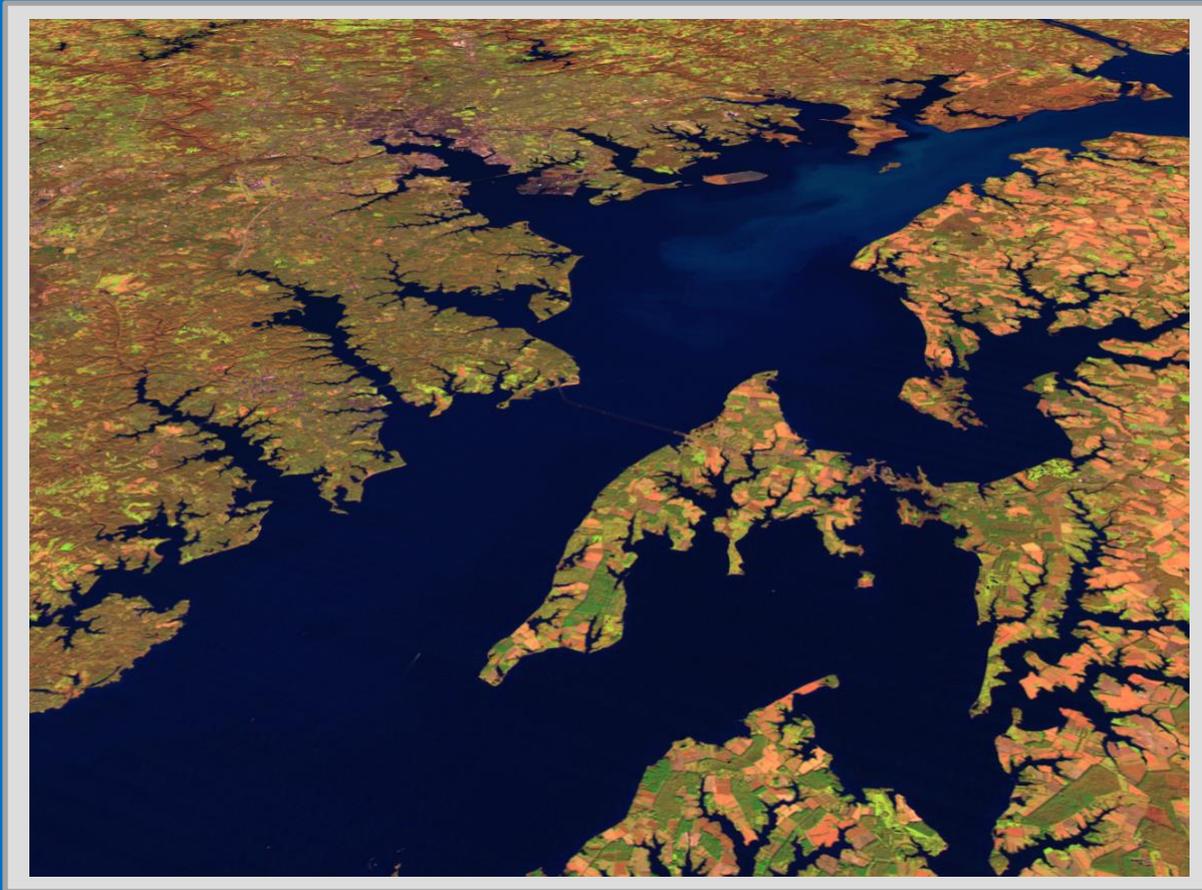


# CONTACT INFORMATION

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Steve Cohoon, Public Facilities Planner – [schoon@qac.org](mailto:schoon@qac.org)



## Questions ?

Working together to improve the  
Chesapeake Bay