



*Queen
Anne's
County*

DEPARTMENT OF PUBLIC WORKS

312 Safety Drive
Centreville, MD 21613

Telephone: (410) 758-0921

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

MEMORANDUM

Date: October 28, 2025

INFORMATIONAL ITEM

To: County Commissioners

From: R. Shane Moore P.E

Re: Public Hearings for Private to Public Road Upgrade Projects
Harford Road and Olive Branch Road (Kent Island Estates and Romancoke)
South Carolina Road and Portion of Oak Street (Kent Island Estates)

We have two public hearings scheduled for October 28th for both the Harford and Olive Branch Road (5:40 pm) and the South Carolina Road and a portion of Oak Street (5:45 pm) projects. Both of these Special Benefit Tax Assessment Private to Public Road Upgrade Projects were initiated by property owners along each respective roadway through petition and each project has had a public information meeting.

Enclosed please find the letters that were sent Certified Mail to each property owner as well as the October 28th presentation.

- Harford Road and Olive Branch Road Certified Letter
- Harford Road and Olive Branch Road Presentation
- South Carolina Road and Portion of Oak Street Certified Letter
- South Carolina Road and Portion of Oak Street Presentation

HARFORD AND OLIVE BRANCH ROAD
IMPROVEMENT PROJECT
VIA SPECIAL ASSESSMENT

PUBLIC HEARING
OCTOBER 28TH 5:40 PM

CHIEF ROADS ENGINEER:

KENT ISLAND ESTATES ROADS ASSOCIATION:

ROMANCOKE ON THE BAY:

DIRECTOR OF PUBLIC WORKS:

COUNTY ADMINSTRATOR:

COUNTY ATTORNEY:

DIRECTOR OF FINANCE:

PROJECT MANAGER/DESIGN:

COUNTY COMMISSIONERS/ROADS BOARD:

R. SHANE MOORE, P.E.

VERONICA BECK

JAMES SLONENA

ALAN QUIMBY, P.E.

TODD R. MOHN, P.E.

PATRICK THOMPSON

JEFFREY A. RANK

PAUL SIDUN, CIVIL ENGINEER III

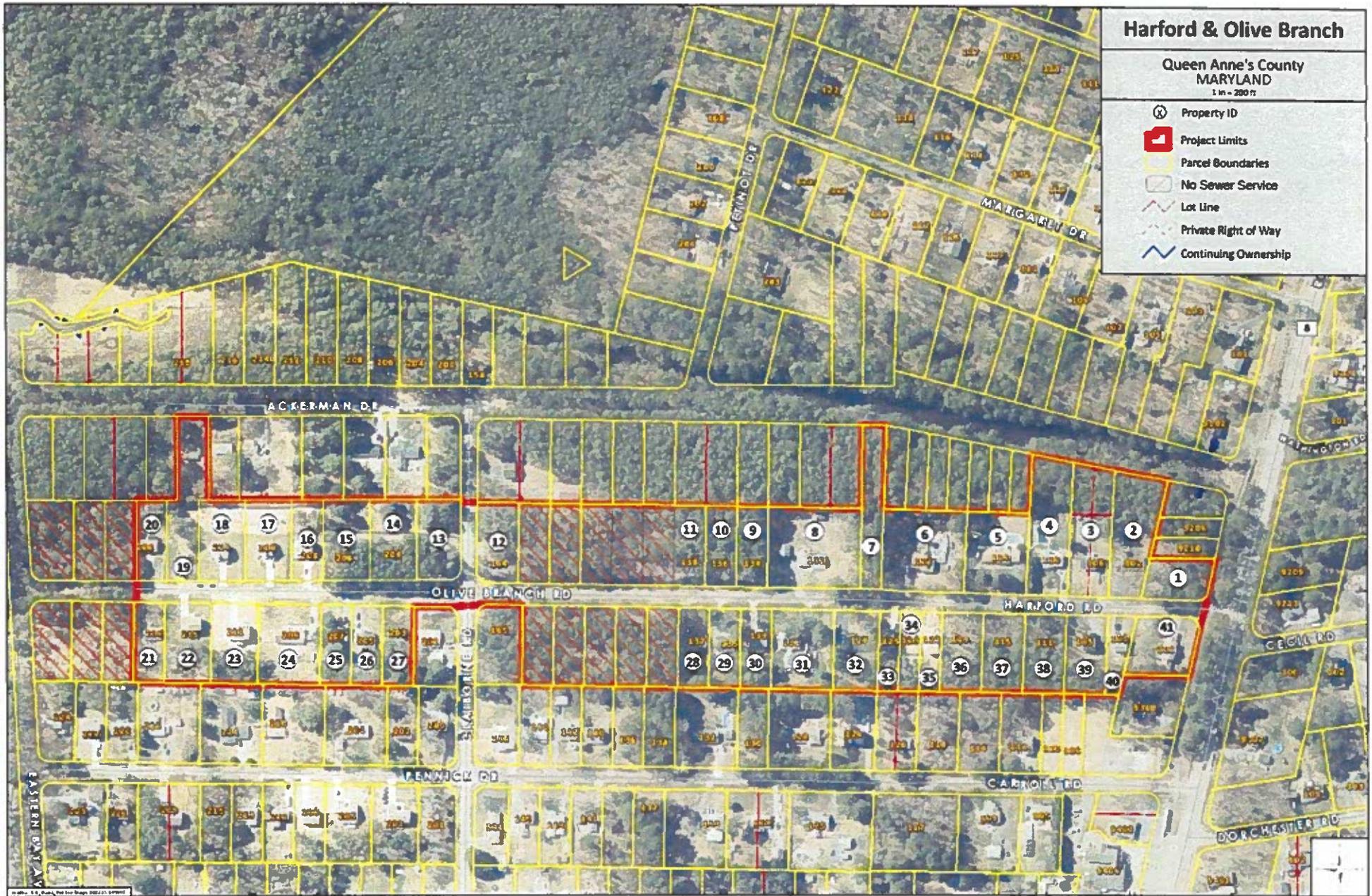
JAMES J. MORAN

JACK N. WILSON

J. PATRICK MCLAUGHLIN

PHILIP L. DUMENIL

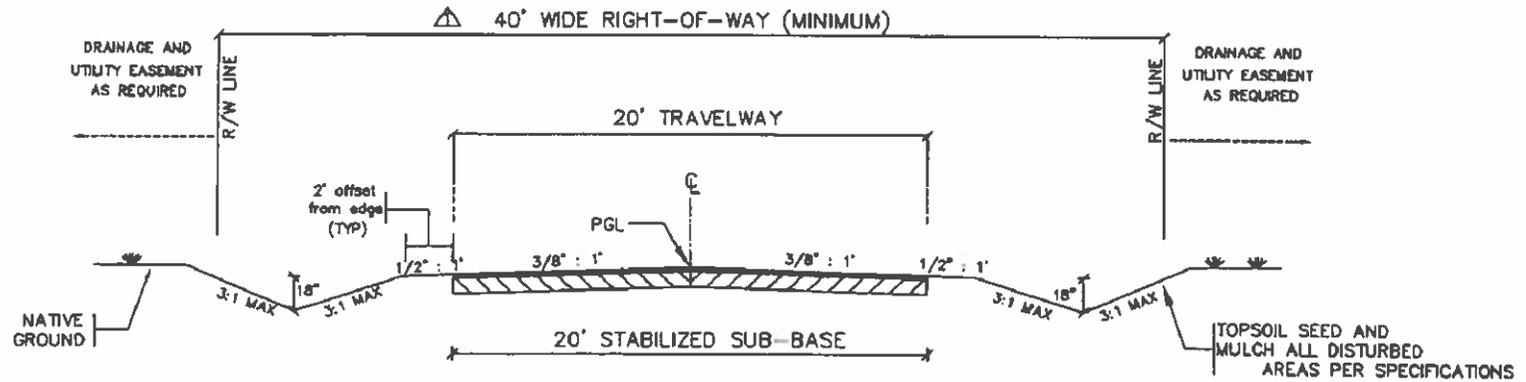
CHRISTOPHER M. CORCHIARINO



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



SPECIFICATIONS

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 NRCS 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.

APPROVED 10/12/04 DATE	SCALE: NO SCALE	QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR, DEPT. OF PUBLIC WORKS	REVISIONS: ▲ OCTOBER 04	
 CHIEF ROADS ENGINEER		STANDARD NO. RD-100.03

HARFORD AND OLIVE BRANCH ROAD **IMPROVEMENTS**

TOTAL LENGTH	2,640'
CURRENT WIDTH	16'
RIGHT-OF-WAY	40'
PROPOSED WIDTH/SURFACE TREATMENT	20'

CONSTRUCTION SEQUENCE:

1. CLEAR AND GRUBBING WITHIN THE RIGHT-OF-WAY AND DRAINAGE EASEMENTS
2. CLEAN AND GRADE THE PRIMARY STORMWATER OUTFALL DITCHES
3. RE-GRADE THE OPEN SECTION ROADSIDE DITCHES AND INSTALLATION OF ENTRANCE CULVERTS
4. ROADWAY BASE WIDENING
5. ROADWAY RECLAMATION, GRADE AND COMPACTION
6. RESURFACE WITH THREE COURSES OF TAR AND CHIP
7. DRIVEWAY TIE-INS AND FINAL RESTORATION

HARFORD AND OLIVE BRANCH ROAD **ESTIMATED COSTS AND PAYMENT**

TOTAL ESTIMATED PROJECT COST:	<u>\$232,320</u>
ASSESSMENT TERM:	20 YEARS
ESTIMATED INTEREST RATE:	4.0%
TOTAL PROPERTY OWNERS:	41
ESTIMATED COST PER OWNER:	<u>\$5,667</u>
ASSESSMENT PAYMENT:	
SINGLE PAYMENT:	\$5,667
ANNUAL PAYMENT FOR 20 YEARS:	\$417

HARFORD AND OLIVE BRANCH ROAD **ESTIMATED SCHEDULE**

- PUBLIC INFORMATION MEETING MARCH 19, 2025
- FORMAL PUBLIC HEARING OCTOBER 28, 2025
- DECISION BY COMMISSIONERS/
NOTIFICATION LETTERS TO RESIDENTS: DECEMBER 2025*
- DESIGN, PERMITTING, EASEMENTS: DECEMBER 2025 – APRIL 2026
- CONSTRUCTION: MAY 2026 – SEPTEMBER 2026
- MONITOR THROUGH WINTER: WINTER 2026/2027
- FINAL COURSE OF TAR AND CHIP: MAY/JUNE 2027
- CLOSE PROJECT/COUNTY RESOLUTION/
SEND ASSESSMENT LETTERS: JULY/AUGUST 2027*
- **FULL PAYOFF OPTION DUE: SEPTEMBER 2027 - \$5,667**
- **FIRST ANNUAL PAYMENT DUE: OCTOBER 2028 - \$417**

HARFORD AND OLIVE BRANCH ROAD **NEXT STEPS**

OWNER INPUT IS VITAL

- QUESTIONS AND COMMENTS
- EMAIL COMMENTS TO: smoore@qac.org
- MAIL COMMENTS TO: R. SHANE MOORE – ROADS DIVISION
312 SAFETY DRIVE
CENTREVILLE MD, 21617
- CALL 410.758.0920 EXT 4125
- COMMENTS WILL BE PRESENTED TO COUNTY COMMISSIONERS FOR A FINAL DECISION
- IF APPROVED RESIDENTS WILL BE NOTIFIED BY MAIL



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October 1, 2025

**CERTIFIED SERVICE OF NOTICE
HARFORD AND OLIVE BRANCH ROADS
SPECIAL ASSESSMENT ROAD IMPROVEMENT PROJECT
PUBLIC HEARING**

Dear Property Owner:

A public hearing has been scheduled for 5:40 p.m., on October 28, 2025, at the United Communities Volunteer Fire Department. The purpose of the hearing is to present the Department of Public Works' proposal to upgrade and reconstruct Harford and Olive Branch Roads as identified herein to appropriate county standards. The proposal was originally initiated by community representatives and follows a prior public informational meeting held on March 19, 2025.

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.

Design and construction services are proposed to be executed by the Queen Anne's County Department of Public Works. It is anticipated that the project will be completed within an eighteen month time period, subject to final design, start date of construction, weather conditions and allowing the completed road to sit through a winter season prior to the final application of tar and chip. The proposed road construction will include the following

- Newly established and defined stormwater outfalls
- Replacement of entrance culverts to existing homes
- Continuous open section roadside ditches
- 20-foot wide 8-inch thick gravel base course
- 20-foot wide asphalt emulsion (tar & chip) roadway surface
- All appropriate traffic control signage
- Maintenance of adequate ingress and egress during construction

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 three courses of asphalt emulsion (tar and chip)
8. Driveway tie-ins and final restoration

The total estimated cost of the project is \$232,320. The proposed special assessment will be apportioned using the "per owner" assessment method. Each vacant or developed lot(s) that is adjacent to or "fronts" along the project limits have been included in the area of assessment. Properties that have frontage along the project limit which maintain an existing access to another County or State road as of October 1, 2025, are not included in the area of assessment. The attached drawing graphically depicts the area of assessment and the attached list summarizes all property owners within the area of assessment as of October 1, 2025.

The final assessment "per owner" will be computed based on the actual cost of the entire project divided by the total number of property owners in the assessment area. Individual property owner assessments will be determined by this calculation. Please note that, currently, a total of 41 owners have been determined to be part of the assessment area. The number of property owners and lot counts were determined based on the final records for Kent Island Estates and the Queen Anne's County and Maryland's Tax Assessment Database.

The project parameters below demonstrate how the final assessment apportionment using the per owner method will be calculated. The example calculations that follow indicate the total estimated assessment for a property ownership. Final assessment payments can be made in full upon completion of the project or can be amortized over a 20-year period and billed on an annual basis as indicated in the summarized estimates.

Total Estimated Project Cost	\$232,320
Assessment Term	20 years
Fixed Interest Rate	4.0%
Total Property Owners	41
Estimated cost per owner	\$5,667

Assessment Payment Options

- A single payment of \$5,667
- Annually for 20 years \$ 417

Project funding will be made available via the sale of government bonds by the Queen Anne's County Financial Department. If a property is sold or transferred after the levy, but prior to the special assessment being paid in full, the balance becomes assumable by the subsequent property owner. The assessment will not be levied until the project is completed and the total actual cost of the project is determined. 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.

Persons who wish to comment on the proposal may do so at the hearing. Speakers will be limited to three minutes each, but written testimony of any length may be submitted before the hearing to the Director of Public Works at 312 Safety Drive, Centreville, Maryland 21617. Any questions prior to the hearing date may be directed to R. Shane Moore, P.E., Chief Roads Engineer at the Department of Public Works at 410-758-0920 or rsmoore@qac.org.

We strongly encourage your attendance and comments and we very much look forward to seeing you at the hearing.

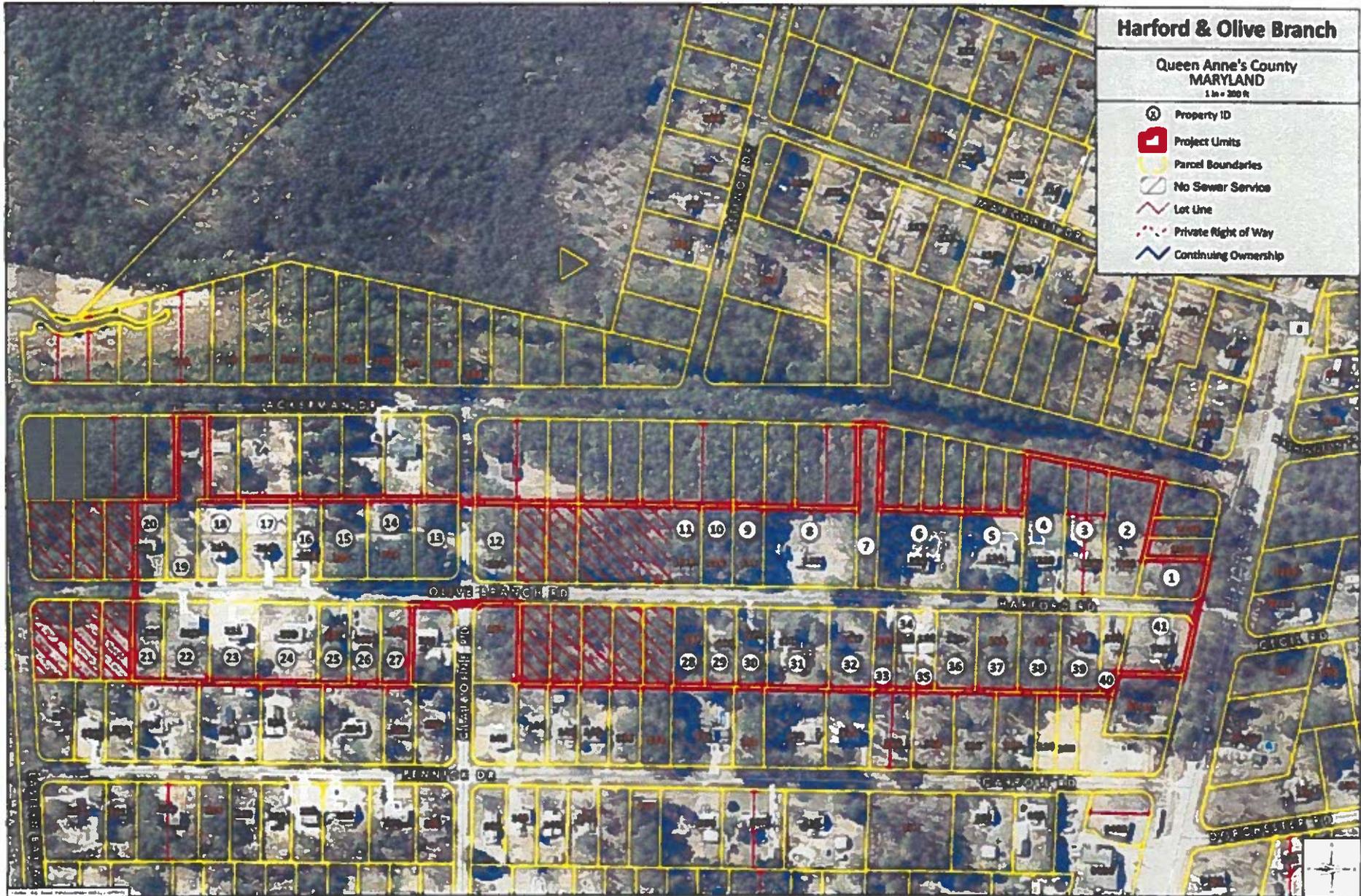
Sincerely,



Alan L. Quimby, P.E., Director
Department of Public Works

Attachments: Harford and Olive Branch Roads Assessment Area Map
Harford and Olive Branch Roads Property Owner List

cc: Veronica Beck, President KIERA
Queen Anne's County Commissioners
Todd R. Mohn, County Administrator
Patrick E. Thompson, County Attorney
R. Shane Moore, Chief Roads Engineer, Department of Public Works
Jeffrey A. Rank, Director of Budget & Finance



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

Harford and Olive Branch Property Owners

ID	TAX ID	OWNER NAME 1	OWNER NAME 2	OWNER ADDRESS	CITY	STATE	ZIP	PREMISE	ADDRESS	TAX MAP	PARCEL	LOT		
1	1804027849	BORGESÉ MICHAEL A		100 HARFORD RD	STEVENSVILLE	MD	21666	100 HARFORD	RD	STEVENS	21666	76	47	14 Harford & Olive Branch
2	1804027965	HARRISON JAMES G JR		102 HARFORD RD	STEVENSVILLE	MD	21666	102 HARFORD	RD	STEVENS	21666	76	47	17 Harford & Olive Branch
3	1804027973	TAYLOR JAMES		106 HARFORD RD	STEVENSVILLE	MD	21666	106 HARFORD	RD	STEVENS	21666	76	47	21 Harford & Olive Branch
4	1804028023	STEWART MICHAEL R		110 HARFORD RD	STEVENSVILLE	MD	21666	110 HARFORD	RD	STEVENS	21666	76	47	25 Harford & Olive Branch
5	1804014596	PORTER SHARON ALMA		114 HARFORD RD	STEVENSVILLE	MD	21666	114 HARFORD	RD	STEVENS	21666	76	47	31 Harford & Olive Branch
6	1804014634	DUKES DOANSE CAMERON	DUKES GREGORY ALLEN	122 HARFORD RD	STEVENSVILLE	MD	21666	122 HARFORD	RD	STEVENS	21666	76	47	39 Harford & Olive Branch
7	1804074750	BUCKALEXANDRA		128 OLIVE BRANCH	STEVENSVILLE	MD	21666	128 OLIVE BRANCH	RD	STEVENS	21666	76	47	13 Harford & Olive Branch
8	1804037111	CREED CHRISTINE	POLLOM ROBERT ALAN	132 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	132 OLIVE BRANCH	RD	STEVENS	21666	76	47	11 Harford & Olive Branch
9	1804017137	FIRETTI MICHAEL	FIRETTI MELISSA A	136 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	136 OLIVE BRANCH	RD	STEVENS	21666	76	47	9 Harford & Olive Branch
10	1804042956	FIRETTI MICHAEL J	FIRETTI MELISSA A	136 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	136 OLIVE BRANCH	RD	STEVENS	21666	76	47	8 Harford & Olive Branch
11	1804123875	FIRETTI MICHAEL	FIRETTI MELISSA A	136 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	136 OLIVE BRANCH	RD	STEVENS	21666	76	47	7 Harford & Olive Branch
12	1804049365	HAYDEN THOMAS ROSS	HAYDEN CHRISTINE YNN	164 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	164 OLIVE BRANCH	RD	STEVENS	21666	76	47	1 Harford & Olive Branch
13	1804017064	MICHALAK ANDREW JOSEPH	MICHALAK TRAC EAN	202 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	202 OLIVE BRANCH	RD	STEVENS	21666	76	60	13 Harford & Olive Branch
14	1804017056	BAXTER STEPHEN	BAXTER SUSAN	204 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	204 OLIVE BRANCH	RD	STEVENS	21666	76	60	12 Harford & Olive Branch
15	1804017021	BOYD ROBERT F	BOYD MAUREEN M	206 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	206 OLIVE BRANCH	RD	STEVENS	21666	76	60	10 Harford & Olive Branch
16	1804017013	GRAHAM JASMINE		208 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	208 OLIVE BRANCH	RD	STEVENS	21666	76	60	9 Harford & Olive Branch
17	1804052110	WHITE MATTHEW S	WHITE KELSEY R	210 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	210 OLIVE BRANCH	RD	STEVENS	21666	76	60	8 Harford & Olive Branch
18	1804052099	CHO SU JENG		214 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	214 OLIVE BRANCH	RD	STEVENS	21666	76	60	6 Harford & Olive Branch

Harford and Olive Branch Property Owners

19	1804000366	ENXUTO NICHOLAS ANTHONY	EASLEY HANNAH L	217 ACKERMAN DRIVE	STEVENSVILLE	MD	21666	217 ACKERMAN	DR	STEVENSVILLE	21666	76	60	22 Harford & Olive Branch
20	1804016998	BRYANT ROBERT A	KALMUS NATALIE	218 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	218 OLIVE BRANCH	RD	STEVENSVILLE	21668	76	60	4 Harford & Olive Branch
21	1804016955	MURPHY CYNTHIA A	MURPHY EDWARD A	219 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	219 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	59	23 Harford & Olive Branch
22	1804009878	SCHAUM MICHAEL JOSEPH JR	SCHAUM ERICA JEAN	215 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	215 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	59	22 Harford & Olive Branch
23	1804054016	DEVINE WILLIAM A	DEVINE JOHANNA K	211 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	211 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	59	20 Harford & Olive Branch
24	1804041186	JOHNSON RODNEY E		209 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	209 OLIVE BRANCH	RD	STEVENSVILLE	21668	76	59	18 Harford & Olive Branch
25	1804016947	GASKILL JAMES F JR	GASKILL JACQUELYN S	207 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	207 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	59	17 Harford & Olive Branch
26	1804008243	REGULA DEANE		205 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	205 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	59	16 Harford & Olive Branch
27	1804039238	MD RESIDENTIAL BY LACROSSE LLC		203 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	203 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	59	15 Harford & Olive Branch
28	1804079582	KIDWELL TROY		6505 HOMEWATER WAY	GLEN BURNE	MD	21060	137 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	58	19 Harford & Olive Branch
29	1804079590	STOUT-ROCHE MARCIA		135 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	135 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	58	18 Harford & Olive Branch
30	1804016912	DZIENNIK MATTHEW P	DZIENNIK SARAH E	133 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	133 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	58	17 Harford & Olive Branch
31	1804042948	BOOZE THOMAS M	BOOZE DENISE R	131 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	131 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	58	16 Harford & Olive Branch
32	1804016890	ADAMS KEVIN ROBERT		127 OLIVE BRANCH RD	STEVENSVILLE	MD	21666	127 OLIVE BRANCH	RD	STEVENSVILLE	21666	76	58	14 Harford & Olive Branch
33	1804045424	BIRD TIMOTHY JOSEPH	ROBERTSON REBECCA LYNN	125 HARFORD RD	STEVENSVILLE	MD	21666	125 HARFORD	RD	STEVENSVILLE	21666	76	46	42 Harford & Olive Branch
34	1804045415	MASEDA CESAR T	MASEDA GARY T	123 HARFORD RD	STEVENSVILLE	MD	21666	123 HARFORD	RD	STEVENSVILLE	21666	76	46	40 Harford & Olive Branch
35	1804045408	VAN WAES HARRISON SCOTT	VAN WAES ABIGAIL LEA	121 HARFORD RD	STEVENSVILLE	MD	21666	121 HARFORD	RD	STEVENSVILLE	21666	76	46	38 Harford & Olive Branch
38	1804024222	SUGARMAN RONALD P		130 ISLAND VIEW DR	ANNAPOLIS	MD	21403	139 HARFORD	RD	STEVENSVILLE	21666	76	46	34 Harford & Olive Branch

Harford and Olive Branch Property Owners

37	1804045386	DAUSES REAL ESTATE INC		109 COUNTRY DAY RD	CHESTER	MD	21666	109 HARFORD	RD	STEVENSVI	21666	76	46	30 Harford & Olive Branch
38	1804056607	ELZA BRIAN DALE	ELZA MARIA LILY C	2016 OAK LODGE RD	CATONSVILLE	MD	21228	111 HARFORD	RD	STEVENSVI	21666	76	46	26 Harford & Olive Branch
39	1804056515	MACLANE JASON M	GILLIS JENNIFER L	105 HARFORD RD	STEVENSVILLE	MD	21666	105 HARFORD	RD	STEVENSVI	21666	76	46	22 Harford & Olive Branch
40	1804014561	FOX ACLYN CHRISTINE		103 HARFORD RD	STEVENSVILLE	MD	21666	103 HARFORD	RD	STEVENSVI	21666	76	46	20 Harford & Olive Branch
41	1804014553	WHALEY JOSHUA M	WHALEY ALLISON M	101 HARFORD RD	STEVENSVILLE	MD	21666	101 HARFORD	RD	STEVENSVI	21666	76	46	4 Harford & Olive Branch