



**Queen
Anne's
County**

DEPARTMENT OF PUBLIC WORKS

312 Safety Drive
Centreville, MD 21617

Telephone: (410) 758-0925

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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

September 15, 2025

Dear Property Owner:

A public information meeting has been scheduled for 6:00 pm, on October 6, 2025, at the Kent Island Estates Community Hall. This meeting will focus on a proposal to upgrade Beach Road (Bay Drive to cul-de-sac) to County Standards and Specifications as petitioned by the residents of Beach 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.

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,

A handwritten signature in blue ink, appearing to read "R. Shane Moore".

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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**BEACH ROAD
Special Benefit Tax Assessment Road Improvement Project**

**2nd Information Meeting
October 6, 2025 – Kent Island Estates Community Hall
6:00 P.M.**

Project Scope/Limits

The project entails all required upgrades and improvements to Beach Road to meet current County Standards. Design and construction services will be executed by Queen Anne's County Department of Public Works and/or its contractor. The limits of the project extend from the intersection of Beach Road and Bay Drive to the cul-de-sac on Beach Road. This includes a total of 1,488 linear feet of roadway and 730 linear ft of existing rip-rap revetment.

As proposed the Beach Road Special Benefit Tax Assessment project has been divided into two (2) assessment projects. See attached maps.

1. The Beach Road Improvement Assessment Project includes all 14 property owners and will include all construction costs associated with the upgrade of Beach Road to County standards.

Total Estimated Road Improvement Assessment Project Cost: \$ 685,000

2. Shoreline Protection Options

- a. The Beach Road Revetment Improvement Assessment Project includes a total of 12 property owners (properties 3 through 14) and will include all construction costs associated with upgrading the existing Beach Road revetment.

Total Estimated Revetment Improvement Assessment Project Cost: \$ 664,000

- b. The Beach Road Living Shoreline Assessment Project includes a total of 12 property owners (properties 3 through 14) and will include all construction costs associated with constructing offshore breakwaters backfilled with sand and plantings for stabilization.

Total Estimated Living Shoreline Assessment Project Cost: \$ 1,225,900

*Please note this proposal is subject to a vote by the County Commissioners serving as the Roads Board. The County Commissioners reserve the right to vote in the manner they deem to best serve the interest of the community.

Current conditions with Kent Island Estates Roads Association maintenance:

- 40-foot right-of-way that is privately owned by the Community Association
- 12 to 14-foot wide tar & chip/gravel roadway in fair to poor condition
- Existing rip-rap revetment in fair to poor condition
- Entrance culverts which are rusted-out or crushed
- Poorly defined stormwater outfalls
- No known drainage maintenance easements

Proposed conditions with perpetual County maintenance:

- 40-foot right-of-way that is owned by Queen Anne's County
- 20-foot wide roadway with surface treatment
- Improve existing revetment with larger stone, higher elevation and sloped to better protect Beach Road or a living shoreline including offshore breakwaters backfilled with sand and plantings for stabilization
- Raise elevation of Beach Road causeway to +6ft
- New entrance culverts
- Newly established and defined stormwater outfalls, establish drainage maintenance easements and new stormwater management systems for water quality purposes

During construction activities the County and/or its contractor 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). If a property is sold or transferred after the levy, but prior to the special assessment being paid in full, the balance becomes due at the time of settlement or may be assumed by the subsequent property owner. The County Commissioners will make this determination at the time a final decision is made whether the project will proceed.

Currently all assessments are based on 20-year loan with an interest rate of 4%, with the exception of the Living Shoreline Alternative which assumes a 0% interest rate for a term of 20 years. Please note 0% interest is dependent on DNR's approval for their loan program which at this time is undermined.

Cost per Project:

Project 1 - Road Improvement Assessment:	\$ 685,000
Assessment Term	20 years
Estimated Interest Rate	4.0%
Project length	1,488 feet
Total Property Owners	14
A single payment of	\$ 48,929
Annually for 20-years	\$ 3,600

Project 2 (a) - Revetment Improvement Assessment:	\$ 664,000
Assessment Term	20 years
Estimated Interest Rate	4.0%
Project length	730 feet
Total Property Owners	12
A single payment of	\$ 55,333
Annually for 20-years	\$ 4,072

Project 2 (b) - Living Shoreline Improvement Assessment:	\$ 1,225,900
Assessment Term	20 years
Estimated Interest Rate	0.0% - DNR Program
Project length	730 feet
Total Property Owners	12
A single payment of	\$ 102,158
Annually for 20-years	\$ 5,108

Cost per Owner:

Property Owners 1 and 2 - Road Assessment Only

A single payment of	\$ 48,929
Annually for 20-years	\$ 3,600

Property Owners 3 through 14 - Road and Revetment Option Assessment

A single payment of	\$ 104,262
Annually for 20-years	\$ 7,672

Property Owners 3 through 14 - Road and Living Shoreline Option Assessment

A single payment of	\$ 151,087
Annually for 20-years,	\$ 8,708

Please note all proposed costs are based on contractor or engineer estimates with contingencies using preliminary plans. All costs are subject to change based on final permitted plans, bidding, and construction.

Beach Rd

Queen Anne's County
MARYLAND
1 in = 150 ft

- Property ID
- 50' Road Widening Easement
- Project Limits
- Parcel Boundaries
- Class I
- Class II
- Lot Line
- Private Right of Way
- Continuing Ownership



**BEACH ROAD
QUEEN ANNE'S COUNTY
MARYLAND**

- ROAD IMPROVEMENT PROJECT
- 1,488 LINEAR FEET
- 20 FOOT WIDE-TAR & CHIP ROAD SURFACE
- CAUSEWAY ROAD ELEVATION +6 FEET
- \$685,000



BEACH ROAD QUEEN ANNE'S COUNTY MARYLAND

REVETMENT IMPROVEMENT PROJECT

- 730 LINEAR FEET
- CLASS I & II - RIP RAP & 6 FOOT SPLASH APRON
- CLASS III - RIP RAP ADDED AND SLOPED 2:1
- \$664,000

C H E R S A P E A K E B A Y

BEACH RD

P R I C E C R E E K

OREGON RD

SOUTH CAROLINA RD



BEACH ROAD
QUEEN ANNE'S COUNTY
MARYLAND

LIVING SHORELINE PROJECT
- 730 LINEAR FEET
- \$1,225,900

