

SHENANDOAH FARMS SANITARY DISTRICT

DRAFT

CAPITAL IMPROVEMENT PLAN

2020-2021

➤ VDOT RURAL ADDITION/REVENUE SHARING FUNDED PROJECTS: \$6,584,793
• SFSD ESTIMATED COST SHARE: \$1,912,336

➤ ALL OTHER PROJECTS: \$ 790,875

TOTAL ESTIMATED COST OF ALL CAPITAL IMPROVEMENT PROJECTS: \$7,375,668

Recommended by the POSF Board of Directors on ____ day of _____, 2020 by _____
Chairman

Adopted by the Warren County Board of Supervisors on ____ day of _____, 2020 by _____
Chairman

**Shenandoah Farms Sanitary District
Capital Improvement Project Priority List
VDOT Rural Addition Revenue Sharing Program Projects**

Priority	Project Name/Section/Description/Notes	Location/Length/ADT		Estimated Total Project Cost		Estimated SFSD Share
1	Old Oak Ln. – Phase IV/Timberline/Camels Back Sections Grade, drain, stabilize, and pave unpaved roadway. Extensive stream work and several special design drainage structures required. VDOT Approved: Yes FY 18 Year Added: 2014	From	Venus Branch Road	P.E.	\$93,500	\$23,375
		To	Old Oregon Road	R.W.	\$26,775	\$26,775
		Length	0.44 mile	Construction	\$877,975	\$219,494
		Est. ADT	7,564	Total	\$998,250	\$269,644
2	Youngs Drive – Phase II/Riverview Section Grade, drain, stabilize and pave unpaved roadway. VDOT Approved: Yes FY 19 Year Added: 2014	From	Farm View Road	P.E.	\$20,000	\$5,000
		To	Cul-de-sac	R.W.	\$26,775	\$26,775
		Length	0.47 mile	Construction	\$438,225	\$109,556
		Est. ADT	477	Total	\$485,000	\$141,331
3	Old Oak Ln – Phase V – Camels Back/Mountain Lake Sections – Grade, drain, stabilize and pave unpaved roadway. Extensive stream work and several special design drainage structures required. VDOT Approved: Yes FY 19 Year Added: 2016	From	Old Oregon Road	P.E.	\$35,700	\$8,925
		To	Western Lane	R.W.	\$66,300	\$66,300
		Length	0.57 mile	Construction	\$1,104,543	\$276,136
		Est. ADT	7,564	Total	\$1,206,543	\$351,361
4	Lake Drive – Phase I – Riverview Section Grade, drain, stabilize, and pave unpaved roadway. Extensive drainage work required. VDOT Approved: Pending FY 21/22 Year Added: 2016	From	Howellsville Road/Rte. 638	P.E.	\$20,000	\$5,000
		To	Marino Lane	R.W.	\$40,000	\$40,000
		Length	0.29 mile	Construction	\$415,000	\$103,750
		Est. ADT	2,914	Total	\$475,000	\$148,750
5	Tulip Poplar Drive – Phase I – Mountain View Section Grade, drain, stabilize and pave unpaved roadway. Extensive drainage work required. VDOT Approved: Pending FY 21/22 Year Added: 2017	From	Old Linden Road	P.E.	\$15,000	\$3,750
		To	McDonald Farm Road	R.W.	\$25,000	\$35,000
		Length	0.19 mile	Construction	\$300,000	\$75,000
		Est. ADT	554	Total	\$350,000	\$113,750
6	Western Lane – Phase II – Mountain Lake Section Grade, drain, stabilize, and pave unpaved roadway. VDOT Approved: Pending FY 21/22 Year Added: 2017	From	Old Oak Lane	P.E.	\$25,000	\$6,250
		To	Lake Drive	R.W.	\$100,000	\$100,000
		Length	0.58	Construction	\$500,000	\$125,000
		Est. ADT	11,504	Total	\$625,000	\$231,250

Shenandoah Farms Sanitary District
 Capital Improvement Project Priority List
 VDOT Rural Addition Revenue Sharing Program Projects

Priority	Project Name/Section/Description/Notes	Location/Length/ADT	Estimated Total Project Cost	Estimated SFSD Share	Priority	Project Name/Section/Description/Notes
7	Venus Branch Road – Phase I – Ridge/Quiet Oak Sections Grade, drainage, stabilize, and pave unpaved roadway. Replace drainage structure over Venus Branch. VDOT Approved: No Year Added: 2017	From	Old Oak Lane/Rte. 709	P.E.	\$40,000	\$10,000
		To	Eagles Craig Road	R.W.	\$10,000	\$10,000
		Length	0.28 mile	Construction	\$460,000	\$115,000
		Est. ADT	2,842	Total	\$510,000	\$135,000
8	Venus Branch Road – Phase II – Quiet Oak/Mountain Lake Sections Grade, drain, stabilize and pave unpaved roadway. VDOT Approved: No Year Added: 2018	From	Eagles Craig Road	P.E.	\$35,000	\$8,750
		To	Brookview Road	R.W.	\$10,000	\$10,000
		Length	0.73 mile	Construction	\$630,000	\$157,500
		Est. ADT	2,790	Total	\$675,000	\$176,250
9	Venus Branch Road – Phase III – Mountain Lake Section Grade, drain, stabilize and pave unpaved roadway. VDOT Approved: No Year Added: 2020	From	Brookview Road	P.E.	\$40,000	\$10,000
		To	Drummer Hill Road	R.W.	\$20,000	\$20,000
		Length	0.74 mile	Construction	\$725,000	\$181,250
		Est. ADT	2,570	Total	\$785,000	\$211,250
10	Thompson Mill Road – Phase I – Chain Spring Section Replace drainage structure over Venus Branch, and upgrade/pave roadway approaches. VDOT Approved: No Year Added: 2017	From	Old Oak Lane/Rte. 709	P.E.	\$45,000	\$11,250
		To	0.10 mile west	R.W.	\$20,000	\$20,000
		Length	0.10 mile	Construction	\$410,000	\$102,500
		Est. ADT	184	Total	\$475,000	\$133,750

**Shenandoah Farms Sanitary District
Internal Capital Improvement Project Priority List
All Other Projects Funded Through the SFSD Budget**

Priority	Project Name/Description	Location	Estimated Cost
1	Heaven's Tree Road Intersection – Improve intersection to meet VDOT entrance requirements to address safety, liability, and internal access issues. Project would also address right-of-way issues on POSF property. Est. ADT: 66 Preliminary Engineering – Complete Year Added: 2013	Heaven's Tree Road & Rte. 638 Timberline Section	\$37,200
2	Lake Drive, Phase II – Upgrade/pave 0.15 mile section of roadway and improve drainage. Est. ADT: 2914 Year Added: 2017	Riverview Section project would upgrade/pave steepest section of Lake Drive between Marino Lane and Donna Court. This project will be constructed in conjunction with the adjacent revenue sharing project.	\$164,640
3	Spring Road – Construct cul-se-sac at dead end roadway. Grade, drain, and stabilize to provide safe turn around area for maintenance equipment and motorists. Est. ADT: 88 Year Added: 2018	Mountain Lake Section	\$21,000
4	Huck Finn Drive, Phase I – Upgrade/pave 0.07 mile section of roadway and improve drainage. Est. ADT: 778 Year Added: 2018	Mountain Lake Section	\$128,035
5	Mailbox Access – Address drainage issues, stabilize, and pave access to community cluster mailboxes at Mountain Lake Drive and POSF community center. Est. ADT: N/A Year Added: 2020	Throughout District	\$35,000
6	Old Linden Road Parking Lot – Upgrade, stabilize, and pave existing SFSD lot to provide community parking. Est. ADT: N/A Year Added: 2020	Mountain View Section	\$100,000
7	Gary Lane (South) – Construct turn around at end of dead end roadway. Grade, drain, and stabilize to provide safe turn around for maintenance equipment and motorists. Right-of-way needed for project. Est. ADT: 136 Year Added: 2016	Riverview Section	\$25,000

**Shenandoah Farms Sanitary District
 Internal Capital Improvement Project Priority List
 All Other Projects Funded Through the SFSD Budget**

Priority	Project Name/Description	Location	Estimated Cost
8	Guardrail – Install guardrail at appropriate priority locations to address safety and liability issues. Example locations may be High Top Road, Judy Lane, Drummer Hill Road, or in similar mountainous terrain with steep slopes. Year Added: 2013	Throughout District	\$75,000
9	Drummer Hill Road, Reid Drive, and Sharon Lane – Address rock ledges on several steep hills/curves in this area (approx. 3,500’) by either removal of filling over. Project will include improving drainage ditches, upgrading culverts, and reshaping roadway surface. Est. ADT: 300-1,840 Year Added: 2014	Mountain Lake Section	\$155,000
10	Un-named Public Right of Ways - Clear, grade, drain, and stabilize undeveloped right-of-ways to provide access to adjacent lots. Est. ADT: 0 Year Added: 2017	Throughout District	\$50,000