

# SHENANDOAH FARMS SANITARY DISTRICT

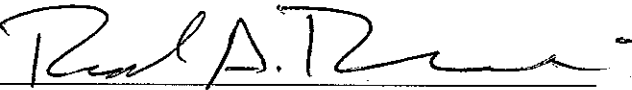
## CAPITAL IMPROVEMENT PLAN

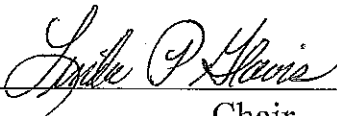
2017-2018

➤ VDOT RURAL ADDITION/REVENUE SHARING FUNDED PROJECTS: \$5,540,313  
• SFSD ESTIMATED COST SHARE: \$1,645,560

➤ ALL OTHER PROJECTS: \$573,075

TOTAL ESTIMATED COST OF ALL CAPITAL IMPROVEMENT PROJECTS: \$6,113,338

Recommended by the POSF Board of Directors on 19 day of April, 2017 by   
Chair

Adopted by the Warren County Board of Supervisors on 16 day of May, 2017 by   
Chair

**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	<b>Tomahawk Way – Phase II Mountain View Section &amp; Blue Mountain Subdivision</b> Grade, drain, stabilize and pave unpaved roadway. 75/25 Cost Sharing Agreement with BM SD. VDOT Approved: Yes FY17 Year Added 2015	From	0.20 Mile West Freezeland Rd.	P.E.	\$16,000	\$3,000
		To	Old Linden Road	R.W.	\$36,720	\$27,540
		Length	0.25 Mile	Construction	\$227,280	\$42,615
		Est. ADT	316	<b>Total</b>	<b>\$280,000</b>	<b>\$73,155</b>
2	<b>Farms View Road – Riverview Section</b> Grade, drain, stabilize and pave unpaved roadway.  VDOT Approved: Yes FY17 Year Added: 2013	From	Howellsville Rd/Rte. 638	P.E.	\$14,750	\$3,688
		To	Cul-de-sac	R.W.	\$30,000	\$30,000
		Length	0.31 mile	Construction	\$215,250	\$53,813
		Est. ADT	656	<b>Total</b>	<b>\$260,000</b>	<b>\$87,501</b>
3	<b>Old Oak Ln.–Phase IV/Timberline/Camels Back Sections</b> Grade, drain, stabilize, and pave unpaved roadway. Extensive stream work and several special design drainage Structures required. VDOT Approved: Pending FY18 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	<b>Total</b>	<b>\$998,250</b>	<b>\$269,644</b>
4	<b>Youngs Drive – Phase II/Riverview Section</b> Grade, drain, stabilize and pave unpaved roadway.  VDOT Approved: Pending FY18 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	<b>Total</b>	<b>\$485,000</b>	<b>\$141,331</b>
5	<b>Old Oak Lane – Phase V – Camels Back/Mountain Lake Sections</b> - Grade, drain, stabilize and pave unpaved roadway. Extensive stream work and several special design drainage structures required.  VDOT Approved: No 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	<b>Total</b>	<b>\$1,206,543</b>	<b>\$351,361</b>
6	<b>Lake Drive – Phase I – Riverview Section</b> Grade, drain, stabilize and pave unpaved roadway. Extensive drainage work required.  VDOT Approved: No Year Added: 2016	From	Howellsville Road/Rte. 638	P.E.	\$15,300	\$3,825
		To	Marino Lane	R.W.	\$38,250	\$38,250
		Length	0.29 mile	Construction	\$406,470	\$101,618
		Est. ADT	2,914	<b>Total</b>	<b>\$460,020</b>	<b>\$143,693</b>

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
7	<b>Tulip Poplar Drive - Phase I – Mountain View Section</b> Grade, drain, stabilize and pave unpaved roadway. Extensive drainage work required.  VDOT Approved: No                      Year Added: 2017	From	Old Linden Road	P.E.	\$15,000	\$3,750
		To	McDonald Farm Road	R.W.	\$35,000	\$35,000
		Length	0.19 mile	Construction	\$247,000	\$61,750
		Est. ADT	554	<b>Total</b>	<b>\$297,000</b>	<b>\$100,500</b>
8	<b>Thompson Mill Road – Phase I – Chain Spring Section</b> 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.	\$40,000	\$10,000
		To	0.10 mile west	R.W.	\$10,000	\$10,000
		Length	0.10 mile	Construction	\$390,000	\$97,500
		Est. ADT	184	<b>Total</b>	<b>\$440,000</b>	<b>\$117,500</b>
9	<b>Western Lane – Phase II – Mountain Lake Section</b> Grade, drain, stabilize, and pave unpaved roadway.  VDOT Approved: No                      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 mile	Construction	\$488,000	\$122,000
		Est. ADT	1,1504	<b>Total</b>	<b>\$613,000</b>	<b>\$228,250</b>
10	<b>Venus Branch Road – Phase I – Ridge/Quiet Oak Sections</b> Grade, drain, 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.	\$35,000	\$8,750
		To	Eagles Craig Road	R.W.	\$10,000	\$10,000
		Length	0.28 mile	Construction	\$455,500	\$113,875
		Est. ADT	2,842	<b>Total</b>	<b>\$500,500</b>	<b>\$132,625</b>

**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	<b>Mountain Laurel Lane</b> – Construct cul-de-sac at end of dead end roadway. Grade, drain, and stabilize to provide safe turn around area for maintenance equipment and motorists.  Est. ADT 192 <span style="float: right;">Year Added 2016</span>	Meadow Section	\$9,550
2	<b>Heaven's Tree Road Intersection</b> – 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. <span style="float: right;">Year Added: 2013</span>	Heaven's Tree Road & Rte. 638 Timberline Section	\$35,425
3	<b>Old Linden Road – Phase I</b> Upgrade and pave 0.11 mile portion of roadway and improve drainage to meet VDOT rural addition standards. Completed roadway will be accepted into VDOT system.  Est. ADT 626 <span style="float: right;">Year Added: 2017</span>	Mountain View Section. 0.08 mile north of Tomahawk Way to 0.03 mile south of Tomahawk Way. This project will be constructed in conjunction with the adjacent Tomahawk Way Revenue Sharing project.	\$81,200
4	<b>Western Lane</b> Construct cu-de-sac at dead end roadway, grade, drain, and stabilize to provide safe turn around area for maintenance equipment and motorists.  Est. ADT 24 <span style="float: right;">Year Added: 2017</span>	Mountain Lake Section	\$20,000
5	<b>Honey Farm Lane (south end)</b> Construct cu-de-sac at dead end roadway, grade, drain, and stabilize to provide safe turn around area for maintenance equipment and motorists.  Est. ADT 56 <span style="float: right;">Year Added: 2017</span>	Mountain Lake Section	\$17,500

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Internal Capital Improvement Project Priority List  
All Other Projects Funded Through the SFSD Budget**

Priority	Project Name/Description	Location	Estimated Cost
6	<b>Lake Drive, Phase II</b> 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 & Donna Court. This project will be constructed in conjunction with the adjacent Revenue Sharing project.	\$156,800
7	<b>Gary Lane (South)</b> – Construct turn around at end of dead end roadway. Grade, drain & 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	\$20,000
8	<b>Guardrail</b> – 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	\$50,000
9	<b>Drummer Hill Road, Reid Drive, &amp; Sharon Lane</b> – Address rock ledges on several steep hills/curves in this area (approximately 3,500') by either removal or filling over. Project will include improving drainage ditches, upgrading culvers, and reshaping roadway surface. Est. ADT 300-1,840 Year Added: 2014	Mountain Lake Section	\$147,600
10	<b>Markham Place</b> Clear, grade, drain, and stabilize undeveloped 0.19 mile right-of-way to provide access to adjacent lots.  Est. ADT 0 Year Added: 2017	Mountain View Section	\$35,000