MONETARY GUARANTY & PERFORMANCE AGREEMENT APPLICATION PACKAGE

Frederick County, Virginia

Department of Planning and Development
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Winchester, Virginia 22601
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(Revised 03/17/25)

FREDERICK COUNTY MONETARY GUARANTY PROCEDURE PACKAGE

On May 25, 2022, The Monetary Guaranty and Performance Agreement Policy was adopted by the Board of Supervisors. This information package outlines some the expectations and requirement outlined in the adopted policy. All monetary guaranties must be processed through the Department of Planning and Development and will be provided to the appropriate department for their review.

This package contains the following items:

Bond Management Fee Schedule	Letter of Credit Template
Monetary Guaranty Estimate Worksheet	E&S Control Estimate Worksheet
Corporate Surety Bond Template	Performance Agreement Template

Bond Management Fees

These fees are required to be paid when monetary guaranties and performance agreements are submitted for establishment, reduction, release, and replacement. The fee for each type of request is as follows:

Establishment of Bond	$500.00
Reduction / Release / Extension	$300.00
Replacement of Bond	$300.00

If the monetary guaranty is less than $10,000.00 no bond management fee is required. If the monetary guaranty is $10,000.00 or larger, then the above fees will apply.

The Bond Management Fee will need to be paid by a separate check (certified, cashier's or company) and should not be included in the monetary guaranty (letter of credit, corporate surety bond or cash escrow).

Establishing a Monetary Guaranty and Performance Agreement

General Requirements –

Monetary guaranties and performance agreements may be required for public and certain other physical improvements as shown upon subdivision plats, site plans, or such other documents prior to approval of subdivision plats and/or the issuance of a certificate of occupancy.

Initially, the Applicant/Developer will need to submit:

a) A $500.00 Fee check
b) Approval letter or permit certifying plan approval from the relevant department.
c) Monetary Guaranty Estimate Worksheet and/or Erosion & Sediment Control Measures Guaranty Estimate Form.

If the monetary guaranty is for land disturbance, a receipt will be provided to the Applicant/Developer to provide to the Public Works Department along with their cost estimate. After reviewing, Public Works will then submit the monetary guaranty to the Planning Department for processing.

Monetary Guaranty Cost Estimate & Erosion & Sediment Control Measures Guaranty Estimate Form

Successfully establishing a monetary guaranties will require that the provided Monetary Guaranty Cost Estimate be completed and returned to the Planning Department for review. Additionally, Erosion and Sediment Control Measure Bonds will also require that the Erosion and Sediment Control Measures Guaranty Estimate Form be completed and submitted to the Public Works Department for review. The Units rates included in these worksheets are not subject to change unless agreed to by the Monetary Guaranty Review Group.

These worksheets will need to be completed with the appropriate contingency included (25% E&S/SWM & 10% all other work) and be signed and sealed by a licensed professional engineer or surveyor. If either worksheet is submitted without an engineer or surveyor's seal, it will be returned. The County will review the Monetary Guaranty Cost Estimates to make sure they are complete. If additional information is required, the County will notify the Applicant/Developer that additional information is required to process the guaranty request. After the worksheets have been completed and the guaranty amount established, the County will provide notification to the Applicant/Developer regarding the amount required for the monetary guaranty and performance agreement. The Applicant/Developer can then submit:

a) Fully executed Performance Agreement (template included)
b) An acceptable monetary guaranty in an amount equal to the approved cost estimate securing the completion of the Performance Agreement.

Monetary Guaranty Options –

The County accepts three types of monetary guaranty documents: Letter of Credit, Corporate Surety Bond, and Cash Escrow. The required format for a Letter of Credit and a Corporate Surety Bond are attached.

Letter of Credit – **The proper and acceptable Letter of Credit format is Option A. The attached language should be copied onto the lending institution's official letterhead. Deviations from this format will not be accepted**. Particulars such as project name, address, and parcel identification number should be included. Depending upon the project size in terms of monetary requirements, the lending institution's credit worthiness will be considered for each project on a case-by-case basis.

Corporate Surety Bond – **the proper and acceptable Corporate Surety Bond format and instructions are attached as Option B. Deviations from this format will not be accepted**. On the signature page of the Corporate Surety Bond the name and address of the Principal and the Surety must be completed. Particulars such as project name, address, and parcel identification number should be included.

Cash Escrow- If the cash escrow monetary guaranty is selected, it should be noted that monetary guaranty amounts over $10,000.00 may require a delay in processing development approvals until such time as the check clears the account. A Certified or Cashier's check may expedite the approval process. For other payment options please contact the Frederick County Treasurer's Office. Failure to do so may result in additional delays.

Period of Monetary Guaranties - All monetary guaranties held by the County will be required to have automatic renewal provisions placed on them. The provisions will stipulate that the monetary guaranty (letters of credit and corporate surety bonds) shall be automatically extended for additional terms of six (6) months from the present or future expiration dates, unless ninety (90) days prior to such date or dates, the bank or financial institution issuing the instrument, notifies the County in writing by certified mail, return receipt requested, that they elect not to renew the monetary guaranty for such additional period.

No monetary guaranties will be accepted by the County which have any handwritten changes. The Applicant/Developer will be required to provide a new document.

The date of execution for any form of monetary guarantee must be the same as or later than the date of the Performance Agreement that the Bond secures.

The County reserves the right to evaluate and accept guaranties from reputable bonding companies. The monetary guaranty which is submitted to the County is required to provide all identifying factors (i.e. Parcel Identification Number, Street Address, Development Name & Section).

Performance Agreements

A Performance Agreement, which shall be supported by an acceptable form of monetary guaranty, shall be required on projects to obligate the developer to construct required improvements pursuant to approved subdivisions, site plans, or proffer conditions in a timely manner.

Performance Agreements shall have a maximum term of five (5) years, if construction of the subject project is not completed within the initial Performance Agreement term, the monetary guaranty amount may require adjustment and subsequent reconsideration and review by the Monetary Guaranty Review Group.

Performance Agreement Extension Request

Any desired extensions of performance agreement shall be conducted in accordance with the current Frederick County Monetary Guaranty and Performance Agreement Policy.

Monetary Guaranty Reduction Request

If an Applicant/Developer wishes to have the monetary guaranty for their project reduced, they need to submit the following:

a) A written request for reduction of the monetary guaranty amount, signed and acknowledged by the developer who executed the Performance Agreement. This request shall include the Project Name and Letter of Credit Number, Corporate Surety Bond Number or Check Number which the Applicant/Developer is requesting be reduced.

b) An estimate prepared by a Licensed Professional Engineer (P.E.) or Surveyor that shows the quantities of all bonded improvements in place, complete, and in good condition; As-builts to be prepared and submitted.

c) Written consent, signed and acknowledged by a duly authorized officer or agent of the corporate surety, banking institution, or other approved surety which provided the monetary guaranty.

d) A fee check in the amount of $300.00 if the monetary guaranty is over $10,000.00

e) If applicable, a recorded SWM/BMP Maintenance Agreement to establish the responsibility of the property owner for the maintenance of such facility.

This request must be reviewed by both the Planning Department and the Public Works Department and will be processed against the most current approved plan. The County will conduct a site inspection to verify that the requested items have been completed and are in an acceptable stable condition.

Once the review is complete, the Applicant/Developer will be contacted in writing stating whether the request has been approved or denied.

Monetary Guaranty Release Request

If an Applicant/Developer wishes to have the monetary guaranty for their project released, they shall submit to the Planning Department:

1. A set of Record Drawings certified as to construction by a Licensed Professional Engineer (P.E.) or Surveyor.
2. If requested by the County all associated third party inspection reports.
3. A request, in writing, that a joint inspection to be made by VDOT and the Director. This request shall include the Project Name and Letter of Credit Number, Corporate Surety Bond Number or Check Number which the Applicant/Developer is requesting be released.
4. A fee check in the amount of $300.00 if the monetary guaranty is over $10,000.00
5. If applicable, a recorded SWM/BMP Maintenance Agreement to establish the responsibility of the property owner for the maintenance of such facility. Such SWM/BMP Maintenance Agreement shall be in a form approved by the County Attorney and executed by the County Administrator.
6. If applicable, a Letter of Map Revision (LOMR) from FEMA.

See the attached Virginia Stormwater Management Program (VSMP) Termination Checklist on Page 7 of this packet or at the link listed below prior to submitting the cancellation request. (http://www.fcva.us/Home/ShowDocument?id=12384)

Once the review is complete, the Applicant/Developer will be contacted in writing stating whether the request has been approved or denied. If the request has been denied, once the issue has been resolved the Applicant/Developer will be required to provide the applicable bond management fee of $300.00 to re-inspect the site.

Please be advised that it is not the responsibility of Frederick County to release any monetary guaranty without a written request from the Applicant/Developer.

Replacement of Monetary Guaranties

When the Applicant/Developer wants to replace a monetary guaranty with another monetary guaranty for the same amount (swapping monetary guaranties), a check in the amount of $300.00 will need to be submitted, along with the new monetary guaranty document.

COUNTY of FREDERICK

Department of Planning and Development
540/ 665-5651
Fax: 540/ 665-6395

BOND RELEASE OR REDUCTION REQUEST

PROJECT: _____

BOND NUMBER: _____

PERMITTEE: _____

_____

_____

(check one)

☐ RELEASE Amount: _____

☐ REDUCTION New Bond Amount: _____

Please send surety/cash bond to: _____

_____

_____

☐ Please check box if name/address is different than the original Permittee and provide supporting documentation.

Signature: _____ Date: _____

MONETARY GUARANTY PACKAGE

MONETARY GUARANTY COST ESTIMATE

EROSION AND SEDIMENT CONTROL MEASURES GUARANTY ESTIMATE FORM

Frederick County Dept of Planning & Development
107 North Kent Street, Suite 202, Winchester, VA 22601
www.fcva.us 540-665-5651

Frederick County Virginia - Dept. of Planning and Development
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Frederick County Bond Worksheet Instructions

EA - Each / Count	*AC - Acre*
PIC - Provide Itemized Cost	*SY/IN - Square Yard / Inch*
LS - Lump Sum / Fixed Cost	*CF - Cubic Foot*
LF - Linear Foot	*CY - Cubic Yard*
SY - Square Yards	*VF - Vertical Foot*

Public Improvement & Infrastructure Construction Bond

A2	*Clearing & Grubbing (Excludes Building Demo)*	*AC*	*Project Disturbed Area, LOD, LCG, LCON, etc.*
A3	*Demolition & Disposal (Building materials, Conc, Asph, etc.)*	*PIC*	*Itemized Cost based on character of existing site and scope & scale of improvements*
A8	*Haul / Transport Cut/Fill (Up to 10 Miles)*	*PIC*	*Itemized Cost based on proximity to source or disposal location(s)*
A9	*Other*	*PIC*	*Itemized Cost based on character of existing site and scope & scale of improvements*
B29	*Other*	*PIC*	*Itemized Cost based on character of existing site and scope & scale of improvements*
C14	***Manhole with Frame & Cover (MH-1, MH-2, JB-1) ≤ 6' Depth***		*Total number of MH-1, MH-2, & JB-1 Structures (Excluding Risers in SWM / BMP) =* ***N***
C15	*(MH-1 & MH-2) Additional depth > 6'*		***TDD-TSD = VF*** *(ONLY positive values, round to nearest foot)*
			Example
			Total Proposed Manholes (N) = 5
			Total Standard Depth (TSD) = 30 *(N*6=TSD)*
			1 MH is 7' Deep
			1 MH is 10' Deep
			1 MH is 5' Deep
			The remaining MH are 6' Deep
			Total Design Depth (TDD) = 34'
			(TDD-TSD=VF) 34' - 30' = 4'
C41	*Provide estimate for ALL "oversized" or non-typical Box Culverts and Wing Wall treatments*	*PIC*	*Itemized Cost typically sourced from a sub-contractor*
C47	*Other*	*PIC*	*Itemized Cost for specialty items or items not identified in this section*
C48	*Other*	*PIC*	*Itemized Cost for specialty items or items not identified in this section*
D21	***4' Dia. Manhole (W/Frame & Cover) ≤ 8' Depth***		*Total number of 4' Sanitary Manholes (****N****)*
D22	*Additional depth greater than 8'*		***TDD-TSD = VF*** *(ONLY positive values, round to nearest foot)*
			Example
			Total Proposed Manholes = 5 *(N=5)*
			Total Standard Depth (TSD) = 40 *(5*8=40)*
			1 MH is 7' Deep
			1 MH is 10' Deep
			1 MH is 11.67' Deep
			The remaining MH are 8' Deep
			Total Design Depth (TDD) = 44.67'
			(TDD-TSD=VF) 44.67' - 40.00' = 4.67' (round to 5')

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D32	***Suction Lift Pump Station*** *Pump, Macerator, Gen Elec, SCADA, Etc.*	*Include:*	*PIC*	*Itemized Cost based on actual design elements selected for the project*
D33	***Grinder Pump Station*** *Pump, Generator, Electrical, SCADA, Etc.*	*Include:*	*PIC*	*Itemized Cost based on actual design elements selected for the project*
D34	***Pump Station Enclosure***		*PIC*	*Itemized Cost typically sourced from a sub-contractor*
D40	*Force Main - ≥ 12"*		*PIC*	*Itemized Cost based on the scale of improvement*
D41	*Other*		*PIC*	*Itemized Cost for specialty items or items not identified in this section*
E24	*Service - ≥ 3" Meter, Fire / Dom (Exterior)*		*PIC/LS*	*Itemized Cost typically sourced from a sub-contractor*
F8	*Other*		*PIC*	*Itemized Cost for specialty items or items not identified in this section*
F9	*Other*		*PIC*	*Itemized Cost for specialty items or items not identified in this section*
G10	*Other*		*PIC*	*Itemized Cost for specialty items or items not identified in this section*
G11	*Other*		*PIC*	*Itemized Cost for specialty items or items not identified in this sectior*
G12	*Other*		*PIC*	*Itemized Cost for specialty items or items not identified in this section*

Erosion & Sediment Control Measures & SWM / BMP

BMP Facilities

BMP Treatment Cells (Total)	*EA*	*Total number of BMP treatment cells to be bonded*
BMP Facility Storage (Total)	*CF*	*Combined storage of all the treatment cells*

Detention Facilities (Wet & Dry)

SWM Risers or Outfall (Total)	*EA*	*Total number of wet and/or dry pond riser structures*
SWM Facility Storage (Total)	*CF*	*Combined storage of all wet and/or dry pond*

SWM & BMP - Non-Proprietary / Constructed	*PIC*	*Itemized Cost typically sourced from a sub-contractor*
SWM & BMP - Proprietary / Manufactured	*PIC*	*Itemized Cost typically sourced from a sub-contractor or vendor*

Erosion & Sediment Control Miscellaneous

Clean & Repair Traps, Basins & Channels (Min. $20,000 / 33 Hrs.)	PIC/LS	

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Monetary Guaranty Estimate Worksheet
Erosion & Sediment Control Measures & SWM / BMP

Version 2.2 - 10-2025

Project Name:	**SP#**	**Date**
Design Firm:	**Phone**	
Contact	**Email**	

EA - Each / Count	*AC - Acre*
PIC - Provide Itemized Cost	*SY/IN - Square Yard / Inch*
LS - Lump Sum / Fixed Cost	*CF - Cubic Foot*
LF - Linear Foot	*CY - Cubic Yard*
SY - Square Yards	*VF - Vertical Foot*

Bond Reduction (First, Second, Third)
Bond Reduction Date

Construction BMP (VSMH)		Unit	Quantity	Unit Price	Cost	Quantity	Extension	%Complete
C-ECM-01	(SW) Straw Wattles	LF		$1.00				0.00%
C-ECM-02	(IDF) Impermeable Diversion Fence	LF		$17.00				0.00%
C-ECM-03	(SID) Slope Interruption Device	LF		$8.00				0.00%
C-ECM-04	(DD) Temporary Diversion Dike	LF		$5.00				0.00%
C-ECM-05	(DV) Diversion	LF		$10.00				0.00%
C-ECM-06	(FD) Temporary Fill Diversion	LF		$2.00				0.00%
C-ECM-07	(RWD) Temporary Right-of Way Diversion	LF		$1.00				0.00%
C-ECM-08	(WSFB) Waterbars and Sheet Flow Breakers	PIC						0.00%
C-ECM-09	(SCC) Stormwater Conveyance Channel (Seeded)	SY		$10.00				0.00%
	(SCC) Stormwater Conveyance Channel (Sodded)	SY		$20.00				0.00%
	(SCC) Stormwater Conveyance Channel (EC-2 / Temp.)	SY		$30.00				0.00%
	(SCC) Stormwater Conveyance Channel (EC-3 / Perm.)	SY		$40.00				0.00%
	(SCC) Stormwater Conveyance Channel (Rip-Rap)	SY		$60.00				0.00%
C-ECM-10	(SD) Subsurface Drain	LF		$50.00				0.00%
C-ECM-11	(PF) Paved Flume	SY		$83.00				0.00%
C-ECM-12	(TSD) Temporary Slope Drain	LF		$6.00				0.00%
C-ECM-13	(RR) Rip-Rap	SY		$60.00				0.00%
C-ECM-14	(LS) Level Spreader	LF		$250.00				0.00%
C-ECM-15	(OP) Outlet Protection (EC-1, Rip-Rap)	SY		$60.00				0.00%
	(OP) Outlet Protection (Concrete)	SY		$150.00				0.00%
C-ECM-16	(FTM) Flexible Transition Mat	SF		$15.00				0.00%
C-SCM-01	(DC) Dust Control	LS		$500.00				0.00%
C-SCM-02	(CRS) Construction Road Stabilization	SY		$5.00				0.00%
C-SCM-03	(CE) Temporary Stone Construction Entrance	EA		$2,500.00				0.00%
	(CE)Temporary Stone Construction Entrance w/ Wash Rack	EA		$3,600.00				0.00%
C-SCM-04	(IP) Inlet Protection	EA		$175.00				0.00%
C-SCM-05	(CIP) Culvert Inlet Protection	EA		$250.00				0.00%

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Monetary Guaranty Estimate Worksheet
Erosion & Sediment Control Measures & SWM / BMP

Project Name:	**SP#**	**Date**
Design Firm:	**Phone**	
Contact	**Email**	

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C-SCM-06	(WCFB) Wood Chip Filter Berm	LF	$1.00			0.00%
C-SCM-07	(CD) Rock Check Dams	EA	$260.00			0.00%
C-SCM-08	(RFO) Rock Filter Outlet	SY	$60.00			0.00%
C-SCM-09	(TC) Turbidity Curtain	LF	$16.00			0.00%
C-SCM-10	(DS) Dewatering Structure	LF	$3.00			0.00%
C-SCM-11	(ST) Temporary Sediment Trap (1 AC.)	EA	$2,000.00			0.00%
	(ST) Temporary Sediment Trap (2 AC.)	EA	$2,500.00			0.00%
	(ST) Temporary Sediment Trap (3 AC.)	EA	$3,000.00			0.00%
C-SCM-12	(SB) Temporary Sediment Basin (Include Riser)	EA	$5,000.00			0.00%
	+ $1,000 per acre to basin	AC				
C-SCM-13	(CWP) Concrete Washout Pit	EA	$1,000.00			0.00%
C-SSM-01	(TP) Tree Preservation and Protection	LF	$10.00			0.00%
C-SSM-02	(TO) Topsoiling	AC	$1,500.00			0.00%
C-SSM-03	(SR) Surface Roughening	SF	$0.25			0.00%
C-SSM-04	(CB) Compost Blankets	SY	$12.00			0.00%
C-SSM-05	(B/M) Soil Stabilization Blankets	SY	$15.00			0.00%
C-SSM-06	(SOD) Sodding	SY	$8.00			0.00%
C-SSM-07	(BE/ZE) Bermuda & Zoysiagrass Establishment	SY	$7.50			0.00%
C-SSM-08	(VEG) Trees, Shrubs, Vines, and Ground Cover	SY	$25.00			0.00%
C-SSM-09	(TS) Temporary Seeding	AC	$2,500.00			0.00%
C-SSM-10	(PS) Permanent Seeding	AC	$3,000.00			0.00%
C-SSM-11	(MU) Mulching	AC	$3,750.00			0.00%
C-PCM-01	(SAF) Safety Fence	LF	$4.00			0.00%
	(SAF) Chain-link Construction Fence (6')	LF	$30.00			0.00%
C-PCM-02	(STB) Straw Bale Barrier	LF	$8.00			0.00%
C-PCM-03	(BB) Brush Barrier	LF	$2.00			0.00%
C-PCM-04	(SF) Silt Fence	LF	$8.00			0.00%
	(SSF) Super Silt Fence	LF	$13.00			0.00%
C-PCM-05	(CFS) Compost Filter Sock	LF	$5.00			0.00%
C-ENV-01	(VSS) Vegetative Streambank Stabilization	SY	$6.00			0.00%
C-ENV-02	(SSS) Structural Streambank Stabilization	LF	$60.00			0.00%
C-ENV-03	(SC) Temporary Vehicular Stream Crossing	EA	$2,500.00			0.00%
C-ENV-04	(USC) Utility Stream Crossing	EA	$1,800.00			0.00%

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Project Name:			**SP#**		**Date**			
Design Firm:			**Phone**					
Contact			**Email**					
C-ENV-05	(CD) Cofferdam Crosing		PIC					0.00%
C-ENV-06	(SWC) Stable Wetland Crossing		SY		$7.00			0.00%
C-ENV-07	(GB) Gabions		CY		$70.00			0.00%
C-ENV-08	(PAD) Pump Around Diversion		PIC					0.00%
C-ENV-09	(OCP) Overnight Channel Protection		PIC					0.00%
C-ENV-10	(TSF) Trenchless Silt Fence		LF		$8.00			0.00%
C-ENV-11	(WB) Wetland Berm		LF		$15.00			0.00%
C-ENV-12	(WWO) Wetland Weir Outlet		EA		$1,000.00			0.00%
C-ENV-13	(WCST) Wetland Cell Sediment Trap		EA		$3,500.00			0.00%
C-ENV-14	(MTC) Modified Turbidity Curtain for Streams		LF		$16.00			0.00%
C-ENV-15	(SMSSW) Seed, Mulch, Soil Stablization Wetland Streams		SY		$2.00			0.00%
			Construction BMP (VSMH) Sub-Total			**$0.00**	**Sub-Total**	**$0.00**	**0.00%**
Post-Construction BMP (VSMH)			**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
P-BAS-01	Constructed Wetlands		PIC						0.00%
P-BAS-02	Wet Pond		PIC						0.00%
		SWM Risers or Outfall (Total Wet Ponds)	EA		$10,000.00				0.00%
		SWM Facility Storage (Total Wet Ponds)	CF		$0.51				0.00%
P-BAS-03	Extended Detention Pond		PIC						0.00%
		SWM Risers or Outfall (Total Extended Detention Ponds)	EA		$10,000.00				0.00%
		SWM Facility Storage (Total Extended Detention Ponds)	CF		$0.51				0.00%
P-BAS-04	Rainwater Harvesting		PIC						0.00%
P-CNV-01	Dry Swales		PIC						0.00%
P-CNV-02	Grass Channel		PIC						0.00%
P-CNV-03	Wet Swales		PIC						0.00%
P-CNV-04	Regenerative Stormwater Conveyance		PIC						0.00%
P-FIL-01	Rooftop/Impervious Surface Disconnection		PIC						0.00%
P-FIL-02	Vegetative Roof		PIC						0.00%
P-FIL-03	Permeable Pavement		PIC						0.00%
P-FIL-04	Infiltration Practices		PIC						0.00%
P-FIL-05	Bioretention		PIC						0.00%
		BMP Treatment Cells (Total)	EA		$3,000.00				0.00%

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Monetary Guaranty Estimate Worksheet
Erosion & Sediment Control Measures & SWM / BMP

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Project Name:			**SP#**		**Date**			
Design Firm:			**Phone**					
Contact			**Email**					

	BMP Facility Storage (Total)	CF			$4.00			0.00%
P-FIL-06	Filtering Practices	PIC						0.00%
P-FIL-07	Sheet Flow to Vegetated Filter Strip / Conserved Open Space	PIC						0.00%
P-FIL-08	Soil Compost Amendment	PIC						0.00%
P-FIL-09	Tree Planting	PIC						0.00%
P-SUP-01	Earthen Embankment	PIC						0.00%
P-SUP-02	Principal Spillway	PIC						0.00%
P-SUP-03	Vegetated Emergency Spillway	PIC						0.00%
P-SUP-06	Pretreatment	PIC						0.00%
P-SUP-07	Quantity-Only Approach to BMP's (Detention Basin / Udergound Basin)	PIC						0.00%
P-SUP-08	Permanent Level Spreader	PIC						0.00%
	Post-Construction BMP Sub-Total				**$0.00**	**Sub-Total**	**$0.00**	**0.00%**
Hydrodynamic Devices (BMP Clearinghouse Approved)		**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
	Aqua-Swirl® Stormwater Treatment System	PIC						0.00%
	Aqua-Swirl® Xcelerator Treatment System	PIC						0.00%
	Barracuda™ MAX Hydrodynamic Separator	PIC						0.00%
	Cascade Separator™	PIC						0.00%
	Continuous Deflective Separator (CDS) Stormwater Treatment Device	PIC						0.00%
	Debris Separating Baffle Box (DSBB) Hydrodynamic Separator	PIC						0.00%
	Downstream Defender	PIC						0.00%
	Dual Vortex Separator (DVS) Stormwater Treatment Device	PIC						0.00%
	First Defense® Optimum Vortex Separator	PIC						0.00%
	HydroDome (HD) Stormwater Separator	PIC						0.00%
	HydroStorm Hydrodynamic Separator	PIC						0.00%
	Nutrient Separating Baffle Box® (NSBB) with Hydro-Variant Technology Stormwater Treatment Device	PIC						0.00%
	SciClone Hydrodynamic Separator	PIC						0.00%
	SciCloneX Hydrodynamic Separator	PIC						0.00%

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	Sitesaver®	PIC					0.00%
	StormSettler Hydrodynamic Separator	PIC					0.00%
	BMP Clearinghouse Approved Hydrodynamic Devices Sub-Total				**$0.00**	**Sub-Total**	**$0.00**	**0.00%**
Filtering Devices (BMP Clearinghouse Approved)		**Unit**	**Quanitity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
	BayFilter™ Using Enhanced Media Cartridges (EMC)	PIC						0.00%
	BioPod™ Biofilter	PIC						0.00%
	EcoPure BioFilter™ Filtration System	PIC						
	EcoPure BioFilter™ 2-Cell	PIC						0.00%
	Filterra®	PIC						0.00%
	Filterra® Bioscape™	PIC						0.00%
	Filterra® Bioretention Systems	PIC						0.00%
	Filterra® HC Bioretention System	PIC						0.00%
	FocalPoint High Performance Modular Biofiltration System (HPMBS)	PIC						0.00%
	Jellyfish® Filter	PIC						0.00%
	Kraken™ Membrane Filter	PIC						0.00%
	Kraken™ Stormwater Filtration Systems	PIC						0.00%
	MWS-Linear Modular Wetland	PIC						0.00%
	Oldcastle Infrastructure PerkFilter™ (with ZPC Filter Media)	PIC						0.00%
	StormTree® Biofiltration Practice	PIC						0.00%
	Stormwater Management StormFilter® with ZPG™ media	PIC						0.00%
	Stormwater Management StormFilter® with Phosphosorb® media	PIC						0.00%
	Modular Wetland System Linear (MWS-Linear)	PIC						0.00%
	Up-Flo® Filter Using Filter Ribbons	PIC						0.00%
	Up-Flo® Filter EMC (Extended Maintenance Cartridge)	PIC						0.00%
	HydroChain™ Chamber Main header Row (MHR)	PIC						0.00%
	HydroChain™ Vortex Filter (HCVF)	PIC						0.00%
	HydroFilter	PIC						0.00%
	Ferguson R-Tank	PIC						0.00%
	StormGarden™ Modular Stormwater Bio-Filtration System	PIC						0.00%
	StormKeeper® Sediment Trap	PIC						0.00%

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StormKleener™ Cartridge System (StormKleener Filter)	PIC				0.00%
Stormscape Filter	PIC				0.00%
StormTech Isolator Row PLUS	PIC				0.00%
Aqua-Filter™ Stormwater Filtration Systems	PIC				0.00%
Aqua-Ponic™ Stormwater Biofiltration Systems	PIC				0.00%
BMP Clearinghouse Approved Filtering Devices Sub-Total		**$0.00**	**Sub-Total**	**$0.00**	**0.00%**

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Erosion & Sediment Control Miscellaneous	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
Clean & Repair Traps, Basins & Channels (Min. $20,000 / 33 Hrs.)	PIC/LS		$20,000.00				0.00%
Erosion & Sediment Control Miscellaneous Sub-Total				**$0.00**	**Sub-Total**	**$0.00**	**0.00%**

			Extension	**%Complete**
Construction BMP (VSMH)	*Sub Total*	*$0.00*	*$0.00*	**0.00%**
Post-Construction BMP (VSMH)	*Sub Total*	*$0.00*	*$0.00*	**0.00%**
Hydrodynamic Devices (BMP Clearinghouse Approved)	*Sub Total*	*$0.00*	*$0.00*	**0.00%**
Filtering Devices (BMP Clearinghouse Approved)	*Sub Total*	*$0.00*	*$0.00*	**0.00%**
Erosion & Sediment Control Miscellaneous	*Sub Total*	*$0.00*	*$0.00*	**0.00%**
Combined Sub-Total		**$0.00**	**$0.00**	**0.00%**
Contingency	*25%*	*$0.00*		
Bond Estimate Total		**$0.00**		

Name (Print)

Signature / Date

Professional's Seal

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A	Site Preparation	Unit	Quantity	Unit Price	Cost	Quantity	Extension	%Complete
A1	Mobilization	LS		$10,000.00				0.00%
A2	Clearing & Grubbing (Excludes Building Demo)	AC		$13,500.00				0.00%
A3	Demolition & Disposal (Building materials, Conc, Asph, etc.)	PIC						0.00%
A4	Rock Excavation (Blasting)	CY		$130.00				0.00%
A5	Rock Excavation (Hoe-Ram)	CY		$175.00				0.00%
A6	Relocate Existing Utility Pole	LS		$60,000.00				0.00%
A7	Bulk Excavation (Cut / Fill)	CY		$5.00				0.00%
A8	Haul / Transport Cut/Fill (Up to 10 Miles)	PIC						0.00%
A9	*Other*	PIC						0.00%
	(A) - Site Preparation Total				**$0.00**		**$0.00**	**0.00%**

B	Roadway Construction	Unit	Quantity	Unit Price	Cost	Quantity	Extension	%Complete
B1	Compacted Sub-Grade Preparation	SY		$3.50				0.00%
B2	Aggregate Base Course (21A/21B)	SY						
	Depth (In)	IN		$2.00				0.00%
B3	Bituminous Concrete Base Course (BM-25.0)	SY						
	Depth (In)	IN		$6.75				0.00%
B4	Bituminous Concrete Intermediate Course (IM)	SY						
	Depth (In)	IN		$6.50				0.00%
B5	Bituminous Concrete Surface Course (SM-12.5A)	SY						
	Depth (In)	IN		$6.00				0.00%
B6	Cement Treated Aggregate	SY						
	Depth (In)	IN		$5.00				0.00%
B7	Gravel Shoulder (4" Depth)	SY		$13.50				0.00%
B8	Mill & Overlay (WP-2)	SY		$25.00				0.00%
B9	Header Curb (CG-2 & CG-3)	LF		$25.00				0.00%
B10	Curb & Gutter (CG-6 & CG-7)	LF		$28.00				0.00%
B12	Handicap Ramps (CG-12 - W/Detectable Surface)	EA		$1,200.00				0.00%

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B13	Commercial Entrance (CG-11 & CG-13)	SY	$75.00		0.00%
B14	Residential Driveway (CG-9 W/Sidewalk)	EA	$1,700.00		0.00%
B15	Guardrail: Std. W/Blocked-out Beam - GR-2 Strong Post)	LF	$45.00		0.00%
B16	Guardrail Terminal: GR-6 (L=12'-6"), GR-7 (L=6'-3") MB-4 (L=37'-6"); Type I MB-5 (L=27'-1")	EA	$3,500.00		0.00%
B17	Guardrail Terminal Type I GR-8 (L=25')	EA	$2,300.00		0.00%
B18	Guardrail Terminal Type II, GR-8 & MB-5 (L=13'-6")	EA	$1,500.00		0.00%
B19	Traffic Barricade (TB-1)	EA	$1,650.00		0.00%
B20	Underdrain (UD-1, UD-2, UD-3, UD-4)	LF	$20.00		0.00%
B22	Pavement Markings (Painted)	LF	$2.50		0.00%
B23	Pavement Markings (Thermo)	LF	$7.00		0.00%
B24	Sidewalk - Concrete 4", No Base (5' wide)	SY	$57.00		0.00%
B25	Sidewalk - Bituminous Concrete 2" with 4" Base (5' wide)	SY	$40.00		0.00%
B26	Trail - Bituminous Concrete 6' to 10' wide	SY	$64.00		0.00%
B27	Street Signs	EA	$540.00		0.00%
B28	Traffic Signs	EA	$425.00		0.00%
B29	*Other*	PIC			0.00%
			(B) - Roadway Construction Total	**$0.00**	**Total** **$0.00** **0.00%**

C	Storm Sewers - Pipes	Unit	Quantity	Unit Price	Cost	Quantity	Extension	%Complete
C1	Pipe - RCP CL-II - IV (12" - 21")	LF		$85.00				0.00%
C2	Pipe - RCP CL-II - IV (24" - 30")	LF		$120.00				0.00%
C3	Pipe - RCP CL-II - IV (33" - 48")	LF		$230.00				0.00%
C4	Pipe - RCP CL-II - IV (54" - 66")	LF		$350.00				0.00%
C5	Pipe - RCP CL-II - IV (72" - 84")	LF		$500.00				0.00%
C6	Pipe - RCP CL-II - IV (96" - 109")	LF		$1,000.00				0.00%
C7	Pipe - HERCP CL-III (18" - 30" Equivalent)	LF		$180.00				0.00%
C8	Pipe - HERCP CL-III (36" - 48" Equivalent)	LF		$380.00				0.00%

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C9	Pipe - HERCP CL-III (54" - 60" Equivalent)	LF		$675.00				0.00%
C10	Pipe - HDPE (8" - 12")	LF		$45.00				0.00%
C11	Pipe - HDPE (15" - 30")	LF		$115.00				0.00%
C12	Pipe - HDPE (36" - 48")	LF		$170.00				0.00%
C13	Pipe - HDPE (54" - 66")	LF		$275.00				0.00%
C	**Storm Sewers - Structures**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
C14	Manhole with Frame & Cover (MH-1, MH-2, JB-1) ≤ 6' Depth	EA		$5,000.00				0.00%
C15	*(MH-1 & MH-2) Additional depth > 6'*	VF		$250.00				0.00%
C16	Curb & Drop Inlet - 12" - 30" Pipes	EA		$7,500.00				0.00%
C17	Curb & Drop Inlet - 36" - 48" Pipes	EA		$10,500.00				0.00%
C18	Yard Inlet (DI-6A & DI-6B) - 12" - 24" Pipes	EA		$5,500.00				0.00%
C19	Yard Inlet (DI-6C & DI-6D) - 30" - 48" Pipes	EA		$7,400.00				0.00%
C20	Nyloplast Drain Basin - 18"	EA		$1,800.00				0.00%
C20	Nyloplast Drain Basin - 24"	EA		$2,400.00				0.00%
C20	Nyloplast Drain Basin - 36"	EA		$3,600.00				0.00%
C21	End Section (ES-1 & ES-1A) Conc. - 12" - 36" Cir. Pipes	EA		$1,500.00				0.00%
C22	End Section (ES-1 & ES-1A) Conc. - 42" - 60" Cir. Pipes	EA		$3,300.00				0.00%
C23	End Wall (EW-1A) Conc. - 18" - 24" Equivalent - Ellip. Pipes	EA		$1,500.00				0.00%
C24	End Wall (EW-1A) Conc. - 30" - 36" Equivalent - Ellip. Pipes	EA		$2,000.00				0.00%
C25	End Wall (EW-1A) Conc. - 42" Equivalent - Ellip. Pipes	EA		$2,500.00				0.00%
C26	End Wall (EW-1) Conc. - 12" - 36" Cir. Pipes	EA		$2,000.00				0.00%
C27	End Wall (EW-2) Conc. - 42" - 60" Cir. Pipes	EA		$7,600.00				0.00%
C28	End Wall (EW-2) Conc. - 72" - 84" Cir. Pipes	EA		$10,900.00				0.00%
C29	End Wall Double (EW-6) Conc. - 12" - 24" Cir. Pipes	EA		$1,500.00				0.00%
C30	End Wall Double (EW-6) Conc. - 30" - 36" Cir. Pipes	EA		$3,100.00				0.00%
C	**Storm Sewers - Culverts**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
C31	Box Culvert 4' X 4' Single	LF		$450.00				0.00%
C32	Box Culvert 5' X 5' Single	LF		$550.00				0.00%
C33	Box Culvert 6' X 6' Single	LF		$700.00				0.00%

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C34	Box Culvert 8' X 8' Single	LF		$900.00				0.00%
C35	Box Culvert 10' X 10' Single	LF		$1,050.00				0.00%
C36	Box Culvert Wing Wall (1-Side) - 4' High	EA		$900.00				0.00%
C37	Box Culvert Wing Wall (1-Side) - 5' High	EA		$1,300.00				0.00%
C38	Box Culvert Wing Wall (1-Side) - 6' High	EA		$1,700.00				0.00%
C39	Box Culvert Wing Wall (1-Side) - 8' High	EA		$3,200.00				0.00%
C40	Box Culvert Wing Wall (1-Side) - 10' High	EA		$4,200.00				0.00%
C41	*Provide estimate for ALL "oversized" or non-typical Box Culverts and Wing Wall treatments*	PIC						0.00%
C	**Storm Sewers - Miscellaneous**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
C42	Connect to Existing Structure	EA		$1,100.00				0.00%
C43	Plug Pipe 6" - 36"	EA		$370.00				0.00%
C44	Plug Pipe 42" - 60"	EA		$420.00				0.00%
C45	Paved Ditch - Concrete 4"	SY		$85.00				0.00%
C46	Rip-Rap Ditch - CL-I - CL-III (18" Depth)	SY		$75.00				0.00%
C47	*Other*	PIC		$1.00				0.00%
C48	*Other*	PIC		$1.00				0.00%
				(C) - Storm Sewers Total	**$0.00**	**Total**	**$0.00**	**0.00%**
D	**Sanitary Sewers - Pipes**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
D1	8" SDR-35/26 (Cover < 20')	LF		$75.00				0.00%
D2	8" CL-52 DIP (Cover ≥ 20')	LF		$90.00				0.00%
D3	10" SDR-35/26 (Cover < 20')	LF		$85.00				0.00%
D4	10" CL-52 DIP (Cover ≥ 20')	LF		$105.00				0.00%
D5	12" SDR-35/26 (Cover < 20')	LF		$95.00				0.00%
D6	12" CL-52 DIP (Cover ≥ 20')	LF		$120.00				0.00%
D7	15" SDR-35/26 (Cover < 20')	LF		$110.00				0.00%
D8	15" CL-52 DIP (Cover ≥ 20')	LF		$140.00				0.00%
D9	18" SDR-35/26 (Cover < 20')	LF		$120.00				0.00%

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D10	18" CL-52 DIP (Cover ≥ 20')	LF		$160.00				0.00%
D11	21" SDR-35/26 (Cover < 20')	LF		$130.00				0.00%
D12	21" CL-52 DIP (Cover ≥ 20')	LF		$190.00				0.00%
D13	24" SDR-35/26 (Cover < 20')	LF		$140.00				0.00%
D14	24" CL-52 DIP (Cover ≥ 20')	LF		$220.00				0.00%
D15	27" SDR-35/26 (Cover < 20')	LF		$150.00				0.00%
D16	27" CL-52 DIP (Cover ≥ 20')	LF		$250.00				0.00%
D17	30" SDR-35/26 (Cover < 20')	LF		$165.00				0.00%
D18	30" CL-52 DIP (Cover ≥ 20')	LF		$280.00				0.00%
D19	36" SDR-35/26 (Cover < 20')	LF		$200.00				0.00%
D20	36" CL-52 DIP (Cover ≥ 20')	LF		$300.00				0.00%
D	**Sanitary Sewers - Structures**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
D21	**4' Dia. Manhole (W/Frame & Cover) ≤ 8' Depth**	EA		$5,000.00				0.00%
D22	*Additional depth greater than 8'*	VF		$360.00				**0.00%**
D23	**5' Dia. Manhole (W/Frame & Cover) ≤ 8' Depth**	EA		$6,000.00				0.00%
D24	*Additional depth greater than 8'*	VF		$500.00				**0.00%**
D25	Connect to Existing MH - Core & Boot	EA		$2,300.00				0.00%
D27	Drop Connections	EA		$1,300.00				0.00%
D	**Sanitary Sewers - Miscellaneous**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
D28	Service Lateral - 4" Residential	EA		$1,500.00				0.00%
D29	Service Lateral - 6" Commercial	EA		$1,750.00				0.00%
D30	Grease Trap	EA		$5,000.00				0.00%
D31	Bypass Pumping (1 Segment / Week / Med. Flow)	EA		$7,500.00				0.00%
D	**Sanitary Sewers - Pump Stations**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
D32	**Suction Lift Pump Station** *Include:* *Pump, Macerator, Gen Elec, SCADA, Etc.*	PIC						0.00%
D33	**Grinder Pump Station** *Include:* *Pump, Generator, Electrical, SCADA, Etc.*	PIC						0.00%
D34	**Pump Station Enclosure**	PIC						0.00%

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D35	**Pump Station Site** *(Asphalt, Fence, Double Swing Gate)*	LS		$35,000.00			0.00%
D36	**Pump Sta. Access Road -** Aggregate Base Course (21B)	SY					
	Depth (In)	*IN*		$2.00			0.00%
	Pump Sta. Access Road - Asphalt Surface Course (IM-19)	SY					
	Depth (In)	*IN*		$6.50			0.00%
D37	Force Main - 1-1/2" - 2" Polyethylene Tubing	LF		$25.00			0.00%
D38	Force Main - 3" SDR-21	LF		$35.00			0.00%
D39	Force Main - 6" - 8" SDR-21	LF		$65.00			0.00%
D40	Force Main - ≥ 12"	PIC					0.00%
D41	*Other*	PIC					0.00%
			(D) - Sanitary Sewer Total		**Total**	**$0.00**	**0.00%**

E	**Water Mains - Pipes**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
E1	4" Pipe & Fittings - CL-52 DIP	LF		$60.00				0.00%
E2	6" Pipe & Fittings - CL-52 DIP	LF		$70.00				0.00%
E3	8" Pipe & Fittings - CL-52 DIP	LF		$80.00				0.00%
E4	12" Pipe & Fittings - CL-52 DIP	LF		$135.00				0.00%
E5	16" Pipe & Fittings - CL-52 DIP	LF		$188.00				0.00%
E6	20" Pipe & Fittings - CL-52 DIP	LF		$200.00				0.00%
E7	24" Pipe & Fittings - CL-52 DIP	LF		$220.00				0.00%
E8	30" Pipe & Fittings - CL-52 DIP	LF		$280.00				0.00%
E	**Water Mains - Appurtenances**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
E9	Valve - 4" & 6"	EA		$1,200.00				0.00%
E10	Valve - 8" & 12"	EA		$2,500.00				0.00%
E11	Valve - 16" & 20"	EA		$5,500.00				0.00%
E12	Valve - 24" & 30"	EA		$8,000.00				0.00%
E13	Hydrant Assembly (w/valve)	EA		$5,500.00				0.00%
E15	Air release / Vacuum Valve / Vault	EA		$6,000.00				0.00%
E16	Flushing Assm. w/plug & 25' Over blast - 4" - 12"	EA		$2,500.00				0.00%

Frederick County Virginia - Dept. of Planning and Development
107 N. Kent St., Suite 202, Winchester, VA. 22601 Tel (540) 665-5651 Fax (540) 665-6395

Monetary Guaranty Estimate Worksheet
Public Improvement & Infrastructure Construction Bond

Version 2.2 - 10-2025

Project Name:	**APP#**	**Date**
Design Firm:	**Phone**	
Contact:	**Email**	

EA - Each / Count — *AC - Acre*
PIC - Provide Itemized Cost — *SY/IN - Square Yard / Inch*
LS - Lump Sum / Fixed Cost — *CF - Cubic Foot*
LF - Linear Foot — *CY - Cubic Yard*
SY - Square Yards — *VF - Vertical Foot*

Bond Reduction (First, Second, Third)	
Bond Reduction Date	

E17	Flushing Assm. w/plug & 25' Over blast - 16" - 30"	EA		$4,000.00				0.00%
E	**Water Mains - Connections**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
E18	Connection to Main - Cut-In (Excl. Valves) - 4" - 12"	EA		$5,000.00				0.00%
E19	Connection to Main - Cut-In (Excl. Valves) - 16" - 30"	EA		$10,000.00				0.00%
E20	Connection to Main - Wet Tap (Excl. Valves) - 4" - 12"	EA		$8,400.00				0.00%
E21	Connection to Main - Wet Tap (Excl. Valves) - 16" - 30"	EA		$15,750.00				0.00%
E22	Service Connection - 5/8" X 3/4" & 1" Meter	EA		$1,700.00				0.00%
E23	Service Connection - 1.5" & 2.0" Meter	EA		$3,000.00				0.00%
E24	Service - ≥ 3" Meter, Fire / Dom (Exterior)	PIC/LS						0.00%
E25	Service - ≥ 3" Meter, Fire / Dom (Interior)	EA		$2,000.00				0.00%
E	**Water & Sanitary Crossings**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
E26	Direct Bury Casing - 12" - 20"	LF		$160.00				0.00%
E27	Direct Bury Casing - 24" - 30"	LF		$200.00				0.00%
E28	Direct Bury Casing - 36"	LF		$290.00				0.00%
E29	Pavement Restoration - 4" Depth	SY		$75.00				0.00%
E30	Jack & Bore Casing - 12" - 20"	LF		$1,000.00				0.00%
E31	Jack & Bore Casing - 24" - 30"	LF		$1,500.00				0.00%
E32	Jack & Bore Casing - 36"	LF		$2,200.00				0.00%
E33	Bore & Receiver Pit	EA		$7,500.00				0.00%
				(E) - Water Mains Total	**$0.00**	**Total**	**$0.00**	**0.00%**
F	**Landscaping & Plantings**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
F1	Street Trees - Deciduous - 2" Caliper	EA		$650.00				0.00%
F2	Street Trees - Deciduous - 4" Caliper	EA		$1,500.00				0.00%
F3	Buffer & Screening - Coniferous - 6' Height	EA		$300.00				0.00%
F4	Buffer & Screening - Coniferous - 8' Height	EA		$500.00				0.00%
F6	Shrubs - 12" - 18"	EA		$65.00				0.00%
F7	Shrubs - 24"	EA		$85.00				0.00%
F8	*Other*	PIC		$1.00				0.00%

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Bond Reduction (First, Second, Third)	
Bond Reduction Date	

F9	*Other*	PIC		$1.00				0.00%
				(F) - Landscaping & Plantings Total	**$0.00**	**Total**	**$0.00**	**0.00%**
G	**Miscellaneous Site Improvements**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
G1	Street Light - w/pole & base	EA		$5,500.00				0.00%
G2	Bollards - Metal / Concrete	EA		$700.00				0.00%
G3	Wheel stop - Conc.	EA		$70.00				0.00%
G4	Trash Enclosure - Wood / Brick 6' HT.)	EA		$7,000.00				0.00%
G5	Tot Lot	EA		$16,000.00				0.00%
G6	Timber Wall - Height ≤ 6'	LF		$335.00				0.00%
G7	Concrete Retaining Wall - Height ≤ 6'	LF		$565.00				0.00%
G8	Concrete Retaining Wall - Height > 6'	LF		$1,000.00				0.00%
G9	Fencing - board on board or chain link	LF		$50.00				0.00%
G10	*Other*	PIC						0.00%
G11	*Other*	PIC						0.00%
G12	*Other*	PIC						0.00%
				(G) - Miscellaneous Site Improvements Total	**$0.00**	**Total**	**0.00**	**0.00%**
H	**Acceptance & Close-Out**	**Unit**	**Quantity**	**Unit Price**	**Cost**	**Quantity**	**Extension**	**%Complete**
H1	As-Built Survey & Drawings	LS		$10,000.00				0.00%
H2	VDOT Road Acceptance Package	LS		$10,000.00				0.00%
H3	Elevation Certificate	EA		$1,000.00				0.00%
H4	Letter Map Revision (LOMR)	LS		$8,000.00				0.00%
H5	Survey Right-Of-Way Monuments	EA		$300.00				0.00%
				(H) - Miscellaneous Site Improvements Total	**$0.00**	**Total**	**0.00**	**0.00%**

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Monetary Guaranty Estimate Worksheet
Public Improvement & Infrastructure Construction Bond

Version 2.2 - 10-2025

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Bond Reduction (First, Second, Third)	
Bond Reduction Date	

E&S Controls & SWM / BMP Bond - Completed with LDP Application *excluded from the "Public Improvement & Infrastructure Construction Bond"*	*Cost to be*	**Permit No.**	*Total*	*$0.00*	
(A) - Site Preparation Total	*0.00*		*Total*	*0.00*	*0.00%*
(B) - Roadway Construction Total	*0.00*		*Total*	*0.00*	*0.00%*
(C) - Storm Sewers Total	*0.00*		*Total*	*0.00*	*0.00%*
(D) - Sanitary Sewer Total	*0.00*		*Total*	*0.00*	*0.00%*
(E) - Water Mains Total	*0.00*		*Total*	*0.00*	*0.00%*
(F) - Landscaping & Plantings Total	*0.00*		*Total*	*0.00*	*0.00%*
(G) - Miscellaneous Site Improvements Total	*0.00*		*Total*	*0.00*	*0.00%*
(H) - Miscellaneous Site Improvements Total	*0.00*		*Total*	*0.00*	*0.00%*
Combined Sub-Total	**$0.00**			**$0.00**	**0.00%**
Contingency (10%)	*$0.00*				
Public Improvement & Infrastructure Construction Bond Total	**$0.00**				

Name (Print)

Signature / Date

Professional Seal

MONETARY GUARANTY PACKAGE

OPTION A

LETTER OF CREDIT

Frederick County Dept of Planning & Development
107 North Kent Street, Suite 202, Winchester, VA 22601
www.fcva.us 540-665-5651

LETTERS OF CREDIT

A letter of credit in an amount equal to the approved cost estimate shall be furnished by a bank meeting the criteria set forth below. The ability of the banking institution to provide satisfactory performance guarantee will be assessed by the Monetary Guaranty Review Group. Only letters of credit meeting the following minimum conditions shall be accepted.

The banking institution shall:

1. Be insured by the Federal Deposit Insurance Corporation (FDIC);
2. Have office and license to engage in banking in Virginia;
3. Have a SNL Financial (f/k/a Thomson Reuters Bank Insight) national rating ("Bank Rating") of at least 35; and,
4. Confirm that the total letter of credit exposure of the County at the banking institution is limited to no more than 50 percent (50%) of the institution's equity capital.

Using the above criteria, the County will determine whether a bank has sufficient financial strength and viability and will ascertain whether or not such bank is a significant credit risk. In the event the County determines that the institution is creditworthy, the County will accept a letter of credit from the institution as security for the Permittee/Developer's obligations.

Such ratings and other qualifications must be maintained for the life of the letter of credit or the letter of credit shall be replaced by adequate replacement monetary guaranty with 60 days of a written request by the Treasurer.

The letter of credit shall contain the conditions of automatic renewal providing that the letter of credit will automatically be renewed for additional periods of six months unless the Director is notified in writing, by certified mail, with return receipt requested, at least ninety (90) days in advance of the present or future expiration date, that the issuing bank does not intent to renew such letter of credit.

Applicant must include the Property Identification Number (PIN) under property description and name of project section below.

For Erosion & Sediment Control Measures Bonds, applicant must also indicate "Land Disturbance" property and project description section below.

Please be advised that the language on the Letter of Credit Bank Agreement which is attached should be copied or printed onto the lending institution's official letterhead.

LETTER OF CREDIT
BANK AGREEMENT

BENEFICIARY:

County of Frederick, Virginia
107 North Kent Street, Suite 100
Winchester, VA 22601

Re: _____
(Permittee/Developer Name)

ADDRESS: _____

_____

DATE OF ISSUE: _____

EXPIRATION DATE: _____

AMOUNT: _____

ISSUING BANK: _____

_____

ADDRESS: _____

_____

ISSUING BANK ABA NO: _____

We hereby issue our Letter of Credit No. _____ in favor of the County of Frederick, Virginia, to be delivered to the Treasurer, County of Frederick, Virginia, at 107 North Kent Street, Suite 100, Winchester, VA 22601**,** for the account of

_____

(Permittee/Developer), its agents, successors or assigns for a sum not exceeding _____ U.S. dollars ($).

This Letter of Credit shall remain in full force and effect for a minimum of one (1) year from the date hereof and shall be automatically renewed for additional terms of six (6) months from the present or future expiration dates, unless and until _____(Issuing Bank) shall give ninety (90) days' prior written notice to the County, directed to: ***"Director of Planning and Development, Frederick County Planning Department, Suite 202, 107 North Kent Street, Winchester, Virginia 22601"***, by certified mail, return receipt requested, that they elect not to renew the instrument for such additional period. During the last thirty (30) days while this Letter of Credit is in force and effect after notice of termination has been given, the County may draw up to the full

amount of the sum when accompanied by a document stating that the Permittee/Developer, specifically _____, has failed to provide an acceptable substitute Letter of Credit or deposit in escrow, and a document stating that "The drawing will be held by the County for the sole purpose of providing for the completion and/or maintenance of the site plan and/or subdivision requirements to the satisfaction of the Director of Planning and Development or his authorized representative."

This Letter of Credit shall also be terminated upon the Director of Planning and Development or his authorized representative giving written release to the Issuing Bank and Permittee/Developer, stating that the Permittee/Developer, specifically _____, has satisfactorily performed and fulfilled the obligations and requirements of the subject site plan or subdivision.

The above Letter of Credit requires and secures that the Permittee/Developer shall comply with the provisions of Chapter 144, Subdivision Ordinance, Chapter 165, Zoning Ordinance, and/or Chapter 143, Stormwater/Erosion and Sediment Control Ordinance of the Frederick County Virginia Code related to all physical improvements, as detailed below. The balance shall be made available by Frederick County's sight draft on the above stated Issuing Bank and accompanied by the two statements described below:

(1) A statement signed by the Zoning/Subdivision Administrator for Frederick County, Virginia, or his representative, stating that the Permittee/Developer, _____, has not satisfactorily completed the construction of, and/or satisfactorily maintained, all physical improvements that include, but are not limited to, streets, curbing, gutter(s), sidewalks, above ground utilities and facilities, underground utilities and facilities, recreational facilities, drainage systems, stormwater facilities, erosion and sediment control measures, designated open space and other required improvements located in or on _____

(property description and name of project), as shown on the approved subdivision or site plan.

(2) A statement signed by the Zoning/Subdivision Administrator or his representative that: "The drawing is for the explicit purpose of providing for the completion or maintenance of

a required facility or function pursuant to the requirements of Chapter 144, Subdivision Ordinance, Chapter 165, Zoning Ordinance, and/or Chapter 143, Stormwater/Erosion and Sediment Control Ordinance, of the Frederick County, Virginia Code and pursuant to the agreement of the Permittee/Developer/Beneficiary, or his agent to comply with said ordinance as a condition of the approval of the subdivision or site plan to the satisfaction of the Zoning/Subdivision Administrator."

We hereby certify to drawers, endorsees, and bona fide holders that all drafts drawn in compliance with the terms of this credit shall be duly honored upon presentation and delivery of the above documents.

This Letter of Credit is subject to the laws of the Commonwealth of Virginia and the Uniform Commercial Code.

Attest: _____

_____
Authorized Signature

_____
Typed or Printed Name

_____
Title

(Revised 03/17/23)

MONETARY GUARANTY PACKAGE

OPTION B

CORPORATE SURETY BOND

Frederick County Dept of Planning & Development
107 North Kent Street, Suite 202, Winchester, VA 22601
www.fcva.us 540-665-5651

CORPORATE SURETY BOND

A corporate surety bond in a face amount equal to the approved cost estimate shall be furnished by an insurance company licensed to transact fidelity and surety insurance in Virginia. The ability of the banking institution to provide a satisfactory performance guarantee will be assessed by the Monetary Guaranty Review Group in consultation with criteria reported in the most recent edition of the Best's Key Rating Guide (Best's) and the most recent annual revision of the U.S. Department of Treasury Fiscal Service Circular 570 (the Treasury Circular). Corporate surety bonds shall be accepted only from sureties listed in Best's:

1. with a rating of Level A or better; and,

2. in a financial size category of Class VIII or higher, and,

Such corporate surety bonds shall be in amounts not exceeding:

a. those limitations identified in the Treasury Circular, nor
b. 1.5% of the minimum Adjusted Policyholders' Surplus for the financial size category as listed in Best's.

Such ratings and other qualifications must be maintained for the life of the corporate surety bond, or the corporate surety bond shall be replaced by adequate replacement monetary guaranty with 60 days of a written request by the Treasurer.

Applicant must include the Property Identification Number (PIN) under property description and name of project section below.

For Erosion & Sediment Control Measures Bonds, applicant must also indicate "Land Disturbance" in the property description and name of project section below.

The corporate surety bond shall contain the conditions of automatic renewal providing that the corporate surety bond will automatically be renewed for additional periods of at least six months unless the Director is notified in writing, by certified mail, with return receipt requested, at least ninety (90) days in advance of the present or future expiration date, that the issuing surety does not intend to renew such corporate surety bond.

Corporate Surety Bond
Frederick County, Virginia

Bond Number: _____

Owners of Property: _____

Property Description and Name of Project: _____

_____

KNOW ALL MEN BY THESE PRESENTS, That we, _____, PRINCIPAL; and _____, SURETY, are obligated by this bond dated _____, to pay Frederick County, Virginia ("County"), a political subdivision of The Commonwealth of Virginia, the sum of _____Dollars ($ _____). Heirs, executors, administrators, successors and assigns of the Principal, and the Surety are also obligated to pay the designated sum. The Principal and the Surety waive any homestead exemption related to payment of this obligation.

This bond shall be in effect for a period of one (1) year from the date hereof and shall automatically renew for additional terms of six (6) months from the present or future expiration date, unless and until SURETY, _____, shall give ninety (90) days prior written notice to the County to: ***"Director, Frederick County Planning Department, Suite 202, 107 North Kent Street, Winchester, Virginia 22601",*** by certified mail, return receipt requested, of its intent to terminate same at the expiration of the ninety(90) day period. This bond shall also be terminated upon the Subdivision Administrator (or Designee) giving written release stating that PRINCIPAL, _____, has well and truly performed and fulfilled the obligations of the agreement.

The above Obligation further requires and secures that the Principal shall comply with the provisions of Chapter 144, Subdivision Ordinance, Chapter 165, Zoning Ordinance and/or Chapter 143, Stormwater/Erosion and Sediment Control Ordinance, of the Frederick County, Virginia Code related to all physical improvements that include, but are not limited to, streets, curbing, gutter(s), sidewalks, above ground utilities and facilities, underground utilities and facilities, recreational facilities, drainage systems, stormwater facilities, erosion and sediment control measures, designated open space, and other required improvements

located in or on _____
(property description and name of project)

_____, as shown on the approved subdivision or site plan.

If Principal fails to complete its obligations, the County shall notify the Principal and Surety. If such obligations are not completed by the Principal or Surety or their agents within fifteen (15) days after date of notification by the County, the Surety shall pay the full amount of the bond, or such lesser amount as may be demanded by the County, to the County, within thirty (30) days of the date of initial notification referenced above. The amount payable may include administrative or other costs. Payment by the Surety shall not be conditional on suit by the County.

Witness the following Signatures:

PRINCIPAL:

_____

Address: _____

Signature: _____

Name: _____ (please print)

Title: _____

SURETY:

_____

Address: _____

Signature: _____

Name: _____ (please print)

Title: Attorney-in-fact and Resident Virginia Agent

CORPORATE SURETY BOND
FREDERICK COUNTY, VIRGINIA

BOND NO.	DATE BOND EXECUTED:
PRINCIPAL(S)/CO-PRINCIPAL(S) (Legal Name(s), Status, and Business Address(es) and Telephone Number(s)) (Hereinafter "Principal" whether one or more than one)	TYPE OF ORGANIZATION: (Check One) ( ) Individual ( ) Partnership ( ) Limited Liability Company ( ) Corporation ( ) Other (Specify)_____ STATE OF INCORPORATION OR ORGANIZATION:
SURETY(IES): (Name(s) and Business Address(es) and Telephone Number(s)) (Hereinafter "Surety" whether one or more than one)	SUM OF BOND Million(s) Thousand(s) Hundred(s)

MONETARY GUARANTY PACKAGE

PERFORMANCE AGREEMENT

Frederick County Dept of Planning & Development
107 North Kent Street, Suite 202, Winchester, VA 22601
www.fcva.us 540-665-5651

PERFORMANCE AGREEMENT FOR LAND DEVELOPMENT

This Agreement is made and entered into this _____ day of _____, 20____, by and between

_____,

□ an individual or □ an entity organized under the laws of _____ (the "Developer"), and FREDERICK COUNTY, VIRGINIA, a body politic (the "County").

In consideration of the approval by the County of the

(check one)

☐ subdivision plat

☐ site plan

☐ proffer statement

☐ other (describe): _____

known as _____

(and all revisions thereof however such revisions may be designated/redesignated) (collectively, the "Development Plans"), and the County not requiring the work specified in this Agreement to be completed prior to approval of the Development Plans, the Developer agrees to perform the following work within

_____ months from the date hereof:

1. Construction of all physical improvements in accordance with the Development Plans and applicable provisions of the Frederick County Stormwater/Erosion and Sediment Control, Subdivision, and Zoning Ordinances governing such Development Plans (with Ordinances to take precedence over the Development Plans in the event of conflict), including, but not limited to, the placement of survey monuments, adequate storm drainage system both on the subject property and on adjacent properties as needed, the construction of streets and roads in accordance with current standards of the Virginia Department of Transportation ("VDOT") or as otherwise provided by the Development Plans, and the submission of as-built plans for all such public improvements; and

2. If this Agreement is in consideration of the County's approval of a proffer statement (the box next to "proffer statement" is checked on page 1), in lieu of the provisions of paragraph 1, construction of the following physical improvements in accordance with the Development Plans and applicable provisions of the

Frederick County Stormwater/Erosion and Sediment Control, Subdivision, and Zoning Ordinances governing such Development Plans (with Ordinances to take precedence over the Development Plans in the event of conflict):

_____

_____, and the

submission of as-built plans for all such public improvements; and

3. Provision of adequate supervision, including a responsible superintendent or foreman, at the site identified in the Development Plans (the "Project Site"), and with one (1) set of Development Plans available at the Project Site, at all times during the installation of, and when work is being performed on, all required improvements; and

4. To the extent that the Development Plans and, if applicable, paragraph 2 provide for physical improvements that include streets to be maintained by VDOT, construction of the same in compliance with all requirements of VDOT in order that the streets will be accepted by VDOT for operation and maintenance, and the Developer agrees to make prompt application to VDOT for acceptance of such improvements into the state system, as the improvements become eligible for such application, and diligently to pursue and carry out all actions necessary to process such application until complete acceptance has been achieved; Developer further agrees that, should it fail to make prompt application to VDOT, the County may make application for acceptance of any and all portions of such improvements eligible for application for VDOT acceptance and take such measures as may be necessary for acceptance of such improvements by VDOT; and

5. To the extent that the Development Plans and, if applicable, paragraph 2 provide for physical improvements that include streets to be privately maintained, construction of the same in such a manner that the same will be reasonably acceptable to the County, to make prompt request to the County for the acceptance of such improvements, and diligently to pursue and carry out all actions reasonable necessary to achieve such acceptance; and

6. Maintenance of dust control on the Project Site at all times; and

7. Provision for adequate control of erosion and sedimentation by temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction; and

8. Provision and maintenance of convenient, safe, unobstructed, all-weather access to all those premises on the Project Site which are occupied by owners or occupants other than the Developer or its agents, until such premises are accessible via travel ways that have been built in accordance with the Development Plans and, as appropriate, accepted for maintenance and operation by VDOT or found satisfactory by the County, as provided per the Development Plans, and the prompt repair of any deterioration or damage to completed work for which partial but not complete reduction in the amount of the monetary guaranty has been approved; and

9. Performing all overlot grading in accordance with the Development Plans; and

10. Installation of all traffic warning and regulatory signs and devices required by the Development Plans during construction, and maintenance of said signs and devices in an operable condition until streets are accepted for maintenance and operation by, as appropriate, VDOT or such private organization(s) as provided per the Development Plans; all traffic signs shall be kept in proper position, clean, and legible at all times, with damaged signs to be replaced immediately and special care taken to see that weeds, shrubbery, construction materials, and snow are not allowed to obscure the face of any sign; and

11. Control of the Project Site at all times so that mud and/or debris is not tracked out of the Project Site by vehicle tires or otherwise and deposited on adjacent streets of the state system or such other streets as may be adjacent to the Project Site; and

12. Control and prevention of any untreated stormwater from discharging from any stormwater management facility installed or constructed on the Project Site.

In further consideration of the approval by the County of the Development Plans, the Developer agrees that:

A. Only the County's Director of Planning & Development or designee may provide final approval of completed work.

B. [This paragraph is applicable **for any cash escrow** that the Developer furnishes as a monetary guaranty for performance of its obligations under this Agreement.] Developer hereby furnishes security in the form of a cash escrow deposit of $_____, which funds are to be made available to the County upon default or breach of any of the terms and conditions of this Agreement by the Developer, or as this Agreement may otherwise provide. The said deposit is delivered herewith by certified check or cashier's check (issued by a bank satisfactory to the County), receipt of which is hereby acknowledged by the County. Such amount shall be placed with the Treasurer of Frederick County until drawn upon by the County or returned to Developer, as either is provided herein and by the County's Monetary Guaranty Policy. This paragraph shall not be construed in any manner as a waiver of any right of the County to enforce the obligations of this Agreement against the Developer or to invoke any other of its remedies under this Agreement.

C. [This paragraph is applicable **for any letter of credit or corporate surety bond** that the Developer furnishes as a monetary guaranty for performance of its obligations under this Agreement.] Developer hereby furnishes security in the form of a letter of credit or corporate surety bond in the amount of $_____, which funds are to be made available to the County upon default or breach of any of the terms and conditions of this Agreement by the Developer, or as this Agreement may otherwise provide. A copy of such instrument(s), bearing serial number(s) _____ _____ is attached hereto and made a part hereof. If the letter of credit or corporate surety bond becomes not acceptable form of surety or security, whether as a result of the failure of the bank or surety company to achieve the rating required by the County's Monetary Guaranty Policy, or as a result of any other failure of the letter of credit or corporate surety bond to satisfy any of the other criteria established by the Monetary Guaranty Policy for acceptable forms of monetary guaranty, or if the bank or surety company gives notice of cancellation of the monetary guaranty, then the Developer shall, upon request of the Treasurer of Frederick County, promptly furnish a substitute monetary guaranty satisfactory to the County. Failure of the Developer to furnish such substitute monetary guaranty within sixty (60) days after the Treasurer of Frederick County mails such request to the Developer by certified mail with return receipt requested shall constitute a default and a failure of the Developer to perform in accordance with this

Agreement and a failure of the Developer to discharge its obligations under this Agreement, such that the County may, thereafter, without further notice, call upon such monetary guaranty for payment in accordance therewith. Such monetary guaranty shall remain in place until drawn upon by the County or returned to Developer, as either is provided herein and by the County's Monetary Guaranty Policy. This paragraph shall not be construed in any manner as a waiver of any right of the County to enforce the obligations of this Agreement against the Developer or to invoke any other of its remedies under this Agreement.

D. If the Developer defaults in its obligations under this Agreement, the County may elect to complete the Developer's obligations under this Agreement and, if the County does so, or is otherwise allowed by this Agreement to do so, the Developer shall be responsible for reimbursement to the County of all costs incurred by the County in fulfilling said obligations, to the extent that the proceeds of any monetary guaranty(ies) provided for herein are not sufficient to provide reimbursement of such costs.

E. If the Developer defaults in its obligations under this Agreement and should the County elect to institute legal proceedings to enforce compliance with said obligations or to obtain reimbursement for costs incurred in fulfilling said obligations on behalf of the Developer, the Developer shall also pay all reasonable attorney's fees and all other costs that may reasonably be incurred in connection with such legal proceedings.

F. If the Developer assigns its obligations under this Agreement, the County retains the right to enforce this Agreement against the Developer, and any successors and assigns, unless and until such successors and/or assigns execute a replacement Performance Agreement and provide replacement monetary guaranty(ies).

G. The failure of the County to insist upon the strict performance of any terms and conditions of this Agreement or to exercise any right arising out of this Agreement shall neither impair that provision or right nor constitute a waiver of that provision or right, in whole or in part, or of any other provision or right, in whole or in part, in that instance or in any other instance. No waiver of any term or condition of this Agreement on the part of the County shall be effective for any purpose whatsoever unless such waiver is in writing and signed by the County.

H. This Agreement represents the complete agreement of the parties without respect to the matters contained in this Agreement and no modification of the Agreement shall be effective unless made in writing and signed on behalf of the Developer and the County.

I. This Agreement is governed by the laws of the Commonwealth of Virginia, with respect to any conflicts of law provisions, and jurisdiction of any litigation regarding this Agreement shall lie only in the Frederick County Circuit Court.

J. The undersigned warrants that he or she is making and executing this Agreement pursuant to authority properly granted to him or her by the governing documents of and by any necessary actions of directors, officers, managers, or other persons with authority to direct the actions of the Developer.

[The remainder of this page is left intentionally blank.]

K. The following terms modify the preprinted provisions of this Agreement as follows [strike through this paragraph, including the blank lines if there are no modifications]:

_____

_____

_____

_____

_____

_____

_____.

COUNTY OF FREDERICK, VIRGINIA

_____

Title: _____

Approved as to form:

_____

County Attorney

DEVELOPER

Full legal name of developer:

_____

_____

Signature of authorized representative of Developer

Title of authorized representative of Developer

_____