



House on the Hill

FINE GRADING / SURFACE DRAINAGE

CLIENT DETAILS REMOVED

Client name, property address and contact details withheld.

Gray blocks throughout this sample permanently conceal project pricing.



Existing property - customer-provided photograph. Final grades will be established in the field.

Shape the existing ground into a broad, rounded rise around the home, giving the property a natural "house on a hill" appearance while establishing drainage away from the foundation. JDP expects to accomplish the primary surface-drainage correction with suitable soil already onsite.

BASE BID

PAYMENT SCHEDULE

Grading: [REDACTED]	[REDACTED] due upon arrival
Mobilization: [REDACTED]	[REDACTED] due upon completion
Total base bid: [REDACTED]	

The [REDACTED] arrival payment covers mobilization. The [REDACTED] grading price includes labor, equipment and supervision. Anticipated field duration: approximately three working days, subject to weather, access and soil conditions.

Optional extras - excluded from the [REDACTED] base bid: Permanent stabilization for approximately 1.5 acres, supplemental drainage systems and the quarter-acre pond are described separately. Each requires written acceptance before any additional work begins.



PUBLIC PROPOSAL SAMPLE

CLIENT DETAILS + PRICING REMOVED

Illustrative only - not a contract or offer.

Visualizing the finish

EXISTING CONDITIONS / PROPOSED GRADING + OPTIONAL STABILIZATION

BEFORE | EXISTING CONDITIONS



Original customer photograph.

AFTER | CONCEPT WITH OPTIONAL STABILIZATION



AI illustration: grading plus optional stabilization after establishment. Not a completed-work photograph.

Concept only. Final grades/outlets are field-verified. Grass is optional; pond work is separate.



Grading & drainage scope

BASE WORK | EXISTING ONSITE SOIL | APPROXIMATELY THREE WORKING DAYS

01 Establish the finished elevations

Before earthwork, walk the work limits with the owner, check elevations with a level or laser, and identify the drainage outlet(s). Confirm foundation clearances, steps, access openings, HVAC pads, utility lines and septic components. Final work limits will be marked or recorded on a simple site sketch.

02 Form the raised house pad

Use suitable existing onsite soil to build and blend a broad, rounded crown around the home. Remove local high spots as needed, bring suitable soil toward the foundation where elevations allow, and compact placed soil in workable lifts. Maintain required clearances below siding, vents, doors and other building components; preserve foundation support.

03 Establish positive fall and an outlet

Provide a minimum 6-inch fall within the first 10 feet from foundation walls where feasible, then continue positive drainage through the approximately 15-foot grading band and into the surrounding terrain. Where physical constraints prevent that fall, use an approved swale or drain solution. This specification follows Virginia Residential Code R401.3; outlet elevations must be confirmed before work.

04 Blend surface drainage across the property

Correct depressions within the agreed work limits and form broad, shallow swales as needed to move runoff away from the house toward suitable onsite receiving areas or approved outlets. Blend the finish into the existing yard and driveway edges while protecting neighboring property, the driveway and septic areas from concentrated discharge.

05 Finish and review

Perform final shaping and equipment cleanup, then review the finished grades with the owner. The base work addresses surface grading; it does not include foundation waterproofing, crawlspace remediation or a guarantee against groundwater or all storm events.

Written change orders before additional work

If additional time, unsuitable soil, imported material, a drain system or work beyond the agreed house-grading scope is needed, JDP will explain the condition and provide the scope, price and schedule effect. The owner must approve a written change order before that additional work begins. No extra time or work is automatically authorized.

If the grading finishes early

JDP and the owner may discuss other useful tasks. Any added task, including an agreed no-cost task, must be documented with its price and limits before work begins. Early completion does not automatically authorize additional work or reduce the fixed base price.

Base exclusions: Permanent stabilization, imported fill/topsoil, offsite haul-off, rock excavation, concealed debris removal, pipe/structures/stone, gutters, engineered drainage design, pond construction, tree/stump removal, and work outside the agreed limits. Owner/GC furnishes materials unless a written add-on expressly includes JDP supply.



Permanent stabilization

OPTIONAL ADD-ON | EXCLUDED FROM THE [] BASE BID

Estimated area: 1.5 acres. Prepare and seed disturbed grading areas for permanent cover. This is extra work requiring separate written acceptance.

[] per acre x approximately 1.5 acres = [] estimated add-on.

MATERIAL	PER ACRE	APPROX. 1.5 ACRES
Contractor seed mix	100 lb	150 lb
Fertilizer product	200 lb	300 lb
Agricultural limestone	2,000 lb	3,000 lb

Quantity basis: Approximately 1.5 acres, subject to measurement, soil tests and product labels. Use suitable perennial seed and agricultural limestone. Confirm any quantity or cost change before work.

Installation and materials

Prepare the seedbed, apply materials evenly, establish seed-to-soil contact, and mulch as appropriate. Price erosion blankets/channel protection if needed. Owner/GC supplies approved materials unless JDP supply is expressly included. JDP provides product and care instructions.

One-year establishment warranty

JDP warrants at least 70% uniform live vegetative coverage from the specified permanent seed mix across the treated area within 12 months of installation, provided the owner follows the written care and seasonal overseeding instructions. Weeds alone and temporary annual growth do not satisfy permanent-cover establishment.

Owner care requirements

Water sufficiently without washing seed away, mow appropriately, protect seeded areas from vehicles and animals, preserve drainage paths, and perform recommended seasonal overseeding with a compatible mix. Follow product and soil-test directions. Seasonal overseeding is owner maintenance unless separately contracted.

Covered correction

For a covered failure, notify JDP within 12 months and allow inspection. JDP will reprepare and reseed deficient areas at no added labor or material charge in the next suitable growing window, with follow-up as needed to meet the coverage criterion. Assess coverage using representative observations and photographs.

Damage from neglected care, later construction, changed drainage, chemical injury, animals or extraordinary flooding is excluded to the extent it causes the failure. The initial mix does not reserve seed for every later season. This warranty applies only to the separately approved stabilization package installed by JDP.



Options & authorization

ADDITIONAL WORK REQUIRES A SEPARATE WRITTEN PRICE AND APPROVAL

Optional drainage collection systems | Price by change order

If field grades or runoff conditions indicate a need, discuss French drains for subsurface water and/or catch basins, solid conveyance pipe and downspout connections for roof and surface runoff. Determine an appropriate outlet and size the system before quoting. Installation, materials and any design or permit costs will be itemized separately.

Quarter-acre fishing pond | Open for discussion

Explore a pond in the low area on the right side of the driveway when approaching the house, near the driveway's lowest point, as identified by JDP. Concept: approximately 0.25 acre (10,890 square feet) of water surface with a target deeper-pool water depth of 5-8 feet. Location, dimensions and depth remain subject to field measurements, soils, water supply and design review.

A separate pond proposal would address excavation and onsite spoil placement; water-holding soils or liner needs; stable banks and any embankment; runoff inlets; a controlled principal outlet; emergency overflow/spillway; erosion protection; and access for maintenance, as required by the approved design. Fish stocking, aeration and ongoing pond management would be separately identified.

Classification and feasibility: Calling a pond agricultural or a retention pond does not establish an exemption. Confirm applicable [redacted] state and federal approvals, including wetlands/streams and dam requirements, before construction. Pond feasibility, price and scope require a separate proposal.

Payment and scheduling

Grading is [redacted] plus [redacted] mobilization: [redacted] total. Pay [redacted] upon arrival and [redacted] upon grading completion. If accepted, stabilization is payable upon its completion. Extra travel/remobilization requires prior approval. Agree on the start date after access and approvals are ready.

Before work: Confirm limits/outlet, treatment area, material responsibility and approvals. Owner/GC identifies private utilities; JDP coordinates required utility locating. Stabilization is excluded unless separately accepted.

BASE BID: [redacted]

OPTIONAL STABILIZATION - EXTRA

Grading [redacted] + mobilization [redacted]
Arrival: [redacted] / Completion: [redacted]

1.5 acres x [redacted] = [redacted]
Total only if selected: [redacted]
Drains and pond priced separately

SAMPLE ONLY - NOT FOR SIGNATURE OR ACCEPTANCE

Your proposal will state the agreed scope, price, options and payment terms.

References: Virginia R401.3 drainage; Virginia Cooperative Extension soil amendments; Virginia pond exclusions.