

What is Final Grading & Stabilization?

Final grading is the leveling off of soil around a new home ensuring that surface drainage is directed away from the building and does not cause problems or damage to neighboring properties.

Proper final grading should allow surface runoff to reach any natural drainage area, drainage and utility easement, and/or a stormwater structure.

Final stabilization of the site means that all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of seventy (70) percent of the cover for unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been implemented. Simply sowing grass seed is not considered final stabilization.

City of Owatonna

540 West Hills Circle

Owatonna, MN 55060-4701



Residential Construction Final Grading & Stabilization



"Clean H₂Owatonna" is the City of Owatonna's Stormwater Management initiative to improve the quality of our water resources and protect them from harmful pollutants.

Why is Final Grading & Stabilization So Important?

Final grading is extremely important, as it affects drainage of the site and drainage of adjacent properties. Final grade adjacent to the building must be a minimum of 6" below the top of foundation and must be 1' below the top of foundation 10' from the building.

Final grading shall slope away from the perimeter of the building at a minimum slope of two percent (2%) . This requirement shall also apply to all flatwork and landscaped areas adjacent to the structure.

Final stabilization is the most important method used to prevent erosion at a project site. Every emphasis should be made to provide final stabilization at the earliest possible stage and each phase of construction. City of Owatonna Stormwater Management Ordinance #317 requires final stabilization of the site in accordance with the stormwater management plan.

Erosion & Sediment Control (ESC) Deposit

If final stabilization does not exist at time of the final building inspection, an erosion & sediment control deposit must be submitted prior to the issuance of the Certificate of Occupancy by the Building Department.

The ESC deposit is collected and held to insure that final stabilization is completed in the stated time period. The cash deposit in an amount determined by the Stormwater Manager (typically \$1,000 for residential projects but not to exceed \$5,000) shall be held by the city until final stabilization of the site is complete.

Upon completion the deposit will be returned to the applicant. If applicant fails to complete the items in the stated period of time the city may use those funds to offset costs incurred in pursuing the completion of those items. The city shall document those charges and withdraw funds from the deposit bi-weekly until such funds are expended or compliance is achieved. The applicant shall be notified of any such withdrawals. The applicant may request an extension of the completion date from the Stormwater Manager if weather related or personal circumstances justify it.

Inspection Process

The City of Owatonna will conduct final grading and stabilization inspections of all new construction.

The Stormwater Manager will be scheduled by the Building Inspection Department to inspect the grade and stabilization of project prior to the final building inspection and issuance of the certificate of occupancy.

If the final grade and stabilization conform to the approved site grading plan, development drainage plan, and Stormwater Management Ordinance #317, the site will be approved for final occupancy.

If final grade is approved, but no stabilization exists, an erosion & sediment control (ESC) deposit must be provided to from the City of Owatonna.

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