

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 Process



"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.

Notice of Termination

All permitted sites are required to submit a notice of termination. Upon receipt of Notice of Termination (NOT), the City will inspect the sites for compliance with final grade and stabilization requirements. The NOT should not be submitted until the site is fully stabilized, all BMP's have been removed, and As-builts/ Surveys have been submitted to the Engineering Department.

If site is not ready for permit closure, an ESC Deposit will be required and contactor will need to submit a new Notice of Termination at time of completion.

City Inspections

The City will routinely inspect construction sites for proper SWPPP implementation and proper best management practices. Sites will be given 72 hours to comply to requirements of inspection findings.

Sites are subject to non-compliant inspection fee of \$100 for repeat non-compliant inspection results.

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 Water Quality Specialist (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 Water Quality Specialist if weather related or personal circumstances justify it.

Final Inspection/ Notice of Termination Process

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

After receiving the **Notice of Termination**, The Water Quality Specialist will 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 52.25, 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.

All stormwater BMP's are to remain in place until stabilization is complete.

City of Owatonna

540 West Hills Circle
Owatonna, MN 55060-4701

Phone: 507-774-7300

Fax: 507-444-4351

E-mail: stormwater@ci.owatonna.mn.us