HOA Stormwater Toolkit

STORMWATER PRACTICES

IDENTIFYING WHAT YOUR HOA OWNS

Do you know what green stormwater practices are found on your HOA property? There are a variety of best management practices (BMPs), used to **collect, filter, and release or infiltrate stormwater**. Common features of stormwater BMPs include:

- **Inlet:** Where water enters the practice, and often filters some sediment as the water flows in.
- **Outlet:** Where water leaves the practice once it reaches a certain level, if not infiltrated into the ground or released through evapotranspiration.
- **Media mix:** Mixture of soil, mulch, gravel, and rock used to filter stormwater and promote infiltration.
- **Native vegetation:** Plants used to slow and filter stormwater and provide aesthetic appeal.
- **Underdrain:** Drain beneath practice used to transport filtered water back to the storm sewer if it cannot soak into the ground.

Wet Ponds

- **Features:** Constructed basins, usually with an inlet, an outlet, and native vegetation that are designed to hold water permanently.
- **Purpose:** To collect and store stormwater, allow sediment and other pollutants to settle out, and slowly release the water when levels exceed the outlet elevation.

Dry Ponds & Infiltration Basins

- **Features:** Constructed basins, usually with an inlet, an outlet, a porous media mix, and native vegetation that are designed to be dry, except for after storm events. Dry ponds may also have an underdrain.
- **Purpose:** To collect and hold stormwater for about 48-72 hours after a storm event. Infiltration basins replenish groundwater, while dry ponds are meant for storage and will release water through infiltration or an outlet or underdrain after filtering out pollutants.

Raingardens

- **Features:** Small, shallow constructed basins, usually with an inlet, a porous media mix, and water-tolerant native plants. They may also have an underdrain and an outlet for emergency overflow.
- **Purpose:** To collect and filter rainwater before it infiltrates into the ground, evapotranspirates, or drains to the nearby sewer. They are built to hold water for up to 48 hours and provide water and nutrients to the plants.

Bioswales

- **Features:** Shallow channel, usually with a porous media mix, and water-tolerant native plants. They may also have an inlet and an underdrain.
- **Purpose:** To transport stormwater as well as to collect or slow, treat, and release or infiltrate stormwater, similar to a raingarden.

Vegetated Buffers

- **Features:** Strips of dense native plants, ideally about 10 feet wide, that are preserved or planted between developed land and water bodies.
- **Purpose:** To slow the flow of stormwater, collect pollutants and sediment, promote infiltration, and stabilize shorelines.

Tree Trenches

- **Features:** Trenches with one or more trees, usually with an inlet and a porous media mix. They may have underground storage or an underdrain.
- **Purpose:** To intercept rainfall in the tree canopy as well as collect, filter, and store, infiltrate, or release stormwater. The stormwater also promotes tree growth.

Permeable Pavement

- **Features:** Hard surfaces made from asphalt, concrete, pavers, or a recycled material with gaps or holes to let water through to the soil.
- **Purpose:** To provide a hard surface for walking, biking, driving, or parking and also allow stormwater to pass through the surface and into the ground.

Visit **mnwcd.org/hoa-stormwater-tools** for more information and resources.

Reach out to your city for site plans identifying your stormwater practices and information on your maintenance responsibilities.

East-Metro
Water Resource Education Program