Date: April 7, 2026

To: Delaware City Planning Commission

From: Ronald F. Huprich
524 Lehner Woods Blvd.
Heatherton-Lehner Woods Subdivision

Subject: Boulder Farms, Sections 1 &2
Final Development Plan, 2022-0632 DVP #1
Stormwater runoff concerns and other issues

My wife and I live on the west side of Lehner Woods Blvd., just north of the intersection of Lehner Woods Blvd. and Benjamin St. The property is identified as Lot 9156 on the Boulder Farm Development drawings and is one of six properties between Benjamin St. and the cul-de-sac, Tobias Court. Our lots abut the east boundary line of the Boulder Farms Development that includes a proposed buffer area of a 50-foot-wide tree preserve (Reserve B).

This proposed reserve area, as it now exists, includes a heavily wooded tree-line on the eastern half of the Reserve B strip and an open farm field on the western half. Surface water runoff drains from a portion of the farm field to the wooded area of this strip. The wooded area on the eastern half, adjacent to our rear property line, is slightly elevated, preventing runoff from reaching our side of the property. There is a storm sewer on our side of the property line that serves as an outlet for runoff from our properties. (Is shown on the development plans)

There is no surface drainage pipe system collecting the surface runoff from the farm field, except for a buried field tile located in the wooded area in this strip. The field tile location is incorrectly shown on the developer's preliminary drawings. This field tile has been uncovered west of our rear property line, and an opening has been broken into it to collect excess runoff that collects along this tree line. This field tile is no longer functioning properly because it is clogged with silt.

Included herein are two photos taken on March 30 along the subject tree line that show ponding water after a 1.8" rainfall that occurred on March 27. These photos give you an idea of the drainage situation as it now exists.

The stormwater drainage system shown on the Development Plan for this area shows a new storm sewer proposed along the rear property lines of the lots on the east side of the proposed Benjamin St. extension.



Looking south along proposed Reserve Area B behind Lot 9156 (2026-03-30)



Looking north along proposed Reserve Area B behind Lot 9156 (2026-03-20)

I have the following concerns and comments about this proposed stormwater drainage plan:

- How will the surface runoff in this Reserve Area B be drained with the proposed storm sewer located at the west edge of this reserve, when the area now drains from the west to the east edge of this reserve?
- What measures are proposed to convey the stormwater runoff that exceeds the design storm used for the design of the storm sewer system? In other words, is a floodway required to be developed to convey this excess runoff to an open waterway?
- I would appreciate the opportunity to review this drainage system when final construction plans are completed.

I am available to meet with anyone on the site who is involved in the design and review of this stormwater plan.

In addition, I have some other general comments I would appreciate some responses to:

- I hope the City will ensure that dust control measures are strictly enforced for the residents of the Heatherton-Lehner Woods Subdivision during construction of the development. The prevailing winds on this development site are from west to east, which will directly impact the residents of our area.
- What are the City's tree preservation reserve guidelines/regulations for HOAs to follow in maintaining such open spaces? Please provide citations.
- As you are aware, a major stone quarry operation exists on the other side of Section Line Road. It involves almost weekly blasting, which has been expressed as a concern by the existing areawide residents. The City should consider requiring the developer/seller of any home for this development to provide a written disclosure informing prospective buyers about this situation. This disclosure would prevent many headaches for the City when dealing with complaints from future owners.
- Will the final construction plans for this development be made available for any resident to review, ensuring these concerns have been addressed?

Respectfully submitted,

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