

On-Lot Water and Sanitary Sewer Study

For

438 Webb Road

Chadds Ford Township, Delaware County

January 15, 2024



Prepared on Behalf of: Jennifer Devlin
438 Webb Road
Chadds Ford, Pa 19317

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Inland Design Project No. 11711

Plan Reference: Preliminary/Final Subdivision Plan for 438 Webb Road
Dated 01/15/2024 or last revised

ON-LOT WATER AND SEWER STUDY

Project Overview

The applicant is proposing to subdivide the existing 4.375 acre property, located at 438 Webb Road, into two (2) separate lots in order to create a new 2.010 acre lot to be used for the construction of a new single family detached dwelling.

The proposed residential lot will be serviced with individual, on-lot water and sanitary sewer facilities. The following narrative was prepared as part of the preliminary/ final plan submission requirements.

Narrative

The proposed residential lot will be serviced by an individual on-lot well. Based on the anticipated usage of less than 1,000 gallons per day, the well would require a Class 1 Permit. As a Class 1 Permit, a Delaware County Health Department well drilling permit shall be obtained. A well application will be submitted for each lot by each individual lot owner. The well requirements will follow the Delaware County Health Department standards for setback distances, etc.

On-lot disposal systems will be permitted for the lot owner through the Delaware County Board of Health. Initial testing was approved, and the Planning Module is currently in process.

Stormwater management systems are designed to infiltrated back into the ground and/or bypass flow to the existing roadside collection system.

Since the estimated water usage is less than 1,000 gallons per day, it is anticipated that a Hydrogeologic Impact Study will not be required for these lots.