

Ringfield



Informal open space and a neighborhood layout preserves the Township's rural character

Location: Ring Road Chadds Ford Twp., Delaware County, PA

Developer: Richard Chalfant, Wilmington, DE

Development Period: 1977-1986

Size: 64 acres, meadows and woodlands

Percentage of Open Space: 86%

Project Highlights

- 25 single-family lots, 2 semi-detached and 6 townhouse units
- 55-acre preserved meadows and woodlands
- An informal trail system and wild flower meadow

Conservation Areas: An informal network of woodland trails links the various neighborhood areas with three ponds. Additional trails are mown across and around several of the wildflower meadows. An open meadow, dogwood trees and a pond occupy the public viewshed along Ring Road, preserving the Township's rural character. Also facing Ring Road is the original stone farmhouse, situated on an out parcel.

Recreation and Amenities: In addition to the extensive trail system through meadows and woodlands, three man-made ponds are sometimes used informally for ice-skating in the winter.

Description: The Township's Planned Residential District allowed the developer to achieve full density (under its two-acre zoning standards) and did not impose any restrictions on lot size, width or street frontage. This flexibility permitted the site designer to fit homes into the topography taking advantage of views, sunlight and landscape. The roads are 18 feet wide, with no curbs or sidewalks, in keeping with the Township's rural character.





Water and Sewer: Houses are served by six deep wells, each supplying three to nine dwellings with up to 350 gallons per day per house. Only minimal treatment is needed to control minor acidity and iron content. The wells and shared septic drainage fields are located in the common open space. Treated effluent is piped under pressure from the septic tanks to the drain fields. The homeowners' association facilitates the maintenance of these septic tanks once every several years.

*Houses fit into the
landscape and topography
taking advantage of views*



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