



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

December 21, 2023

File No. 2023-04062

David Boelker, Zoning Officer  
Borough of Phoenixville  
351 Bridge Street, 2<sup>nd</sup> FL  
Phoenixville, PA 19460

Reference: Preliminary/Final Plan- Third Plan Review  
Ringold Street Subdivision  
Tax Map Parcel Number: 15-12-495 & 15-12-497

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Preliminary/Final Major Subdivision Plan for Ringold Street dated June 29, 2023, with latest Revision date of November 17, 2023, prepared by InLand Design Inc. The site consisting of TMP 15-12-495 and 15-12-497 is approximately 1.012 Acres and is in the Residential Infill (RI) Districts. The Preliminary/Final Major Subdivision plan proposes to combine two (2) existing lots and create a 5-lot subdivision with four (4) proposed dwellings on lot #1,2,4 and 5 and one (1) existing dwelling on proposed lot #3. There is a 30' wide storm sewer easement and a 30' wide sanitary sewer easement running through the western portion of the development tract.

This plan has received conditional approval by Borough Council per Resolution No. 2023-39, dated November 14, 2023; "Compliance with all comments and conditions set forth in the Borough Planner's review letter dated October 4, 2023, shall apply."

**All comments and conditions set forth in the Borough Planner's Review letter dated October 4, 2023, have been satisfactorily addressed.**

If you have any questions or require additional information, please do not hesitate to contact me by phone at 610 587-8811 or by email [ablank@gilmore-assoc.com](mailto:ablank@gilmore-assoc.com).

Sincerely,

A handwritten signature in cursive script that reads "Adrienne L. Blank".

Adrienne L. Blank, R.L.A.  
Landscape Architect  
Gilmore & Associates, Inc.

AB/sl

cc: Owen Hyne, P.E., C.E.A., Remington & Vernick Engineers ([Owen.Hyne@rve.com](mailto:Owen.Hyne@rve.com))