

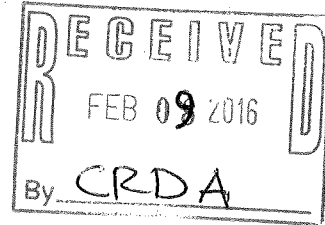


ARTHUR W. PONZIO CO. & ASSOCIATES, INC.  
CIVIL ENGINEERS-LAND SURVEYORS-PLANNERS  
400 N. DOVER AVENUE, ATLANTIC CITY, NJ 08401  
PHONE: (609) 344-8194; FAX: (609) 344-1594

Lance Landgraf, PP  
Casino Reinvestment Development Authority  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

2-4-16

Re: AC DEVCO Development  
Major Site Plan Application  
Block 189 Lot 1  
Block 18, Lots 1, 4, 5  
Block 20, Lot 1  
Block 21 Lot 1  
Block 1 Lots 29, 30, 31, 32  
Checklist Item Response



Dear Mr. Landgraf:

Attached please find a completed CRDA Application checklist for the above referenced project. All items have been identified as being included within the submittal package, not applicable to the application, or a waiver is being requested from the requirement. The following narrative further clarifies our responses to the requirements of the checklist.

(The numbering below is keyed to the checklist)

- (1) The name and address of the applicant are indicated on the enclosed plans.
- (2) The owner's name and address are included on the plans and his consent to filing is included within the application package submitted by the project attorney.
- (3) The name and address of all professional consultants are included in the application package.
- (4) The street address of the subject parcels is included in the application package, as well as a complete survey of the sites with metes and bounds of each parcel. Separate legal descriptions have not been provided, a waiver is requested.
- (5) The list of property owners within 200 ft has been submitted under separate cover.
- (6) A zoning map identifying the subject site has been included on the plan set. Note that the site falls within a re-development area.
- (7) Reserved
- (8) The project attorney has provided the applicant site control of the subject property as part of the application package. See attachment C to the application.
- (9) The project attorney has provided the required written statement describing the proposed development as #15 in the application.

- (10) A written statement addressing Section 163-127 Thru 163-133 is included with this submittal.
- (11) We do not believe this requirement is applicable to the proposed application.
- (12) A waiver is requested from this requirement. The applicant has not made any final determination with regard to ownership, sale, etc.
- (13) This item is not applicable to the proposed development application.
- (14) This item is not applicable to the proposed development application.
- (15) A waiver is requested from this requirement.
- (16) A traffic study has been provided as part of this submittal.
- (17) The applicant requests a waiver from this requirement. All required public utilities and facilities necessary to properly service the project are in place and readily available. There will be no additional burden on public improvements, sites, etc as a result of the proposed project.
- (18) Reserved
- (19) This item is not applicable to the proposed development application.
- (20) Not applicable to this project.
- (21)a. A key map is included in the plan set.
- (21)b. [1] Name and address of the applicant are provide on the plan set.
- (21)b. [2] The name of the proposed development is included on the plan set.
- (21)b. [3] The date of all plans are provided on the plan set.
- (21)b. [4] Scale, north arrow and reference area included on the plan set.
- (21)b. [5] The name and address of all plan preparers are included on the plan set.
- (21)b. [6] The project attorney shall be the contact person for the proposed development.
- (21)b. [7] The area of all properties are included on the plan set.
- (21)b. [8] The municipal tax map is included on the plan set.
- (21)b. [9] A copy of the zoning map is included on the plan set
- (21)b. [10] All existing and proposed property lines have been shown on the enclosed development plans.
- (21)b. [11] Accurate dimensions of all lot dimensions have been shown on the enclosed development plans.
- (21)c. A complete survey of the site has been included with the development plans.
- (21)d. No significant natural features exist on the subject site.
- (21)e. All existing roadway areas, circulation, etc has been shown on the development plans. The applicant requests a partial waiver from item 2 of this requirement, since no cross-sections have been provided. No work is proposed which would require cross sections.
- (21) f A partial waiver is requested, spot elevations have been shown on the enclosed development plans (existing and proposed), as requested. The site is generally flat in nature and contours do not provide sufficient existing or proposed grading detail.
- (21)g. Reserved
- (21)h. A soil erosion and sediment control plan has been included within the plan set.
- (21)i. Reserved
- (21)j All easements are identified on the survey included with this plan set.

(21)k. The Atlantic Ocean is the only existing water body adjacent to the site and has been shown on the plan set.

(21)l [1] Existing and overland drainage patterns have been shown on the plans through a complete topographic survey provided.

(21)l [2] All storm sewers surrounding the development have been shown on the design plans, including an existing outfall which leads into the Atlantic Ocean.

(21)l [3] All new storm water control structures are shown.

(21)m [1] All existing sanitary sewer lines are shown on the enclosed plans. New sanitary laterals are shown for all proposed structures.

(21)n. All existing water service mains are shown on the enclosed plans, as well as proposed new lateral connections.

(21)o Existing utility lines have been shown on the enclosed plans. Gas, electric, phone, and cable serve to the new areas of construction will come from the adjacent underground systems.

(21)p[1] The project architectural plans provide all information for existing and proposed buildings.

(21)p[2] All existing and proposed yard requirements/setbacks are shown on the enclosed plans.

(21)p[3] All lighting and signage information has been provided on the enclosed plan set.

(21)p[4] See architectural plans for all proposed screening elements.

(21)p[5] A full set of architectural plans are included with the development set.

(21)p[6] All proposed landscape is shown on the plan set.

(21)p[7] All proposed perimeter improvements are shown on the plan set.

(21)p[8] All usable open space is shown on the plan set.

(21)p[9] Any areas to be reserved for public use are shown on the development plan set.

(21)q A partial waiver is requested. The plan includes an aerial photo identify surrounding development and approximate stories of the structures, but does not include all elements of this checklist requirement. Existing structures adjacent to the site are shown in further detail on the development plan set. This information adequately provides the detail required to understand any impacts on surrounding properties.

(21)r [1] Information is shown on the architectural plans

(21)r [2] The required calculations are included on the plan set.

(21)r[3] The proposed number of off-street parking and loading spaces are identified on the enclosed plans.

(21)r[4] The breakdown of land areas and their uses are identified within the parking schedule on the plan set.

(21)r[5] All easements affecting the subject property are shown on the property survey included with the development plan set.

(21)r[6] This is the initial project submittal, this item is not applicable.

(21)r[7] Not applicable at this time.

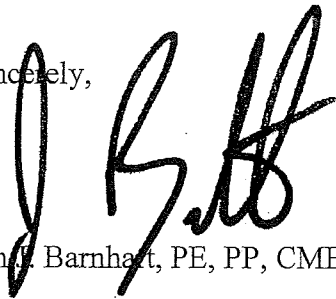
(22) A waiver is requested from this requirement. The project will obtain all necessary approvals from the respective utility companies for service prior to construction.

(23) The project attorney will provide a certificate of paid taxes as part of the application package.

The above represents our response to all items required as per the checklist. Further testimony will be provided on these issues at the time of public hearing.

Thank you.

Sincerely,



Jon L. Barnhart, PE, PP, CME