



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Coastal Zone Management Program

8100 Lindberg Bay, Suite 61
Cyril E. King Airport Terminal Building 2nd Floor
St. Thomas, U.S. Virgin Islands 00802

Telephone: (340) 774-3320

FAX: (340) 714-9524

August 23, 2017

Great St. Jim LLC
Royal Palms Professional Building
9053 Estate Thomas, Suite 101
St. Thomas, VI 00802

**SUBJECT: Minor CZM Permit Application No. CZT-38-17L
Pcl. No. A-Rem.
Great St. James Cay, St. Thomas VI**

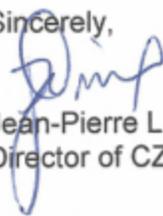
Dear Applicant:

Your application for the above-referenced CZM permit has been reviewed and found to be **INCOMPLETE**. Please see attached list of deficiencies. All responses should correspond to deficiency items. Responses will be accepted within ninety (90) days of the notice of deficiency.

All items noted on this checklist, the drawing requirements handout, and in the application guidelines must be included or adequately addressed for an application to be considered complete. If any item is missing, your application will continue to be deemed incomplete. If you fail to submit the requested information within 90 days of this letter, pursuant to 12 VIRR § 910-6, the application will be deemed voluntarily withdrawn by the applicant, unless an extension of time to respond to the deficiencies is requested and approved in writing.

Should you have any further questions about this matter, please contact DPNR/CZM at 773-3450 for St. Croix and 774-3320 for St. Thomas/St. John.

Sincerely,


Jean-Pierre L. Oriol
Director of CZM

EFTA00798910

**CZT-38-17L
Great St. Jim, LLC.
St. Thomas, Virgin Islands**

LIST OF DEFICIENCIES

Form L&WD-2

- Please use the new 2017 application form.

Form L&WD-3

- Please use the new 2017 application form.

Form L&WD-5

- Please use the new 2017 application form. Jeffery Epstein was listed as the owner of the subject property to be developed but the deed that you provided lists Great St. Jim, LLC as the owner.

Form L&WD-7

- Please use the new 2017 application form and provide all the supporting documents listed in bold print on the bottom of the form.

Development Permit Application/ Drawings-

- No. 6.00
 - c. Please discuss the method of land clearing.
 - d. Please discuss your methods to preserve top soil and limit site disturbance.
 - f. Please install a silt fence on the lower side of the proposed cottage.
 - g. Please discuss the maintenance of your erosion control methods.

- h. Please provide any method of storm water management.
- i. Please discuss the maintenance plan for your storm water facilities.
- j. Please discuss your method of sewage disposal.

-No. 7.01

- a. Please provide an intermediate sized site plan at a scale between your overall site plan and your enlarged site plan that you submitted. This will improve the legibility of the metes and bounds on your application.
- c. Please indicated the lot density.
- d. Please indicated the lot occupancy.
- g. Please provide a site topography map stamped by a licensed surveyor for the areas that you plan to develop. Please number the 10'-0" contours and show any rock outcrop and existing trees having a diameter greater than 6" to be disturbed.
- h. Please show the percentage of lot coverage for all site improvements.
- j. Please indicated the proposed staging area on the site plan.
- k. Please call out all the vegetated areas on the site plan to be disturbed and that will be maintained during the development of this property.

-No. 7.03

- Please address all the items listed under this section of the Development Permit Application Check List that is provided with each application form.

-No. 7.04

- a. Please show the natural and proposed drainage pattern.

-No. 7.05

- c. Please provide a final grading plan for the proposed residential cottage.

-No. 8.00

- Please address all the items listed under this section of the Development Permit Application Check List that is provided with each application form.

-No. 9.00

- c. Please provide a foundation plan for the proposed residential cottage.

- d. Several elevations were missing, please provide all the elevations for the proposed residential cottage.

- d. Please provide a cross section plan for the proposed residential cottage.

Additional Concerns/ Comments-

- Please remember to address all the items listed on the Minor Land Development Permit Application check list. The majority of deficiencies listed above are associated with the proposed residential cottage and pool. The construction of a residence and pool will require greater earth excavation and that equates to greater measures to prevent ocean soil contamination in the area of proposed development. Finally, please use our current application forms for this and any future applications that you may submit. Applications can be picked up at the office or found on the DPNR's web site (<http://dpr.vi.gov/>). Please feel free to make an appointment with Mr. Paul Kalloo our CZM Environmental Planner III to address any questions that you may have regarding your application. Mr. Kalloo can be reached at (340)-774-3320 extension #5122.