



NO.	REVISIONS	BY	DATE
1	BOAT LIFTS		10/21
2	FIRE CONTROL		11/21
3	WAVE ATTENUATION		11/21
4	R.O. WATERLINE		03/23

PARCEL # 7-W
ST. THOMAS, USVI

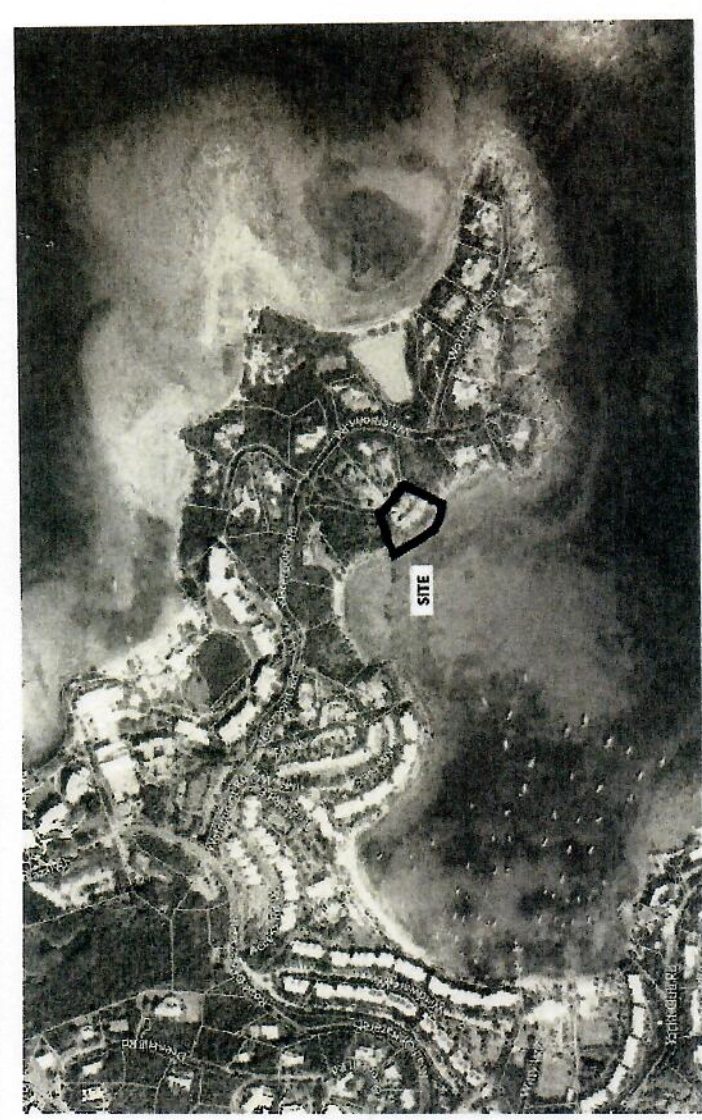
morgan design
178 Riverbank Drive
Farmingdale, NY 11735
919-302-1572

DATE: 6/13/2023
SCALE:

COVER SHEET
ESTATE N/A
PLOT 7W
ESTATE N/A
178 Riverbank Drive
Farmingdale, NY 11735
919-302-1572

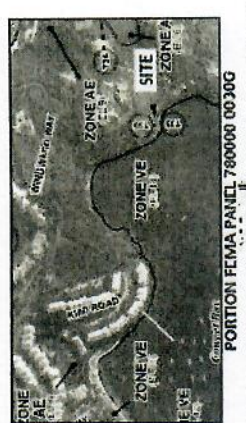
BCSC DOSPVA
178 Riverbank Drive
Farmingdale, NY 11735
919-302-1572
morgan design

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VICINITY MAP
(Not to Scale)



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JUN 23 2023
DPNR
VICZM PROGRAM

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MORGAN DESIGN
PAUL MORGAN



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4	R. O. WATERLINE		1/22

PARCEL # 7-W
WATER POINT
ST. THOMAS, USVI

morgan design
 1718 SWANNING DRIVE
 FORT MYERS, FL 33906
 919.302.7572

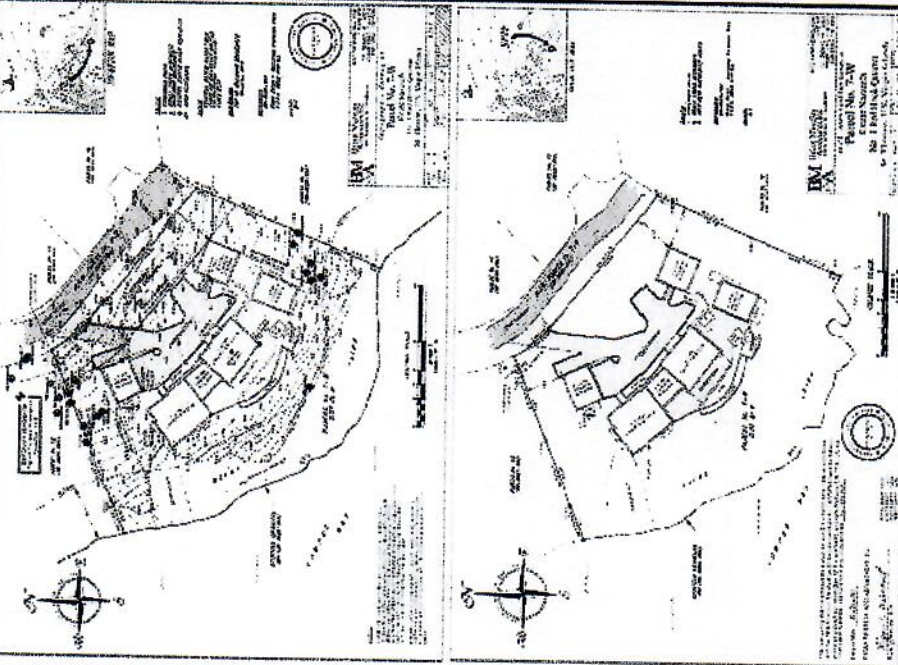
DATE: 6/13/2023
 SCALE:

SP-1

BCSC DOSPIVA
 The Caribbean Engineer - Estimator
 License No. 102701
 License No. 102702
 License No. 102703

EXISTING CONDITION SURVEY

ESTATE MAZARETH
 Red Hook Quarter
 Saint Thomas, US Virgin Islands

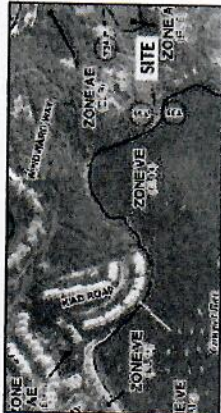
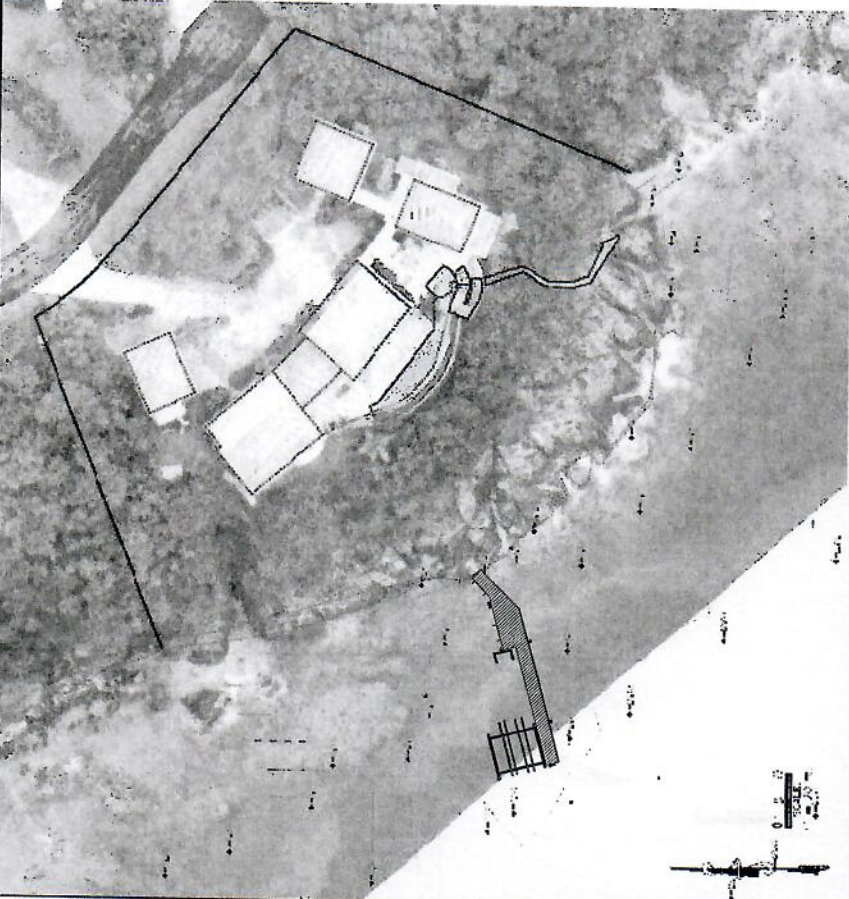


SP-1

Prepared by	Paul Morgan
Checked by	Paul Morgan
Drawn by	Paul Morgan
Date	6/13/2023
Plot No.	SP-1
Scale	
Sheet No.	1 of 1

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 PAUL MORGAN



PORTION FCMA PANEL 780000 0030G
 (SHEET 1 OF 2)



PORTION ROAD NAVIGATION CHART
 (SHEET 1 OF 2)



NO.	REVISIONS	BY	DATE
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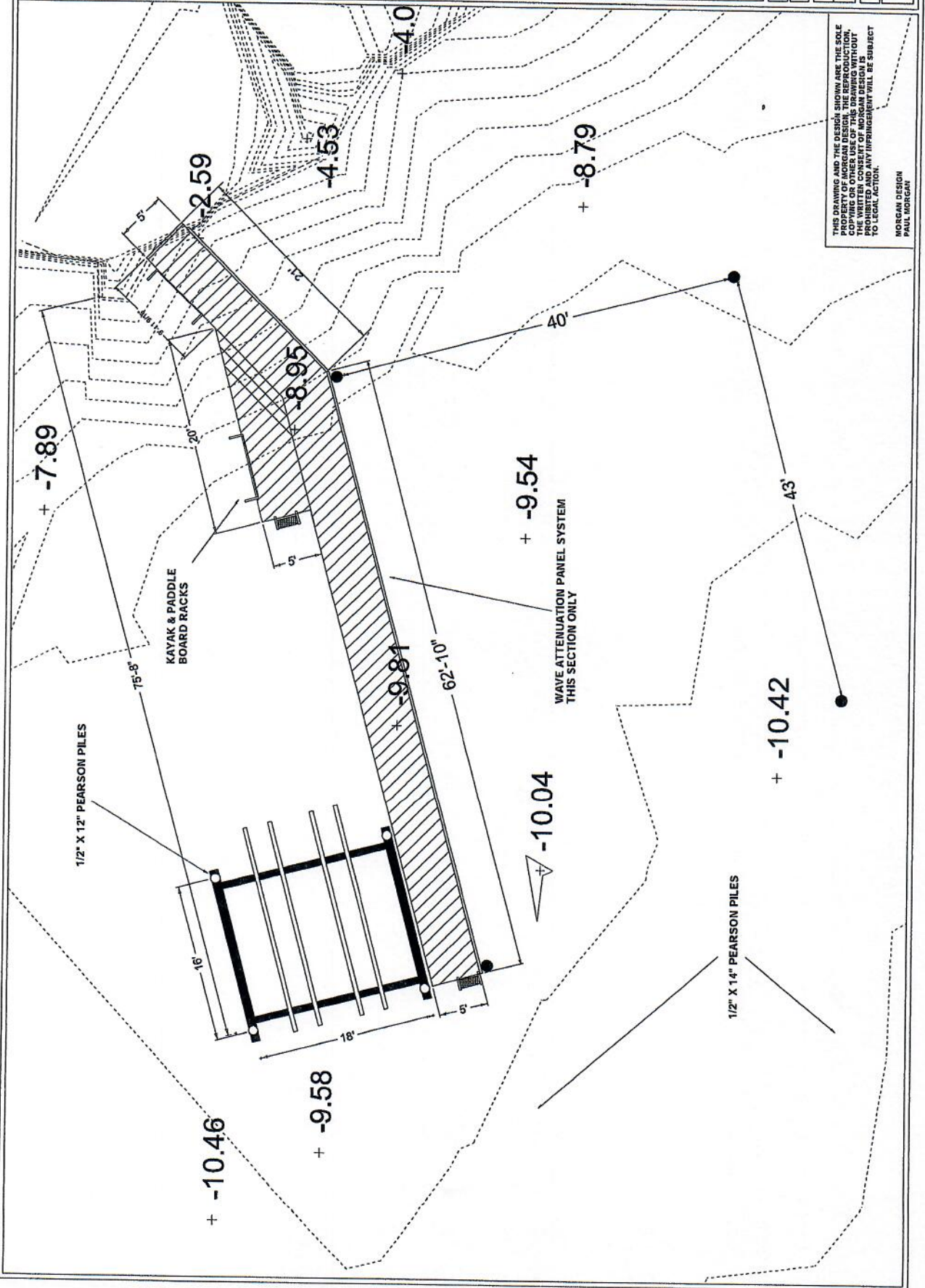
DOCK LAYOUT

PARCEL # 7-W
WATER POINT
ST. THOMAS, USVI

morgan design
1778 Riverwind Drive
Fingert/Vernia, NC 27526
919-302-1572

DATE: 6/13/2023
SCALE: 1/4" = 1'

A-2



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4	R. O. WATERLINE		1/22

**FULL DOCK
SE ELEVATION
VIEW**

**PARCEL # 7-W
WATER POINT
ST. THOMAS, USVI**

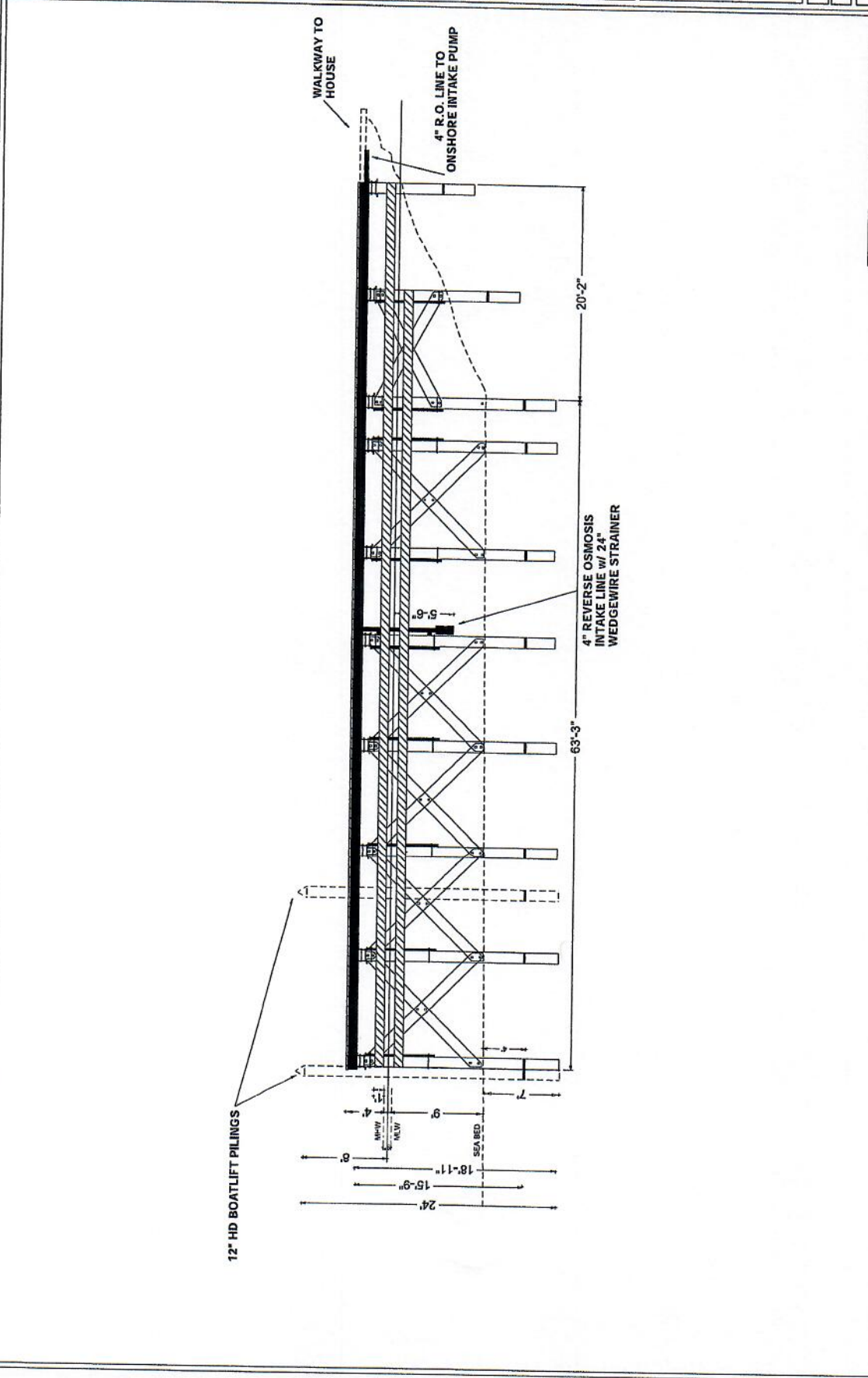
morgan design
1778 Riverway Drive
Fayetteville, NC 27526
919-302-7872

DATE: 6/13/2023

SCALE: AS NOTED

1/4" = 1'

A-3



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PAUL MORGAN

NOTE:
TURBIDITY BARRIERS TO BE USED DURING ALL PHASES OF DOCK CONSTRUCTION.



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PILING LAYOUT

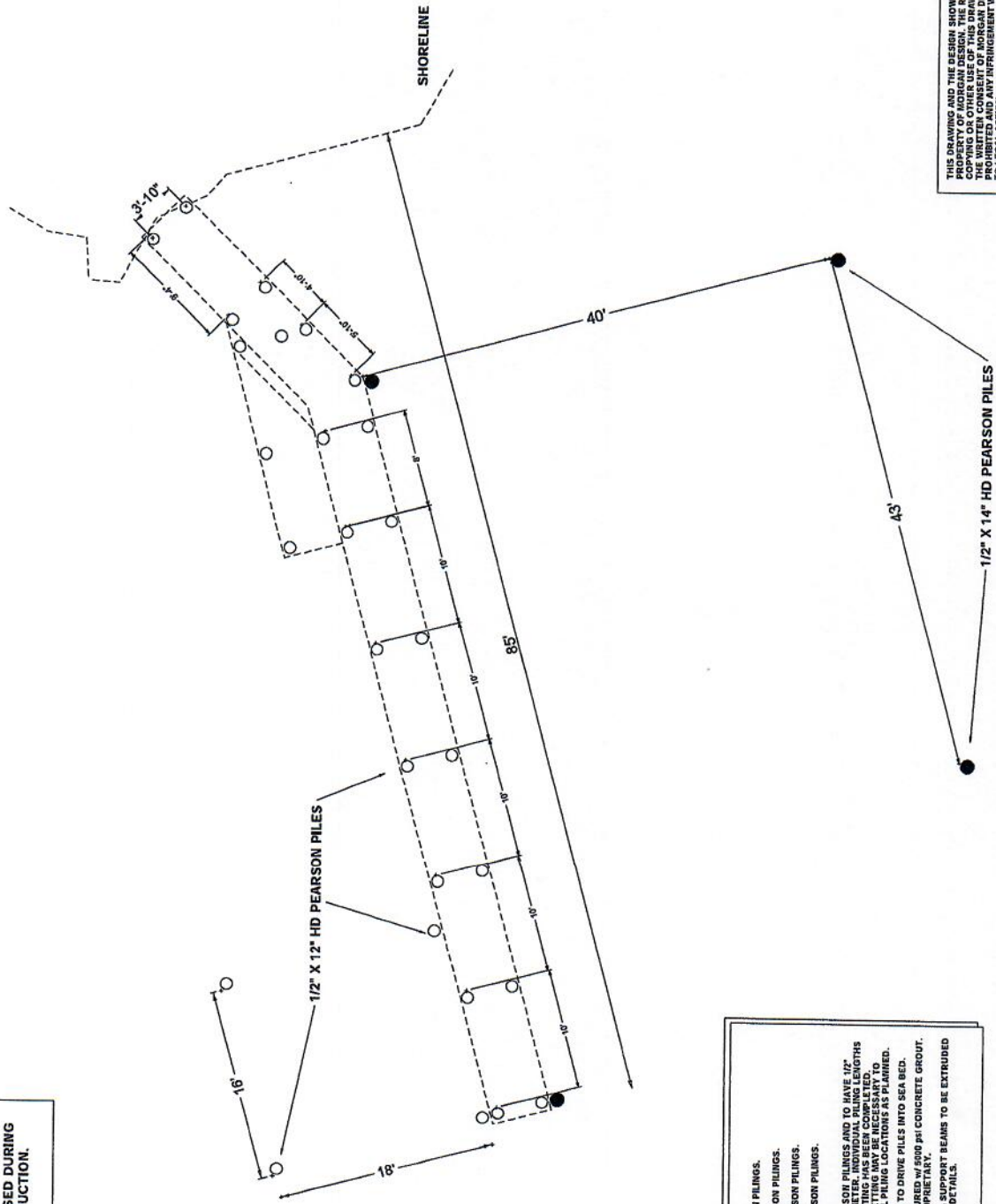
**PARCEL # 7-W
WATER POINT
ST. THOMAS, USVI**

morgan design
1718 Rivington Drive
Ft. Myers Beach, FL 33926
919-402-1972

DATE: 6/13/2023
SCALE: 1/4" = 1'

A-4

NOTE:
TURBIDITY BARRIERS TO BE USED DURING ALL PHASES OF DOCK CONSTRUCTION.



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MORGAN DESIGN
PAUL MORGAN

DICES - 40 pcs. 12" X 12" HD PEARSON PILING.
BOAT LIFT - 4 pcs. 12" X 12" HD PEARSON PILING.
JETSKI LIFT - 1 pc. 12" X 12" HD PEARSON PILING.
DOCK SLIP - 6 pcs. 14" X 12" HD PEARSON PILING.
ALL DRIVEN PILING TO BE HD PEARSON PILING AND TO HAVE 1/2" WALL THICKNESS @ 12" AND 1/4" DIAMETER. INDIVIDUAL PILING LENGTHS TO BE DETERMINED AFTER BORE TESTING HAS BEEN COMPLETED. ALL PILING TO BE DRIVEN TO THE DESIGN LENGTHS AND TO BE INSTALLED WITH THE PILING AT AN ANGLE TO THE SHORELINE AS SHOWN.
A VIBRATORY HAMMER IS REQUIRED TO DRIVE PILES INTO SEA BED.
ALL HD PEARSON PILING TO BE PROVIDED WITH 20 PSI CONCRETE GROUT.
ALL STRUCTURAL CROSS BRACING & SUPPORT BEAMS TO BE EXTRUDED COMPOSITE. SEE PLANS FOR SIZES & DETAILS.



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**CROSS BRACING
STRUCTURAL BEAM
LAYOUT**

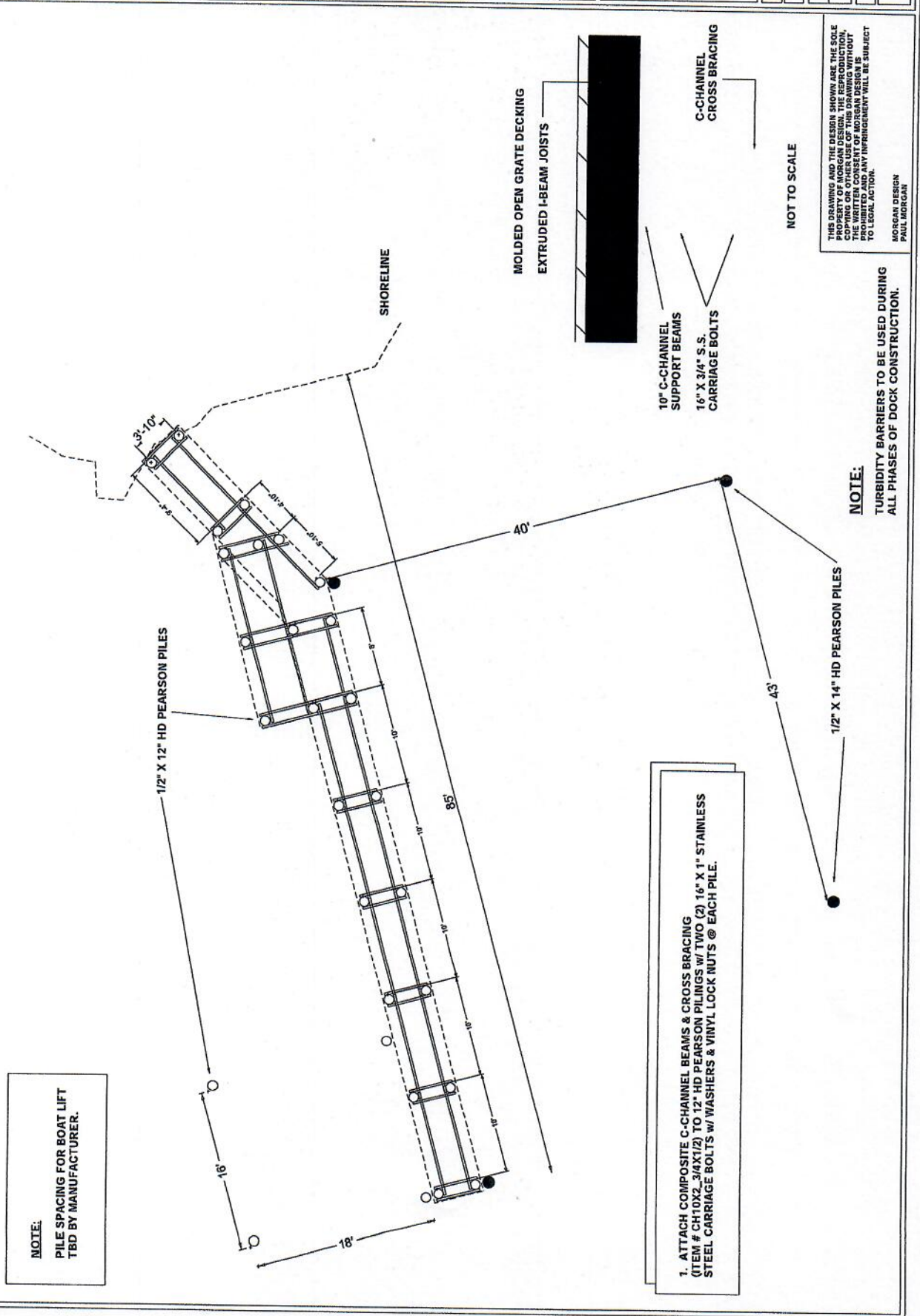
**PARCEL # 7-W
WATER POINT
ST. THOMAS, USVI**

morgan design
1718 Hawthorne Drive
Fuquay-Varina, NC 27524
919-302-1572

DATE: 6/13/2023

SCALE: 1/4" = 1'

A-5



NOTE:
PILE SPACING FOR BOAT LIFT
TBD BY MANUFACTURER.

1. ATTACH COMPOSITE C-CHANNEL BEAMS & CROSS BRACING
(ITEM # CH10X2.3/4X1/2) TO 12" HD PEARSON PILINGs w/ TWO (2) 16" X 1" STAINLESS
STEEL CARRIAGE BOLTS w/ WASHERS & VINYL LOCK NUTS @ EACH PILE.

NOTE:
TURBIDITY BARRIERS TO BE USED DURING
ALL PHASES OF DOCK CONSTRUCTION.

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MORGAN DESIGN
PAUL MORGAN

NOT TO SCALE



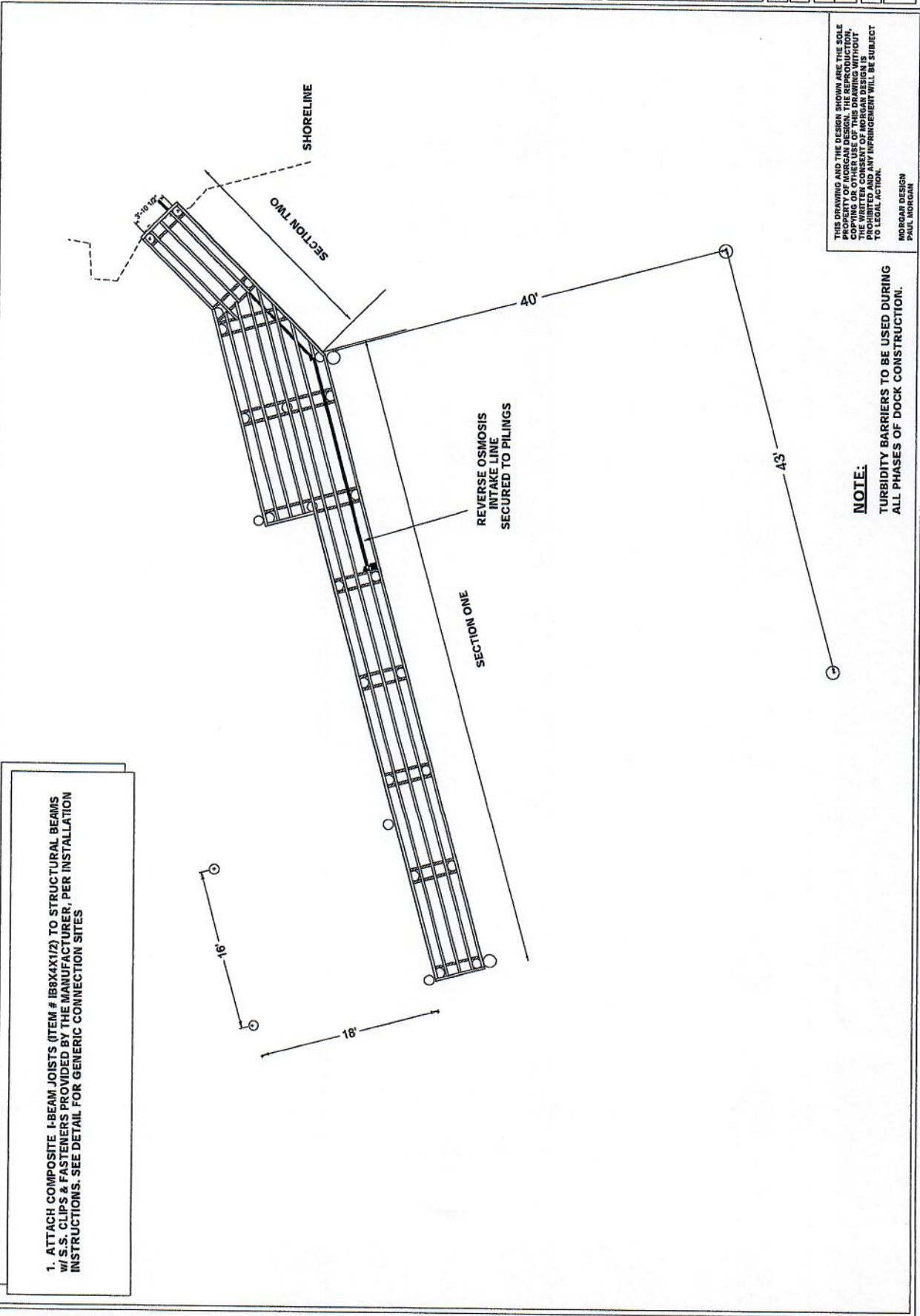
NO.	REVISIONS	BY	DATE
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STRUCTURAL I-BEAM
JOIST PLAN

PARCEL # 7-W
WATER POINT
ST. THOMAS, USVI

morgan design
1118 Riverfront Drive
Fayetteville, NC 27516
919-802-1572

DATE: 6/13/2023
SCALE: 1/4" = 1'
A-6



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NOTE:
TURBIDITY BARRIERS TO BE USED DURING ALL PHASES OF DOCK CONSTRUCTION.



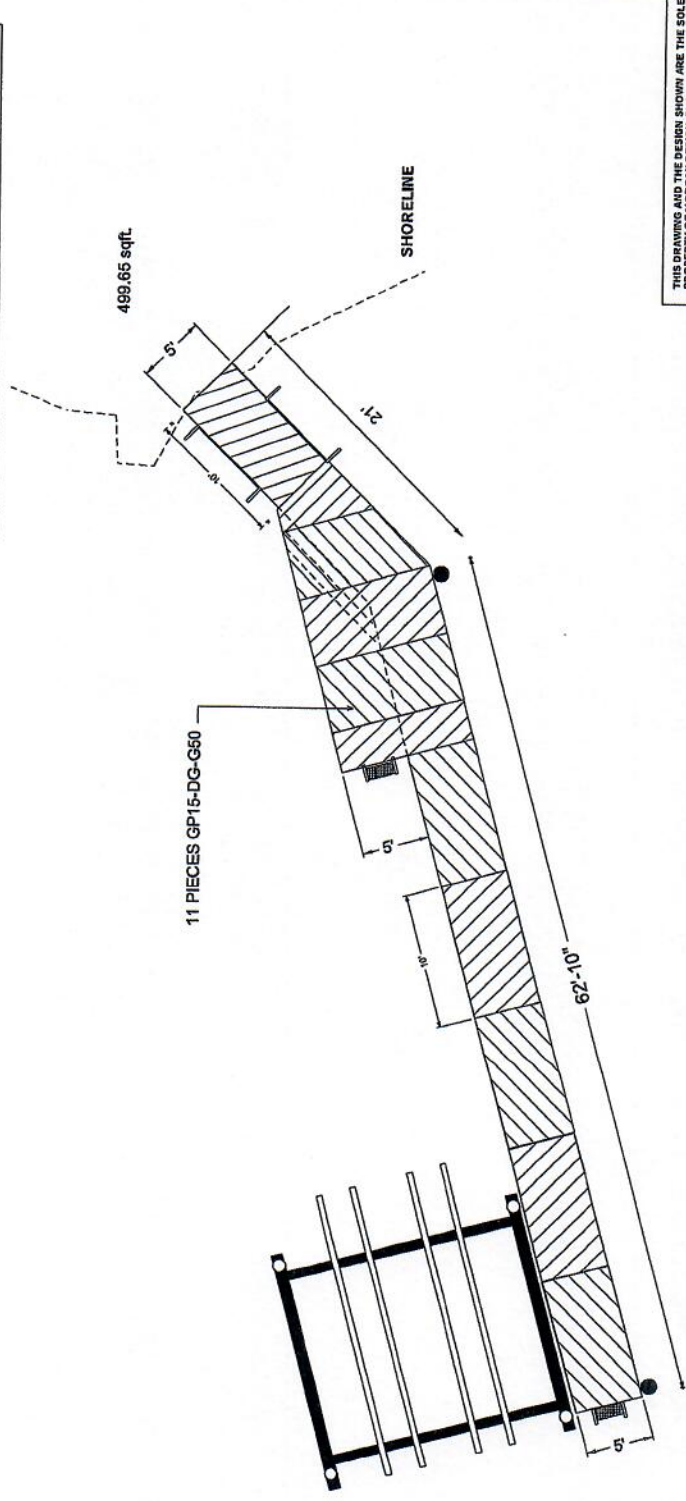
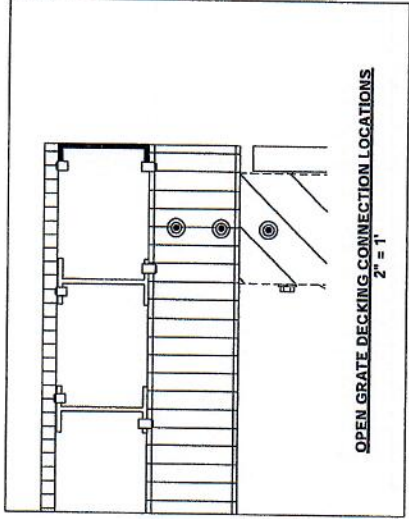
NO.	REVISIONS	BY	DATE
1	BOAT LIFTS		
2	FIRE CONTROL		
3	WAVE ATTENUATION		
4	R. O. WATERLINE		

OPEN GRATE
DECKING PLAN

PARCEL # 7-W
WATER POINT
ST. THOMAS, USVI

morgan design
1178 Kilmorring Drive
Farmingdale, NY 11735
919-302-7572

DATE: 6/13/2023
SCALE: 1/4" = 1'
A-7



1. ATTACH COMPOSITE OPEN GRATE DECKING PANELS (GP15-DG-G60) TO I-BEAM JOISTS (ITEM # IB8X4X1/2) w/ S.S. CLIPS & FASTENERS PROVIDED BY THE MANUFACTURER, PER INSTALLATION INSTRUCTIONS. SEE DETAIL FOR GENERIC CONNECTION SITES

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NOTE:
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ELEVATION ONE
SECTION ONE
PLAN DETAILS

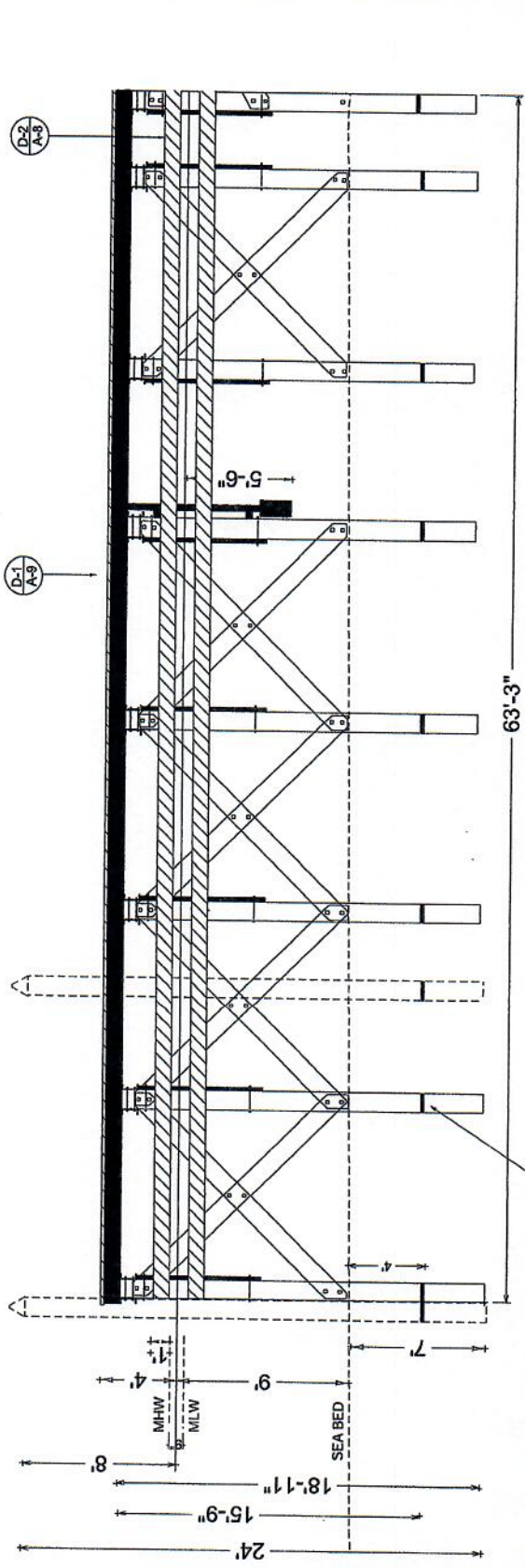
PARCEL # 7-W
WATER POINT
ST. THOMAS, USVI

morgan design
1718 Riverwood Drive
Fayetteville, NC 27526
919-302-1572

DATE: 6/13/2023

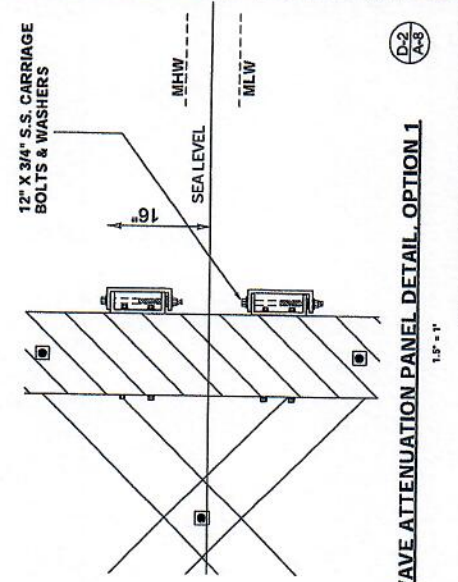
SCALE: AS NOTED

A-8



SECTION ONE, SE ELEVATION VIEW
3/8" = 1'
63'-3"

SOLID PLUG INSERTS @ 4' BELOW SEABED.
POUR w/ 5000 psi CONCRETE GROUT TO TOP OF PILING.



SECTION ONE, DOCK END ELEVATION VIEW
3/4" = 1'
1'-5" = 1'

12" X 10" FRP C-CHANNEL BEAMS BOLTED TO 1/2" X 12" HD PEARSON PILES w/ 3/4" X 16" S.S. CARRIAGE BOLTS. PEARSON PILES TO BE POURED w/ 5000 psi CONCRETE & 3 FRP BARS @ 3/4"

8" X 3/8" X 2.3" FRP C-CHANNEL CROSS BRACES

DEPTH OF 12" PILES TO BE DETERMINED

FRP OPEN GRATE DECK ATTACHED TO 8" X 1/2" FRP I-BEAMS

SEA LEVEL

MHW

MLW

WAVE ATTENUATION PANELS SE SIDE

12" X 3/4" S.S. CARRIAGE BOLTS & WASHERS

SEA LEVEL

MHW

MLW

NOTE:
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PAUL MORGAN



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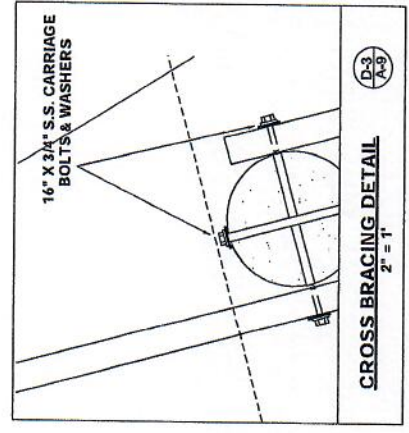
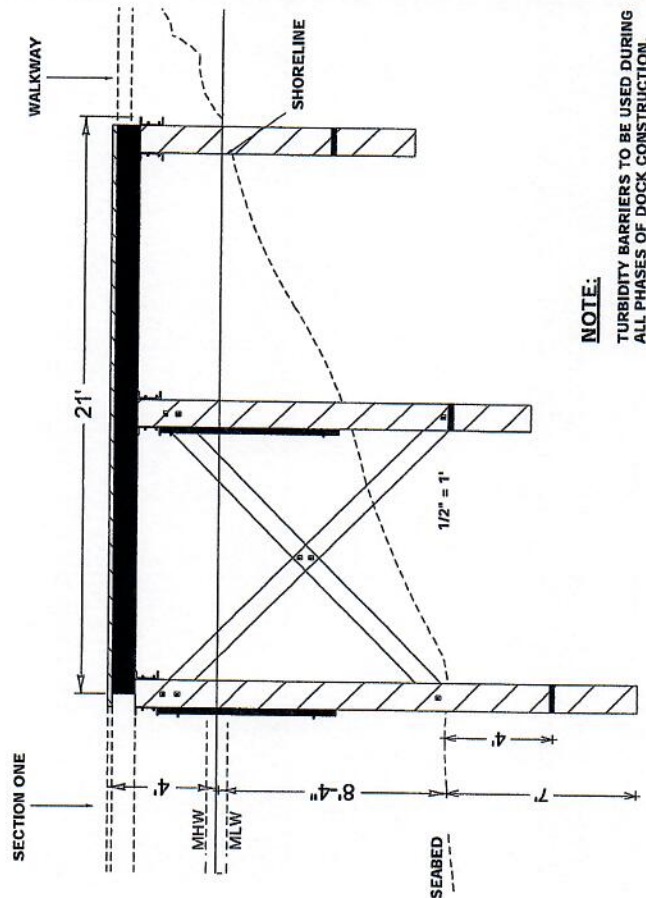
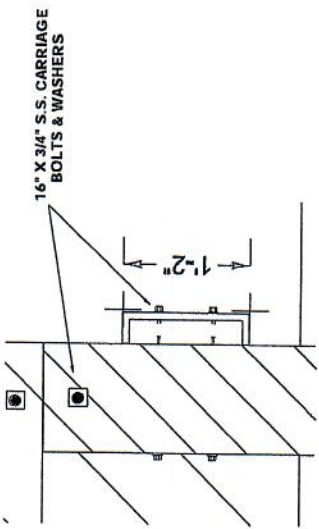
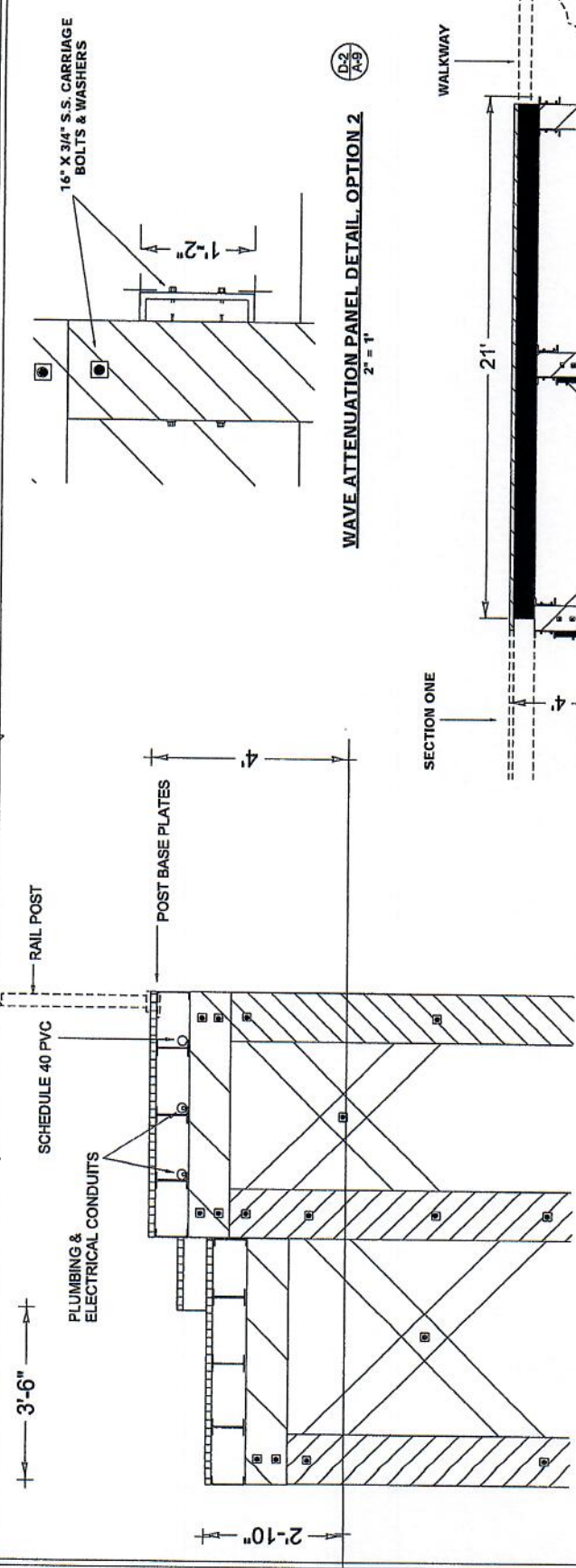
PLAN DETAILS
SECTION TWO
ELEVATION VIEW

PARCEL # 7-W
WATER POINT
ST. THOMAS, USVI

morgan design
1778 Hawthorne Drive
Florida - 33508, PO. BOX 21256
919-902-7512

DATE: 6/13/2023
SCALE: AS NOTED

A-9



NOTE:
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RECEIVED

JUN 20 2023

DPNA
VICZM PROPERTY

May 18, 2023

Re: Parcel 7X & 7W
Estate Nazareth
No 1. Red Hook Quarter St. Thomas
555 Madison Investors V, LLC
Consent to Improvement to Parcel No. 7W Estate Nazareth

To Whom It May Concern:

I am writing as the President of the Board of Directors of Water Point Estates Property Owners Association, Inc. ("WPEPOA") to inform you that, in accordance with the Water Point Estates Declaration and Establishment of Rights, Conditions, Covenants, Reservation and Restrictions Running with the Land ("WPE Declaration"), we have reviewed the request from 555 Madison Investors V, LLC ("555 MIV") for the construction of a dock on Parcel 7W Estate Nazareth.

After careful consideration by the Subdivision Architect for compliance with the WPEPOA's Architectural Guideline and Construction Rules, particularly as to the site plan and erosion controls and the landscape plans therein, and the Subdivision Architect's subsequent approval, the WPEPOA Board of Directors consents to the construction of the dock. The Subdivision Architect's approved building plans can be found in the attached document titled "23.03.20_HoE_7W-Dock.pdf".

This Letter of Consent may be utilized by 555 MIV as evidence of the WPEPOA's consent to the Approved Plans. It may be presented when applying for territorial, federal, or other governmental permits related to the dock construction in adherence thereto.

If you have any questions or need further assistance, please do not hesitate to contact me, Brian Samelson at waterpointestates@gmail.com, or Cristina Zubillaga of 555 MIV.

Thank you for your attention to these matters.

Sincerely,

Brian Samelson
President, Board of Directors
Water Point Estates Property Owners Association, Inc.
6221 Estate Nazareth
St. Thomas, USVI 00802
waterpointestates@gmail.com