

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69A Hagood Avenue**  
**Charleston, South Carolina 29403-5107**

and  
**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**Office of Environmental Quality Control**  
**Water Quality Certification and Wetlands Programs Section**  
**2600 Bull Street**  
**Columbia, South Carolina 29201**

REGULATORY DIVISION

4 November 2005

Refer to: P/N #2005-1E-341-C thru P/N #2005-1E-352-C

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), the South Carolina Coastal Zone Management Act (48-39-10 et. seq.), and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et. seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**LEVITT AND SONS, LLC**  
**c/o NEWKIRK ENVIORNMENTAL, INC.**  
**P. O. BOX 746**  
**MT. PLEASANT, SOUTH CAROLINA 29465**

for a permit to construct a community dock structure and eleven (4) joint use dock structures in

COLLINS CREEK

at the Levitt Tract, Wilderness Boulevard, Horry County, South Carolina.  
(Latitude – 33.48974; Longitude – 79.06866)

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

**12 O'CLOCK NOON, MONDAY, 21 NOVEMBER 2005**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a community dock structure and eleven (11) joint use dock structures. The proposed community dock structure (P/N #2005-1E-341-C) consists of an 8' x 8' fixed pierhead attached to highland by a 6' x 604' walkway. Fixed platforms, each 5' x 20', are to be installed on each side of the fixed pierhead and attached to the fixed pierhead by 4' x 20' gangways. The purpose of this portion of the work is for the private recreational use of the Levitt Tract.

The eleven (11) joint use dock structures (P/N #2005-1E-342-C thru P/N #2005-1E-352-C) consist of 6' x 6' fixed pierheads attached to highland by 4' wide walkways with lengths varying from 484' to 686'. Fixed platforms, each 5' x 20', are to be installed on the upstream side of the fixed pierheads and attached to the fixed pierheads by 4' x 20' gangways. The purpose of this portion of the work is for the private recreational use of the future residents of the Levitt Tract.

Refer to: P/N #2005-1E-341-C thru P/N #2005-1E-352-C  
Levitt and Sons, LLC

**NOTE:** The community dock structure advertised as P/N #2005-1E-341-C is the only structure requiring certification pursuant to Section 401 of the Clean Water Act (33 U.S.C. 1344).

**NOTE:** THE REFERENCE NUMBER ASSOCIATED WITH EACH STRUCTURE IS LISTED ON THE ATTACHED SHEET. THE NUMBER IN PARENTHESIS REFERS TO THE LOT NUMBER ON WHICH THE STRUCTURE IS TO BE LOCATED. PLEASE REFER TO THIS NUMBER AND LOT NUMBER WHEN COMMENTING ON A SPECIFIC STRUCTURE.

**NOTE:** Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

**NOTE:** THIS PARAGRAPH IS APPLICABLE TO P/N #2005-1E-34-C ONLY. The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. This activity may also require evaluation for compliance with the S.C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S.C. Department of Health and Environmental Control. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification or the navigable waters permit must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

REGULATORY DIVISION

4 November 2005

Refer to: P/N #2005-1E-341-C thru P/N #2005-1E-352-C  
Levitt and Sons, LLC

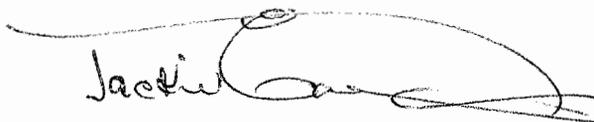
The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Jackie Easterling  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers

REGULATORY DIVISION

4 November 2005

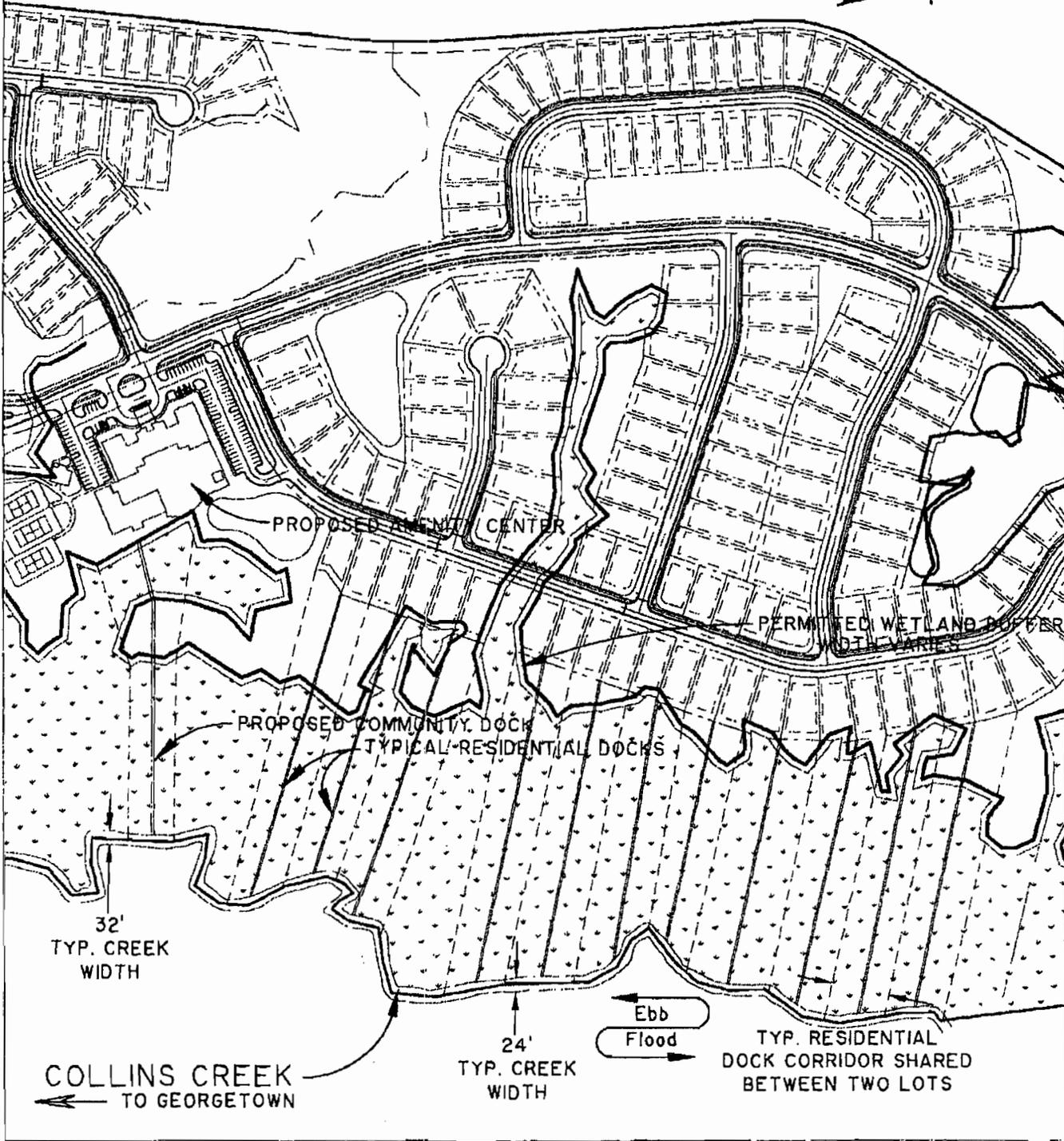
Refer to: P/N #2005-1E-341-C thru P/N #2005-1E-351-C  
Levitt and Sons, LLC

The following numbers correspond with the proposed structures:

- P/N #2005-1E-341-C – Community Dock
- P/N #2005-1E-342-C – Lots #100 and #101
- P/N #2005-1E-343-C – Lots #102 and #103
- P/N #2005-1E-344-C – Lots #104 and #105
- P/N #2005-1E-345-C – Lots #106 and #107
- P/N #2005-1E-346-C – Lots #108 and #109
- P/N #2005-1E-347-C – Lots #110 and #111
- P/N #2005-1E-348-C – Lots #112 and #113
- P/N #2005-1E-349-C – Lots #114 and #115
- P/N #2005-1E-350-C – Lots #116 and #117
- P/N #2005-1E-351-C – Lots #118 and #119
- P/N #2005-1E-352-C – Lots #120 and #121



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# SITE MAP

## GRAPHIC SCALE



PROPOSED ACTIVITY: COMMUNITY AND RESIDENTIAL DOCKS

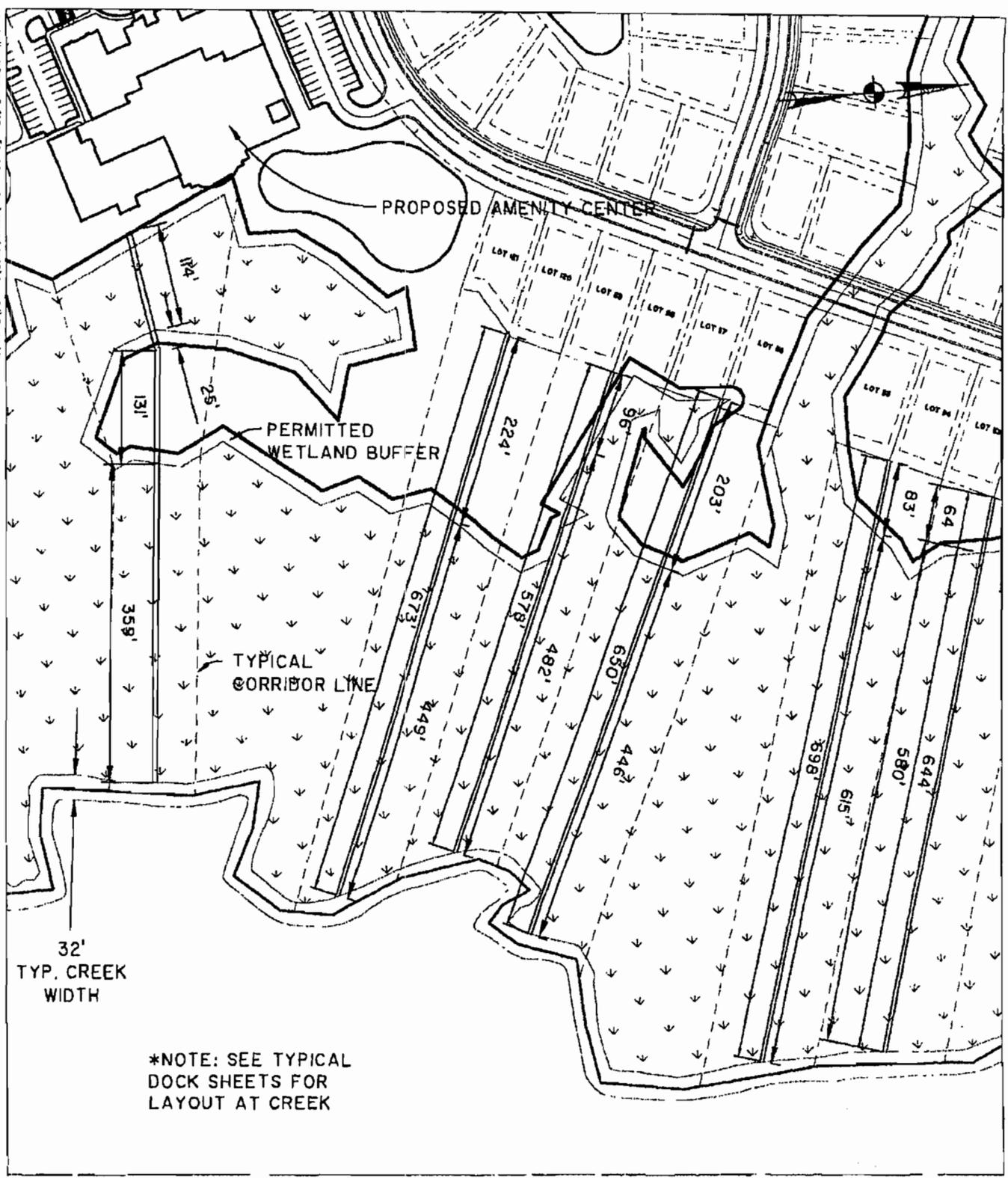
COUNTY: HORRY

APPLICANT: LEVITT AND SONS

DATE: SEPTEMBER 26, 2005

SHEET 2 OF 11

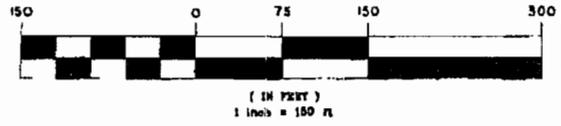
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\*NOTE: SEE TYPICAL DOCK SHEETS FOR LAYOUT AT CREEK

### PIER DIMENSIONS

### GRAPHIC SCALE



DATE: SEPTEMBER 26, 2005

SHEET 3 OF 11

PROPOSED ACTIVITY: COMMUNITY AND RESIDENTIAL DOCKS  
 COUNTY: HORRY  
 APPLICANT: LEVITT AND SONS

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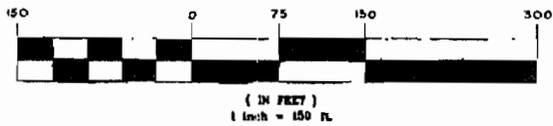


TYP. RESIDENTIAL DOCK CORRIDOR SHARED BETWEEN TWO LOTS

\*NOTE: SEE TYPICAL DOCK SHEETS FOR LAYOUT AT CREEK

### PIER DIMENSIONS

### GRAPHIC SCALE

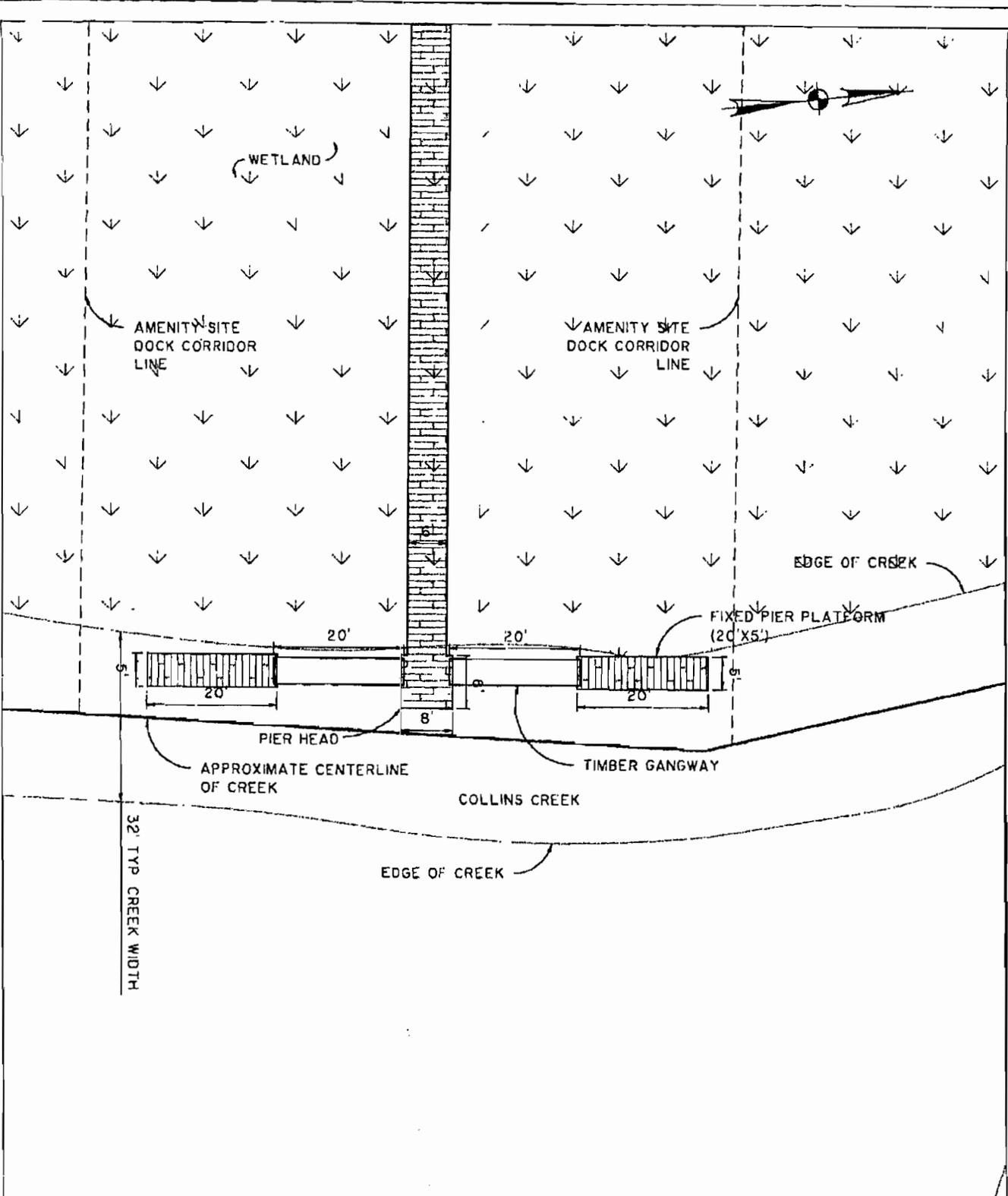


PROPOSED ACTIVITY: COMMUNITY AND RESIDENTIAL DOCKS  
 COUNTY: HORRY  
 APPLICANT: LEVITT AND SONS

DATE: SEPTEMBER 26, 2005

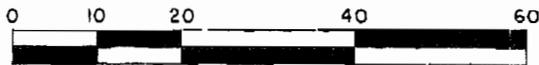
SHEET 4 OF 11

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# COMMUNITY DOCK

SCALE: 1"=20'



SHEET 5 OF 11

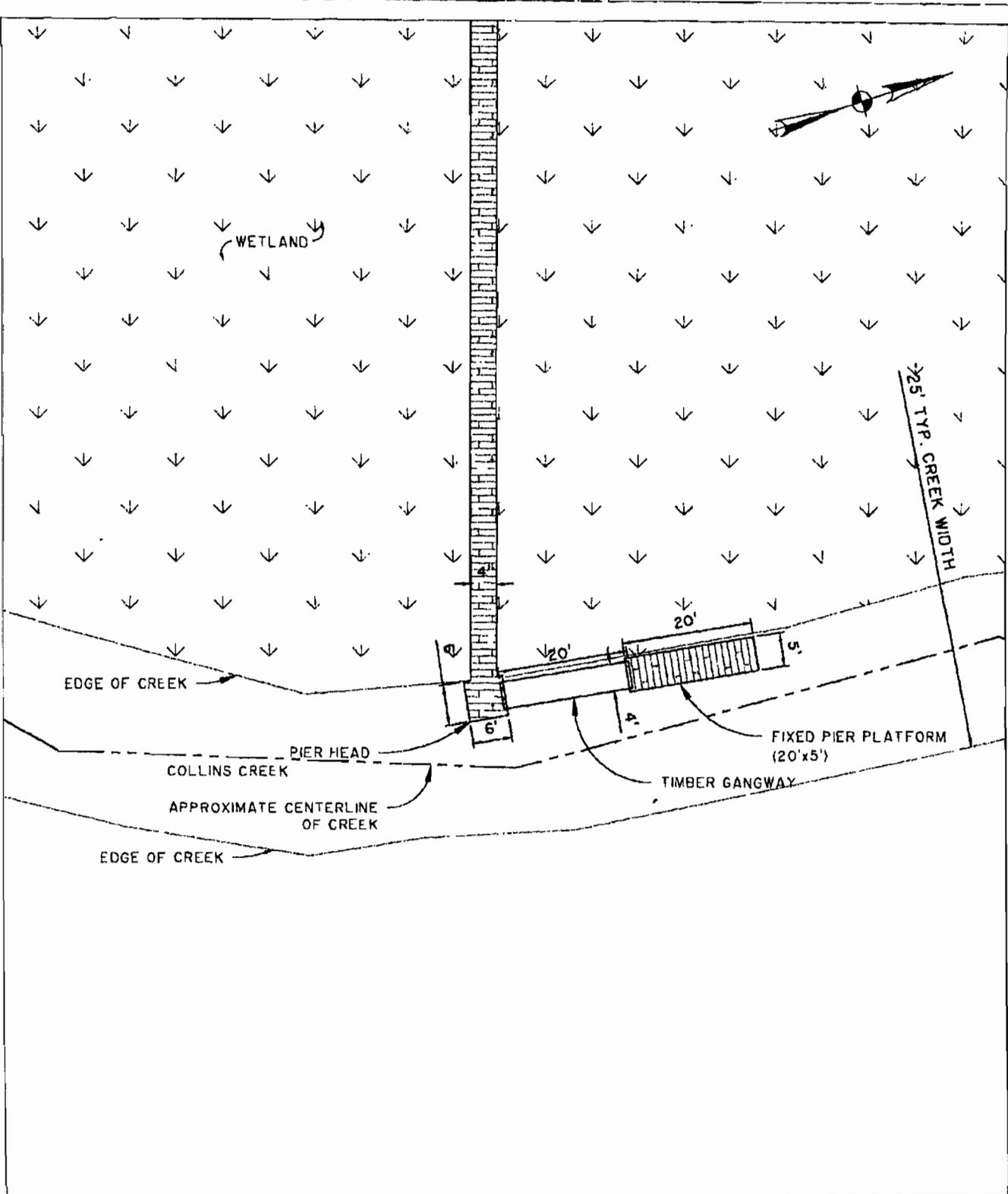
PROPOSED ACTIVITY: COMMUNITY AND RESIDENTIAL DOCKS

COUNTY: HORRY

APPLICANT: LEVITT AND SONS

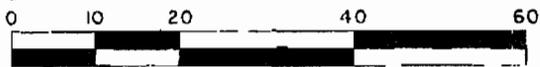
DATE: SEPTEMBER 26, 2005

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# TYPICAL RESIDENTIAL DOCK

SCALE: 1"=20'



SHEET 6 OF 11

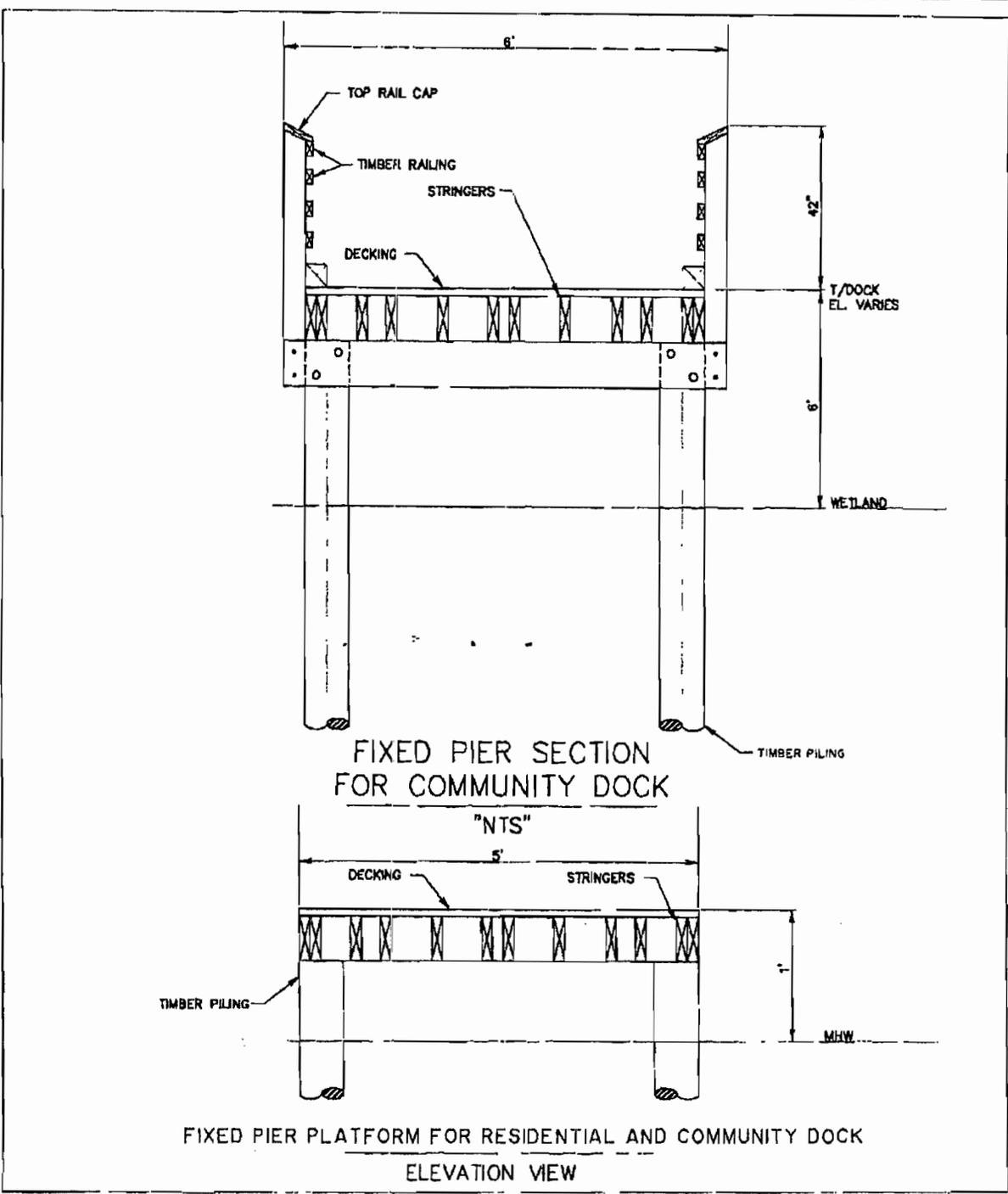
PROPOSED ACTIVITY: COMMUNITY AND RESEDENTIAL DOCKS

COUNTY: HORRY

APPLICANT: LEVITT AND SONS

DATE: SEPTEMBER 26, 2005

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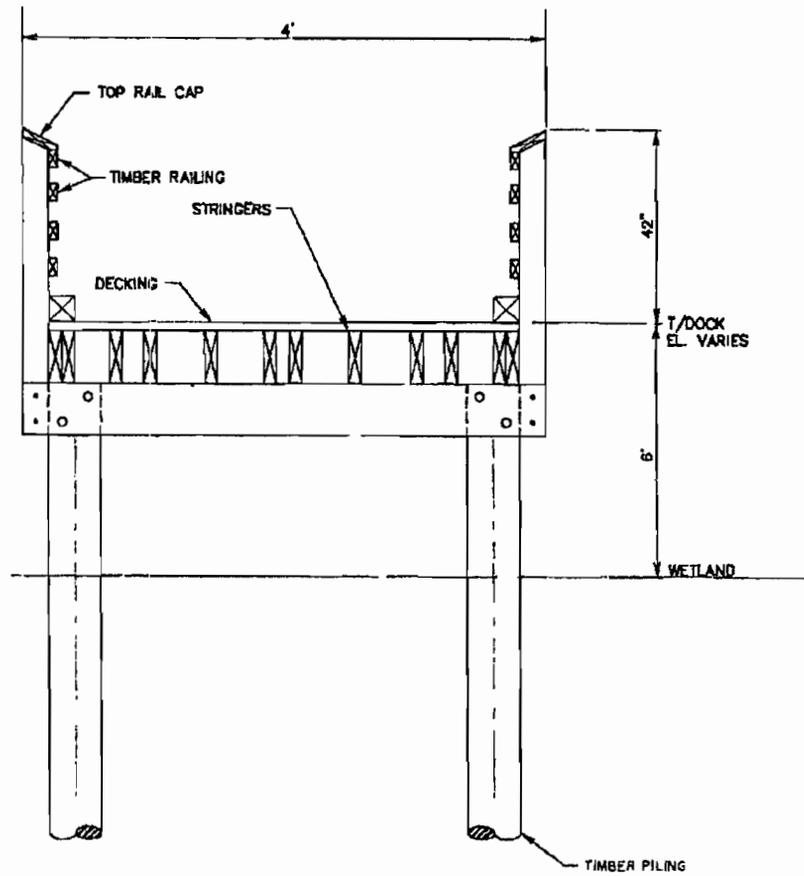


## DETAILS

NOT TO SCALE  
DATE: SEPTEMBER 26, 2005

SHEET 7 OF 11

PROPOSED ACTIVITY: COMMUNITY  
AND RESIDENTIAL DOCKS  
COUNTY: HORRY  
APPLICANT: LEVITT  
AND SONS



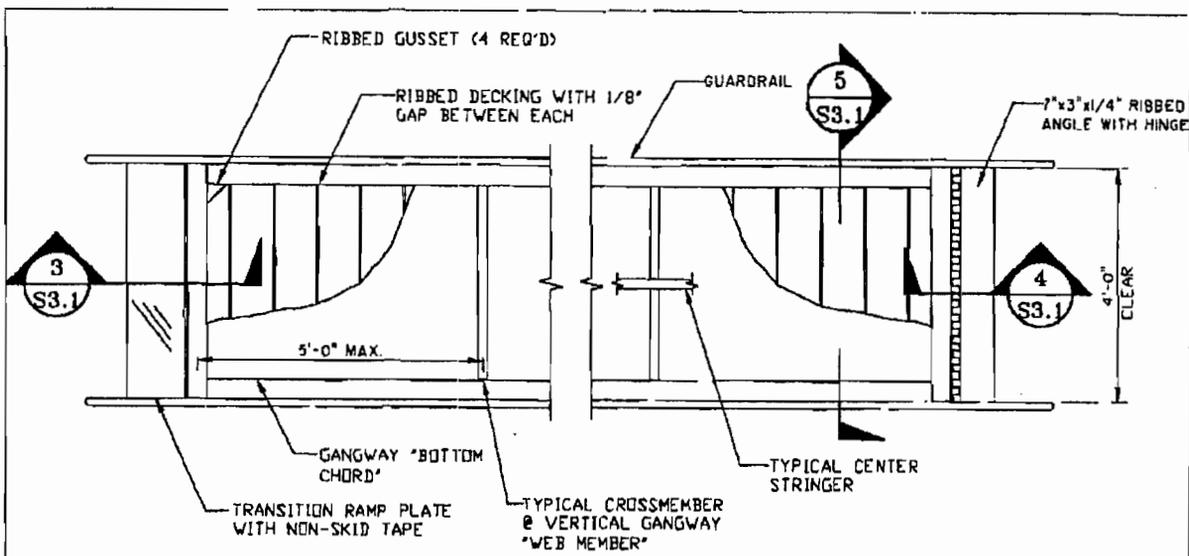
FIXED PIER SECTION  
FOR TYPICAL RESIDENTIAL DOCK  
"NTS"

DETAILS

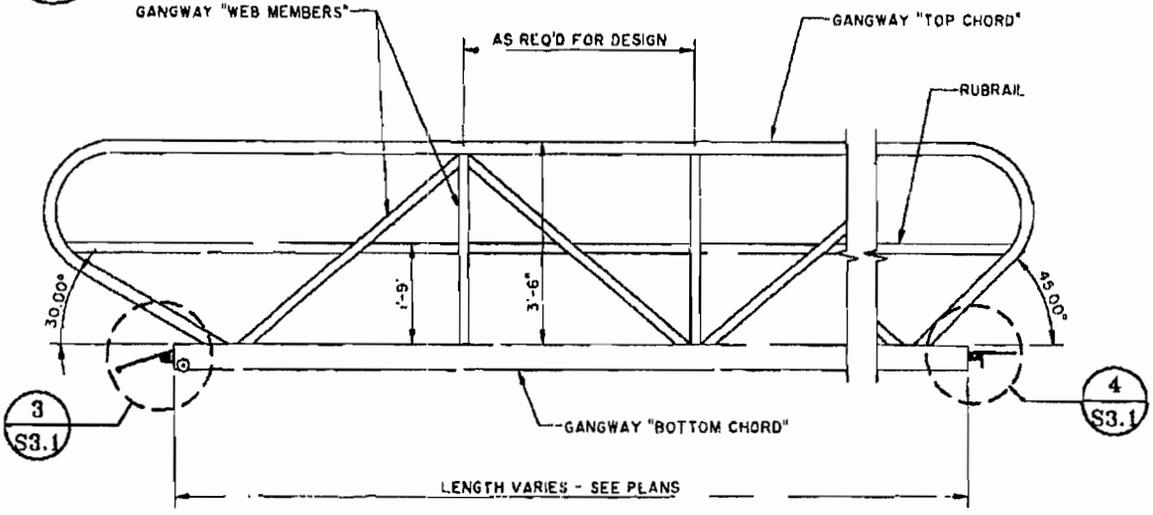
NOT TO SCALE  
DATE: SEPTEMBER 26, 2005

SHEET 8 OF 11

PROPOSED ACTIVITY: COMMUNITY  
AND RESIDENTIAL DOCKS  
COUNTY: HORRY  
APPLICANT: LEVITT  
AND SONS



**1** GANGWAY FRAMING PLAN  
S3.1



**2** GANGWAY ELEVATION  
S3.1

**GANGWAY FOR COMMUNITY DOCK**

NOT TO SCALE  
DATE: SEPTEMBER 26, 2005

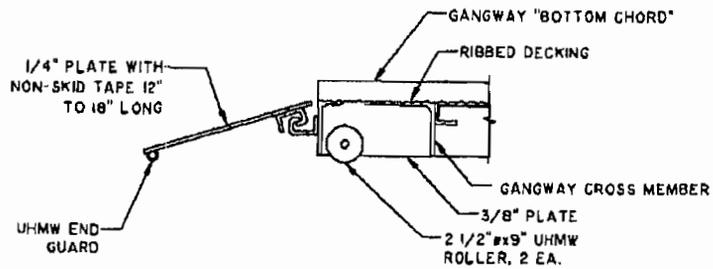
SHEET 9 OF 11

PROPOSED ACTIVITY: COMMUNITY AND RESIDENTIAL DOCKS

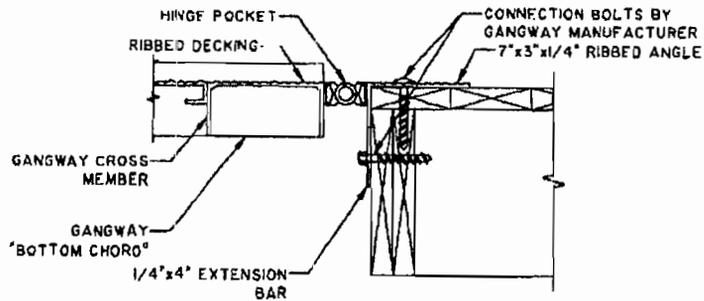
COUNTY: HORRY

APPLICANT: LEVITT AND SONS

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3 **GANGWAY ROLLER END DETAIL**  
S3.1



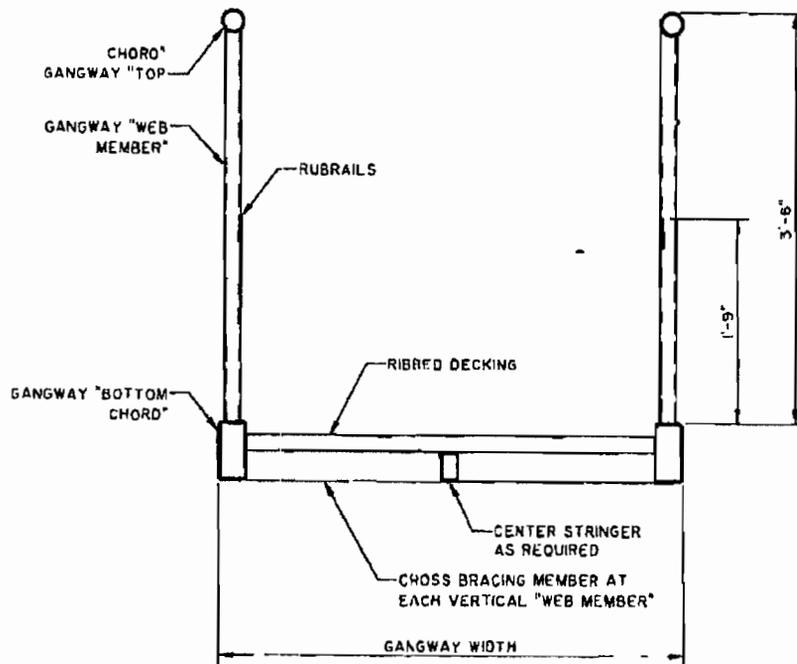
4 **GANGWAY ROLLER END DETAIL**  
S3.1 SCALE: 1 1/2"=1'-0"

## DETAILS

NOT TO SCALE  
DATE: SEPTEMBER 26, 2005

SHEET 10 OF 11

PROPOSED ACTIVITY: COMMUNITY  
AND RESIDENTIAL DOCKS  
COUNTY: HORRY  
APPLICANT: LEVITT  
AND SONS



5 SECTION THRU GANGWAY  
SB.1

DETAILS

NOT TO SCALE  
DATE: SEPTEMBER 26, 2005

SHEET 11 OF 11

PROPOSED ACTIVITY: COMMUNITY  
AND RESIDENTIAL DOCKS

COUNTY: HORRY

APPLICANT: LEVITT  
AND SONS