

MAY RIVER WATERSHED

Watershed	Jurisdiction	Sector	Development	Acres	Vested Units	Constructed Units	Reassigned Units	Net Density	Planned Impervious	Retrofitted Net Density	Retrofitted Impervious	Percent Buildout	Unit Changes	"Transfer or Retrofit" for 10% goal
May	County	G1	Kensie	330.10	112	0	0	0.34	23.40	0.00	0.00	100.00%	-112	112 sent to Bluffton Village
May	County	G2	Old South/South Pointe	302.00	209	54	54	0.69	21.54	1.05	19.74	25.84%	-155	155 sent to Shell Hall
May	Town	G3	The Farm	187.02	555	555	555	2.97	12.20	2.97	12.20	100.00%	0	Built-out
May	County	G3, G4	Summer Isles/Reserve at Woodbridge	36.20	412	214	412	11.38	18.15	9.46	11.18	51.94%	198	Build as planned (Condo development), retrofit parking standards
May	County	G5	The Gatherings	19.20	136	136	136	7.08	7.15	7.08	7.15	100.00%	0	Built-out
May	County	G5	Villas at Old South	20.90	144	144	144	6.89	7.04	6.89	7.04	100.00%	0	Built-out
May	County	G5	Old South Apartments	20.90	31	31	31	1.48	17.76	1.48	17.76	100.00%	0	Built-out
May	Town*	G4	Paulies Place	4.70	30	0	30	6.38	6.93	8.00	8.10	100.00%	30	Build as planned
May	Town	G3	PineCrest	429.00	500	493	500	1.17	19.21	1.18	19.21	98.60%	7	Build out as planned, lots already accounted for
May	Town	G3	Pine Ridge	136.60	330	313	330	2.42	14.04	2.51	14.04	94.85%	47	Build out as planned, lots already accounted for
May	Town	G4	Parkside	57.47	108	81	308	1.88	16.08	4.31	8.88	75.00%	27	27 retrofitted in place, 100 from Barton's Run, 100 from Okatie Village
May	County	G3	Grandee Oaks communities	519.60	648	500	648	1.25	18.83	1.54	17.49	77.16%	323	148 retrofitted
May	Town	G3	Hampton Hall	1019.00	1024	483	883	1.00	19.98	2.94	12.27	47.17%	-541	200 sent to Old Town; 341 Sent to Hampton Lake
May	County	G4	Old Carolina	171.00	254	199	254	1.49	17.75	1.80	16.39	78.35%	55	55 retrofitted in place
May	Town*	G4	Old Town (Bluffton)	328.40	300	202	500	0.91	20.42	1.94	15.86	67.33%	298	98 retrofitted, 200 received from Hampton Hall
May	Town	G3	Lawton Station	275.00	500	118	650	1.82	16.33	4.95	7.87	23.60%	182	382 retrofitted in place, 150 from Kent Estates (Okatie)
May	Town	G4	Bluffton Village	29.31	38	32	150	1.30	18.60	3.80	9.94	84.21%	120	6, retrofitted, 112 added from Kensie
May	Town	G1	Rose Dhu Creek	294.00	118	24	118	0.40	23.06	1.65	17.04	20.34%	94	94 retrofitted in place
May	Town	G4	Shell Hall	120.70	264	32	569	2.19	14.88	6.96	7.08	12.12%	232	232 retrofitted in place, 155 received from Old South, 150 from Kent Estates (Okatie)
May	Town	G3	Hampton Lake	1329.00	1815	122	2056	1.37	18.29	6.21	6.95	6.72%	1693	1693 retrofitted in place; 341 received from Hampton Hall
May	Town	G2, G3	Villages at Palmetto Pt	102.9	419	109	419	4.07	9.35	6.40	6.93	26.01%	310	Build out as planned, lots already accounted for
May	County	G1	Gascogne Bluff	187.7	26	26	26	0.14	24.51	0.14	24.51	100.00%	0	Built-out
May	County	O1	Gascogne Bluff (Protected)	280.0	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
May	County	G1	May River Plantation	119.0	142	36	142	1.19	19.08	3.27	11.31	25.35%	106	106 retrofitted in place
May	County	G1	Midway Farms	354.0	117	90	117	0.33	23.45	0.43	22.92	76.92%	27	27 retrofitted in place
May	County	G1	Pritchard Farms	157.2	84	84	84	0.53	22.36	0.53	22.36	100.00%	0	Built-out
May	County	O1	Ulmer Tract (protected)	631.8	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
May	County	G1,G4	All Joy	680.6	975	975	975	1.43	17.99	1.43	17.99	100.00%	0	Built-out
May	County	G1	Barton's Run	217.5	260	90	180	1.20	19.07	2.08	15.29	34.62%	170	100 sent to Parkside, 70 retrofitted in place
May	County	G1	Mrytle Island	30.3	366	366	366	12.09	21.56	12.09	21.56	100.00%	0	Built-out
May	County	O1	Bluffton Park (protected)	131.8	0	0	0	0.00	25.30	0.00	0.00	0.00%	0	Protected Land
May	County	O1	Stock Farm Road	20.0	51.0	0.0	51.0	2.55	13.56	8.00	8.10	0.0	51	51 retrofitted in place
May	County	O1	Bluffton Oyster Factory and Co	7.2	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
May	County	G3	Swan Lake	123.4	128	128	128	1.04	19.82	1.04	19.82	100.00%	0	Built-out
May	County	G3	Thomas Lake	45.6	32	32	32	0.70	21.49	0.70	21.49	100.00%	0	Built-out
May	County	G1	Huggins Lake	39.1	20	20	20	0.51	22.48	0.51	22.48	100.00%	0	Built-out
May	County	G1	Cedar Lake	22.7	19	19	19	0.84	20.79	0.84	20.79	100.00%	0	Built-out
May	County	G1	Verdier View	37.7	85	85	85	2.26	14.62	2.26	14.62	100.00%	0	Built-out
May	County	G1	Kindlewood Lane	215.2	71	45	71	0.33	23.45	4.24	9.01	63.38%	26	26 retrofitted in place
May	County	G1	Pritchardville	143.0	103	103	103	0.72	21.39	0.72	21.39	100.00%	0	Built-out
May	County	G3	Burnt Church Road	262.7	128	126	128	0.49	22.61	0.49	22.57	98.44%	2	Built-out
May	County	G3	Shady Glen	62.9	180	180	180	2.86	12.52	2.86	12.52	100.00%	0	Built-out
May	County	G3	Lake Linden	83.9	270	270	270	3.22	11.45	3.22	11.45	100.00%	0	Built-out
May	County	G1	Bridge Pointe	17.7	144	144	144	8.14	8.30	8.14	8.30	100.00%	0	Built-out
May	County	G3	Burnt Church Multi Unit	6.7	25	25	25	3.74	10.08	3.74	10.08	100.00%	0	Built-out
May	County	G1	Vista View one	10.5	38	38	38	3.61	10.42	3.61	10.42	100.00%	0	Built-out
May	County	G1	Vista View two	10.0	72	72	72	7.23	7.25	7.23	7.25	100.00%	0	Built-out
May	Town	O1	Palmetto Bluff	3000.0	0	0	0	0.00	0.00	0.00	0.00	0.00%	0	Protected Land
May	Town	G1,G2,G3,G4	Palmetto Bluff	12627.0	4794	176	4857	0.38	23.18	4.63	10.80	3.67%	4618	63 from Garvey Preserve (New)

Total Acreage: **25257.97** Total Vested: **16077** Total Constructed: **6972** Future Growth: **9105** Average: **21.00** Average: **12.90**

NEW RIVER WATERSHED

Watershed	Jurisdiction	Sector	Development	Acres	Vested Units	Constructed Units	Reassigned Units	Net Density	Planned Impervious	Retrofitted Net Density	Retrofitted Impervious	Percent Buildout	Unit Changes	"Transfer or Retrofit" for 10% goal
New	County	G1,G5	Sun City HH	4618.8	7950	6000	7950	1.72	16.74	2.13	16.74	75.47%	1950	Build out as planned, lots already accounted for
New	Town	G2	Alston Park (NR)	112.0	270	101	270	2.41	14.05	4.28	8.93	37.41%	169	169 retrofitted in place
New	Town	G2	Haven (NR)	349.0	500	129	500	1.43	17.99	3.67	10.27	25.80%	371	371 retrofitted in place
New	Town	G1	Cypress Ridge	1382.2	1844	367	1844	1.33	18.43	4.01	9.48	19.90%	1477	1477 retrofitted in place
New	Town	01,G1,G2	Heritage (NR)	365.9	905	52	905	2.47	13.83	7.09	7.15	5.75%	853	853 retrofitted in place
New	Town	G2	MidPoint (NR)	253.5	567	13	567	2.24	14.69	7.55	7.54	2.29%	554	554 retrofitted in place
New	Town	O2	Garvey Preserve	87.2	63	0	0	0.72	21.38	0.00	0.00	0.00%	-63	63 sent to Palmetto Bluff (May)
New/May	Town	G2	Southern Oaks (NR)	181.0	343	180	343	1.90	16.02	2.97	12.18	52.48%	163	295 retrofitted in place
New	Town	O1	New Riverside (Protected)	759.3	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
New	Town	O1	Palmetto Bluff	3000.0	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land

Total Acreage:	Total Vested:	Total Constructed:	Future Growth:	Average:	Average:
11108.8	12442	6842	5600	11.18	9.16

OKATIE-COLLETON RIVER WATERSHED

Watershed	Jurisdiction	Sector	Development	Acres	Vested Units	Constructed Units	Reassigned Units	Net Density	Planned Impervious	Retrofitted Net Density	Retrofitted Impervious	Percent Buildout	Unit Changes	"Transfer or Retrofit" for 10% goal
Okatie/May	Town	G4	Wellstone	42.3	206	132	206	4.87	7.97	5.67	7.97	64.08%	74	Build out as planned, lots already accounted for
Okatie/May	Town	G4	Bluffton Park - Res.	302.3	887	547	1087	2.93	12.30	4.28	8.93	61.67%	340	340 retrofitted in place, 300 from Okatie Village
Okatie/May	County	G3, G4	Woodbridge	316.5	409	334	409	1.29	18.62	1.53	17.57	81.66%	279	79 retrofitted in place
Okatie-Colleton	County	G2	Okatie Village	282.0	1252	0	400	4.44	8.64	8.00	8.10	0.00%	-852	852 units sent (300 to Bluffton Park, 100 to Parkside, remainder to commercial/mixed use) 400 units retrofitted in place
Okatie-Colleton	Town	G3	Village at Verdier	125.5	510	19	610	4.06	9.37	7.77	7.78	3.73%	491	491 retrofitted in place, 100 received from Kent Estates (Okatie)
Okatie-Colleton	County	G1	Eagles Point	370.2	250	250	250	0.68	21.62	0.68	21.62	100.00%	0	built-out
Okatie-Colleton	Town	G4	Townes @ Buckwalter	26.9	209	209	209	7.77	7.79	7.77	7.79	100.00%	0	built-out
Okatie-Colleton	County	G4	Sawmill Forest	45.6	347	347	347	7.61	7.60	7.61	7.60	100.00%	0	built-out
Okatie-Colleton	County	G4	Sugaree	45.4	70	70	70	1.54	17.50	1.54	17.50	100.00%	0	built-out
Okatie-Colleton	County	G1	Belfair Planation	1097.0	760	695	760	0.69	21.53	0.75	21.53	91.45%	65	Build out as planned, lots already accounted for
Okatie-Colleton	County	G1	Rose Hill - s	704.5	600	525	600	0.85	20.73	0.96	20.73	87.50%	75	Build out as planned, lots already accounted for
Okatie-Colleton	County	G1	Rose Hill - n	905.9	354	276	354	0.39	23.12	0.49	23.12	77.97%	78	Build out as planned, lots already accounted for
Okatie-Colleton	Town	G4	Hidden Lakes	111.7	190	190	190	1.70	16.82	1.70	16.82	100.00%	0	Build out as planned, lots already accounted for
Okatie-Colleton	County	G1	Gump	19.4	5	3	5	0.26	23.85	0.42	22.96	60.00%	2	2 retrofitted in place
Okatie-Colleton	Town*	G3	Olde Towne Village	48.8	245	200	345	5.02	7.77	5.95	7.02	81.63%	45	100 received from Kent Estates
Okatie-Colleton	County	G1	Crescent Plantation	654.0	400	173	400	0.61	21.95	1.29	21.95	43.25%	227	Build out as planned, lots already accounted for
Okatie-Colleton	County	G1	Callawassie Island	959.1	1240	433	1240	1.29	18.62	2.85	18.62	34.92%	807	Build out as planned, lots already accounted for
Okatie-Colleton	County	O2, G1	Berkeley Hall	963.6	680	227	680	0.71	21.47	1.80	21.47	33.38%	453	Build out as planned, lots already accounted for
Okatie-Colleton	County	G1	Islands West	367.5	709	236	709	1.93	15.88	3.91	15.88	33.29%	473	Build out as planned, lots already accounted for
Okatie-Colleton	County	G1	Sun City - Rivers Bend	225.0	316	101	316	1.40	18.11	3.20	18.11	31.96%	215	Build out as planned, lots already accounted for
Okatie-Colleton	County	G1	Old Field	938.5	1273	543	1273	1.36	18.33	2.59	13.43	42.66%	730	730 retrofitted in place
Okatie-Colleton	Town	O1,O2,G4	Baynard Park	200.5	310	84	310	1.55	17.49	3.75	10.06	27.10%	226	226 retrofitted in place
Okatie-Colleton	County	O1	Baxter	25	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
Okatie-Colleton	County	O1	Barrel Landing	31	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
Okatie-Colleton	County	O1	Okatie South Preserve	37	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
Okatie-Colleton	County	O1	Okatie West Preserve	82	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
Okatie-Colleton	County	O1	Calhoun Plantation	145	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
Okatie-Colleton	County	O1	Crosby Pepperhall	14	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
Okatie-Colleton	County	O1	Victoria Bluff*	1255	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
Okatie-Colleton	County	O1	Pinckney Colony West	38	0	0	0	0.00	0.00	0.00	0.00	100.00%	0	Protected Land
Okatie-Colleton	Town	G1	Kent Estates	130.0	449	0	0	3.45	10.81	0.00	0.00	0.00%	449	499 sent elsewhere; 150 to Lawton Station (May), 100 to Village at Verdier (Okatie/May), 150 to Shell Hall (May), 100 to Old Towne Village (Okatie)

Total Acreage: **10509.2** Total Vested: **11671** Total Constructed: **5594** Future Growth: **6077**

Average: **15.95**

Average: **14.99**

Commercial Developments: Impact on Impervious Surface and Water Quality in the Watershed(s)

Watershed	Jurisdiction	Sector	Development Name	Percent Buildout	Planned Impervious	1st Phase Retrofit	ALL Retrofitted Impervious
May	Town	G4	Bluffton Village PUD	100%	20%	8.1%	8.1%
May	Town	G4	Buckwalter Place- CareCore/Regency	100%	20%	8.1%	8.1%
May	Town	G3	Palmetto Bluff PUD	100%	20%	8.1%	8.1%
May	County	G4, G5	Bridge Shoppes	100%	20%	8.1%	8.1%
May	Town	G5	Sea Turtle Cinema	45%	20%	13.5%	8.1%
New	Town	G5	Jones Estate - Palmetto Pointe	100%	20%	8.1%	8.1%
New	Town	G5	Jones Estate - New Riverside	40%	20%	12.9%	8.1%
New	Town	G3	Buckwalter Crossing	0%	20%	8.1%	8.1%
Okatie-Colleton	Town	G4	Bluffton Park PUD	100%	20%	8.1%	8.1%
Okatie-Colleton	County	G5	Moss Creek Village	100%	20%	8.1%	8.1%
Okatie-Colleton	County	G5	Lowes/PetCo	100%	20%	8.1%	8.1%
Okatie-Colleton	County	G5	Tanger 2	100%	20%	8.1%	8.1%
Okatie-Colleton	County	G5	Tanger 1	100%	20%	8.1%	8.1%
Okatie-Colleton	County	G5	Kittys Crossing	100%	20%	8.1%	8.1%
Okatie-Colleton	County	G5	Sheridan Park	100%	20%	8.1%	8.1%
Okatie-Colleton	County	G5	Belfair Town Village	100%	20%	8.1%	8.1%
Okatie-Colleton	County	G5	Plantation Business Park	100%	20%	8.1%	8.1%
Okatie-Colleton	County	G5	Greyco/HomeDepot/Volvo	100%	20%	8.1%	8.1%
Okatie-Colleton	County	G4	Westbury Park Commercial	85%	20%	8.1%	8.1%
Okatie-Colleton	County	G5	Sun City Commercial	85%	20%	18.2%	8.1%
Okatie-Colleton	County	G5	Bluffton Commons	80%	20%	17.6%	8.1%
Okatie-Colleton	County	G4, G5	The Oaks	50%	20%	14.1%	8.1%
Okatie-Colleton	Town	G3	Village at Verdier	30%	20%	11.7%	8.1%
Okatie-Colleton	Town	G1	Kent Estates	0%	20%	8.1%	8.1%
Okatie-Colleton	County	G4	Willow Run	0%	20%	8.1%	8.1%
Okatie-Colleton	County	G4	Buckwalter Commons on 278	0%	20%	8.1%	8.1%
Okatie-Colleton	County	O2	Crossland Reed (BwC)	0%	20%	8.1%	8.1%
Okatie-Colleton	County	O2	Village at Barrell Landing	0%	20%	8.1%	8.1%
Okatie-Colleton	County	O2	Sembler	0%	20%	8.1%	8.1%
Okatie-Colleton	County	G2	Okatie Village	0%	20%	8.1%	8.1%

	20%		
With NO retrofit:			
With some retrofit ("low hanging fruit")		9.4%	
With all retrofitted:			8.1%

