

**FEASIBILITY STUDY  
FOR  
BROTHERS PROPERTIES, LLC  
MAYFAIR MILLS AREA  
(OFF HAYNE STREET)**

**SPARTANBURG, SOUTH CAROLINA**

The property in question is located in the northwestern quadrant of Spartanburg County within the Arcadia Community. The property is off Hayne Street on an existing County road, Arcadia Station Road. It is bounded on the south by a County road, Carver Mill Road and the CSX Transportation Railway. The property is further identified on Spartanburg County Tax Map 6-17-00, Parcels 43.03 and 45.00 and Spartanburg County Tax Map 6-17-12, Parcels 29.08 and 29.11.

The scope of the study was to determine if Spartanburg County owned the existing roads and if the County would require a developer to upgrade or assist in the upgrading of County roads upon development. Also included was the determination if sewer service and water service was available to the said property. The projected scope of this study was to provide service for a proposed 300 lot subdivision.

The results of the study are described in detail herewith.

## **ROADS**

Hayne Street is a SCDOT maintained road (S-42-178). Arcadia Station Road is a county maintained road. Sylinda Tarr of the Spartanburg County Roads and Bridges Department has confirmed this. The road has a prescriptive right of way of back of ditch to back of ditch and has 17' of pavement. The county maintenance concludes at the end of the existing pavement.

Richie Smith of the Spartanburg County Public Works Department has verified that any extension of Arcadia Station Road will be constructed to current county road specifications and be constructed at the developer's expense. The county currently has no requirements that a developer be required to upgrade an existing county road. However, if the developer would desire the upgrade, the county would consider (but not commit to at this time) a joint venture.

## **SANITARY SEWER AND WATER SERVICE**

Steven Robertson of the Spartanburg Water System has verified that there is an existing sewer line on the subject property and that the developer may pay to have an engineer design and extend the sewer line to provide sewer to a future subdivision layout. The system had adequate capacity to provide service for the proposed scope. The sewer line extension would be constructed per the approved specifications of the Spartanburg Sanitary Sewer Commission and be constructed at the developer's expense. After completion, the Spartanburg Sanitary Sewer Commission would accept ownership and maintenance responsibility of the sewer system.

Mr. Robertson also stated that the Spartanburg Water System has upgraded their water lines in the area a flow test has been included. The pressures are adequate for the proposed scope, but no guarantee can be given that the pressures will remain. It all depends on the growth and development in the area. It is unlikely that sufficient development will occur to affect the availability of water service. The Spartanburg Water System will design the proposed water system for the project at no expense to the developer. The proposed water line extension would be constructed per the approved specifications of the Spartanburg Water System and be constructed at the developer's expense. After completion, the Spartanburg Water System would accept ownership and maintenance responsibility of the water system.

## **OTHER INFORMATION**

Due to the location of the properties in the scope of this study, owned by Brothers Properties, LLC, are within an area which is subject to an Inter-Governmental Agreement (IGA) that the Spartanburg Water System has with the City of Spartanburg. The City may require the property of this development to be

annexed into the City as a condition to the Spartanburg Water System providing water service.



# Spartanburg County Department of Public Works

---

Community Services Building  
9039 Fairforest Road  
Spartanburg, South Carolina 29301  
Phone (864) 595-5320 Fax (864) 595-5364

October 18, 2018

Russ,

Spartanburg County Road and Bridges maintains Arcadia Station Road from Hayne Street to end of asphalt. There is a gate at the end of the asphalt. Assuming that whomever owns the property put it up.

We have prescriptive right of way or ditch to ditch. We maintain approximately 960' and the road is 17' wide. Anything past the paved road that the County maintains we consider to be private.

Sincerely,

A handwritten signature in cursive script that reads "Sylynda Tarr".

Sylynda Tarr

Spartanburg County  
Roads & Bridges  
9039 Fairforest Rd  
Spartanburg, SC 29301

THE COMMISSION OF PUBLIC WORKS  
OF THE CITY OF SPARTANBURG, SC

Horace C. Littlejohn, Jr.  
John D. Montgomery  
Angela M. Viney

Sue G. Schneider, Chief Executive Officer  
G. Newton Pressley, Chief Financial Officer  
Robert F. Walden, Chief Operating Officer  
Charles E. Jackson, P.E., Capital Projects Officer



SPARTANBURG SANITARY SEWER  
DISTRICT COMMISSION

Barbara J. Barnes  
Louie W. Blanton  
Horace C. Littlejohn, Jr.  
A. Manning Lynch, Jr.  
John D. Montgomery  
Angela M. Viney  
Junie White

---

October 19, 2018

Mr. Russ Easler, PE  
Neil R. Phillips & Company, Inc.  
129 Gladys Ct  
Spartanburg, SC 29301

Re: Water & Sewer Availability for 300 Lot Subdivision at Map # 6-17-00-043.03, -045.00,  
6-17-12-029.08, -029.11 near Hayne Street in Spartanburg, SC for Brothers Properties, LLC

Dear Mr. Easler:

We have been requested to verify the availability of water and sewer (see attached map) at the above referenced location for a new 300 lot subdivision. Spartanburg Water System (SWS) has a 12 inch water main along Hayne Street adjacent to the property at map number 6-17-00-043.03. A single-hydrant flow test was performed on 2/8/2018 at hydrant WHY-5073 (see attached map) which is located on the north side of Hayne Street, approximately 345 feet east of Spring Street. A static pressure of 82 psi was recorded dropping to a residual pressure of 73 psi at 1,158 GPM. Due to system demand variability, Spartanburg Water System can only supply such flows at such pressures as are available, from time to time. SWS makes no representation as to, and does not guarantee, any flows or pressures. Spartanburg Sanitary Sewer District (SSSD) has gravity sewer located on the property at map numbers 6-17-00-043.03 and 6-17-00-045.00. Service can be obtained from the both the water and sewer mains subject to compliance with SWS and SSSD current policies, regulations and design criteria for the type of connection desired. Our developer's manual contains some helpful guidance to our design policy and can be found at:

<http://www.spartanburgwater.org/pdfs/developersmanual.pdf>

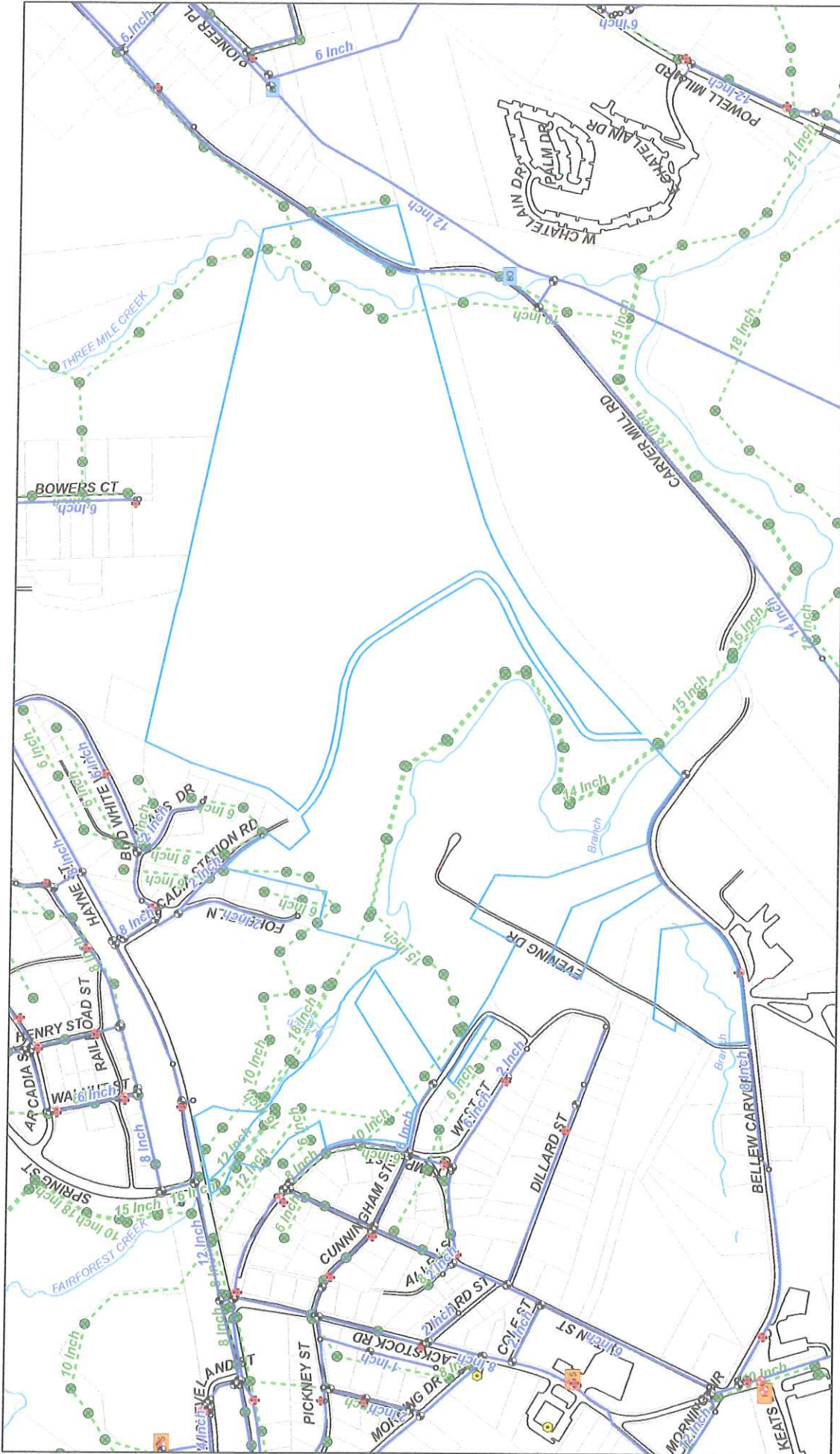
For more specific information concerning other conditions relating to obtaining water and sewer service for the referenced location, please feel free to contact me at 864-580-5690.

Sincerely,  
SPARTANBURG WATER

A handwritten signature in blue ink that reads "Steven A. Robertson".

Steven A. Robertson, P.E.  
[SRobertson@SpartanburgWater.org](mailto:SRobertson@SpartanburgWater.org)  
Project Engineer

cc: Gene Jackson, P.E., Director of Engineering  
Joel Watson, Engineering Operations Manager

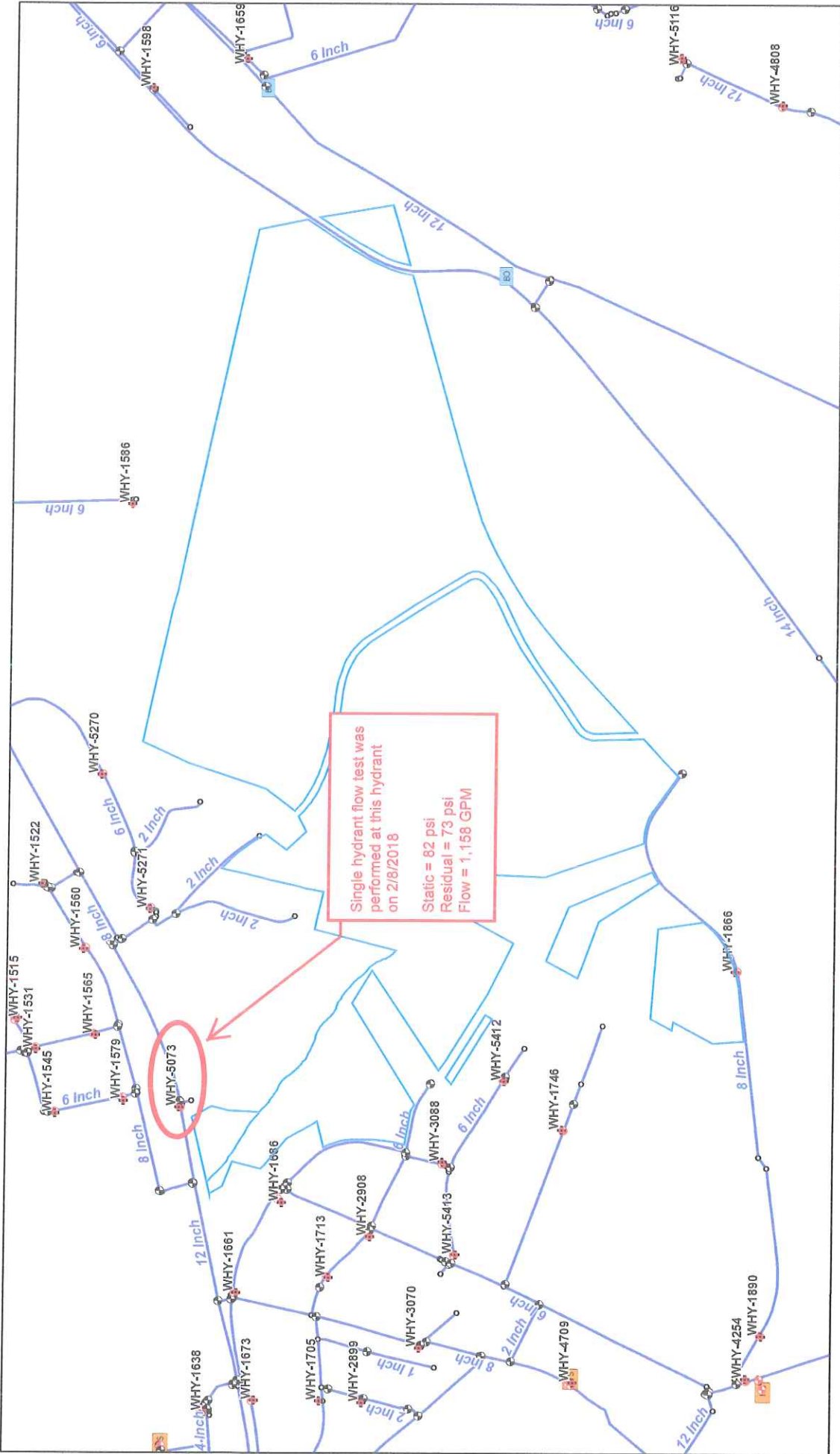


6-17-00-043.03, -045.00, 6-17-12-029.08, -029.11

Disclaimer: Neither the Spartanburg Water System, Spartanburg County, Sewer District (collectively known as "Spartanburg Water"), nor any agent, officer, elected official or employee of Spartanburg Water warrants the accuracy, reliability or timeliness of any information provided with this map, without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose or non-infringement. Spartanburg Water maintains all immunities as provided in the South Carolina Tort Claims Act.



October 19, 2018



Single hydrant flow test was performed at this hydrant on 2/8/2018  
 Static = 82 psi  
 Residual = 73 psi  
 Flow = 1,158 GPM

6-17-00-043.03, -045.00, 6-17-12-029.08, -029.11

Disclaimer: Neither the Spartanburg Water System, Spartanburg Sewer District, collectively known as "Spartanburg Water", nor any agents, officers, authorized officials or employees of Spartanburg Water warrants the accuracy, reliability or timeliness of any information provided, with the data herein. Spartanburg Water shall not be liable for any losses caused by reliance on the information provided herein. Spartanburg Water warrants that the information herein is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, or non-infringement. Spartanburg Water maintains all information as provided in the South Carolina Tort Claims Act.

