



May 14, 2026

Mr. Jay Bernstein
Fitch Irick SC, LLC
1515 Mockingbird Lane, Suite 1010
Charlotte, North Carolina 28209

Additional Intended Users:

South Carolina State Housing Finance
and Development Authority

**Subject: PRELIMINARY NOISE EVALUATION
Proposed Development Site (TMS #0152-16-18-001.000)
1505 Broughton Street, Orangeburg, South Carolina
JPEG Project #3615-26**

Dear Mr. Berstein:

J. N. Pease Environmental Group, LLC (JPEG) appreciates the opportunity to provide the enclosed noise evaluation completed in accordance with the South Carolina State Housing Finance and Development Authority Qualified Allocation Plan (QAP) for new construction applications. The current QAP specifies that consideration should be given to noise generated from 1) railroads located within 1,000 feet of the project and 2) civil airports/military airfields located within 2,500 feet and 15,000 feet of the project, respectively. The QAP specifies that the distances should represent the shortest straight line between the boundary or property line and noise source.

PROPERTY DESCRIPTION & CONCLUSIONS

The subject property includes a single parcel of land located at 1505 Broughton Street in Orangeburg, South Carolina. A site location map is attached. The project parcel is defined by Orangeburg County tax map number 0152-16-18-001.000 and is referenced to comprise approximately 4.64 acres of land. Findings associated with area A) railways and B) airports are as follows:

A. RAILWAYS (within 1,000 feet)

No railways were identified within 1,000 feet of the project property. The closest railway was identified slightly under 1-mile east (approximately 5,148 feet). This railway was not included in the noise evaluation since it is located beyond the requisite search distance of 1,000 feet. A figure depicting the location of the railway in relation to the project site is attached.

B. AIRPORTS (civil with 2,500 feet; military with 15,000 feet)

No qualifying airports were identified within the respective search distances. The closest commercial passenger airport is the Columbia Metropolitan Airport which is located approximately 40 miles northwest from the project site. North Air Force Auxiliary Field is believed to represent the closest military airfield and is located approximately 30 miles northwest of the project site in North, South Carolina.

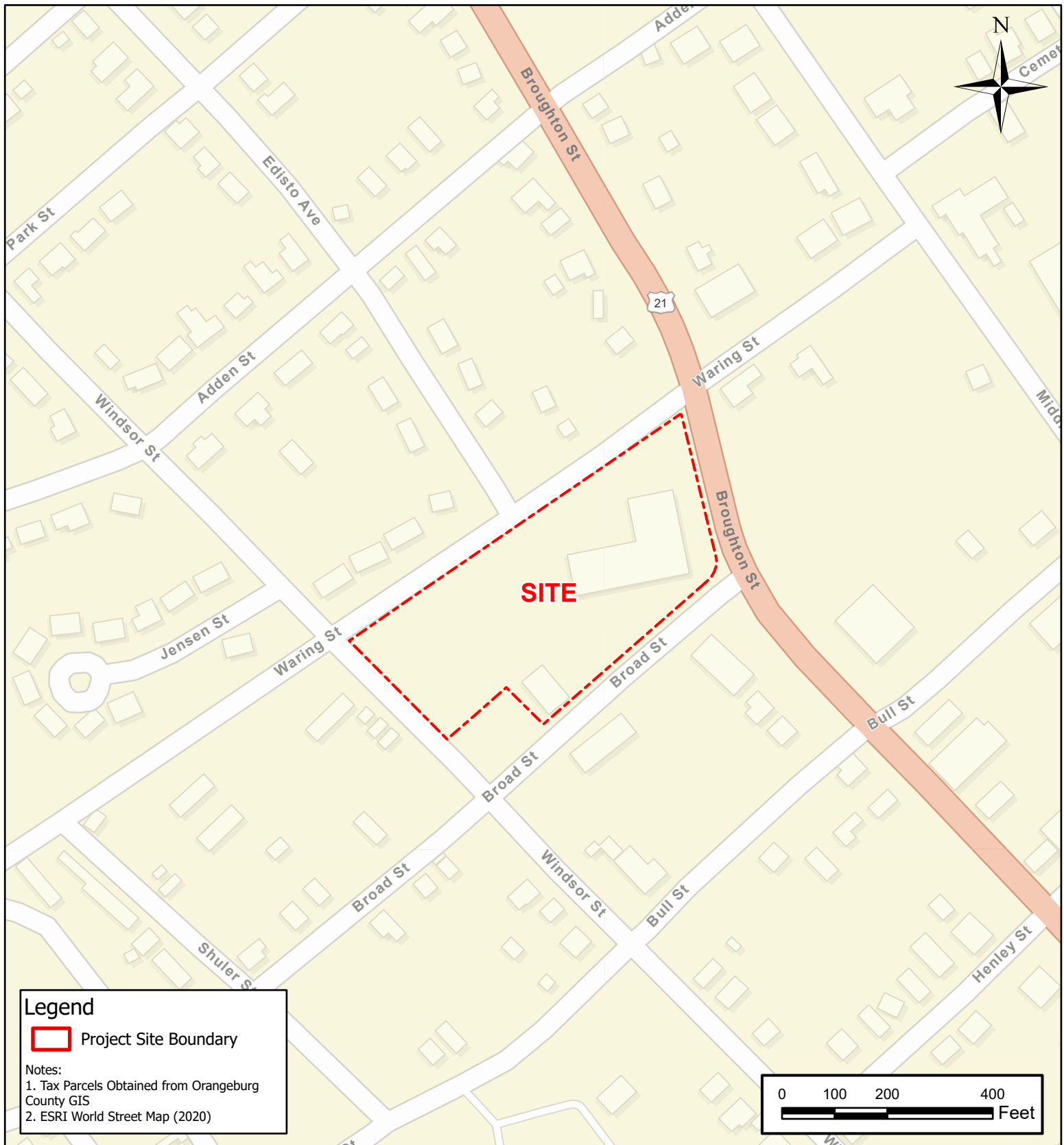
Based on the absence of noise sources, no project-specific calculations were required.

Sincerely,

J. N. PEASE ENVIRONMENTAL GROUP, LLC

James N. Pease, IV

James N. Pease, IV, REM #10923
President/Registered Environmental Manager
Attachments

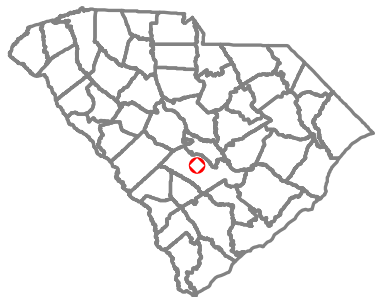


Legend

Project Site Boundary

Notes:

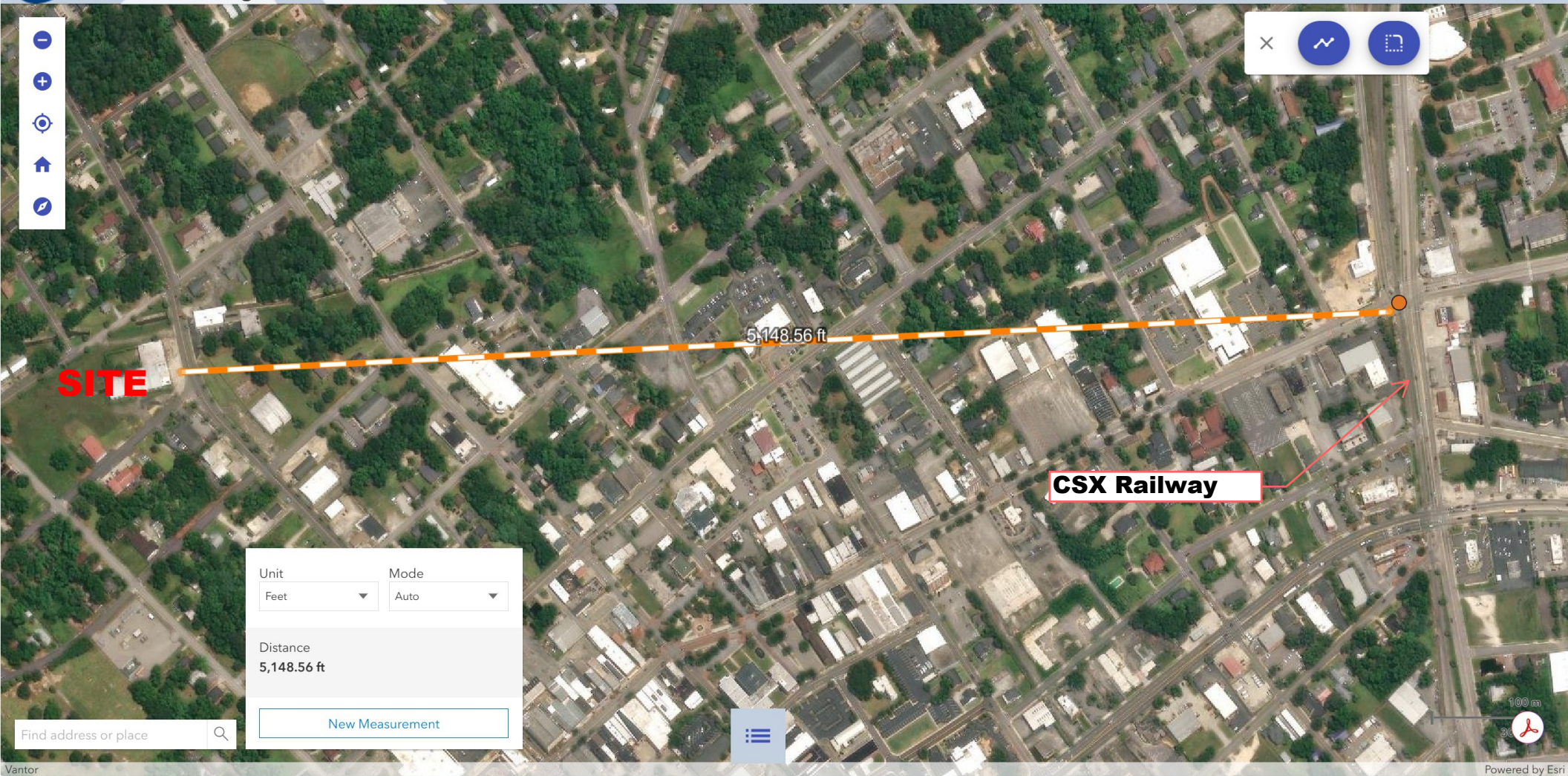
1. Tax Parcels Obtained from Orangeburg County GIS
2. ESRI World Street Map (2020)



REVIEWED BY:	PROJECT NO.
J. Pease	3615-26
DRAWN BY:	DATE:
Langan	4/15/2026

**FIGURE 1
STREET LOCATION MAP**

TMS #0152-16-18-001.000 (Shady Grove)
1505 Broughton Street
Orangeburg, South Carolina



Railway Location Map

Project Site:
1505 Broughton Street
Orangeburg, SC