



CAMP HALL DESIGN GUIDELINES

**for
Camp Hall Industrial + Avian Commons**

CAMP HALL COMMERCE PARK

Berkeley County, South Carolina

SOUTH CAROLINA PUBLIC SERVICE AUTHORITY

d/b/a

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INTRODUCTION TO CAMP HALL

INTRODUCTION TO CAMP HALL

Camp Hall Vision:

Camp Hall is planned, developed, and managed to the highest quality for the next generation of business, office, commercial, and industrial pursuits, and the needs of those who will work in it. The Camp Hall site is a strategically located multi-use Class "A" commerce park with protective covenants. The site is approximately 4,000 gross acres, with approximately 1,400 developable acres, located in Berkeley County, South Carolina. This next generation commerce park serves a diverse range of sectors including industrial, manufacturing, service, distribution, transport, research, and office spaces. Additionally, the Avian Commons district presents prime opportunities for commercial development, encompassing retail, office space, essential services, recreation and hospitality.



Maintaining the Environment:

Camp Hall is committed to maintaining an environment that is authentic to the natural habitat of coastal South Carolina; 65% of the whole site is preserved land devoted to natural growth, wildlife habitats, and features developed to maintain and improve a healthy ecosystem. By implementing a range of innovative strategies—such as introducing diverse native planting, integrating created wetlands for effective stormwater management, and creating dedicated pollinator habitats; Camp Hall seeks to actively support and enhance local ecosystems.

Avian Commons:

At the heart of Camp Hall is 'Avian Commons', a thriving collection of small businesses, conveniences and recreation designed to meet the modern demands of the workforce and help balance the necessities of daily life. Here in the core of the community, the workforce can easily connect to everyday errands, to nature and to each other. Intentional aesthetics of the built environment is imperative. With state-of-the-art manufacturing in a setting of vast natural beauty, Camp Hall's overarching design concept of "Man, Nature + Machine" should be interpreted throughout new site and building designs. Like the vehicles and machines produced in Camp Hall, the architecture is intended to embody precision, sleekness, and innovation while at a pedestrian scale and a balance with nature.



[2025 Masterplan - Conceptual Only]

AVIAN COMMONS



[2025 Masterplan - Conceptual Only]

How to Use this Guide:

This Design Guidelines document establishes the overall vision for Camp Hall and sets standards to maintain the quality and character of the planned development. It provides a clear, comprehensive framework for individuals involved in development and building within Camp Hall. All developers, builders, and owners must adhere to these guidelines as required by Camp Hall Industrial Park Covenants.

The Design Guidelines are supported by and accompany several other documents and codes:

- Master Plan
- Restricted Covenants
- Development Agreement
- Planned Development Guidelines
- Berkeley County Code

These documents are intended to work together to ensure that Camp Hall is designed and built to the highest standard. Developers and land owners are responsible for ensuring their site improvements and buildings comply with all applicable codes and all relevant permits are acquired. The images and exhibits included in the guidelines aim to help visually describe the character intended for Camp Hall, not intended for construction.

Of note, while the guideline language often applies to both the Camp Hall **Industrial** areas and **Avian Commons** (the office / commercial portion) there are some sections that have distinct requirements and aesthetic expectations.



[Twenty year vision for Avian Commons pictured above - Conceptual Only]



SECTION 1: ADMINISTRATIVE

ADMINISTRATIVE

Design control within Camp Hall will be overseen by an Architectural Review Board (ARB), which will evaluate all development submittals. The ARB will conduct reviews in accordance with the Restrictive Covenants tied to the property, as well as these Design Guidelines. The ARB has full discretion to approve or reject any plan inconsistent with the Design Guidelines and its intent, including for aesthetic reasons, and will provide feedback through comments and guideline notations. These Guidelines and application procedures may be updated at the ARB's discretion.

The ARB, at a minimum, shall be composed of a representative from the Master Developer, a representative from the Property Owner's Association (POA) / Property Manager, two Landscape Architects and two Architects.

Architectural Review Board:

- Detailed submission requirements are outlined in the ARB applications for each phase. (See Appendix.)
- Prior to property sale, the ARB is available to review the intended improvements as an informal courtesy basis; this is done in good faith and not a formal review or commitment.
- A Preliminary Site Plan will be required in conjunction with the Initial Meeting; applicant can expect a response within 5 business days of submittal.
- Subsequent ARB review meetings, if required / needed, are every 1st and 3rd Tuesday of the month with applications due 2 Fridays before the meeting by 5pm. ARB review meetings are private; formal letters issued to applicant generally within a week of the meeting.
- The ARB has authority to review and approve all aspects of site planning and exterior architecture, including aesthetic appropriateness, environmental implications and any other site-specific issues.
- The ARB may modify and grant variances from the requirements of the Design Guidelines on a case-by-case basis to accommodate special site conditions.
- The ARB shall review the design and construction process to ensure compliance with the Design Guidelines. The Applicant assumes responsibility to ensure that what is constructed is consistent with the plans approved by the ARB.
- Approval by the ARB shall be in writing. Despite ARB approval, the Applicant is responsible and liable for complying with any applicable Federal, State, County, or local ordinances and codes.
- Compliance with Public Agency Requirements:
 - Every Applicant shall comply with the requirements of all public agencies having jurisdiction over the project.
 - These Design Guidelines are not intended to supersede any applicable requirements or codes from government agencies. Where it appears there is a conflict or overlap, the codes shall govern, and the ARB shall be notified.
 - Approval of Applicant's designs by the ARB does not imply approval by the authorities having jurisdiction.

Review Process Summary:

- The following outlines the Design Review process and the requirements for each phase. It is highly recommended that an Applicant utilize this process prior to beginning any design drawings or planning concepts. Reference Appendix for detailed requirements for each phase.
- All required drawings and exhibits in this process must be submitted to the ARB prior to submission to any government authority. Site plan submissions to the County should wait until after ARB Approval at the Design Development phase.
- No construction of any Improvement, nor reconstruction, remodeling, alteration, or addition to any Improvement shall be commenced without obtaining the prior written approval of the Architectural Review Board of the Association, sometimes herein referred to as the "ARB".

ARB PROCESS MILESTONE	CAMP HALL INDUSTRIAL PROJECTS	AVIAN COMMONS PROJECTS
Initial Meeting / Preliminary Site Plan Review (5 day turn around; can be virtual or in-person)	Required	Required
Schematic Design Phase Submittal Review	Required	Required
Design Development Phase Submittal Review (need to define "larger projects")	N/A	Recommended for larger projects
Construction Documents Phase Submittal Review	Required	Required
Pre-Construction Meeting	Required	Required
Mock-Up Panel On-Site Review	N/A	Required
Construction Completion On-Site Review	Required	Required
Signage Submittal Review	Required	Required

Pre-Design Meeting:

- Prior to beginning the design of the parcel, the ARB shall meet with the Owner and their representatives to discuss the proposed development and review the Preliminary Site Plan.
- Elements: Use, noise, odors, size of workforce, traffic, hours and nature of operations, screening, signage.
- The ARB and Owner/Owner's representatives will discuss the project, the planned use, the Design Guidelines and the review process, the opportunities and constraints of the development site, the proposed project scope, and the anticipated planning, engineering design, construction schedule, and any other relevant items such as improving the appearance of the property.

Schematic Design Phase Review:

A Schematic Design Phase review meeting will be held to develop an understanding of the site opportunities and constraints for the proposed use, and to provide the Applicant the opportunity to present the preliminary design concepts for the project in a graphic exhibit aligning with the submittal requirements in the appendix. The purpose is also to provide the ARB an opportunity to guide and provide input to the applicant for meaning of requirements of Design Guidelines.

Applicants will be required to submit the following preliminary drawings:

1. Design Narrative / Written Brief explaining the intended use, occupancy and program for the building and the project's alignment with Camp Hall's vision
2. Site Plan
3. Preliminary Grading and Drainage Plan
4. Preliminary Utility Plans
5. Building Floor Plans, Elevations, Sections, Typical Wall Section(s)
6. 3D Perspective Color Renderings (including conceptual landscaping)
7. Proposed Project Schedule
8. Location of future signage on building or site (Signage details to be submitted separately)
9. Connectivity to Trail and Pedestrian Network

Design Development Phase Review:

Design Development Phase review meeting will be held to show updated drawings that reflect comments from the Schematic Design review, as well as any owner or design driven plan refinement. Recommended for larger projects; ARB to notify applicant when this phase is necessary.

Applicants will be required to submit the following preliminary drawings:

1. Site Plan (location of all easements, setbacks, buffers, existing vegetation, building location, circulation and parking layout)
2. Preliminary Landscaping
3. Preliminary Grading and Drainage Plan
4. Preliminary Clearing and Erosion Control Plan
5. Preliminary Utility Plans
6. Updated Building Floor Plans, Elevations, Sections, Typical Wall Section(s)
7. Updated 3D Perspective Color Renderings
8. Location and screening of trash and exterior mechanical components
9. Material Selections
10. Proposed Project Schedule
11. Preliminary signage package
12. Connectivity to Trail and Pedestrian Network
13. Itemized Response to previous comments if applicable

Construction Documents Phase Review:

The Construction Documents phase review submittal should respond to all ARB comments made in the previous reviews.

Applicants will be required to submit the following final drawings:

1. Site Plan (location of all easements, setbacks, buffers, existing vegetation, building location, circulation and parking layout)
 2. Grading and Drainage Plan
 3. Clearing and Erosion Control Plan
 4. Utility Plans
 5. Architectural Plans (floor plans, elevations, sections, material selections, and colors)
 6. Landscape Plan
 7. Signage Package
 8. Refuse/Trash
 9. Parking and Site Hardscape
 10. Construction Schedule
 11. Connectivity to Trail and Pedestrian Network
 12. Drawing of Mock-up Panel (The Mock-up Panel is an on-site installation that includes all of the materials and configurations of the building to create a quality and craftsmanship standard. The drawing of the Mock-up Panel should be included in the CD level submission. It should be constructed and approved on-site prior to any exterior material installation on the building. The panel should be located on the site so that it can remain in place until after the construction is complete and final ARB sign-off has occurred.
- Plans shall be prepared by a South Carolina registered architect, landscape architect, and engineer, as applicable.
 - Any change to the final drawings after final approval is received must be resubmitted to the ARB for review and approval.

Construction Phase Review:

- The ARB shall have the right to observe the construction process to ensure compliance with the approved documents, the Design Guidelines, and the "Declaration of Restrictive and Protective Covenants."
- Mock-Up Panel - prior to any exterior material installation on the building, the on-site mock-up panel shall be completed for the ARB to review. This panel sets the material, color, quality and craftsmanship standard for the project and shall remain in place until final Construction Completion review by ARB.
- Construction Completion Review: Final ARB observation of all site and building components shall occur after construction completion. Applicant to request an on-site review once improvements are completed. Mock-Up panel shall remain in place until final sign-off by ARB.

- No construction of any Improvement, nor reconstruction, remodeling, alteration, or addition to any Improvement shall be commenced without obtaining the prior written approval of the Architectural Review Board of the Association, sometimes herein referred to as the "ARB".
- The ARB shall consist of a chairperson who shall be appointed by the Board of Directors of the Property Owner's Association who shall function as the administrative officer of the ARB. The Developer shall appoint the members of the ARB, which shall consist of at least three (3), but not more than five (5) persons, none of whom shall be required to be Owners. After the transfer of control of the POA from the Declarant to the Association, the Board of Directors shall appoint the members of the ARB, provided, however, that the Developer shall retain the right to appoint one (1) member of the ARB until such time as all of the property described on Exhibit "B" shall have been conveyed to third parties.
- The ARB may (but shall not be obligated to) adopt, promulgate, amend, revoke and enforce guidelines (hereinafter referred to as the "Design Guidelines") for the purposes of (i) governing the form and content of plans and specifications to be submitted for approval; (ii) governing the procedure for such submission of such plans and specifications; and (iii) establishing policies with respect to the approval and disapproval of all proposed uses and all construction or alteration. The Design Guidelines may address, but shall not be limited to addressing, the following matters: building design, including design character, massing, building site location, building materials, performance and quality standards; site planning and design, including coverage, setbacks, height limitations, circulation and parking, building separation, grading and drainage; landscape design, including site landscape, parking landscape, plant material, street trees and buffers, and irrigation; signage and graphics; lighting, including site lighting, lighting fixtures, lighting usage and types of lighting equipment; the review process; construction and maintenance procedures and standards, including parking, screening, temporary structures, erosion control, deliveries, trash, protecting vegetation and vacant property.
- The applicant shall adhere to the agreed upon building timeframes in the purchase and sales agreements.
- The ARB shall make a copy of its current Design Guidelines readily available to architects, builders, Owners and prospective Owners upon request.
- As a prerequisite to consideration for approval, and prior to beginning the contemplated work, a complete set of building plans and specifications shall be submitted to the ARB in such form and include such content as specified in the Declaration and the Design Guidelines. The Architectural Review Board shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations. Approval shall be based on, among other things, compliance with the Design Guidelines, minimum setbacks, land-to-building ratios, adequacy of parking site dimensions, drainage considerations, conformity and harmony of external design with neighboring structures, improvements, operations and uses; relationship to topography, grade and finished ground elevation of the site being approved to that of neighboring sites; proper facing of-main elevation with respect to nearby streets; and conformity of the plans and specifications to the purpose and intent of this Declaration. Upon

given approval, construction shall be started and prosecuted to completion, promptly and continuously, and in strict conformity with such plans. The Architectural Review Board shall be entitled to stop any construction in violation of these Covenants in accordance with Article XXXIII hereof.

- The requirements set forth herein shall be in addition to the Design Guidelines and shall not be construed as any limitation on the powers granted to the ARB herein.
- Neither the ARB, the Developer, nor its successors or assigns, shall be liable in damages or otherwise to anyone submitting plans for approval, or to any Owner affected by this Declaration, for any cause arising out of or in connection with the approval or disapproval or failure to approve any plans. Every Person who submits plans for approval agrees by submission of such plans, and every Owner of any property agrees by acquiring title thereto or any interest therein, that it will not bring any action or suit against the Association, the ARB, or the Developer to recover any such damages or any other relief based upon the aforesaid causes. The ARB, the Developer, and its successors and assigns are hereby authorized and empowered to grant reasonable variances from the provisions of this Declaration in order to overcome practicable difficulties and unnecessary hardships in the application of the provisions contained herein; provided, however, that such variances shall be reasonably consistent with the purposes hereof and shall not materially adversely affect any existing Improvements on the Property. The variance granted pursuant to the authority granted herein shall constitute a waiver of the provisions of this Declaration by all Owners of Lots and all Owners hereby irrevocably and unconditionally appoint the Developer, its successors and assigns, as their true and lawful attorney-in-fact for the limited purpose of consenting to the aforesaid variances. The above language includes no liability for an Owner's patents or trademarks.



SECTION 2: ARCHITECTURAL STANDARDS

ARCHITECTURAL STANDARDS

A. Camp Hall Industrial Architecture:

Reference master plan map to confirm if property is located in Camp Hall Industrial area or Avian Commons.



Building Pads:

The vision of the architecture at Camp Hall Industrial is that of a low density, campus type development with areas of common open space. The design of buildings in Camp Hall should be compatible with surrounding buildings and will be reviewed on a case-by-case basis. Plans shall be prepared by a professional architect, landscape architect or engineer registered in the State of South Carolina and architectural and/or engineering plans and details submitted to the ARB shall bear the architect or engineer's seal.

Building Placement:

- Buildings shall respond to the individual site and its unique characteristics of orientation, access infrastructure and logistical requirements, and efforts shall be made to preserve existing vegetation and important site features.
- Buildings should be situated on the site so they are oriented to maximize daylighting opportunities and harvest natural light within interior work spaces. Utilize opportunities to provide operable clerestory windows to allow for ventilation and indirect lighting.
- Buildings should conform to existing topography to the extent practicable.

- The orientation of a building or group of buildings should create a positive grouping with existing or planned future buildings.
- There should be a principal entrance to all buildings facing the main street and entrance drive.
- Recognize and balance the need to support manufacturing, logistics and employees.



The industrial buildings are located close to the streetscape with a small amount of parking and drop off in the front, while the service area is located at the rear of the building.

Building Massing:

- Building massing should break down the large scale of the development when appropriate by using separate buildings instead of a singular massed structure. The use of materials and components that have proportions that lend themselves to the pedestrian scale is encouraged. The building massing requirements shall take into account the primary function of the building.
- The roof elevation shall provide variations in heights and add interest to reduce the scale of large buildings.
- Different parts of the building façade should be articulated using color, arrangement of elements and projections or a change in materials to create a sense of depth and interest.

Building Height:

- Maximum building height shall be governed by the current adopted Building Codes of Berkeley County, except that exhaust stacks, antennas, satellite dishes and environmental control facilities may extend higher subject local zoning ordinances, to fire protection requirements, and to ARB approval.
- Unless otherwise agreed upon in writing by the ARB, exhaust stacks, antennas, satellite dishes and environmental control facilities are permissible on a building's rooftop so

long as they are screened and/or out of sight of main roadways and entrances into the development and its sub-campus.

Materials:

- The use of quality, sustainable building materials is encouraged.
- Materials should be responsive to the natural setting. This would suggest the use of wood, brick, glass, cementitious siding, architectural metal panels (22 gauge thickness), stucco, concrete, and EIFS (synthetic stucco).
- A balanced use of materials is important. The use of large expanses of a single material is generally discouraged but can be considered on a case by case basis.
- Colors for the main building elements are encouraged to be white or muted, earth-tone colors that blend with the natural environment. Bright colors are permitted to enhance key architectural features but should not produce negative impacts on adjacent properties and/or overall community appearance.
- Individual corporate image architectural design elements and colors should be incorporated as a secondary element to the building design. Such elements should blend with the larger design.

Building Separation + Arrangement:

- Within individual sites, buildings should be separated to ensure proper light and air needs are met within each building.



Visitors to this industrial building are greeted with an inviting entry drop off that is visually screened from the truck service area and employees have a separate parking lot to the side of the building.

- To avoid long blank or monotonous façades, building façades of individual structures or groups of structures should be staggered and no blank wall shall exceed one-hundred (100') feet without being interrupted by a building feature (except for an industrial or

logistical use not visible from any street). Long façades may be broken up by courtyards, pedestrian spaces, or architectural elements.
Below are several examples of successful industrial building placement, massing, materials and colors that exist at Camp Hall.





B. Avian Commons Architecture:

Reference master plan map to confirm if property is located in Camp Hall Industrial area or Avian Commons.

Avian Commons Design Philosophy:

At the heart of Camp Hall is the Avian Commons, a thriving collection of small businesses and conveniences designed to help balance work with the necessities of daily life. Featuring amenities such as a park, soccer field, basketball, volleyball and pickleball courts, hiking trails, food trucks, and more, Avian Commons strives to connect the workforce to facilitate everyday errands, to nature, and to each other. With state-of-the-art manufacturing in a setting of vast natural beauty, the design concept of “Man, Nature + Machine” permeates the built environment. Like the vehicles and machines produced in Camp Hall, the Architecture is intended to embody precision, sleekness, and innovation. With bird protection and awareness as a major focus for Camp Hall, the Architecture likewise found its inspiration. The building forms shall be inspired by abstract interpretations of the patterns, colors, and figures found in nature. One of Avian Commons’ first structures built is the “Avian Pavilion” which hovers over the lake greeting visitors with outspread wings, encouraging visitors to take refuge from the sun, birdwatch, and learn more about Camp Hall’s mission. [Reference Camp Hall video at <https://www.camphall.com/aviancommons/>]



Whether planning for an office building, retail, hotel, structured parking or other use, the building design should also embody the architectural tenet, 'Form Follows Function' as well as aligning with the characteristics of modern design including emphasizing functionality, rejecting ornamentation and embracing an intentional / edited aesthetic. A high priority shall be placed on innovation, construction precision and environmental sensitivity.

Below are several examples of successful Avian Commons architecture considering building placement, massing, materials and colors.





Building Pads:

The vision of the architecture at Avian Commons is that of a higher density, urban type development with areas of common open space that prioritize the pedestrian. The design of buildings in Avian Commons should be compatible with surrounding buildings and will be reviewed on a case-by-case basis. Plans shall be prepared by a professional architect or engineer registered in the State of South Carolina and architectural and/or engineering plans and details submitted to the ARB shall bear the architect or engineer's seal.

Building Placement:

Buildings shall respond to the individual site and its unique characteristics of orientation, access infrastructure and logistical requirements, and efforts shall be made to preserve existing vegetation and important site features. Each building shall contribute to the streetscape in a meaningful way including but not limited to a principal entrance facing the main street and entrance drive.

Building Massing + Height:

Rigor, simplicity and lightness in massing is encouraged. Massing and the use of materials shall be in concert so that a material change does not occur on the same plane. Creatively design entry canopies are encouraged to support the intuitive entrance and street presence of buildings.

All exterior utility components to be screened including but not limited to HVAC units (on ground or rooftop), electrical panels, gas meters. Discreet placement of dumpster and trash containers is imperative in addition to screening with custom designed walls in language with the building as well as landscaping.

Materials + Colors:

A high priority shall be placed on quality, durable materials that are innovative and assembled in a precise manner. Judicious use of materials and colors is encouraged; typically no more than three are successful. Exterior materials on a building shall transition with a break in plane.

Encouraged materials include:

- Cementitious components (minimum ½" thickness)
- Architectural metal panels (minimum 22 gage thickness)
- Rainscreen / composite siding
- Brick / painted brick (not rustic/ hand packed)
- Glass
- Stucco (as secondary material)
- Brake metal and panels must be pre-finished with concealed fasteners

Discouraged materials include:

- Rustic wood
- Field stone
- Faux finishes



SECTION 3: GENERAL DESIGN STANDARDS

SITE DEVELOPMENT STANDARDS

Creating a high-quality environment for Camp Hall is a priority of the ARB. This can be achieved by minimizing the impact to the natural environment, encouraging activity at a pedestrian scale and enhancing the site design with attention to building placement, architectural, and landscape design. Camp Hall and Avian Commons are defined by connecting people to the places they work and to the natural environment of Camp Hall.

- The Master Plan (See Page 7) provides parcels that will accommodate quality facilities while preserving wetlands and providing natural vegetated buffers.
- The Design Guidelines provide the purchasers of development parcels with direction in the design process to help ensure the planning is consistent with the design intent of Camp Hall.
- At minimum, projects shall meet the design requirements set forth by these guidelines and the applicable local zoning codes.

A. Circulation + Parking:

Camp Hall Overall Standards:

- Parking dimensions shall follow the requirements of local zoning codes.
- Parking areas are encouraged to be smaller, informal lots with separations of vegetation or buildings.
- Shared parking is encouraged to reduce and balance use with need.

Industrial Standards:

- Secondary streets or access drives shall be 24' or 36' wide. In the instance of two entrances, streets shall be 24' wide.
- All required parking and drives shall be paved with asphalt, concrete, or vehicular pavers. Pervious pavers or block may be used in select areas as well.
- Truck courts and access areas including rail access shall not be visible from primary roads and be screened with an earthen berm or opaque fence 6–8 feet high constructed of wood, brick or masonry or a continuous evergreen hedge.
- Truck parking and storage of trailers, materials, etc. shall not front on primary roads and be screened from view.
- Care should be taken in the placement of parking areas to screen them from access drives and public rights-of-way with existing or supplemental vegetation. Earthen berms may be used in a limited capacity and only if approved by the ARB.



*Vehicular connectivity between industrial buildings
with a truck court screened from primary roads.*

Avian Commons Standards:

- The primary and secondary roads, and parking lot drive aisles shall be 24' wide. On-street parking will be provided per the Avian Commons Master Plan and on private roads only. Refer to Berkeley County zoning ordinance for on-street parking dimensions.
- Provide parking lot islands with canopy trees every 10 spaces. All canopy trees within parking island canopy trees shall be provided with a minimum 200 square feet of soil volume. See Landscape Design Standards for more guidelines related to landscaping in parking lots.
- Situate off-street parking behind buildings to provide an activated and urban streetscape. On-street parking will be allowed between the roadway and building.



Standard 90-degree parking with 24' drive aisle, consistent with Avian Commons and Berkeley County standards.

B. Site Entrances + Streetscapes:

Camp Hall Overall Standards:

- All entry road access points (including but not limited to surface materials, signage, size, turn radius and lighting) shall be approved by the ARB. Where feasible, shared curb cuts shall be utilized.
- All security gates and fences shall be approved by the ARB.
- Temporary construction access should be designated and approved by the ARB.
- The use of simple circulation patterns at all entrance points is encouraged.
- Provide safe, illuminated, and thermoplastic painted pedestrian crossings at all intersections.
- Keep all sight distance triangles clear of vertical disruptions in accordance with SCDOT ARMS manual.
- Unless otherwise approved in writing, all development tracts must provide a minimum of two points of vehicular ingress and egress.

Industrial Standards:

- All entrances should be designed to blend with the natural buffers and parkway, utilizing approved signage and entry treatments while maintaining safe visibility at intersections in accordance with local zoning regulations.
- Fences facing side streets shall be of high quality. Galvanized chain link is permitted.

- Fences facing main streets shall be decorative and of high quality (wrought iron, vinyl coated chain link black or better). Unpainted or uncoated galvanized chain link fence is not permitted.
- Where there are two entries, the 24' wide street section is recommended. Where there is one entry, the 36' wide street section is recommended. Streets may be narrower or separated with a planted median.
- Unless otherwise approved in writing, all development tracts must provide a minimum of two points of vehicular ingress and egress. One to be designated as the "main entry," and a second designated as the "delivery entry." Where this is not feasible, one point of vehicular ingress and egress will be allowed. Reference Secondary Street Cross Section.



This entrance has a 24' street with planted canopy trees and sidewalks. The preserved trees beyond give the development an immediate sense of place.

Avian Common Standards:

The streetscape network of Avian Commons has been designed to connect all commercial, office, recreational uses to each other and to the broader trail system of Camp Hall. The streets are intended as a design feature to be comfortable, safe, and attractive to pedestrian and vehicular users.

- Adequate parking shall be provided by each owner in compliance with Berkeley County zoning ordinance. These parking requirements are a maximum space allowed, and if additional parking is required, the applicant must demonstrate the need. On-street parking adjacent to the developed parcel can be counted towards parking totals.
- Given the urban and walkable nature of Avian Commons, if the applicant could consider the use of a shared use parking agreement. Up to 50% of required parking can be provided off-site in a written joint use agreement if the applicant can demonstrate parking uses will not conflict during the day. Refer to Berkeley County ordinance if off-site shared parking is intended.
- Structured parking shall be allowed to create greater density. Structured parking should not be taller than the proposed building height of the development.
- Parking materials shall be either impervious (asphalt, concrete, or pavers) or pervious materials (grass pave or pervious pavers).
- Parking materials for parks and open spaces can be either paved or a gravel/aggregate to provide a more natural aesthetic.
- All accessible parking spaces shall be paved in compliance with ADA.
- Loading or access zones shall not be visible from primary road frontages.



Primary/Public Roads:

Following the Grid Plan (see image above) the Primary Roads are the prominent organizing axes in the structure of Avian Commons. They create the boundary of the building framework and provide vehicular and pedestrian connectivity. All primary roads shall meet the following criteria:

- Concrete sidewalks are provided on either side of the road. Sidewalks are to be a minimum of 5' in width and provide connections to all buildings and recreational features.
- Signed crossings are provided at all intersections for safe pedestrian crossings.
- On-street parking shall be provided on Private Roads per the Master Plan to create a more activated streetscape. On-street parking is prohibited on any Public Road.
- A minimum of 7' width planting strip shall be included following the length of primary roads. Sites that offer shaded pedestrian plazas on the primary road frontage can be excluded from this requirement.
- Street trees shall be spaced evenly between 35' and 50' in planting strips to create a shaded and comfortable walking environment. See Appendix B for approved tree species requirements.
- Street utilities to be placed on either side of the planting strip or underneath sidewalk to avoid conflict with street trees.

Secondary Roads:

Secondary Roads are less prominent than Primary Roads, but provide additional connective support to the framework of Avian Commons. All Secondary Roads shall meet the following criteria:

- Provide a minimum 5' width concrete sidewalk on both sides of the road. All buildings and recreational elements must be connected to sidewalk access.
- All intersections must provide a crosswalk for safe pedestrian access.
- Street trees shall be spaced evenly between 35' and 50' in planting strips to create a shaded and comfortable walking environment. See Appendix B for approved tree species requirements. Street utilities to be placed on either side of the planting strip or under sidewalk to avoid conflict with street trees.



On street parking supports a connected, walkable streetscape throughout Avian Commons.

C. Service Areas:

Camp Hall Overall Standards:

- Service areas (including rail), loading docks, dumpsters, and similar facilities shall be incorporated into the overall design of the building and landscaping.
- The visual and acoustic impacts of these functions shall be fully screened and out of view from adjacent properties and public streets.
- Use of screening materials that are different from or inferior to the principal materials of the building and landscape is prohibited.
- All loading bays and docks must be policed and maintained daily.

D. Sidewalks + Pedestrian Ways:

Camp Hall Overall Standards:

- Sidewalks and pedestrian ways should be an integral part of the overall site plan to facilitate the ease of use by employees and visitors.
- Sidewalks and trails within each development shall connect to the overall park and trail system. A minimum of one trail connection from the main or secondary entry to the Camp Hall trail system shall be provided.
- Handicap access shall be provided in accordance with ADA standards.
- All exterior smoking and/or break areas shall be located to the rear or side of a subject building and landscaped to be out of sight of exterior roads and main entrances or the front entry of the subject building.



Crosswalk and sidewalk by pond to provide easy, scenic access.

Industrial Standards:

- The front door entry into any building or warehouse must be designed to present an inviting covered entry, security lighting, and security camera.
- Bike racks shall be provided (minimum of 2) at each public building entrance and designed to be easily accessible to the trail. Reference the Association of Pedestrian Bicycle Professionals Bicycle Parking Guidelines when selecting and installing bicycle parking.
- Pedestrian crossings shall be provided at appropriate locations for safe and easy access.
- Pedestrian plazas, courtyards, and gathering spaces are encouraged.

Avian Commons Standards:

- For commercial and office buildings, provide bicycle parking at a rate of 2 spaces per building under 10,000 sf, and an additional bike rack for every additional 10,000sf of building. Exterior bike parking should be located adjacent and in close proximity to building entries to encourage bicycling.
- Provide safe pedestrian crossings at all intersections for interconnected access.
- Connected pedestrian plazas and green spaces are integral to the fabric of Avian Common and applicants should consider the inclusion of these types of spaces. Plazas and open spaces could include shade trees and understory trees for canopy coverage as well as shrubs and groundcovers. They may also include benches, site furniture, walls, public art, decorative lighting, and/or decorative paving.

E. On-Site Storage:

Camp Hall Overall Standards:

- No items may be stored in open view without prior approval from the ARB. As a general rule, storage of any item must be properly screened in accordance with ARB determinations. When storage is adjacent to a building, a wing wall that matches the aesthetic of the building is encouraged.
- During construction, temporary storage of materials and equipment, other than those scheduled for permanent installation within 90 days, is not allowed without prior approval from the ARB. All unused items must be removed immediately upon completion of construction.
- A plan showing the location of temporary storage of materials and equipment must be provided to the ARB, prior to placement on the site.
- Any development with trailers, stacks, and other objects that may affect overall views and view corridors shall provide the ARB with a plan illustrating the location of the elements. Efforts to minimize these elements are encouraged.



Pedestrian crossing with visible crosswalks and sidewalks for safe, walkable access.

F. Setbacks:

Camp Hall Overall Standards:

- The ARB shall have the right to alter the setbacks other than those required by local zoning ordinance in order to preserve wetlands, environmental features, and important trees, or whenever, in its sole judgment, the topography or configuration of any lot requires it. The ARB shall also have the right to alter the setbacks other than those required by local zoning ordinance whenever, in its sole judgment, a variance therefrom is reasonable or a hardship would result from strict enforcement.

Industrial Standards:

- No building shall be constructed on any lot nearer than forty (40') feet to the right-of-way line of streets or nearer to a side or rear Lot line than fifteen (15') feet.
- Setbacks may be crossed by access roads, but may not be used for parking or any other use other than landscape buffers, pedestrian circulation, or open space.

Avian Commons Standards:

- All building setbacks shall comply with Berkeley County zoning ordinances and setback requirements for general commercial and office districts.
- Front or side setbacks along Private Roads can be reduced to provide a more pedestrian centered and urban environment. Setback reductions are to be coordinated with and approved by Berkeley County and the ARB. Note that buildings along any Public Road shall maintain compliance with Berkeley County zoning setback requirements.

G. Buffers:

Camp Hall Overall Standards:

- Landscape Buffer areas shall be cleared of invasive species where possible.
- Applicants are encouraged to retain the natural condition of any buffer on site where feasible to provide for immediate screening upon project completion and the continuity of existing environments.
- See Landscape Design Standards for more information.

Industrial Standards:

- A natural Landscape Buffer twenty (20') feet wide, or as required by local zoning ordinance, whichever is more restricted, shall be maintained along the road rights-of-way.

Avian Common Standards:

- Buffers will be required on the outer parcels of Avian Commons that are adjacent to parcels outside of the master plan limits. Buffer dimensions and plant quantities between these adjacent uses shall comply with Berkeley County zoning ordinance requirements.
- Buffers shall not be required within parcels and uses interior to Avian Commons in order to provide connectivity across the site.



Perimeter buffers meet zoning requirements, while internal areas remain open for site connectivity.



SECTION 4: STORMWATER STANDARDS

STORMWATER STANDARDS

Grading and drainage design within Camp Hall should recognize existing topography and hydrologic systems. Many sites will be filled two to four feet, so it is important to preserve site features to the extent possible, while providing positive drainage for the site. Stormwater management is the responsibility of the individual parcel owners/tenants.

- All site drainage plans shall be designed in accordance with the overall Camp Hall Master Drainage Plan. All stormwater routine calculations shall amend and update the overall Camp Hall Master Drainage System.
- The Applicant's individual site layout and stormwater management plan shall address both water quantity and water quality.
- Each Applicant shall comply with all applicable jurisdictional regulations relating to surface drainage and detention.

A. Grading

Camp Hall Overall Standards:

- Grading should be kept to a minimum, and where necessary, all elements such as berms and swales should be integrated seamlessly into the overall design.
- Slopes should appear natural with flowing contours, and avoid irregular and abrupt gradient changes.
- The use of retaining walls should be minimized, and where required the materials should be compatible with the building architecture.

B. Drainage Features

Camp Hall Overall Standards:

- As a part of the Master Drainage System, ponds and swales will have slopes designed to be stabilized by vegetation.
- Swales connecting to ponds should be designed to minimize the velocity of water to minimize erosion.
- Pond designs where possible will be more natural in form and use natural materials and treatments.
- Pond slopes to the water line shall not exceed 4:1.
- A natural un-mowed pond edge is required for 10' back from the water surface elevation on all pond edges. This encourages wildlife and birds, improves water quality benefits, and provides a softer and more natural edge condition.
- Ponds should provide a favorable environment for aquatic plants and animals. This can include native pond bank planting, pond edge planting and floating wetlands, habitat boxes, and the use of pollinator plants.

Avian Commons Standards:

- All stormwater within Avian Commons is anticipated to be accommodated by the existing stormwater ponds and individual surface detention ponds on each parcel are prohibited.
- All stormwater routine calculations shall amend and update the overall Camp Hall Master Drainage System and the Avians Commons Master Drainage System.



A retention pond with native vegetation supports stormwater and habitat.

C. Low-Impact Development

Camp Hall Overall Standards:

- Low-impact development such as pervious pavers, rain gardens, bioswales, cisterns, and green roofs are encouraged.
- Solar panels are encouraged. If solar panels are provided, large expanses of panels shall be incorporated in an aesthetically pleasing manner so as not to distract or take away from the view of the building.



Bioswale planting in parking island manages stormwater and adds greenery.



Pervious pavers manage runoff and improves site permeability.

Avian Commons Standards:

Given the density of uses and users, low impact development strategies are highly encouraged in Avian Commons to best provide holistic and ecologically minded drainage solutions that highlight the connected context between the built environment and nature.

All new developments are highly encouraged to consider providing at least one of the following LID strategies:

- Rain garden
 - Cistern
 - Bioswale
 - Green Roof
 - Disconnected downspouts to landscaped or pervious areas
-
- Pedestrian plazas and paved surfaces are encouraged to use pervious materials such as pervious pavers or gravel.
 - Where feasible, provide additional subgrade aggregate storage in any gravel parking areas (these would happen only in park and recreational areas).
 - Increased tree canopies beyond code minimum requirements are encouraged to better help stabilize soil, reduce runoff, and cool development.
 - The use of filter strips in parking lot islands and between wheel stops and the required screening hedge will reduce surface runoff.
 - Roads and parking lots that use curbs can provide curb cuts to direct water into vegetated areas in addition to any drain inlets to capture runoff naturally.



This planted bioswale filters runoff, reduces flooding, and adds ecological and aesthetic value through strategic vegetation.



SECTION 5: LANDSCAPE DESIGN STANDARDS

LANDSCAPE DESIGN STANDARDS

A. Clearing Guidelines and Tree Preservation

Camp Hall Overall Standards:

- All plans must comply with the Berkeley County Tree Ordinance.
- Owners and builders may not remove trees or begin clearing until final written approval of the building plans is given by the ARB.

Industrial Standards:

- After written approval of final plans is given by the ARB, only areas designated for building pads, driveways, parking areas and retention/detention areas may be cleared, unless already cleared.

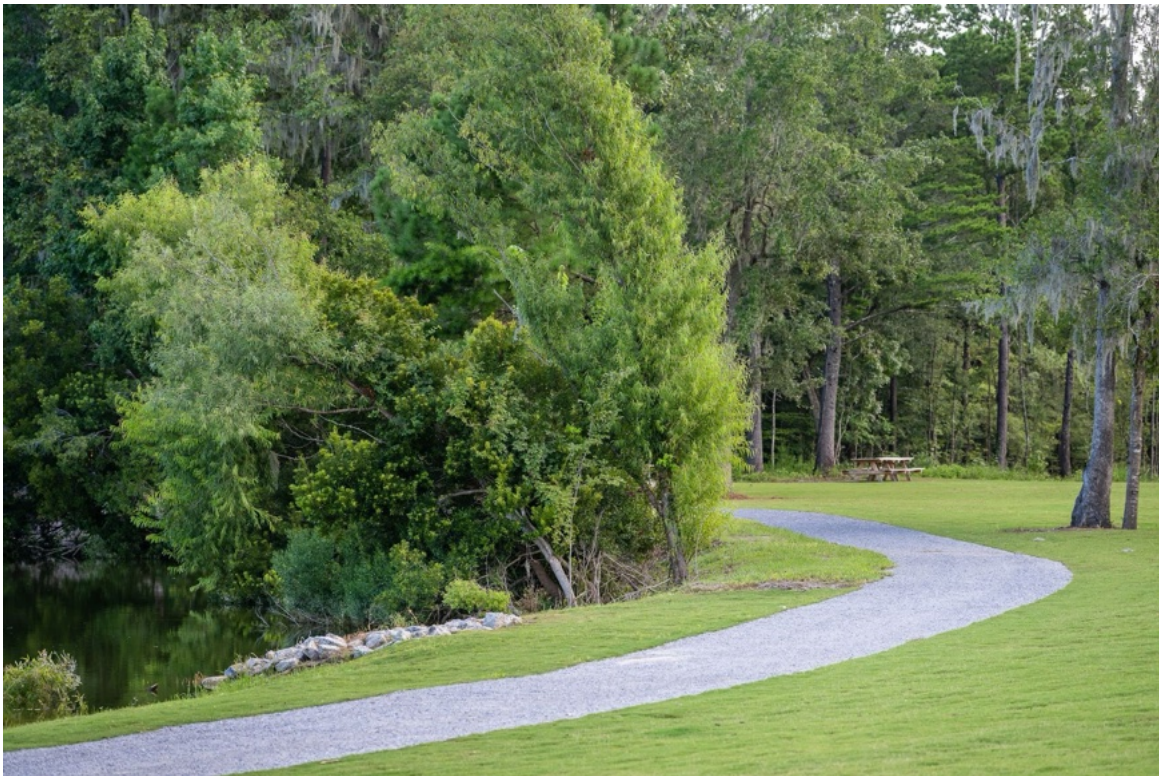
Avian Commons Standards:

- Strategize building pad, parking lot, drive aisles, stormwater management, and other site features to avoid conflict with grand, specimen, and landmark trees as defined by Berkeley County zoning ordinance.

B. Landscape Design

Camp Hall Overall Standards:

- All building sites are required to be landscaped in a manner that maintains the high quality envisioned for Camp Hall.
- Landscapes associated with the buildings will create an aesthetically pleasing appearance and a positive environment for employees and visitors.
- Landscape buffers and screens will create privacy where needed and eliminate undesirable views from the public and adjacent uses.
- Planting associated with parks, open spaces, and recreation will be ornamental and highlight those spaces.
- Landscape plans and details shall be prepared by a professional landscape architect.
- All areas disturbed by construction shall be landscaped.
- Landscape should be designed to the extent practicable to provide shade to buildings, parking areas, and pedestrian areas.
- Shading of pedestrian areas and parking is encouraged.
- All landscape requirements for designated buffer areas shall meet the standards set forth in the Berkeley County Zoning Code.



Connecting trails between the Industrial and Avian Commons buildings are designed to meander with existing vegetation, enhancing connectivity while maintaining the site's natural landscape.

Industrial Standards:

- Landscapes should be designed to reduce the scale of large structures and enhance the quality of the pedestrian environment, while still maintaining desired views.
- Large expanses of manicured lawn shall not exceed 25% of the gross acreage of the parcel, and shall be located mainly around buildings and entrances as needed.

Avian Commons Standards:

Using landscape design to provide screening, color, textures, and enhancement of the architecture can set the standard for a high quality and cohesive development. The following best practices are required:

- Foundation planting shall be used along all facades of pedestrian and vehicular visible parts of the building. Use plants that help accentuate features of the façade and help break long stretches. Consider plant height adjacent to low glazing. If space allows, provide a layered design with a mix of heights, as well as colors and textures.

- To bolster a robust planted ecosystem, a biodiverse palette of plant species are required. A minimum of two canopy tree species and five shrub species are required (three evergreen species and 2 deciduous species).
- The use of native flowering and blooming species is highly encouraged to provide year-round color and visual interest.
- All parking lot islands must contain at least one canopy tree and provide ground cover, grasses, or shrubs.
- In the event of utility conflict in a parking lot island (overhead and underground) use an understory tree instead of a canopy tree. No parking lot islands will be without a planted tree. See Plant Material Section.
- Screen parking lots that front onto streets and adjacent parking lots; and/ visible from a public right of way with a 3' -4' height hedge. Use canopy trees, understory trees, grasses and evergreen shrubs placed 36" - 42" on center.
- Landscape design should, to the extent practicable, provide shade for buildings, parking areas, and pedestrian pathways while also enhancing architectural and recreational features in Avian Commons.
- For Avian Commons, additional planting is required to ensure that the landscape goes beyond basic construction stabilization seed, creating a more intentional and aesthetically pleasing environment.



Foundation plantings enhance building facades by softening long stretches, highlighting architectural features, and improving the overall appearance.



Newly planted rain garden improves both water quality and quantity management for the stormwater entering the parking lot.

C. Plant Material

Camp Hall Overall Standards:

- In order to enhance the natural environment and blend the development into the existing vegetation, a minimum of 50% of all plant material must be native to the Southeast. See Appendix B for "Recommended Plant Material List."
- Known invasive plants may not be used.
- All plant material shall be of sufficient size and quantity upon installation to minimize the adverse effects of long expanses of building walls and exposed parking and service areas.



Layered palette of plant species enhance the natural environment and integrate the development into the landscape.

D. Irrigation

Camp Hall Overall Standards:

- Irrigation plans shall be coordinated closely with the landscape design.
- Where required, an automatic underground irrigation system shall be installed to maintain the vitality of the plant material.
- Drip irrigation shall be used for all areas other than manicured lawns and meadows.

E. Soils

Camp Hall Overall Standards:

- The use of natural soil amendments and time of installation is encouraged to improve plant survival and health.
- Organic soil amendments when properly incorporated at planting may reduce long-term irrigation and maintenance expenses.
- Consider the use of soil amendments as needed to reduce surface and irrigation runoff.



SECTION 5: LIGHTING DESIGN STANDARDS

LIGHTING DESIGN STANDARDS

A. Lighting Design

Camp Hall Overall Standards:

- Night Sky Lighting design in Camp Hall is encouraged.
- Site lighting should be designed to provide the minimum amount of light necessary for the safe traversal of the site by vehicles and pedestrians.
- Lighting fixtures within each development site shall be compatible in design, materials, color of fixture, and color of light.
- Lighting shall be an integral part of the design, and coordinated closely with the placement of other elements such as trees, pedestrian walks, signage, and other plantings.
- Parking illumination shall provide good visibility with a minimum of glare and shall avoid spilling onto adjacent property and streets.
- Exterior building illumination shall have concealed sources of illumination and shall be aimed so as not to disturb adjacent properties and street traffic safety.
- No colored lights will be allowed without the permission of the ARB.
- Uplighting and downlighting of trees and accent lighting of special features and building features is permitted subject to review by the ARB.
- Where possible, light poles should be located within landscape islands in parking areas.
- Poles shall be mounted at ground level and concrete pedestals are not allowed unless poles are located in unprotected areas. Use of such pedestals must first be approved by the ARB.
- Pole height and spacing should be determined based on the scale of the parking area.
- A lighting plan complete with locations, types, heights, color, and photometrics is required to be submitted for approval by the ARB. Before final approval is given, cut sheets for each lighting type are required to be submitted to the ARB.

Industrial Standards:

- Exterior lights should be used as needed to illuminate entrances, signs, roadways, parking and pedestrian areas.
- High levels of light are not desirable, and intensity should not be greater than the minimum required for vehicular and pedestrian traffic safety.
- Truck courts and loading areas shall use the minimum lighting required for vehicular safety.

Avian Commons Standards:

- Decorative lighting in open spaces and plazas is permitted to encourage evening and night-time use. Decorative lighting can come in the form of

uplights, bollards, catenary lights, and/or art installation. Decorative lighting fixtures and plans are subject to the approval of the ARB.

- All activated streetscapes shall be illuminated to provide safe vehicular and pedestrian access through pedestrian lights and/or building facade lighting. Development that incorporates streetscapes shall include pole mounted lighting fixtures and wall mounted fixtures for safe access.
- Parking lot lighting fixtures shall be the pre-approved light fixture, Autobahn ATB0 (Shoebox/Cobra; Berkeley Electric Co-op #1535) for parking / parcels and ATB2 for roadway, or approved equal. Fixtures to be black in color.



Simple exterior lighting illuminates parking, pathways, and building entrances.



Low lighting along a pedestrian path is accomplished with pedestrian scale bollard lighting.



SECTION 7: SIGNAGE DESIGN STANDARDS

SIGNAGE DESIGN STANDARDS

A. Signage Design

Camp Hall Overall Standards:

- For all signage refer to the previously approved Camp Hall signage package included in the appendix to reference the Camp Hall signage design standards.
- The design of signage within Camp Hall should reflect the vision of the park as a campus type environment. Care should be taken that signage is low-key and reflects the integrity of the building design. Corporate logos and typeface may be used.
- Signage within individual sites shall comply with all applicable signage ordinances including the local zoning requirements.
- Signage shall be the responsibility of the Applicant and provide the necessary identification and directional information.
- All Applicants must submit a signage package to the ARB for review and approval prior to installation.

B. Identification Signage

Camp Hall Overall Standards:

- A sign identifying the name of the business shall be located at each entrance oriented to the street on which the business has frontage.
- Buildings with more than two tenants shall have identification sign with the building address and name only. On-site directories or building-mounted identification shall be used to identify individual tenants.

Monument Signage

- Monument signs may not be placed within buffer areas. Placement must follow all applicable zoning codes and DOT standards.
- Monument signs shall not exceed six (6') feet in height.
- Monument signs shall not obstruct visibility at intersections.
- For Avian Commons, Individual tenants will be allowed to use letter styles and fonts specific to their brand, but the overall design of the sign should reflect the cohesive design of the development.



Examples of monument signage.

Building + Wall Signage

- Sign materials shall be consistent with the materials and style of the building.
- Signs mounted on buildings or walls may be attached to, erected parallel to, or painted on the façade.
- Sign lettering shall be internally illuminated pin mounted or acrylic. Other styles are subject to ARB approval. Light boxes (cabinets), visible raceways and neon signs are discouraged. All finished to be matte.
- The building sign shall not cover more than twenty percent (20%), and ten percent (10%) of Avian Commons.
- The sign shall not extend more than ten (10") inches beyond the building and must maintain a vertical clearance of at least nine (9') feet above ground level. ARB to review scale of building and sign for shallower requirement.
- One principal wall sign may be displayed on the front wall of each building. One secondary wall sign may be displayed on only one side-façade of the same building.
- Any attached or detached outbuilding is allowed one sign that identifies the use of the outbuilding.
- Signs should be mounted on the wall or an awning and located above or adjacent to the main entrance to the building.
- Signs shall not extend above the roofline of the portion of the building where the sign is to be attached.

Industrial Standards:

- Identification shall be used to identify individual tenants.

Avian Commons Standards:

- Signs should not extend beyond the curb line.
- No visible raceways.
- All finished to be matte

C. Directional Signage

Camp Hall Overall Standards:

- Directional signs indicating building numbers, areas, or specific tenants shall be of simple design.
- Directional signs shall complement the architecture of the buildings and be small in scale while still being visible to vehicular traffic or pedestrian traffic, as applicable.



Example of a small directional sign while still visible to vehicular traffic.

D. Vehicular Control Signage

Camp Hall Overall Standards:

- All vehicular control signs shall be of standard design and meet or exceed the requirements of the U.S. Highway Transportation Standards.

E. Temporary Signage

Camp Hall Overall Standards:

- Refer to appendix for previously approved temporary signage standards.
- Must be approved prior to placement.
- Only one construction and one real estate marketing sign are permitted for each parcel.
- No promotional elements such as strings of flags, roadside feather banners, human billboards or balloons will be permitted without written approval from the ARB.
- One type of each temporary sign may be allowed on a site at one time, and must be removed immediately following the completion of construction or marketing activity.
- Signs shall be post and panel wood, metal, or composite construction and not exceed eight (8') feet in height.
- Signs shall not be illuminated.
- Grand Opening signage to be coordinated with and approved by ARB

F. Illuminated Signage

Camp Hall Overall Standards:

- Only steady, stationary, shielded light sources directed at the sign may be used.
- No sign shall cause glare for motorists, pedestrians or adjacent uses.



Example of interior illuminated signage.



SECTION 8: CONSTRUCTION REQUIREMENTS

CONSTRUCTION REQUIREMENTS

A. Construction Requirements

- In order to maintain a neat and orderly appearance to Camp Hall during the construction process, the following procedures shall be followed:
- Construction shall be conducted to not be a nuisance to adjacent properties or public streets.
- Construction sites shall keep materials neatly piled on-site, and any debris or trash shall be contained and regularly removed.
- Streets adjoining construction sites shall be regularly swept clean of dirt and construction debris.
- No debris or materials may be left on a public street by a contractor.
- Access points for construction shall have a minimum of fifty (50') feet of gravel at the point where it enters existing streets.
- No open burning is allowed without a Berkeley County permit, and prior approval of the ARB.
- The ARB may require the developer to erect temporary fencing to screen construction activity from adjacent developed property or public streets.

B. Parking

- During construction, free passage of traffic must be maintained through and around the site.
- Construction traffic should be sensitive to existing traffic patterns within the surrounding community, and shall obey any local requirements for construction traffic.

C. Temporary Structures + Items

- All owners are responsible for maintaining their lots by controlling weeds and trash.
- The location of temporary construction trailers must first be approved by the ARB.
- Once construction is complete, temporary structures, fencing, and signs shall be removed immediately.
- Portable toilets shall be provided by the General Contractor and placed away from roads and site entrances.
- Dumpsters must be provided at building sites, and emptied on a regular basis.

D. Protection of Vegetation + Erosion Control

- Tree protection and erosion control as required by authorities having jurisdiction must be installed before construction begins, and maintained at all times.
- Areas of existing vegetation to be preserved and areas outside of the clearing limits shall be protected by barriers such as orange safety fences or other suitable barriers.

- The developer is responsible for providing an erosion and sediment control plan and compliance in order to control runoff and contain silt within disturbed areas of the construction site.



APPENDIX

ARB FEE SCHEDULE

Payments should be mailed to:
 Camp Hall Owners Association, Inc – ARB
 C/O Lee & Associates
 1360 Truxtun Ave., Suite 201
 North Charleston, SC 29405

Building Size	Design Review Fee
<15,000sf	\$3,150
15,000 - 30,000sf	\$4,250
30,001 +	\$5,250
Minor Alterations / Modifications	\$525
Signage	\$250
Additional Reviews / Meetings	\$250 each

Design review fees cover the following; unless noted otherwise, each milestone listed below is for one meeting / review:

- Pre-Design Meeting (10% of fee)
- Schematic Design Phase Submittal Review (30% of fee)
- Design Development Phase Submittal Review (included in CD fee)
- Construction Document Phase Submittal Review (30% of fee)
- Pre-Construction Meeting (10% of fee)
- Sample Panel On-Site Review (10% of fee)
- Construction Completion Review (10% of fee)
- Signage Submittal Review

Construction Deposits are payable prior to final approval of plans. Deposit will be returned upon successful Construction Completion observation.

Building Size	Construction Deposit
<25,000sf	\$1.00 / heated sf (\$10,000 maximum)
25,001sf +	\$10,000

INITIAL MEETING / PRELIMINARY SITE PLAN REVIEW

CAMP HALL ARB APPLICATION + CHECKLIST

Applicant to complete and submit this form via email to camphallarb@gmail.com.

Initial Meeting Purpose:

Prior to beginning architectural design, the ARB shall meet with the Owner and their representatives to discuss the proposed development (in person or virtual meeting offered) and review the **Preliminary Site Plan**. The ARB and Owner/Owner's representatives will discuss the project, the planned use, the Design Guidelines and the review process, the opportunities and constraints of the development site, the proposed project scope, and the anticipated planning, engineering design, construction schedule, and any other relevant items such as improving the appearance of the property. [Additional elements: Use, noise, smells, employment, traffic, hours of operation, screening, signage.]

APPLICATION DATE	
PROJECT NAME	
PROPERTY ADDRESS / TMS NUMBER	
INDUSTRIAL OR AVIAN COMMONS	
OWNER	Firm: Primary Contact: Email: Phone:
CIVIL ENGINEER	Firm: Primary Contact: Email: Phone:
LANDSCAPE ARCHITECT	Firm: Primary Contact: Email: Phone:
ARCHITECT	Firm: Primary Contact: Email: Phone:

SCHEMATIC DESIGN SUBMITTAL CAMP HALL ARB APPLICATION + CHECKLIST

Applicant to complete and submit this form and a single PDF submittal via email to camphallarb@gmail.com.

SD Submittal Checklist:

1. Description of proposed use
2. Site Plan
3. Preliminary Landscaping
4. Grading and Drainage Plan
5. Clearing and Erosion Control Plan
6. Utility Plans
7. Building Floor Plans, Elevations, Sections, Typical Wall Section(s)
8. 3D Perspective Color Renderings
9. Location and screening of trash, exterior mechanical components and storage
10. Material Selections
11. Proposed Project Schedule
12. Location of future signage on building or site (Signage details to be submitted separately)
13. Connectivity to Trail and Pedestrian Network
14. Itemized Response to previous comments if applicable.

APPLICATION DATE	
PROJECT NAME	
PROJECT LOCATION	
INDUSTRIAL OR AVIAN COMMONS	
APPLICANT NAME / FIRM	
EMAIL	
PHONE	

DESIGN DEVELOPMENT SUBMITTAL CAMP HALL ARB APPLICATION + CHECKLIST

(If required by ARB. Recommended for larger projects)

Applicant to complete and submit this form and a single PDF submittal via email to camphallarb@gmail.com.

DD Submittal Checklist:

1. Site Plan
2. Landscape Plans
3. Grading and Drainage Plan
4. Clearing and Erosion Control Plan
5. Utility Plans
6. Building Floor Plans, Elevations, Sections, Typical Wall Section
7. 3D Perspective Color Renderings
8. Solution for all trash and exterior mechanical components
9. Material Selections
10. All exterior Building details
11. Proposed Project Schedule
12. Location of future signage on building or site (Signage details to be submitted separately)
13. Connectivity to Trail and Pedestrian Network
14. Itemized Response to previous comments.

APPLICATION DATE	
PROJECT NAME	
PROJECT LOCATION	
INDUSTRIAL OR AVIAN COMMONS	
APPLICANT NAME / FIRM	
EMAIL	
PHONE	

CONSTRUCTION DOCUMENTS SUBMITTAL CAMP HALL ARB APPLICATION + CHECKLIST

Applicant to complete and submit this form and a single PDF submittal via email to camphallarb@gmail.com.

CD Submittal Checklist: [FLUSH OUT...]

1. Site Plan
2. Landscaping
3. Grading and Drainage Plan
4. Clearing and Erosion Control Plan
5. Utility Plans
6. Building Floor Plans, Elevations, Sections, Typical Wall Section
7. 3D Perspective Renderings
8. Solution for all trash and exterior mechanical components
9. All exterior architectural details
10. Material Selections
11. Solution for refuse / trash
12. Proposed Project Schedule
13. Location of future signage on building or site (Signage details to be submitted separately)
14. Connectivity to Trail and Pedestrian Network
15. Drawing and location of Mock-up Panel
16. Temporary facilities plan
17. Plan location and description of exterior storage
18. Itemized Response to previous comments.

APPLICATION DATE	
PROJECT NAME	
PROJECT LOCATION	
INDUSTRIAL OR AVIAN COMMONS	
APPLICANT NAME / FIRM	
EMAIL	
PHONE	

PRE-CONSTRUCTION MEETING CAMP HALL ARB APPLICATION + CHECKLIST

Applicant to complete and submit this form via email to camphallarb@gmail.com.

Pre-Construction Meeting Purpose:

Prior to beginning any construction activities the applicant shall request an on-site meeting with the Master Developer, POA Property Manager and builder to confirm applicable requirements, set expectations during construction phase of project and discuss any project specific requirements.

APPLICATION DATE	
PROJECT NAME	
PROJECT LOCATION	
INDUSTRIAL OR AVIAN COMMONS	
APPLICANT NAME / FIRM	
EMAIL	
PHONE	

MOCK-UP PANEL ON-SITE REVIEW MEETING REQUEST CAMP HALL ARB APPLICATION + CHECKLIST

Applicant to complete and submit this form and photos of the completed panel via email to camphallarb@gmail.com.

Mock up Panel Meeting Purpose:

The Mock-up Panel is an on-site installation that includes all of the materials and configurations of the building to create a quality and craftsmanship standard. The drawing of the Mock-up Panel should be included in the CD level submission for ARB approval. It should be constructed and approved on-site prior to any exterior material installation on the building. The panel should be located on the site so that it can remain in place until after the construction is complete and final ARB sign-off has occurred.

APPLICATION DATE	
PROJECT NAME	
PROJECT LOCATION	
INDUSTRIAL OR AVIAN COMMONS	
APPLICANT NAME / FIRM	
EMAIL	
PHONE	

CONSTRUCTION COMPLETION ON-SITE MEETING CAMP HALL ARB APPLICATION + CHECKLIST

Applicant to complete and submit this form and photos of completed project via email to camphallarb@gmail.com.

Construction Completion Meeting Purpose:

The purpose of this step is for the ARB and Master Developer to confirm that all items included in the approved Construction Documents have been satisfactorily completed. Discuss if this is just Avian Commons?

APPLICATION DATE	
PROJECT NAME	
PROJECT LOCATION	
INDUSTRIAL OR AVIAN COMMONS	
APPLICANT NAME / FIRM	
EMAIL	
PHONE	

SIGNAGE SUBMITTAL CAMP HALL ARB APPLICATION + CHECKLIST

Applicant to complete and submit this form and a single PDF submittal via email to camphallarb@gmail.com.

Signage Submittal Purpose:

All exterior building and site signage shall be approved by the ARB. Submission to include elevations on building of proposed signage, signage construction details and dimensions.

APPLICATION DATE	
PROJECT NAME	
PROJECT LOCATION	
INDUSTRIAL OR AVIAN COMMONS	
APPLICANT NAME / FIRM	
EMAIL	
PHONE	

RECOMMENDED PLANT MATERIAL LIST

Large Canopy Trees (3" – 3.5" Min.)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Recommended Spacing</u>
Acer rubrum	Red Maple	30'
Fraxinus americana	White Ash	40'
Liriodendron tulipifera	Tulip Poplar	30'-40'
Liquidambar styraciflua	Sweet Gum	40'
Magnolia grandiflora	Southern Magnolia	40'
Nyssa sylvatica	Black Gum	25'-35'
Pinus taeda	Loblolly Pine	30'-40'
Pinus palustris	Longleaf Pine	30'-40'
Platanus occidentalis	American Sycamore	40'
Quercus hemisphaerica	Laurel Oak	40'
Quercus virginiana	Live Oak	40'
Sabal palmetto	Palmetto Palm	15'-25'
Taxodium distichum	Pond Cypress	30'-40'
Taxodium distichum	Bald Cypress	30'-40'

Small Canopy and Understory Trees (1.5" Caliper or 6'0" to 8'0" Height Minimum)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Recommended Spacing</u>
Cercis canadensis	Eastern Redbud	25'-30'
Gardonia lasianthus	Loblolly Bay	12'
Ilex opaca	American Holly	15'
Juniperus virginiana	Red Cedar	15'
Lagerstroemia indica	Crepe Myrtle	25'
Magnolia virginiana	Sweet Bay Magnolia	25'
Magnolia grandiflora	Little Gem Magnolia	10'
Persea borbonia	Red Bay	15'
Prunus caroliniana	Cherry Laurel	15'

Shrubs (18" Minimum Height and Spread)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Recommended Spacing</u>
Callicarpa americana	American Beautyberry	4'-6'
Calycanthus floridus	Carolina Allspice	10'
Clethra alnifolia	Sweet Pepperbush	6'
Fothergilla major	Fothergilla	10'
Fothergilla gardenia	Dwarf Fothergilla	3'
Hydrangea quercifolia	Oak Leaf Hydrangea	5'
Ilex decidua	Swamp Holly	15'
Itea virginica	Virginia Sweetspire	8'
Rhododendron indicum	Southern Indian Azalea	4'

Rhododendron viscosum	Swamp Azalea	4'
Rhus capallina	Winged Sumac	8'
Serenoa repens	Saw Palmetto	4'
Vaccinium ashei	Rabbiteye Blueberry	8'
Viburnum nudum	Possumhaw Viburnum	8'
Viburnum odoratissimum	Sweet Viburnum	8'-10'
Yucca filamentosa	Yucca	4'
Ilex cassine	Dahoon Holly	5'
Ilex glabra	Inkberry Holly	5'
Ilex vomitoria	Yaupon Holly	6'
Ilex vomitoria (Shilling Dwarf)	Dwarf Yaupon Holly	3'
Myrica cerifera	Wax Myrtle	7'

Grasses (No. 1 Container)

Botanical Name	Common Name	Recommended Spacing
Andropogon geradii	Big Bluestem	36"
Aristida beyrichiana	Southern Wiregrass	36"
Chasmanthium latifolium	River Oats	24"
Muhlenbergia sericea	Purple Muhly	42"
Muhlenbergia capillaris	Hairawn Muhly	36"
Panicum virgatum	Switchgrass	24"

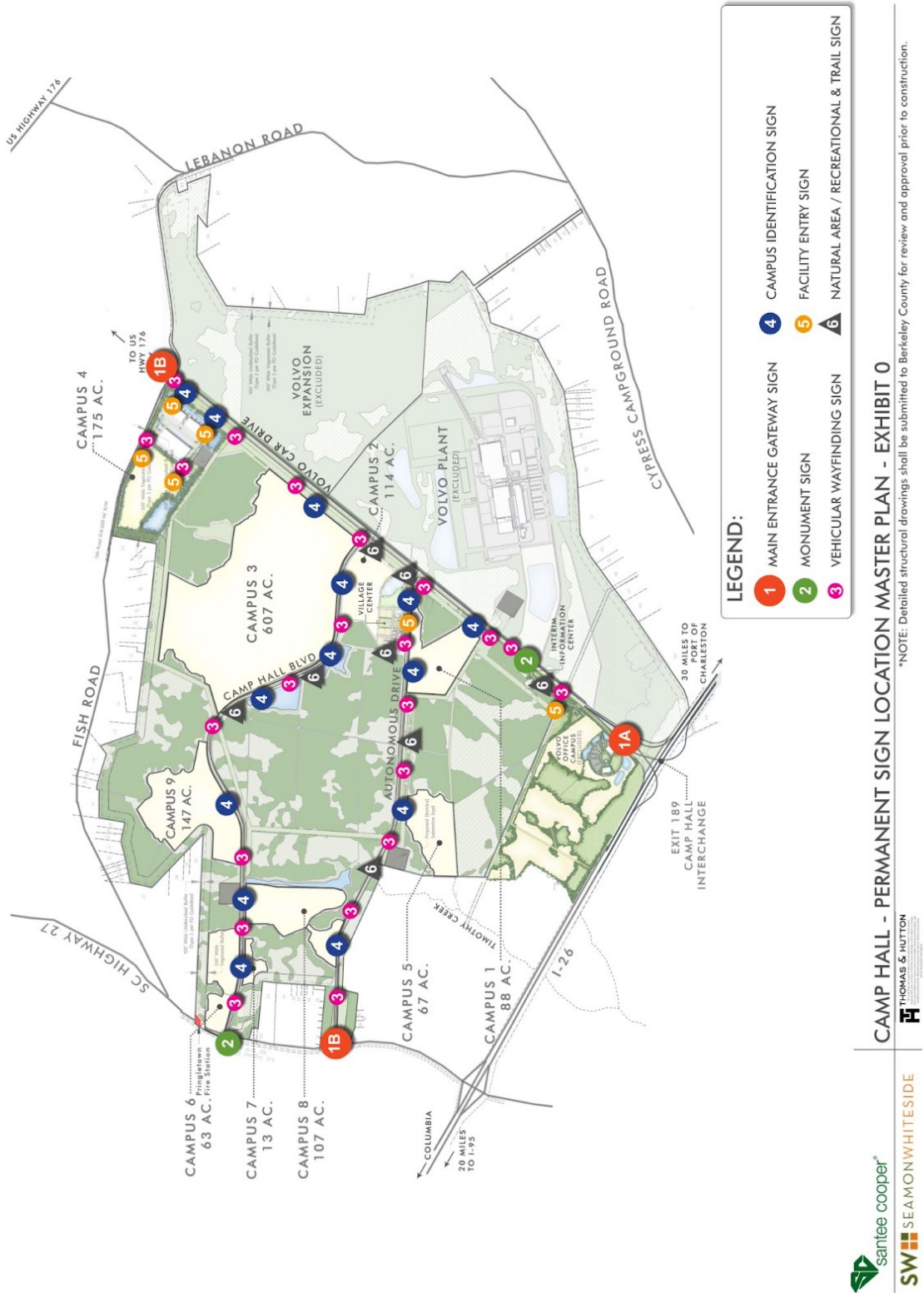
Wild Flowers/Perennials (No. 1 Container)

Botanical Name	Common Name	Recommended Spacing
Asclepias incarnate	Swamp Milkweed	24"
Asclepias lanceolate	Swamp Milkweed	24"
Asclepias tuberosa	Butterfly Weed	24"
Aster squarrosus	Blue Wood Aster	30"
Aster trifolius	Blue Heart-Leaved Aster	18"
Baptisia australis	Blue False Indigo	36"
Chrysogonum virginianum	Green-and-Gold	18"
Chrysopsis mariana	Maryland Golden Aster	36"
Careopsis augustifolium	Coreopsis	18"
Dietes Nola Alba	Katrina African Iris	30"
Eryngium yuccifolium	Rattlesnake Master	36"
Erythrina herbacea	Coralbean	84"
Eupatorium fistulosum	Blue Mist Flower	30"
Ficus pumila var. minimua	Creeping Fig	30"
Helianthus angustifolius	Swamp Sunflower	48"
Helipis helianthoides	Ox-eye, False Sunflowers	36"
Hemerocallis sp	Daylily	36"

<u>Hibiscus moscheutos</u>	<u>Swamp Rose Mallow</u>	<u>48"</u>
<u>Hymenocallis crassifolium</u>	<u>Coastal Carolina Spider Lily</u>	<u>24"</u>
<u>Hypoxis hirsuta</u>	<u>Yellow Star Grass</u>	<u>18"</u>
<u>Indigofera caroliniana</u>	<u>Carolina Indigo</u>	<u>24"</u>
<u>Iris tridentate</u>	<u>Bog Iris</u>	<u>18"</u>
<u>Iris virginica</u>	<u>Blue Flag Iris</u>	<u>24"</u>
<u>Liatris spicata</u>	<u>Blazing Star</u>	<u>30"</u>
<u>Lobelia cardinalis</u>	<u>Cardinal Flower</u>	<u>24"</u>
<u>Oenothera biennis</u>	<u>Common Evening Primrose</u>	<u>12"</u>
<u>Phlox Carolina</u>	<u>Carolina Phlox</u>	<u>24"</u>
<u>Phlox Stononifera</u>	<u>Creeping Phlox</u>	<u>36"</u>
<u>Rudbeckia fulgida</u>	<u>Black-eyed Susan</u>	<u>24"</u>
<u>Rudbeckia hirta</u>	<u>Black-eyed Susan</u>	<u>24"</u>
<u>Sarracenia flavo</u>	<u>Trumpet Pitcher Plant</u>	<u>18"</u>
<u>Sarracenia minor</u>	<u>Hooded Pitcher Plant</u>	<u>36"</u>
<u>Sisyrinchium angustifolium</u>	<u>Narrow-leaved Blue-eyed Grass</u>	<u>12"</u>
<u>Sisyrinchium atlanticum</u>	<u>Eastern Blue-eyed Grass</u>	<u>24"</u>
<u>Solidago sempervirens</u>	<u>Seaside Goldenrod</u>	<u>18"</u>
<u>Solidago stricta</u>	<u>Goldenrod</u>	<u>36"</u>
<u>Trachelospermum jasminoides</u>	<u>Star Jasmine</u>	<u>36"</u>

CAMP HALL SIGNAGE GUIDELINES

As approved by Berkeley County 2019



*NOTE: Detailed structural drawings shall be submitted to Berkeley County for review and approval prior to construction.

CAMP HALL - PERMANENT SIGN LOCATION MASTER PLAN - EXHIBIT 0



**MAIN ENTRANCE GATEWAY SIGN
(1-26):**

Narrative

The Camp Hall entry monument sign is a signature, world-class entry sign that is to be situated in the landscape near the I-26 Interchange on Volvo Car Drive as you enter Camp Hall. This serves as an iconic piece of art that sets the standard for development within the campus.

Materials

The letters are 10' tall and internally illuminated boxes made out of translucent polycarbonate material with a central aluminum frame. Alternatively, the sign can be fabricated out of aluminum and powder-coated to the desired colors and uplit.



1A



SEAMON/WHITESIDE

CAMP HALL - MAIN ENTRANCE GATEWAY SIGN (1-26)



*NOTE: Detailed structural drawings shall be submitted to Berkeley County for review and approval prior to construction.



**MAIN ENTRANCE GATEWAY SIGN
(FISH ROAD & HIGHWAY 27):**

Narrative

The Camp Hall entry monument sign is a signature, world-class entry sign that is to be situated at the intersection of Volvo Car Drive and Fish Road and at the intersection of Highway 27 and Autonomous Drive as you enter Camp Hall. This serves as an iconic piece of art that sets the standard for development within the campus.

Materials

The letters are 4' tall and internally illuminated boxes made out of translucent polycarbonate material with a central aluminum frame. Alternatively, the sign can be fabricated out of aluminum and powder-coated to the desired colors and uplit.



1B



CAMP HALL - MAIN ENTRANCE GATEWAY SIGN (FISH ROAD & HIGHWAY 27)



*NOTE: Detailed structural drawings shall be submitted to Berkeley County for review and approval prior to construction.

VEHICULAR WAYFINDING SIGN:

Narrative

The vehicular wayfinding sign directs guests to each campus, natural area, or recreational area within Camp Hall as well as each enterprise or feature within each campus. The Camp Hall feature within each campus. The Camp Hall colors of orange, blue and green are used to show the direction and signify the type of use such as commerce, Volvo and community areas respectively.

Within Campus

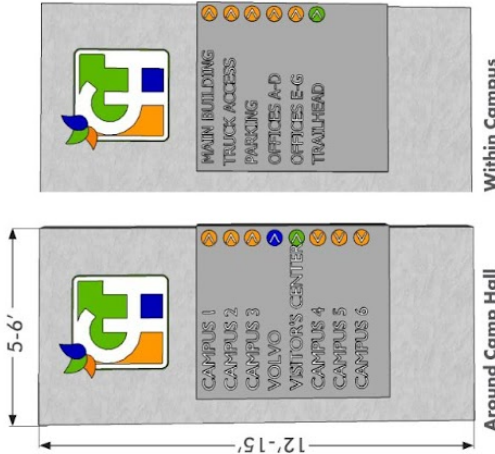
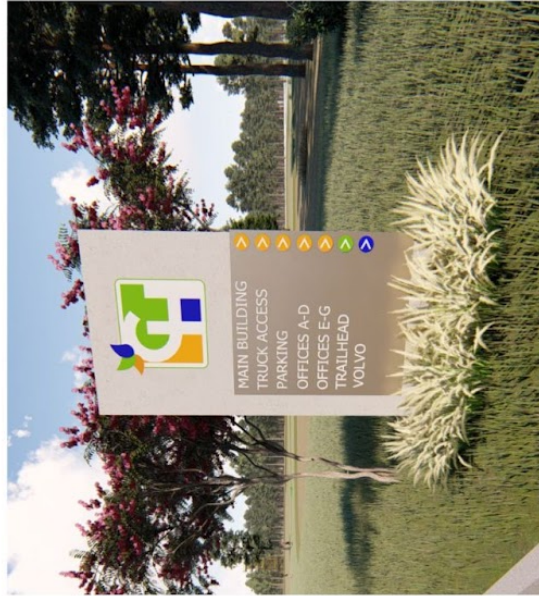
Identification includes individual Industrial or office facility names, truck access, main buildings, etc.

Around Camp Hall

Around Camp Hall, wayfinding signage will direct users to main uses such as the campuses, Volvo and the Visitor's Center.

Materials

The sign is a colored brushed aluminum panel with the Camp Hall logo. Logo material to be either translucent polycarbonate material of four color, high resolution, high-pressure laminate panels mechanically fastened to aluminum.



3



CAMP HALL - VEHICULAR WAYFINDING SIGN



*NOTE: Detailed structural drawings shall be submitted to Berkeley County for review and approval prior to construction.

CAMPUS IDENTIFICATION SIGN:

Narrative

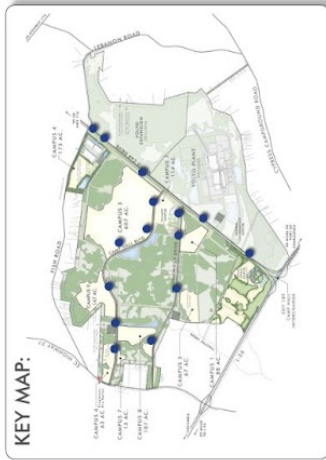
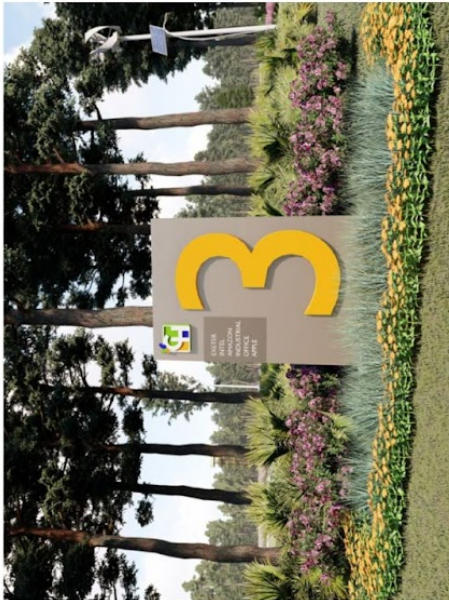
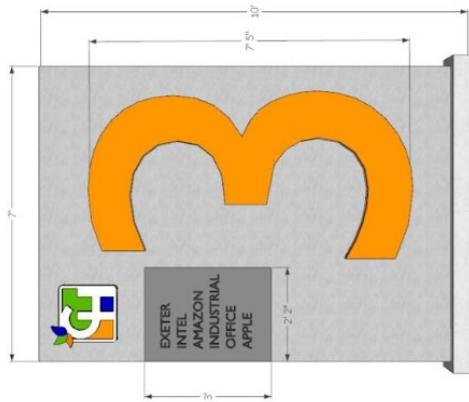
The Campus Identification Signs are associated with each industrial campus and are designed to serve as the overarching concept for identifying each campus. There are up to nine campuses within Camp Hall.

Materials

The sign is fabricated out of an aluminum box with a cut out campus identification number on the box. The number can be affixed in several different ways. Options include: 1. painted 2. pinned or 3. recessed polycarbonate reflective colored material such as 3Form. The signs can be internally lit, back-lit, or up-lit, depending on the materials.

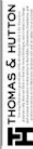
Naming/Text

The names of the industrial or office facilities are listed on the left side of the panel underneath the Camp Hall logo. The signs are double sided with the same information on both sides and sits perpendicular to the adjacent roadway. The name panel is designed to be replaceable to allow for updating as required.



4

CAMP HALL - CAMPUS IDENTIFICATION SIGN



*NOTE: Detailed structural drawings shall be submitted to Berkeley County for review and approval prior to construction.

FACILITY ENTRY SIGN (EXETER):

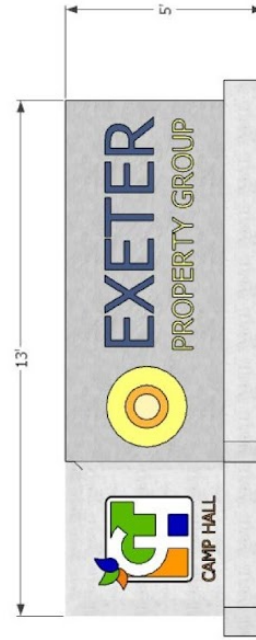
Narrative

The facility entry sign is designed to be consistent throughout Camp Hall and include the name of the individual facility. The exact location shall be shown on construction drawings for each facility and shall be installed as an element of construction for that facility. Prior to installation, signs shall be approved by the Camp Hall ARB.

The Camp Hall logo will be placed on the left side of the sign and the facility logo will be placed on the right side of the sign.

Materials

The sign is cast concrete with integral color and an aluminum panel with the name of the facility. The logo is either translucent polycarbonate material or four color, high resolution, high pressure laminate panels mechanically fastened to concrete. Text and logo of facility are to be pin mounted letters.



5A



FACILITY ENTRY SIGN (THE VILLAGE):

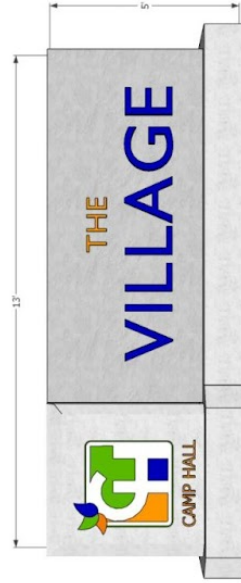
Narrative

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The Camp Hall logo will be placed on the left side of the sign and the facility logo will be placed on the right side of the sign.

Materials

The sign is cast concrete with integral color. The sign is cast concrete with integral color and an aluminum panel with the name of the facility. The logo is either translucent polycarbonate material or four color, high resolution, high pressure laminate panels mechanically fastened to concrete. Text and logo of facility are to be pin mounted letters.



5B



CAMP HALL - FACILITY ENTRY SIGN (THE VILLAGE)



*NOTE: Detailed structural drawings shall be submitted to Berkeley County for review and approval prior to construction.



**FACILITY ENTRY SIGN
(INFORMATION CENTER):**

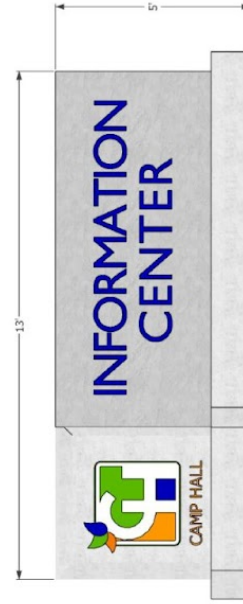
Narrative

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The Camp Hall logo will be placed on the left side of the sign and the facility logo will be placed on the right side of the sign.

Materials

The sign is cast concrete with integral color and an aluminum panel with the name of the facility. The logo is either translucent polycarbonate material or four color, high resolution, high pressure laminate panels mechanically fastened to concrete. Text and logo of facility are to be pin mounted letters.



CAMP HALL - FACILITY ENTRY SIGN (INFORMATION CENTER)



*NOTE: Detailed structural drawings shall be submitted to Berkeley County for review and approval prior to construction.

Temporary Signage Standards

EXETER
PROPERTY GROUP

Developer samples

CAMP HALL
COMMERCE · CONVENIENCE · COMMUNITY

OFFERED BY

JLL

LEE ALLEN
843.566.2064
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JLL.COM/CHARLESTON

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Contractor

Evans
GENERAL
CONTRACTORS

EVANSGENERALCONTRACTORS.COM

CAMP HALL
COMMERCE · CONVENIENCE · COMMUNITY

DEVELOPED BY
santee cooper

CampHall.com



Developer samples



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Developer samples



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