

## PUD DEVELOPMENT: PRELIMINARY AND DETAILED SITE DESIGN

Prior to commencing with the development of any portion of the Planned Unit Development, the applicant, or other party at interest, shall be required to submit a preliminary site design to the Planning Commission and/or Zoning Administration for review. These preliminary site designs shall be reviewed to determine their general compatibility with the purpose and intent of Section 5:12, this PUD application and the Master PUD Plan as well as any and all other normal requirements which might be deemed appropriate.

Following the review and recommendations of the Planning Commission and/or Zoning Administration, a detailed site plan shall be designed and submitted (including required surveys, street profiles, utility layouts and engineering drawings). It is imperative that the final detailed site design plans are compatible with the intent of the PUD, achieve the development goals as nearly as possible and reflect an environmentally sensitive response to actual field conditions.

## CHANGES IN THE PUD

Although this application and the Master PUD Plan are to be utilized as guidelines to ensure the continued unified development of the Pebble Creek Community, actual site conditions, as determined during preliminary and final detailed site design, may dictate certain minor changes. These changes would not materially effect the intent and integrity of the Planned Unit Development, however, they might better achieve developmental goals.

In accordance with Section 5:12.13 of the Greenville County Zoning Ordinance entitled "Changes of Plans for Planned Unit Development," the applicant hereby grants the Zoning Administration the authority to determine that minor revisions in the application and the Master PUD Plan, resulting from preliminary

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