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File(s) No. Plat  
19-008



**CHELAN COUNTY**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801  
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

**GENERAL LAND USE APPLICATION FORM**

Parcel Number (APN): 25-18-28-200-100 Lot Size: 15.81 acres (Acres)  
Parcel Address: 10261 Eagle Creek Road City/Zip Code: Leavenworth, WA  
Property Owner(s): Eagle Creek Shelter, LLC Zoning: RR5  
Mailing Address: 1100 Bellevue Way NE, Suite 8A-177  
City/State/Zip Code: Bellvue, WA 98004  
Phone: 425-941-0805 E-mail: evan.westcott@gmail.com

Applicant/Agent (if different than owner): Michelle Taylor  
Company and Mailing Address: Northwest GeoDimensions  
City/State/Zip: 15 North Chelan Avenue, Wenatchee, WA 98801 Phone: 509-663-8660  
E-mail: mtaylor@nwgsurveys.com

For multiple owners, applicants, or agents, provide additional sheets.



This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

**Application For:** (Check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Administrative Modification       | <input type="checkbox"/> Open Space: Public Benefit Rating System    |
| <input type="checkbox"/> Administrative Determination      | <input type="checkbox"/> Major Subdivision                           |
| <input type="checkbox"/> Administrative Interpretation     | <input type="checkbox"/> Master Planned Development                  |
| <input type="checkbox"/> Binding Site Plan                 | <input type="checkbox"/> Planned Development                         |
| <input type="checkbox"/> Comprehensive Plan Map Amendment  | <input type="checkbox"/> Plat Alteration or Vacation                 |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Short Plat                                  |
| <input type="checkbox"/> Conditional Use Permit            | <input type="checkbox"/> Variance (zoning or critical areas)         |
| <input type="checkbox"/> Forest Practice/Conversion        | <input type="checkbox"/> Zoning Text Amendment/ Map Amendment        |
|  | <input checked="" type="checkbox"/> Other: <u>CLUSTER SHORT PLAT</u> |

**APPLICABILITY SECTION**

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

**GENERAL INFORMATION**

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Develop a 6 lots cluster subdivision. Lot sizes range from 0.55 acre to 0.90 acre. The open space tract is 11.08 acres.

Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): June 20, 2019

2. Is the subject property located within an Urban Growth Area (UGA)?  No  Yes  
If "yes", which UGA? \_\_\_\_\_

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3. Please describe adjacent land uses in all directions around the subject property:

North: zoning is RR5- 3 or 4 homes

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South: zoning is RR5 - Eagle Creek and 2 single family homes

East: zoning is RR5- one single family home

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West: zoning is RR5 -one single family home

4. What is the current use of the property? There is one single family home, barn, alfalfa pasture

5. Sanitation Disposal:  N/A  Septic Permit  Sewer District: \_\_\_\_\_

6. Water Source:  N/A  Single Private Well  Shared Private Well  Group B  
 Public Water Supplier: \_\_\_\_\_ on-site

7. Irrigation Water:

N/A  Yes (Private)  Yes (Public) Irrigation District/Purveyor: \_\_\_\_\_

8. Fire District: Chelan County #3 School District: Leavenworth

9. Power Service: Chelan County PUD

10. Are there critical areas or critical area buffers on the property?

Airport Overlay: \_\_\_\_\_

Aquifer Recharge Area (see attached)

Floodplain / Floodway \_\_\_\_\_

Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:

- Alluvial Fan (250')  Known Historic Hazardous Area (250')  Slopes > 40% (250')  
 Erosive soils (on-site)  Landslide  Snow Avalanche (500')

Habitat/Riparian Area, protected species/area: \_\_\_\_\_

Streams / Waterbodies: Eagle Creek  Shoreline Environment Designation: \_\_\_\_\_

Drainage or Seasonal Stream: \_\_\_\_\_  Wetland, if so what category: \_\_\_\_\_

Cultural or Archeological: \_\_\_\_\_

11. Will landfill be required?  No  Yes, approximate \_\_\_\_\_ (cubic yards)

12. Will excavation be required?  No  Yes, approximate unknown (cubic yards) with development

13. Has site preparation been started on the site? If so, to what extent?

14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Spring 2020

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property covered by this proposal?  No  Yes, please list:

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**AQUIFER RECHARGE AREA DISCLOSURE SECTION**

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060. An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either; (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

**EVALUATION CRITERIA**

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

Please write the word(s) "**Applies**" or "**Does Not Apply**" on the lines before each of the following statements:

Does not apply **A.** Within a wellhead protection area designated under WAC 246-290; **\*Wellhead Protection Area:** The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

Does not apply **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does not apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;

Does not apply **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;

\_\_\_\_\_ **E.** The site contains highly permeable soils, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; **\*\*Highly Permeable Soils:** Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarser, all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM C-33 sand).

Does not Apply **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

- Does not apply **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC **(None currently designated in Chelan County);**
- Applies **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;
- Does not apply **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- Does not apply **J.** The proposed use is as a commercial feedlot;
- Applies **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:

- Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam*
- Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam*
- Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam*
- Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam*
- BsD, 26-60 inches (depth from surface), very gravelly sandy loam*
- Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam*
- Jumpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam*
- Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam*
- Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam*
- Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam*
- Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam*
- Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam*
- Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam*
- Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam*
- Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam*

**CANNABIS DISCLOSURE SECTION**

**SUB-SECTION I: Circle**

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.  
If you circled "**IS**" above, proceed to Sub-Section II of this form.

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SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

- \_\_\_\_\_ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.
- \_\_\_\_\_ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.
- \_\_\_\_\_ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.
- \_\_\_\_\_ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

- I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.
- I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis-related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

**SITE PLAN CHECKLIST SECTION**

- Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

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- Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- Label the name and width of roads bordering the property and indicate whether they are public or private.
- Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- If applicable, include outdoor lighting and signage. Label each as existing or proposed.

**ACKNOWLEDGEMENT SECTION**

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

**By submitting this application, I acknowledge and certify the following:**

Initials

(Owner and, if applicable, Applicant)

- DW \_\_\_\_\_ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
- DW \_\_\_\_\_ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
- DW \_\_\_\_\_ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
- DW \_\_\_\_\_ 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- (DW) \_\_\_\_\_ 5. Application fees are non-refundable, except when approve by the Board.
- DW \_\_\_\_\_ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

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- 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
- 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- 10. I certify that this application has been made with the consent of the lawful property owner(s).
- 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
- 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: [Signature] Place: Leavenworth, WA Date: 09/25/2019  
Print Name: Evan Westcott, member Eagle Creek Shelter LLC

Owner/Applicant/Agent Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Owner/Applicant/Agent Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

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 DEPARTMENT OF COMMUNITY DEVELOPMENT  
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File(s) No. Plat  
19-008  
19062

**MAJOR & SHORT PLATTING  
 SUPPLEMENTAL INFORMATION**

*Eagle Creek  
 Cluster Sub -*

This packet is designed to assist you in preparing your application for a platting. The following information is required at the time of submittal. Additional information may be required. **An incomplete application will not be processed.**

- General Land Use Application
- Items addressed and requested through Pre-Application meetings, if applicable
- SEPA Checklist (State Environmental Policy Act), if applicable
- If subject property is on a Public Water System and/or Sewer System. A signed Water and/or Sewer Availability Letter is/are required from the applicable purveyor.
- If On-Site sewage systems are proposed, Site Evaluations are required for each proposed lot, prepared by a professional engineer or Washington State licensed OSS Wastewater Designer.
- Two copies of the Site Plan on 11" x 17" or 18" x 24" paper, meeting the General Application Site Plan Checklist and items listed below

*Wetlands ✓  
 Soils ✓*

*Wetland Report ✓  
 Sight Distance Report ✓  
 Geo Haz ✓*

**SITE PLAN CHECKLIST**

- General form site plan checklist items, as applicable
- Boundaries (all property lines), dimensions, and area of lot denoted in square feet or acreage
- Phasing boundaries, if applicable
- The boundaries of all parcels dedicated or reserved for public or community uses
- Zoning designations and appropriate zoning setback if adjacent to Commercial Agricultural Lands (AC)
- Location, name, width of all right-of-ways and easements within and bordering the plat identifying whether they are public or private, centerlines, and location of complete pavement within the right-of-way
- Road plans as required pursuant to CCC Chapter 15.30
- Identify location of County road connections (dimensions & details) and indicate road name
- All lots and blocks within the proposed subdivision together with the numbers and letters proposed to be assigned to each lot and block

**PLEASE SELECT FROM THE FOLLOWING:**

- Major Subdivision
  - Cluster
  - Planned Development
- Short Subdivision
  - Lot size reduction per code section: \_\_\_\_\_
  - Cluster
  - Fractional

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EAGLE CREEK SHELTER, LLC  
PLAT 19-008  
PARCEL NO: 25-18-28-200-100

## DENSITY CALCULATION

Zoning: RR-5  
Total Site Area = 15.8 acres  
Required Open Space = 15.8 acres x 70% = 11.08 acres  
Number of Lots = 15.8 acres/5 acres x 150% = 5 lots  
Incentive Density = 15.8 acres/5 acres x 160% = 6 lots

## PUBLIC BENEFIT FEATURES

Greenbelt (Auditor's file number shown on the plat)	5%
Open Space, Wildlife and Vegetation Enhancement	5%

## OPEN SPACE

### Historic Use

The open space area consists of 2 distinct areas, a fenced pasture and forested area along Eagle Creek. Currently and in the past the pasture area has been mowed to control vegetation growth and create a fire prevention buffer from the existing home.

The forested area along Eagle Creek are contiguous to the adjacent properties will not be disturbed. This corridor varies in width from approximately 30 feet to 75 feet with an average width of 40 feet.

### Common Open Space

Eagle Creek Shelter, LLC will create a homeowner's association that will utilize the open space as, common open space for recreational purposes. The open space is for the use of the residents and shall be the responsibility of the homeowner's association to mow for fire prevention and manage the operation and maintenance of this area for its intended use.

Structures and improvements such as, but limited to gazebo, picnic shelter, bench, playground equipment, treehouse, trail and landscaped planning area. All buildings, structures and improvements in the common open space area will be for recreational purposed only and will not cover more than 10 percent of the open space area.

Two areas of the open space area between Eagle Creek Road and the lots will be utilized for drainfields as indicated in Tower Designs, Inc. report dated September 18, 2019.