

Architectural Design Guidelines of The Cascades at Soldier Hollow

Mission Statement

Some neighborhoods have a special quality that makes them appealing to live in and memorable to visit. Examples can be found throughout Europe, as well as in many older American communities, such as Martha's Vineyard, MA, Coral Gables, FL, Winnetka, IL and even closer to home in Salt Lake City, the Harvard/Yale and Federal Heights neighborhoods.

Whether centuries or just decades old, these neighborhoods have a timeless quality. They have retained their character and appeal in a world of change. What makes them so unique and durable?

Timeless neighborhoods and developments seem to have several common characteristics that give them lasting charm and grace:

- Their architecture was consistent, yet allowed for subtle individual expression
- They had a limited range of building materials
- They were designed with care and attention to detail
- They were often served by tree-lined streets with open space, trails and parks

In older communities these characteristics evolved naturally – architectural practices were learned locally, a limited range of building materials were available nearby, and there was a strong tradition of formal street trees, stately landscapes and public parks for leisure and social interaction.

However, in today's mobile world, these constraints no longer occur naturally – we can obtain any building material from anywhere in the world, a designer can emulate any architectural style and landscapes are generally an afterthought. The unfortunate result is that many contemporary neighborhoods are often a hodge-podge of individual architectural styles, materials and landscapes rather than a cohesive neighborhood. In their enthusiasm to innovate, to be “modern”, many developments have created communities that lack neighborhood identity, comfort and charm.

At The Cascades at Soldier Hollow, we have the opportunity to start fresh. We have the opportunity to design homes and a community that bring about a traditional sense of a mountain recreational community and capture the grace, individuality and compatibility of an old world country elegance that blends Midway's history with it's future, much like the country communities of Europe. To achieve this, we have adopted design guidelines that will assure a basic consistency to The Cascades at Soldier Hollow neighborhood, with a touch of timeless old world heritage and country charm, blended with a slight mountain theme.

Although The Cascades at Soldier Hollow features a variety of settings, home types and lot sizes, these Design Guidelines will knit them together in a cohesive neighborhood characterized by:

- An appropriate fit of the house to the lot and to the adjacent homes and relationships to common open space
- Timeless, traditional old world architecture such as steep gable roofs, towers, arches, portico entries, carriage houses and deeply set windows and doors
- Materials of permanence and quality such as roofs of slate, walls of stone, brick and stucco, brick and stone paving, divided lite windows, heavy timber doors and detailing, wrought iron fences and light fixtures, etc.
- A lush landscape setting that will accent and blend The Cascades at Soldier Hollow homes into a unified neighborhood

At The Cascades at Soldier Hollow, our goal is to achieve a level of overall architectural unity that still allows variety and individual expression. It is also our intent to avoid incompatible architectural and landscape styles that will diminish the value of adjacent properties. The guidelines are few and relatively simple, and still leave latitude in the design of individual homes. Further, we will be happy to consider variations to these guidelines, if designs are demonstrated to be compatible with the overall Cascades at Soldier Hollow image.

1. “FIT” ON LOT

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- 1.1 Zoning. The applicable zoning code for the Cascades at Soldier Hollow is: RR-1-15 Residential Resort as described in the Midway Land Management Code. Each lot owner should acquaint themselves and their home designer with the current requirements of this zone regulation. Over and above meeting requirements of the RR-1-15 Zone, The Cascades at Soldier Hollow homes are required to also meet the following conditions:
- 1.2 Setbacks and Lot Coverage. Rather than create separate “building pads” for each lot, minimum setback requirements have been created to allow more freedom to the home buyer and to create a more unique looking development. The setbacks are based on lot sizes. Should the setbacks create unreasonable hardship or burden, an Owner may request a variance from the Design Review Committee. The building setback requirements are as follows:
Lots that are .5 acre or larger: Front 40-feet, Sides 20-feet, Rear 40-feet, except lots 1, 5, 15, 16, 21, 22, 34 and 45, which can have a rear setback of 30-feet.
Lots that are .49 acre or smaller: Front 40-feet, Sides 15-feet, Rear 30-feet.
No part of the residential structure or accessory structure may extend beyond this envelope unless otherwise approved in writing by the DRC.
- 1.3 Building Height. For all lots, the maximum height allowed is 35’ above the unmodified natural grade at any point, and is also governed by the RR-1-15 Zoning Code of Midway City, Utah.
- 1.4 Consolidation of Lots. For all but the Manor lots, an owner may consolidate one additional adjacent lot to create a larger lot. This will require both DRC and City approval (i.e., subdivision or lot line adjustment). The resulting building envelope can be up to 50% larger than the building envelope of the larger of the individual lots that were consolidate unless otherwise approved by the DRC. Only one single family residence is permitted on a consolidated lot.
- 1.5 Building Sizes. The maximum and minimum total building floor areas for each lot are shown in Addendum 1 – Lot Specifics and Maximum Square Footages. The total 2nd floor area of all building may not exceed 60% of the footprint. Maximum square footage includes garages, but does not include basements. Any variations as to size requirements must be approved by the DRC prior to any permits or construction.
- 1.6 Finished First Floor Standards. Each home and lot is to be evaluated as to “an appropriate fit of the house to the lot and the adjacent home.” The design professionals for each home must submit to the Design Review Committee a finished first floor elevation that includes a certification of the City’s requirements for grading, storm drain, sewer and basement. The guiding principle for setting the grade on each home is to have minimum elevation change from the existing grade, subject always to final grade approval by the DRC.

2. ARCHITECTURAL STYLES

- 2.1 A Touch of Old World Heritage and Charm.
Buyers are encouraged to design homes reminiscent of traditional U.S. and European residential styles; some examples are shown below. Typical characteristics of these styles include, but are not limited to:
 - Gable or hip roofs
 - One story to one and a half stories above ground (2nd floor is all or partially within roof form)
 - Turret and/or tower accents
 - Shutters
 - Arches, pediments and lintels above doors/windows
 - Bay windows
 - Dormers
 - Chimneys
 - Recessed doors/windows
 - Divided lite windows
 - Substantial trim around windows/doors
 - Stone or cast stone window/door surrounds
- 2.2 Styles Not Permitted. Contemporary styles or styles associated with distinctive climatic conditions such as:
 - Adobe or Southwestern

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- Mediterranean
- Modern
- Log Homes
- Contemporary Homes
- Colonial

or homes with geometric or free-form shapes, such as:

- “A” Frames
- Domes
- Barrel Vault
- Earth Integrated Homes

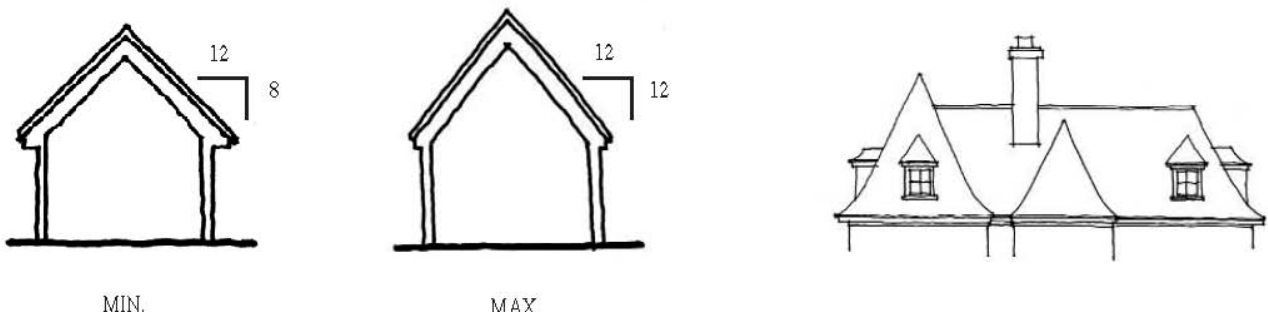
3. ROOFS

3.1 Major Roof Elements. Roofs are major visual elements that contribute the strongest sense of an architectural unity. Major roofs should be one of the following:

- Gable (including intersecting gable roofs)
- Hip (and acceptable variations of Hip such as Dutch Hip)

3.1.1 Roof types such as flat, A frames, geodesic domes or other extreme types are considered out of character and are prohibited.

3.1.2 Major roofs should have a pitch of at least 8:12 and no more than 12:12. (Exceptions are allowed for dormers, towers and turrets, and other roof elements as approved by the DRC.

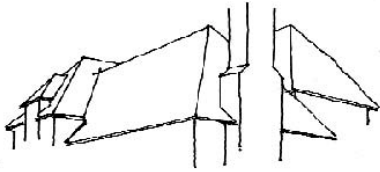


3.1.3 Major Roof Materials. The Cascades at Soldier Hollow major roofing material must be one of the following:

- Slate or composite slate
- 40 year Architectural Composite Shingle
- Wood Shake
- Natural Metal Roofing as approved by Design Review Committee

3.1.4 The DRC has pre-approved some roofing material styles and colors. They are available for review by contacting the DRC. Slate of equal or greater quality may be presented to the DRC for consideration and approval.

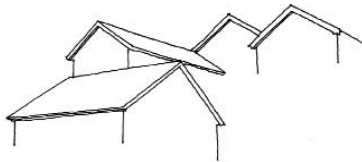
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Hip Roof Example



Dutch Hip Roof Example



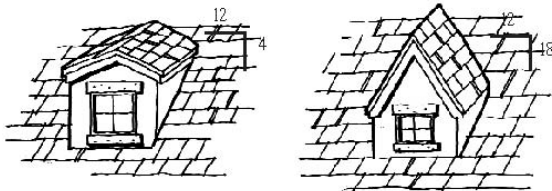
Gable Roof Example

3.2 Roof Colors. Approved roof colors are blacks, browns, grays and other earth tones.

3.3 Exterior Metal. All exterior metal should be natural copper or colored to match the material to which they are attached, i.e., flashings, gutters, chimney surrounds, roof vents, plumbing vents, fascia and soffit. Other metals such as brass, bronze, zinc and aluminum may be considered on a case-by-case basis by the DRC in the design review process. Any exception to copper or colored terminations must be included in an application presented to and approved by the DRC with samples. In any event, the color palate for exterior metals shall be earth tones, no white, silver, galvanized or bright color tones allowed.

3.4 Minor Roof Elements

Minor roof features (dormers, turrets, towers, porticos) may have a minimum pitch of 4:12 and may be as steep as 18:12.



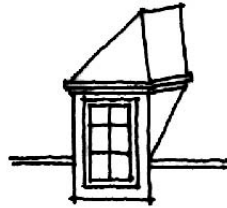
Acceptable dormer forms are:

- Gabled
- Hipped
- Arched
- Shed Dormer

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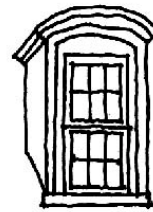
Gable Dormer



Hip Dormer



Shed Dormer



Rounded Dormer

Materials for Minor Roof Elements. Pre-approved roof materials for minor roof elements include:
Same material as major roof

Weathering copper (for small roofs as well as flashing, fascia and gutters)

Chimney Termination. All exposed factory metal chimney terminations must be screened by approved architectural elements, i.e., copper or terra cotta flues.

4. WALLS

4.1 Wall Height. Consistent with the one and one and a half stories character described in 2.1 above, exterior walls visible from the street shall generally be one to one and a half stories. That is, the roof will extend down to at least the midpoint of the second story. This will require that second story windows will usually be expressed as dormers.

Exceptions to this rule will be:

Gable end facades may extend to the ridge line, and Relatively small sections of two story walls will be permitted to provide variety to an elevation. As a guideline it is recommended that the two story portion be no more than 25% of the front elevation, subject to DRC approval.

4.2 Materials. Consistent wall materials and color schemes are important to the overall continuity of the Cascades at Soldier Hollow neighborhood. Continuity in use of wall material creates a sense of permanence and mass while allowing variety. The Cascades at Soldier Hollow has selected three basic wall materials – stone, stucco and brick – within a range of approved colors. Wood may also be used in some circumstances, subject to DRC approval.

4.2.1 The entire structure must be built with a total minimum of 40% of approved stone and brick on the exterior; and, in any event, no exterior elevation of the structure (less windows, doors and associated trim) shall have less than an average of 25% coverage in stone. Up to 100% of any wall can be stone. Combinations of stone and brick are the preferred options. No particular wall shall be more than 40% brick. Overall, the percentage of stone must be higher than that of brick.

4.2.2 Individual houses may use varying percentages of the colors of Cascades at Soldier Hollow Stone. The stone and pattern on for each home must be submitted to the DRC for approval at the time of final submission of the plans.

4.2.3 Stones may be cut in a variety of ways using various techniques. For styles other than those pre-approved by the DRC, a sample of proposed stone and its installation technique are to be constructed on-site for DRC review.

4.2.4 A request to use a stone material other than the “approved stones” must be accompanied by a sample 4’x4’ panel constructed on-site for review by the DRC.

4.3 Brick. Only a limited range of brick is consistent with the theme of the Cascades at Soldier Hollow: Wood-mold formed bricks (soft edges) are recommended, but not required. Colors should be earth-tone colors, in the warmer ranges of tan, brown, gray and warm olive. Excluded are reds, pinks, whites and all dark bricks. Bricks should be variegated (a mix of slightly varying colors, rather than monochromatic). Brick may be used for accent features such as a chimney tower, bay window, or as otherwise approved by the DRC.

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- 4.4 Plaster/Stucco. Stucco may be used on up to 40% of the front outside wall space and on up to 60% of the sides and rear wall spaces. Old world stucco application is preferred.
- 4.5 Materials Not Allowed. Exterior wall materials not allowed at The Cascades at Soldier Hollow include:
- Log Siding
 - Adobe
 - Concrete block
 - Wood shake siding
 - Metal
 - Glass curtain walls
 - Manufactured vinyl or aluminum siding
- 4.6 Columns. If there are columns on the residential façade, whether load-bearing or not, they should look structural; that is, sized as if they are actually supporting the structure above them (i.e., roof or balcony). Avoid overly slender columns that are obviously decorative.
- 4.7 Continuity of Materials. Materials should be continuous around outside corners (with the exception of quoining). A change in materials cannot occur at an outside corner. Wall materials and trim should be continuous on all elevations.
- 4.8 Foundations. It is important to visually connect exterior wall material to the ground. Specifically, exposed concrete foundation shall be the minimum required by code. No more than six vertical inches of exposed concrete foundation will be acceptable.
- 4.9 Exterior Trim and Accents. It is required that all trim and accents be darker color complements to the earth tone colors required for the walls. White or beige is not allowed for accent and trim (e.g., fascia, door trim, window frames etc.) without prior DRC approval.

5. WINDOWS & DOORS

- 5.1 Windows. All windows must be of wood construction. Wood windows clad with aluminum are permitted as an exception. Vinyl windows are not allowed. Note that per 4.9 above, white or beige colors are not allowed without prior approval of the DRC.
- 5.2 Window Panes. Divided lite windows (composed of small panes divided by mullions and muntins) are required on 50% of the window area on the front elevation of the house (the portion of the house visible from the street). An average of 20% of the total window area on all other elevations taken as a whole must be divided lite windows. Divided lite window mullions and muntins shall be exterior to the glass (not sandwiched between glass surfaces). Muntins must have a contoured shape (not flat strips). Window frames must be at least 3 to 4 times the width of the muntins. Any variations to this must first receive DRC approval.
- 5.3 Window Proportions. All windows shall have a vertical dimension greater than the horizontal dimension. Horizontal “picture” windows are prohibited.
- 5.4 Glazing Materials. Standard low-e glazing (glass) is approved. Mirrored, bronzed or other coated glass is prohibited. Stained glass and leaded windows must be approved by the DRC.
- 5.5 Exterior Doors. Main entry doors must be wood, stained or painted, with sculptural relief (i.e. sculpted panels, inset windows, expression of heavy timber, etc.). Flat surface doors are not permitted. Other exterior doors may be wood, metal or metal clad wood (allowed as an exception to 3.7) so long as they also have sculptural relief (flat surface doors are not permitted).
- 5.6 Recessed. To convey an exterior wall’s thickness or mass, doors and windows should be recessed 2” to 4” minimum from the exterior wall face. Surface mounted windows using a mounting flange are prohibited.

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5.7 Sills and Lintels. Windows shall have wide sills (at least 6") and pediments of either cast concrete, stone or brick to convey permanence. Wood sills are discouraged.

5.8 Shutters. If shutters are used, they should be sized to cover the window, whether operable or not.

6. FENCING, ENTRY COLUMNS AND MAILBOXES

6.1 Fences. Fences are not allowed at The Cascades at Soldier Hollow except for fences that enclose an exterior swimming pool, and it must be of an open wrought iron type, and approved for in writing by the DRC.

6.2 Entry Columns. Entry columns at driveways shall be approved in advance by DRC.

6.3 Mailboxes. Mailbox structures must be approved in advance by the DRC.

7. GARAGE AND ACCESSORY STRUCTURE

7.1 Garages. It is preferable, but not required, that garages not be discernable from the street.

7.1.1 They should appear to be an extension of the house (same building materials and window/door trim) or a separate building (such as a carriage house) located behind the principal structure.

7.1.2 Garage doors, for attached garages, may face and be directly accessible from the street (visible in the street elevation drawings). However, if the home has a three car garage, no more than two of the three car doors may face the street.

7.1.3 Garage walls should have windows and trim to give a residential appearance.

7.1.4 Garage doors should each be single bay width and be of "carriage house" (heavy wood) character. Double-wide garage doors will only be allowed when they have a "heavy wood appearance". Any exceptions to this provision must be included with the application to the DRC and is subject to the DRC's approval. All garage doors must be approved by the DRC.

7.2 Accessory Structures. Detached structures (garages, offices, workshops, green houses, pavilions and pet enclosures, etc.) must be:
Architecturally compatible with the main residential building (similar in architectural style and materials)
Less tall than and physically smaller mass than the main residence.
Approved for in writing by the DRC with a second Design Review Submittal.

8. EXTERIOR LIGHTING

The Cascades at Soldier Hollow is intended to be lighted adequately for safety and security. It is also desirable to have landscape lighting that subtly highlights landscaping rather than buildings, etc. At the same time, we desire to avoid bright, uncontrolled lighting that impacts adjacent residences or obscures the night sky. Owners shall be permitted to utilize accent and spot lights on their Living Units as long as the same utilize the "dark sky" concept and are downward reflecting. Finally, light fixtures are highly visible elements that, if coordinated, can contribute to the overall character of The Cascades at Soldier Hollow neighborhood.

8.1 Common Area Light Fixtures. Families of similar light fixtures have been designed for The Cascades at Soldier Hollow. They include: the sconce lights at the main entry gate, street lights and auto court lights, bollards and pathway lighting for the greenway and parks and lights for mailbox/address columns.

8.2 Exterior Area Lighting. Light sources that render near natural colors (such as incandescent, tungsten halide or metal halide) are acceptable. Lights that cast a color (such as low pressure sodium, high pressure sodium, or lights with colored filters) are not allowed.

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8.3 Fixtures for area lighting or highlighting buildings or landscape, should be shielded so as to not allow the light source (bulb) to be visible from, or cast light on, public areas or adjoining properties. Direct-source lighting (bulb is visible) may be used only for decorative fixtures (i.e. carriage lamps, wall sconces).

8.4 Light fixtures must be integrated into the architectural design of individual residences and constructed of non-reflective materials.

9. SITE WORK AND LANDSCAPING

9.1 Retaining Walls. Retaining walls visible from any public area or from adjacent property shall be constructed of stone or block walls as approved by the DRC.

9.2 Driveways. Driveways for the homes shall be of concrete unit-pavers color and style to match the auto courts. Lots may have driveways of the following:

- Concrete unit pavers
- Colored concrete (scored in panels of less than 25 s.f.)
- Colored, stamped concrete (to match a color found in The Cascades at Soldier Hollow.)
- Brick pavers
- Asphalt Paving may be allowed in certain circumstances, and requires the written approval of the DRC at the same time as the landscape approval.

9.3 Grading. Each lot shall be graded to continue drainage ways across the property and to match the grades of adjacent properties and public areas.

9.4 Landscape Design. Landscape plans should be prepared by a licensed landscape architect or contractor and follow principles of sound, attractive landscape design appropriate for the area. While it is difficult to prescribe landscape design, the overall objective is to create groves of trees, open meadows and hillsides with rock outcrops and large drifts of shrubs/tree massing. Several specific requirements are mandatory.

9.4.1 Trees, shrubs and ground covers should be native or adapted plants appropriate for the Midway climate.

9.4.2 A ratio of at least 25% evergreen plant material will result in landscapes with both summer and winter character.

9.4.3 The tree budget should be a minimum of one half of the total landscape budget.

9.4.4 Mulch area must be 90% covered with ground cover vegetation within 3 years.

9.4.5 Gravel/rock mulch is not permitted except in relatively small, confined areas.

9.4.6 There are a number of trees that should be avoided in The Cascades at Soldier Hollow landscape due to short life, odors, excessive debris and inability to tolerate Midway Mountain climate (spring snows, etc.). These include:

- Cottonwood trees (except cottonless variety)
- Lombardy Poplar
- Crabapples
- Box Elder
- Russian Olive

9.4.7 Automatic irrigation systems are required and should be designed to promote efficient water use and assure the ongoing health of plant material.

9.4.8 Any plant material appearing dead or damaged must be replaced within one growing season.

9.4.9 Existing healthy mature trees should be protected and integrated into the grading and landscaping.

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Design/Review and Submittal Requirements

10. REQUIRED SUBMISSIONS

To achieve the foregoing objectives and principles, The Cascades at Soldier Hollow guidelines are intended to be used by:

- Property owners
- Architects
- Landscape architects

These Design Guidelines are binding upon all persons who desire to build at The Cascades at Soldier Hollow:

- Construct, refinish or alter any part of the exterior of any building;
- Make other improvements upon, under or above any property;
- Create, fill or make any changes in the existing surface, contour or drainage of the land; and/or install any utility line.

10.1 Design Review Committee. These guidelines will be administered by an Design Review Committee (DRC), composed of professional designers and representatives of The Cascades at Soldier Hollow Home Owners Association. The responsibilities, authority and procedures of the Design Review Committee are outlined in this document and in the covenants, conditions and restrictions (CC&R's).

The Design Review Committee specifically reserves the right to make subjective, as well as objective, determinations of whether the objectives of these Design Guidelines have been met by a particular site plan. The Design Review Process is intended to operate as a precondition to the plan review process required by Midway City for obtaining a building permit. The Cascades at Soldier Hollow Design Review Process is independent of the Midway City technical plan review process and is solely intended to enforce the Design Guidelines. Each homesite Owner bears the responsibility for the proposed dwelling's adherence to The Cascades at Soldier Hollow's Design Guidelines and bears the additional responsibility for the proposed structure's adherence to Midway City zoning and building codes as well.

10.2 Basement Conditions. The Cascades at Soldier Hollow recommends that each home owner take appropriate steps to provide adequate site and rain gutter drainage to protect the home that the neighborhood from detrimental water runoff or flooding. It is the owner and contractors responsibility to meet all of the City Code requirements for basements.

10.3 Construction Period. Construction hours are Monday – Friday 7:00 AM to 6:00 PM. Saturday 8:00 AM to 6:00 PM. No exterior construction is allowed on Sundays.

10.4 DRC & Design Review. Midway City requires The Cascades at Soldier Hollow DRC approval before City building permit review. The following process is designed to allow the homeowner and DRC to reach agreement before significant expense has been incurred for detailed construction documents. The design review is a two phase process.

1. Concept Design Review. This phase assists the owner and their design team to understand the specific design requirements associated with The Cascades at Soldier Hollow.

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2. Construction Documents. Upon successful completion of Phase I-Concept Design Review, the applicant can efficiently prepare construction documents for submittal to the DRC and the City.

10.5 Phase I-Concept Design

10.5.1 Phase I-Review Steps

10.5.2 Phase I-Submittal Requirements

- A. Site Plan @ 1" = 10' or greater scale and must include the following:
1. Property boundaries
 2. Building envelope
 3. Easements
 4. Building footprints (including garages, accessory buildings)
 5. Hard surface areas (driveways, patios, decks, walks and steps)
 6. General landscaping (lawn, shrub beds, tree clusters)
 7. Fences, walls and retaining walls
 8. General grading to include existing and proposed finished grades at 2' contours
- B. Elevations @ 1/8" = 1' or greater scale and must include the following:
1. Exterior building materials (approximate representation and notes on drawings)
 2. Heights of floors, ridgelines and eavelines
 3. Window and door configurations
 4. Dormers, skylights
 5. Fences and walls
 6. Front elevation must show height relationship of first floor to curb
- C. Building Floor Plans
- D. Performance bond
- 10.5.3 DRC Reviews Preliminary Plans and elevations for compliance
- 10.5.4 DRC Acceptance – Proceed to 10.6
- 10.5.6 DRC Rejection – Corrections as necessary and Resubmit

10.6 Phase II-Construction Documents

10.6.1 Phase II-Review Steps

10.6.2 Phase II-Submittal Requirements

- A. All documents required for City Building Permit
- B. Site Plan @ 1" = 10' or greater scale and must include the following:
1. Property boundaries
 2. Building envelope
 3. Building footprints (all structures)
 4. Existing conditions (including 50' adjacent to lot)
 - Paving
 - Light Fixtures
 - Walks and Paths
 - Curb and street
 - Vegetation
 - Water Features(s)
 - General grading to include existing and proposed finished grades at 1' contours.
- C. Detailed Building Floor Plans at each level
- D. Exterior elevations of all structures @ 1/4" = 1' or greater scale and must include the following:

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1. Materials rendered accurately and to scale.
 2. Spot elevations (ridgelines, eavelines, floors, etc.)
 3. Exterior lighting
- E. Landscape Plan
1. Plant Materials at size within 10 years
 2. Paving materials (walls, pools, play areas, patios, etc.)
 3. Fences and walls
 4. Exterior landscape lighting
 5. Rocks and retaining walls
- F. Material samples board and color rendering showing actual materials and mixture of colors (Refer to example)
- G. On site samples may be required by the DRC prior to approval
- 10.6.3 DRC Review and Approval
- 10.6.4 DRC Stamps Drawings and letter to owner for Building Permit Submittal

10.7 Phase III-Construction

10.7.1 Phase III-Review Steps

- A. Certification of Footings and Foundations by licensed surveyor
- B. Notify DRC of Field changes during the course of construction
- C. Complete Residence Construction
- D. DRC Preliminary Review
- E. Corrections (if needed)
- F. Apply for Final Certificate of Occupancy
- G. Final Building Inspection by City
- H. Complete Residence Landscaping
- I. DRC Final Review
- J. Release of Performance Bond upon DRC final acceptance.

DRC final review

Release of Performance Bond (if any)

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