

# HIGH DESERT



**Supplemental Guidelines  
For Sustainability**

**Estate Homes**

*Wilderness Estates*

April 24, 2003

## SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY

### ESTATE HOMES

#### Wilderness Estates at High Desert

April 24, 2003

The following Supplemental Guidelines for Sustainability for Estate Homes in Wilderness Estates at High Desert ("Wilderness Estates Supplemental Guidelines") are supplemental to the general High Desert Guidelines for Sustainability for Estate Homes (the "Estate Guidelines"). All of the provisions of the Estates Guidelines, **including specifically all requirements of the Highlands Design Overlay Zone** apply to Wilderness Estates at High Desert ("Wilderness Estates") except as modified by these Supplemental Guidelines. In the event of a conflict between the terms of the Estate Guidelines and the Wilderness Estates Supplemental Guidelines, the terms of the Wilderness Estates Supplemental Guidelines will control for the Wilderness Estates. Any terms that are not defined in these Wilderness Estates Supplemental Guidelines are as defined in the Estate Guidelines.

All plans for proposed structures or improvements and landscaping are subject to the review of the New Construction Committee ("NCC") as set forth in the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties (the "Declaration") and the High Desert Estate Guidelines.

#### **BACKGROUND**

*The Wilderness, including Wilderness Estates occupies a unique place in the High Desert landscape. The area is surrounded by two significant arroyo systems, the Bear Canyon Arroyo on the north and the Embudito Arroyo on the south, with both arroyos merging on the west edge of the Wilderness Estates. The massive form of the Sandia Mountains provides a dramatic scenic background to the east, with the rocky foothills extending quite close to the setting. Visual access to and from the mountains to the east and the City and mesas to the west, as well as from other areas of High Desert are important considerations.*

*The Wilderness Estates vegetation is predominately Short Grass Prairie with the arroyo systems reflecting Xero-Reparian vegetation. The Wilderness Estates lacks the Juniper and Piñon Ecotone so dominate in the Highlands of High Desert.*

*Hiking, mountain biking and horseback riding are popular activities in the surrounding public and High Desert open space, making interaction between urban and recreational uses of prime importance.*

*Respecting the character of the landform and native vegetation, preserving the views on and off the Wilderness and the interaction with recreational uses are among the important considerations addressed by these Wilderness Estates Supplemental Guidelines.*

## **SITE PLANNING**

### **Grading:**

Buildings and Private Areas with internal steps and multiple levels may be required on specific building sites by the NCC.

### **Courtyard/Privacy Walls:**

The proximity of certain lots in relation to the pedestrian, equestrian and bicycle trail system in the City of Albuquerque, High Desert Residential Association Open Space and National Forest, may warrant the use of higher courtyard walls for privacy screening. Therefore, Privacy Walls or Courtyard Walls for Wilderness Estate Lots 12, 13, 17, 18 and 21 through 24 and 27 that are located adjacent to public trails may be a maximum of 7.5 feet high (adjacent to the trail) as measured from the existing natural grade on the outside (public view) of the wall, if approved by the NCC. In such situations the NCC may require, as a condition of approval, additional design enhancements, including, but not limited to, such requirements as view fencing, landscaped planters along the exterior to be constructed of the same or similar wall material and are at least 2 feet high and 3 feet wide, earthen or rock berms and/or additional landscaping to help screen the wall.

### **Retaining Walls:**

Generally retaining walls may not exceed 4 feet in height without a 3 foot landscaped terrace as outlined in the Estate Guidelines. However, to reduce disturbance, retaining walls proposed along cut driveways will not require a terrace separation and the walls can be constructed of concrete or masonry block faced with natural or cultured stone material. Additional landscaping may be required to screen from view of adjacent streets and/or lots.

### **Tennis Courts:**

No tennis courts are allowed.

**Lighting Standards:**

In addition to the standards listed in the Estate Guidelines, security light fixtures are not allowed above 12 feet from finished grade of a structure and the wattage may not exceed 75 watts or equivalent.

**Driveways:**

No driveways are allowed directly on High Desert Place.

**LANDSCAPE CONCEPT**

*To help maintain the existing character of the land and existing native vegetation and to help preserve views to and from the Wilderness Estates, any proposed trees outside of the Private Area should take the existing palette of native vegetation into consideration. Large-scale landscape features, possibly employing skyline canopy trees, are not allowed in order to protect views across the Wilderness Estates and to minimize contrast with the existing landform. The density of landscape planting outside the Private Area should also be minimized to respect the character of the site. The following is a list of tree species allowed to be used. The species, number and location of the proposed trees as well as other plantings must be shown on the required landscape plan.*

**Tree Species Allowed**

<b><u>Common Name</u></b>	<b><u>Scientific Name</u></b>
Chitalpa	Chiltaipa Tashkentensis
Desert Willow	Chilopsis Linearis
Escarpment Live Oak	Quercus fusiformis
Gambel Oak	Querous gambelli
New Mexico Locust	Robinia neomexicana
One-seed Juniper	Juniperus monosperma
Piñon Pine	Pinus edulis
Prairie Flameleaf Sumac	Hhus lanceolata
Rocky Mountain Juniper	Juniperus scopulorum
Shrub Live Oak	Quercus turbinella

**Other Approved Plants**

All shrubs, herbaceous species and grasses listed on the Approved Plant List found in the Estate Guidelines are approved for planting in Wilderness Estates.

## **Landscape Plan Approval**

The NCC must approve all landscape plans, including landscape plans for Private Areas prior to installation. Please refer to the Landscape Concept statement in this section when considering your planning.

## **ARCHITECTURE**

### **Architectural Styles:**

*The architectural styles within Wilderness Estates are restricted to help development blend with the visual harmony of the community and land. Buildings should repeat the form, line, color (reflectivity) and texture of the existing natural vegetation and surrounding mountains. The following is a description of the architectural styles allowed in Wilderness Estates:*

### **Pueblo and Contemporary Pueblo**

The approved architecture for Wilderness Estates is Pueblo and Contemporary Pueblo styles.

Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the “pueblo revival” buildings of historic Santa Fe, Pueblo style incorporates deep set doors and windows, dramatically recessed portals or patios, walled entries, soft radius corners and edges, rounded parapets, thick adobe walls, multiple masses along each building elevations, and the use of wood beam/column on the portals, and are always finished with earth tone stucco.

Contemporary interpretations of Pueblo style must be historically or stylistically based on the traditional pueblo or pueblo revival architecture, but may successfully incorporate large glass areas, higher ceilings and walls, crisper lines, nontraditional geometric forms and may include combinations of stone and more contemporary materials without losing the sense of strength and mass of thick adobe walls. This architectural style is often characterized by the absence of nonfunctional decoration and the lack of traditional pueblo decorative ornamentation or detailing.

The house designs for homes in Wilderness Estates must incorporate a majority of the elements mentioned above.

### **Building Heights:**

To achieve a lower building profile and minimize grading, stepping of the structure and the use of stem walls may be required by the NCC.

**The height restrictions listed in the Highlands Design Overlay Zone (Section 4.B) of the Estate Guidelines apply to all the Wilderness Estate lots.**

### **Building Massing:**

Each building must have at least 3 distinct masses (separated by a minimum of 2 feet vertical and horizontal) visible from **four (4) elevations**. In contrast, the Estate Guidelines require that only three (3) elevations meet this requirement.

### **Prohibited Elements and Materials:**

Certain elements and materials that may be allowed by the Estate Guidelines are specifically excluded from use in the Wilderness Estates because of the restricted architectural styles of the Wilderness Estates.

The following is a list of elements that may not be used on the exterior of any home:

1. Pitched Roofs, except as allowed in the Highlands Design Overlay Zone
2. Ornate columns and railings

Prohibited Materials include:

1. Exposed concrete walls, including painted, stained or dyed.
2. Concrete columns
3. Brick
4. Split faced block
5. Metal roof materials

### **Building Colors:**

The stucco color palette is more restrictive in the Wilderness Estates because of its unique topography, vegetation, and mountain backdrop. The color palette includes a more green and brown palette than red and orange and eliminating the lighter and darker shades to blend better with the surrounding environment. A different color or brand could be considered as long as it falls within this range. Any color or brand not on this list must be submitted to the NCC for approval prior to installation. Note that as required in the Design Overlay Zone any proposed color must have a reflectivity value of 40% or less.

The following colors are pre-approved:

El Rey:

Driftwood	Adobe	Buckskin	Cottonwood
Buffalo	Deerskin	Dry River	Pottery

Sonneborn:

Torreón	Tumbleweed	Suede	Pueblo
Pecos	Sandcastle	Brown Berry	

STO:

Tumbleweed	Pecos	Suede	Adobe Brown
Pueblo			

**Roof Tiles:**

All proposed roof tiles must match or compliment the stucco color of the house. The roof tiles must be raked and non-reflective.

**Skylights:**

To further protect the Night Sky from light sources, the number of skylights allowed in the Wilderness Estate area will be more restrictive. All of the locations, the numbers and dimensions of the proposed skylights must be shown on the plans submitted to the NCC. The dimensions must include the width, length and height. The total area of skylights allowed on the roof is no more than 5 percent of the total roof area (heated, unheated and portals). This calculation must be shown on the roof plan which is required with the house plans for NCC review. All skylights must be screened from adjacent properties and streets by a wall to the satisfaction of the NCC.

**Mechanical Equipment:**

Mechanical equipment, whether ground or roof mounted, must be screened from adjacent properties (as viewed from ground level at the adjacent property line) streets and open space by a solid wall. The plans must include an elevation view of the equipment and walls, both dimensioned, as they relate to the building elevations. The screen wall must be higher than the top of the unit to adequately screen. Note that the height of the screen wall on the roof is included in the maximum building height calculations. The NCC may require additional screening measures on the plans or in the field after installation.

**Fireplaces:**

**NO wood burning fireplaces are allowed in Wilderness Estates per the adopted High Desert Sector Development Plan.**

**ADDITIONAL CONSTRUCTION REGULATIONS:**

*In addition to the Construction Regulations as outlined in the Estate Guidelines, the following must be adhered to. The property owner and builder agree to abide by these requirements by signing a copy of these Wilderness Estates Supplemental Guidelines at the required pre-construction meeting.*

*Note that some additional requirements are being imposed in order to comply with the EPA Clean Water Act and City of Albuquerque blowing dust regulations. Additional requirements may be imposed by these agencies and will be provided separately if necessary.*

1. The required construction fencing must be in place prior to the start of any construction, including grading. The location of the fence must be shown on the grading and drainage plan when submitted to the NCC. The fence is important to establish the limits of disturbance as well as security for the site. Besides a chain link fence, additional silt fencing or hay bales may be required to address blowing dust and storm water runoff problems during construction. The intent of the NCC is to prevent silt, dirt, dust and trash from leaving a jobsite and polluting nearby properties, arroyos and streets. Appropriate control measures shall be designed, installed and maintained to retain sediment on site to the extent practical. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts. This requirement includes sweeping and picking up silt from streets caused by vehicle tracking from the construction site. Control measures must be maintained until such time as the construction site is permanently stabilized.
2. A dumpster or fenced trash container must be installed on site with the start of construction. Care must be taken to ensure trash does not end up on other lots, open space or national forest and that trash containers are emptied as needed.