

An aerial photograph of a large residential development in a desert environment. The houses are arranged in a grid-like pattern with winding streets. Many homes have swimming pools. In the background, there is a golf course with green fairways and sand traps. The overall scene is bright and sunny, typical of a desert climate.

Del Webb Explore Palm Desert

Project Details:

- 332 SFU over 93 acres
- Homes will range from 1,900 to 3,100 square feet.
- Architectural Styles: Spanish Progressive, Mid-Century, and Desert Contemporary
- 6,000 to 7,000 sf Clubhouse with Fitness Room, Meeting Rooms, Lounge and Event Room
- Pool, Spa, Pickleball, Bocce, Event Lawn, Walking Trails and Open Space (over 13 acres)



Project Status:

- Site Fully Graded
- Phase 1 Sewer, Water and Storm Drain installed
- Phase 1 Paving scheduled for 2/7/25 thru 3/7/25
- Models starting 2/17/25 - Opening Summer 2025
- Phase 1 Landscaping Summer 2025
- First Move-ins 3rd Quarter 2025
- Phase 2 Paving 3rd Quarter 2025
- Phase 2 Landscaping 4th Quarter 2025



Communication:

- For Non-Emergency Concerns:
DWEXPLORELAND@pultegroup.com
- For Urgent Matters: 1-877-724-6593 (24 Hour Call Center)
- The call center will accept calls 24 hours a day allowing resident to share their concern as well as establish record of an issue or incident. The call center will make immediate contact with Pulte personnel who will then respond to each call as quickly as possible. Emergency calls will be prioritized and addressed immediately. Non-Emergency calls should expect a return call by next business day depending on urgency of concern.

Request: Maintain the height of neighbor's wall from buffer.

- Response: The existing Kaufman/Broad walls will remain as is. The ultimate wall height on Pulte side of property will be determined by the required soil coverage needed for the foundation per structural requirements.
- Additional: Pulte will be installing plant material that will deter people from approaching the existing Kaufman/Broad development walls. Examples: Bougainvillea and Agave.
- Additional: Pulte will work with the City to provide restricted access to the open space buffer. Example: provide signage or fencing and/or gates requiring fob key access.

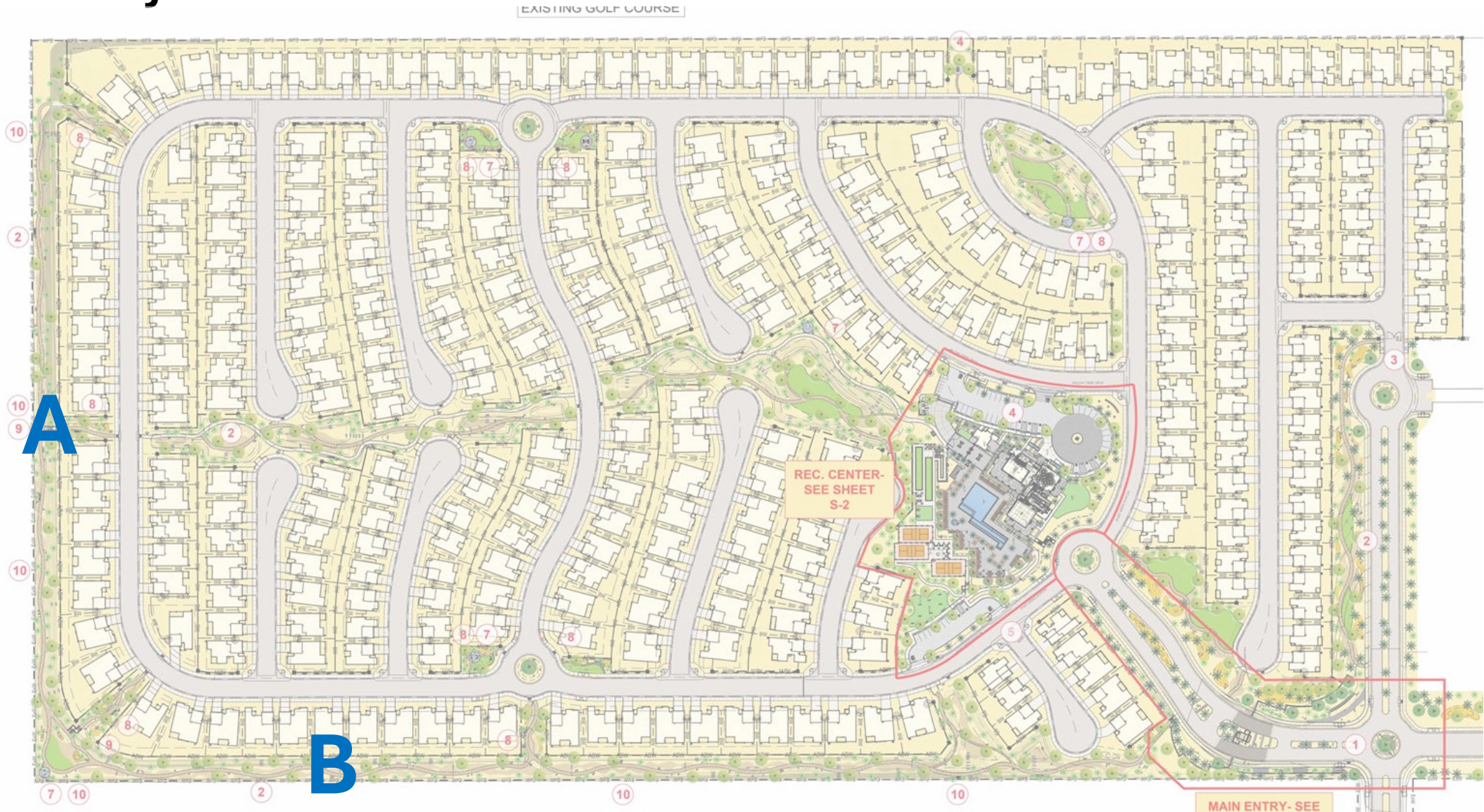
Proposed lots rear property line (abutting east and south open space) wall condition?

- Request: Residents requested that view fence be replaced with block wall for privacy.
- Response: Pulte replaced view fence with 6ft high block wall.

East and South Open Space - Landscape & Slope Conditions:




- Request: Residents expressed landscaping to be inline with Del Webb Rancho Mirage.
- Response: Pulte will be installing landscape inline with Del Webb Rancho Mirage.
- Additional: Pulte will be adding jute mesh and landscape material to add extra erosion control based on resident and Council comments.
- Additional: Pulte will be working with Civil Engineer, Landscape Architect and City on open space slope softening and trail buffer as we move into our precise grading plans.

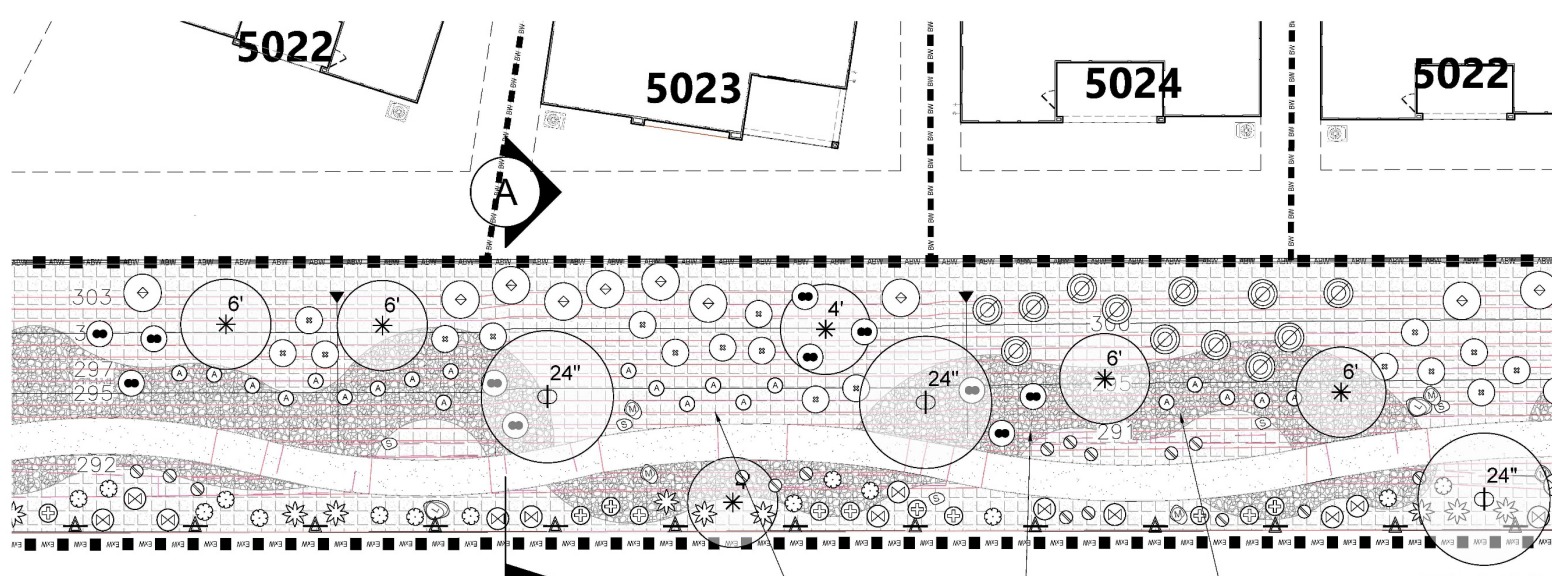
Phase 2: Overall Conceptual Landscaping Plan – Subject Areas “A” & “B”



SLOPE PLANTING

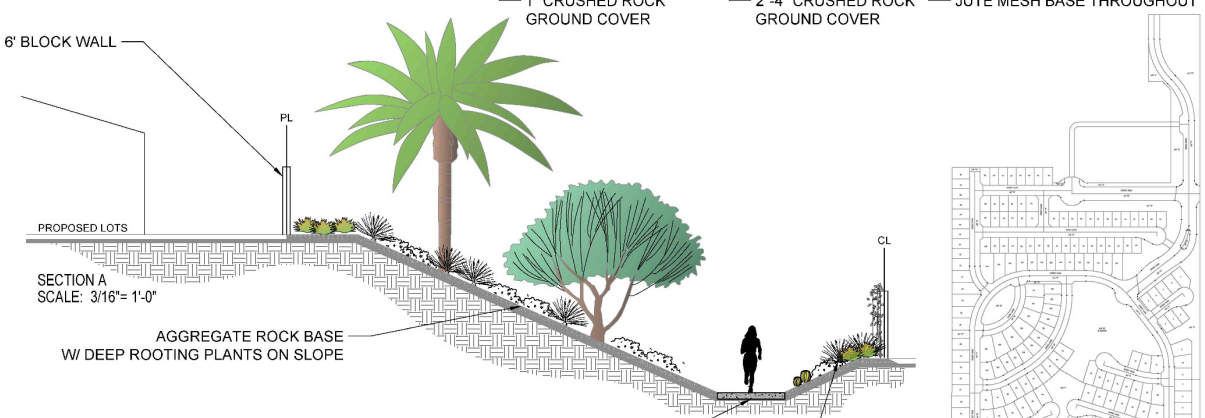
SYM	BOTANICAL/COMMON NAME	SIZE/SPACING	WUCOL	QT
TREES/ PALMS				
⊕	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	2' BOX MULTI TRUNK, SYMM.	L	
*	WASHINGTONIA FILIFERA CALIFORNIA PALM	6TH SIZE NOTED ON PLAN	M	
DEEP ROOTED SHRUBS				
⊙	ACACIA REDOLENS DESERT CARPET	1 GAL 4' O.C.	L	
⊘	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5 GAL 4' O.C.	M	
⊖	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	15 GAL 10' O.C.	L	
⊗	HESPERALOE PARVIFOLIA RED YUCCA	1 GAL 6' O.C.	L	
⊙	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL 6' O.C.	M	
⊕	TECOMA STANS 'ORANGE JUBILEE' ORANGE TRUMPET BUSH	5 GAL 5' O.C.	M	
DEFENSIVE BARRIER PLANTS ALONG PROPERTY WALL				
⊗	AGAVE DESMETTIANA WEBER'S AGAVE	15 GAL 6' O.C.	L	
⊗	DASYLIRION WHEELERI SPOON YUCCA	5 GAL	L	
⊗	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	15 GAL 4' O.C.	L	
⊕	YUCCA FILAMENTOSA ADAMS' NEEDLE	15 GAL 6' O.C.	L	
VINES ALONG PROPERTY WALL				
⊕	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	15 GAL 21' O.C. VINE	M	

-  MEDIUM CRUSHED ROCK
AGGREGATE: 1" CRUSHED ROCK
-  LARGE CRUSHED ROCK AT ENTRY AREAS
AGGREGATE: 2"-4" CRUSHED ROCK OR ROUNDED PEBBLE
-  JUTE MESH EROSION CONTROL BASE



SCALE: 1" = 10'-0"

FUTURE 6' BLOCK WALL



SECTION A
SCALE: 3/16" = 1'-0"

AGGREGATE ROCK BASE
W/ DEEP ROOTING PLANTS ON SLOPE

6' WIDE PEDESTRIAN WALK
DEFENSIVE BARRIER PLANTS & VINE
ALONG EXISTING 6' PROPERTY WALL

AREA OF EROSION CONTROL &
SLOPE ENHANCEMENT



EXISTING RESIDENTIAL



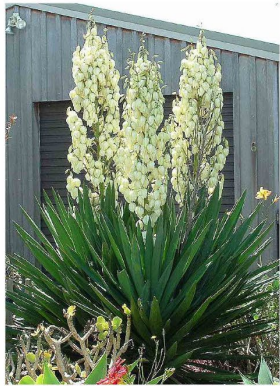
JUTE MESH EROSION CONTROL SYSTEM W/
LARGE AGGREGATE ROCK GROUND COVER



EXPLORE IN PALM DESERT | Slope Erosion Control - Jute Mesh + Large Rock Ground Cover + Deep Rooting Plants



BOUGAINVILLEA 'BARBARA KARST' - VINE
VINES ALONG PROPERTY WALL



YUCCA FILAMENTOSA
ADAMS NEEDLE



AGAVE DESMETTIANA
WEBER'S AGAVE



ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS



DASYLIRION WHEELERI
SPOON YUCCA

DEFENSIVE BARRIER PLANTS ALONG PROPERTY WALL



WASHINGTONIA FILIFERA-
CALIFORNIA FAN PALM



TECOMA STANS 'ORANGE JUBILEE'
ORANGE TRUMPET JUBILEE



ACACIA REDOLENS
DESERT CARPET



BOUGAINVILLEA 'BARBARA KARST'



PARKINSONIA 'DESERT MUSEUM'-
PALO VERDE

TREES/ PALMS



CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE



HESPERALOE PARVIFLORA
RED YUCCA



LANTANA NEW GOLD

DEEP ROOTED SHRUBS ON 2:1 SLOPE

EXPLORE IN PALM DESERT | Slope Erosion Control - Plant Palette

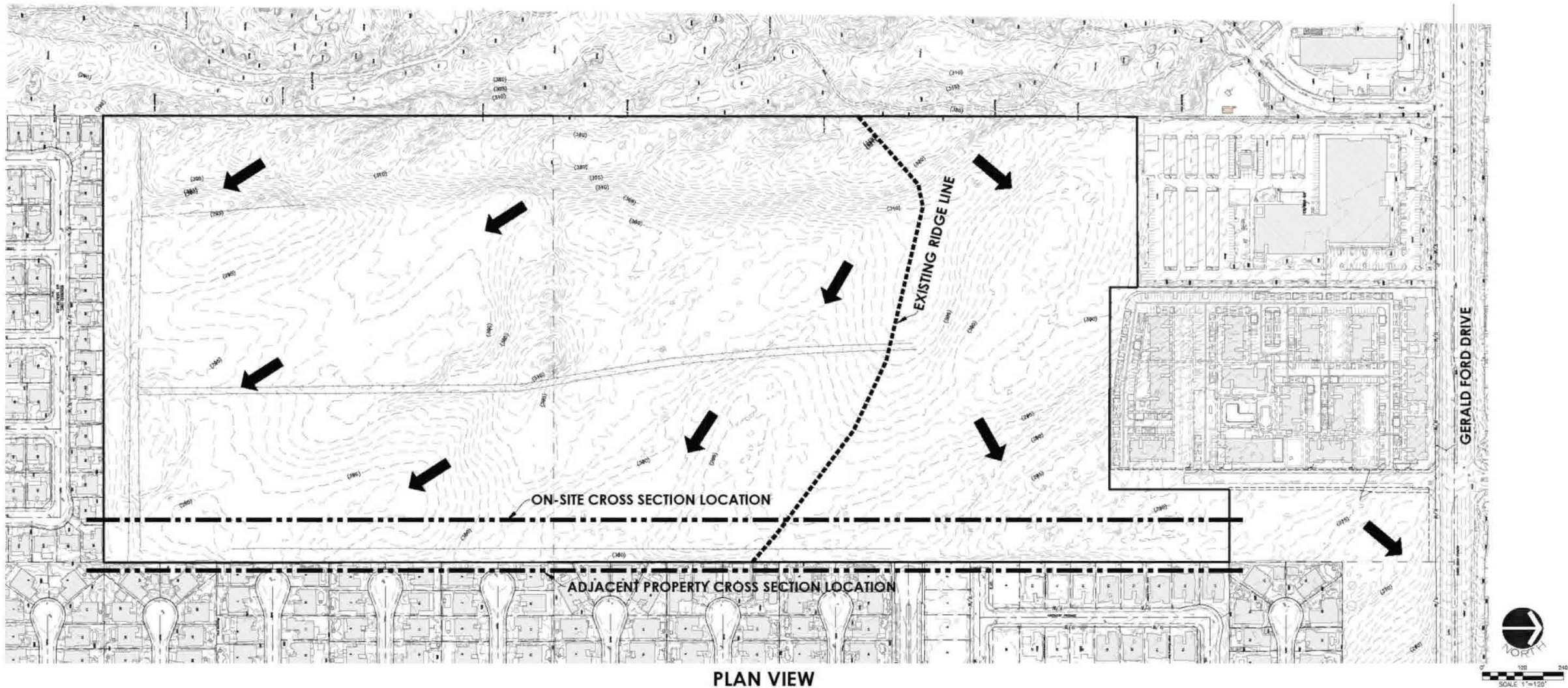
An aerial architectural rendering of a residential community. The central focus is a large, modern clubhouse with a white facade and a brown roof, featuring a covered outdoor seating area. Adjacent to the clubhouse is a large, rectangular swimming pool with blue water, surrounded by lounge chairs and palm trees. Below the pool are two tennis courts with green surfaces and high fences, and two sports fields with green turf. The entire complex is surrounded by numerous single-story houses with brown roofs and palm trees, set within a landscaped environment with winding roads and parking areas. The word "Questions" is overlaid in white text on the left side of the image.

Questions

Site Drainage:

- Concern: Site Drainage entering east and south open space buffer from proposed streets and residential lots.
- Response: Site Drainage is staying within streets and storm drain infrastructure and will not be entering the east and south open space lots.
- The east and south open space lots will only retain what rain falls on that area.

Previous Existing Drainage Condition



Current Drainage Condition

