

# THE THERMAL

MOTORSPORTS TRACK & CLUB

## DESIGN MANUAL

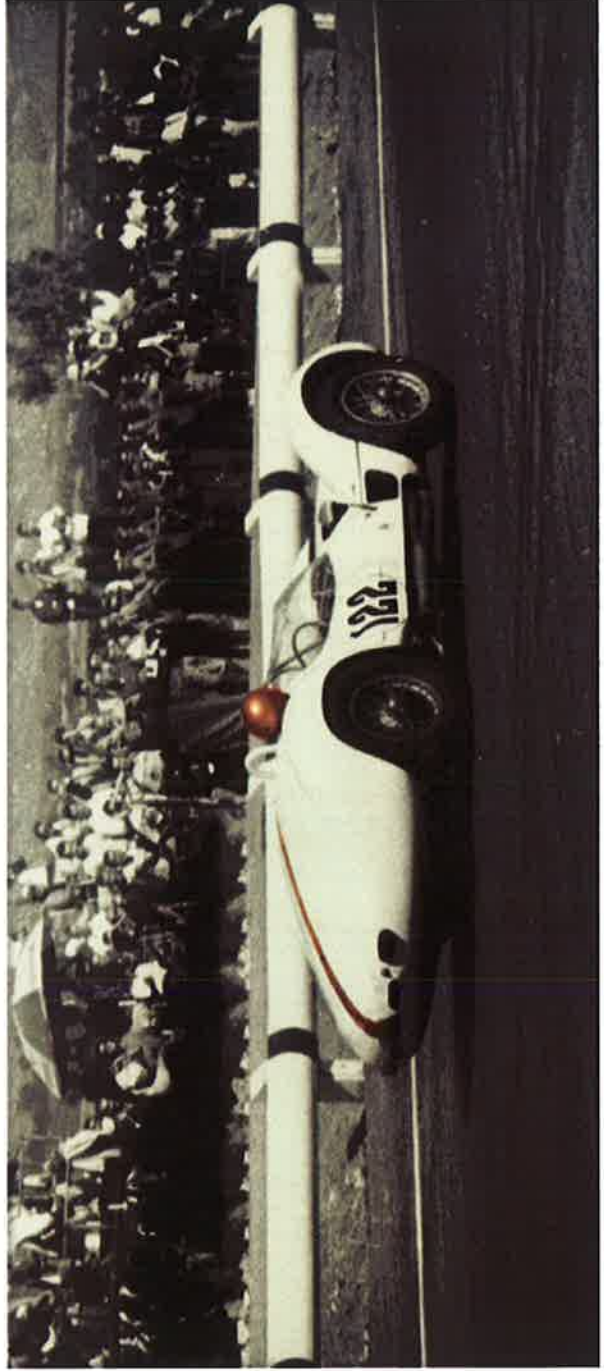
Plot Plan No. 24690 & Tentative Parcel Map No. 36293





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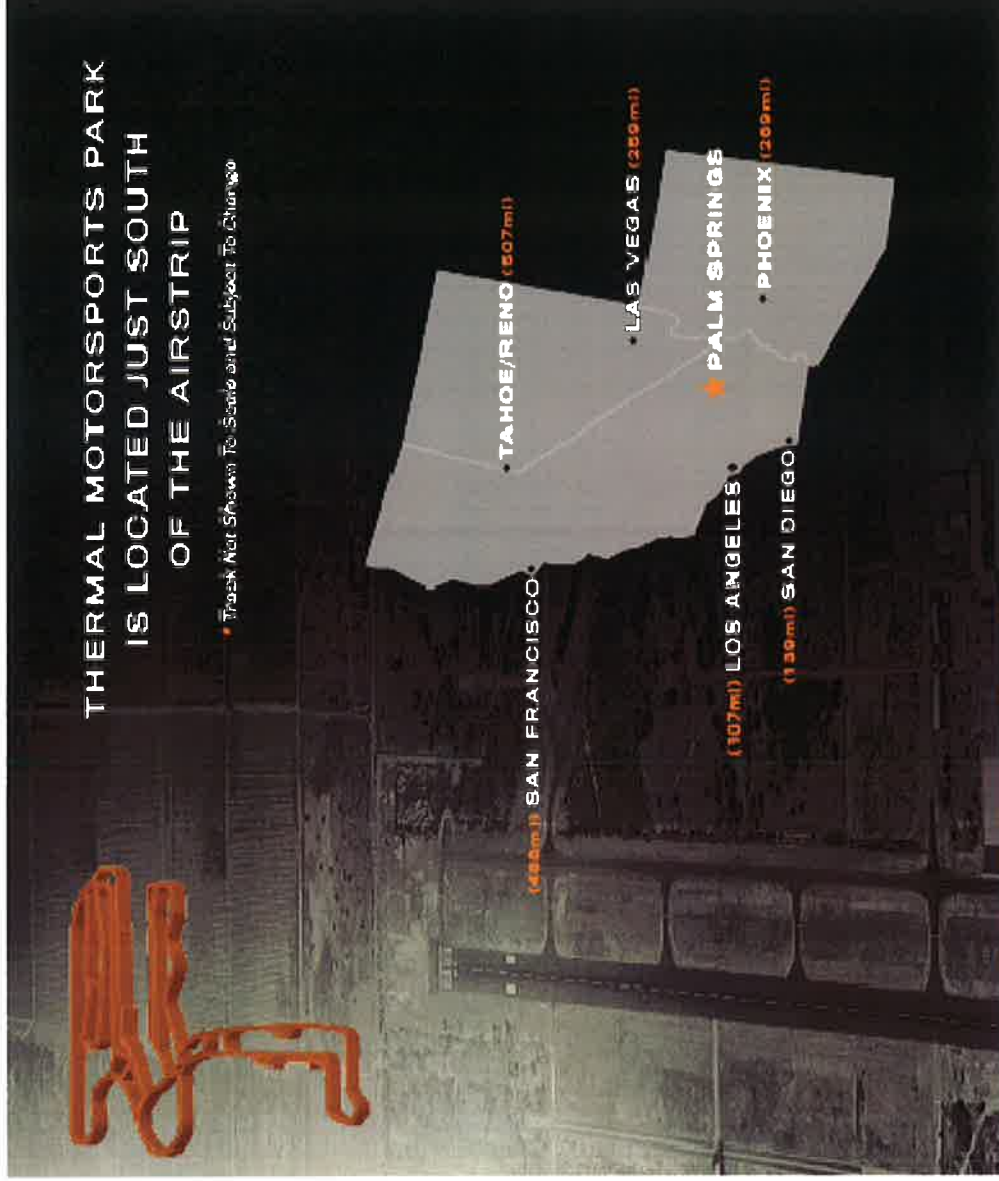
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## Introduction and Purpose

**T**hermal Motorsports Track and Club (TMT) bases its design foundation on innovation, safety and passion for motorsports. The track and club will be seen as a world-class motorsports facility located in Thermal, in close proximity to La Quinta Resort and PGA West. No other driving facility has been introduced in Southern California in the past thirty years, even though several have closed, including the historic Riverside Raceway. Thermal fills a much-needed void for the driving community by providing motorsports enthusiasts with a new venue. The Coachella Valley is the ideal location for such a project, with its year-round weather, and upscale tourism base from all over the world. The proximity to Jacqueline Cochran Regional Airport is an ideal location, because many of the project's patrons will utilize the airport. The project will not only provide job creation and growth to Eastern Riverside County that has been hit hard by the ongoing recession, but will also add to the Valley's economic base by becoming a permanent draw. Driving enthusiasts spend money on hotels, restaurants and other sporting activities, and the project adds to the critical mass created by music festivals, the Bob Hope Classic, and the BNP Paribas tennis tournament.



**T**MTC design guidelines reflect ideas and principles outlined by the Thermal Design Guidelines, along with elements of modern design which reflect this type of project. The major Thermal Design Guideline design principles which are incorporated into TMTC's design guidelines are the following:

- Create lasting design icons which mark Thermal as a special place within the Coachella Valley.
  - This design principle will be incorporated in that this project as a whole will be a significant design icon which will mark Thermal as a special place within the Coachella Valley.
- Enhance the sense of arrival into the community.
  - Being close to the Jacqueline Cochran Regional Airport and major streets in Thermal, TMP will be a major project which will enhance the sense of arrival into the community.
- Develop themed roadway landscape plans which enhance aesthetics, provide pedestrian comfort and create visual consistency.
  - The surrounding streets of this project will enhance aesthetics and provide pedestrian comfort, as can be seen within the landscape plans provided towards the end of this manual. The project will also include opportunities for visual aesthetics and pedestrian comfort through landscape.

**T**MTC will utilize industrial theme architecture, roof variations, themed road plans, landscaped streetscapes, green building, and energy-efficient design as described in the Thermal Design Guidelines. Streetscapes throughout and surrounding the project will incorporate the aesthetics outlined in the Thermal Design Guidelines, specifically the development of consistent walls, decorative railings and archways, supporting comfortable pedestrian sidewalks, and landscaping with draught-tolerant plants. Buildings within the project will be highly visible, standing in stark contrast to the flatness of the desert floor. By incorporating a modern, industrial theme, the project will be visually interesting while still functional. Common elements and materials include bold, geometric shapes, roof variations, and large areas of multi-paneled windows, all being consistent with the Thermal Design Guidelines. This type of architecture and project lends itself to energy efficiency and promoting natural light and ventilation. As part of the project, the following green building and energy-efficient design principles, also outlined in the Thermal Design Guidelines, will be incorporated:

- Encourage passive solar design through window ventilation, shade structures, northern light exposure and landscape buffers.
- Use permeable surfaces and drainage design to capture rainfall and prevent storm water runoff.
- Use water-efficient, low-maintenance landscaping.



## Project Description

**T**hermal Motorsports Track and Club (TMTC) will be built on the northeasterly 332 acres of Kohl Ranch at the NWC of Polk Street and Avenue 62 in the community of Thermal, CA. It will be the first world class road course built in Southern California and features a membership program similar to a golf course country club. The Grand Prix track will be 4.5 miles in length and will have multiple configurations so that not only will club members always have a track available but that also so separate events can take place simultaneously.

**T**MTC is a private facility. Only members, their invited guests, staff and credentialed 3<sup>rd</sup> parties are allowed inside the gate. The main exceptions are groups such as car clubs, manufacturers that use the track for testing, and corporations. Unlike many other tracks, an individual cannot purchase a pass for a few laps around the track. Those purchasing Founder memberships and Charter memberships will have a private lot with which to build a private garage. Overnight stays are prohibited, as each private lot serves as a private member's garage, rather than a residential unit. This is discussed further as a requirement in the CC&Rs for this project. Uses "outside the gate" include a KART Track, Tuning Shop and Registration/Administration building. Because we will be storing very valuable cars on-site, we will have a perimeter wall, and infrared sensors. Along with a perimeter wall around the project, there will also be safety fencing around the track to ensure that pedestrians are safe and secure. Every effort will be made to ensure the safety of our guests, and Plot Plan No. 24690 reflects appropriate safety measures throughout the project.

**H**ours of operation vary depending on the time of year, as well as for weekdays / weekends, but we anticipate the track itself will open between 7:00 and 9:00 AM and close between 5:00 and 7:00 PM. Kitchen facilities may remain open later. Security personnel will be on-site 24 hours a day. The track may be rented on any day of the week, although may be closed on occasion for track maintenance.

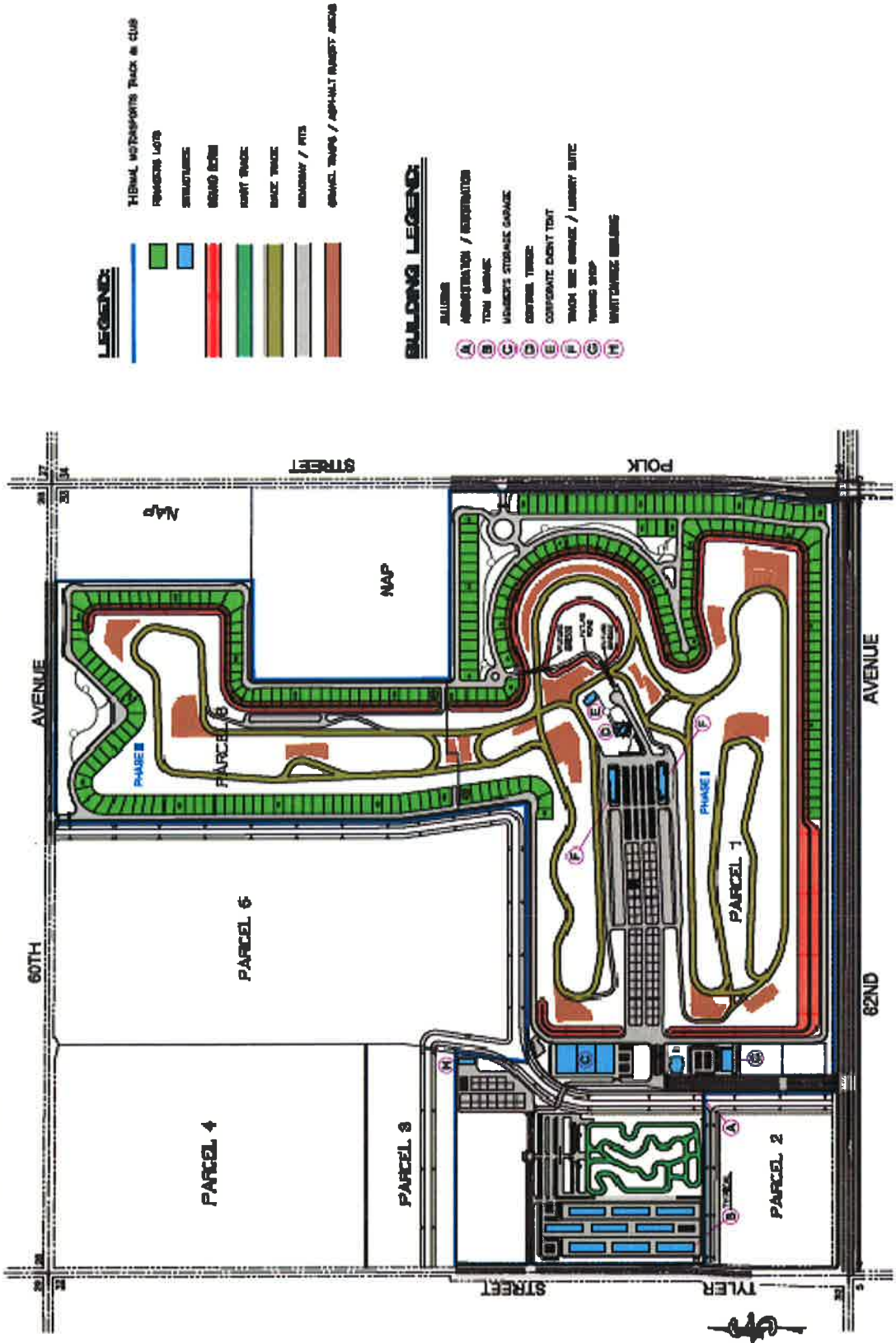
The project will be divided into two phases. Phase I consists of 254.70 acres towards the south end of the project, which will include all the development within Parcel 1 of TPM No. 36315. This will include construction of entrance road off of 62nd Avenue, paddock area, two lower tracks around paddock, kart track facilities, entrance off of Tyler Street, secondary entrance off of Tyler Street (for emergency vehicles), team garages, maintenance building, tuning shop, registration building, members storage garages, control tower, track side garages, founders lots 1 thru 152, circulation road for lots 1 thru 152, private entrance off of Polk Street, infrastructure for lots 1 thru 152 and track facilities and kart facilities, and off-site work on 62nd Avenue, Tyler Street and Polk Street. Phase II will consist of 75.02 acres towards the north end of the project, which will include all the development within Parcel 6 of TPM No. 36315. This will include the entrance off of 60th Avenue (for emergency vehicles), the upper track, founders lots 153 thru 254, circulation road for lots 153 thru 254, infrastructure for lot 153 thru 254, improvements to Avenue 61 drain line, and off-site improvements for 60th Avenue.

The project has anticipated domestic water demands of 310 and 465 gallons per minute (gpm) during peak day and peak hour conditions, respectively. The project has a fire flow requirement of 2,500 gpm while maintaining 20 pounds per square inch (psi) residual operating pressure for four hours. Coachella Valley Water District (CVWD) has reviewed the existing system with respect to capacity for TMTC in the 24-inch domestic water main along Polk Street, which will provide main water supply to the project. Irrigation water for landscape will be supplied by an existing reservoir on Parcel 4 of Tentative Parcel Map No. 36315.



Site Plan

# THERMAL MOTORSPORTS TRACK & CLUB





## Site Improvements

**T**rack The Grand Prix Loop (entire course) is 4.5 miles in length and contains multiple track configurations varying in length. The track is 40' wide and will comprise asphaltic surface with a proprietary blend of materials custom designed for the desert's heat, and anticipated volume of usage. There is a 30' wide area on each side of the track called the 'verge' designed as a safety buffer and planted with low growing material. The verge is designed to slow down a car that leaves the track. Beyond the verge are various types of safety areas, including 'runoff' areas. The 'runoff' areas vary in width, but have a maximum slope of 1%. Runoff areas will be dirt, asphalt or a gravel pit, depending on the location and depth of the runoff, the anticipated speed of a car that may be in distress, and the proximity to buildings or other features outside the track. Some of the safety features we will have in the track area are tire walls, barricades and railing. Security fencing runs the entire length of the track and no one except designated safety, emergency and trackside personnel are allowed inside the fence at any time.

The majority of the track is surrounded by a 15' earthen berm with a 10' sound wall on top. These features serve to keep track noise within the property to the greatest extent possible. In addition to the berm and fence, buildings are strategically placed around the property to also block sound from neighboring properties.

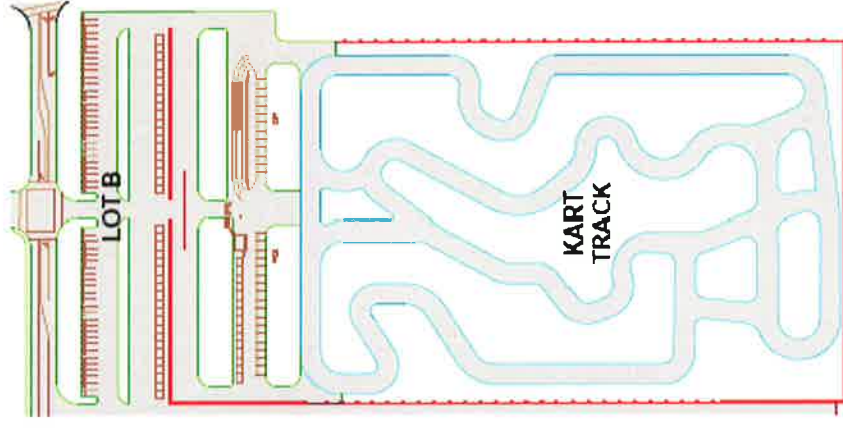
**KART Track** Thermal Motorsports Track and Club will incorporate a KART road course facility which will feature a wide range of different-speed corners on a 0.9 mile track. The track's multiple configurations are designed for all classes of karting. Corporate and rental kart activities will be available for driver training and racing conditions. The Thermal Kart Track is located so that it can operate simultaneously with any road course activity, and where it provides for additional options to break up groups during large corporate events. "KARTING" is a microcosm of racing, and is a variant of open-wheel motor sport with small, open, four-wheeled vehicles called karts, go-karts, or gearbox/shifter karts depending on the design. Karting is commonly perceived as the stepping stone to the higher and more expensive ranks of motorsports, and many famous drivers such as Michael Schumacher got their start in Karting.



The facility is approximately 14 acres and will be used in the following manner:

- Member use. For member race events and, more often, for members and their families, using either track-owned rental karts, or their own race karts.
- Corporate Programs. Where companies rent the facility for their own marketing, promotional, team building and other events (organized by the Club). The karts will be track-owned rental units.
- Public Kart rentals. Where anyone can rent track-owned karts.
- Arrive and drive - Public can bring their own race type karts to use in non-racing mode.
- Operational hours. From 7:00 AM to dusk.

The flow of customers will vary day to day and will be strong on weekends and during holiday periods. The facility will experience a constant rental use and spectators are allowed.



## **Paddock**

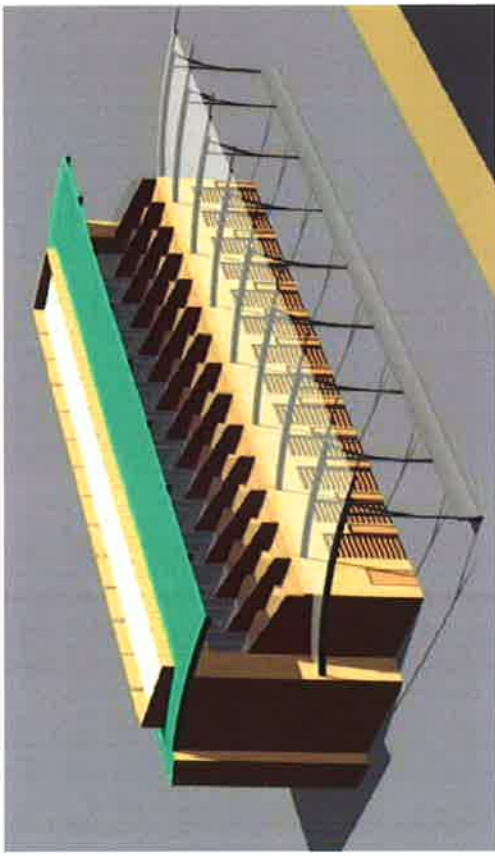
The paddock is the central area of the track and is primarily for parking and staging. The paddock is approximately ten acres, and is a paved and striped asphalt surface with designated areas for vehicular travel. The striping has been designed not only for the anticipated demand of passenger cars that are using the structures inside the gates, but also for truck transports that will park for long weekends. On a day-to-day basis, here is a sample of what happens in the paddock:

- A TMTC Member visits the track in their racing car that they drove from their Member's Garage. The vehicle would remain in the paddock while the member is in a cue for access to the track, or while the member is visiting the Tower, or Trackside Garage.

- A member of the Porsche Owner's Club that is renting the track for the weekend brings in a transport that houses his car, tools, tires and other accoutrements. The transport would be parked in the paddock over a weekend, however, no one would sleep in the transport.
- A racing school contracts to use the track for a week. A student would park his passenger car in the paddock and attend classroom instruction in the briefing room of the Tower. The racing school would likely have its own fleet of vehicles which would be kept on-site, but in a secured area such as the Trackside Garages or in the Member's Storage Garage. During class training, the fleet of instructional vehicles would be brought into the paddock and staged until they are used for driver's training.

While parking is allowed inside the paddock, no buildings are allowed in the paddock, as required by ALUC staff.

**Pit Areas** The Pit Areas are the only points of entry for the track, and are within clear view of the Tower, which houses track control personnel. The pit areas feature a pit entry and exit which is closely guarded and gated. There are two areas of the pits: the "hot" pit and the "cold" pit. The cold pit is immediately adjacent to the Trackside Garages, (adjacent to both Tracks "B" and "C"). The hot pit is where cars are driving under an enforced speed limit. Inside the hot pit area are areas where a car can pull off for service or to stop. There are two cold pit areas – the first is a lane behind the hot pit that allows a smooth transition out of the pits and into the paddock. The other is a short area off the hot pit that provides access to the pitside garages.



## **Fuel Island**

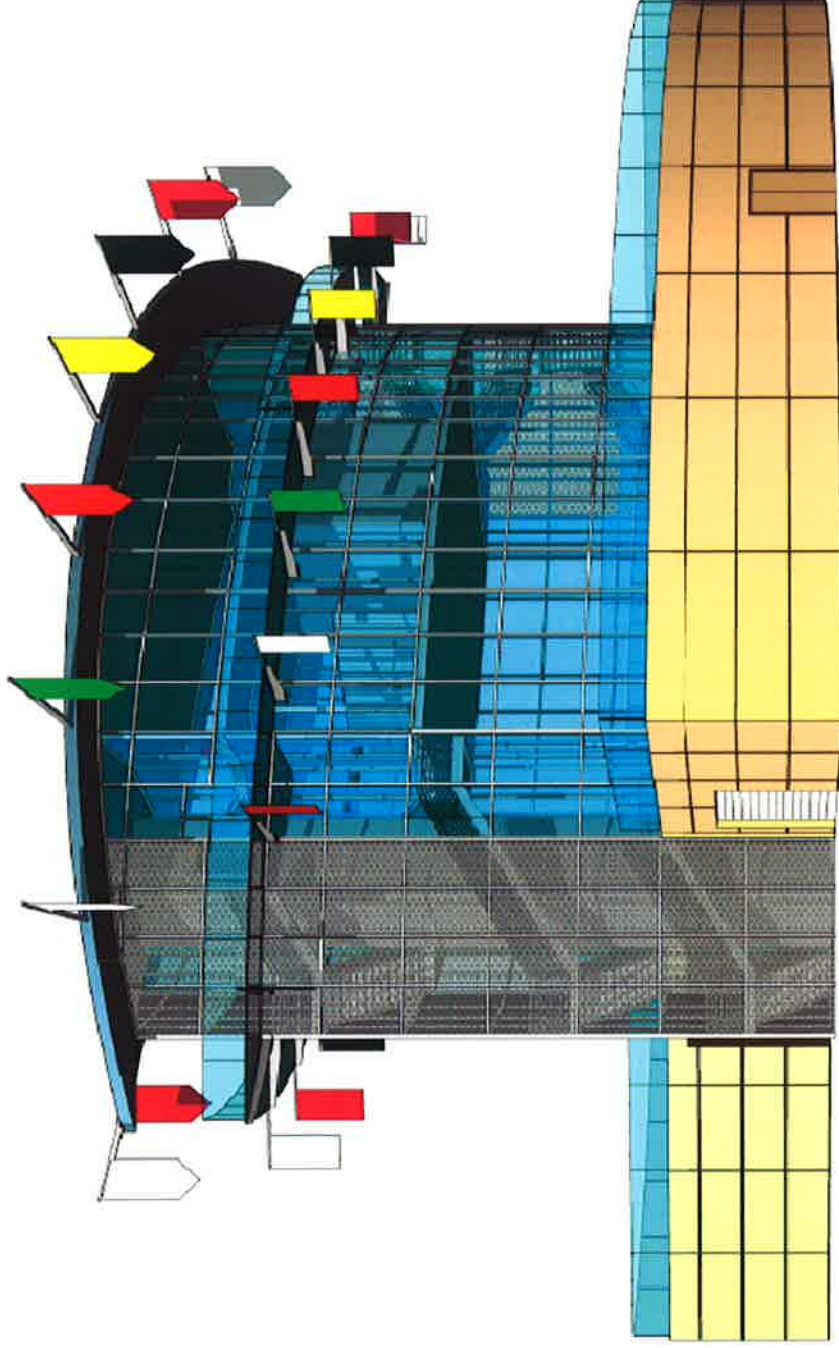
Directly behind the Registration Building will be a fuel island. The island will not have an attendant and fuel will be paid for with a card reader. Anyone, such as guests, members, etc., will be allowed access to the fuel island. We expect to provide different grades of premium and racing fuels. All tanks will be below grade.



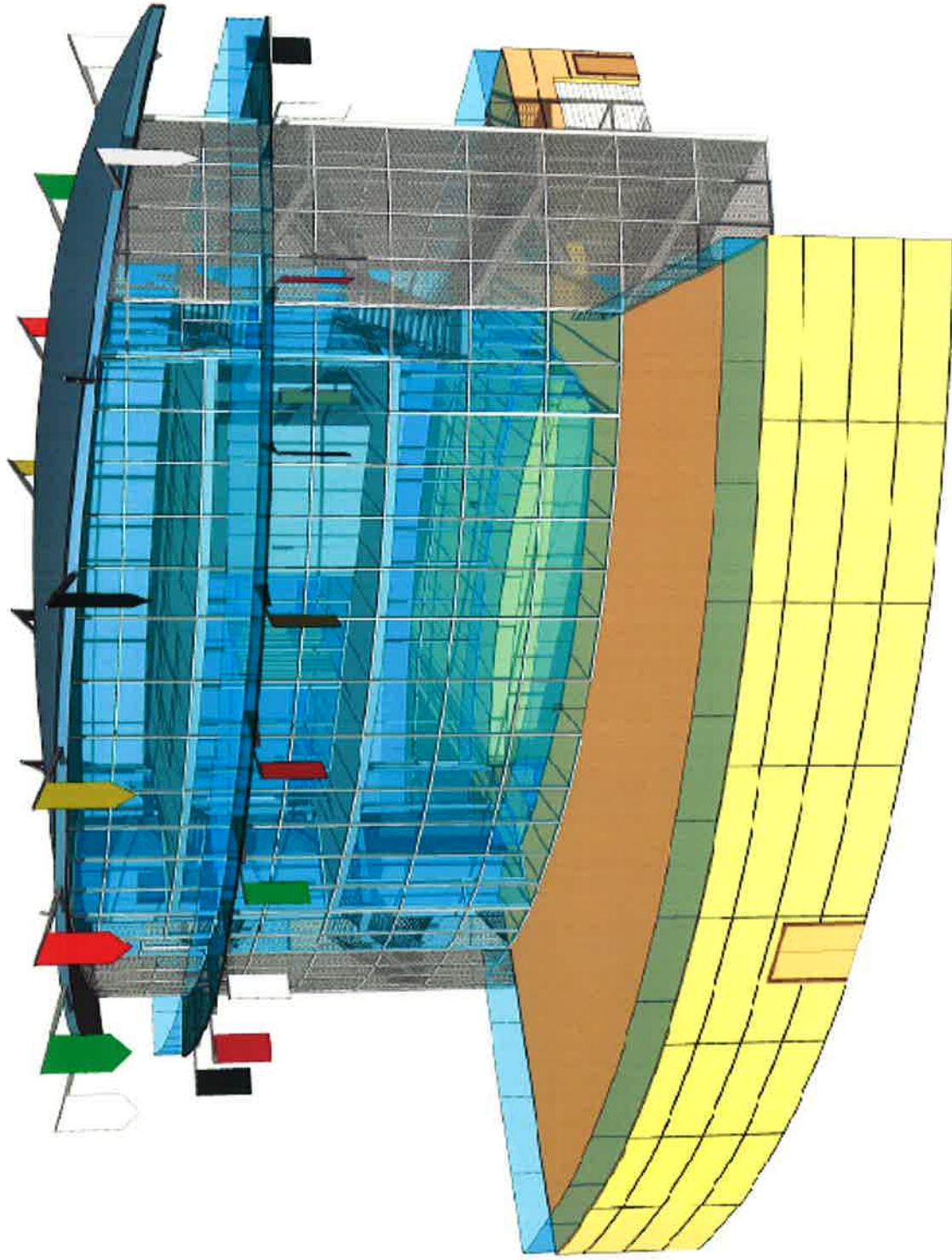
## Building Inventory and Isometric Images

### **Control Tower (11,138 SF, 3 stories)**

Consists of a 3-story steel frame deep footing tower housing various hospitality functions, food service preparation, driver instruction classroom, and racing control and timing operations.

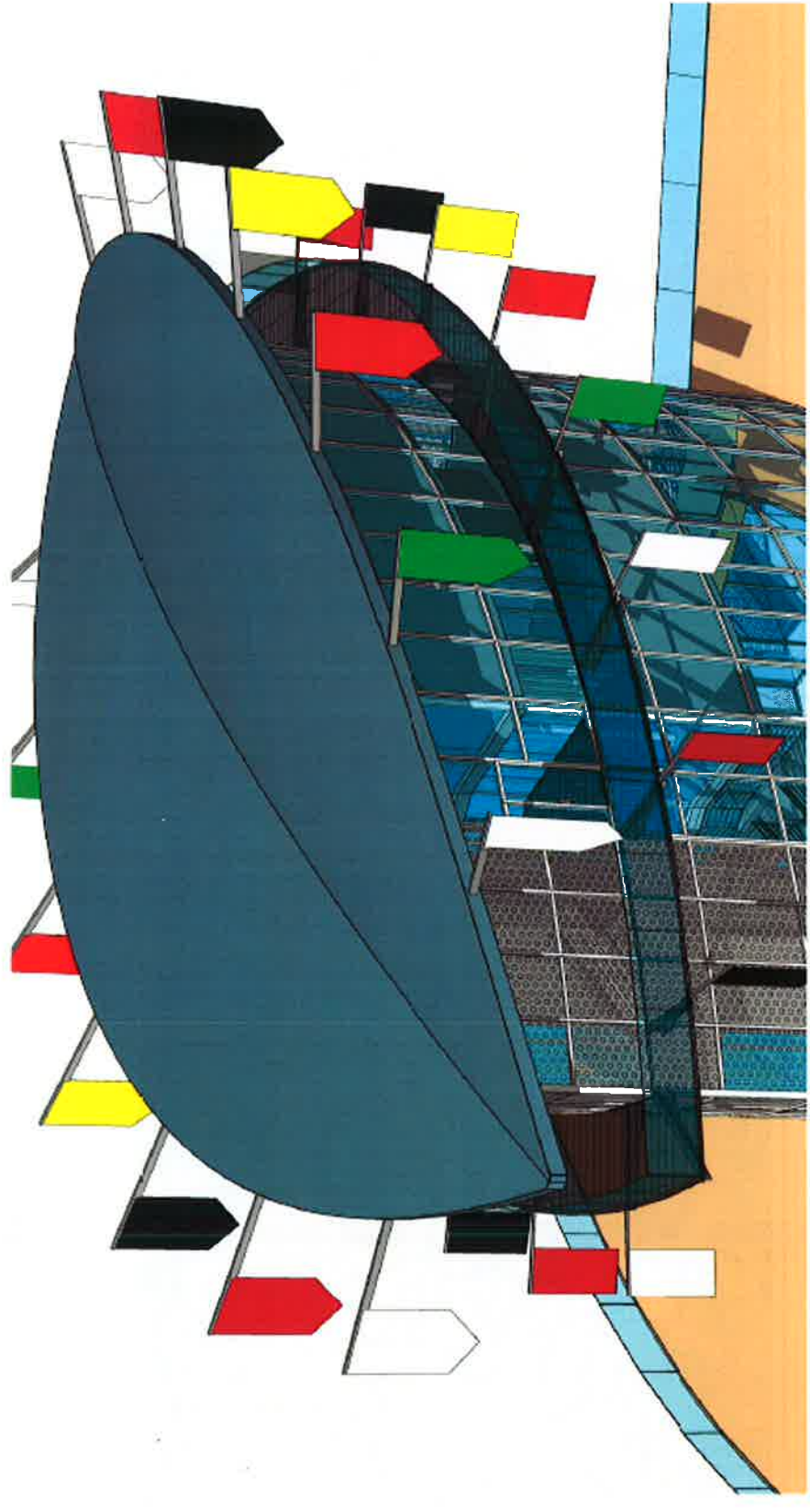


**Control Tower - Northeast Perspective**



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**Control Tower - Northwest Perspective**



**Control Tower - Catwalk View**

## **Registration Building (7,850 SF)**

One story masonry and steel roof structure will house the arrival and registration functions as well as general office space for the facility. Building will incorporate a covered entry portico.



**Registration Building**

### **Team Garages (9 Buildings @ 12,515 SF)**

Team garages will be a one story masonry/concrete and steel structure roof with low sloped roofing and exterior steel canopy along front of building. Access to garages will be through roll up doors with exterior man doors for exiting. Garage spaces will be divided. Some Team Garage buildings will be equipped with restrooms to serve the entire team garage area. Team garages will be staggered to enhance sound attenuation.



**Team Garages**

## **Member's Entertainment Garages**

A prototypical Member's Entertainment Garage ("MEG") is 51' wide x 70' deep. The bottom floor is designed for the storage of 4-8 cars, with room for tools and an elevator shaft. For a lot that is adjacent to a berm, in order to maximize noise attenuation and views from the upper deck of the track, the units are built into the sound berm and the rear wall of the unit adjacent to the berm will retain 15'.

The upper floor of the MEG will feature an office, a small kitchen and an entertaining room. The entertaining room opens up to a side and a rear patio. Members will have access to their units at all times, although overnight stays are strictly prohibited. The patio will extend to the top of the berm, and we will grant an easement to the lot owner that will enable them to build a patio over the top of the berm over to the top of the slope on the track side.

The maximum height of the units is 42'. Because of noise concerns from the track, the units are relatively close together, which will augment the noise attenuation provided by the berm and the sound wall.

The architectural style of the MEGs is consistent with the other buildings at TMTC and will feature modern design elements, with an abundance of concrete, stone, glass and metal. A prototypical unit will be LEED-certified, and the POA will allow the construction of rooftop solar collectors.

Fee simple title to the Founder or Charter Lots will be conveyed to members upon purchase of a Founder or Charter membership respectively, but the MEGs will only be used by members and their guests. Property owners will pay a property owner's association ("POA") fee for expenses associated with common areas, such as maintenance of interior streets and landscaped areas, property taxes and insurance.



**Member's Lots - View from 62<sup>nd</sup> Avenue**



**Member's Lots – View from Polk Avenue**



**Member's Lots – View from Polk Avenue**



**Member's Lots - View from Polk Avenue**





## **Project Landscape Theme**

The project landscape theme will complement the project's architectural styles and be comprised of water efficient, desert appropriate, plant materials providing a variety of color, textures, massing and height variations throughout the project. Plantings shall include trees, shrubs, groundcovers and limited areas of turf for exhibit space and recreational use. Open Space areas will include pedestrian walkways/ bike paths, shaded sitting areas for picnics, site amenities as well as feature exhibit areas.

Hierarchies of themed landscape areas have been developed for water efficiency, low maintenance and sustainability. These include areas of decomposed granite, rock mulch, water efficient plant zones, and themed landscape areas that relate to the local agricultural patterns and land uses. The Plant Palette for the community shall be as per the Coachella Valley Water District Water Efficient Plant List. The community landscape will be HOA maintained. Please refer to the Exhibits Master Landscape, Detailed Entry Plan, and Plant Palette. All landscape areas will receive "rock mulch" or Decomposed Granite to a 2" depth. All areas not landscaped will receive rock mulch or other types of soil stabilization for dust control. Rock materials will include 3"-6" "Cresta" fractured granite, 4" -8" Whitewater River Cobble, 3/8" Desert Gold Decomposed Granite to a 2" depth.

## **Project Entry**

The project entries (2) are located off of Avenue 62 and Polk Street. Both entrances are setback from these streets and have accent landscaping including tall Date Palm trees as visual cues. Each entry shall have detailed entry walls, signage, planting and specimen trees. The entries will be gated with key pad and card controlled access. A call box will be located in a central "island" for guests and deliveries. Project signage will be designed into the theme and style of the entry and walls. The entries will be landscaped enhanced with desert plantings providing a visual continuity from the perimeter parkway landscape to the interior community landscape. A central landscape island with display area, a focal accent/theme trees and underlying shrubs and colorful desert groundcovers will be the centerpiece of the arrival. The entry will be framed on both sides by complimenting theme trees, shrubs and ground cover, enclosing the arrival space and entry experience. Sidewalks and pedestrian gates will provide pedestrian access to perimeter street frontage.



# Master Planting Plan

## MASTER PLAN



Plant Name	Quantity	Plant Size	Plant Notes
Phoenix candelabra	10	10'	10' - 12' H, 10' DBH
Chamaecyparis hurvii	20	12"	12" - 18" H, 1" DBH
Westinghouse rotunda	15	10'	10' - 12' H, 10' DBH
Withmore ibi	5	12"	12" - 18" H, 1" DBH
Chica Expresso	10	10'	10' - 12' H, 10' DBH
Date Palm Grove	100	10'	10' - 12' H, 10' DBH
Vineyard Zone	100	10'	10' - 12' H, 10' DBH
Low Water Use Desert Zone	100	10'	10' - 12' H, 10' DBH
Moderate Water Use	100	10'	10' - 12' H, 10' DBH
Desert Zone	100	10'	10' - 12' H, 10' DBH
Rock Area (3" - 4" Dia and 3" Depth)	100	10'	10' - 12' H, 10' DBH
Turf - 800 Hybrid Bermuda	100	10'	10' - 12' H, 10' DBH
Turf - 800 Hybrid Bermuda (for Functional Recreation Only)	100	10'	10' - 12' H, 10' DBH

**EXISTING DATE PALMS TO REMAIN**

**VINEYARD ZONE**

**LOW WATER USE DESERT ZONE**

**MODERATE WATER USE**

**DESERT ZONE**

**ROCK AREA (3" - 4" Dia and 3" Depth)**

**TURF - 800 HYBRID BEREMUDA**

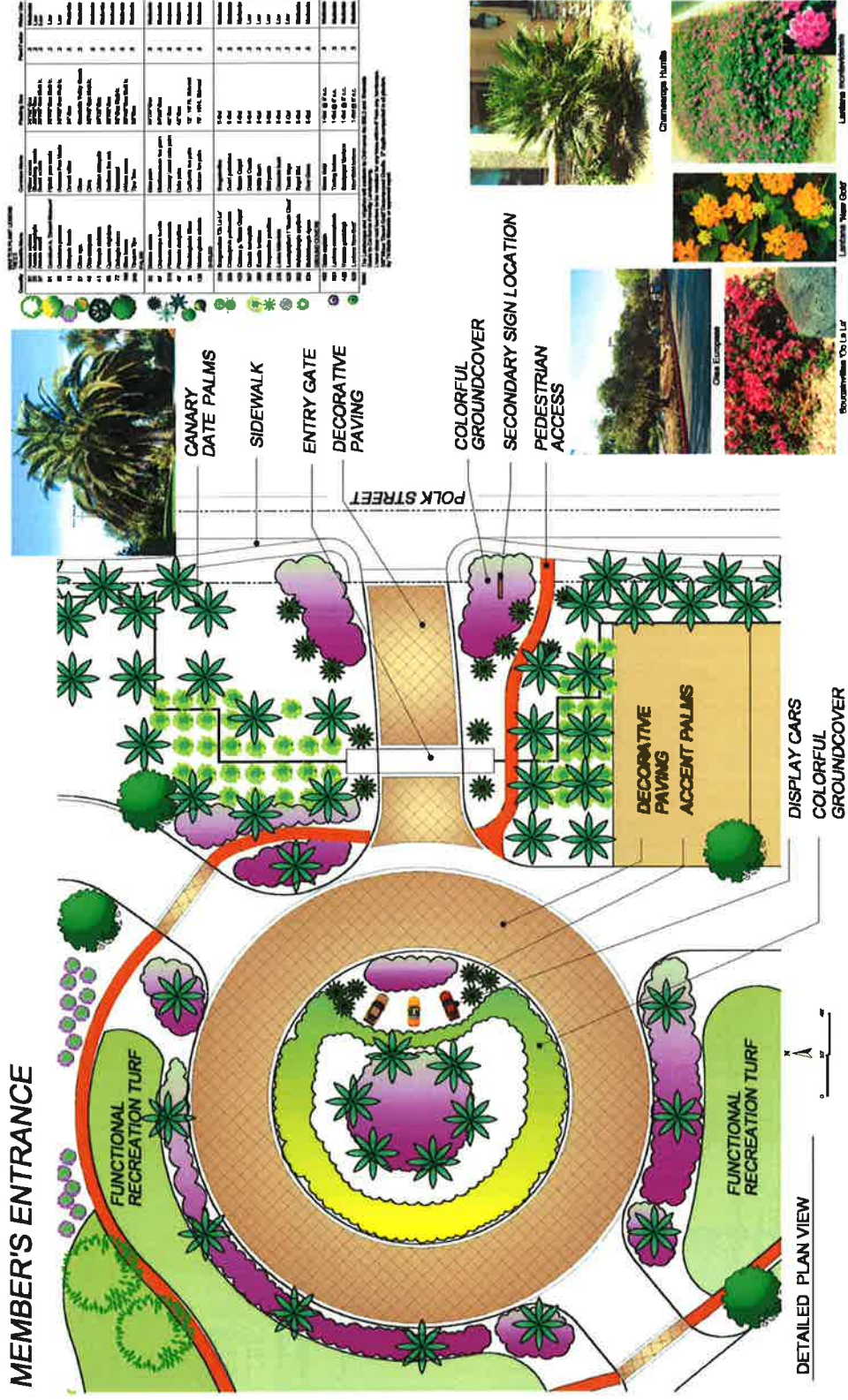
**TURF - 800 HYBRID BEREMUDA (for Functional Recreation Only)**





# Detailed Planting Plan at Member's Entry

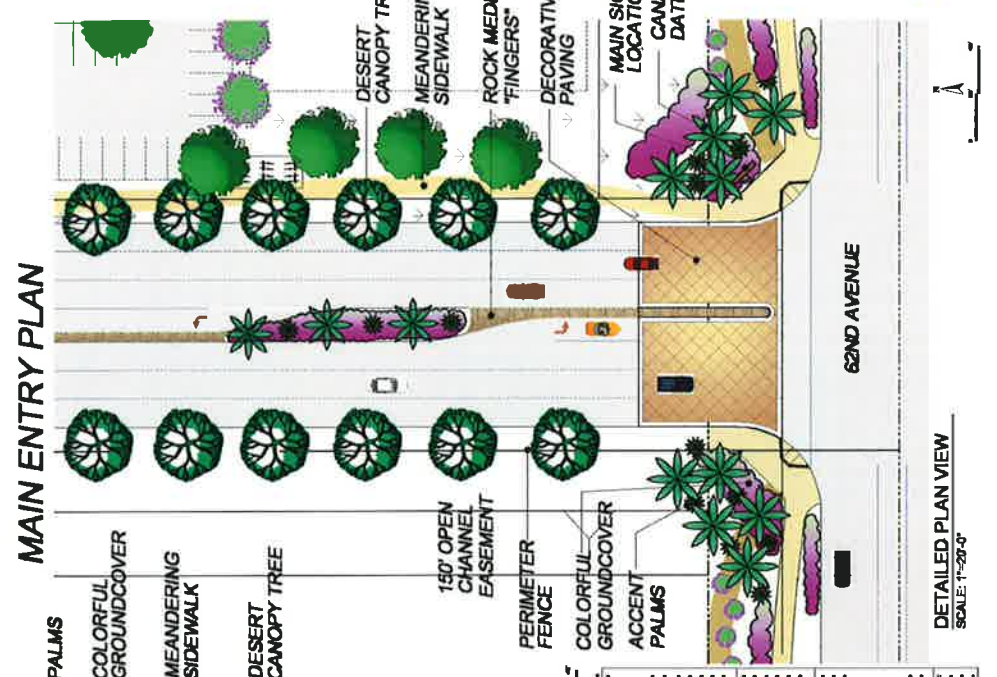
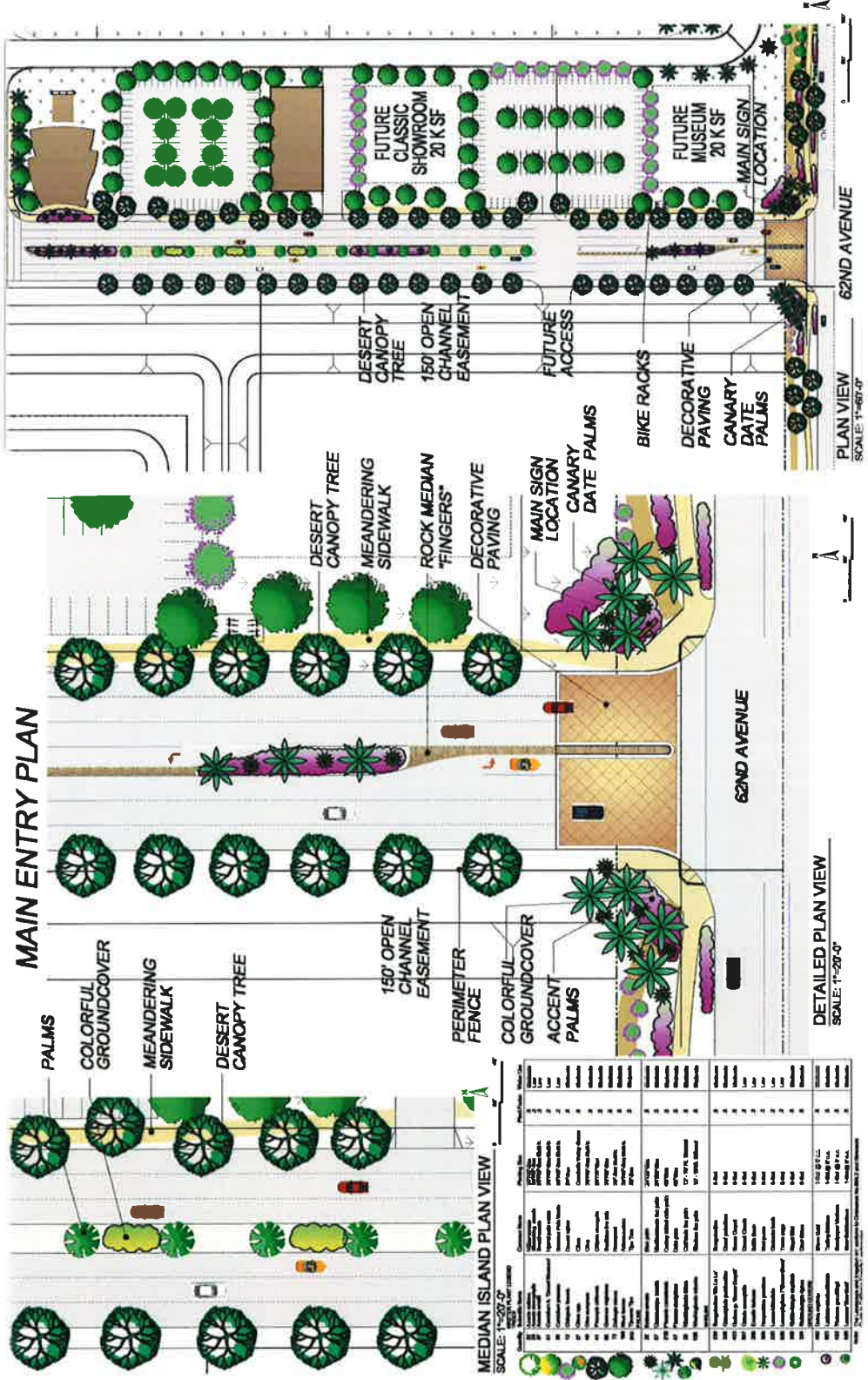
## MEMBER'S ENTRANCE



PLANT	PLANT CODE	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT COLOR	PLANT HEIGHT	PLANT WIDTH	PLANT DEPTH	PLANT WEIGHT	PLANT VOLUME
Canary Date Palm	CP01	Phoenix dactyloides	12"	Tree	Green	12'	12'	12'	100 lbs	1000 gal
Accent Palm	CP02	Phoenix roebelenii	12"	Tree	Green	12'	12'	12'	100 lbs	1000 gal
Decorative Palm	CP03	Phoenix reginae	12"	Tree	Green	12'	12'	12'	100 lbs	1000 gal
Colorful Ground Cover	CG01	Chamaecrista nuttallii	12"	Ground Cover	Red	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG02	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG03	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG04	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG05	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG06	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG07	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG08	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG09	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG10	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG11	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG12	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG13	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG14	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG15	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG16	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG17	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG18	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG19	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal
Colorful Ground Cover	CG20	Leucostemone monostachya	12"	Ground Cover	Pink	12"	12"	12"	100 lbs	1000 gal



# Detailed Planting Plan at Main Entry



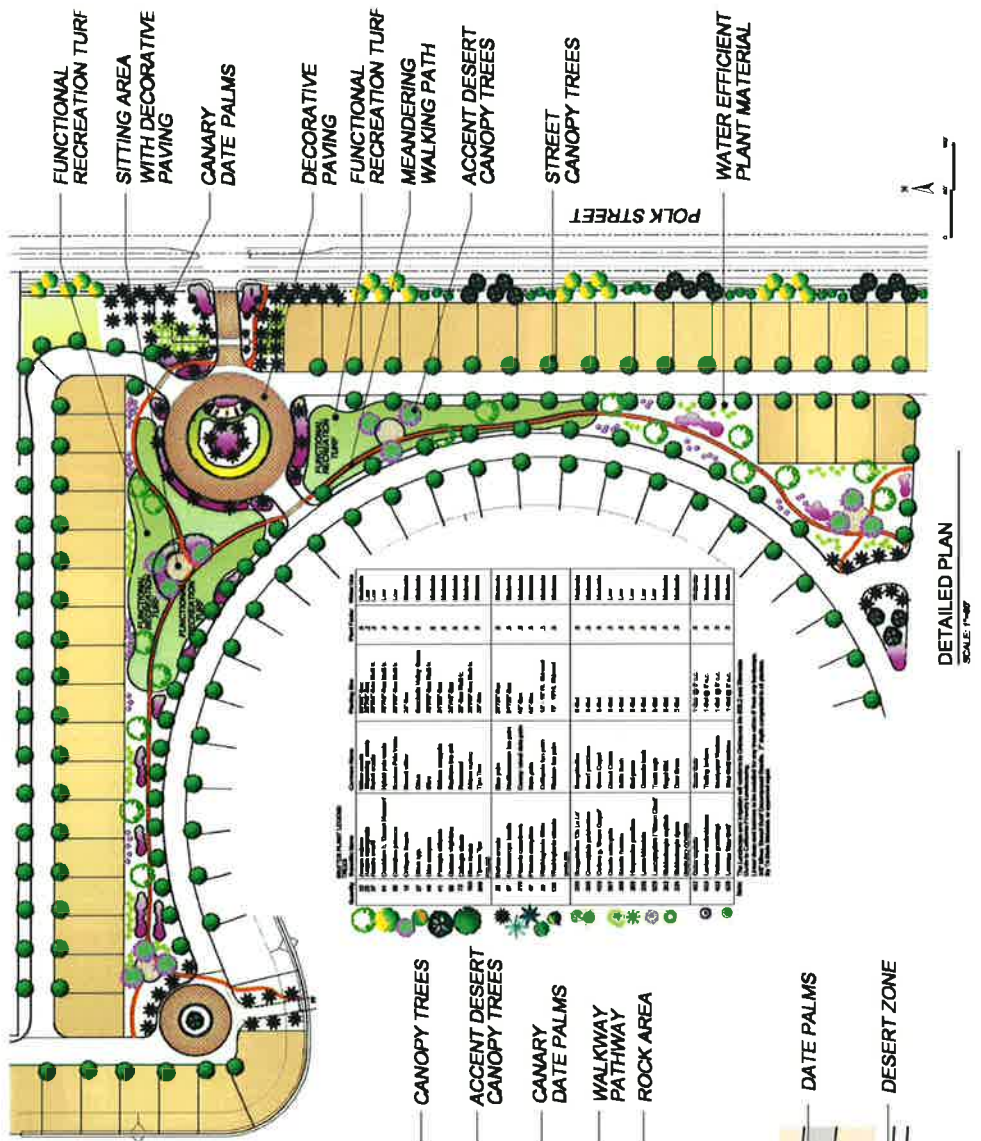
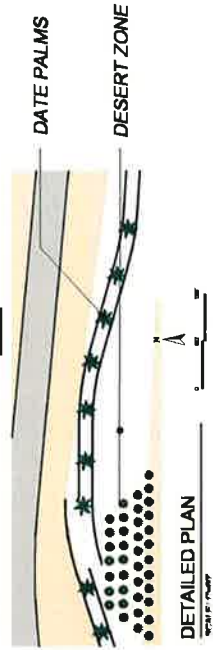
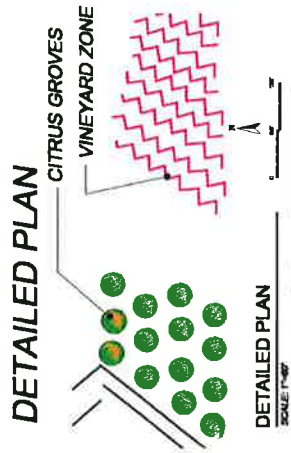
Plant Name	Quantity	Plant Name	Quantity
Desert Canopy Tree	10	Accent Palm	5
Meandering Sidewalk	10	Colorful Groundcover	10
150' Open Channel Easement	1	Perimeter Fence	1
Rock Median "Fingers"	10	Decorative Paving	10
Canary Date Palms	10	Future Access	1
Bike Racks	10	Future Classic Showroom	1
Decorative Paving	10	Future Museum	1
Canary Date Palms	10	Main Sign Location	1







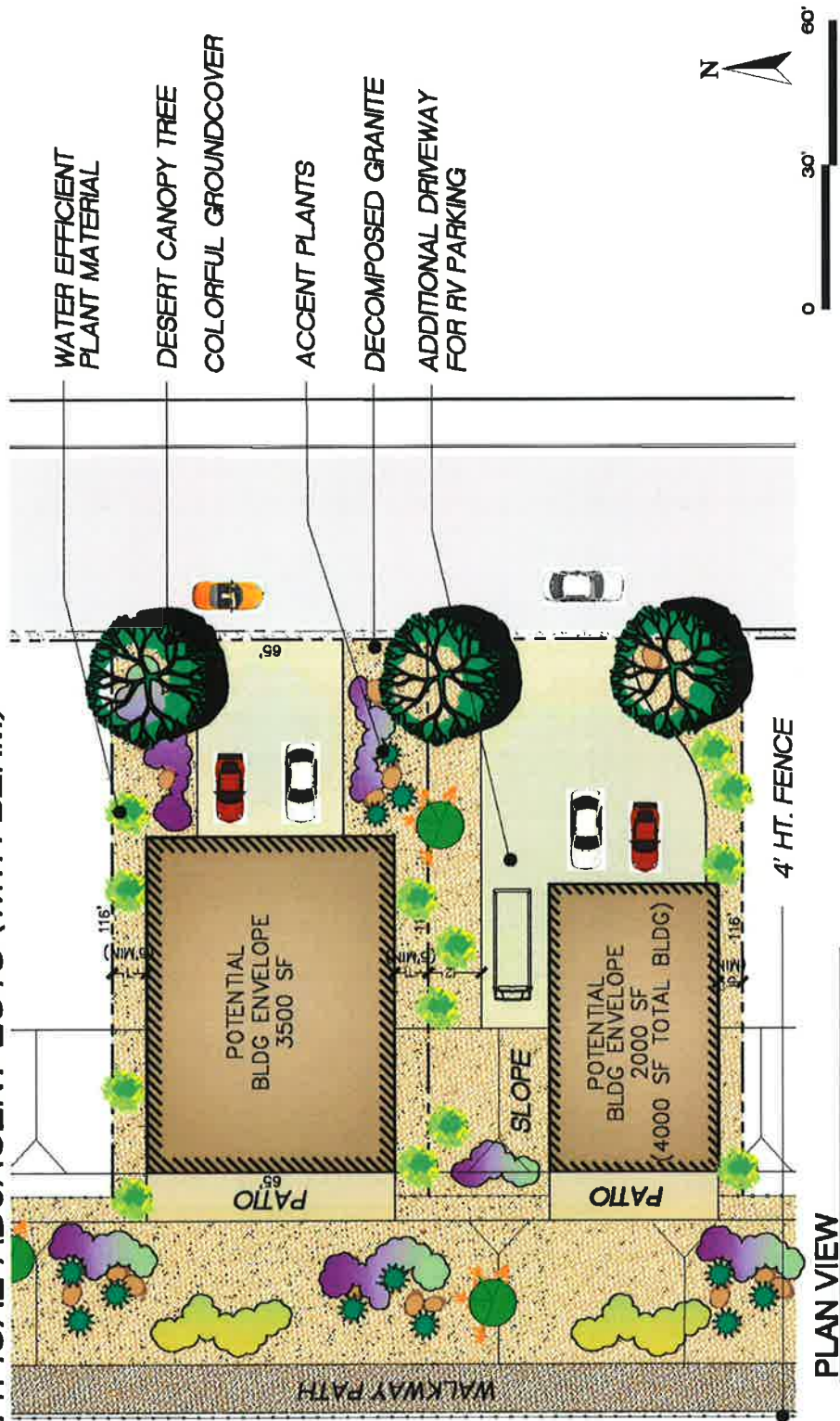
# Detailed Plan





# Typical Member's Lot

## TYPICAL ADJACENT LOTS (WITH BERM)



WATER EFFICIENT PLANT MATERIAL

DESERT CANOPY TREE

COLORFUL GROUNDCOVER

ACCENT PLANTS

DECOMPOSED GRANITE

ADDITIONAL DRIVEWAY FOR RV PARKING



PLAN VIEW  
SCALE: 1" = 30'-0"

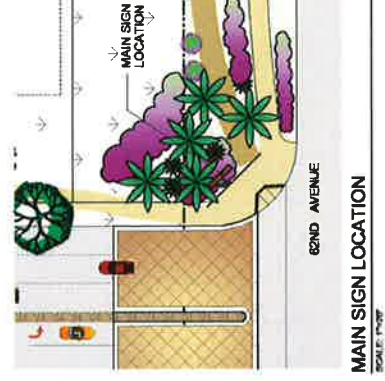
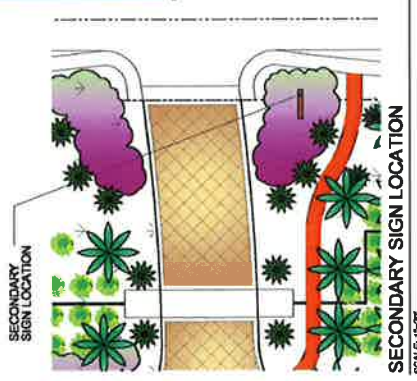


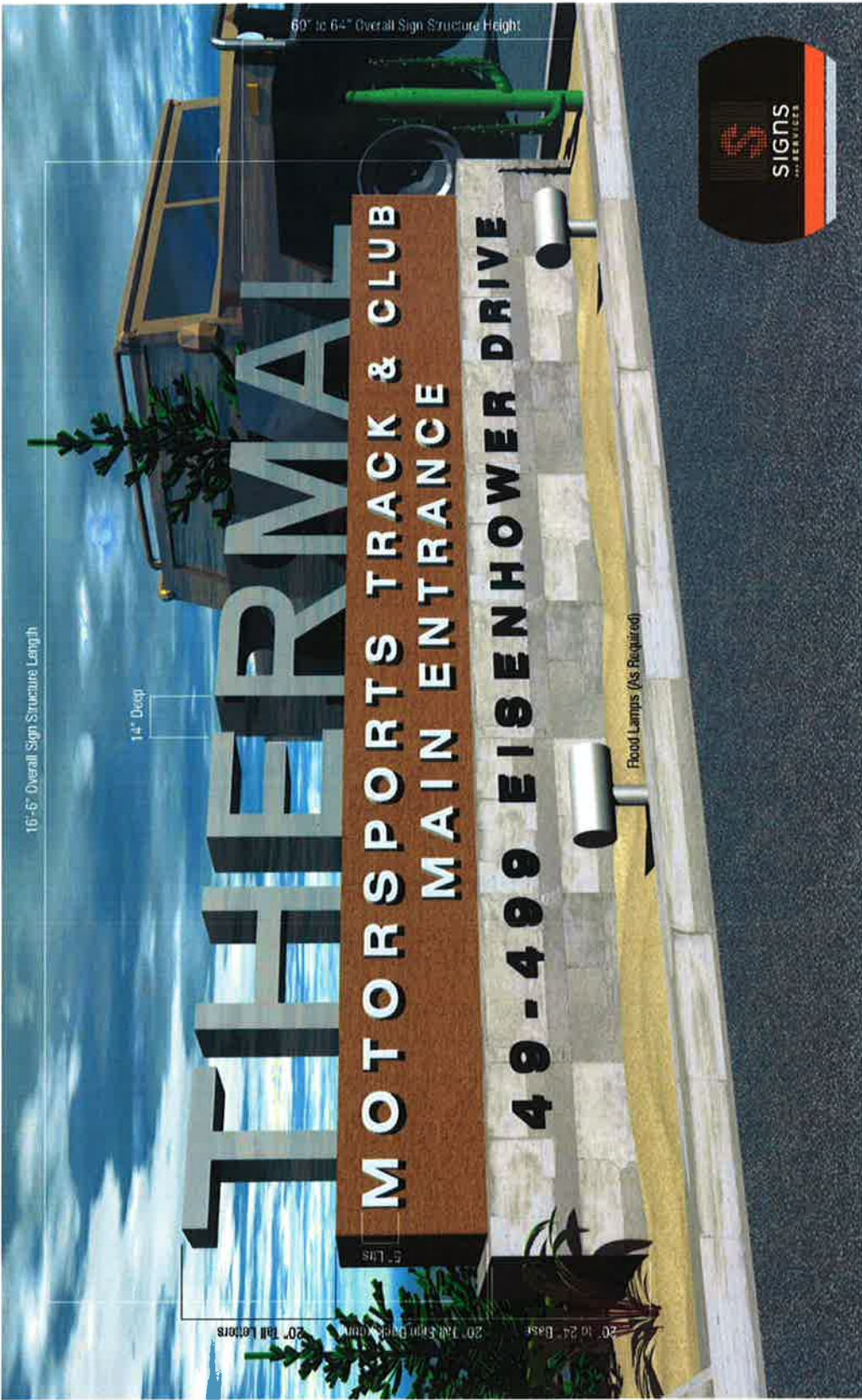
TKD



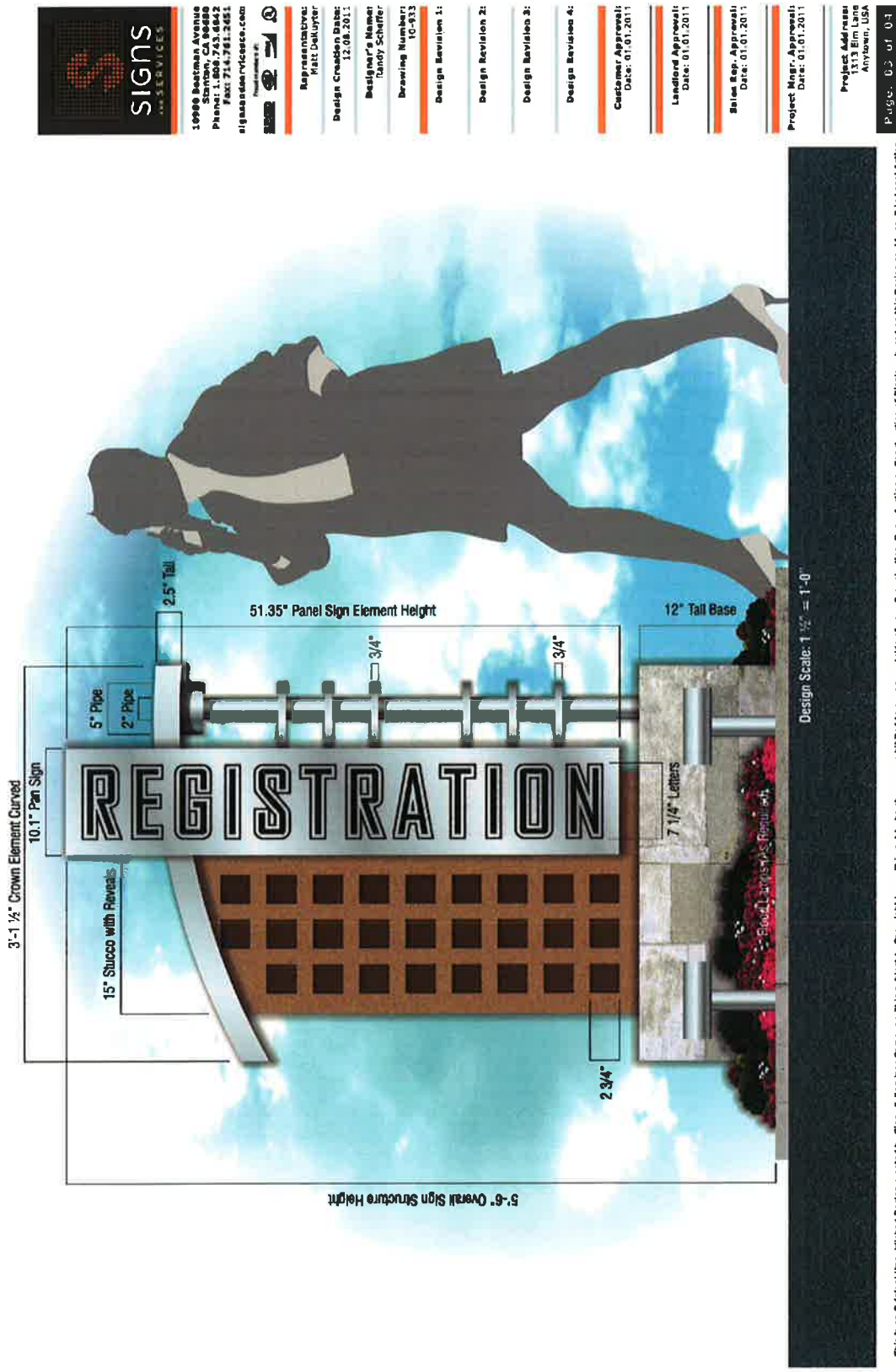
# Entry Monuments and Signage

## ENTRY MONUMENTS AND SIGNAGE PLAN





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 Pat DeLator

Design Creation Date:  
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Designer's Name:  
 Randy Schaffer

Drawing Number:  
 10-933

Design Revision 1:

Design Revision 2:

Design Revision 3:

Design Revision 4:

Customer Approval:  
 Date: 01.01.2011

Landlord Approval:  
 Date: 01.01.2011

Sign Shop Approval:  
 Date: 01.01.2011

Project Mgr. Approval:  
 Date: 01.01.2011

Project Address:  
 Phoenix, AZ  
 Anytown, USA

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# Wall and Fencing Plan

## LEGEND

DECORATIVE BLOCK WALL - 6' HT.



6' HT.

SOUND FENCE - 6' HT.



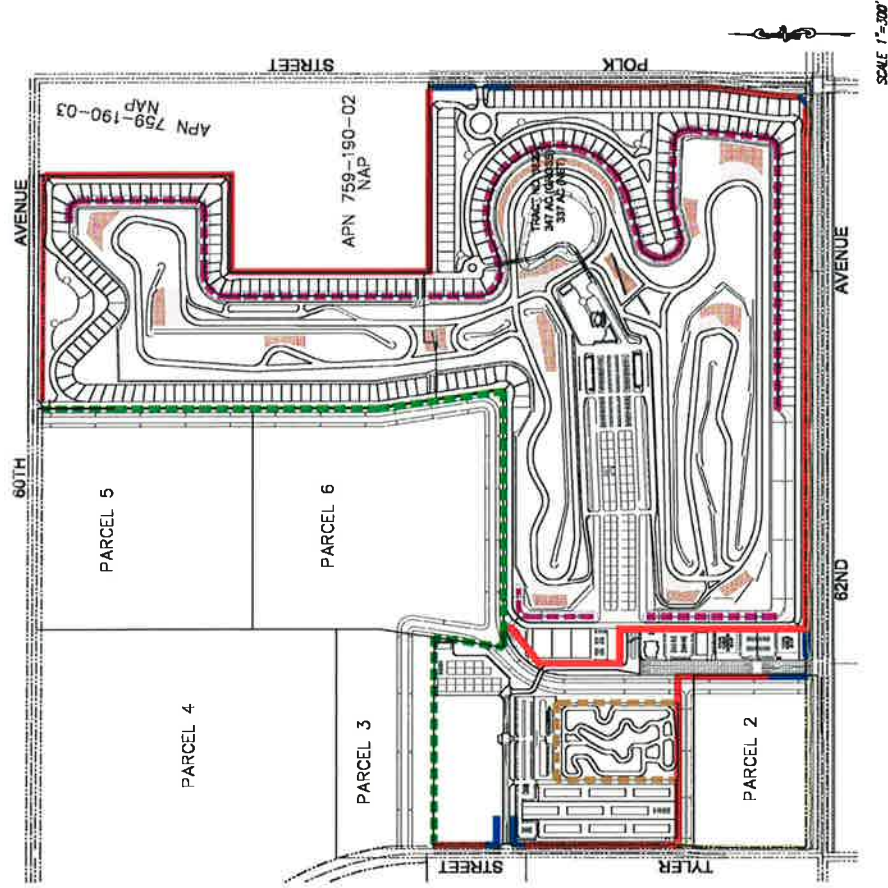
PERIMETER FENCE - 6' HT. WITH COLUMNS



WIRE FENCE PANELS - 6' HT.



WROUGHT IRON FENCE - 6' HT.



SCALE 1"=300'



TKD

Walls along Avenue 62, Polk Street, 60 Avenue and Tyler Street shall be corrugated Corten Steel in natural earth tones to match the desert region. This Corten Steel will be constructed for all perimeter fencing and sound walls around and throughout the project. Decorative accent pilasters of split face block with an integral desert color shall be included to create a vertical offset in the walls. Steel Fencing Panels will be used along the westerly property line. At project entries decorative precision and split face block with an integral desert color will be used as an accent at these locations. All walls will be treated with an anti-graffiti coating.

## **Perimeter Street Landscaping**

The parkways along 60<sup>th</sup> Avenue, 62<sup>nd</sup> Avenue, Polk Street and Tyler Street will be landscape enhanced with a variety of desert plantings providing color, texture, massing and vertical variation. This perimeter street landscape will establish the initial “personality” of the project and initiate the arrival experience. The design and layout will work in harmony with the site grading, and perimeter wall layout creating a pleasing visual experience for motorists and pedestrians. The combination of layering, palm trees canopy trees and accent trees will present a pleasing visual compliment to the lower level shrubs, groundcovers and decorative grasses. Attention to plant material colors and textures will provide an additional layer of visual enhancement. The perimeter planting design will include Canopy trees 30’ to 45’ on center, based upon species.

An expanded landscape easement will be provided to create a wide landscaped parkway along the perimeter public streets. Where possible, a meandering 8-foot wide sidewalk through the landscaped parkway will help separate pedestrians from the roadway. Canopy trees will be planted to provide shade along the walkway.

Please refer to Exhibit Perimeter Street Parkway Enhancement.

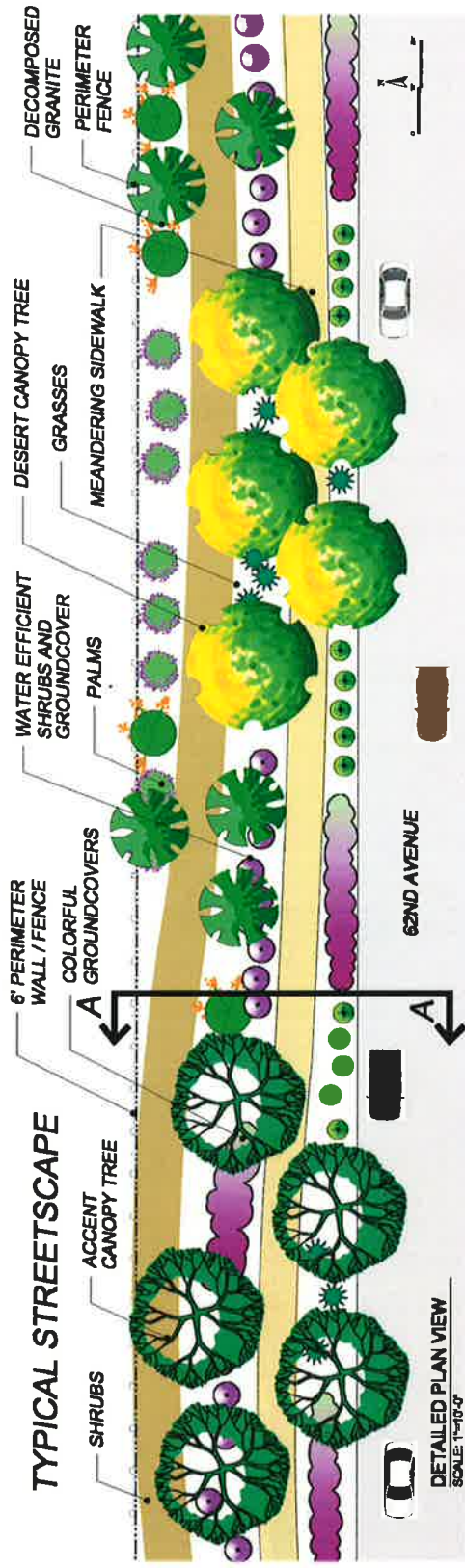
## **Parking Lot Landscape**

Parking lots will include landscape islands and planters for canopy trees to provide shade. Low walls or landscape hedges will screen parking lots from public view. Public parking areas will have 50% shade as the trees mature.

## **Landscape Irrigation**

All landscape areas shall be irrigated with an automatic irrigation system that utilizes “Smart Controllers” that utilize up to the minute weather data and other water conserving components. Plant material will be zoned based upon water needs and all plants will be “Drip Irrigated” for water conservation.

# Typical Streetscape Design



SECTION A-A

PLANT NAME	PLANT TYPE	PLANT CODE	PLANT SIZE
Washingtonia robusta	Tree	W1	10' - 12'
Ceratium hybrid 'Desert Majesty'	Shrub	C1	6' - 8'
Acacia senilis	Shrub	A1	6' - 8'
Prosopis juliflora	Shrub	P1	6' - 8'
Leucosiphum 'Green Cloud'	Shrub	L1	6' - 8'
Muhlenbergia cucullata	Shrub	M1	6' - 8'
Cassipouira puberula	Shrub	C2	6' - 8'
Larrea tridentata	Shrub	L2	6' - 8'

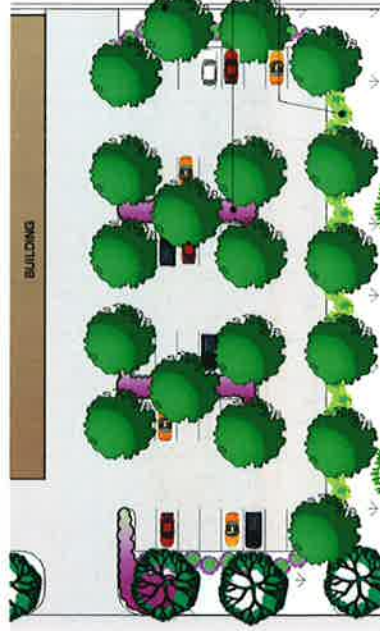






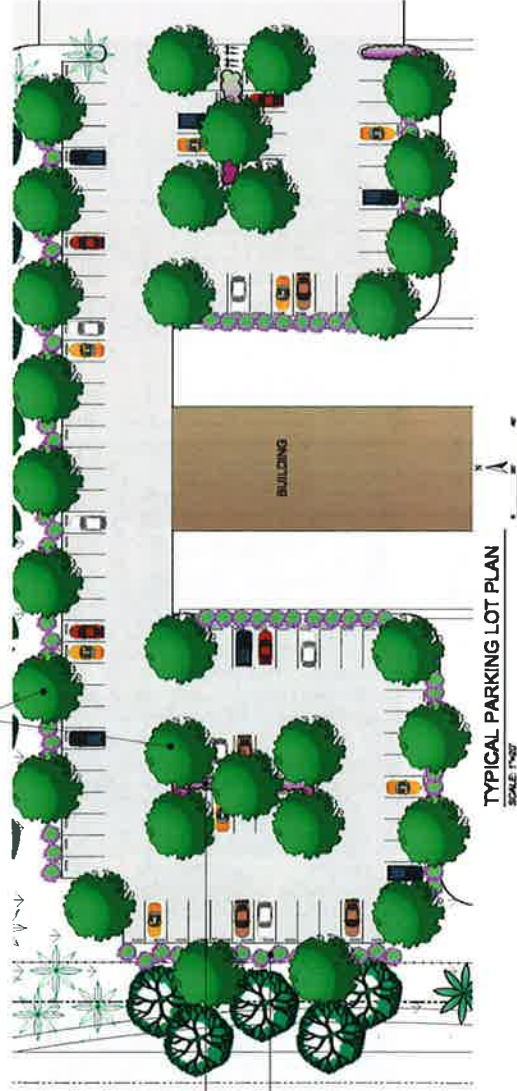
# Parking Lot Shading Plan

## TYPICAL PARKING LOTS



TYPICAL PARKING LOT PLAN  
SCALE 1"=40'

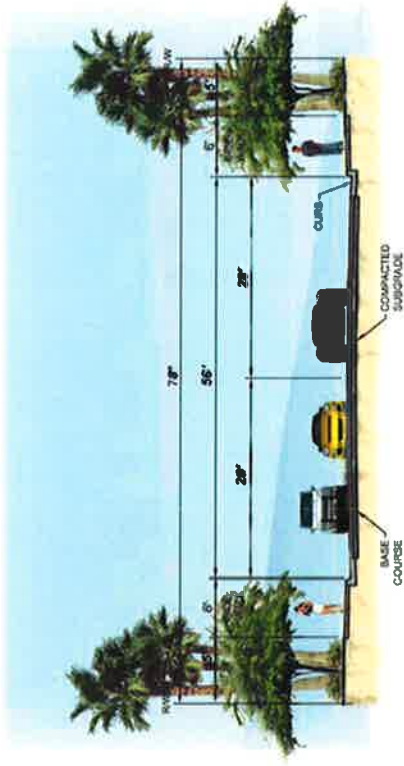
CANOPY SHADE TREES TO PROVIDE 50% SHADE AS THE TREES MATURE



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## Cross Section - 60<sup>th</sup> Avenue



## AVENUE 60TH STREET EXHIBIT





## Cross Section - Polk Street



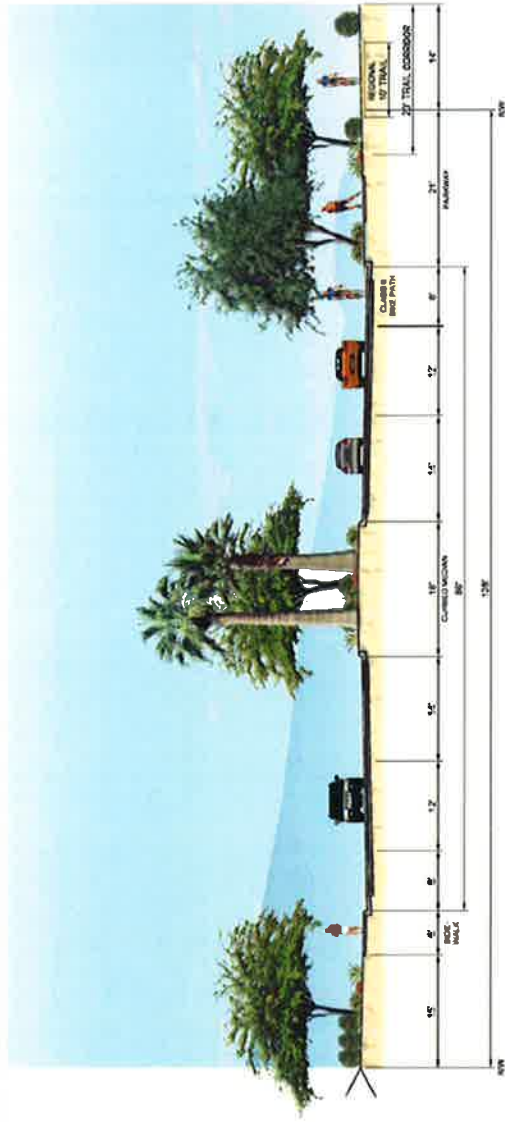
POLK STREET EXHIBIT



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# Cross Section - Tyler Street



## TYLER STREET EXHIBIT



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# Lighting Plan

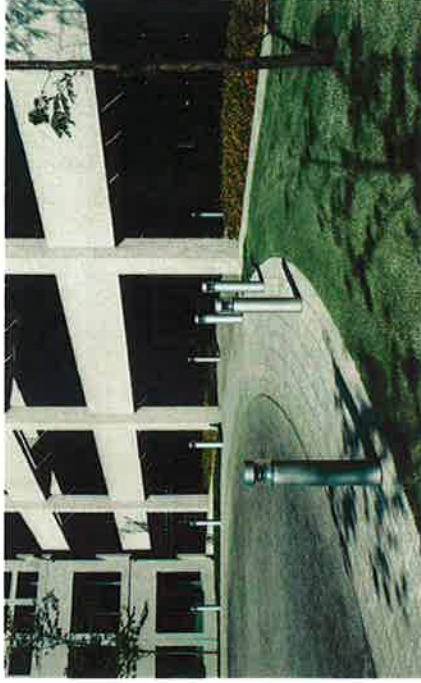


LTV761  
LTV764  
LTV767

**IN GRADE - LIGHTING**



**BOLLARDS**



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**P**roject lighting will include in-grade lighting throughout landscaped areas, as well as bollards around membership lots and throughout the remainder of the project. Low pressure sodium lighting will be utilized as referenced in Ordinance No. 655 - Mt. Palomar Lighting Area.



## Parking Analysis

**T**hermal Motorsports Track and Club will be providing sufficient parking for all buildings and garages per Riverside County Parking Ordinance, as outlined by the Riverside County Planning Department. The following is a list and image of each parking lot, including building sizes, uses, and parking spaces provided:

### PARKING LOT A:

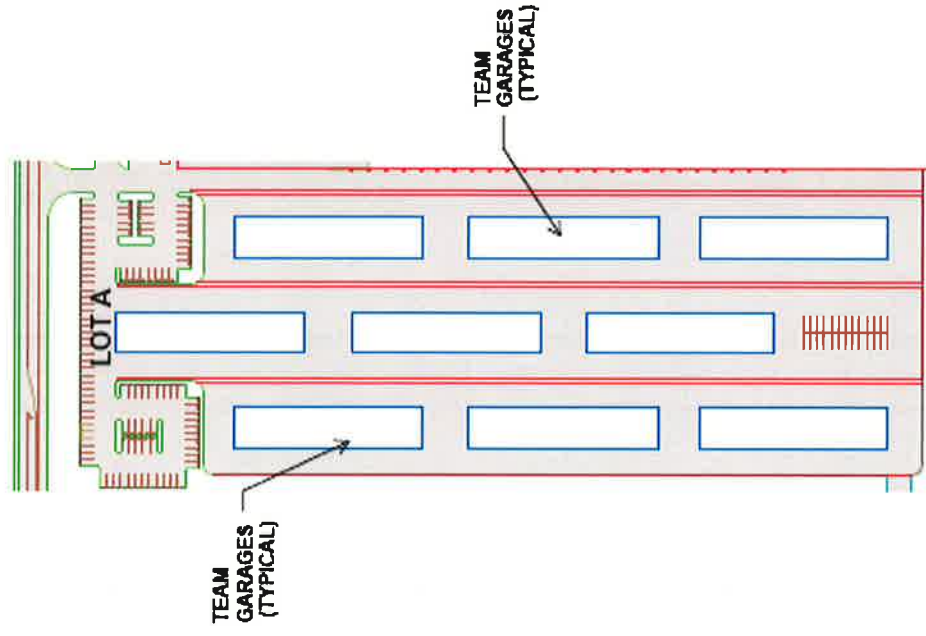
#### **Parking for Team Garages**

Building Size: 9 buildings at 12,515 S.F. each

Building Use: Warehouse

Spaces Provided: 105 (+2 ADA)

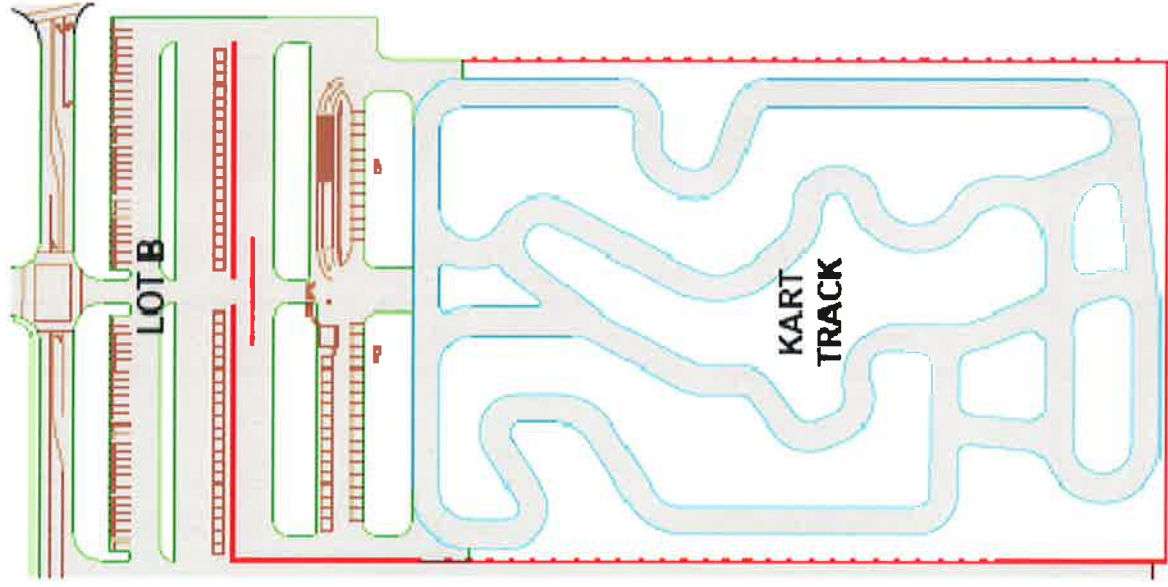
Assigned Parking Lot: A



**PARKING LOT B:**

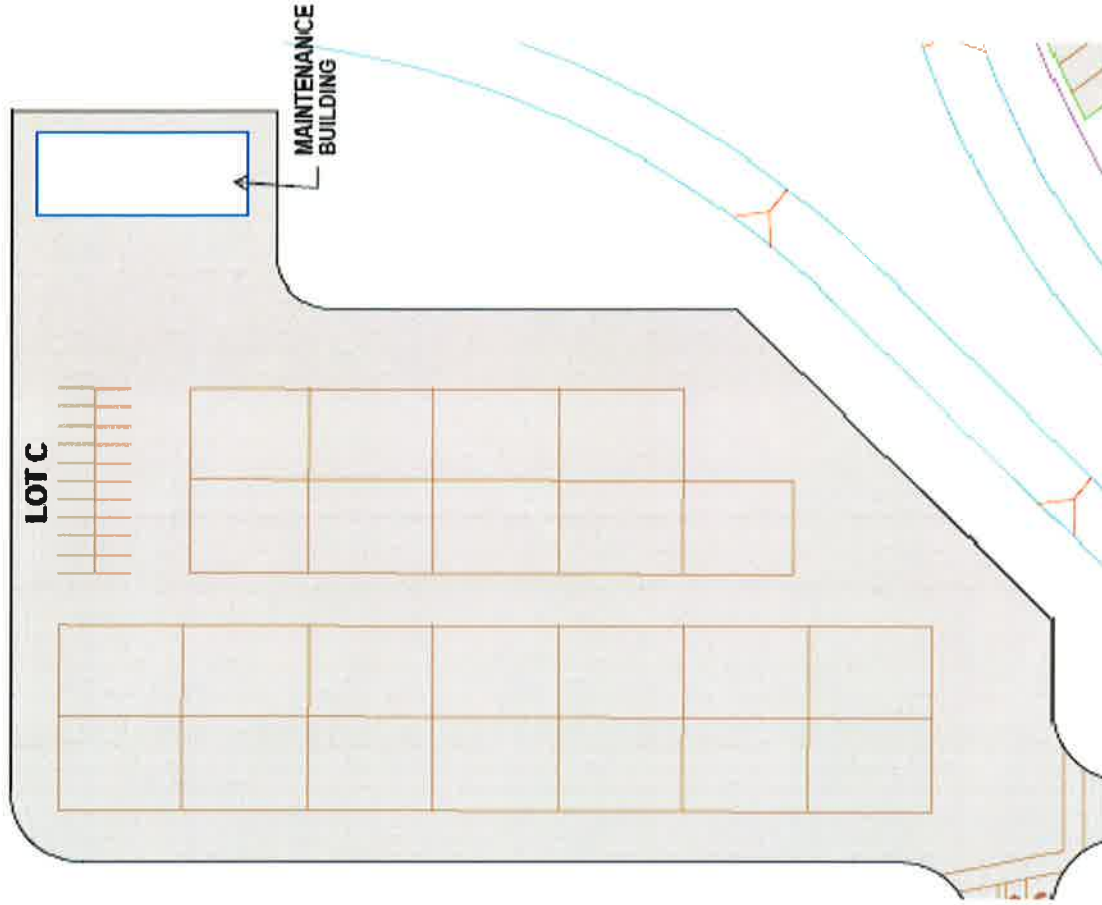
**Parking for Kart Track**

Building Size: No building  
Building Use: Industrial Site  
Spaces Provided: 52 (+2 ADA)  
Assigned Parking Lot: B



**PARKING LOT C:**  
**Parking for Maintenance**  
**Building**

Building Size: 4,027 S.F.  
Building Use: Industrial  
Spaces Provided: 20  
Assigned Parking Lot: C





**PARKING LOT D & E:**

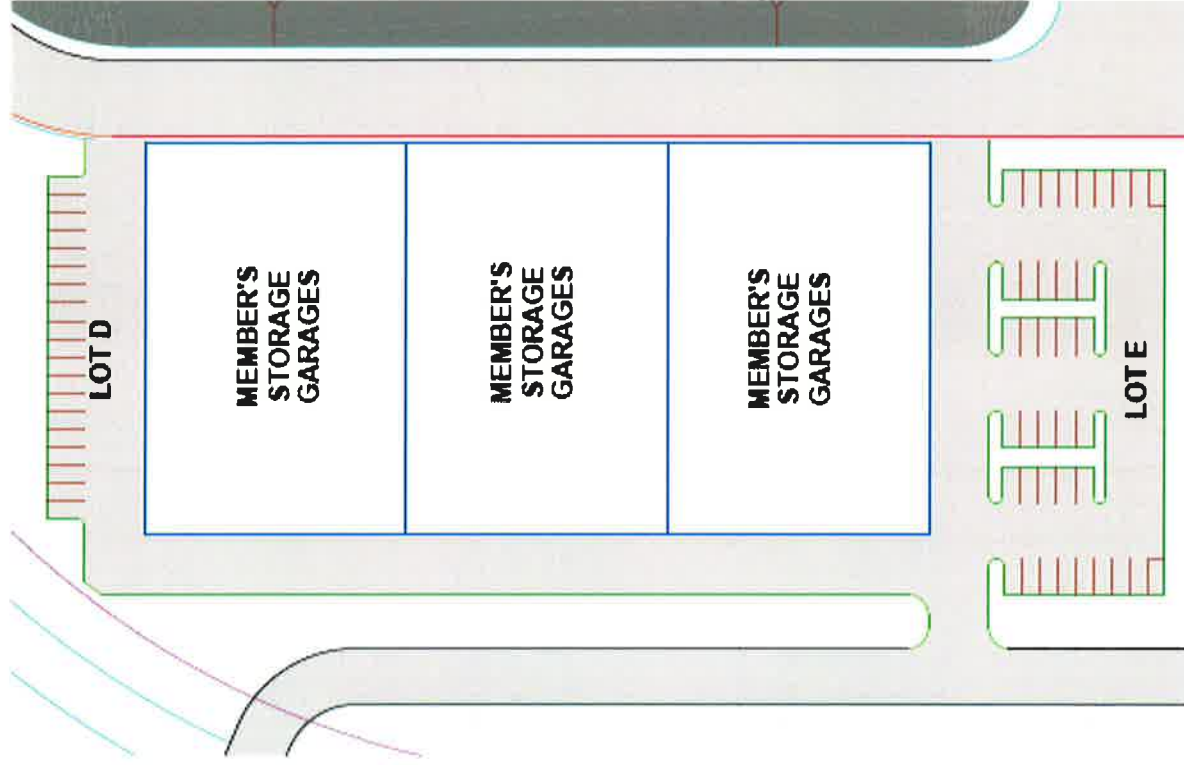
**Parking for Member's Storage  
Garages**

Building Size: 3 Buildings at 25,220 S.F.

Building Use: Warehouse

Spaces Provided: 50 (+5 ADA)

Assigned Parking Lot: F



**PARKING LOT F:**

**Parking for**

**Administration/Registration**

**Building**

Building Size: 7,850 S.F.

Building Use: Office

Spaces Provided: 42 (+2 ADA)

Assigned Parking Lot: F

**PARKING LOT G:**

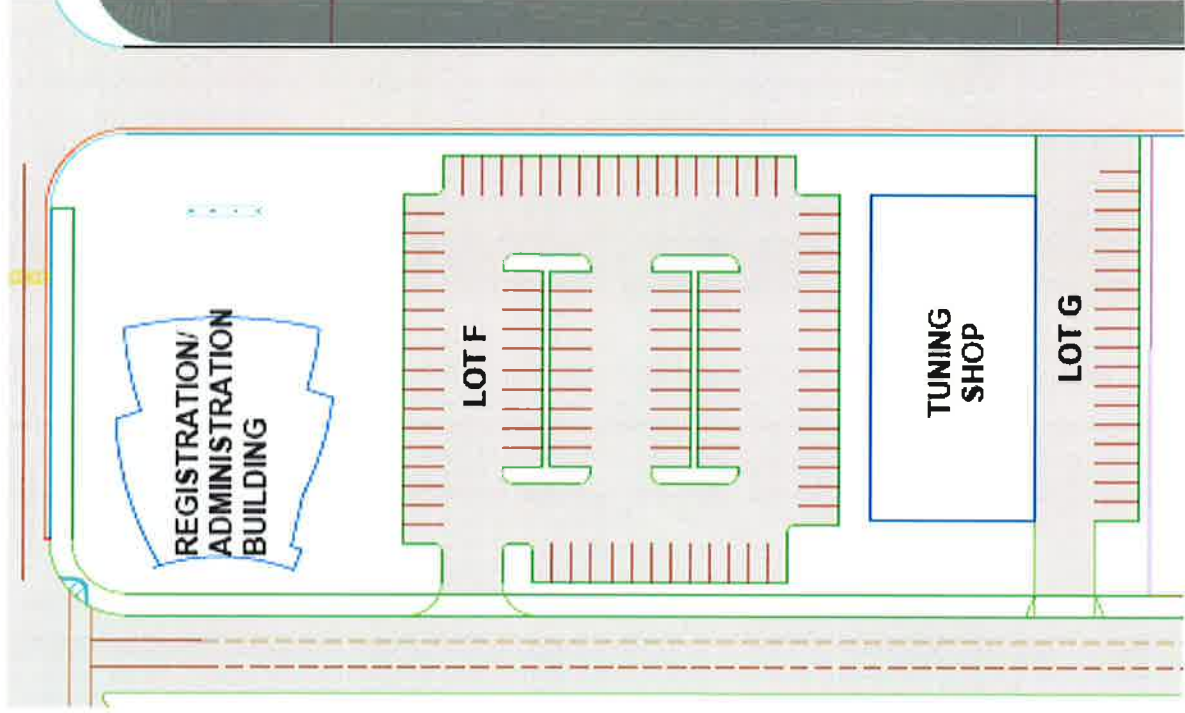
**Parking for Tuning Shop**

Building Size: 11,310 S.F.

Building Use: Automotive Repair

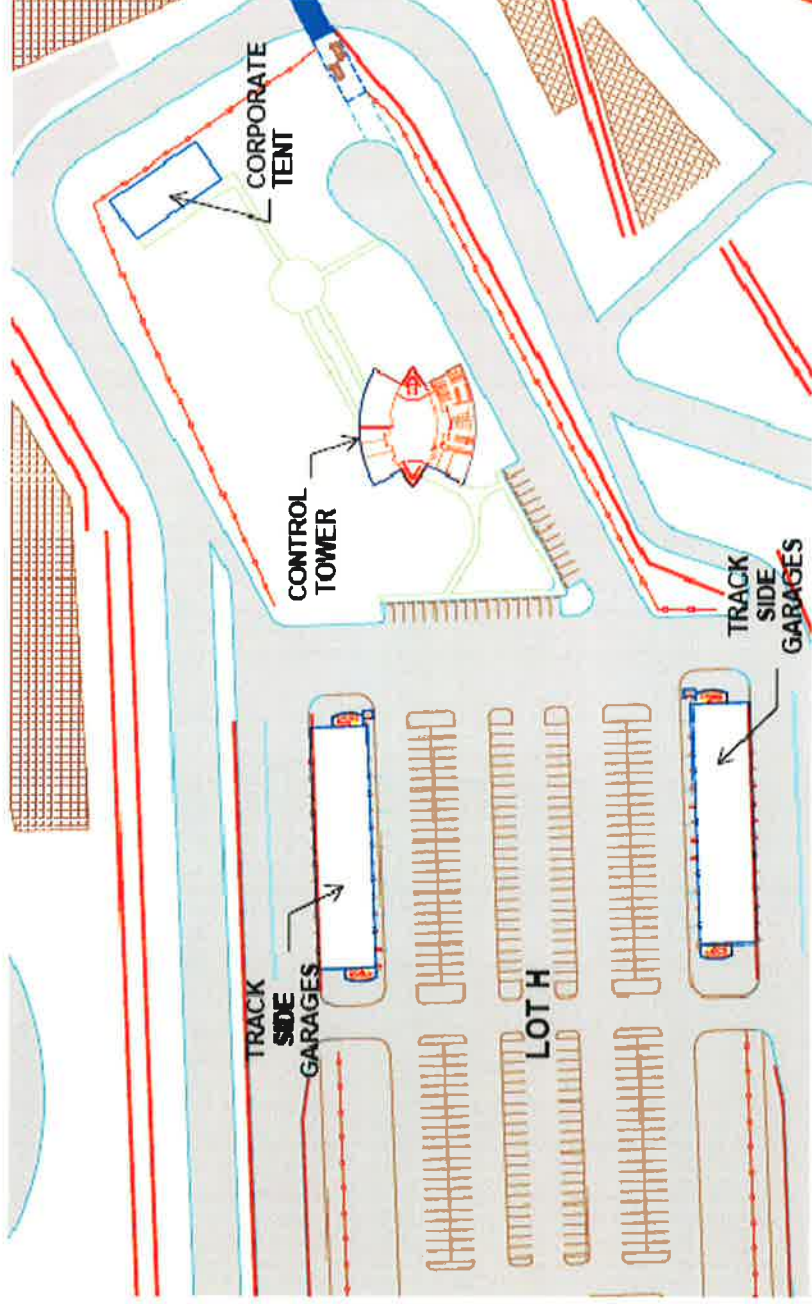
Spaces Provided: 79 (+1 ADA)

Assigned Parking Lot: G & F



## PARKING LOT H:

### **Parking for Track Side Garages, Control Tower and Corporate Tent**



### **Track Side Garages**

Building Size: 2 Buildings at 22,500 S.F.  
Building Use: Warehouse & Office  
Spaces Provided: 136 (+4 ADA)  
Assigned Parking Lot: H

### **Control Tower**

Building Size: 11,138 S.F.  
Building Use: Service Area & Office  
Spaces Provided: 82 (+4 ADA)  
Assigned Parking Lot: H

### **Corporate Tent**

Tent Size: 3,600 S.F.  
Building Use: Assembly  
Spaces Provided: 60  
Assigned Parking Lot: H