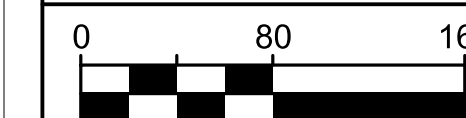
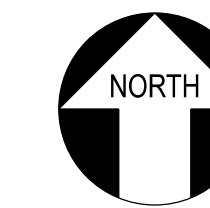


MASTER PLAN AND REZONE SITE PLAN FOR

PRESCOTT FRONTIER DAYS RODEO GROUNDS

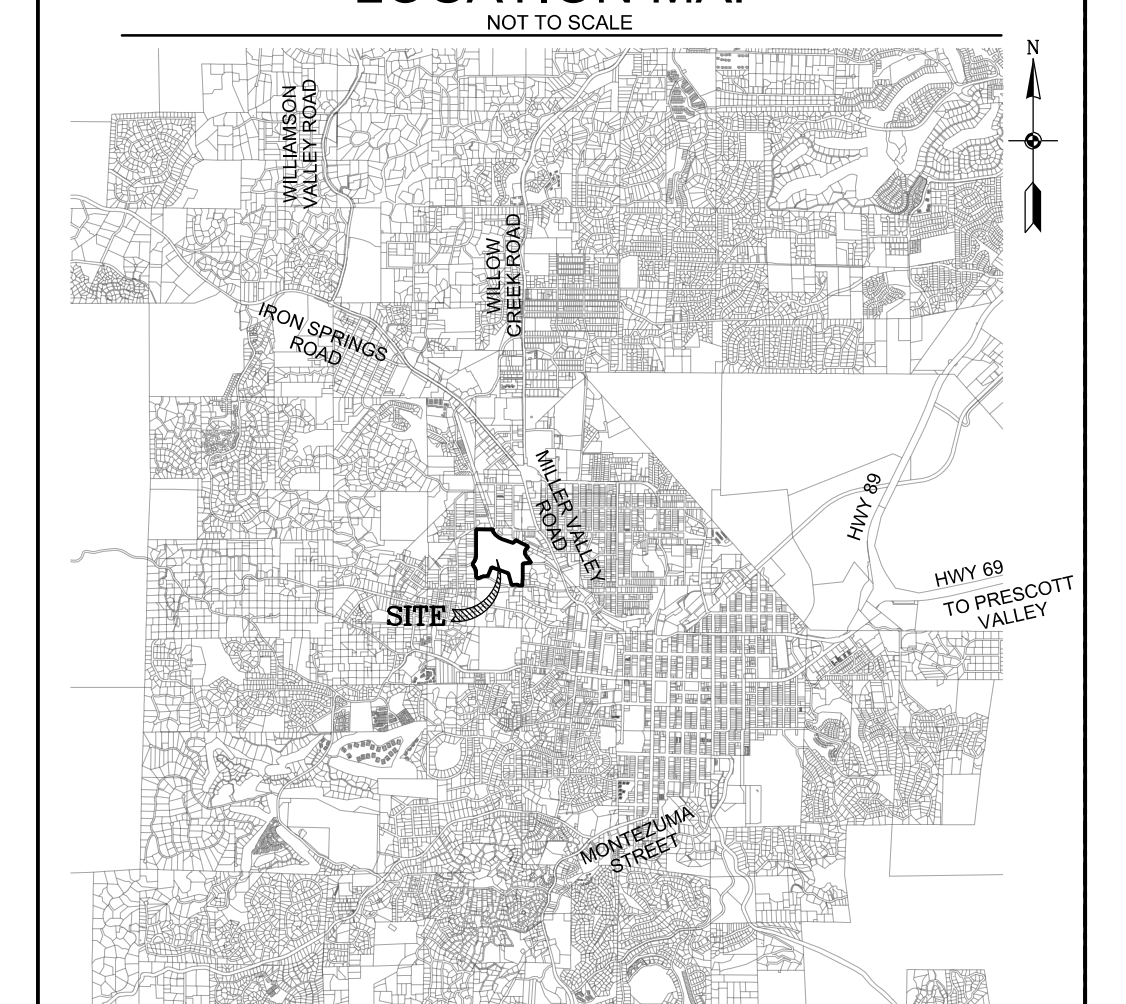


DRAWING SCALE
1 Inch = 80 Feet
(This scale is valid for 24"x36" sheets only)

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	OVERALL MAP, BOUNDARY & PROJECT DATA
2	LAND USE CONCEPTUAL PLAN
3	TRAFFIC AND PARKING CONCEPTUAL PLAN
4	UTILITY CONCEPTUAL PLAN
5	AERIAL OVERVIEW VICINITY MAP

LOCATION MAP



DESCRIPTION OF PROJECT

REZONING AND SITE ENHANCEMENTS FOR THE PRESCOTT FRONTIER DAYS RODEO GROUNDS TO ACCOMMODATE 400-500 ADDITIONAL VISITORS. ENHANCEMENTS TO THE SITE INCLUDE: PARKING AREAS, BUILDINGS, DRAINAGE, AND UTILITY INFRASTRUCTURE.

SITE DATA

ASSESSOR PARCEL #S NUMBERS:
111-11-148N (CITY OF PRESCOTT) - 34.61 AC
NET SITE AREA = 34.61 ACRES

PROPOSED USE

RODEO EVENTS AND THE HOST SITE FOR THE FOURTH OF JULY WORLD'S OLDEST RODEO YEARLY EVENT AND OTHER EQUINE RELATED EVENTS

ZONING

EXISTING ZONING: MULTI-FAMILY HIGH (MF-H), RESIDENTIAL - SINGLE FAMILY 9 (SF-9), AND BUSINESS REGIONAL (BR)
PROPOSED ZONING: SPECIALLY PLANNED COMMUNITY (SPC)

UTILITIES

ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: UNISOURCE ENERGY SERVICES
TELEPHONE: CENTURY LINK
CABLE TV: CABLE ONE
WATER: CITY OF PRESCOTT
SEWER: CITY OF PRESCOTT
GARBAGE: CITY OF PRESCOTT

LEGAL DESCRIPTION

SECTIONS 32 & 33, TOWNSHIP 14 NORTH, RANGE 02 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

SITEPLAN SYMBOL LEGEND

	EXISTING 10' CONTOUR
	PROPERTY BOUNDARY LINE
	EXISTING LOT/ROW LINE
103-01-028D	YAVAPAI COUNTY PARCEL #
	EASEMENT LINE
	FEMA 100-YR FLOODPLAIN
	TRAIL ENTRY LOCATION

OWNER

PRESCOTT FRONTIER DAYS, INC.
840 RODEO DRIVE, BLDG D
PRESCOTT, ARIZONA 86305

PHONE: (928) 777-1663

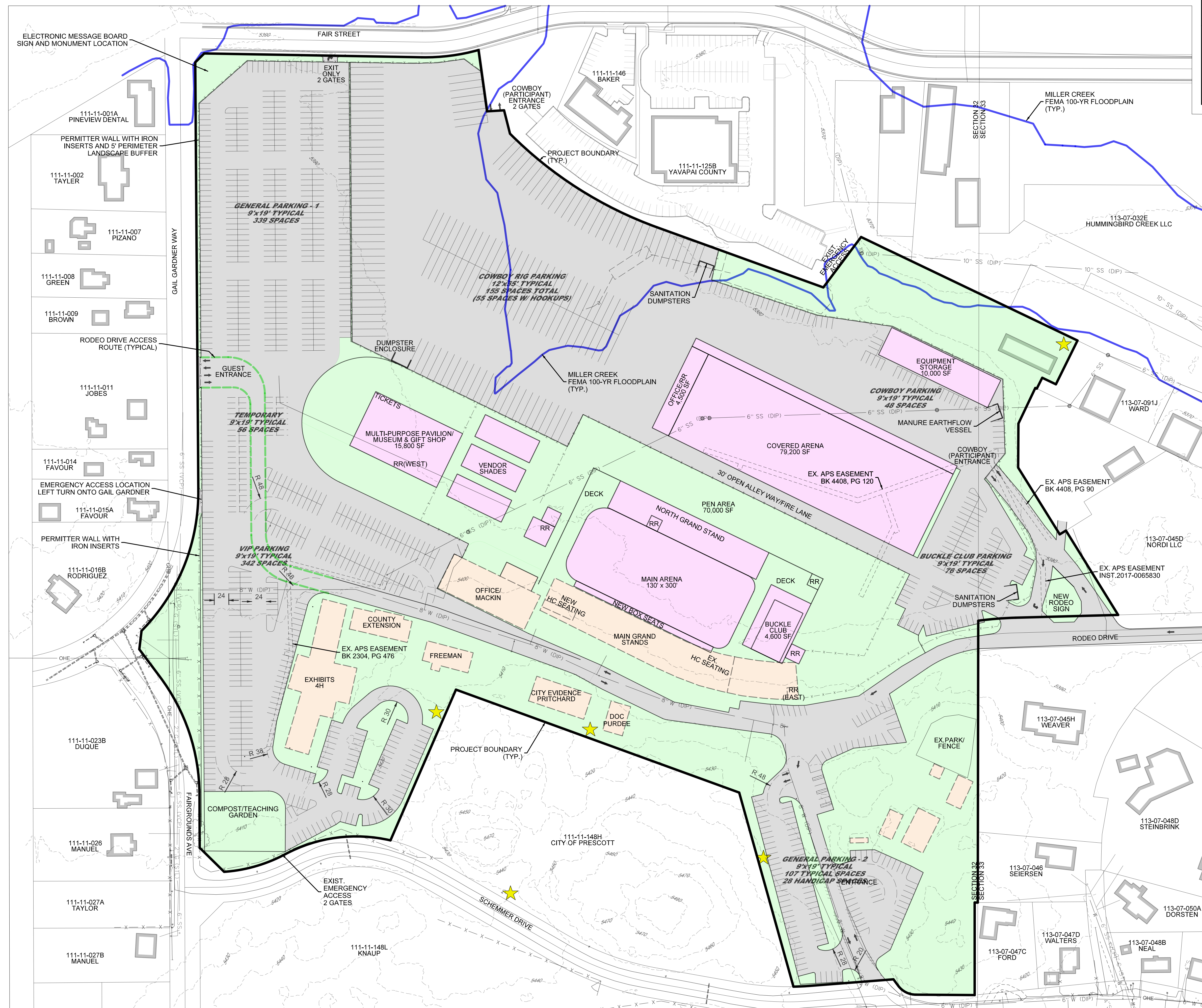
PROJECT CONTACT:
RON OWSLEY

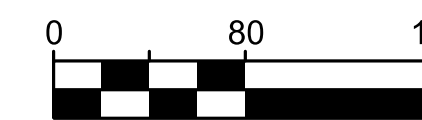
ENGINEERS/SURVEYORS

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DATE OF PREPARATION: 02/07/2024
DATE OF REVISIONS: 03/18/2024

LYON ENGINEERING
Civil Engineers • Land Surveyors
1650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 776-1750
FAX: (928) 776-0605

KEVIN D. HORTON, P.E.





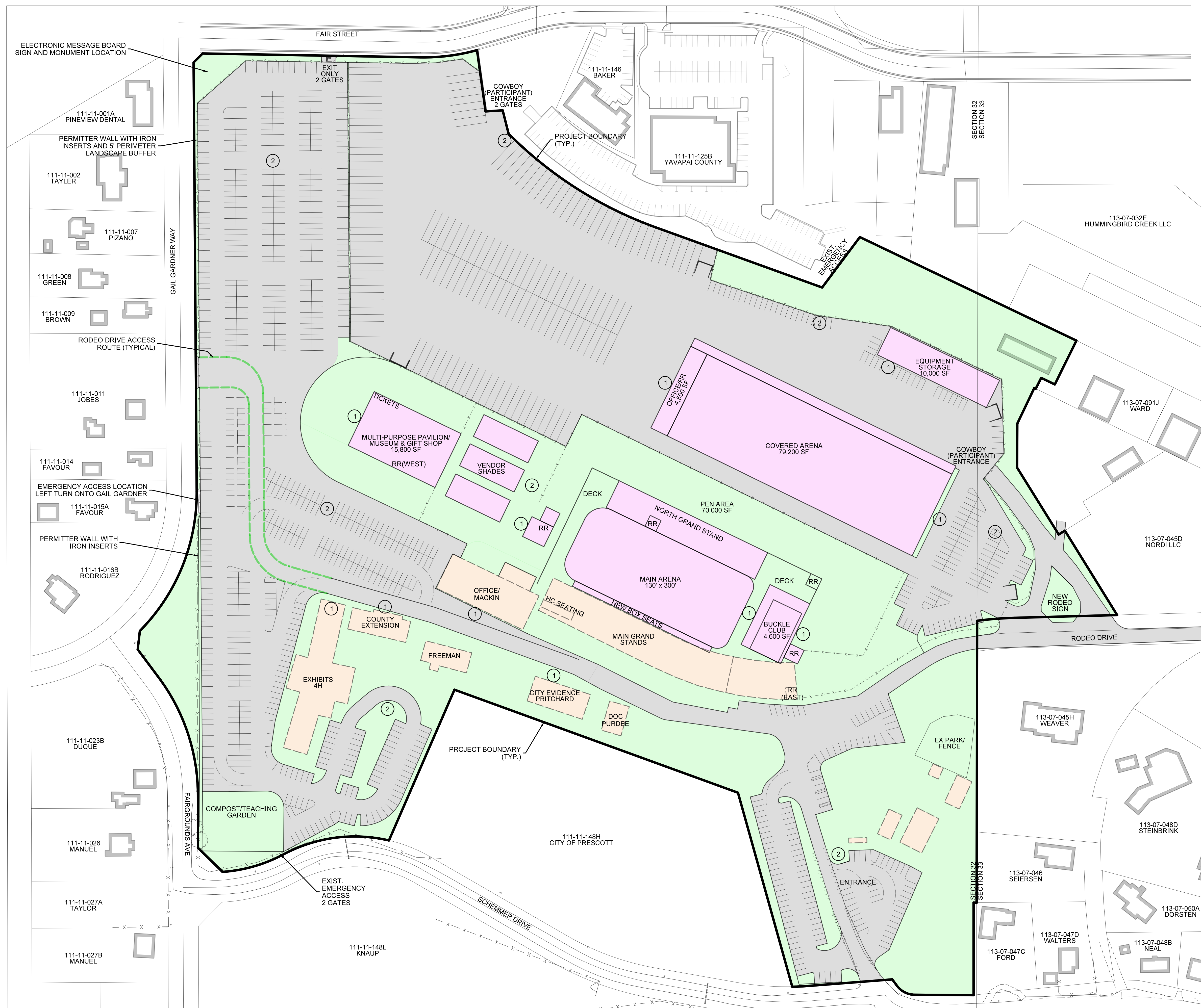
DRAWING SCALE
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LAND USE SYMBOL LEGEND	
	OPEN SPACE
	PARKING LOT/ROADWAY
	PROPOSED BUILDING
	EXISTING BUILDING (TO REMAIN)

LAND USE TABLE		
LAND USE	AREA (AC)	PERCENTAGE OF PROJECT AREA
OPEN SPACE	11.06	31.5%
PARKING LOT/ROADWAY	18.17	51.9%
BUILDING (PROPOSED)	4.19	12.0%
BUILDING (EXISTING)	1.62	4.6%
TOTAL	35.04	100.0%

EX. STRUCTURE NOTE:
EXISTING BARN STRUCTURE TO BE REMOVED.

SITE LIGHTING NOTE:
EVENT ONLY - SHIELDED STRUCTURE LIGHTING - DARK SKY COMPLIANT
① BUILDING SIGNAGE AND LIGHTING LOCATION
② POLE LIGHTING LOCATION



PRESCOTT FRONTIER DAYS
RODEO GROUNDS
MASTER PLAN

LAND USE CONCEPTUAL PLAN
ENGINEERS/SURVEYORS

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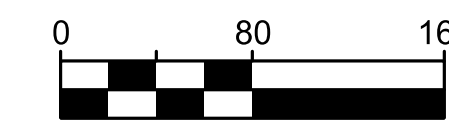
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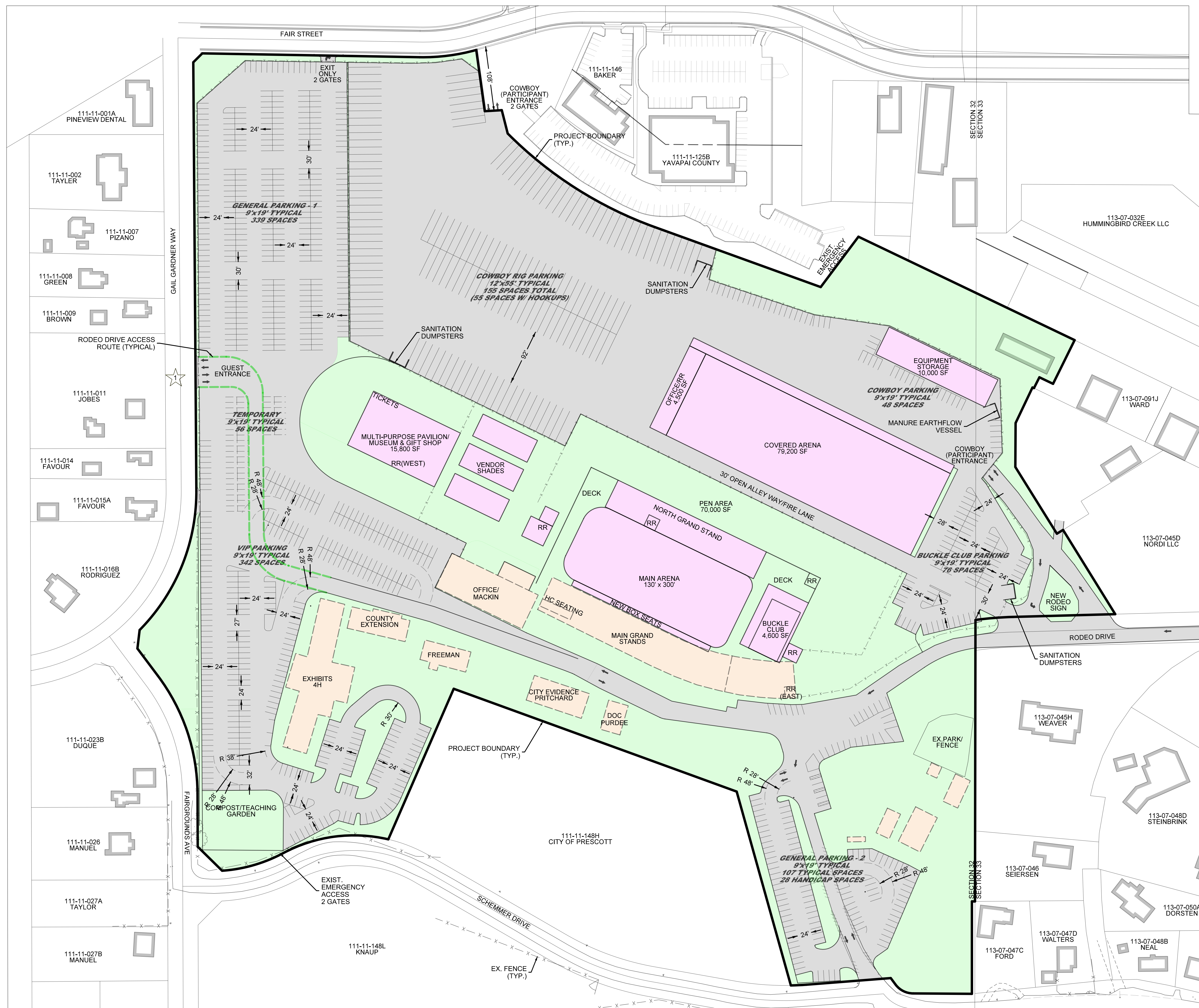
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SHEET: 2 OF 5



DRAWING SCALE
1 Inch = 80 Feet



PARKING TOTALS

PARKING AREA	TYPICAL PARKING (9'x19')	HANDICAP PARKING (9'x19')
GENERAL PARKING - 1	339	0
GENERAL PARKING - 2	107	28
VIP PARKING	342	0
BUCKLE CLUB PARKING	79	0
COWBOY PARKING	45	0
TEMPORARY PARKING	56	0
TOTAL	912	28
PERMANENT PARKING	912	28
TEMPORARY PARKING	56	0

COWBOY RIG PARKING TOTALS

PARKING AREA	WITH HOOKUPS (12'x55')	WITHOUT HOOKUPS (12'x55')
COWBOY RIG PARKING	55	100
TOTAL	55	100
COWBOY RIG PARKING	55	100
COMBINED		155

TOTAL EVENT PARKING COUNT

PARKING AREA	TOTAL PARKING
AUTO PARKING (9'x19')	968
HANDICAP PARKING (9'x19')	28
COWBOY RIG PARKING w/ HOOKUPS (12'x55')	55
COWBOY RIG PARKING w/o HOOKUPS (12'x55')	100
TOTAL	1151
TOTAL AUTO PARKING	1151

GAIL GARDNER WAY NOTES:
★ RECOMMENDATIONS FOR GAIL GARDNER WAY IMPROVEMENTS WILL BE COMPLETED BY LEE ENGINEERING AND PRESENTED IN TRAFFIC REPORT ACCOMPANYING THIS SITE PLAN.

PRESCOTT FRONTIER DAYS
RODEO GROUNDS
MASTER PLAN
TRAFFIC AND PARKING CONCEPTUAL PLAN
ENGINEERS/SURVEYORS
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KEVIN D. HORTON, P.E.
43818
KEVIN D. HORTON
3/18/24



0 80 160

DRAWING SCALE
1 Inch = 80 Feet

UTILITY SYMBOL LEGEND	
	PROP. SEWER
	PROP. WATER
	EX. SEWER
	EX. WATER

PROPOSED UTILITY NOTES:

- PROPOSED SEWER ALIGNMENT TO BE DETERMINED BASED ON EXISTING SEWER MAIN INVERTS AND PROPOSED SEWER DEMAND FROM RODEO IMPROVEMENTS.
- WATER AND SEWER LINE SIZES TO BE DETERMINED DURING FUTURE DESIGN STAGES.



PRESCOTT FRONTIER DAYS
RODEO GROUNDS
MASTER PLAN

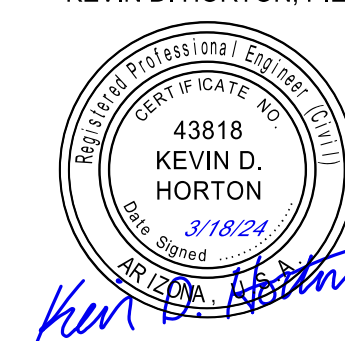
UTILITY CONCEPTUAL PLAN
ENGINEERS/SURVEYORS

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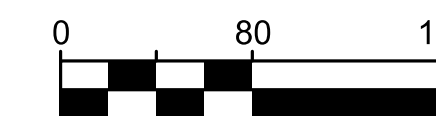
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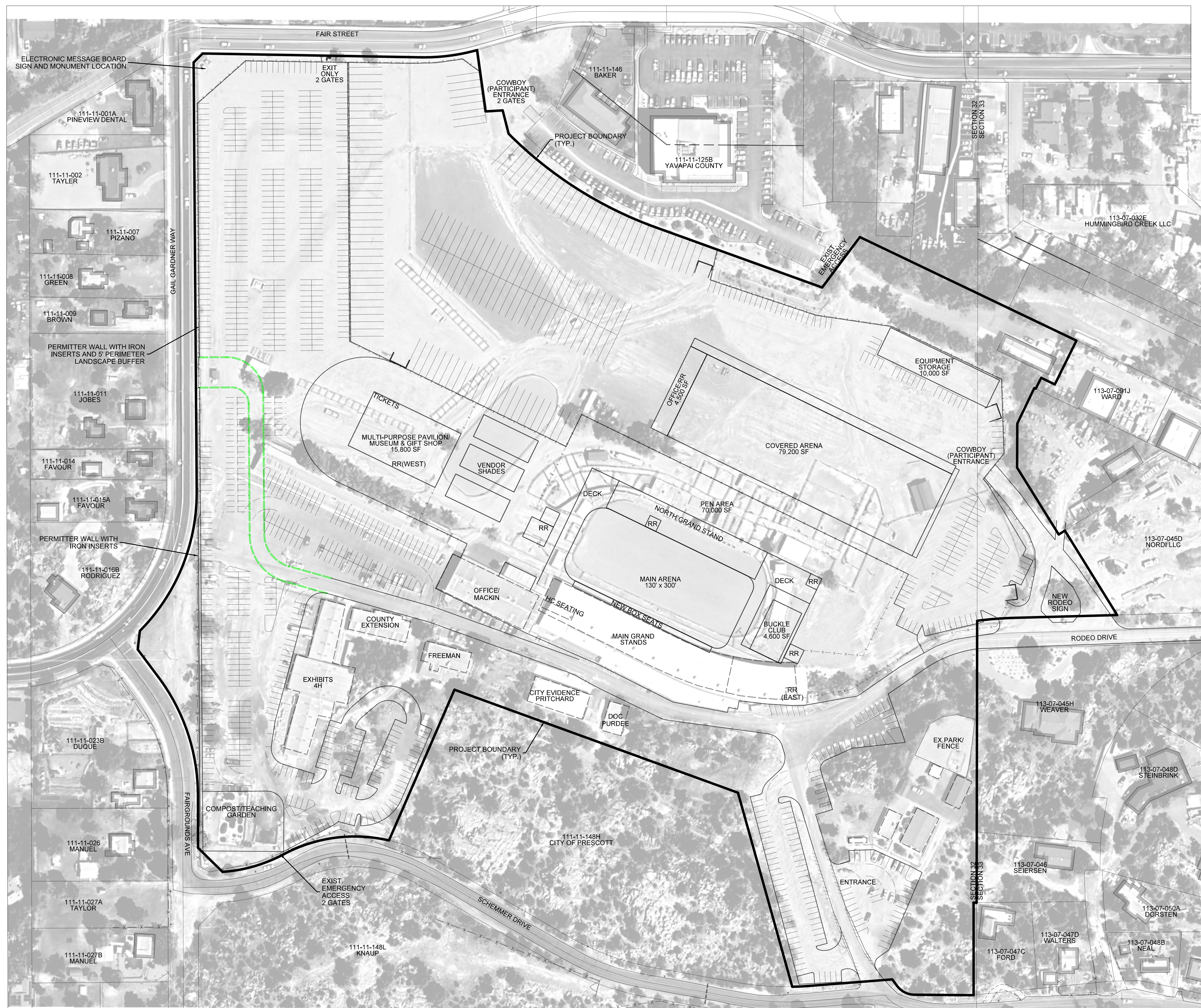
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SHEET: 4 OF 5



DRAWING SCALE
1 Inch = 80 Feet



PRESCOTT FRONTIER DAYS
RODEO GROUNDS
MASTER PLAN

AERIAL OVERVIEW VICINITY MAP

ENGINEERS/SURVEYORS

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DATE OF REVISIONS: 03/18/2024



KEVIN D. HORTON, P.E.



SHEET: 5 OF 5