

# EXHIBIT A CONCEPTUAL SITE PLAN

LOCATION MAP



SITE

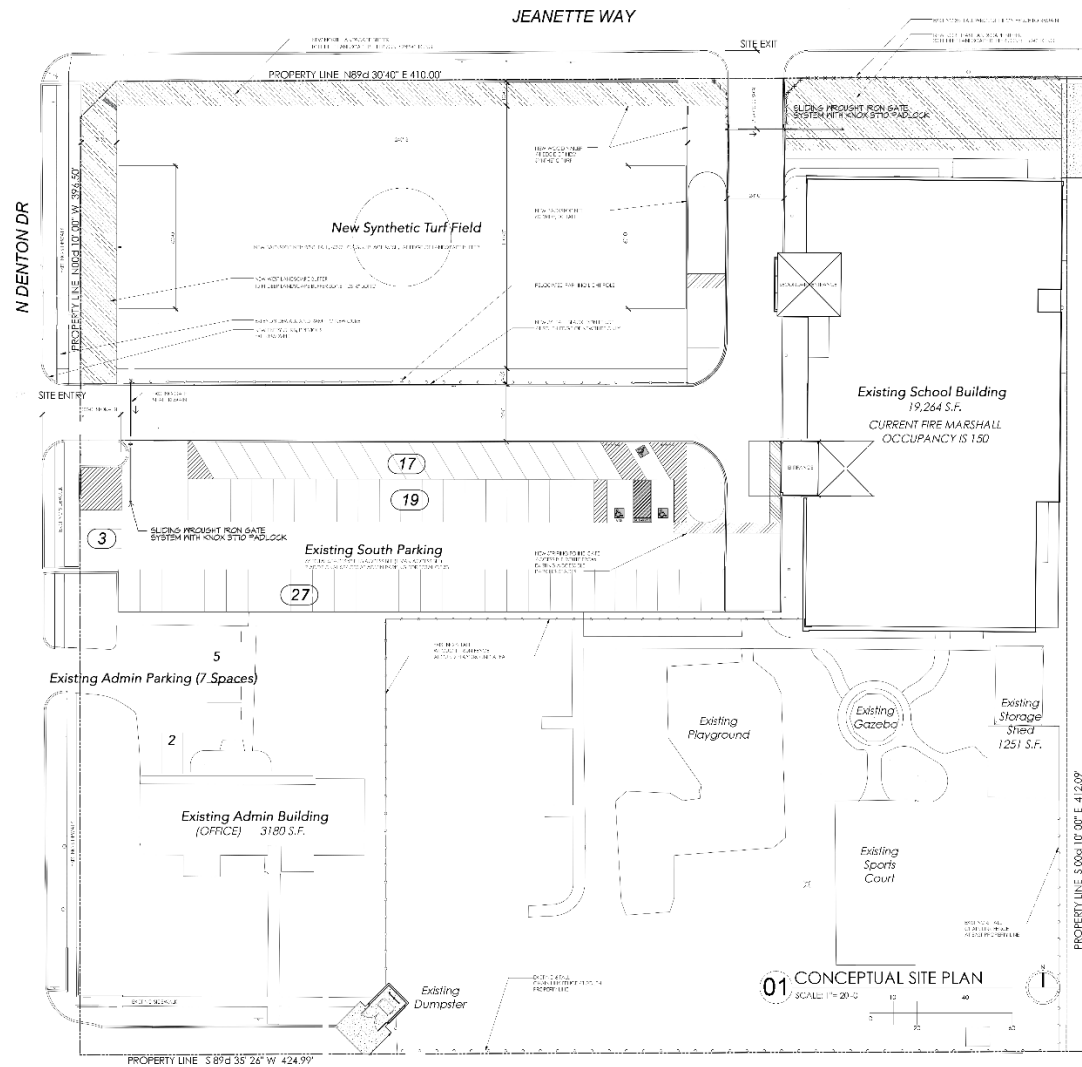
## LANDSCAPE BUFFER CALCS

1.0' BUFFER REQUIRED FOR ALL EXISTING AND PROPOSED STRUCTURES AND UTILITIES.  
 2.0' BUFFER REQUIRED FOR ALL EXISTING AND PROPOSED UTILITIES.  
 3.0' BUFFER REQUIRED FOR ALL EXISTING AND PROPOSED UTILITIES.  
 4.0' BUFFER REQUIRED FOR ALL EXISTING AND PROPOSED UTILITIES.  
 5.0' BUFFER REQUIRED FOR ALL EXISTING AND PROPOSED UTILITIES.  
 6.0' BUFFER REQUIRED FOR ALL EXISTING AND PROPOSED UTILITIES.  
 7.0' BUFFER REQUIRED FOR ALL EXISTING AND PROPOSED UTILITIES.  
 8.0' BUFFER REQUIRED FOR ALL EXISTING AND PROPOSED UTILITIES.  
 9.0' BUFFER REQUIRED FOR ALL EXISTING AND PROPOSED UTILITIES.  
 10.0' BUFFER REQUIRED FOR ALL EXISTING AND PROPOSED UTILITIES.

## PARKING CALCS

| Proposed Parking Spaces per CDD Article 24 | Parking Spaces | Number of Spaces | Required Spaces |
|--------------------------------------------|----------------|------------------|-----------------|
| Elementary Enrollment                      | 0.5            | 50               | 10              |
| Middle School Enrollment                   | 0.5            | 50               | 10              |
| High School Enrollment                     | 0.5            | 50               | 10              |
| TOTAL                                      |                |                  | 40              |

Current total parking spaces provided: 72



107 SHADOWN LANE  
EULESSA, TX 75020  
214.263.3510

THE ST. ANTHONY SCHOOL  
SPORTS FIELD PROJECT #  
PLSUP202600064  
2030 N DENTON DR. CARROLLTON TX 75006

|                 |  |
|-----------------|--|
| PREP. REVISIONS |  |
| NOVEMBER 2020   |  |
| NOVEMBER 2020   |  |
| NOVEMBER 2020   |  |
| NOVEMBER 2020   |  |
| NOVEMBER 2020   |  |
| NOVEMBER 2020   |  |
| NOVEMBER 2020   |  |
| NOVEMBER 2020   |  |
| NOVEMBER 2020   |  |



DESIGNED BY  
 PREPARED BY  
 CHECKED BY  
 DATE  
 CARROLLTON SUP

A1.00

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| TOTAL NEW PLANT COUNT<br>REQUIREMENT                                         | SHADE<br>TREES<br>10 | ORNAMENTAL<br>TREES<br>15 | S-CUBES<br>20 |
|------------------------------------------------------------------------------|----------------------|---------------------------|---------------|
| West Sutter Planned                                                          | 4                    | 6                         | 40            |
| NORTH Sutter Planned                                                         | 1                    | 6                         | 20            |
| Northwest Rd. Bus Terminal<br>existing Parking Reconfigured &<br>Handicapped | 5                    | 4                         | 40            |
| TOTAL PLANNED                                                                | 10                   | 16                        | 100           |

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EXHIBIT C  
CONCEPTUAL TRAFFIC MANAGEMENT PLAN



| Student Group |             | Student Enrollment | Schedule    | Traveling Modes | Vehicular Traffic Demand |                  |
|---------------|-------------|--------------------|-------------|-----------------|--------------------------|------------------|
|               |             |                    |             |                 | Queue                    |                  |
| A) 1st-5th    | 50 Students | 7:30 AM-2:30 PM    | Pick Up:    | 100%            | Capacity:                | 445 LF (19 cars) |
|               |             |                    | Transit:    | 0%              | Maximum:                 | 375 LF (16 cars) |
|               |             |                    | Walk:       | 0%              |                          |                  |
|               |             |                    | Self-Drive: | 0%              |                          |                  |
| B) 6th-8th    | 50 Students | 8:15 AM-3:15 PM    | Pick Up:    | 100%            | Capacity:                | 445 LF (19 cars) |
|               |             |                    | Transit:    | 0%              | Maximum:                 | 375 LF (16 cars) |
|               |             |                    | Walk:       | 0%              |                          |                  |
|               |             |                    | Self-Drive: | 0%              |                          |                  |
| C) 9th-12th   | 50 Students | 9:00 AM-4:00 PM    | Pick Up:    | 100%            | Capacity:                | 445 LF (19 cars) |
|               |             |                    | Transit:    | 0%              | Maximum:                 | 375 LF (16 cars) |
|               |             |                    | Walk:       | 0%              |                          |                  |
|               |             |                    | Self-Drive: | 0%              |                          |                  |

LEGEND:

- New Grass Area
- Staff Parking
- Staff/Parent Parking

PROMET ENGINEERS  
TRANSPORTATION ENGINEERING & PLANNING  
TBPE Firm Registration No.: F-25044  
Phone 469-640-7708 Web www.prometengineers.com  
9550 Forest Lane, Suite 342, Dallas, Texas 75243

EXHIBIT: 6  
TITLE: Traffic Management Plan - Precision Preparatory  
DATE: April 27, 2026  
TRAFFIC IMPACT ANALYSIS FOR PRECISION PREPARATORY, CARROLLTON, TEXAS