



131.2 AC +/-
Floodplain and
Undeveloped

	Roadway	Length (LF)	IMPACT FEE CREDITS
Phase 1	Ridge Road 2 Lanes	689	497.78
	Ridge Road 2 Lanes (Onsite)	1,570	
	Ridge Road 2 Lanes (Offsite)	1,570	
	Ridge Road 4 Lanes	514	
Phase 2	Bloomdale	1,867	35.25

BLOOMDALE (P6D)
PHASE 2
RIGHT-OF-WAY DEDICATION
1,867 LF
35.25

RIDGE ROAD
PHASE 1 (M6D)
4-LANES
514 LF
87.09

RIDGE ROAD
PHASE 1 (M6D)
2-LANES (OFFSITE)
1,570 LF
\$504,457
219.32

RIDGE ROAD
PHASE 1 (M6D)
2-LANES
689 LF
58.37

RIDGE ROAD
PHASE 1 (M6D)
2-LANES (ONSITE)
1,570 LF
133.00

RETAIL
(6.4 AC +/-)

RETAIL
(6.7 AC +/-)

RETAIL
(13.9 AC +/-)

SCHOOL/PARK
(18 AC +/-)

AMENITY
CENTER
(4.7 AC +/-)

III
137.4 AC +/-

II
198 LOTS
48.6 AC +/-

I
229 LOTS
140.0 AC +/-

FM 1461

BLOOMDALE ROAD

ROADWAY IMPACT FEE EXHIBIT

HIGHLAND LAKES

PHASES 1 AND 2

MCKINNEY, TEXAS

