

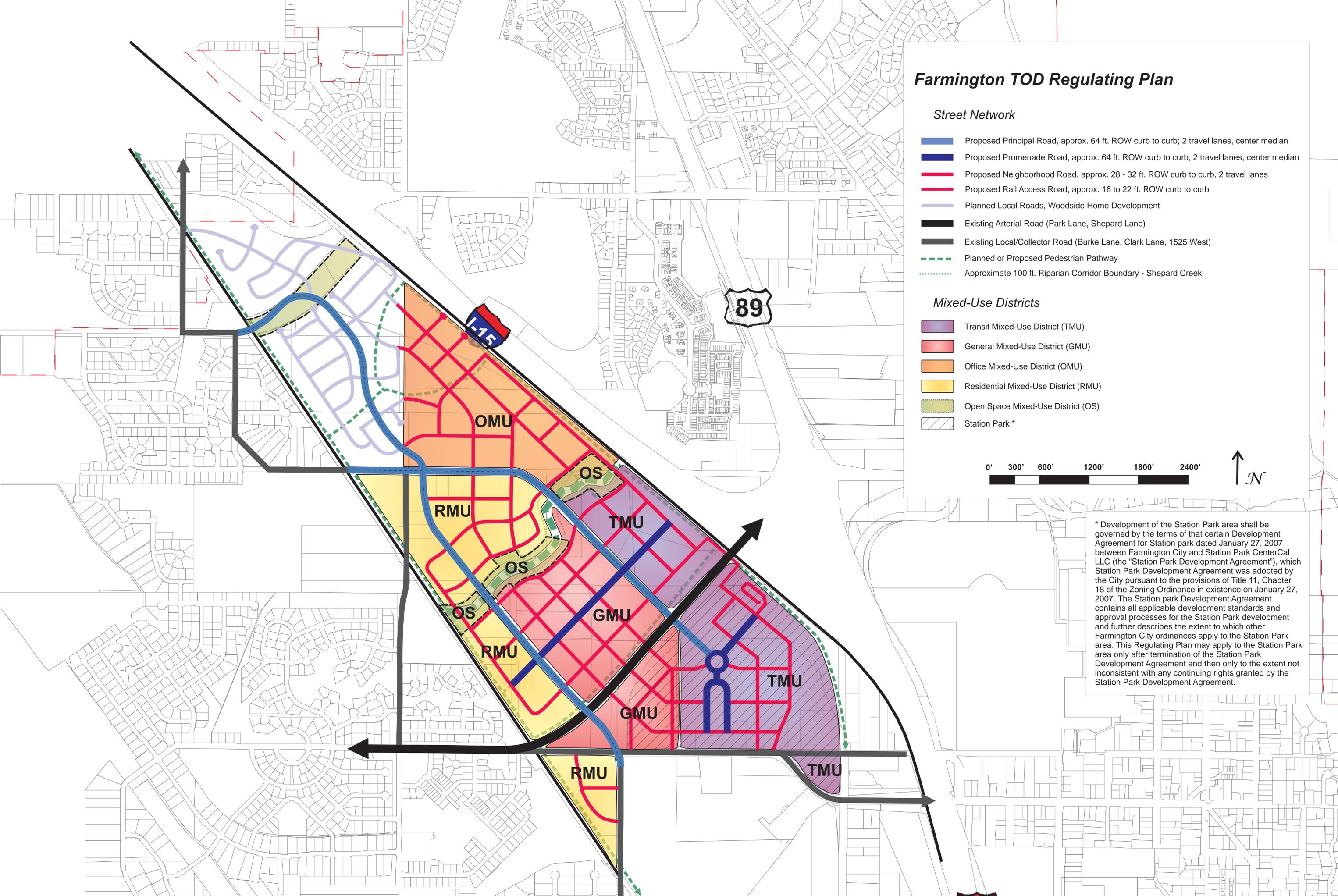
Farmington TOD Regulating Plan

Street Network

-  Proposed Principal Road, approx. 64 ft. ROW curb to curb; 2 travel lanes, center median
-  Proposed Promenade Road, approx. 64 ft. ROW curb to curb, 2 travel lanes, center median
-  Proposed Neighborhood Road, approx. 28 - 32 ft. ROW curb to curb, 2 travel lanes
-  Proposed Rail Access Road, approx. 16 to 22 ft. ROW curb to curb
-  Planned Local Roads, Woodside Home Development
-  Existing Arterial Road (Park Lane, Shepard Lane)
-  Existing Local/Collector Road (Burke Lane, Clark Lane, 1525 West)
-  Planned or Proposed Pedestrian Pathway
-  Approximate 100 ft. Riparian Corridor Boundary - Shepard Creek

Mixed-Use Districts

-  Transit Mixed-Use District (TMU)
-  General Mixed-Use District (GMU)
-  Office Mixed-Use District (OMU)
-  Residential Mixed-Use District (RMU)
-  Open Space Mixed-Use District (OS)
-  Station Park *



* Development of the Station Park area shall be governed by the terms of that certain Development Agreement for Station park dated January 27, 2007 between Farmington City and Station Park CenterCal LLC (the "Station Park Development Agreement"), which Station Park Development Agreement was adopted by the City pursuant to the provisions of Title 11, Chapter 18 of the Zoning Ordinance in existence on January 27, 2007. The Station park Development Agreement contains all applicable development standards and approval processes for the Station park development and further describes the extent to which other Farmington City ordinances apply to the Station Park area. This Regulating Plan may apply to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.