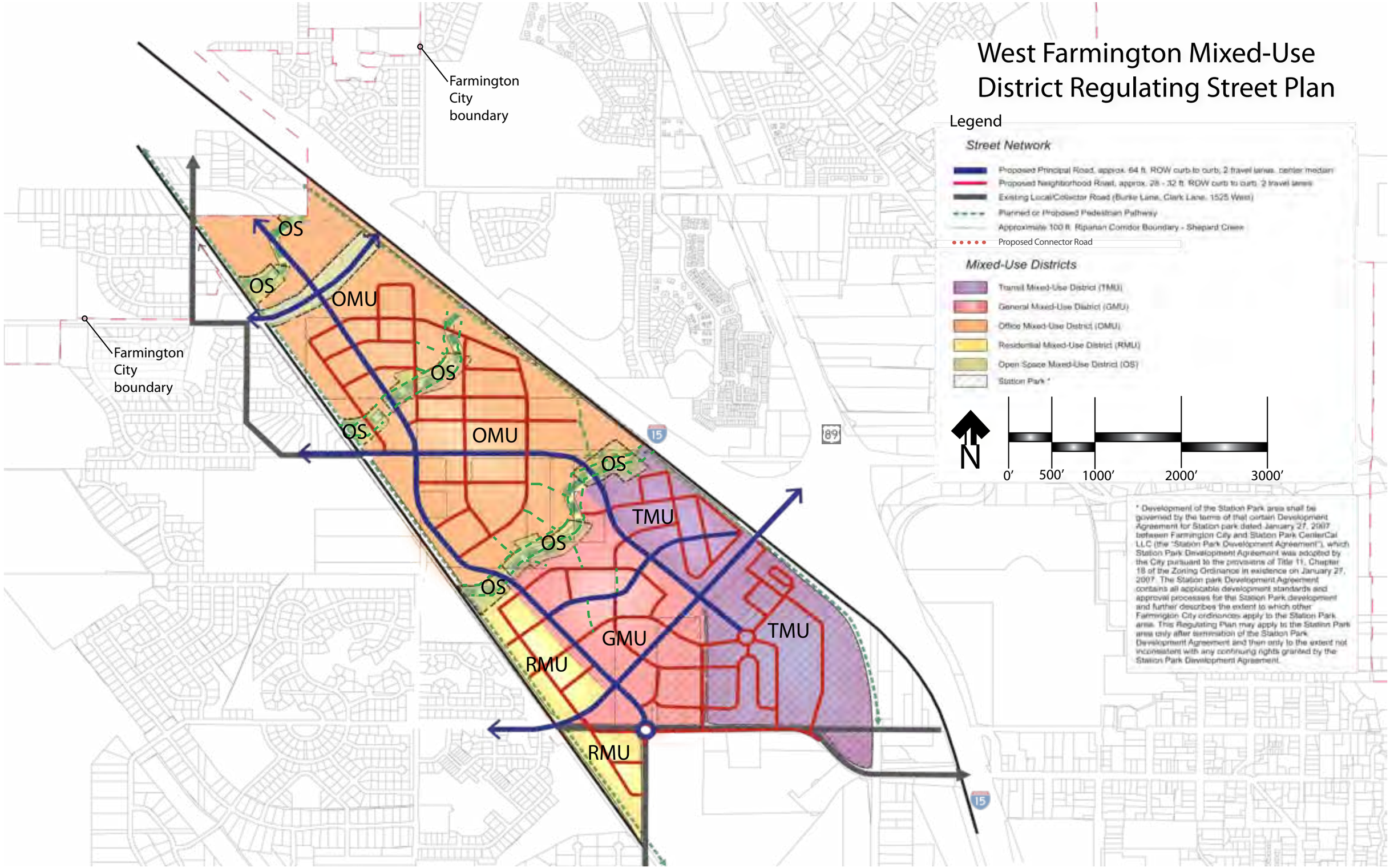West Farmington Mixed-Use District Regulating Street Plan