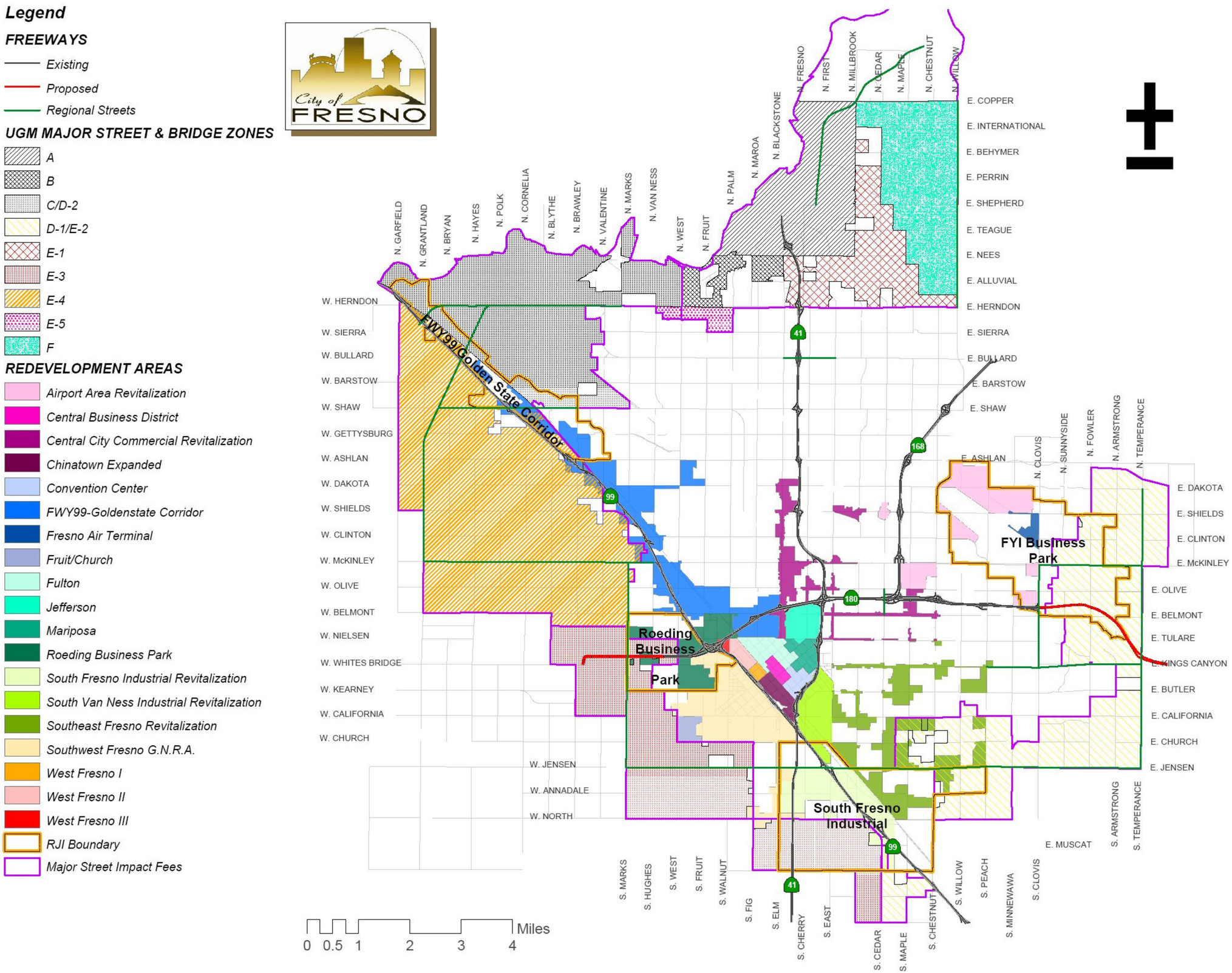UGM AND MAJOR STREET IMPACT FEE ZONES