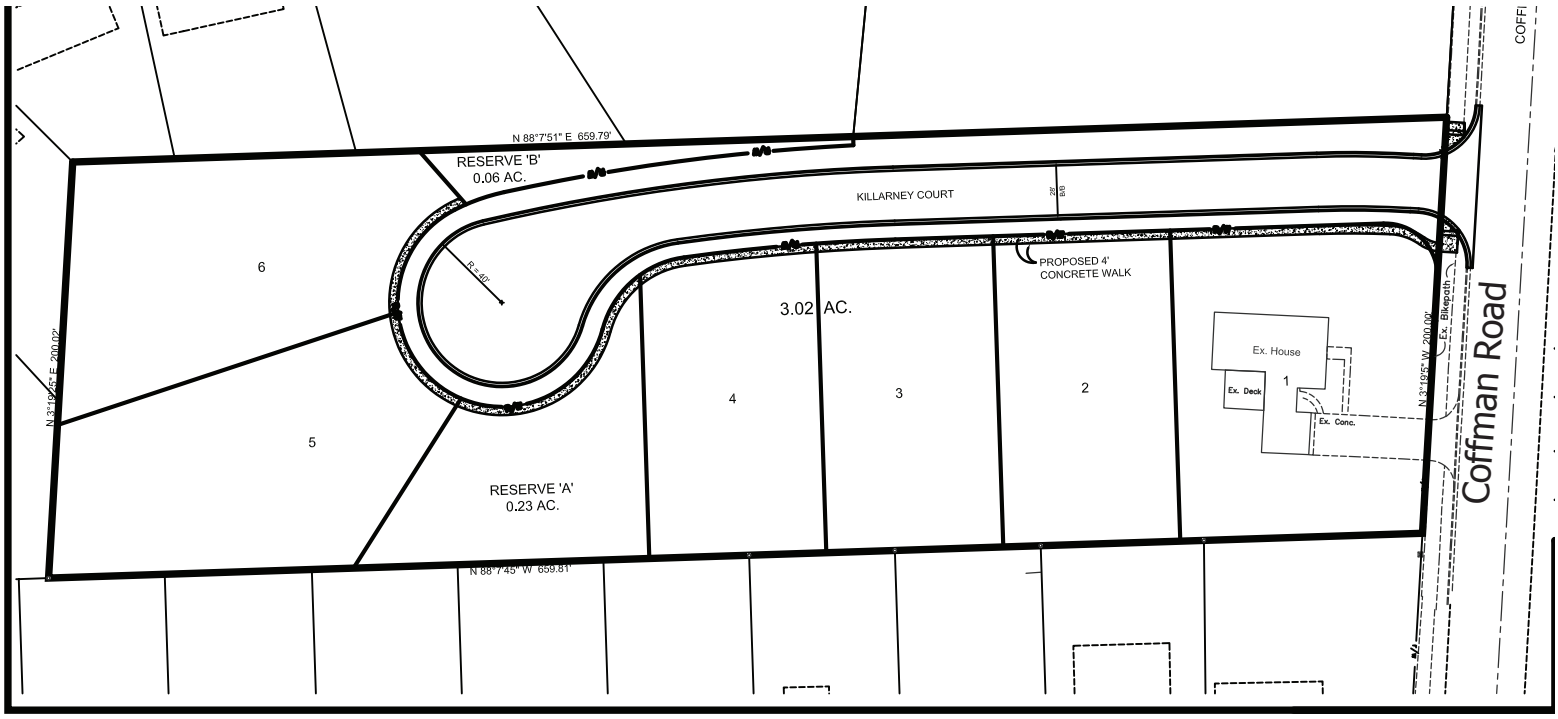Proposed Preliminary Development Plan