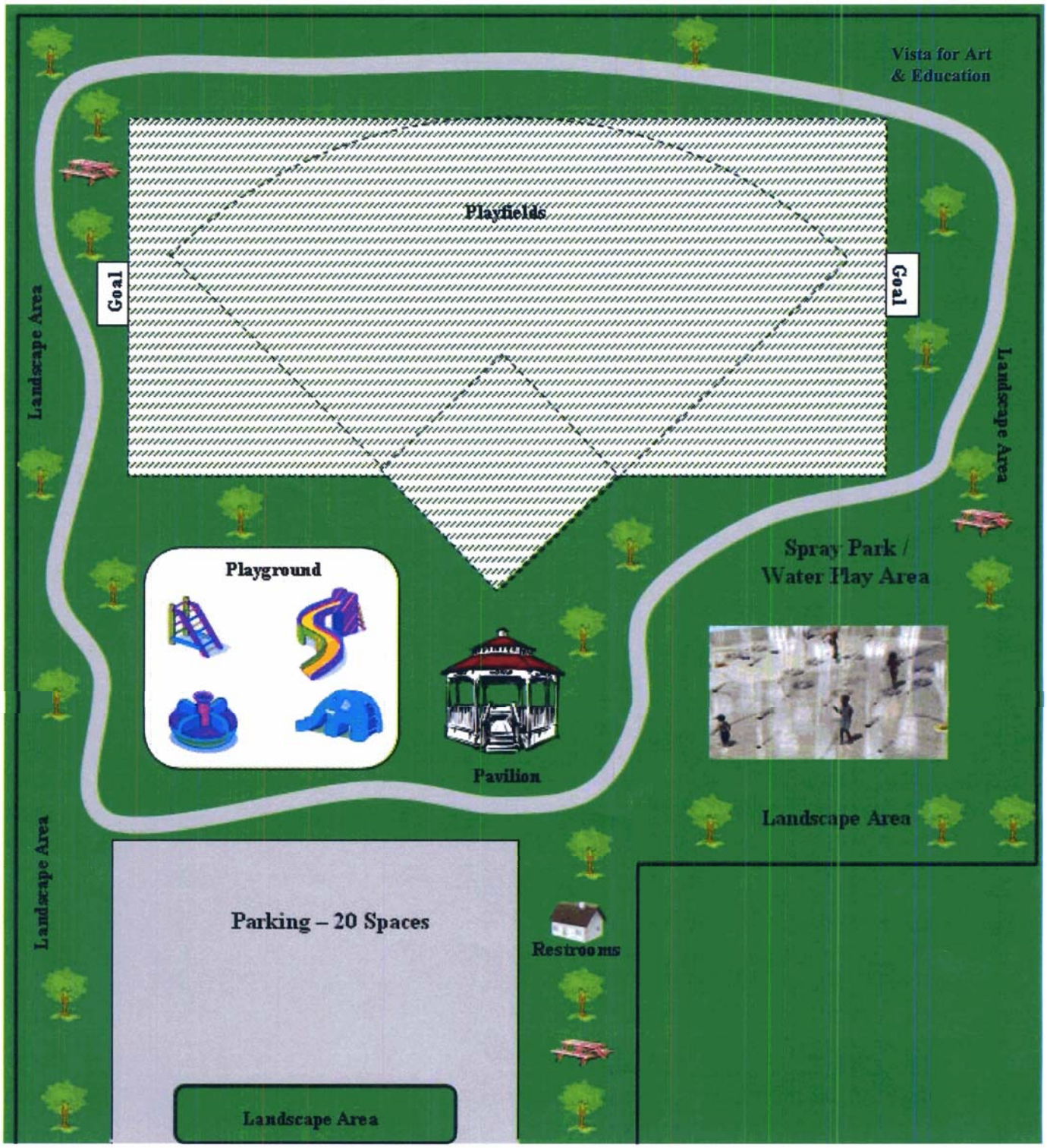CONCEPT SITE PLAN