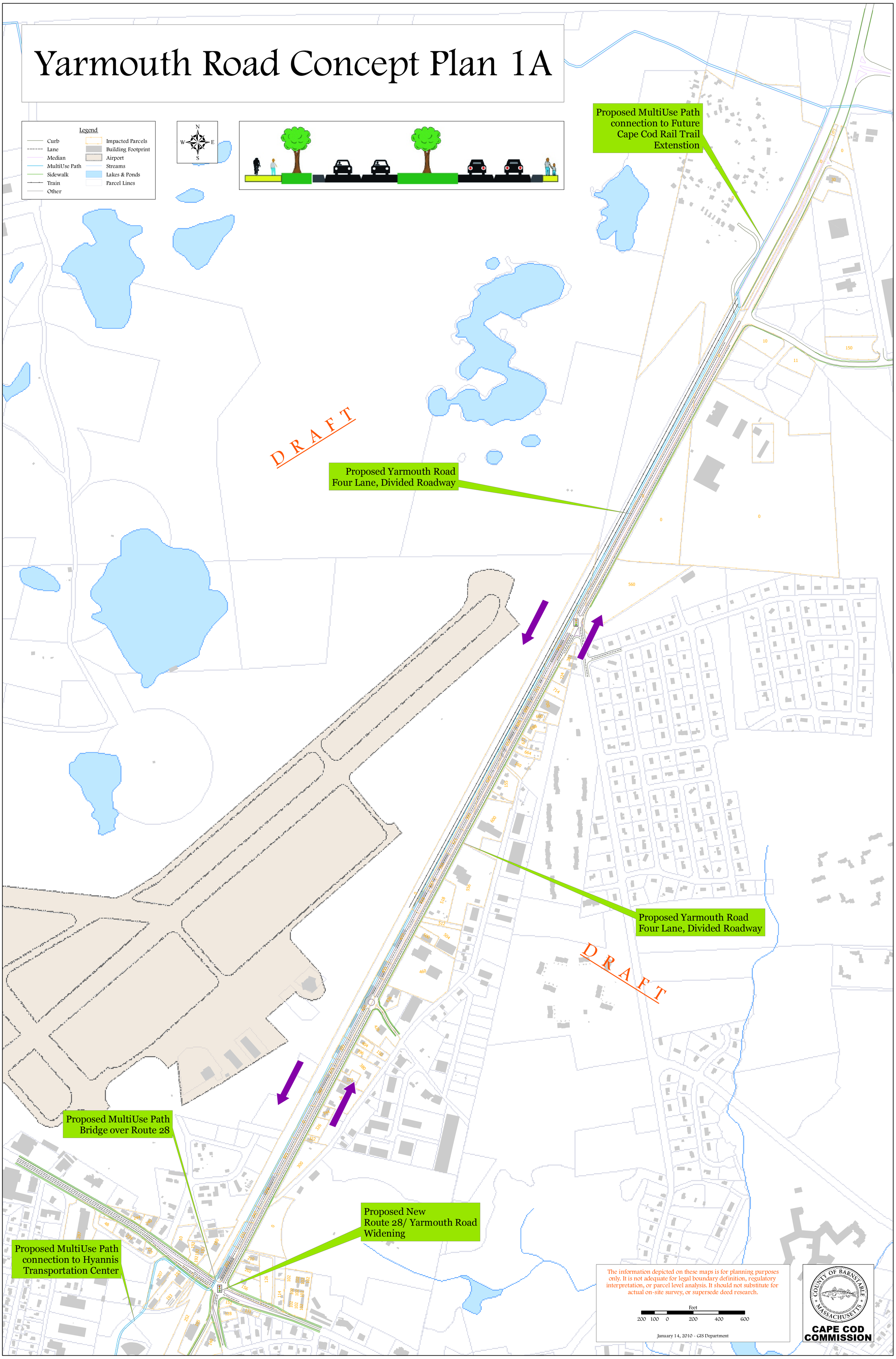Yarmouth Road Concept Plan 1A