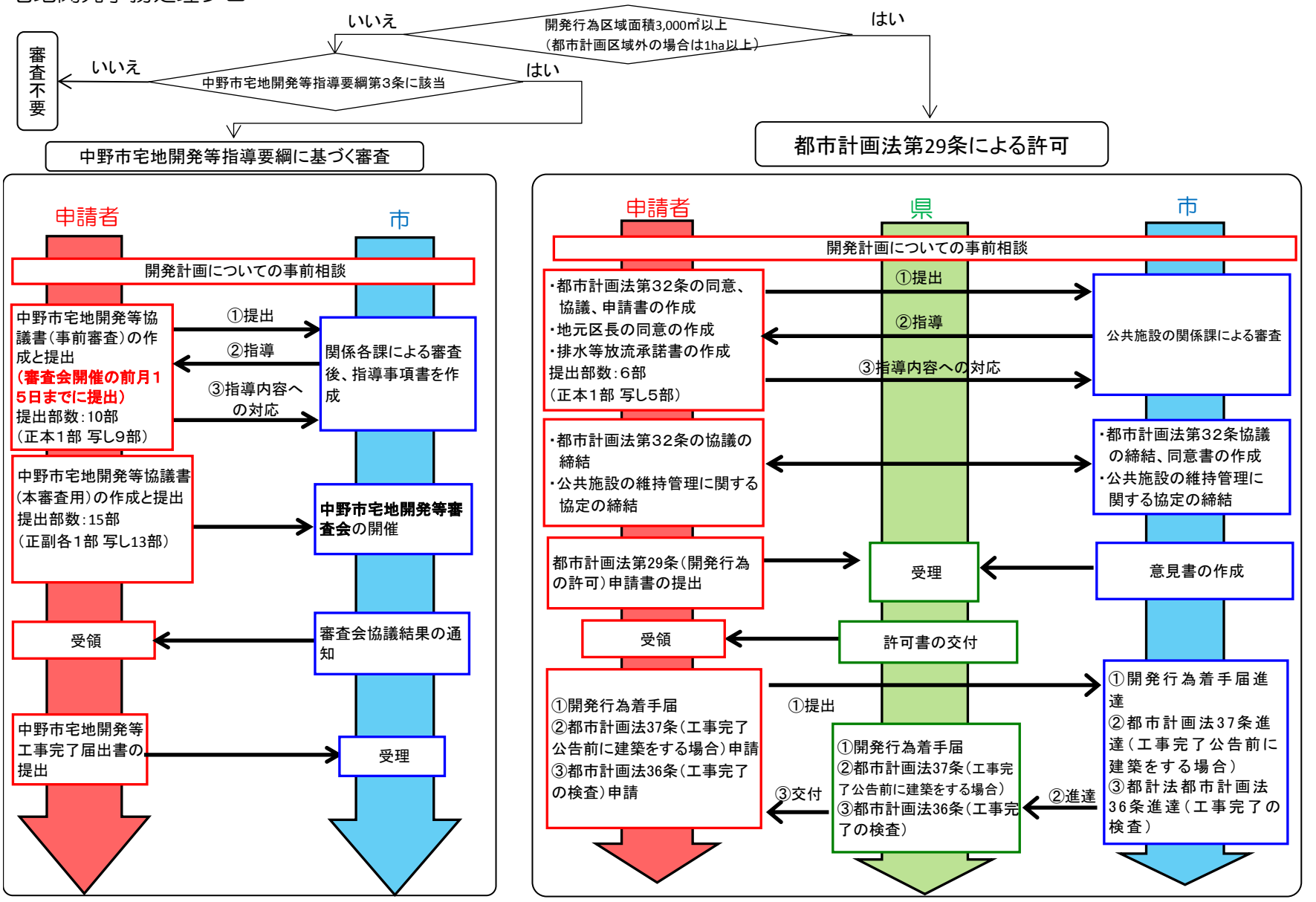宅地開発事務処理フロー