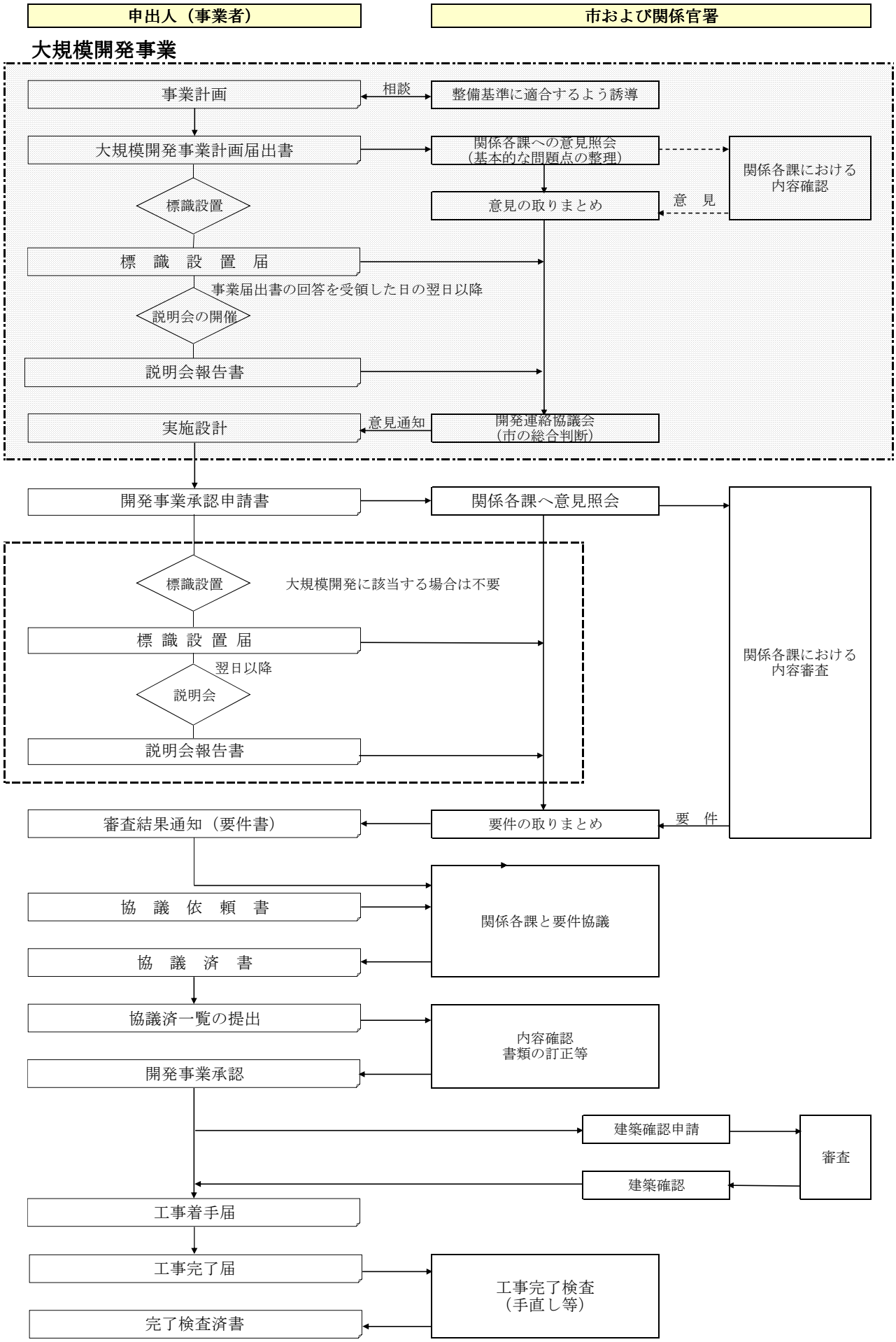大規模開発から開発事業までの流れ