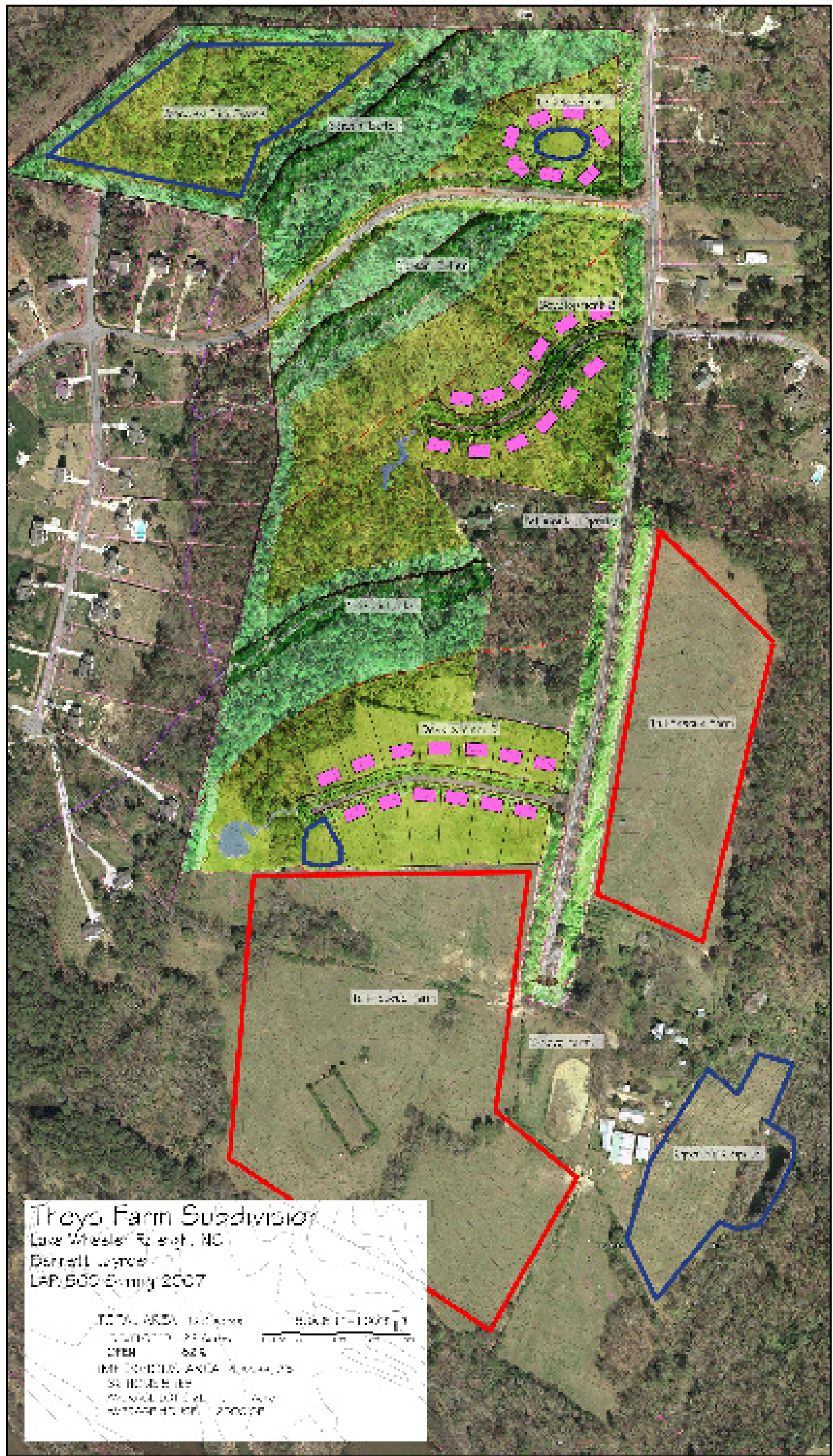


In this alternative master plan, the most important ecological aspect, the stream buffer, is protected. Secondly, the housing and roads are closely knitted to allow the capture of water from those impervious areas which were naturally not there. This water is then collected in the form of first flush in Bio retention cell along the roadside. These cells provide not only ecological protection but educational opportunities for the residents of the Theys subdivision.

The profit loss associated with the loss in the number of lots within this subdivision will be partially substituted by the higher prices of the available lots because of the richness of the farming environment. The other part will be cost associated with protecting the environment

The final opportunity is the transformation of the horse farm into a tall fescue farm. Because of the available land of Theys farm and the demand of tall fescue grass within the triangle there is a wonderful opportunity to create a farm that is profitable and ecologically sustainable.



Alternative Development