

## VI. PHASING FOR IMPLEMENTATION OF IMPROVEMENTS

The implementation of the recommended Master Plan Improvements will most likely be based on a determined priority. This priority should be based on careful consideration of the following factors:

- Threat to public safety;
- Potential property damage; and
- Development plans.

Development of priorities considering public safety and property damage issues can be accomplished by assessing historical flooding problems, flood damage which has occurred, and the disruption and inconvenience experienced by Town residents during and after storms. The timing and location of development within the Town will be largely dependent upon land owners and developers driven by the local economy.

Since development within the Town cannot be predicted with certainty, the individual drainage systems recommended for Master Plan improvements have been prioritized based primarily on relieving previously experienced flood problems. Established priorities can obviously be adjusted to be consistent with development plans as they become known through development agreements.

The recommended Master Plan relies heavily on the use of detention basins. Detention basins generally require a significant land area. The sites designated in the recommended plan are not located within current fee ownership, drainage easements or reservations on behalf of either the District or the Town. Refer to Figure 3. Consequently, additional right-of-way must be acquired at all sites.

Table 10 presents a recommended priority list for implementation of each drainage system where improvements are recommended. Floodplain managed drainage courses are not included. Right-of-way acquisition priorities for detention basin sites are also listed.