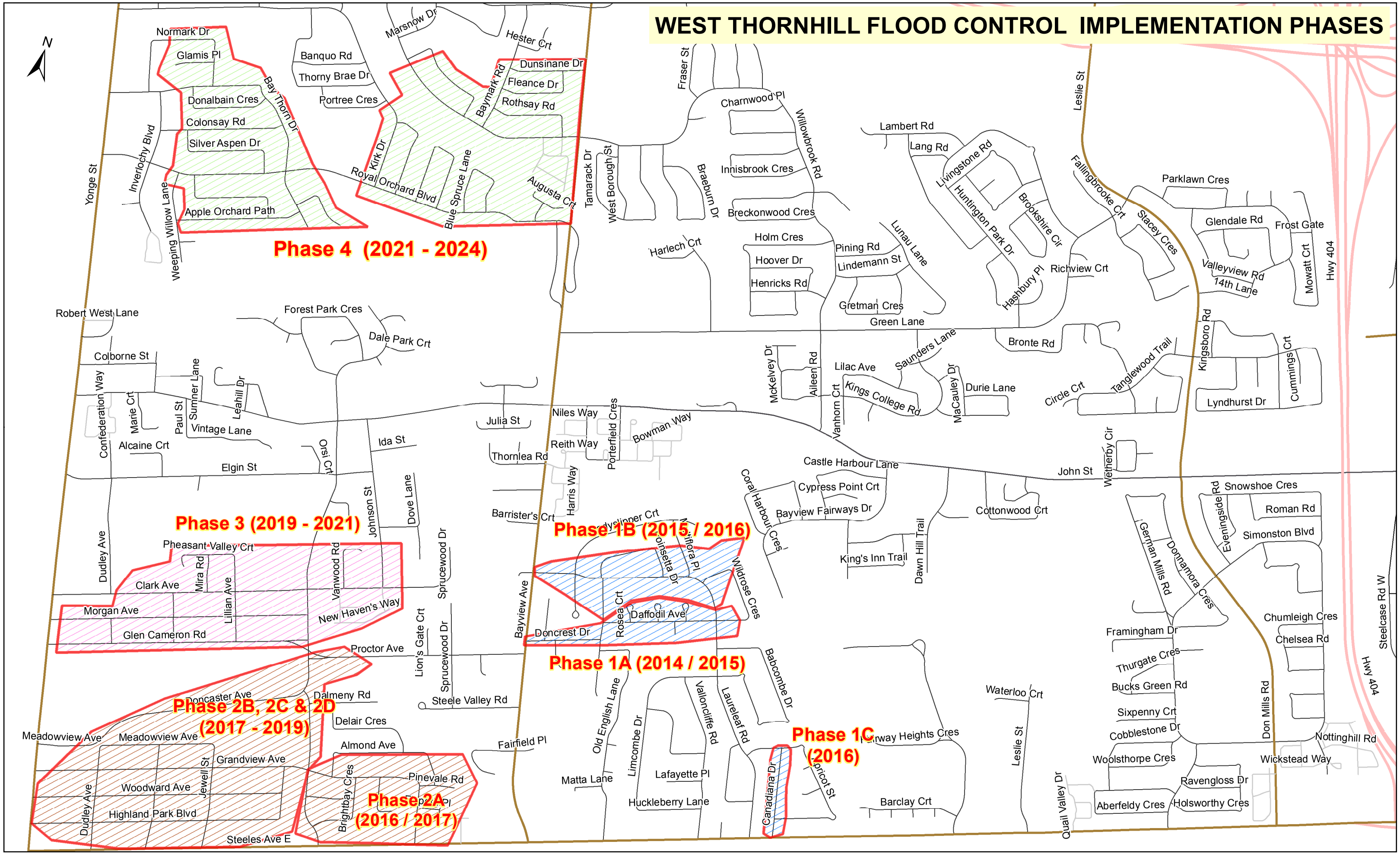WEST THORNHILL FLOOD CONTROL IMPLEMENTATION PHASES