



### Use and Limitations of Floodplain Maps

- Users must note the uses of base mapping, aerial photography, river surveys and other data to determine relevant to dates of development in the map area. Subsequent developments or changes in river flow, floodplain or channel (natural or constructed) will affect flood levels and render site-specific map information obsolete.
- Floodplain maps are administrative tools which depict minimum flood elevations and floodplain boundaries. Flooding may occur outside of the designated floodplain boundary.
- Floodplain maps do not provide information on site-specific flood hazards such as, local variations in water velocity, sudden shifts in the channel of the watercourse or, elevated water levels near the dam.
- Other sources of water, roads, railways or other barriers can restrict water flow and water levels. As well, obstructions such as ice and debris, flooding in surrounding areas, channel discharges, groundwater or other phenomena can cause flood levels to become those indicated on the map. Dam adjacent to a floodplain may be subject to flooding from channel water courses.
- Floodplain maps do not indicate or locate legal survey boundaries. A site survey is required to reconcile property boundaries and elevations with floodplain map data.
- The accuracy of the location of a floodplain boundary on a floodplain map is limited by aerial photography. It is generally assumed to be plus or minus one-half the increment of the ground contours.
- Professional assistance and detailed engineering analysis are required to address any of the above considerations.

SEE SHEET 3

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