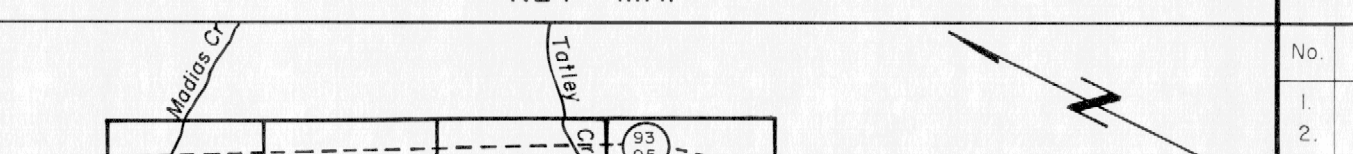





Use and Limitations of Floodplain Maps

- Users must note the dates of base mapping, aerial photography, river surveys and issue of mapping relevant to dates of development in the map area. Subsequent developments or changes within the 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, land erosion or high water velocity, sudden shifts in the channel of the watercourse, or alluvial and debris flow fan areas.
- Other sources of water, roads, railways or other barriers can restrict water flow and affect local flood levels. As well, obstructions such as ice and debris, flooding in surrounding areas, channel deposition, groundwater or other phenomena can cause flood levels to exceed those indicated on the map. Land adjacent to a floodplain may be subject to flooding from tributary watercourses.
- Floodplain maps do not indicate or locate legal survey boundaries. A site survey is required to reconcile property location, ground elevations, and designated flood level information.
- The accuracy of the location of a floodplain boundary as shown on this map is limited by the base topography. 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.

NOTES		FLOODPLAIN DATA		LEGEND		KEY MAP		REVISIONS		ORTHOPHOTO MAPPING		Province of British Columbia Ministry of Environment INVENTORY AND ENGINEERING BRANCH		FILE No.
Produced by: British Columbia Inventory and Engineering Branch, Floodplain Mapping Program.		a) Floodplain limits and flood profile were computed using a standard step method modelling technique.		200 Year Floodplain Limit				No. DESCRIPTION DATE		DATE OF PHOTOGRAPHY October, 1978		0305030-12		
Survey: Field survey done by Planning and Surveys Section, Inventory and Engineering Branch. a) Horizontal control based on provincial network. b) Vertical control based on Geodetic Survey of Canada (1968) ( indicates Survey Monument.)		b) Floodplain limits assume the absence of all dykes.		Flood levels in metres Above G.S.C. Datum				1. Dutch Creek Fan Area extended Oct. 1983		MAPPING INFORMATION CHECKED L.S.		SCALE 1:5000		
Mapping: Base mapping done by Map Production Division, Surveys and Mapping Branch. a) Contour interval - 1 metre and greater; spot elevations shown to 0.1 metres, with accuracy to 0.3 metres, except where noted. b) Grid origin referred to U.T.M. Projection, Zone 11 (1975) Final Floodplain Mapping produced by Planning Subsection, Inventory and Engineering Branch.		c) Floodplain limits and flood levels include allowance for freeboard.		825.0 200 Year Frequency				2. Survey monument data added Dec. 1986		FLOODPLAIN MAPPING CHECKED R.W.N.		DRAWING No. A5286-2		
		d) Position of floodplain boundary not established on the ground by legal survey.		824.5 20 Year Frequency (freeboard included)						ISSUE OF MAPPING DATE Nov. 1980		SHEET 2 of 6		
		e) Floodplain limits are not delineated for side stream and tributaries, except as noted.												
		f) Required setback of buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion are not shown. This information is available either through local municipalities or the Ministry of Environment.												