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 fan/delta flow fan areas.
- Debris torrents 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 property survey boundaries. A site survey is required to reconcile property location, ground elevations, and assigned 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 considered 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.

NOTE:
LATIMER CREEK FLOODPLAIN LIMITS NOT DETERMINED.

LIMIT OF STUDY

FLOOD LEVEL 2.3 m

DYKE

DYKE

Port Kells

Annieda le

SERPENTINE RIVER

184 TH. STREET

176 TH. STREET

88 TH. AVENUE

92 ND. AVENUE

80 TH. AVENUE

78 TH. AVENUE

HARVIE ROAD

FRASER HIGHWAY

2-262 3W

XS 14-1

XS 14-4

XS 13-1

XS 13-4

XS 13-39

XS 12-4

XS 11-1

2.6

2.8

GSC 77-C-192

519 500

521 500

444 500

446 500

442 500

SEE SHEET 10

SEE SHEET 9

SEE SHEET 8

NOTE:

ADMINISTRATIVE LIMIT OF HORIZONTAL FLOOD LEVEL

DESIGNATED FLOODPLAIN LIMIT

KPA ENGINEERING LTD.
consulting engineers

NOTES

Produced by: British Columbia Water Management Division, Flood Hazard Identification Section, Floodplain Mapping Program.

Survey: River survey done by Surveys Section, Water Management Branch, Project 91 02 F041.

a) Horizontal control based on provincial network.
b) Elevations are in metres and are referred to Geodetic Survey of Canada datum. (⊛ Indicates Survey Monument).

Mapping: Base mapping done by Map Production Division, Surveys and Resource Mapping Branch, Project 87-085 dated May, 1990. NAD 27. Air photography 1989.

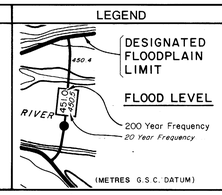
a) Grid origin referred to U.T.M. Projection Zone 10.
b) In well defined areas not obscured by vegetation or shadow , randomly selected points on a Definite Contour will have an accuracy of +1/2 the contour interval for 90% of the points, and spot elevations will have an accuracy of +1/3 the contour interval for 90% of the points, unless otherwise specified. See the Floodplain Mapping User's Guide for further details.

FLOODPLAIN DATA

1. The floodplain areas as depicted on this map have been designated pursuant to the Canada/British Columbia Floodplain Mapping Agreement (1988) by the Minister of the Environment for Canada and the Minister of Environment, Lands and Parks for British Columbia.

   Flooding may still occur outside of the designated floodplain areas. The Ministers do not assume any liability by reason of the designation or failure to designate areas on this map.
2. The Designated Flood has a statistical frequency of occurance of once every 200 years on average.
3. The flood levels were computed using the One-D Hydrodynamic Model for unsteady flow.
4. The floodplain limits assume that dykes can fail.
5. The floodplain limits and flood levels include an allowance for freeboard.
6. The floodplain limits are not established on the ground by legal survey.
   Building elevations should be based on a field survey and established bench marks.
7. The floodplain limits are not delineated for side streams and tributaries.
8. The required setback of buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion is not shown. This information is available either through local municipalities or the Ministry of Environment, Lands and Parks.
9. MAPS AVAILABLE FROM THE MINISTRY OF ENVIRONMENT, LANDS AND PARKS, SURVEYS AND RESOURCE MAPPING BRANCH, MAPS B.C., MAP AND AIR PHOTO SALES, VICTORIA, B.C.

LEGEND



DESIGNATED FLOODPLAIN LIMIT

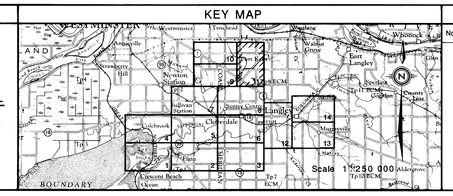
FLOOD LEVEL

200 Year Frequency

20 Year Frequency

(METRES G.S.C. DATUM)

KEY MAP



REVISIONS

No.	DESCRIPTION	DATE

ISSUE OF MAPPING
DATE SEPTEMBER 30, 1994

DRAWN S.S. / J.J.
CHECKED Y.S.
RIVER SURVEY
DESIGNED Y.S.
ENGINEER

ENVIRONMENT CANADA INLAND WATERS
ENVIRONMENT CANADA EAUX INTÉRIEURES
BRITISH COLUMBIA MINISTRY OF ENVIRONMENT
COLOMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT
CANADA BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT
L'ACCORD CANADA COLOMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION

RECOMMENDED
APPROVED

FLOODPLAIN MAPPING

SERPENTINE & NICOMEKL RIVERS

100m 0 100 200 300 400 500m
Scale in metres

FILE No. 900-0055
N.T.S.MAP No. 92G/2
SCALE 1 : 5 000
NEGATIVE No.
DRAWING No. 91-5-11 REV.
SHEET 11 of 14

DDflmg