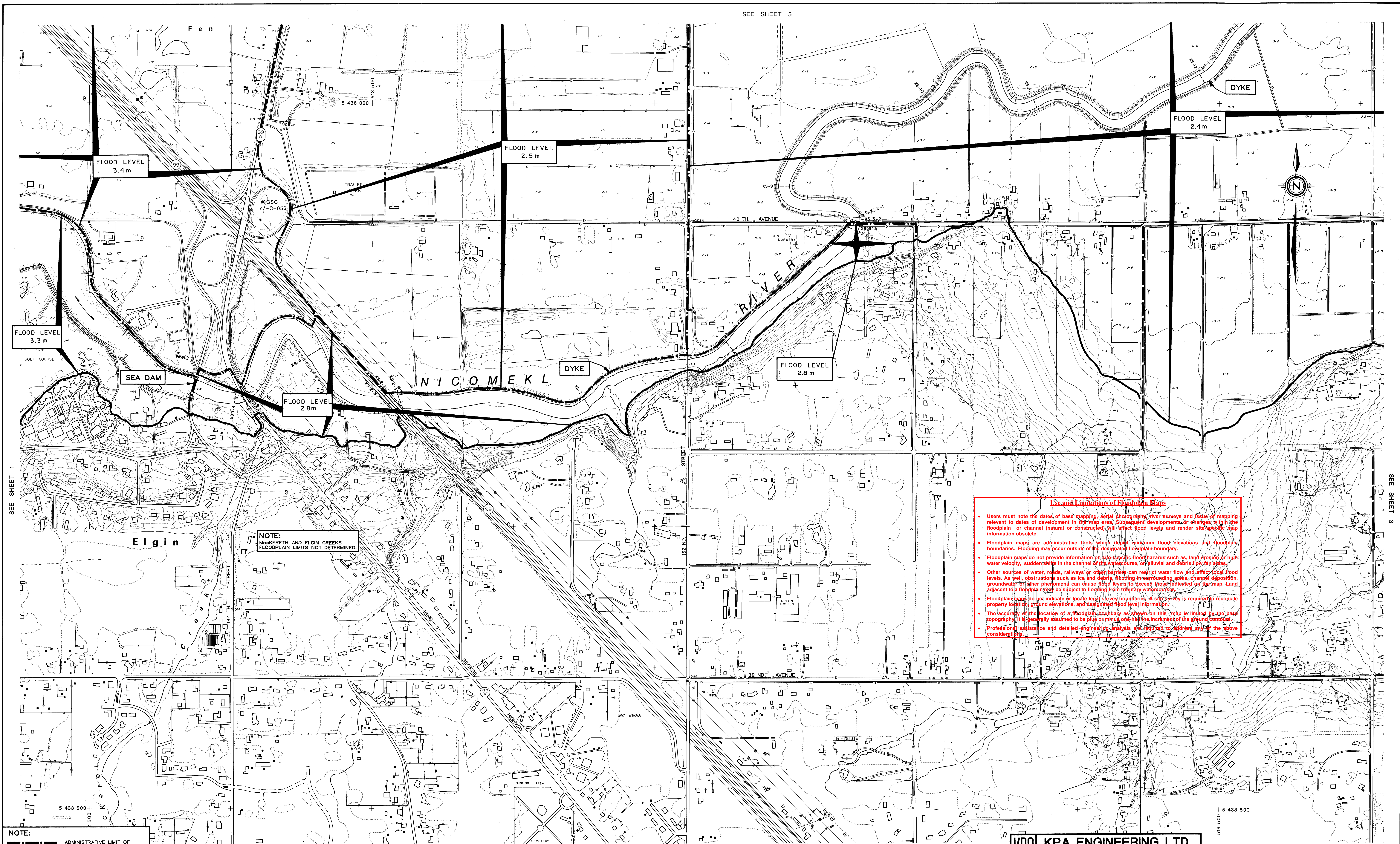




Use and Limitations of Floodplain Maps

- 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 of 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 recognize 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.

NOTE:

ADMINISTRATIVE LIMIT OF HORIZONTAL FLOOD LEVEL

DESIGNATED FLOODPLAIN LIMIT

NOTES		FLOODPLAIN DATA		LEGEND		KEY MAP		REVISIONS		ISSUE OF MAPPING		ENVIRONMENT CANADA / BRITISH COLUMBIA MINISTRY OF ENVIRONMENT		CANADA / BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT		FILE No.	
Produced by British Columbia Water Management Division, Flood Hazard Identification Section, Floodplain Mapping Program.		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.		DESIGNATED FLOODPLAIN LIMIT		Scale 1:250 000		No.		DATE SEPTEMBER 30, 1994		ENVIRONMENT CANADA / COLOMBE-BRITANNIQUE MINISTRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLOMBE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		900-0055	
Survey: River survey done by Survey Section, Water Management Branch, Project 91 02 FOK.		2. The designated flood based on a statistical frequency of occurrence of once every 200 years on average.		FLOOD LEVEL				DESCRIPTION		DRAWN S.S./J.J.		FLOODPLAIN MAPPING				N.T.S. MAP No.	
Mapping: Base mapping done by Map Production Division, Surveys and Resource Mapping Branch, Project 87-085 dated May, 1990, NAD 27. Air photography 1985.		3. The flood levels were computed using the One-D Hydrodynamic Model for unsteady flow.		200 Year Frequency				DATE		CHECKED Y.S.		SERPENTINE & NICOMEKL RIVERS				SCALE	
		4. The floodplain limits assume that dikes can fail.		20 Year Frequency						RIVER SURVEY						1:5 000	
		5. The floodplain limits and flood levels include an allowance for freeboard.		(METRES G.S.C. DATUM)						DESIGNED Y.S.						NEGATIVE No.	
		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.								ENGINEER James Runk						DRAWING No. REV.	
		7. The floodplain limits are not determined for side streams and tributaries.								RECOMMENDED Kenneth W. Wilson						91-5-2	
		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.								APPROVED Edson						SHEET 2 of 14	
		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.															