NOTES TO USERS

This map is for use only as an administrative tool in the Flood Insurance Program. It does not represent an endorsement of the land shown as inundated or the buildings shown as protected. The Federal Emergency Management Agency (FEMA) cannot be held liable for damages resulting from inaccurate property location data. The user is responsible for checking the accuracy of the data. The use of this data or the creation of derivative works with the government data is freely permitted. This data is not intended for navigation or for determining flood elevations for regulatory purposes.

The FIRM shown on this map indicates areas of potential flood hazard but does not necessarily identify all areas subject to flooding, particularly from local drainage sources of flood water. Therefore, the FIRM shown on this map is not intended to be used as an exclusive source of floodplain boundary information.

The FIRM shown on this map may not identify all areas subject to flooding from extraneous sources, such as small stream drainage or sheet flow from impermeable areas.

The FIRM is intended to provide information to the public and other users of the floodplain data to help determine the extent of flood hazard and location of floodplains and floodways. It is not intended to be used in lieu of engineering or other factors of flood hazard.

Floodway areas are depicted on the FIRM only when 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to inundation by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance floodplain and is the elevation at which the water surface would be if the 1% flood were to occur.

For areas of alluvial fan flooding, velocities also determined.

Floodway boundary lines are shown on the map as based on the best data available at the time of map preparation and may not be current. Therefore, floodway areas may need to be updated if they determine that the locations of existing or new floodways are not shown on the map.

The FIRM shown on this map is intended to be used only as an integral part of the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that this FIRM is not necessarily a complete and definitive source of floodplain boundary information. For additional information or clarification of floodplain boundary information, contact the National Flood Insurance Program (NFIP) field office in your area.

For areas subject to severe river flooding, velocities in excess of 3 feet per second are calculated. For areas subject to coastal flooding, velocities in excess of 2 feet per second are calculated. For areas subject to alluvial fan flooding, velocities in excess of 1 foot per second are calculated. For areas subject to debris-transporting floods, velocities in excess of 1 foot per second are calculated.

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