



**Coos County  
Planning Department  
Application to Develop in a  
Special Flood Hazard Area**

Official Use Only 02

Fee 500  
Receipt No. 95979086  
Check No./Cash ON LPNC  
Date 6/18/21  
Received By SKD  
File No. FP-21-002

The undersigned hereby makes application for a permit to develop in a designated Special Flood Hazard Area ("floodplain"). The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Coos County Comprehensive Plan, Coos County Zoning and Land Development Ordinance, and any other applicable Local, State, and Federal regulations. This application does not create liability on the part of the Coos County Planning Department or any officer or employee thereof for any flood damage that results from the reliance on this application or any decision made lawfully thereunder.

Owner(s): Roseburg Forest Products Telephone: 541-396-2131

Address: 451 S. Cedar Point Rd.

City/State: Coquille/Oregon Zip Code: 97423

Agent(s): KH2A Engineering, Inc. Telephone: 503-230-9348

Address: 5515 S.E. Milwaukie Ave.

City/State: Portland/Oregon Zip Code: 97202

Township: 27S Section: 35

Range: 13W Tax Lot: 400

Situs Address: 451 S. Cedar Point Rd.

City/State: Coquille/Oregon Zip Code: 97423

**A. Description of Work (Complete for All Proposals):**

**1. Proposed Development Description:**

- New Building  Improvement to Existing Building  
 Manufactured Structure  Fill  
 Other \_\_\_\_\_

2. Size and location of proposed development (a site plan must be attached):

Addition of a new 114,000 square foot building on a new covered area of 6.5 acres located in  
the northern area of tax lot 27D13W35 400.

3. Is the proposed development in a Special Flood Hazard Area (Zones A, AE, A1-A30, AH, AO, V, or VE)?

Yes Zone: A  
 No

4. Per the FIRM, what is the zone and panel number of the area of the proposed development?

Zone: A

Panel Number: 41011C0537F

5. Have any other Federal, State, or Local permits been obtained?

Yes - Copies of all permits must be attached.  
 No

6. Is the proposed development in an identified floodway?

Yes - A "No Rise Certification" with supporting data must be attached.  
 No

**B. Complete for New Structures and Building Site:**

1. Base Flood Elevation (BFE) at the site (complete one):

NGVD 29 \_\_\_\_\_ feet Source: \_\_\_\_\_

NAVD 88 24 feet Source: FIRM Map Number 41011C0537F

2. Required lowest floor elevation, including basement (complete one):

NGVD 29 \_\_\_\_\_ feet Source: \_\_\_\_\_

NAVD 88 24 feet Source: FIRM Map Number 41011C0537F

3. Number and area of flood openings (vents): (2) 180 square foot openings

4. Enclosed area below BFE (in square feet): 0

**C. Complete for Alterations, Additions, or Improvements to Existing Structures:**

1. What is the estimated market value of the existing structure? Justification for the estimate must be attached and may include, but is not limited to, appraisals completed by private agencies or the County Assessor's office.

\_\_\_\_\_

2. What is the cost of the proposed construction? Justification for the estimate must be attached. The estimate is required to include fair market value for any work provided by the property owner or without compensation.

\_\_\_\_\_

3. If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then the substantial improvement provisions shall apply.

**D. Complete for Non-Residential Floodproofed Construction:**

1. Type of floodproofing method:

Wet Floodproofing using flood proof materials with open doors to permit entry and exit of

floodwaters, with all electrical and mechanical systems elevated to one foot above BFE

\_\_\_\_\_

2. The required floodproofing elevation is (complete one):

NGVD 29 \_\_\_\_\_ feet Source: \_\_\_\_\_

NAVD 88 25 feet Source: FIRM Map Number 41011C0537F

3. Floodproofing certification by a registered engineer must be attached.

**E. Complete for Land Divisions, Subdivisions, and Planned Unit Development:**

1. Does the proposal contain 50 lots or 5 acres?

Yes - The plat or proposal must clearly identify base flood elevation.


No

2. Are the 100-year Floodplain and Floodway delineated on the site plan?


Yes

No


**F. Authorization: All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.**

  
Applicant

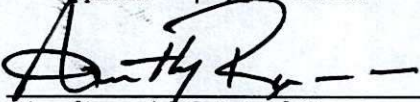
I hereby attest that I am authorized to make the application for Application to Develop in a Special Flood Hazard Area and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

  
Applicant

I understand it is the function of the Planning Department to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

  
Applicant

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

  
Applicant(s) Original Signature

6-16-2021  
Date

\_\_\_\_\_  
Applicant(s) Original Signature

\_\_\_\_\_  
Date



## KH<sub>2</sub>A ENGINEERING, INC.

5515 S.E. Milwaukie Ave., Portland, Oregon 97202 (503) 230-9348 Fax: (503) 233-2051

May 6, 2021  
File: 1961/6000D-01

### Roseburg Forest Products Proposed Dryer Building

The 100-year base flood elevation at the project site is elevation 24 feet NAVD88. The facility will be self-insured by Roseburg Forest Products. The building will be designed of flood-damage-resistant materials, and will be designed to allow free passage of floodwaters through the structure. All electrical and mechanical equipment subject to flood water damage will be permanently attached and affixed to the structure one foot above the flood elevation. No significant site filling will be associated with this project. This project does not alter or relocate the watercourse; the flood carrying capacity of the flood plain is maintained; the area subject to inundation by the base flood discharge will not be increased; and, the project will cause no measurable increase in base flood levels.



exp. 6-30-2022

Sincerely

KH<sub>2</sub>A Engineering, Inc.

*Brian Yee*

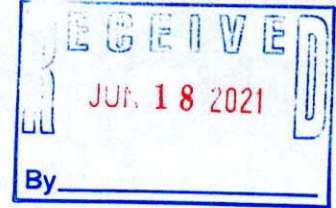
Brian Yee



www.roseburg.com  
3660 Gateway St  
Springfield Oregon 97477  
Tel: 1-800.245.1115

June 17th, 2021

Coos County Planning Dept.  
225 N. Adams St.  
Coquille, OR 97423



Dear Planning Dept.,

Enclosed is a completed Flood Hazard Area (Floodplain) Assessment that was required base on our submitted LUCS. The LUCS was approved on 4/14/21 with a file number SO-21-006 and was for a construction project at our Coquille Plywood facility.

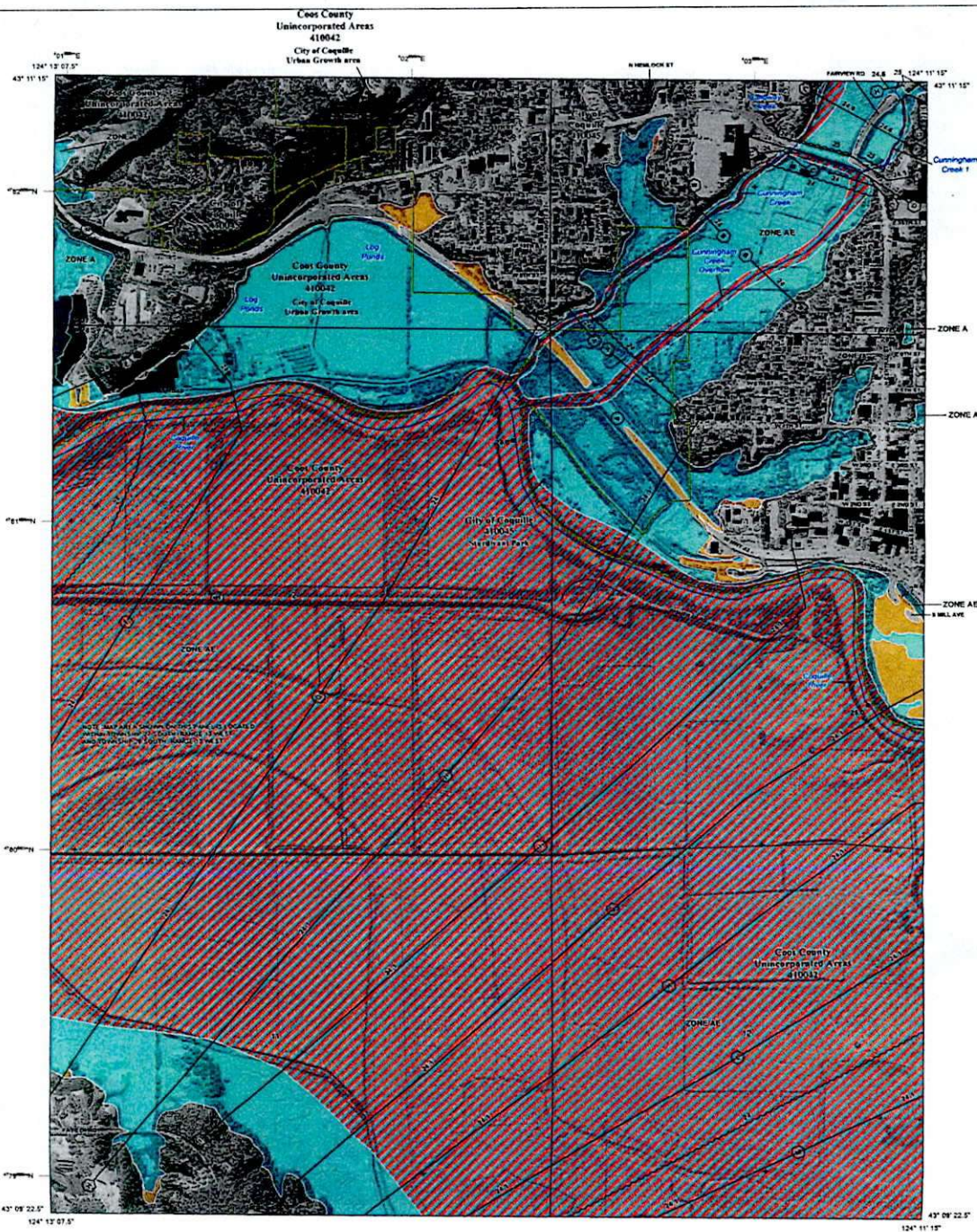
This Floodplain Assessment was given the application number FP-21-002 and the \$500 fee was submitted online.

Please let me know if there are any issues or questions.

Sincerely,

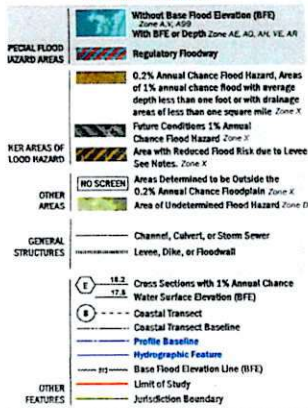
A handwritten signature in black ink, appearing to read 'Lillian Schemadovits-Norris'.

Lillian Schemadovits-Norris  
Environmental Permitting Engineer



**LOOD HAZARD INFORMATION**

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP  
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING  
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT  
[HTTP://MSC.FEMA.GOV](http://msc.fema.gov)



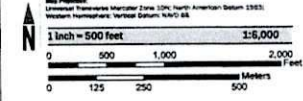
**NOTES TO USERS**

For information and questions about this map, contact products associated with this FIS report including the National Flood Insurance Program or your local office of the National Flood Insurance Program. For more information, please call the FEMA Map Information Callcenter at 1-877-FEMA-5847 (1-877-368-2642) or visit the FEMA Map Information Callcenter website at [www.fema.gov](http://www.fema.gov). Additional products may include: Community Flood Hazard Analysis, Flood Insurance Study Report, and/or digital versions of this map. Many of these products may be viewed or obtained directly from the website. Always verify addresses, the correct map date, the correct FIS report by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Callcenter. Coordinates appearing here on this FIS report were derived from a current copy of the information used to create this FIS report. These may be obtained directly from the data source Center of the National Flood Insurance Program at 1-800-358-6000.

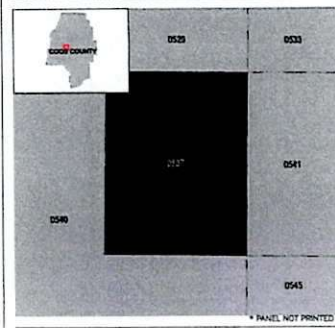
For accuracy and consistency map users refer to the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in the community contact your insurance agent or call the National Flood Insurance Program at 1-800-358-6000.

Base map information shown on this FIS report was provided by Coos County GIS Department at a scale of 1:5,000. The following symbols used base map information provided by the U.S. Geologic Survey at a scale of 1:12,000 (1:18,000 and 1:6).

**SCALE**



**PANEL LOCATOR**



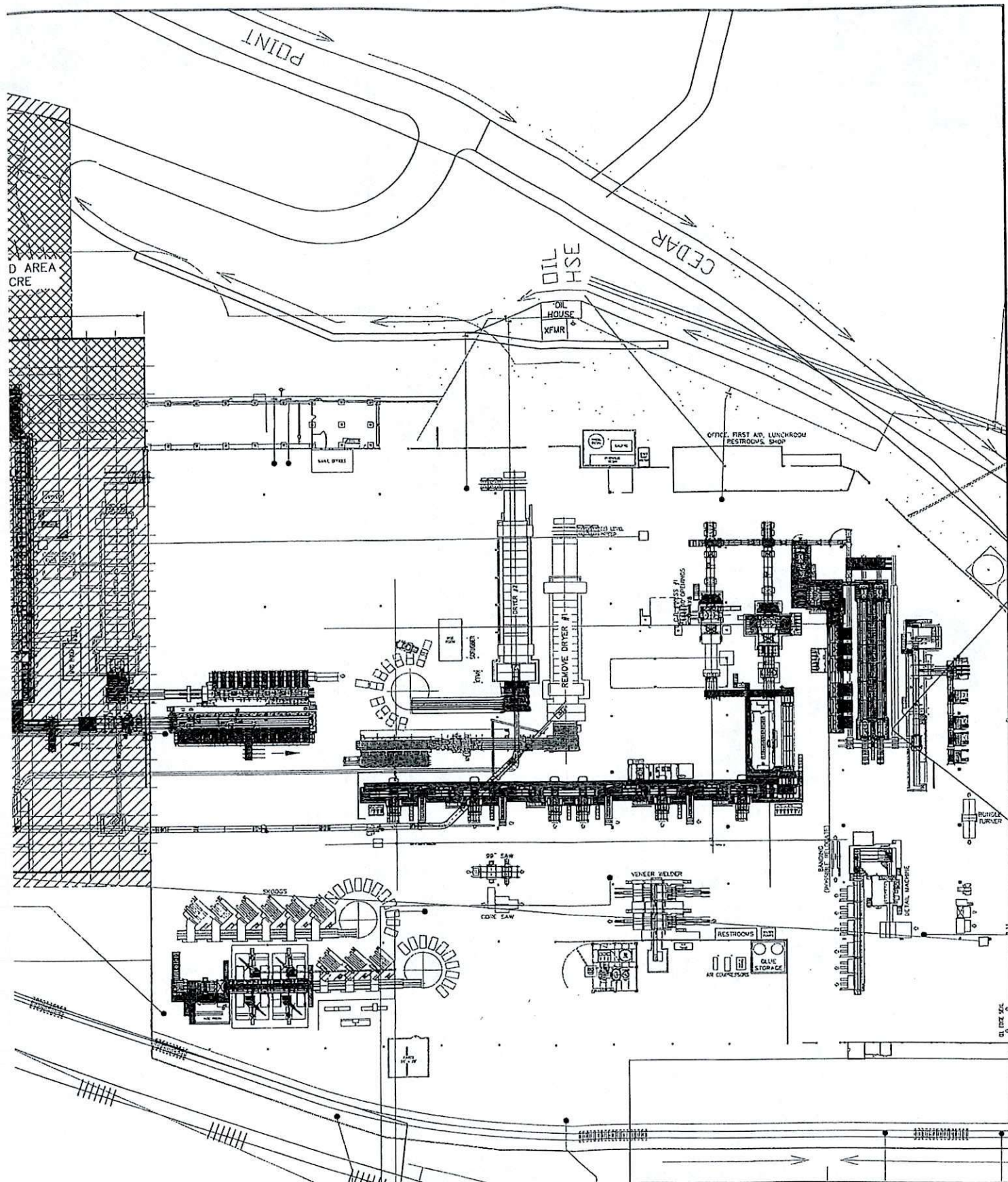
**FEMA**  
National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP**  
COOS COUNTY, OREGON  
Panel: 537 of 1200

Panel Contact:

COMMUNITY	NUMBER	PANEL	STATUS
COOS COUNTY 00041E, CITY OF	410042 410045	0537 0537	F F

VERSION NUMBER: 2.3.3.3  
MAP NUMBER: 4101100337F  
MAP REVISION: DECEMBER 7, 2015



**Roseburg**

DED PLY6—AGEN109  
 DWG KW DATE 6/23/20  
 DRK APPR  
 SCALE 1"=40'-0"

COQUILLE PLYWOOD 6  
 NEW DRYER  
 AFFECTED AREA PLAN  
 R. F. P. Co. DRAWING NO.

DESCRIPTION	QUANTITY	REVISION	DATE	BY	CHKD	APPD	REV.
COPIES							A

PLY6— AGEN 109  
PROJ. NO. DWG. NO. SHEET NO.



