



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: River View Meadows Phone: 503-805-8741
 Address: 23765 SE Hwy 212
 City: Demascus State: OR Zip: 97089
 Email: CareySheldon17@Yahoo.com

Property Owner

Name: SAME Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

OFFICE USE ONLY	
Date Stamp	RECEIVED FEB 04 2026 BY: County Apt-SS
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	SS
Receipt #:	90834
Fees:	1,207.50
Permit No:	85126-00056-PLNG

Request: River View Subdivision
phase 2

Type I

- Beach and Dune Hazard Report Review
- Extension of Time Review
- Final Plat Approval
- Geologic Hazard Report Review
- Land Use Compatibility Statement
- Land Use Verification Letter
- Preliminary Plat Time Extension
- Replacement Dwelling in Resource Zone
- Review for Dwelling in Resource Zone

Location:

Site Address: _____

Map Number: 3N 10 West 23 B 3600
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Carey Sheldon
 Property Owner Signature (Required)

Feb 4-2026
 Date

Applicant Signature _____

Date _____

Business Registry Business Name Search

[New Search](#)

Business Entity Data

02-04-2026
13:20

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
202163-88	DBC	ACT	OREGON	05-11-1990	05-11-2026	
Entity Name SHELDON DEVELOPMENT INC.						
Foreign Name						

[New Search](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS					
Addr 1	23765 SE HWY 212						
Addr 2							
CSZ	DAMASCUS	OR	97089		Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT			Start Date	08-02-2010	Resign Date	
Name	CAREY	M	SHELDON					
Addr 1	23765 SE HWY 212							
Addr 2								
CSZ	DAMASCUS	OR	97089		Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS					
Addr 1	PO BOX 883						
Addr 2							
CSZ	FAIRVIEW	OR	97024		Country	UNITED STATES OF AMERICA	

Type	PRE	PRESIDENT				Resign Date		
Name	CAREY	M	SHELDON					
Addr 1	23765 SE HWY 212							
Addr 2								
CSZ	DAMASCUS	OR	97089		Country	UNITED STATES OF AMERICA		

Type	SEC	SECRETARY					Resign Date	
Name	BLAKE		SHELDON					
Addr 1	278 SW LILLYBEN AVE							
Addr 2								
CSZ	GRESHAM	OR	97080		Country	UNITED STATES OF AMERICA		

[New Search](#)

Name History



MORGAN CIVIL ENGINEERING, INC.

PO Box 358, Manzanita, OR 97130

ph: 503-801-6016

www.morgancivil.com

Drainage Calculations for

Riverview Meadows Phase 2

Tax Lot 3600, Map 3N 10W 23B

Nehalem, Tillamook County, Oregon

Project #19-10-Riv

January 14, 2026



RENEWAL DATE: DECEMBER 31, 2026

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10.	Kirpich Chart
11.	Seely Chart
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13.	Zone 2 Rainfall Curves

Design Criteria

Drainage Run-off – Rational Method

Intensity

Rainfall Intensity-Duration-Recurrence Interval Curves

ODOT Hydraulics Manual, Zone 2

Rational Method - Run-off Coefficients

Meadow	0.25
Residential (Normal – 4.8 units/acre)	0.50

Manning's Equation - Coefficients

n – (HDPE pipe)	0.012
n – (rock lined ditch, jagged)	0.035

Narrative of Engineering Analysis

These calculations have been prepared to address the stormwater run-off from the proposed development on the subject property. This property slopes gently to the southeast and has been developed for home construction. Phase 1 of the development has been developed and most of the twenty lots are developed with homes. The roadway improvements for Phase 2 have been constructed, including paving and drainage culverts.

These calculations determine the rate of stormwater run-off from the site. The collected water will combine with water from Phase 1. Water run-off from Phase 1 currently flows through culverts and a settlement pond, and then into Bob's Creek, at the base of the slope to the southwest. Bob's Creek flows into the Nehalem River to the southeast.

The proposed development will consist of 74 new single-family homes. The utilities and roadways to serve the lots have been constructed. The property slopes down to the southeast at roughly 2 percent. The calculations show that the planned drainage system can safely convey the run-off from a 100-year storm event.

The property consists of a layer of organic topsoil over dense silty clay. Prior to construction, there were currently vegetated ditches on the property that direct water to the south and east, off the property. The attached drawings show the previous drainage routes.

Phase 1 Drainage

Phase 1 of Riverview Meadows as constructed in 2010. The collected stormwater from Phase 1 flows into a roadside ditch and southward to a culvert system which runs behind Lot 3. Water from the homes on the east side of the roadway is discharged into the roadside. Most use a drywell system with an overflow to the ditch in order to slow water run-off.

The water runs in the culverts to the base of the hill to the southwest. At that point, record show that there is an energy dissipater and a sediment pond. The water then flows through culverts under the gravel roadway and Tax Lot 502, and into Bob's Creek.

Phase 2 Drainage Area

The roads and culverts in Phase 2 were constructed in 2025. Prior to construction, most of the water on the property flowed eastward in ditches and through private property down to the North Fork Road. There is also water entering the property from the northeast through Tax Lot 600. There were two defined channels that went down the slope to the east. They were located at what is proposed as Lot 51 and Lot 46.

Phase 2 incorporates about 22 acres of meadows and roadways. There were trees in the northern portion of the property. The eastern edge of the site continues to drain to the east, down the slope. This area is to the east of the new roadway referred to as Coltee Drive, and is an extension of Vern's Place. This area is shown as Lots 43-52 and Lot 59.

The drainage area to the northeast that directs water through Tax Lot 600 into the property consists of roughly 42 acres of forested land. This water is collected in a ditch located at the western edge of the property which is north of Phase 1.

The stormwater from the property is now directed with ditches and culverts to Vern's Place (Coltee Drive) in order to combine with the run-off from Phase 1 and be piped to Bob's Creek. The ditches and culverts have been installed.

The roadside ditches are typically V-shaped ditches that are 4 feet wide and 2 feet deep.

Entrance (Riverview Drive) – Off-site

The high point of Riverview Drive is located near the center of the existing asphalt hammerhead known as Sunnyview Drive (Riverview Drive). The water to the east of the high point flows eastward into the property through the ditches down to Vern's Place (Coltee Drive) and to Bob's Creek with run-off from the property.

The area to the west of the high point flows down the entrance roadway to the west. The roadway is pitched to drain to the east to a vegetated roadside ditch. An old culvert directs water across the roadway just north of Tax Lot 502, below Lot 7.

Water run-off from the lower portion of the roadway is collected in catch basins on the east side of the road and the piped under the roadway near Tax Lot 800 to the wetlands adjacent to Bob's Creek.

Before the recent construction, the roadway was gravel and about 16 feet wide. The only water on the newly paved road will be from the roadway. The ditch will also collect any water run-off from the slope in Tract A of Riverview Meadows.

Calculations

The attached calculations show the run-off from the planned development and Phase 1, and the capacities of the pipes down to Bob's Creek. The Manning Equation was used to verify that the existing pipes are adequate for the total proposed flow.

The attached calculations show the expected rate of flow and the capacity of the ditch. As shown, a ditch with a 2 percent slope is generally adequate for the run-off. Larger ditches have been constructed for conveying the water which enters the property at the northwest edge. The existing gravel roadway in the easement west of Lot 3 has a slope of about 15 percent, so the culvert is adequate to handle the increased run-off.

A feeder ditch system with water from sections of the developed area feeding into a main drainage route which includes off-site drainage. The smaller areas include the northern portion of the property and the western portion of the southern half of the property.

Due to varying area and cover, each section has a different time of concentration for run-off. The sections are Phase 1, Phase 2 and off-site run-off. The storm event for each of these times were each checked to determine the maximum flows.

- Run-off from Phase 1 and a Portion of Phase 2.
5-minute time of concentration.
- Runoff from Phase 1, all of Phase 2, and a portion of the off-site drainage area.
10-minute time of concentration.
- Runoff from Phase 1, all of Phase 2, and all of the off-site drainage area.
over 30-minute time of concentration.

The 10-minute storm was determined to produce the highest flows leaving Phase 2, and flowing to that detention pond that drains to Bob's Creek. The 5-minute storm produced the highest flows on-the site.

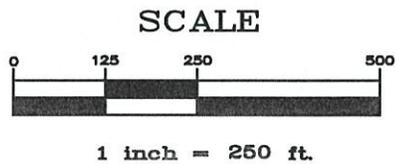
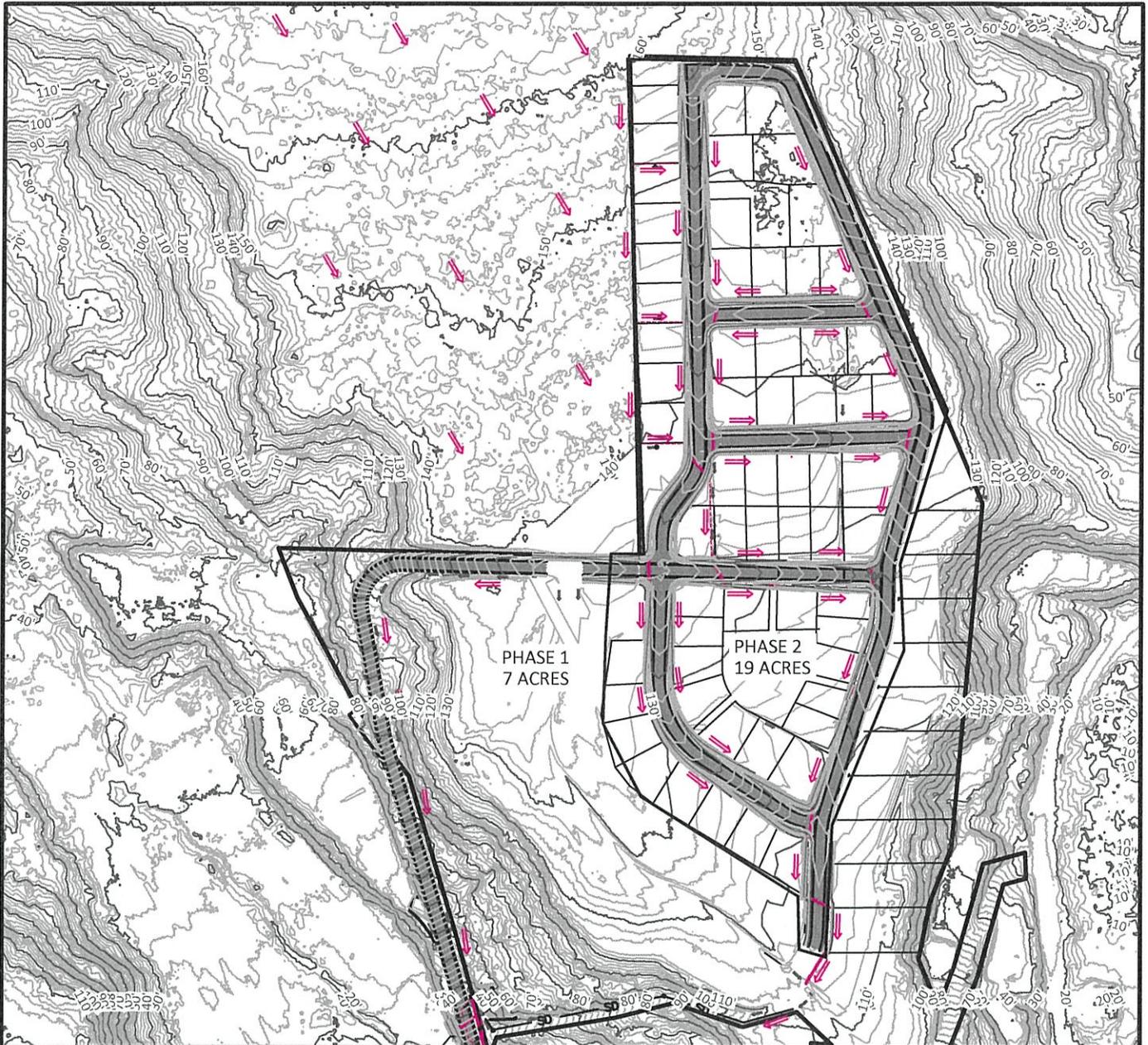
Onsite- there are 18-inch culverts that collect water locally. Rough, each quarter of the property drains to the main channel. The main drainage channel that conveys the water run-off from the off-site forested area to the northwest includes 24-inch culverts. The pipes down the hill behind Lot 3 are two 18-inch culverts.

Stormwater Treatment

The water that flows through the culvert at Lot 3 flows through an existing energy dissipater and sedimentation pond before entering Bob's Creek.

Water that flows down the entrance road will continue to follow the roadway. To direct the flow, the roadway will be pitched to a vegetated ditch on the east side. The upper portion will continue to discharge through a culvert near the north end of Tax Lot 502.

<V:\19-10-Riv\Reports\Riverview Stormwater - 2026.docx>



- DRAINAGE FLOW
- CULVERTS

JAN. 2026

RIVERVIEW MEADOWS
PHASE 2
SITE LAYOUT
DRAINAGE ROUTES

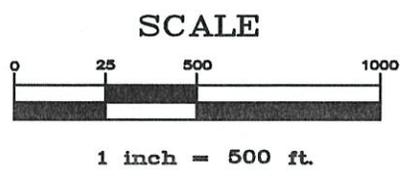
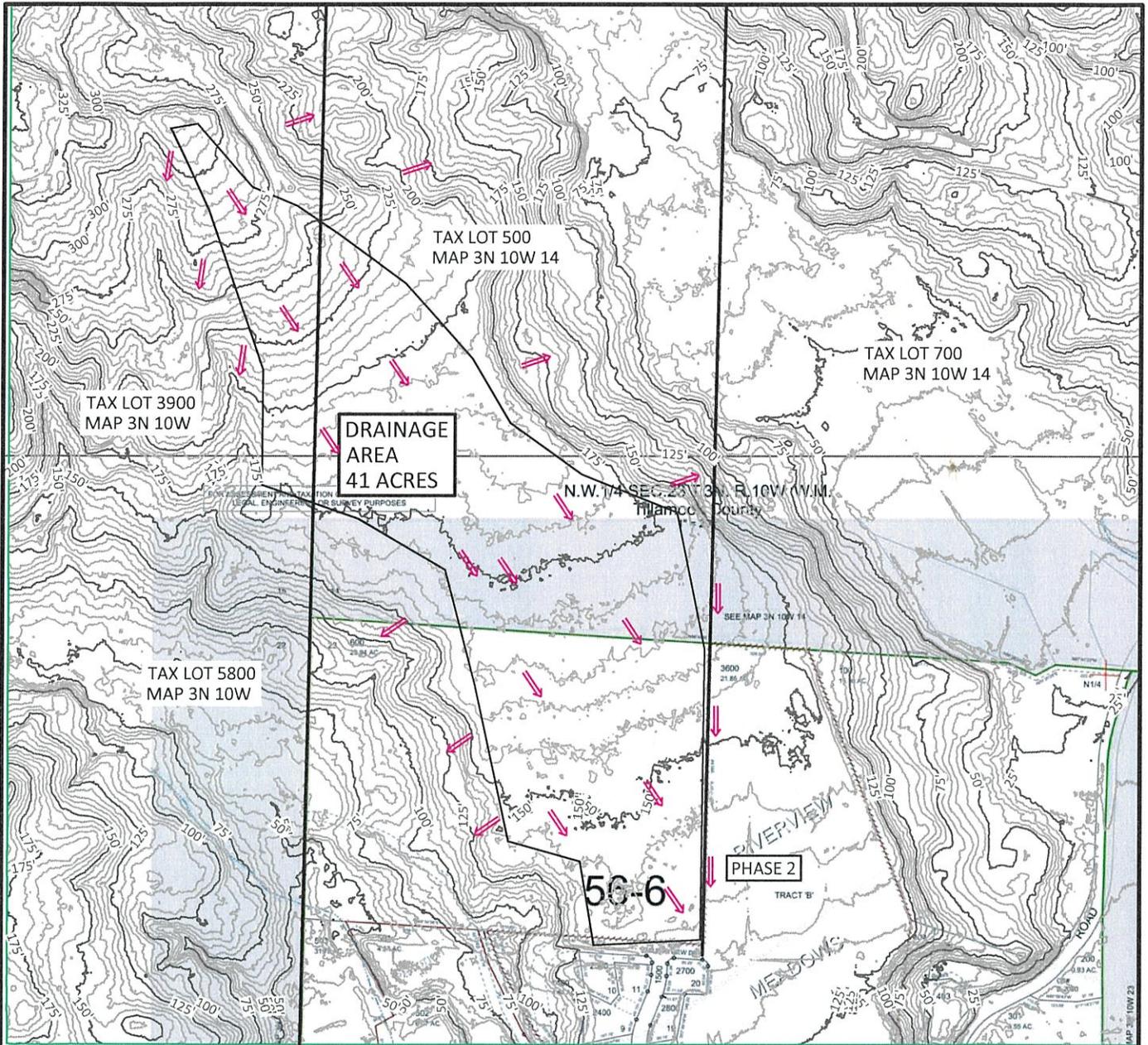
NEHALEM/MAP 3N 10W 23



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- PLANNING



 DRAINAGE FLOW

JAN. 2026

RIVERVIEW MEADOWS
 PHASE 2
 OFF-SITE AREA
 DRAINAGE AREA
 NEHALEM/MAP 3N 10W 23



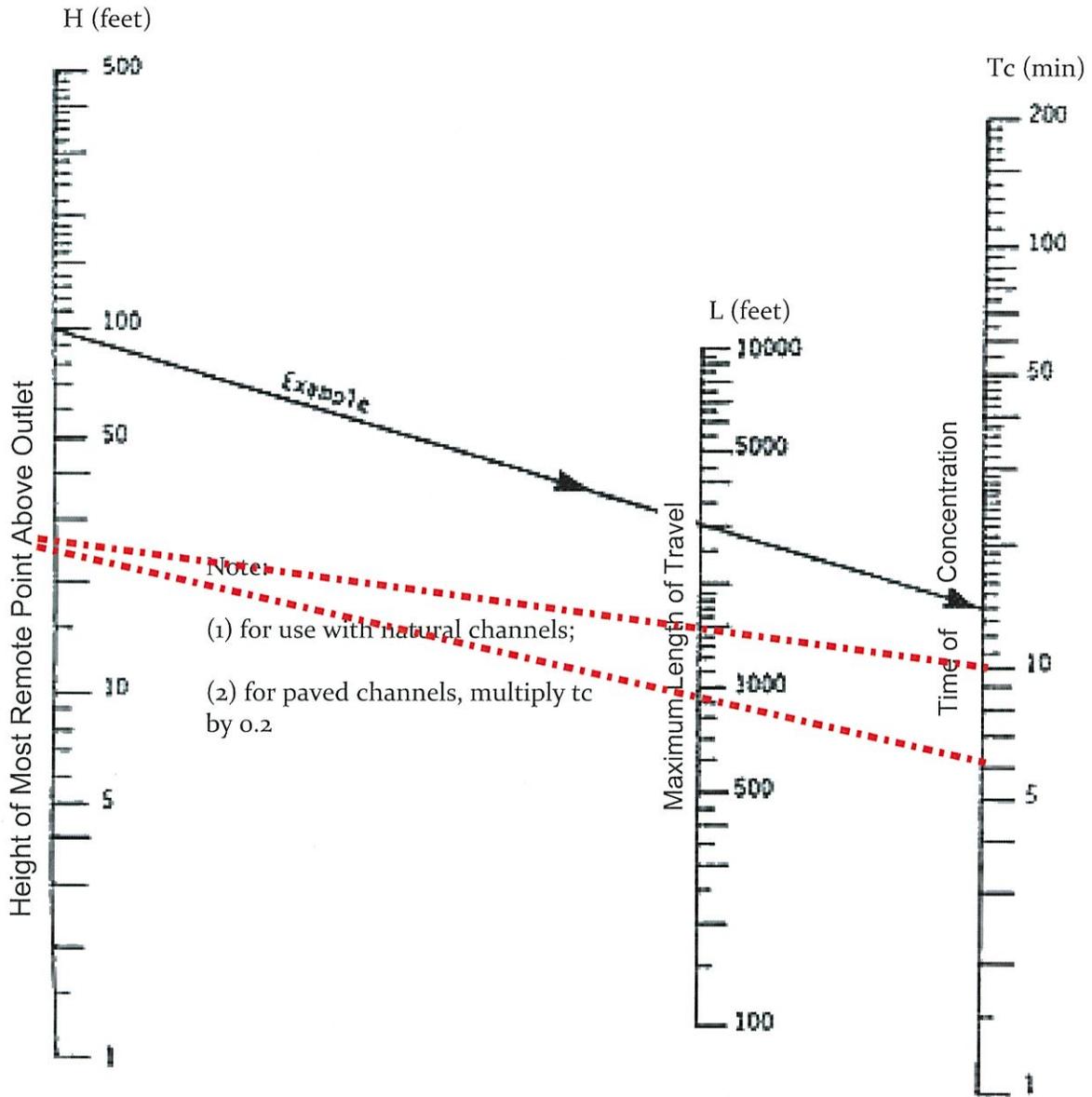
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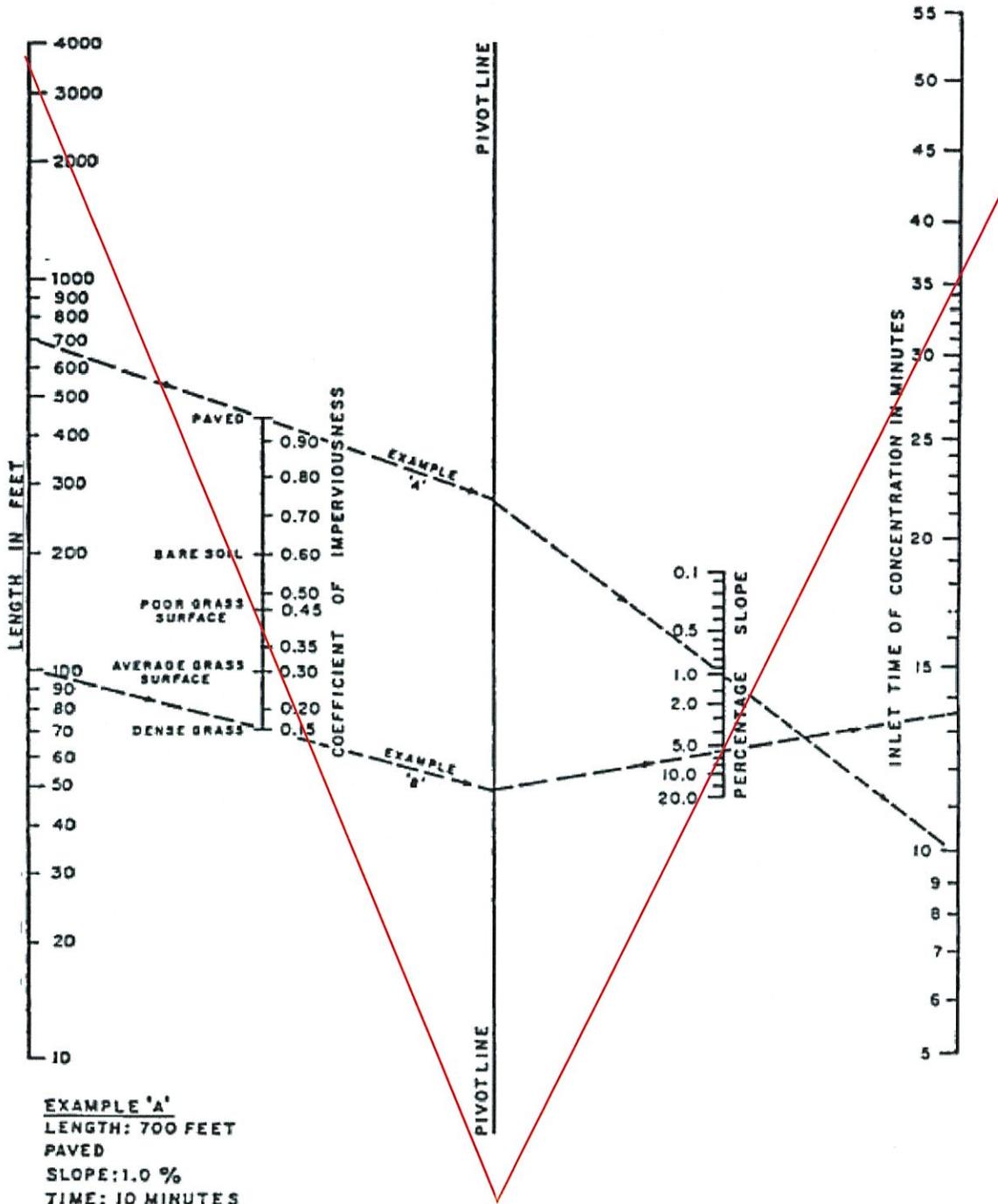
Run-off from Phase 1, Phase 2, and a portion of Off-site Area					
Time of Concentration	10 minutes				
Rainfall Intensity (100 year)	3.00 in/hr				
	Phase 1		Phase 2	Off-site	
Area	300,000		830,000	600,000	
A=	6.89		19.05	13.77	
C=	0.50		0.50	0.14	
Q=CiA	10.3		28.6	5.8	
					Flow
			Water from Phase 2 and Portion of off-site.		34.4 CFS
			Water from Phase 1, Phase 2, and portion of off-site		44.7 CFS
Run-off from Phase 1, Phase 2, and Off-site Area					
Time of Concentration	30 minutes				
Rainfall Intensity (100 year)	1.86 in/hr				
	Phase 1		Phase 2	Off-site	
Total area	300,000		830,000	1,800,000	
A=	6.89		19.05	41.32	
C=	0.50		0.50	0.15	
Q=CiA	6.4		17.7	11.5	
					Flow
			Water from Phase 2 and off-site.		29.2 CFS
			Water from Phase 1, Phase 2, and off-site		35.7 CFS
Peak Flows					
	Time of concentration	On-site	Main Channel	Off-site	
	5	18.3		31.6	cfs
	9		34.4	44.7	cfs
	30		29.2	35.7	cfs
	MAX	18.3	34.4	44.7	cfs
Pipe Capacity					
Pipe Size		18	24	18	IN
Pipe Diameter		1.5	2	1.5	FT
Slope		15.0%	2.0%	15.0%	
Number of pipes		1	1	2	EACH
n, HDPE		0.012	0.012	0.012	
hydraulic radius, Rh		0.375	0.5	0.375	FT
V		25.17	11.11	25.17	FPS
Pipe Area		1.77	3.14	3.53	SF
Capacity - Q		44.5	34.9	89.0	CFS
Calculated Run-off (Max)		18.3	34.4	44.7	CFS

TRAVEL TIME FOR CHANNEL FLOW (Kirpich Chart)



Time of Concentration of Small Drainage Basins

Seelye Chart



EXAMPLE 'A'
 LENGTH: 700 FEET
 PAVED
 SLOPE: 1.0 %
 TIME: 10 MINUTES

EXAMPLE 'B'
 LENGTH: 100 FEET
 DENSE GRASS
 SLOPE: 6.0 %
 TIME: 13 1/2 MINUTES

SEELYE CHART
 TIME OF CONCENTRATION

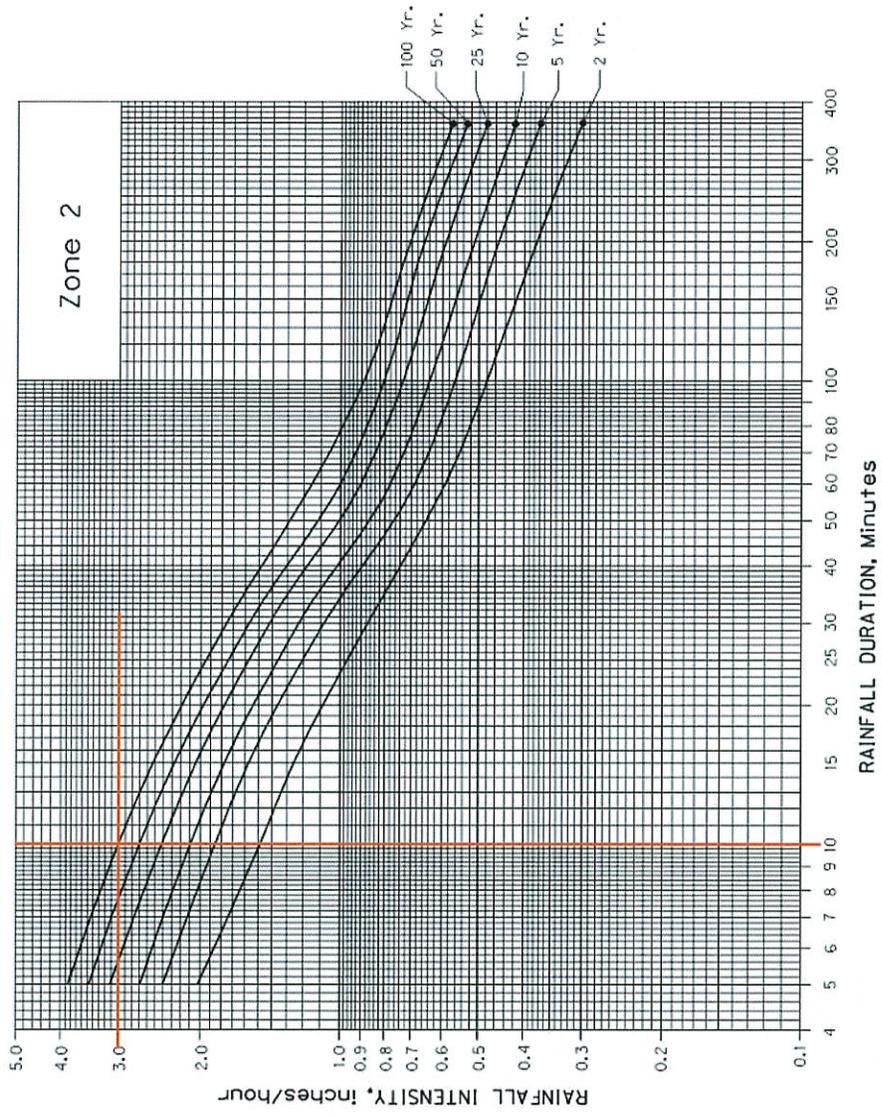
Table 1 Runoff Coefficients for the Rational Method

	FLAT	ROLLING	HILLY
Pavement & Roofs	0.90	0.90	0.90
Earth Shoulders	0.50	0.50	0.50
Drives & Walks	0.75	0.80	0.85
Gravel Pavement	0.85	0.85	0.85
City Business Areas	0.80	0.85	0.85
Apartment Dwelling Areas	0.50	0.60	0.70
Light Residential: 1 to 3 units/acre	0.35	0.40	0.45
Normal Residential: 3 to 6 units/acre	0.50	0.55	0.60
Dense Residential: 6 to 15 units/acre	0.70	0.75	0.80
Lawns	0.17	0.22	0.35
Grass Shoulders	0.25	0.25	0.25
Side Slopes, Earth	0.60	0.60	0.60
Side Slopes, Turf	0.30	0.30	0.30
Median Areas, Turf	0.25	0.30	0.30
Cultivated Land, Clay & Loam	0.50	0.55	0.60
Cultivated Land, Sand & Gravel	0.25	0.30	0.35
Industrial Areas, Light	0.50	0.70	0.80
Industrial Areas, Heavy	0.60	0.80	0.90
Parks & Cemeteries	0.10	0.15	0.25
Playgrounds	0.20	0.25	0.30
Woodland & Forests	0.10	0.15	0.20
Meadows & Pasture Land	0.25	0.30	0.35
Unimproved Areas	0.10	0.20	0.30

Note:

- **Impervious surfaces in bold**
- *Rolling = ground slope between 2 percent to 10 percent*
- *Hilly = ground slope greater than 10 percent*

RAINFALL INTENSITY - DURATION - RECURRENCE INTERVAL CURVES



December 19, 2025

Cary Sheldon, Riverview Meadows Development LLC
in care of:
Jason R. Morgan, PE,
Morgan Civil Engineering, Inc.

**Subject: Engineering Geologic Hazard Report Update and Supplement Letter
 Tax Lot 3600 Map 3N 10W 23B
 Riverview Meadows Subdivision, Phase 2, 3 Combined
 Tillamook County, Oregon**

Dear Mr. Sheldon and Mr. Morgan,

As requested, I am pleased to submit this engineering geologic hazard report update and supplement letter for the combined Phase 2 and Phase 3 of the Riverview Meadows Subdivision, of Tax Lot 3600 on map 3N 10W 23B of Tillamook County. I conducted my initial geologic hazards reconnaissance site visit for Phase 2 of the subject residential subdivision on February 14, 2020, with Jason Morgan, P.E. of Morgan Civil Engineering, Inc. My engineering geologic hazards report for Phase 2 of this land division is dated February 25, 2020. I visited the Phase 3 portion of the subject property on November 17, 2022, again with Mr. Morgan, PE, the project Civil Engineer. We walked over and observed proposed roadway and building lot areas of the Phase 3 subdivision site. My engineering geologic hazards report for Phase 3 of the Riverview Meadows subdivision is dated November 21, 2022.

During our site reconnaissance visits, the Phase 2 portion of the property was a nearly level upland grassy meadow with an existing shallow drainage ditch presumably dug by a former property owner for drainage purposes for agricultural or grazing land use. The Phase 3 portion of the subject property had similar nearly level natural topography that was vegetated by grass covered meadow, and a grove of young to moderate age spruce trees, shown below in Photo 1.

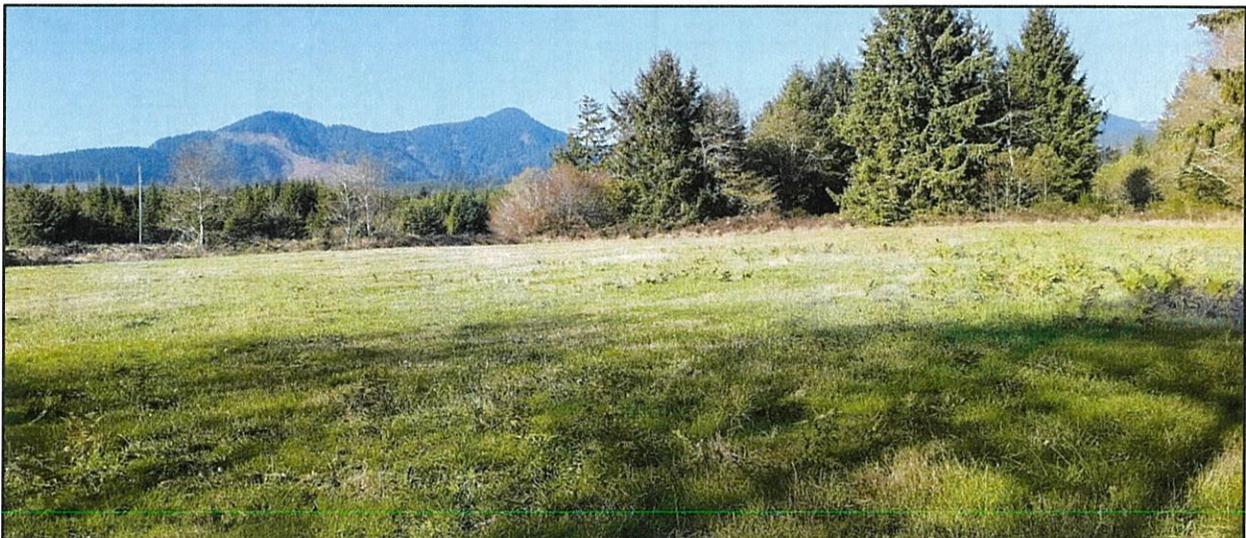


Photo 1- November 17, 2022 north northwest facing photograph showing combined area of Phase 2, in foreground, and partially tree covered Phase 3 of Riverview Meadows Subdivision.

Mr. Morgan, PE and I visited the nearly completed combined Phase 2 and Phase 3 Riverview Meadows residential subdivision site again on Friday, December 12, 2025. During this site visit I noted that the grove of trees and their stumps and roots had been removed from the Phase 3 portion of the site. I observed that the project interior roadways and been graded and paved, road side ditches had been excavated, check dams had been installed in ditches, and underpass culverts had been installed below roadways and a drainage easement between building lots. Final site drainage connections and outlet discharge to Bob's Creek had been completed and were observed to be functioning satisfactorily following a week of heavy rain. No site erosion was observed.

In my engineering geologic hazards report for Riverview Meadows subdivision Phase 2 dated, February 25, 2020, I recommended that residential foundation excavations on individual building lots 39 through 47 that lie east of the 110 foot above mean sea level elevation contour be reviewed by an Engineering Geologist, Civil Engineer, or Geotechnical Engineer for slope stability concerns. In addition, I recommend that any portions of foundations on Lots 43 through 47 that extend east of the existing 120-foot above mean sea level elevation contour be similarly reviewed for slope stability concerns. Based on revised lot numbering for the combined Phase 2 and Phase 3 of the Riverview Meadows residential subdivision, the current lots that contain steep slopes and potential slope stability concerns for residential foundations are lots 43, 44, 45, 46, 47, 49, 50, 51 and 52, as shown in Figure 1, below.

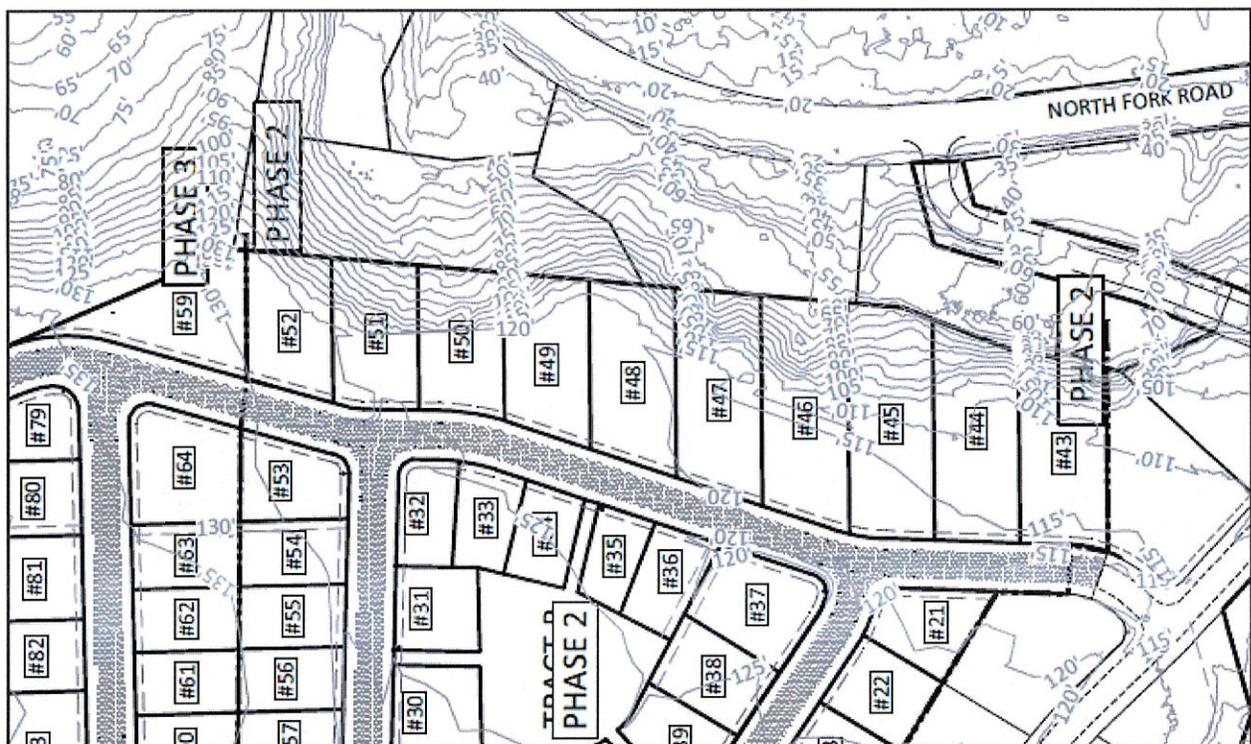


Figure 1- Topographic Site Plan, Riverview Meadows combined Phase 2, Phase 3.

The revised lot numbers vary slightly from my 2020 report for Phase 2. However, I consider the proposed building site plan shown in Figure 1, above, to be in conformance with my understanding

of the proposed building areas adjacent to steep slopes at the time of preparation of my 2020 engineering geologic hazards report for Phase 2.

I recommend that any portions of residential foundations on Lots 43, 44, 45, 46, and 47 that lie east of the 110 foot above mean sea level elevation contour be reviewed by an Engineering Geologist, Civil Engineer, or Geotechnical Engineer for slope stability concerns. I further recommend that any portions of foundations on Lots 49, 50, 51 and 52 that lie east of the 120-foot above mean sea level elevation contour be reviewed for slope stability concerns by the Engineering Geologist, Civil Engineer, or Geotechnical Engineer.

Once the individual building lot site and foundation plans noted above are reviewed and approved by the Engineering Geologist, Civil Engineer, or Geotechnical Engineer, I recommend that individual home owners or builders contact the Engineering Geologist, Civil Engineer, or Geotechnical Engineer at the time of foundation excavation to request observation and approval of the completed foundation bearing surface preparation, or installation of piers or piles, if used, before foundation construction commences.

In my opinion, other than the lot numbers noted above with steep slopes, the remaining lots on the combined Phase 2 and Phase 3 Riverview Meadows residential subdivision do not contain steep slopes, have relatively shallow undisturbed native soil and shallow weathered sedimentary bedrock, and are suitable for conventional shallow residential foundation design and construction in accordance with the adopted edition of the Oregon Structural Specialty Code. Under these conditions, any structure foundation should completely penetrate fill, topsoil or disturbed native soil to bear on firm inorganic soil or weathered sedimentary bedrock.

With the exception of the lots noted above recommended for individual slope stability review by qualified geologic or engineering design professionals, it is my opinion that minor site grading for drainage away from structures, foundation and home construction on the individual lots as allowed, will not influence or increase geologic hazard to the subject lots, adjacent lots or street or drainage infrastructure within public right of way.

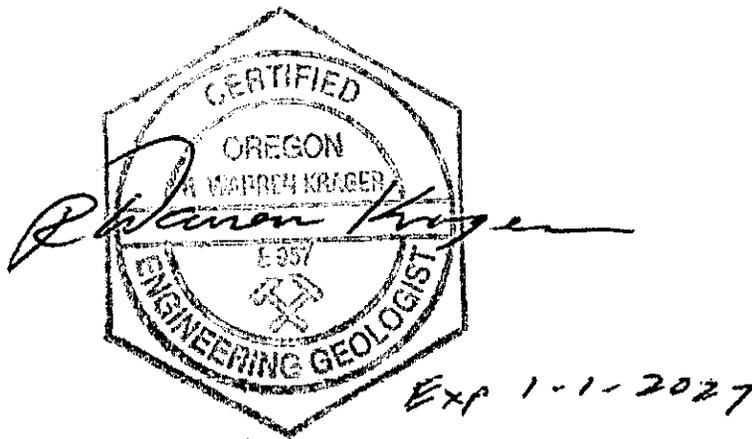
This Engineering Geologic Hazards Update and Supplement Letter should be submitted with, and used in conjunction with, my complete engineering geologic hazards report for Phase 2 of this land division dated February 25, 2020, and for Phase 3 dated November 21, 2022.

If unexpected subsurface conditions are encountered during any residential foundation construction, I or the project Civil or Geotechnical Engineer should be contacted to observe and advise if additional design or construction recommendations are warranted. If there is any question concerning differentiation of fill or disturbed ground from firm undisturbed native soil or weathered bedrock suitable for foundation support, I recommend that Mr. Morgan, P.E., or I be contacted and requested to observe and approve final excavated foundation bearing surfaces prior to foundation construction.

Limitations

The engineering geologic reconnaissance and geologic hazard review services performed for this project have been conducted with that level of care and skill ordinarily exercised by members of the profession currently practicing in this discipline and area under similar budget, time, and work scope constraints. This update and supplement letter (and my referenced engineering geologic hazard reports for Phase 2 of this land division dated February 25, 2020, and for Phase 3 dated November 21, 2022) may be used only by the client and their authorized agents for an additional three years from this letter date. If the project is further delayed, I would be happy to review site and design conditions and revise or update the reports as appropriate. If you have any questions regarding the information presented in this report, please do not hesitate to contact me at 360-903-4861 or warrenkrager@gmail.com.

Sincerely,



R. Warren Krager, R.G., C.E.G.
Oregon Licensed Engineering Geologist E-957