

*Si necesita ayuda para comprender esta información, por favor llame*

**503-588-6173**

**DECISION OF THE HEARINGS OFFICER**

**VARIANCE CASE NO.: VAR26-01**

**APPLICATION NO.: 26-105162-PLN**

**NOTICE OF DECISION DATE:** May 18, 2026

**REQUEST:** A Variance application to modify Condition 2(b) of the Subdivision Tentative Plan Approval for the Mill Creek Corporate Center Subdivision (SUB08-05MOD02) to allow the required sidewalk to be constructed not on the development side of the street for the entire length of the frontage. The applicant proposes to construct sidewalk along Deer Park Drive SE along the property frontage of Marion County Map and Tax Lot no. 082W080000400, then provide a mid-block pedestrian crossing with the sidewalk continuing along the Corban University side of the roadway to Aumsville Highway SE.

The subject property is 54.18 acres in size, zoned EC (Employment Center), and located at 4625 Mill Creek Drive SE (Marion County Assessor's Map and Tax Lot no: 082W080000400).

**APPLICANT:** BRAND LAND USE LLC

**LOCATION:** 4625 MILL CREEK DR SE

**CRITERIA:** Salem Revised Code (SRC) Chapter 245.005(d) Variance

**FINDINGS:** The findings are in the attached Decision dated May 18, 2026.

**DECISION:** The **Hearings Officer APPROVED** Variance Case No. VAR26-01 subject to the following conditions of approval:

**Condition 1:** At time of development within the Walnut area of the Mill Creek Corporate Center Subdivision (SUB08-05MOD2), to comply with Condition 2(b), sidewalks shall be constructed on the development side of Deer Park Drive SE along the subject property (4625 Mill Creek Drive SE, Marion County tax lot no. 082W080000400). Along the remainder of Deer Park Drive SE to Aumsville Highway SE, sidewalks may be constructed along the eastern side of the right-of-way in conjunction with a mid-block pedestrian crossing with rapid flashing beacon, designed and constructed in accordance with the Public Works Design Standards.

The rights granted by the attached decision must be exercised, or an extension granted, by June 3, 2028, or this approval shall be null and void.

Application Deemed Complete:	<u>April 17, 2026</u>
Public Hearing Date:	<u>April 17, 2026</u>
Notice of Decision Mailing Date:	<u>May 18, 2026</u>
Decision Effective Date:	<u>June 3, 2026</u>

**NOTICE OF DECISION**

PLANNING DIVISION  
planning@cityofsalem.net

**CITY OF Salem**  
**AT YOUR SERVICE**

State Mandate Date: August 15, 2026

Case Manager: Laurel Christian, lchristian@cityofsalem.net, (503) 584-4632

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, in person at 440 Church St SE, Salem OR 97312, by mail P.O. Box 14300 Salem, OR 97309, or by email at [planning@cityofsalem.net](mailto:planning@cityofsalem.net), no later than 5:00 p.m., June 2, 2026. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 245.005(d). The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, 440 Church St SE, Salem, during regular business hours.

<http://www.cityofsalem.net/planning>

**CITY OF SALEM  
BEFORE THE HEARINGS OFFICER**

AN APPLICATION FOR A VARIANCE TO )  
MODIFY CONDITION 2(b) OF THE )  
SUBDIVISION TENTATIVE PLAN ) VAR26-01  
APPROVAL FOR THE MILL CREEK )  
CORPORATE CENTER SUBDIVISION )  
(SUB08-05MOD02) ON PROPERTY ) FINDINGS OF FACT, CONCLUSIONS,  
ZONED EC (EMPLOYMENT CENTER), ) AND DECISION  
LOCATED AT 46245 MILL CREEK DRIVE )  
SE, SALEM, OREGON (MARION COUNTY )  
ASSESSOR’S MAP AND TAX LOT )  
NUMBER 082W08/400)

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**DATE AND PLACE OF HEARING:**

On May 13, 2026, at 5:30 p.m., a properly noticed hearing was held before the City of Salem Hearings Officer at the First Floor Conference Room, Parkway Building, 440 Church Street SE, Salem, Oregon.

**APPEARANCES:**

Staff: Laurel Christian, Infrastructure Planner III

Neighborhood Association: Southeast Millcreek Neighborhood Association

Proponents: Brand Land Use LLC, Capstone Mill Creek Logistics LLC

Opponents: None.

**SUMMARY OF THE APPLICATION AND HEARING**

**BACKGROUND**

The City of Salem held a duly authorized and noticed public hearing on May 13, 2026, regarding the Applicant’s request. During the hearing, Laurel Christian requested that the Staff Report be entered into the Record, and the Hearings Officer granted the request.

On March 4, 2026, an application for variance was submitted by Brand Land Use LLC. The application was deemed complete on April 17, 2026. The 120-day state mandated local decision deadline for the application is August 15, 2026.

The Hearing Notice was provided on April 23, 2026, to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) and stated that the date for the hearing was

May 13, 2026. The property was posted on May 3, 2026 consistent with the requirements of SRC 300.620(b)(3) for a Type III application.

The public hearing was held on May 13, 2026.

## **FINDINGS OF FACT AND CONCLUSIONS**

### **1. Salem Area Comprehensive Plan (SACP) designation**

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is EC (Employment Center). The subject property is within the Urban Growth Boundary and outside of the Urban Service Area.

### **2. Zoning and Surrounding Land Uses**

The subject property is zoned EC (Employment Center). The zoning and uses of the surrounding properties include:

**North:** PH (Public Health) Zone, Oregon Department of Corrections

**South:** EC (Employment Center)

**East:** PE (Public/Private Education) Zone, Corban University

**West:** EC (Employment Center) and PA (Public Amusement) Zones

### **2. Site Analysis**

The subject property, located at 4625 Mill Creek Drive SE, is Lot 1 of the Waln Subdivision Plat within the Mill Creek Corporate Center Subdivision (Marion County Recorders no. H49-29). According to the phasing plan, included in the subdivision decision, the subject property is within the Waln I phase. According to Condition 2(b), at time of development on the subject property, the street improvements along Deer Park Drive SE from Mill Creek Drive SE to Aumsville Highway SE are required as development has already occurred within the Waln II portion of the Development Site through Land Use Action no. SPR-ADJ-DAP23-09. These improvements are required by the subdivision and must be complete with future development on the subject property in accordance with the original condition of approval.

The subject property is located at the intersection of Mill Creek Drive SE and Deer Park Drive SE and the intersection of Mill Creek Drive SE and Truax Drive SE. However, the sidewalk in question extends along Deer Park Drive SE from the intersection of Mill Creek Drive SE to Aumsville Highway SE. Along the western side of Deer Park Drive SE in this vicinity is the Santiam Correctional Institution,

owned by the State of Oregon, Department of Corrections. Along the eastern side of Deer Park Drive SE in this vicinity is the Corban University College campus.

The subject property is located outside of the City's Urban Service Area. However, the Mill Creek Corporate Center Subdivision Decision established all requirements to provide adequate facilities to serve the subject property (SUB08-05MOD2).

The subject property is located at the intersection of Mill Creek Drive SE and Deer Park Drive SE and the intersection of Mill Creek Drive SE and Truax Drive SE. The sidewalk in question extends along Deer Park Drive SE from the intersection of Mill Creek Drive SE to Aumsville Highway SE. The street classification for each street and the existing and required right of way and improvement widths, according to SRC 803.025, for the corresponding street classification are as follows:

Mill Creek Drive SE and Truax Drive SE are classified as local streets; which have a standard right-of-way width of 60 feet and an improvement width of 30 feet. Mill Creek Drive SE has an existing right-of-way width of 76 feet and an improved width of 46 feet. Truax Drive SE has an existing right-of-way width of 60 feet and an improvement width of 34 feet. Deer Park Drive SE is classified as a collector; which have a standard right-of-way of 60 feet and an improvement width of 34 feet. Deer Park Drive has an existing right-of-way width of 60 feet and a variable improvement width.

### **3. Neighborhood and Citizen Comments**

The subject property is located within the Southeast Millcreek Neighborhood Association (SEMCA). Pursuant to SRC 300.620(b)(2)(B)(vii), the applicant is required to contact the Neighborhood Association prior to submittal of this consolidated application. On March 2, 2026, the applicant contacted the Association, meeting the requirements of SRC 300.310(c). No comments from the Neighborhood Association were received at time of the release of the staff report.

The subject property is location within a Homeowners Association (HOA). Pursuant to SRC 300.210(a)(10), the applicant provided the applicant provided the written contact for the HOA and notice of the application was sent to the HOA meeting the requirements of SRC 300.310(c). No comments from the HOA were received at time of the release of the staff report.

Notice was also provided, pursuant to SRC 300.620(b)(2)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. Corbin University provided written comments in support of the application. At the public hearing, Jordan Wade, representing the University, gave testimony supporting the University's comments.

### **4. City Department and Public Agency Comments**

The Salem Planning Division reviewed the proposal and provided proposed findings.

At the time of Public Construction permits, Planning will review for conformance with SUB08-05MOD02 and the Unified Development Code, which includes review of SRC Chapter 808 and any impacts the construction will have on the critical root zone of protected trees located on the adjacent Corban University property.

The Salem Building and Safety Division reviewed the proposal and indicated that at time of Development the applicant would be required to obtain any applicable building permits.

## 5. Analysis of Variance Criteria

SRC Chapter 245.005(a)(1) provides that unless otherwise provided in the UDC, buildings, structures, or land shall not be developed contrary to the applicable development standards of the UDC unless a variance has been granted pursuant to this chapter. This provision also lists nine (9) conditions where a variance may not be granted. None of these conditions are applicable to this application.

SRC Chapter 245.005(d)(1) establishes the following two approval criterion for a conditional use permit:

***SRC 245.005(d)(1): There is an unreasonable hardship or practical difficulty created by the physical characteristics of the land.***

**Finding 1:** Under the Mill Creek Corporate Center Subdivision Decision, Condition 2.b provided the following:

*Along Deer Park Road SE from Aumsville Highway SE to Turner Road SE, convey land for dedication of the ultimate half-width right-of-way on the development side of centerline and construct a full-width improvement. Sidewalks are required only on the development side of Deer Park Road SE.*

*Phasing: The improvements abutting the Waln I Area are required in conjunction with the Waln I Area. The improvements abutting the Waln II Area are required in conjunction with the Waln II Area. The improvements abutting the Waln III Area are required in conjunction with the Waln III Area. The improvements between the east line of the Waln I Area and Aumsville Highway SE are required as a condition of Site Plan Review approval with the Waln II Area if the Waln I Area develops first, or with the Waln I Area if the Waln II Area develops first.*

This condition of approval was vested upon recording of the Waln Subdivision Plat, Marion County Recorders no. H49-29, and the improvements are required to be constructed at time of development within the Waln I area. According to SRC Chapter 205, there is no mechanism to modify a subdivision final plan approval after the subdivision has been recorded; therefore, the applicant has requested a variance in accordance with Chapter 245.005(a)(1).

The variance request would allow the sidewalk, required under Condition 2(b), to be constructed on the development side of Deer Park Drive SE abutting 4625 Mill Creek

Drive SE (Tax Lot no. 082W08/400), then along the eastern side of Deer Park Drive SE for the remainder of the length extending to Aumsville Highway SE. As shown on the applicant's preliminary plans, a mid-block crossing with a rapid flashing beacon is proposed where the sidewalk would transition from the western side of the right-of-way to the eastern side of the right-of-way. The applicant seeks no other changes to the conditions of approval; Deer Park Drive SE will be improved to a collector street standard with a 34-foot-wide curb to curb improvement with sidewalk on one side of the street as required by the condition of approval.

**Finding 2:** Due to the vertical grade difference of Deer Park Drive SE to the properties abutting the western side of the right-of-way, the required property line sidewalk cannot be constructed without grading onto the adjacent property. Alternatively, retaining walls and a fence would be required to avoid encroachment onto the adjacent private property that is not owned by the subject property owner. Where the subject property owner controls the private property adjacent to the Deer Park right-of-way, the preliminary construction drawings submitted by the applicant show grading extends approximately 10-feet into the property with a grade change of approximately six-feet from the sidewalk elevation to the finish grade of the adjacent property. The applicant's preliminary construction plans show that construction of the property line sidewalk along the eastern side of the roadway, adjacent to Corban University, would have fewer grading impacts to the adjoining private property; though, the plans still show that some impacts would occur to construct the required sidewalk. The applicant stated that Corban University was committed to providing a Permit of Entry for work necessary to complete the required improvements on their property.

**Conclusion:** The physical topography of the land along the western side of the right-of-way abutting Deer Park Drive SE that makes construction of a property line sidewalk difficult, creating an unreasonable hardship.

***SRC 245.005(d)(2): The variance will not result in adverse effects that are unreasonably detrimental to the public health, safety, and welfare or to property or improvements in the vicinity.***

**Finding 3:** The required street improvements extend along Deer Park Drive SE from the intersection with Mill Creek Drive SE to the intersection with Aumsville Highway SE (approximately 2,500 linear feet). The applicant proposes to construct the required sidewalk along the development side of the right-of-way, western side of the right-of-way, for approximately 1,000 feet. After this point, the State of Oregon, Department of Corrections, owns the property adjacent to the western side of the Deer Park Drive SE right-of-way to the intersection with Aumsville Highway SE and Corban University owns the property adjacent to the eastern side of the right-of-way. Where the Department of Corrections property starts, the sidewalk will transition to the eastern side of the Deer Park Drive SE right-of-way and continue to the Aumsville Highway SE intersection (approximately 1,500-feet).

**Finding 4.** The original intent of these improvements was to mitigate the transportation impacts of the development and to provide pedestrian connectivity throughout the overall 500-acre subdivision. Deer Park Drive SE currently lacks sidewalks on both sides of the street along this segment; however, sidewalks have been constructed along the western side of the right-of-way along portions to the south where other development within the Mill Creek Corporate Center has occurred as required by the Mill Creek Corporate Center Subdivision Decision (SUB08-05MOD2). Constructing the required sidewalk along the eastern side of the right-of-way, abutting Corban University, improves pedestrian safety and better serves overall pedestrian demand in the area. There is an existing 8-foot-tall chain link fence, which has existing security razor wire to restrict access to the Department of Corrections property.

The proposed variance requires a mid-block crosswalk for pedestrians to access both sidewalks, an especially dangerous situation. However, conditioning the variance upon the presence of a rapid flashing beacon available to allow pedestrians to safely cross Deer Park Drive SE mitigates this potentially adverse impact.

Given the grade differences discussed above, relocating the sidewalk to the eastern side of the sidewalk also eliminates a potential conflict with pedestrians and security razor wire fencing at the Department of Corrections property, further improving security and safety.

**Conclusion:** The proposed variance request does not result in adverse effects that are unreasonably detrimental to public health, safety, and welfare or to property or improvements in the vicinity. To ensure the intent of the original condition is met, and pedestrian connectivity resulting in equal safety is provided, the following condition is required:

**Condition 1:** At time of development within the Waln I area of the Mill Creek Corporate Center Subdivision (SUB08-05MOD2), to comply with Condition 2(b), sidewalks shall be constructed on the development side of Deer Park Drive SE along the subject property (4625 Mill Creek Drive SE, Marion County tax lot no. 082W080000400). Along the remainder of Deer Park Drive SE to Aumsville Highway SE, sidewalks may be constructed along the eastern side of the right-of-way in conjunction with a mid-block pedestrian crossing with rapid flashing beacon, designed and constructed in accordance with the Public Works Design Standards.

## DECISION

Based upon the Record, and Facts and Findings herein, the Hearings Officer **APPROVES** the request for a variance to allow modification of the location of the required sidewalk listed under Condition 2(b) of the Subdivision Tentative Plan Approval for the Mill Creek Corporate Center Subdivision (SUB08-05MOD02)

subject to the following Condition of Approval:

**Condition 1:** At time of development within the Waln I area of the Mill Creek Corporate Center Subdivision (SUB08-05MOD2), to comply with Condition 2(b), sidewalks shall be constructed on the development side of Deer Park Drive SE along the subject property (4625 Mill Creek Drive SE, Marion County tax lot no. 082W080000400). Along the remainder of Deer Park Drive SE to Aumsville Highway SE, sidewalks may be constructed along the eastern side of the right-of-way in conjunction with a mid-block pedestrian crossing with rapid flashing beacon, designed and constructed in accordance with the Public Works Design Standards.

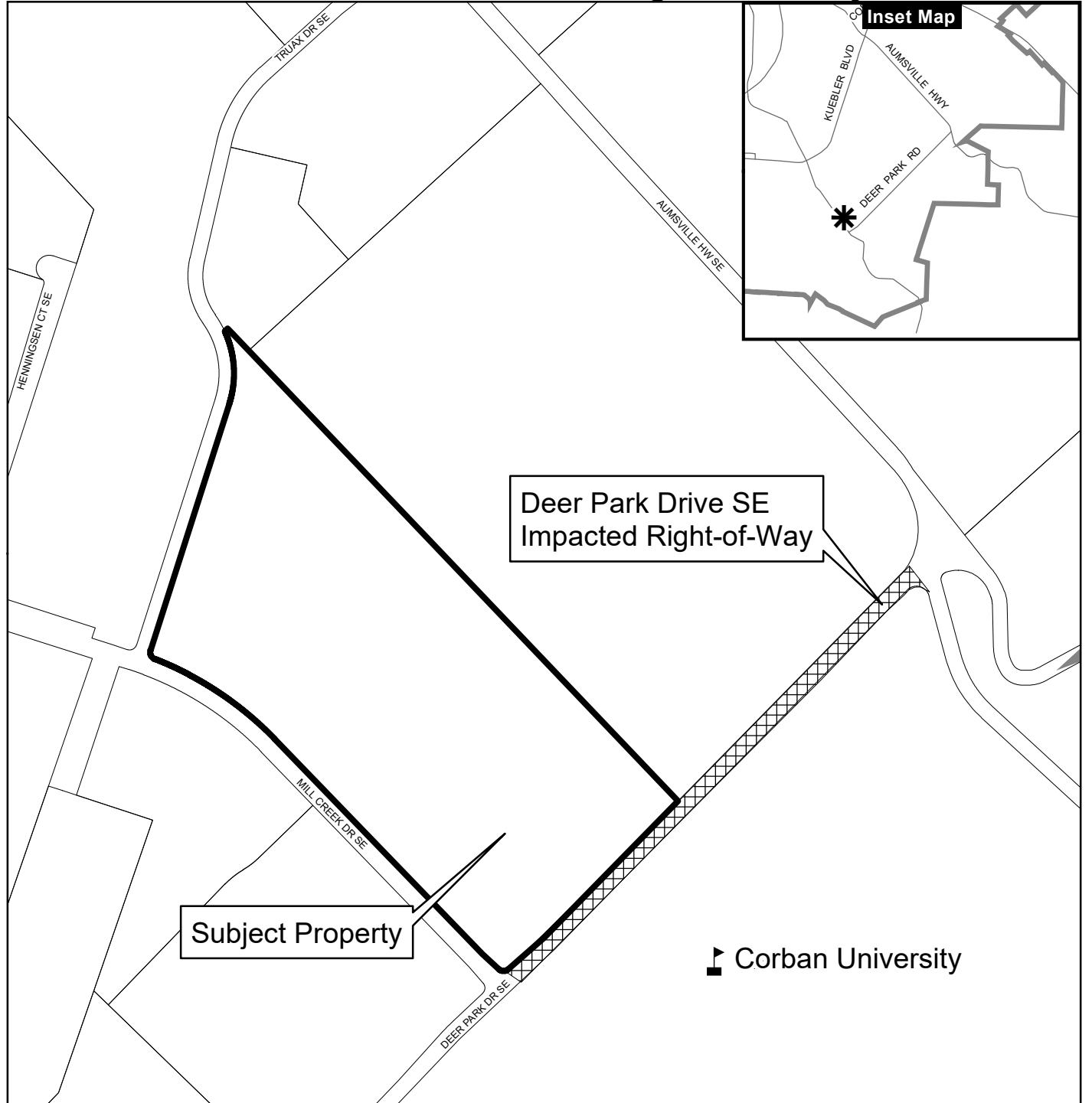
**DATED:** May 15, 2026

A handwritten signature in cursive script that reads "Gary Darnielle". The signature is written in dark ink on a light background.

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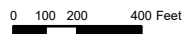
Gary Darnielle, Hearings Officer

# Vicinity Map 4625 Mill Creek Drive SE and Deer Park Drive SE Right-of-Way



### Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks




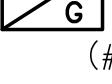
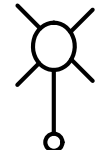


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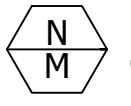




**SIGN NOTES**

1. ANY EXISTING SIGNS NOT SHOWN ARE TO BE PROTECTED AND WILL REMAIN IN PLACE UNLESS OTHERWISE DIRECTED.
2. ALL NEW SIGNS SHALL BE SHEET ALUMINUM.
3. ALL NEW STEEL SIGN POSTS SHALL BE AS SHOWN ON ODOT STANDARD DRAWING DET4235 WITH APPROPRIATE STYLE OF V-LOCK POST MOUNTING SOCKET, AND ALL NEW WOOD SIGN POSTS SHALL BE AS SHOWN ON ODOT STANDARD DRAWING TM670.
4. SEE THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) OR THE ODOT "SIGN POLICY AND GUIDELINES FOR THE STATE HIGHWAY SYSTEM" FOR SIGN CODE INFORMATION.
5. LEFT, RIGHT OR BOTH DIRECTION SIGN ARROW(S) AND LEFT OR RIGHT "THIS STALL ONLY" DIAGONAL ARROWS SHALL BE VERIFIED IN THE FIELD BY COS ENGINEERING STAFF PRIOR TO INSTALLATION.
6. **SEE STANDARD PLAN 324.**

**STREET LIGHT LEGEND**

-  INSTALL 13"x24"x18" HEAVY DUTY POLYMER CONCRETE JUNCTION BOX WITH HEAVY DUTY COVER, PER C.O.S. DTL. 705
-  INSTALL (S) INCH ELECTRICAL CONDUIT
-  INSTALL POLY PULL LINE, 400 LB MINIMUM PULL STRENGTH
-  INSTALL (N-N) NO. (G) TYPE CUXHHW WIRES  
(# TOTAL WIRES) | (# GROUND WIRES)
-  STREETLIGHT WITH 88W LED. GRAY FIBERGLASS POLE WITH 30' MOUNTING HEIGHT & 6' MAST ARM.

**SIGN CALLOUT LEGEND**

-  INSTALL NEW SIGN (N) ON NEW SIGN SUPPORT (M).
-  INSTALL NEW SIGN (N) ON EXISTING SIGN SUPPORT (M).
-  MAINTAIN AND PROTECT EXISTING SIGN (N) AND EXISTING SUPPORT (M)
-  REMOVE AND SALVAGE EXISTING SIGN (N) AND DISPOSE OF EXISTING SUPPORT (M)
-  REMOVE AND SALVAGE EXISTING SIGN (N) AND PROTECT EXISTING SUPPORT (M)



N(e) = SIGN NUMBER SHOWN (EXACT LOCATIONS TO BE MARKED BY CITY OF SALEM ENGINEERING STAFF)

SNS = STREET NAME SIGN (REUSE EXISTING)







N = SIGN NUMBER SHOWN

M = MATERIAL SHOWN

- S - STEEL
- W - WOOD
- LP - LUMINAIRE POLE
- PP - PEDESTRIAN PEDESTAL
- VP - VEHICLE PEDESTAL
- PGE - POWER POLE
- MP - MAST POLE
- MA - MAST ARM

-  EXISTING SIGN AND SUPPORT
-  NEW SIGN AND SUPPORT

SEE C.O.S. DTLS. 322A - 322C FOR STRIPING DETAILS

					
SIGN NO. 1 30"x30" AND STREET NAME SIGNS	SIGN NO. 2 W3-1 30"x30"	SIGN NO. 3 W11-2 30"x30"	SIGN NO. 4 W16-9P 30"x18"	SIGN NO. 5 W16-7R 30"x18"	SIGN NO. 6 W16-7L 30"x18"

JUNCTION BOX: FOR UNDERGROUND CONDUCTORS AND CONNECTIONS:

JUNCTION BOX DESCRIPTION: 13"x24"x18" HEAVY-DUTY POLYMER CONCRETE JUNCTION BOX WITH HEAVY-DUTY COVER, PER C.O.S. DTL. 705

CIRCUIT RUNS WILL USE 2" NON-METALLIC CONDUIT WITH MINIMUM #10 AWG XHHW WIRE, 2 CONDUCTORS AND 1 GROUND, 240 VOLT CIRCUIT. LOCATE WIRE WILL BE A #16 AWG ORANGE WITH BLUE TRACER WIRE ORIGINATING AT THE SERVICE CABINET RUNNING THROUGH ALL JUNCTION BOXES IN A CIRCUIT UP TO 2500' OF WIRE LENGTH TERMINATING IN A JUNCTION BOX. SPLICES IF REQUIRED MUST COMPLY WITH OREGON STANDARD DRAWING TM475 - LOOP WIRE TO LOOP FEEDER SPLICES. ALL SPLICES TO BE LOCATED IN A JUNCTION BOX.

LIGHTING REQUIREMENTS:  
LEOTEK 52W LIGHT FIXTURE MOUNTED ON 30' (30' MOUNTING HT.) DIRECT BURY FIBERGLASS POLE WITH 6' MAST ARM PER PGE REQUIREMENTS.

EACH LIGHT REQUIRED TO HAVE A PHOTOELECTRIC SENSOR SHALL BE FITTED WITH A SHORTING CAP WHERE NEEDED TO MAINTAIN THE CIRCUIT. WATTAGE AND TYPE OF LED LUMINAIRE TO PROVIDE THE REQUIRED LIGHT PATTERN MEETING CITY STANDARDS.

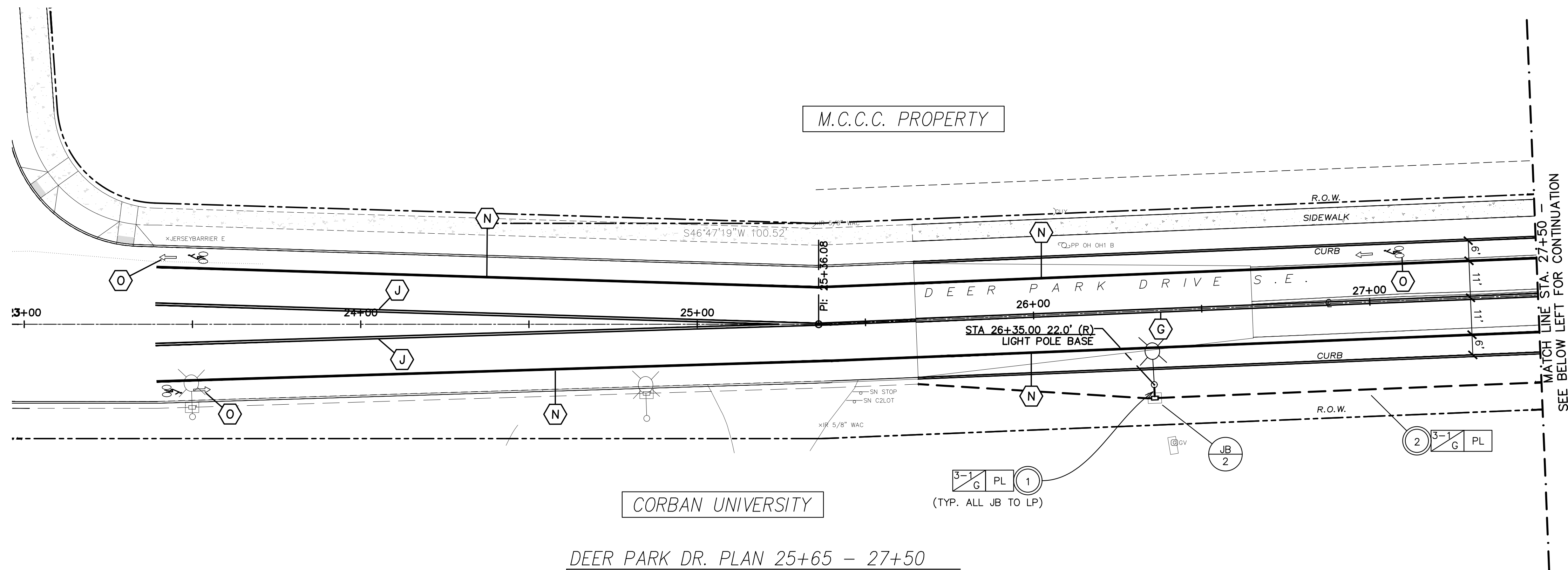
CITY INTERSECTION PROJECT WILL INSTALL A LONG LIFE PHOTOCCELL ELECTRONIC RELAY WHICH WILL BE MOUNTED ON FIRST LIGHT OF EACH CIRCUIT. CONNECTION WILL UTILIZE A MINIMUM OF 3 #12 WIRES BACK TO SERVICE CABINET. THE LONG LIFE PHOTO CELL PGE IS USING IS A SELC EXTENDED LIFE PHOTO CONTROL, TWIST-LOCK, 105-305V (PGE P/N 90002719, CATALOG 8483).

EACH LIGHT WILL HAVE A 13" X 24" X 18" HEAVY-DUTY POLYMER CONCRETE WITH HEAVY-DUTY COVER MARKED "LIGHTING". JUNCTION BOX TO BE PLACED IN THE SIDEWALK OR WITH A 12" CONCRETE APRON IF LOCATED IN LANDSCAPING. THE LIGHT WILL CONNECT USING A 1" CONDUIT USING #10 AWG WIRES, AND FITTED WITH A 2 POLE FUSE SYSTEM SIMILAR TO A LITTLEFUSE LEY SERIES USING REUSABLE CONNECTORS AND LOCATED IN THE JUNCTION BOX.

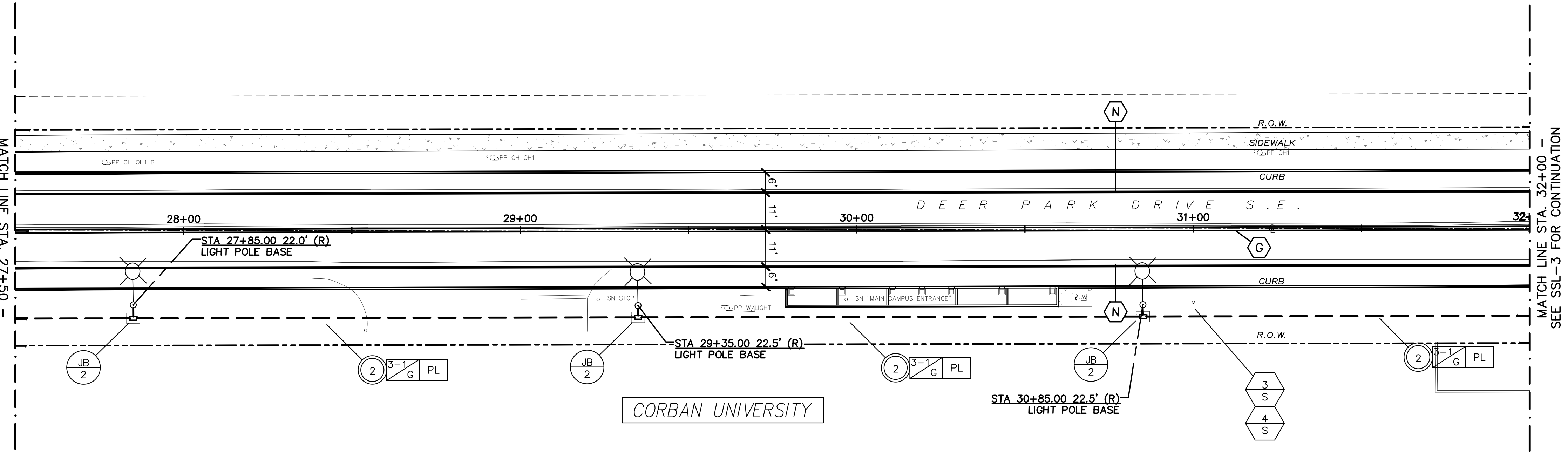
CITY INTERSECTION PROJECT WILL INSTALL A STANDARD SERVICE CABINET, WHICH WILL BE A COOPER B-LINE CUP-4111 STREET LIGHT CONTROLLER CABINET ON AN MB1515 MOUNTING PAD INCLUDING GROUND RODS PER CODE (OR APPROVED EQUAL). 100 AMP 2 POLE MAIN BREAKER, 20 AMP 2 POLE BRANCH BREAKERS (1 PER CIRCUIT), 30 AMP 2 POLE LIGHTING CONTACTOR (1 PER CIRCUIT), AND 1 - 15 AMP TEST SWITCH WHICH WILL ACTIVATE ALL LIGHTS. CABINET WILL BE SECURED WITH A TRAFFIC SECTION PROVIDED PADLOCK.

 <b>REVIEW</b> STEVEN H. GIBBY, P.E. OREGON REGISTERED PROFESSIONAL ENGINEER No. 16,387 EXPIRES 6/30/2026 REVIEWS: 6/20/2026	<b>WESTTECH ENGINEERING, INC.</b> CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westtech@westtech-eng.com	CAPSTONE PARTNERS LLC DEER PARK DRIVE STREET IMPROVEMENTS SIGNING, STRIPING, LIGHTING - NOTES & DETAILS	DRAWING <b>SSL-1</b>	JOB NUMBER 3012.5000.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>4</td> <td>9-19-2025</td> <td>PER 1997 R/W DEDICATION</td> <td>RS</td> </tr> <tr> <td>3</td> <td>9-2-2025</td> <td>PER CITY COMMENTS</td> <td>RS</td> </tr> <tr> <td>2</td> <td>6-16-2025</td> <td>PER CITY COMMENTS</td> <td>RS</td> </tr> <tr> <td>1</td> <td>9-24-2024</td> <td>PER CITY COMMENTS</td> <td>RS</td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	4	9-19-2025	PER 1997 R/W DEDICATION	RS	3	9-2-2025	PER CITY COMMENTS	RS	2	6-16-2025	PER CITY COMMENTS	RS	1	9-24-2024	PER CITY COMMENTS	RS
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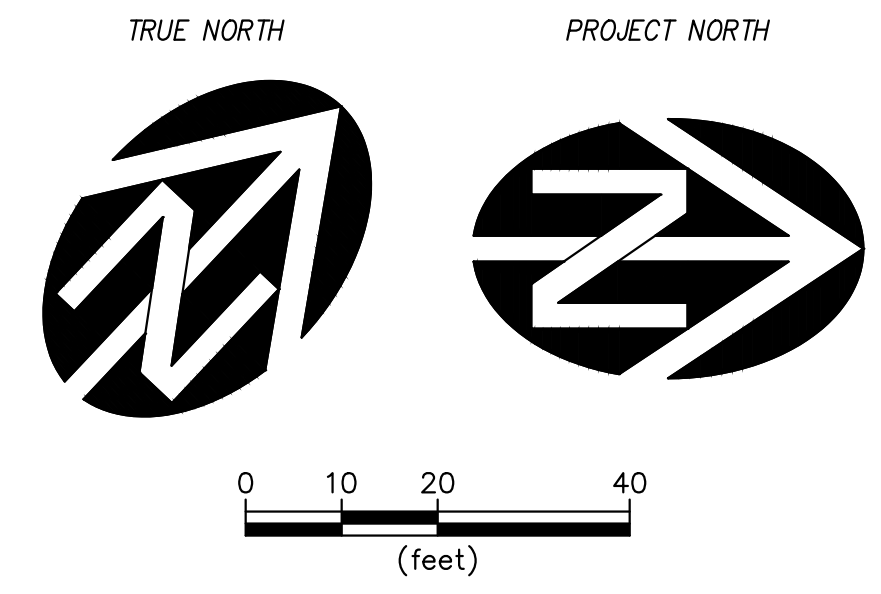
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DEER PARK DR. PLAN 25+65 - 27+50  
 1" = 20'



DEER PARK DR. PLAN 27+50 - 32+00  
 1" = 20'



NO.	DATE	DESCRIPTION	BY
4	9-19-2025	PER 1997 R/W DEDICATION	RS
3	9-2-2025	PER CITY COMMENTS	RS
2	6-16-2025	PER CITY COMMENTS	RS
1	9-24-2024	PER CITY COMMENTS	RS

VERIFY SCALE  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON SCALES ACCORDINGLY

DATE: 09/2024

REVIEW

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF OREGON  
 No. 16,161  
 STEVEN N. JENKINS  
 REVIEWS: 6/20/2026

**WE**  
**WESTTECH ENGINEERING, INC.**  
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
 Phone: (503) 585-2474 Fax: (503) 585-3966  
 E-mail: westtech@westtech-eng.com

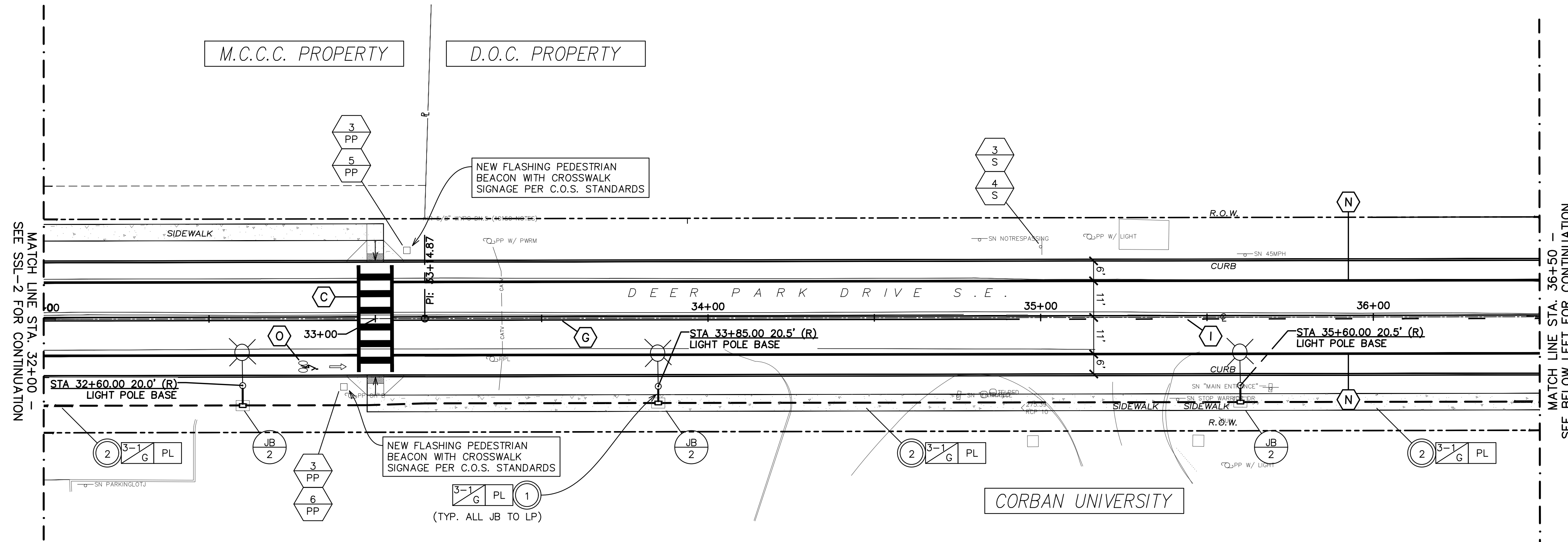
CAPSTONE PARTNERS LLC

DEER PARK DRIVE STREET IMPROVEMENTS  
 DEER PARK DRIVE - SIGNING,  
 STRIPING, LIGHTING STA.  
 25+65 - 32+00

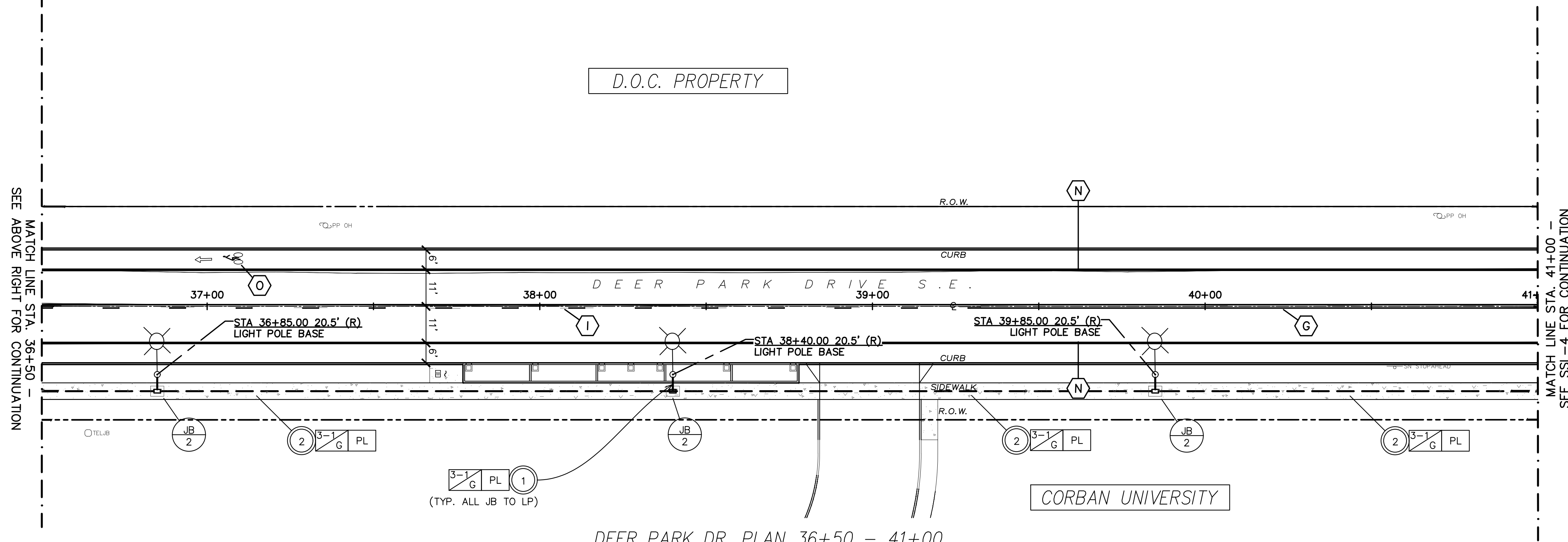
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 SSL-2

JOB NUMBER  
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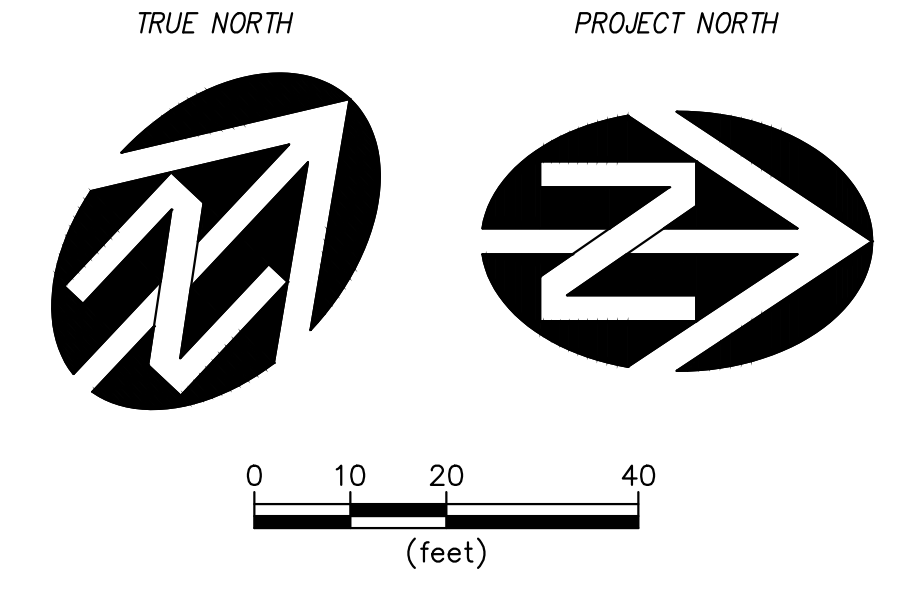
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DEER PARK DR. PLAN 32+00 - 36+50  
 1" = 20'



DEER PARK DR. PLAN 36+50 - 41+00  
 1" = 20'



MATCH LINE STA. 32+00 -  
 SEE SSL-2 FOR CONTINUATION

MATCH LINE STA. 36+50 -  
 SEE BELOW LEFT FOR CONTINUATION

MATCH LINE STA. 36+50 -  
 SEE ABOVE RIGHT FOR CONTINUATION

MATCH LINE STA. 41+00 -  
 SEE SSL-4 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
4	9-19-2025	PER 1997 R/W DEDICATION	RS
3	9-2-2025	PER CITY COMMENTS	RS
2	6-16-2025	PER CITY COMMENTS	RS
1	9-24-2024	PER CITY COMMENTS	RS

VERIFY SCALE  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON SCALES ACCURACLY

DATE: 09/2024

REVIEW

REGISTERED PROFESSIONAL ENGINEER  
 OREGON  
 STEVEN H. GIBBY  
 No. 16,161

REVISIONS: 6/20/2026

**WESTTECH ENGINEERING, INC.**  
 CONSULTING ENGINEERS AND PLANNERS

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 Phone: (503) 585-2474 Fax: (503) 585-3966  
 E-mail: westtech@westtech-eng.com

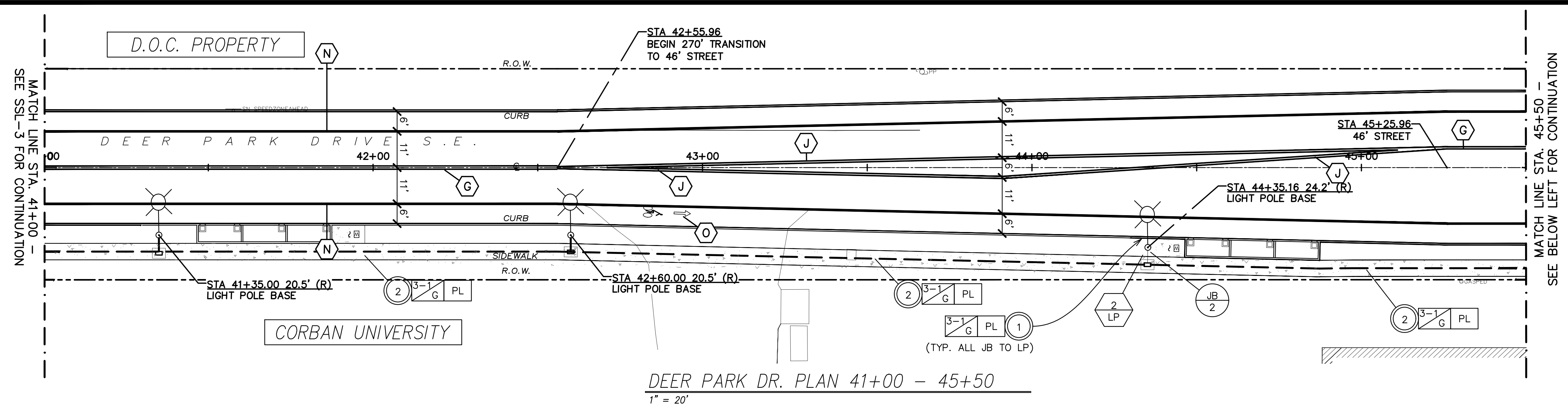
CAPSTONE PARTNERS LLC

DEER PARK DRIVE STREET IMPROVEMENTS  
 DEER PARK DRIVE - SIGNING,  
 STRIPING, LIGHTING STA.  
 32+00 - 41+00

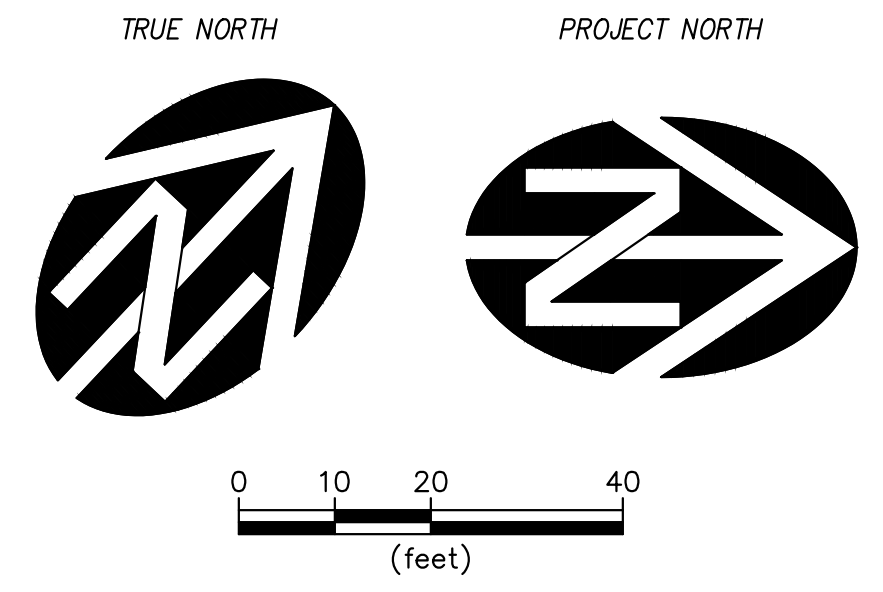
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JOB NUMBER  
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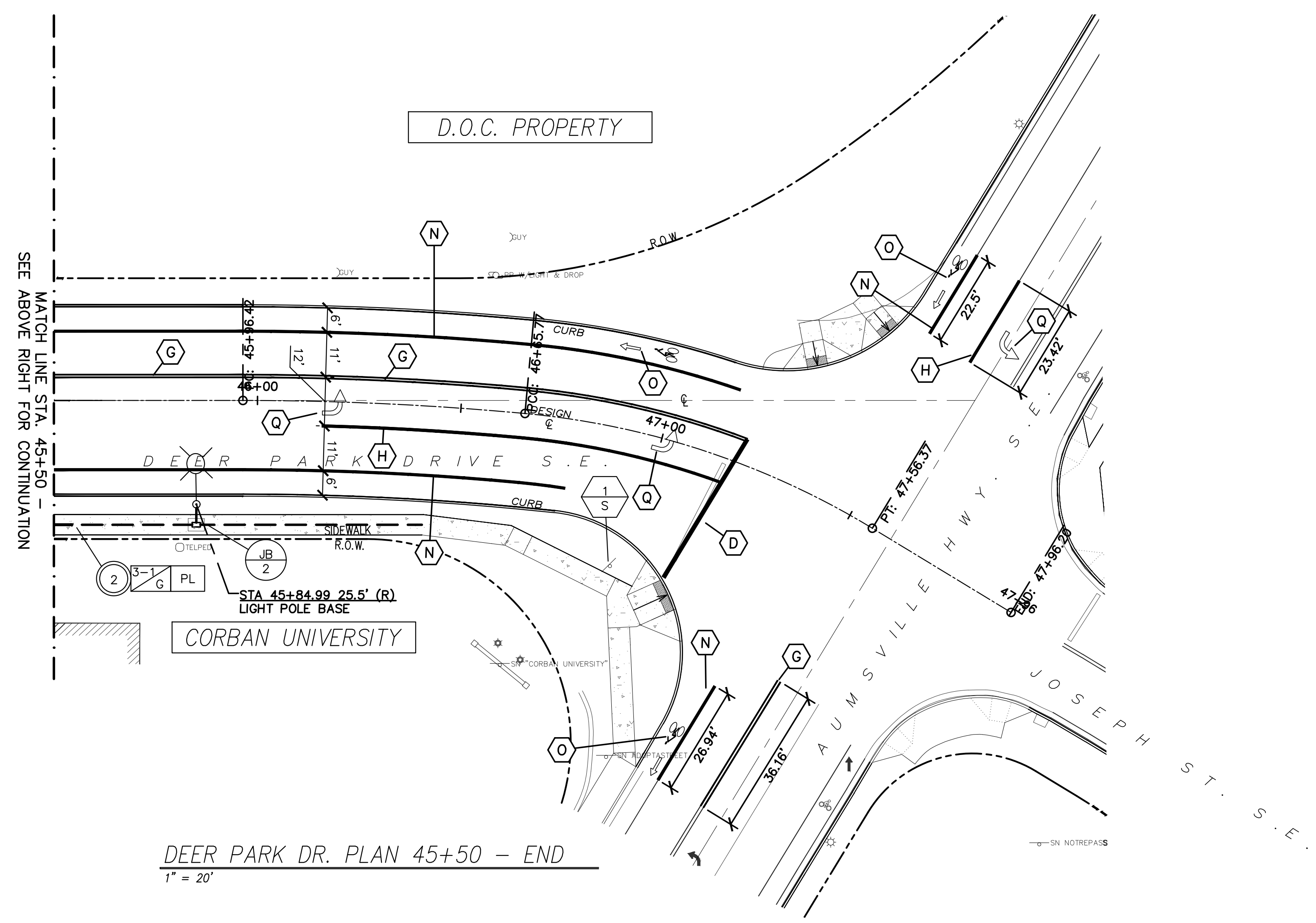
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DEER PARK DR. PLAN 41+00 - 45+50  
 1" = 20'



SEE BELOW LEFT FOR CONTINUATION



DEER PARK DR. PLAN 45+50 - END  
 1" = 20'

SEE ABOVE RIGHT FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
1	9-24-2024	PER CITY COMMENTS	RS
2	6-16-2025	PER CITY COMMENTS	RS
3	9-2-2025	PER CITY COMMENTS	RS
4	9-19-2025	PER 1997 R/W DEDICATION	RS

VERIFY SCALE  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON SCALES ACCORDINGLY

DATE: 09/20/2024

REGISTERED PROFESSIONAL ENGINEER  
**REVIEW**  
 STEVEN H. GIBBY  
 OREGON No. 16,161  
 REVIEWS: 6/20/2026

**WE**  
**WESTTECH ENGINEERING, INC.**  
 CONSULTING ENGINEERS AND PLANNERS

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CAPSTONE PARTNERS LLC

DEER PARK DRIVE STREET IMPROVEMENTS  
 DEER PARK DRIVE - SIGNING,  
 STRIPING, LIGHTING STA.  
 41+00 - END

DRAWING  
 SSL-4

JOB NUMBER  
 3012.5000.0