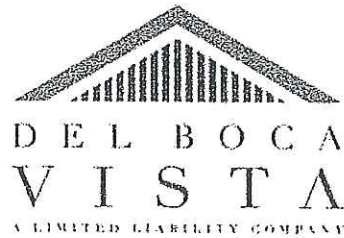




EXHIBIT L

Parking and Utilities Memo

MEMO



To: Riverrun Subdivision
Development Application

From: Daniel Danicic, PE
971-281-8074
dan@dbvcorp.com

Date: 6/29/18

Re: Parking and Utilities Overview

It is not a requirement to address on-street parking, only that there be two off-street parking spaces. However, this project will be the first in Newberg to utilize the newly adopted 25-foot wide lot size extensively. To address potential concerns, this memo will provide an overview of how the smaller lot width can work when laid out thoughtfully.

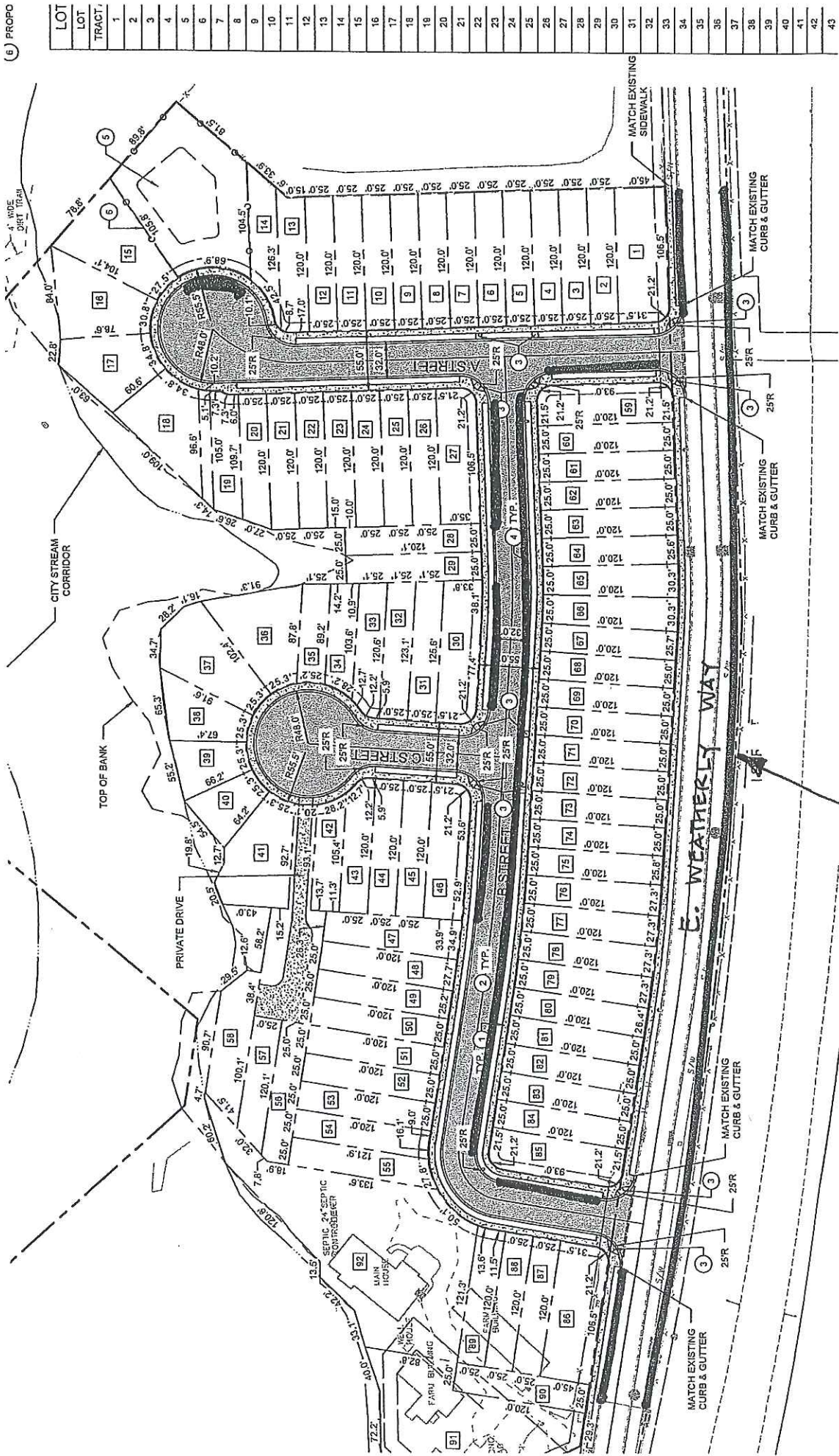
PARKING

Every lot will meet the code requirement for two off-street parking spaces: Driveway and Single Car Garage. On-street parking will be available in front of homes as the driveways will be placed next to each other so that every other lot will have space for a compact vehicle to park (approximately 18 feet) see Figure 3. The lot layout is such that there will be large stretches of street frontage without driveways. Refer to the attached figures 1 and 2 with these areas identified. For example, in Phase 1 (Figure 1), lots 59 - 85 will have their driveway access from E. Weatherly Way. They will have additional parking access to the full length of the By-Pass frontage. This then leaves the back of the lots along B Street for uninterrupted parking. Figure 2 shows the additional on-street parking for Phase 2.

UTILITY - STREET TREE – DRIVEWAY

The narrow lot layout does accommodate for layout of utilities, street trees, driveways, etc. Figure 3 demonstrates the ability to locate city utilities (water meters and sanitary sewer laterals), a street tree every other lot, street lights and franchise utilities.

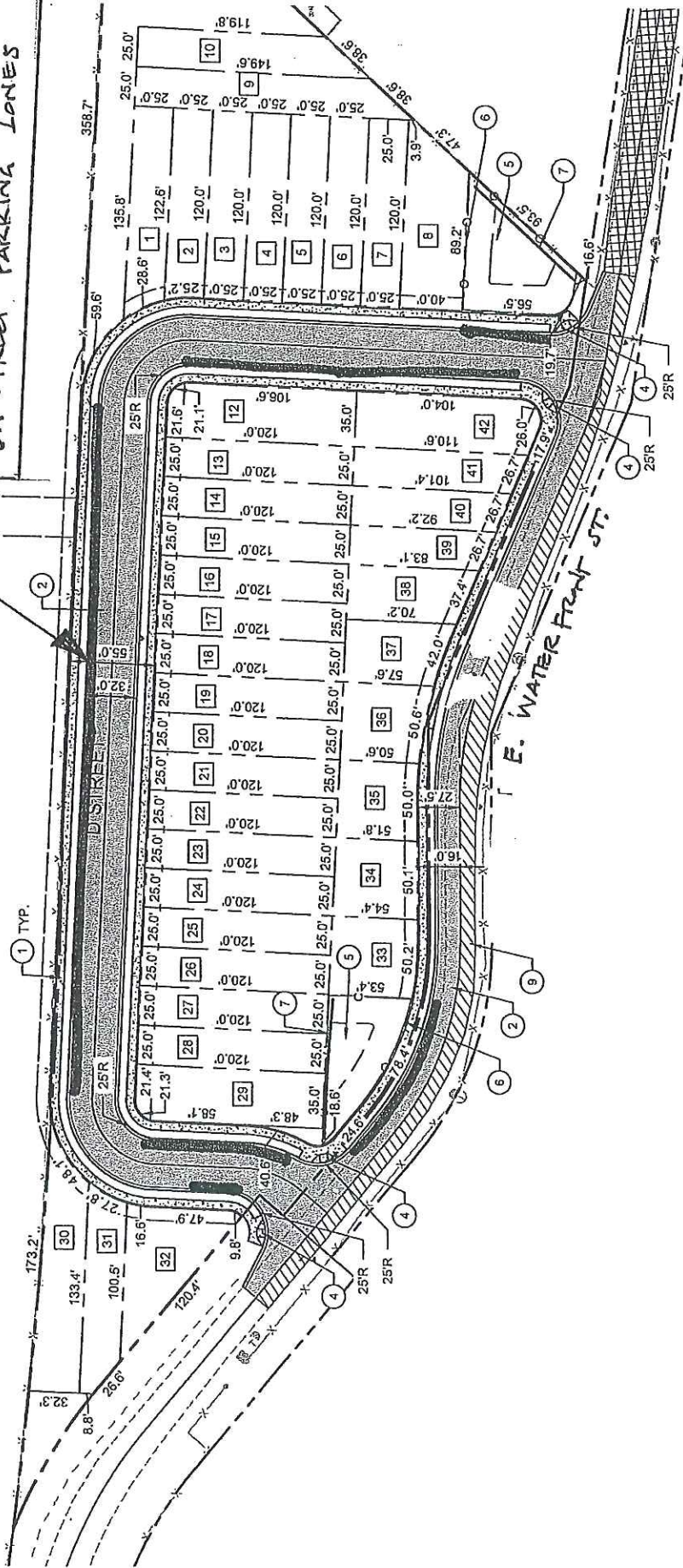
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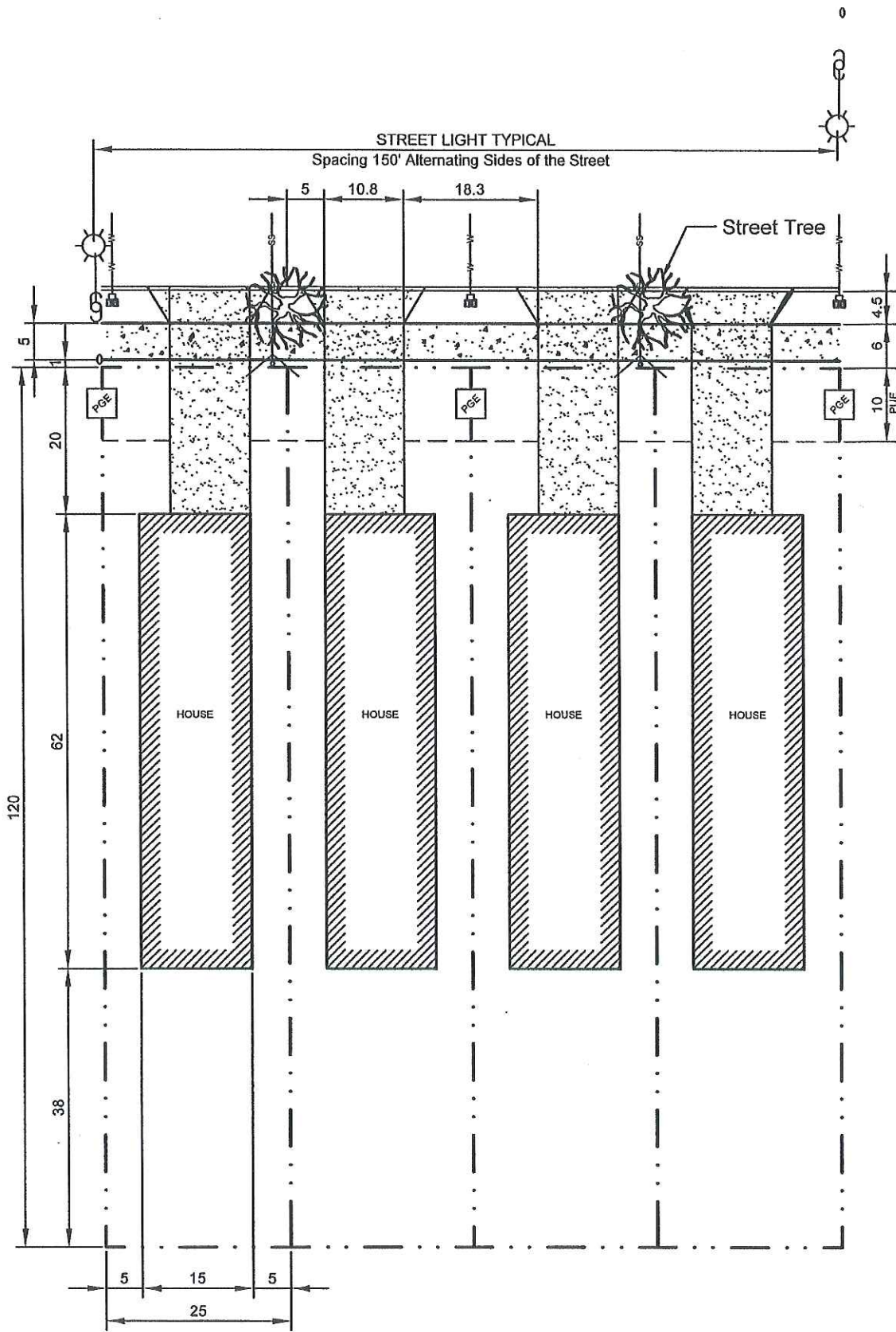
RIVERRUN PHASE I
FIGURE 1

LOCATION OF ADDITIONAL
ON-STREET PARKING ZONES

LOCATION OF ADDITIONAL
ON-STREET PARKING ZONES



RIVERRUN PHASE I
FIGURE 2



Concept Utility - Tree - Driveway Plan

FIGURE 3