



## MEMORANDUM

<b>DATE:</b>	June 6, 2014
<b>FROM:</b>	John Sexton
<b>TO:</b>	Cindy Pionke
<b>CC:</b>	Jim Snowden
<b>SUBJECT:</b>	Nubbin Ridge Road driveway sight distance

Hi, Cindy

I conducted a field visit to the proposed residential development driveway location at approximately 8505 Nubbin Ridge Road. The driveway location is clearly marked with orange paint, and reference marks have been placed at intervals of 100, 200 and 300 feet from the driveway on both of the Nubbin Ridge Road approaches.

The posted speed limit on Nubbin Ridge Road is 30 MPH, so the required sight distance is 300 feet. I measured sight distance to the left and to the right from the proposed driveway location and have attached a figure and photographs to illustrate my findings. Sight distance to the left is greater than 300 feet at the edge of pavement and is expected to be similar at points along the driveway distant from Nubbin Ridge Road if vegetation is removed and if the driveway elevation is the same as that of the Nubbin Ridge Road edge of pavement.

Sight distance to the right is 250 feet at the edge of pavement and 270 feet at approximately seven feet from the Nubbin Ridge Road edge of pavement. It is possible that slightly greater sight distance may be obtained farther from the edge of pavement, but vegetation and the grade of the side slope at the driveway location did not allow me to verify that possibility.

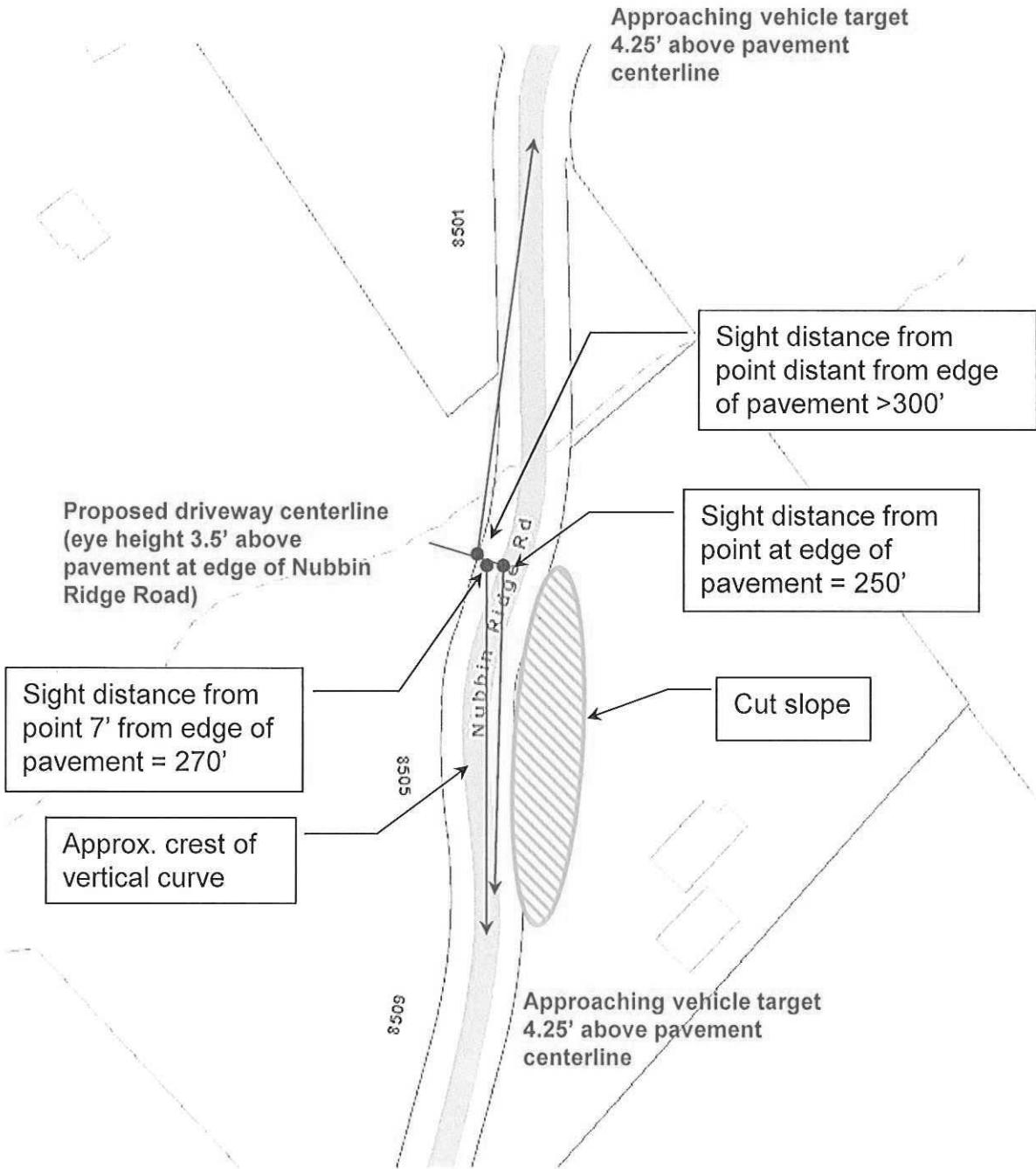
There are at least three restrictions to sight distance to the right as follows:

1. The subject property is covered with thick vegetation. While the roadside has been trimmed to about five feet from the pavement edge, the vegetation restricts sight distance in both directions.
2. There is a cut slope on the east side of Nubbin Ridge Road (the road runs approximately north-south in the vicinity of the driveway) south of the driveway location. The combination of the horizontal alignment of Nubbin Ridge Road and the presence of the cut slope create a condition in which sight distance increases along the proposed driveway centerline farther from the Nubbin Ridge Road edge of pavement. However, this condition also may create a "blind spot" near the Nubbin Ridge Road edge of pavement.
3. There is a crest vertical curve on Nubbin Ridge Road south of the proposed driveway location that appears to restrict sight distance to less than 300 feet from any point along the proposed driveway centerline. As noted, I was not able to verify this due to vegetation and grades.

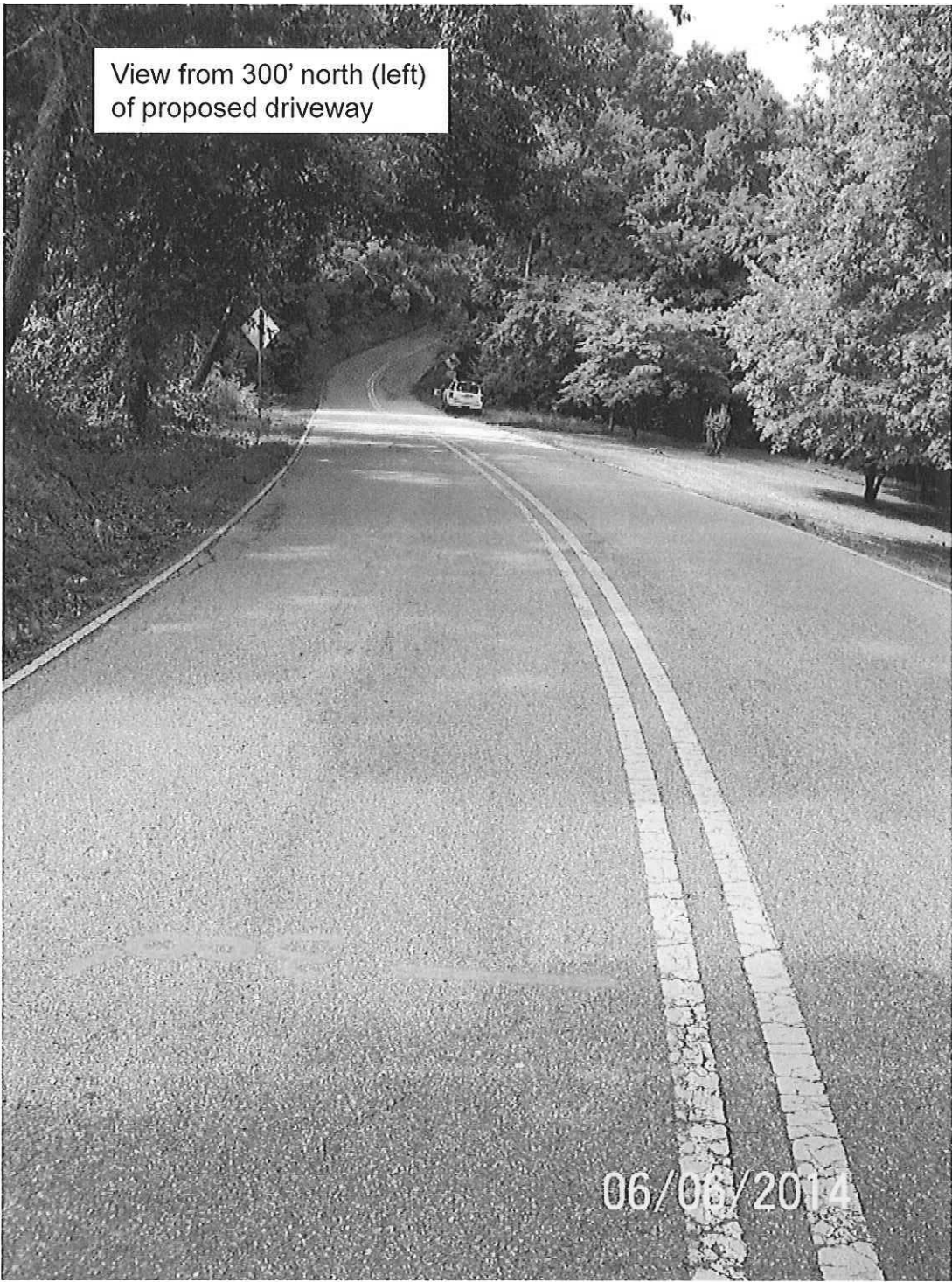
Here are my recommendations.

- Clear vegetation so that sight distance may be fully documented.
- Determine the grade of the proposed driveway within 15 feet of the Nubbin Ridge Road edge of pavement.
- Check the available sight distance along the proposed driveway centerline from the Nubbin Ridge Road edge of pavement to a point 15 feet from the edge of pavement.
- Document the extent of any "blind spots" created by the cut bank on the east side of Nubbin Ridge Road.
- Document whether the crest vertical curve on Nubbin Ridge Road restricts sight distance to the right to less than 300 feet.

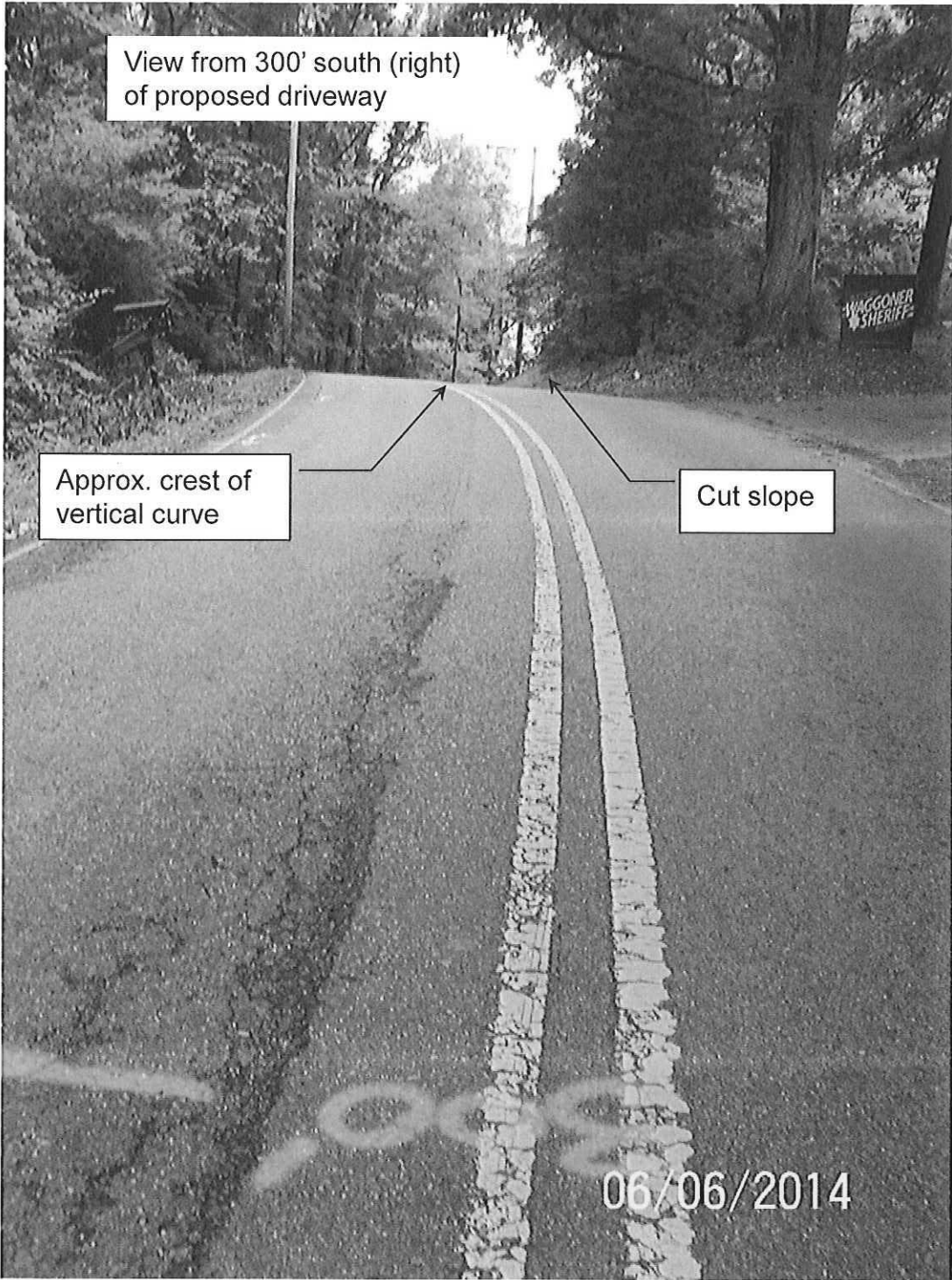
Please let me know if you have any questions regarding this matter.



View from 300' north (left)  
of proposed driveway



06/06/2014



View from 300' south (right)  
of proposed driveway

Approx. crest of  
vertical curve

Cut slope

06/06/2014