



Proposed  
140 unit APTS

**E**  
MARRIOTT  
Hotel

UNITS

MARRIOTT	116
Cosgrove Addresses	151
Dobbins Hill Addresses	89
Erwin Village Addresses	32
Windhover Addresses	40
Kirkwood Addresses	110
Summerfield	140
McGregor Place Addresses	16

**Legend**

- Streets
- Addresses
- Cosgrove Hill
- Dobbins Hill
- Erwin Village
- Windhover
- Kirkwood
- McGregor Place
- Residence Inn
- Water Bodies

This map contains the data prepared for the inventory of real property within Orange County, and is compiled from recorded deed, claim, and other public records and data. Users of this map are hereby notified that the aforementioned public records, historical sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.



Orange County  
Tax Administration/Land Records

1:3,228

1 inch = 269 feet



GIS: 2-23-2016

Total 694 x 2 veh/unit = 1400 vehicles

Presque Isle

Providence  
Nothing Hill 186

Stage Offices  
238

228  
Walden  
Greenfield

Sage

15-501  
to  
I-405

89  
Dobbins Hill

151  
Cosgrove

108  
Guest + Condo 435

(Foxcroft)  
501 Midtown  
248

Summerfield Crossing

UNITS

MARRIOTT - 116

Cosgrove Addresses 151

Dobbins Hill Addresses 89

Erwin Village Addresses 32

Windhover Addresses 40

Kirkwood Addresses 110

Summerfield 140

McGregor Place Addresses 16





Aug 2016

Town of Chapel Hill: Traffic Impact Study  
Oxford Reserve - Proposed Residential Development

Weekly Homes

The proposed spacing between the street access connections and local driveways is more than the recommended 50 foot spacing along local streets/100 feet along collector streets found in Table 4-A-1 in the Town Design Manual.

for 59 units built

Table ES-2. Oxford Reserve LOS and Delay (Seconds/Vehicle) Summary

Est Traffic Conditions w/o impact of site

Intersections	Peak Hour	2016 Existing		2020 No-Build		2020 Build		2020 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Erwin Road and Old Oxford Road / Windhover Drive#	AM	C	20.1	C	21.4	C	21.8	N/A	N/A
	NOON	B	13.3	B	13.5	B	13.6	N/A	N/A
	PM	C	20.2	C	21.6	C	22.0	N/A	N/A
Erwin Road and McGregor Drive#	AM	B	13.7	B	14.2	B	14.2	N/A	N/A
	NOON	B	10.6	B	10.7	B	10.7	N/A	N/A
	PM	B	11.3	B	11.5	B	11.5	N/A	N/A
Erwin Road and Dobbins Drive#	AM	D	25.4	D	27.7	D	30.1	N/A	N/A
	NOON	C	17.0	C	17.7	C	19.0	N/A	N/A
	PM	D	31.2	D	34.6	E	39.5	N/A	N/A
US 15-501 Northbound and Northbound U-Turn	AM	B	11.5	B	12.3	B	13.1	N/A	N/A
	NOON	B	10.7	B	11.1	B	11.8	N/A	N/A
	PM	A	9.3	B	10.2	B	10.8	N/A	N/A
US 15-501 Northbound and Europa Drive	AM	B	15.2	B	15.3	B	15.3	N/A	N/A
	NOON	B	16.4	B	16.5	B	16.4	N/A	N/A
	PM	B	15.9	B	16.1	B	16.0	N/A	N/A
US 15-501 Southbound and Southbound U-Turn	AM	B	17.4	B	18.1	B	18.4	N/A	N/A
	NOON	B	19.9	C	20.2	C	20.9	N/A	N/A
	PM	C	23.4	C	24.1	C	25.0	N/A	N/A
US 15-501 Southbound and Erwin Road	AM	C	28.8	C	29.7	C	31.4	N/A	N/A
	NOON	C	22.6	C	23.2	C	26.2	N/A	N/A
	PM	D	36.6	D	39.5	D	44.0	N/A	N/A
Old Oxford Road and Local Street "A" #	AM	N/A	N/A	N/A	N/A	A	8.8	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	A	8.7	N/A	N/A
	PM	N/A	N/A	N/A	N/A	A	8.6	N/A	N/A
Erwin Road and Local Street "A" #	AM	N/A	N/A	N/A	N/A	B	13.3	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	B	10.6	N/A	N/A
	PM	N/A	N/A	N/A	N/A	B	12.1	N/A	N/A

N/A - Not Applicable or No Improvements Necessary

# - Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

LOS = Level of Service

Signal Warrant Analysis

Based on projected 2020 traffic volumes, operational LOS/delay results, and current/proposed access plans, no study area intersection would warrant the installation of a traffic signal, based on the methodology found in the 2009 Manual on Uniform Traffic Control Devices (MUTCD).