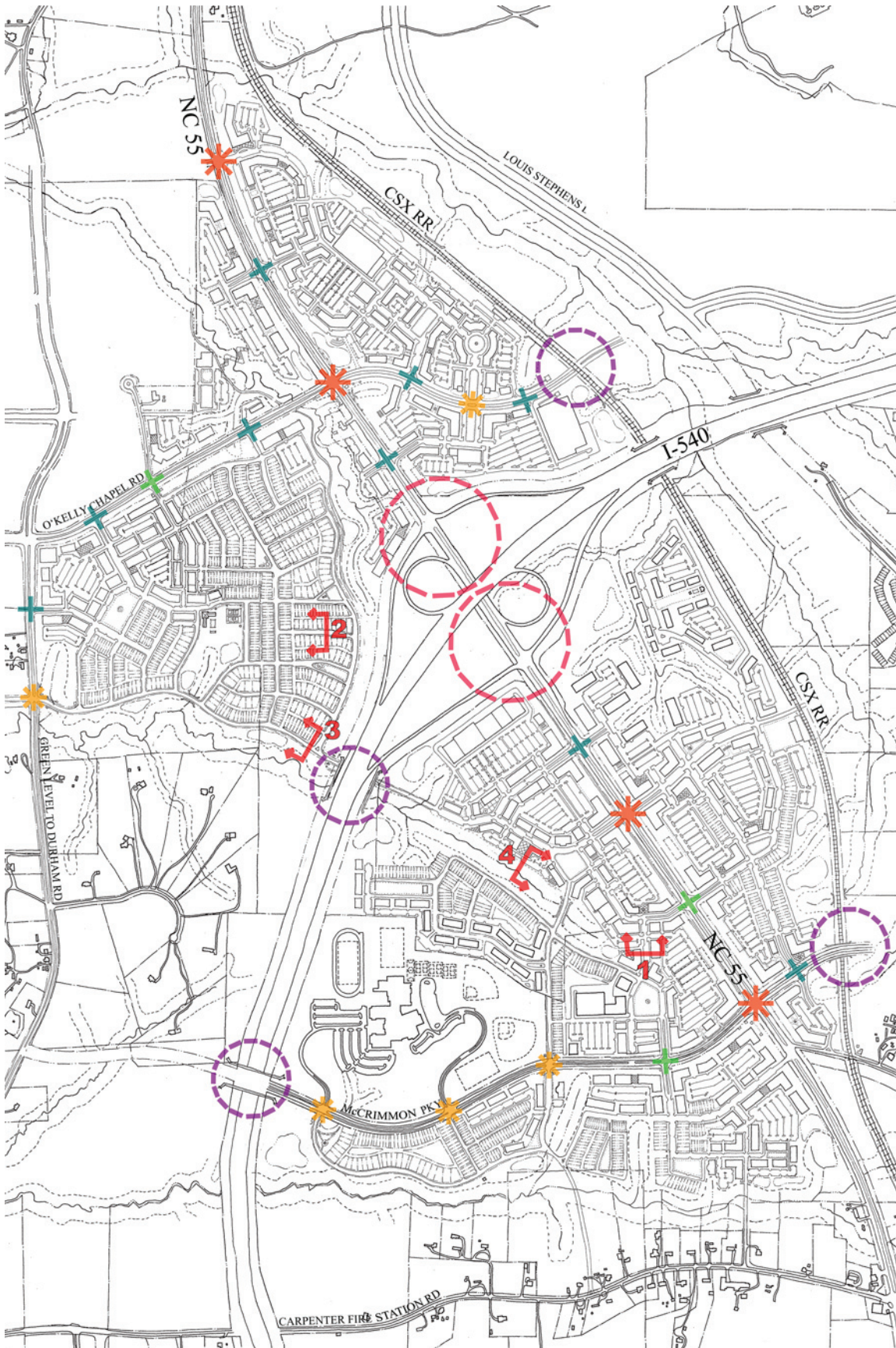


III - DESIGN STANDARDS

3 - STREETScape ENTRIES AND SECTIONS



ENTRY

-  Entry A
I-540 Gateway
-  Entry B
Major Entrance
(Full Service Intersection)
-  Entry C
Minor Entrance
(Full Service Intersection)
-  Entry D1
Right In/Right Out/
Left Over
-  Entry D2
Right In/Right Out
-  Entry E
Underpass/Overpass

TYPICAL SECTIONS*

-  Street Section
Main Street
-  Street Section
Residential Street
-  Site Section
Drive
-  Site Section
Trail Stop

* This Diagram shows Typical Sections. All other instances with similar conditions shall be designed according to the criteria on the following pages.

Figure III.4



1320' = Approximately a 5 minute walk



III - DESIGN STANDARDS

3 - STREETScape ENTRIES AND SECTIONS

GENERAL PROVISIONS FOR ALL STREETScape ENTRIES

1. STREETScape ELEMENTS AND THE ALSTON SEAL

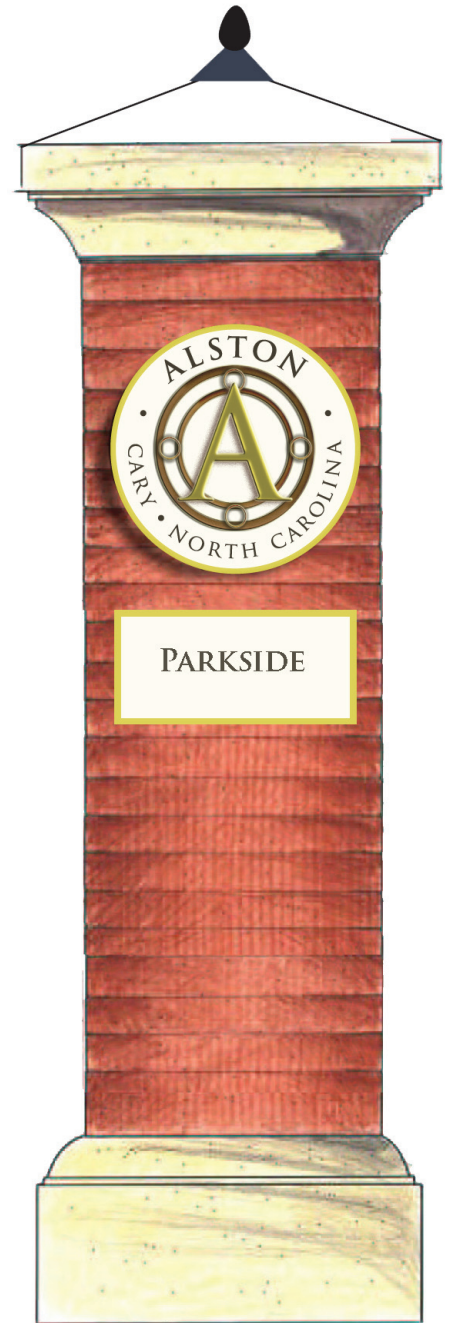
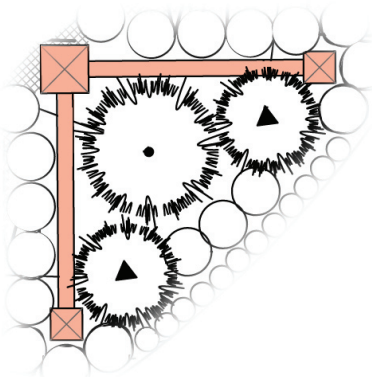
The consistency in character and quality of the entry features and streetscapes throughout Alston will define the identity of this area as a special destination. The provisions in this chapter will ensure that the quality of each piece of development is upheld and that each piece of development adds to the character of Alston.

One of the streetscape elements that will tie the Alston area together as a unified place is the brick pier. The piers are required at the entries (as described on the following pages) into neighborhoods or developments and include a repeating seal unique to the Alston area. Neighborhood nameplates identifying Alston Center, McCrimmon, Evans Farm, Parkside, or Petty Farm shall be included with all Entry B features. For example, the pier could announce entry into the Parkside Neighborhood as shown in the illustration at right.

The repeating seal for Alston has been designed by a local artist, Catherine Parrish. Specifications are available from the Town of Cary Planning Department. The Alston seal shall be included as part of the uniform sign plan for each project. The artist's logo design is an important part of the required streetscape entry features located on Figure III.4.

2. SIGNAGE

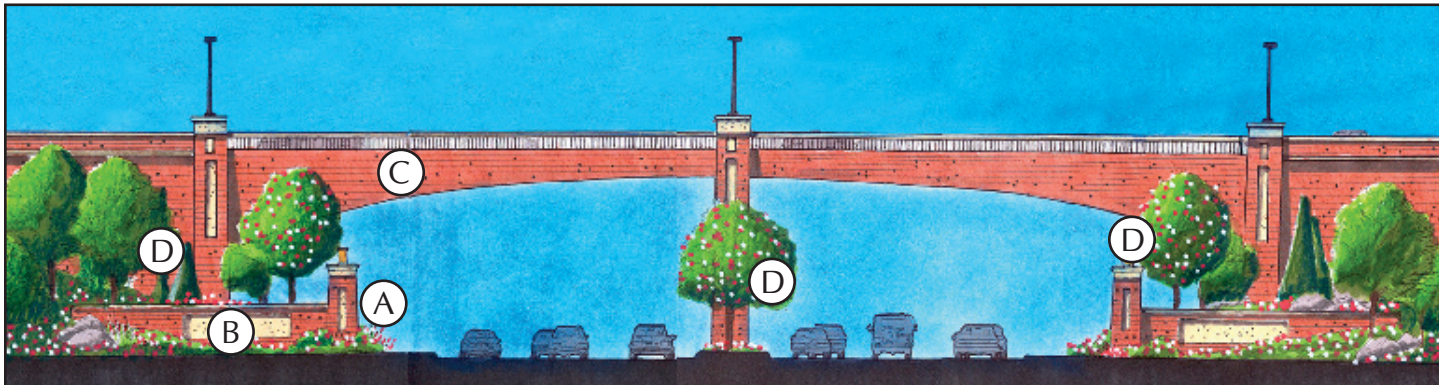
If part of a required Streetscape Entry Feature, a double-faced sign (see diagram below) with an interior angle that is 90 degrees or less shall have only one display face measured in computing sign area.



III - DESIGN STANDARDS

3 - STREETScape ENTRIES AND SECTIONS

ENTRY A: I-540 Gateway



- (A) Monumental Tapered Masonry Pier: 14 to 16 feet tall by approximately 4.5 feet wide (light element not included as part of overall height); light element shall be a pier-mounted lantern fixture, in scale with pier and shall be approved by the Town of Cary Planning Department.
- (B) Masonry Wingwall: 7 to 8 feet tall, overall length varies; Inset precast sign panel with “Alston” text engraved/embossed or in pin letters with halo backlighting. Text shall coordinate with existing Alston ACCP development and shall be approved by the Town of Cary Planning Department.
- (C) I-540 Bridge Veneer shall coordinate with masonry piers and wingwalls and existing Alston ACCP development. I-540 Bridge Veneer design shall meet NC DOT standards and shall be approved by the Town of Cary Planning Department. Note: I-540 conceptual Bridge Veneer treatment is not part of the current freeway plan and although encouraged, does not need to be provided by the developers of the Alston area.
- (D) Plantings are encouraged to be lush/dense and composed well.
- (E) All brick on bridge, entry walls, piers, and crosswalks shall have flashing (variation), shall coordinate with existing Alston ACCP development, and shall be approved by the Town of Cary Planning Department.



- Provides a sense of arrival from the Interstate and NC 55.
- Welcomes residents & guests into overall community.
- Establishes the Alston community as a place that invests in its people, businesses and image.
- In addition to the bridge veneer, piers and wing walls, may include a variety of deciduous and evergreen trees, shrubs and groundcover, brick and/or stone walls, water features and similar.

Interchange landscaping can be used to define and create a community entryway.

III - DESIGN STANDARDS

3 - STREETSCAPE ENTRIES AND SECTIONS

✱ ENTRY B: Major Entrance - Full Service Intersection



- (A) Tapered Masonry Pier: 8 to 10 feet tall by approximately 3 feet wide (optional light element not included as part of overall height); 3 feet minimum off curb, 1 foot off sidewalk; optional pier-mounted light shall be a lantern fixture, in scale with pier and shall be approved by the Town of Cary Planning Department.
- (B) Masonry Wingwall: 5 to 7 feet tall; overall length varies. May include sign panel with development and/or neighborhood name. Text shall coordinate with existing Alston ACCP development and shall be approved by the Town of Cary Planning Department.
- (C) Signature Light Fixture with Thematic Banners: 12 to 16 feet tall; light shall be a pole-mounted acorn fixture, coordinating with existing Alston ACCP development and shall be approved by the Town of Cary Planning Department.
- (D) Covered Bus Shelter: Shall be architecturally compatible with other streetscape elements and existing ACCP development; shall meet Town of Cary C-Tran and/or Triangle Transit Authority (TTA) Standards (refer to *TTA Amenities Standards*).
- (E) Street Trees: Shall be set 3 feet minimum off curb and 3 feet minimum off edge of greenways and multi-use trails (refer to the Town of Cary Community Appearance Manual for approved tree species).
- (F) Seasonal Planting and evergreen shrubs.
- (G) Pedestrian Elements such as benches, bike racks, waste receptacles and similar shall be decorative and shall coordinate in color and character with other streetscape elements and existing ACCP development.
- (H) All brick on entry walls, piers and crosswalks shall have flashing (variation), shall coordinate with existing Alston ACCP development, and shall be approved by the Town of Cary Planning Department.



- Welcomes residents & guests off NC 55 arterial and into Town Center and neighborhoods.
- Shall include unique building elements, pedestrian elements such as benches and waste receptacles, decorative paving, signage, water, plantings and similar.

Landscaping, walls, columns, and other elements announce a major community entrance.

III - DESIGN STANDARDS

3 - STREETScape ENTRIES AND SECTIONS

✱ ENTRY C: Minor Entrance - Full Service Intersection



- (A) Tapered Masonry Pier: 8 to 10 feet tall by approximately 3 feet wide (optional light element not included as part of overall height); 3 feet minimum off curb, 1 foot off sidewalk; optional pier-mounted light shall be a lantern fixture, in scale with pier and shall be approved by the Town of Cary Planning Department.
- (B) Light Fixture: 10 to 14 feet tall; street signage and seasonal planting incorporated into fixture; light shall be a pole-mounted acorn fixture, coordinating with existing Alston ACCP development and be approved by the Town of Cary Planning Department.
- (C) Street Trees: Shall be set 3 feet minimum off curb and 3 feet minimum off edge of greenways and multi-use trails (refer to the Town of Cary Community Appearance Manual for approved tree species).
- (D) Seasonal Planting.
- (E) Pedestrian Elements such as benches, bike racks, waste receptacles and similar shall be decorative and shall coordinate in color and character with other streetscape elements and existing ACCP development.
- (F) All brick on entry walls, piers and crosswalks shall have flashing (variation), shall coordinate with existing Alston ACCP development, and shall be approved by the Town of Cary Planning Department.



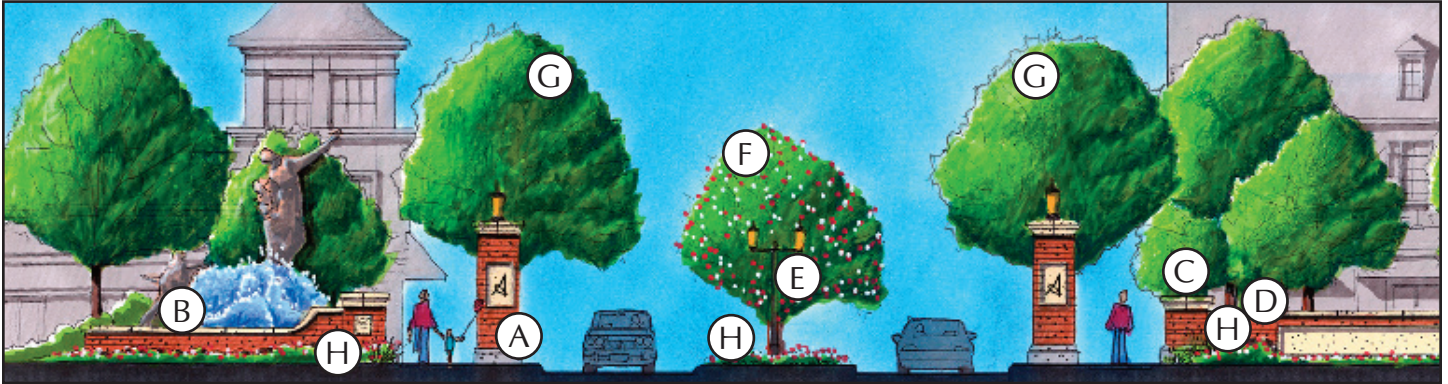
- Transition from arterials (such as NC 55) or residential streets into a more urban setting.
- Shall include unique building elements, pedestrian elements such as benches and waste receptacles, decorative paving, signage, plantings, and similar.

Landscaping, columns, and pedestrian elements signify a special transition.

III - DESIGN STANDARDS

3 - STREETScape ENTRIES AND SECTIONS

- + ENTRY D1: Right In / Right Out Intersection
- + ENTRY D2: Right In / Right Out / Left Over Intersection



- (A) Tapered Masonry Pier: 8 to 10 feet tall by approximately 3 feet wide (optional light element not included as part of overall height); 3 feet minimum off curb, 1 foot off sidewalk; optional pier-mounted light shall be a lantern fixture, in scale with pier and shall be approved by the Town of Cary Planning Department.
- (B) Water Feature with Sculptural Water Element: 1.5 to 3 feet tall; optional piers as part of water basin shall be approximately 3 feet wide and a maximum of 4 feet tall. Public art may be an alternative to a fountain; other alternatives may be approved by the Planning Director.
- (C) Masonry Pier (to match piers which are part of water basin): approximately 3 feet wide and a maximum of 4 feet tall.
- (D) Masonry Wingwall: 2.5 to 3 feet tall; overall length varies. May include sign panel with development and/or neighborhood name. Text shall coordinate with existing Alston ACCP development and shall be approved by the Town of Cary Planning Department.
- (E) Signature Light Fixture: 12 to 16 feet tall; Light shall be a double arm pole-mounted acorn fixture, coordinating with existing Alston ACCP development and shall be approved by the Town of Cary Planning Department.
- (F) Ornamental Trees in Median (refer to the Town of Cary Community Appearance Manual for approved tree species).
- (G) Street Trees: Shall be set 3 feet off curb and 3 feet minimum off edge of greenways and multi-use trails (refer to the Town of Cary Community Appearance Manual for approved trees).
- (H) Seasonal Planting.
- (I) All brick on entry walls, piers and crosswalks shall have flashing (variation), shall coordinate with existing Alston ACCP development, and shall be approved by the Town of Cary Planning Department.

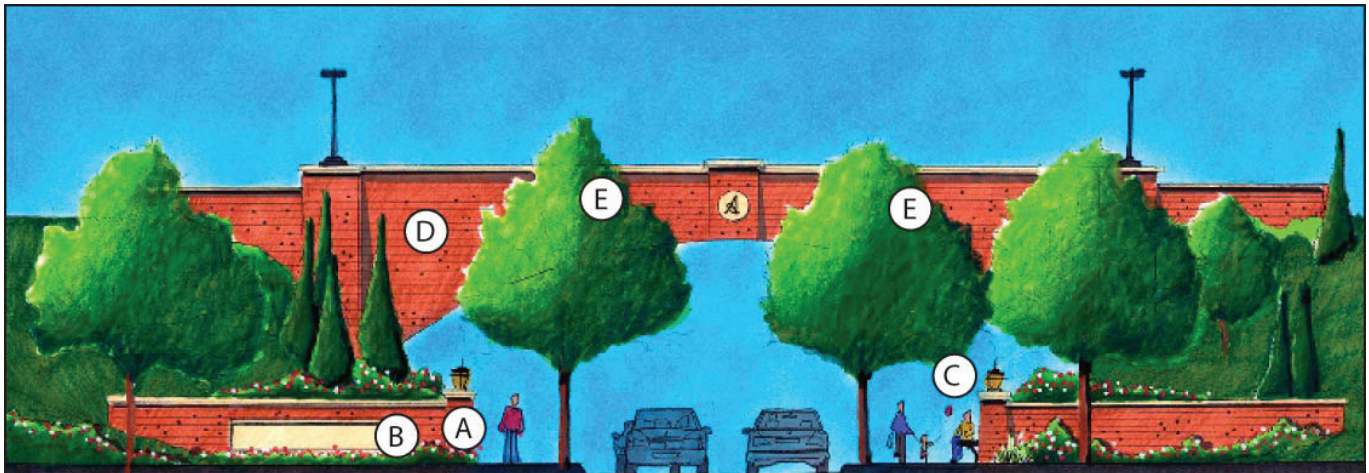


- For use at important entries where a traffic signal cannot be provided.
- Typically includes a median and one or two travel lanes in each direction to accommodate turning lanes and no parking at the immediate entry.
- The entry may be demarcated by piers, wall signage, planting, significant building elements, etc.

Landscaping, walls, columns, and other elements define key intersections into different segments of a community.

III - DESIGN STANDARDS

3 - STREETScape ENTRIES AND SECTIONS



- ENTRY E: Underpass**
- Underpass at East-West Collector and I-540, linking Evans Farm with Alston Center Tapered Masonry Pier: 6 to 10 feet tall by approximately 3 feet wide (light element not included as part of overall height); light element shall be a pier-mounted lantern fixture, in scale with pier and shall be approved by the Town of Cary Planning Department.
 - (B) Masonry Wingwall: 4-6 feet tall; overall length varies. May include sign panel with development and/or neighborhood name. Text shall coordinate with existing Alston ACCP development and shall be approved by the Town of Cary Planning Department.
 - (C) Bench: Shall be integral to wingwall or surface mounted.
 - (D) I-540 Bridge Veneer shall coordinate with masonry piers and wingwalls and existing Alston ACCP development. I-540 Bridge Veneer design shall meet NC DOT standards and shall be approved by the Town of Cary Planning Department. Conceptual Bridge Veneer treatment is encouraged, but does not need to be provided by the developers of the Alston area.
 - (E) Plantings are encouraged to be lush/dense and composed well.

- ENTRY E: Overpass**
- Overpass of O’Kelly Chapel over the CSX Rail line (If an at-grade crossing is approved, the provision below does not apply.)
 - Overpass of McCrimmon Parkway over the CSX Rail line
 - Overpass of McCrimmon Parkway over I-540
 - (D) Bridge Veneer is optional since it is likely to be visible only from the railroad or freeway. If used, it shall coordinate with existing Alston ACCP development. Signature piers and light elements on the bridge deck are encouraged to be incorporated into the Overpass design. Bridge Veneer and/or deck element design shall meet NCDOT standards and shall be approved by the Town of Cary Planning Department. Conceptual Bridge Veneer treatment does not need to be provided by the developers of the Alston area.



- Serves as a gateway, welcoming residents & guests into a particular part of the community.
- Material options include brick, stone, pre-cast concrete, and combinations thereof.
- May include a variety of deciduous and evergreen trees, shrubs and groundcover, brick and/or stone walls, water features and similar.

Underpass and Overpass treatments may be defined by use of materials and landscaping.

III - DESIGN STANDARDS

3 - STREETSCAPE ENTRIES AND SECTIONS

1 STREET SECTION: Main Street



- (A) Light Fixture: 10 to 14 feet tall; street signage and seasonal planting incorporated into fixture; light shall be a double arm pole-mounted acorn fixture, coordinating with existing Alston ACCP development and shall be approved by the Town of Cary Planning Department.
- (B) Covered Bus Bench: Shall be architecturally compatible with other streetscape elements and existing ACCP development; Shall meet Town of Cary C-Tran and/or Triangle Transit Authority (TTA) Standards (refer to *TTA Amenities Standards*).
- (C) Street Trees: Shall be set 3 feet off curb and 3 feet minimum off edge of greenways and multi-use trails (refer to the Town of Cary Community Appearance Manual for approved tree species).
- (D) Pedestrian Elements such as benches, bike racks, waste receptacles and similar shall be decorative and shall coordinate in color and character with other streetscape elements and existing ACCP development.
- (E) All brick on entry walls, piers and crosswalks shall have flashing (variation), shall coordinate with existing Alston ACCP development, and shall be approved by the Town of Cary Planning Department.
- (F) This site section condition should occur on “main streets” in the following Design Zones: Town Center, Neighborhood Center and Special District.



- Two-way travel with diagonal or parallel parking on each side of the street.
- Street fronted by multi-story retail, office or mixed use buildings.
- May include unique building elements, pedestrian elements such as benches and waste receptacles, decorative paving, signage, plantings, and similar.

Landscaping and successful use of pedestrian and streetscape elements identify main streets as community focal points.

III - DESIGN STANDARDS

3 - STREETScape ENTRIES AND SECTIONS

2 STREET SECTION: Residential



- (A) Light Fixture: 10 to 14 feet tall; Light shall be a double arm pole-mounted acorn fixture, coordinating with existing Alston ACCP development and shall be approved by the Town of Cary Planning and Engineering Departments.
- (B) Street Trees: Shall be set a minimum of 3 feet off of curb and centered in planting strip and/or set a minimum of 3 feet off the edge of greenways and multi-use trails (refer to the Town of Cary Community Appearance Manual for approved tree species).
- (C) Pedestrian Elements such as benches, bike racks, waste receptacles and similar shall be decorative and shall coordinate in color and character with other streetscape elements and existing ACCP development.
- (D) This site section condition may occur in the following Design Zones: Neighborhood Center (within residential areas), Neighborhood General and Neighborhood Edge.



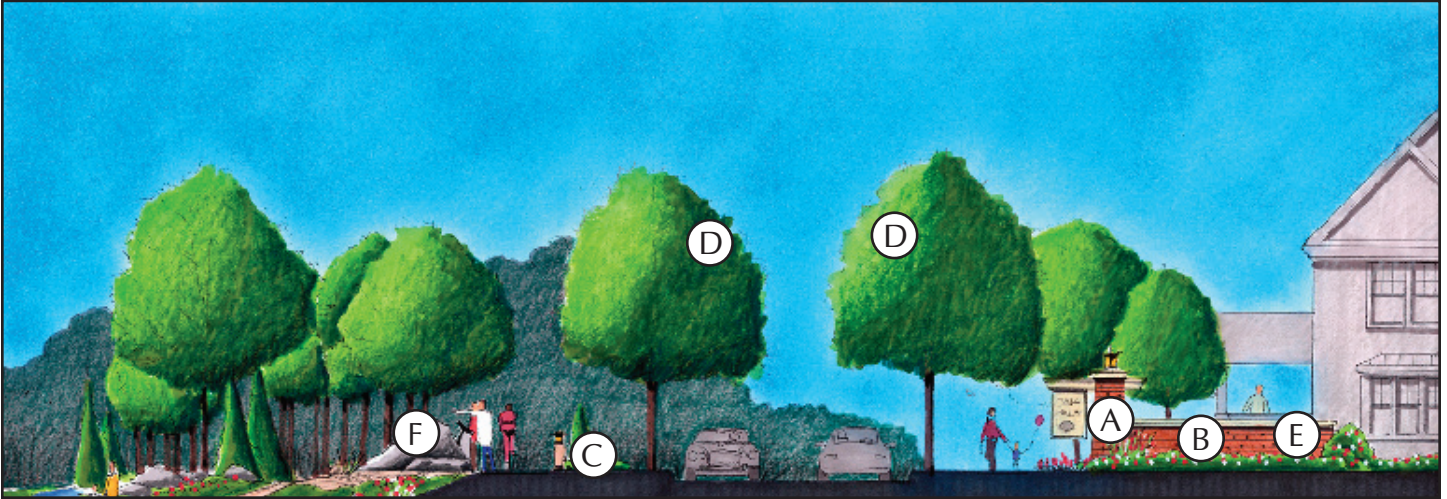
- Can be one or two-way travel with parallel parking on one or both sides.
- Includes a planting strip for street trees and light poles, sidewalk, and setback to porch or stoop.

Landscaping and pedestrian elements help to define a residential street.

III - DESIGN STANDARDS

3 - STREETScape ENTRIES AND SECTIONS

3 SITE SECTION: Drive



- (A) Tapered Masonry Pier: 8 to 10 feet tall by approximately 3 feet wide (optional light element not included as part of overall height); 3 feet minimum off curb, 1 foot off sidewalk; optional pier-mounted light shall be a lantern fixture, in scale with pier and shall be approved by the Town of Cary Planning Department.
- (B) Masonry Wingwall: 2.5 to 3 feet tall; overall length varies.
- (C) Bollard Lighting (or other trail lighting as approved by the Town): Spaced evenly along sidewalk, path or multi-use trail; trail may also be lit with street lights only as the trail meanders adjacent to the street paving if adequate light levels can be met.
- (D) Street Trees: Shall be set a minimum of 3 feet off of curb and centered in planting strip and/or set a minimum of 3 feet off the edge of greenways and multi-use trails (refer to the Town of Cary Community Appearance Manual for approved tree species).
- (E) Seasonal Planting.
- (F) Interpretive Signage: Identifying natural features.
- (G) Light Fixture (not shown in section): 10 to 14 feet tall; shall be a pole-mounted acorn fixture, coordinating with existing Alston ACCP development and shall be approved by the Town of Cary Planning Department.
- (H) This site section condition should occur where a single-loaded street runs adjacent to a natural area in the following Design Zones: Town Center, Neighborhood Center, Neighborhood General and Neighborhood



- Where indicated on the Streetscape Diagram, the Streetscape shall include a neighborhood entry, welcoming people into a specific part of the community.
- Entries may take the form of pier signage, wall signage, cantilever signs, plantings with low walls, ornamental fence, pavilion, or other small structure(s).
- Community signage that consists of similar materials, font styles and plantings establish continuity.

Landscaping, walls, and pedestrian elements provide definition of and transition between the natural and built environment.

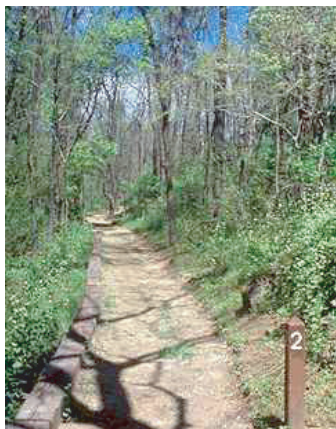
III - DESIGN STANDARDS

3 - STREETScape ENTRIES AND SECTIONS

4 SITE SECTION: Trail Stop



- (A) Shade Pergola: Approximately 20 feet square across, with tapered masonry piers approximately 3 feet wide and 8 feet tall. Shade pergolas are optional features.
- (B) Interpretive Signage: Identifying natural features.
- (C) Waste Receptacle.
- (D) Bollard Lighting (or other trail lighting as approved by the Town): Spaced evenly along path or trail.
- (E) Light Fixture: 10 to 14 feet tall; Light shall be a double arm pole-mounted acorn fixture, coordinating with existing Alston ACCP development and shall be approved by the Town of Cary Planning Department.
- (F) Pedestrian Elements such as benches, bike racks, waste receptacles and similar shall be decorative and shall coordinate in color and character with other streetscape elements and existing ACCP development.
- (G) All brick shall have flashing (variation), shall coordinate with existing Alston ACCP development, and shall be approved by the Town of Cary Planning Department.
- (H) Building structures shall be placed outside of regulatory stream buffers.
- (I) This site section condition may occur in the following Design Zones: Town Center, Neighborhood Center, Neighborhood General, Neighborhood Edge and Special Districts.



- Trails serve both recreational and educational purposes, creating connections and combining natural environments with recreational facilities.
- Typically takes the form of a greenway.
- May take the form of a “theme” trail that identifies the trail by its land conditions, environment, wildlife and similar.
- May include signage in the form of plant markers, interpretive exhibits and wildlife and insect identification.

Trails enhance a community’s character and provide alternative routes for pedestrians.