

# ***Master Street Plan Typical Sections***

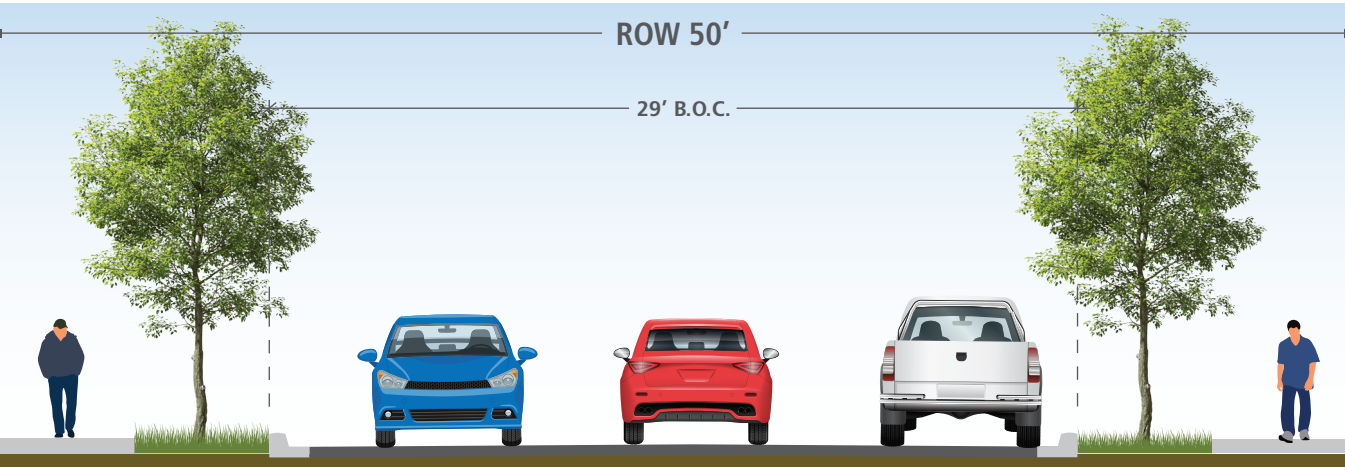
## **ELM SPRINGS VISION PLAN**

Draft: September 30, 2025

Local

ROW 50'

29' B.O.C.



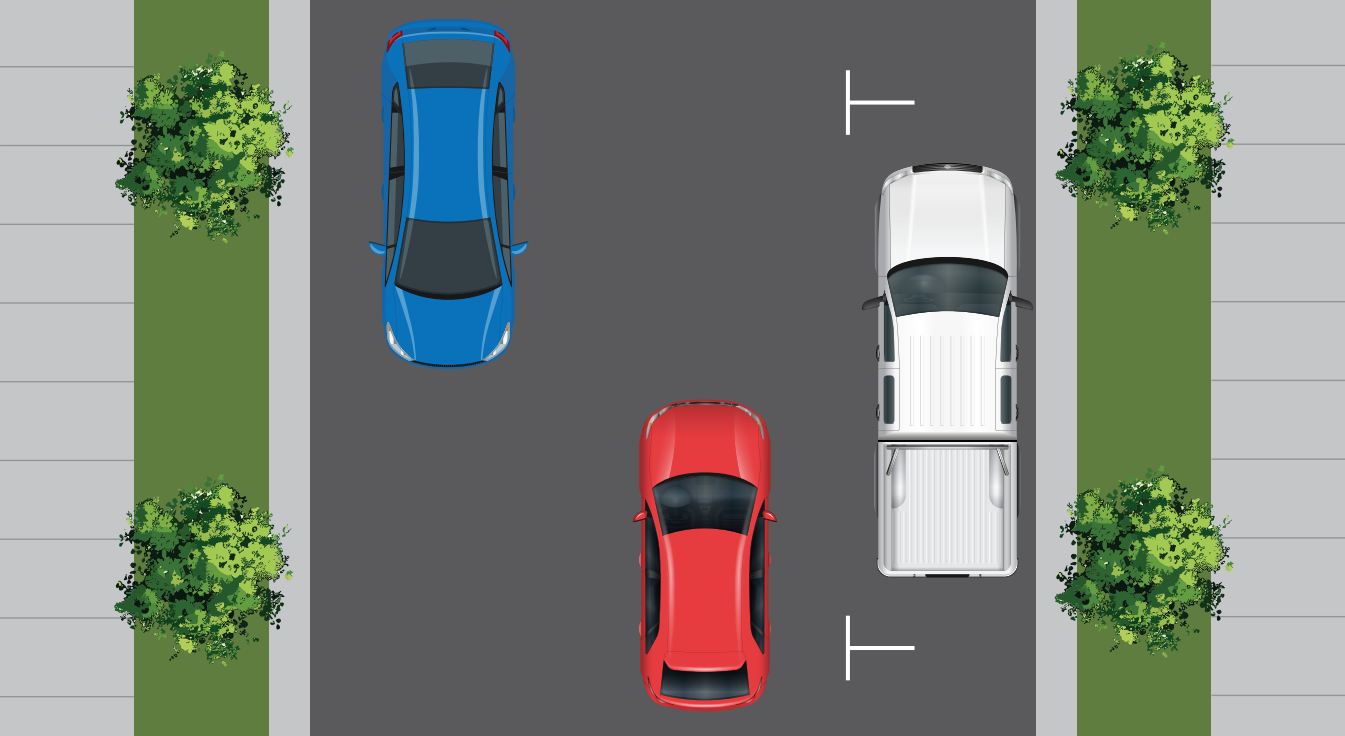
| SIDEWALK | GREENSPACE | * | TRAVEL LANE | TRAVEL LANE | ON-STREET PARKING | GREENSPACE | SIDEWALK |
|----------|------------|---|-------------|-------------|-------------------|------------|----------|
| 5'       | 5'         | * | 10'         | 10'         | *8.5'             | 5'         | 5'       |

Curb and gutter: \* - 1.5'; On-street parking inclusive of curb and gutter

**Centerline Pavement Markings:** May or may not be required by the City Engineer. Refer to the Manual on Uniform Traffic Control Devices for Streets and Highways for Warrants on Yellow Center Lines.

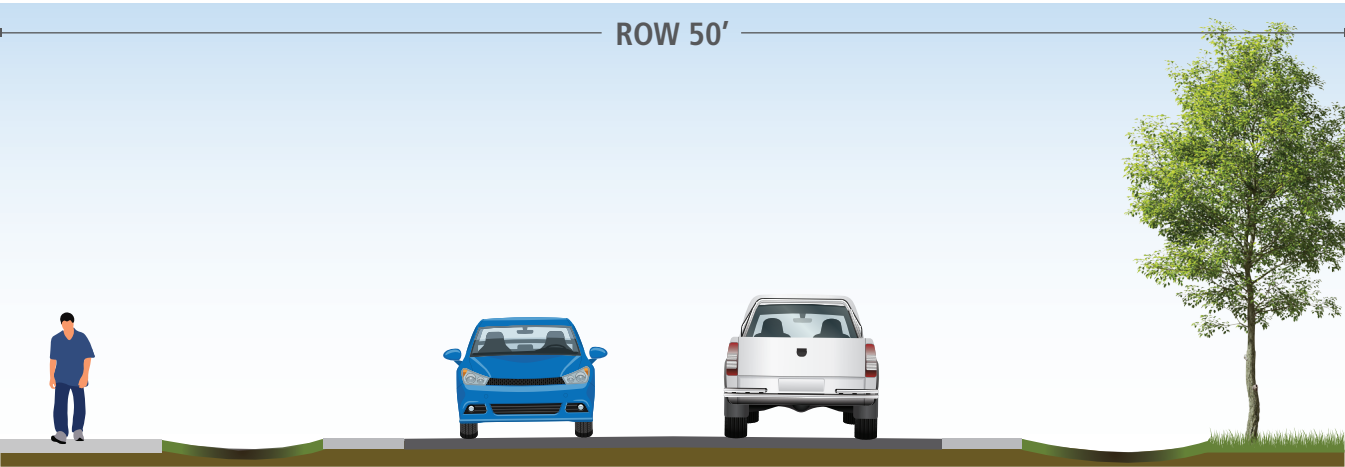
**Parallel parking:** Parallel parking, as shown, to be required by the density of the development per the development/zoning code. In cases where the on-street parking lane is not required, the B.O.C. remains as is and the travel lanes become 13.5' each for a total of 27', not including curb and gutter.

**Street Tree Standards:** Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.



Minor Collector

ROW 50'



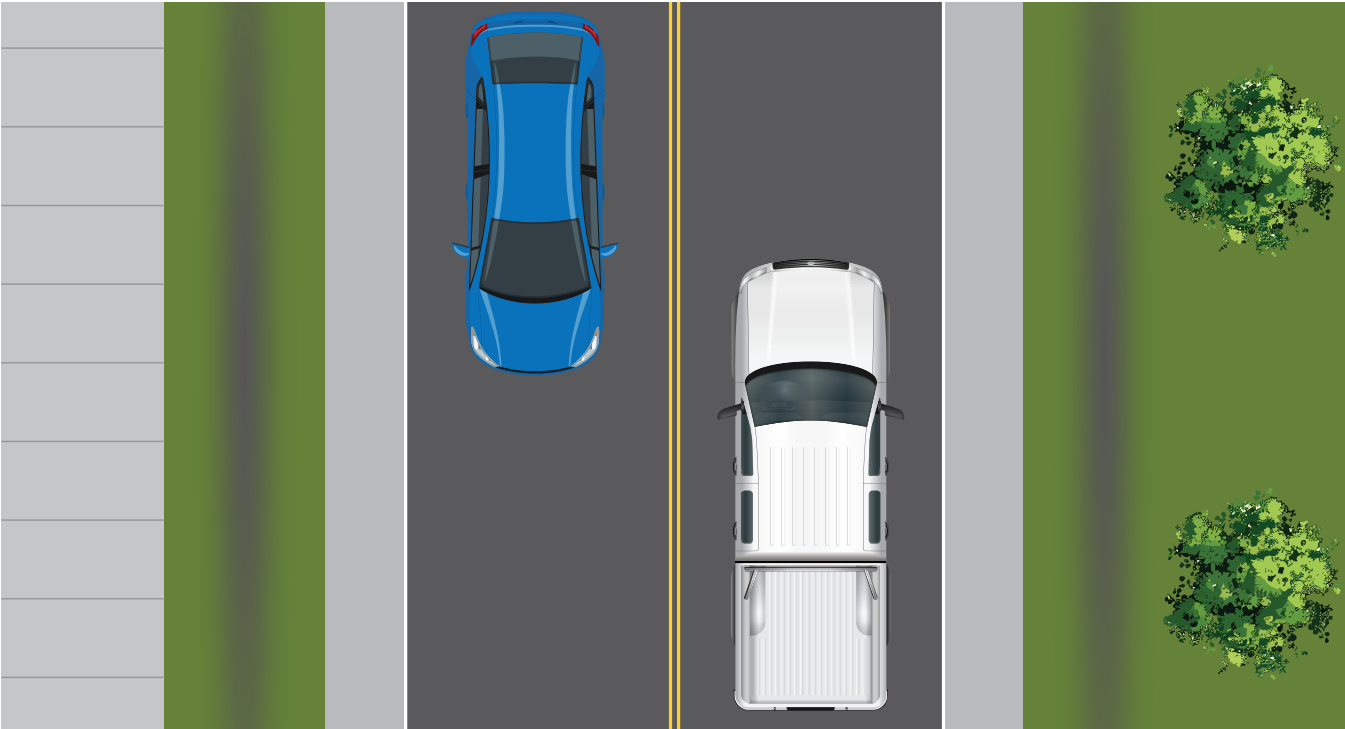
| SIDEWALK ** | GREENSPACE/BIO-SWALE | PAVED SHOULDER | TRAVEL LANE | TRAVEL LANE | PAVED SHOULDER | GREENSPACE/BIO-SWALE |
|-------------|----------------------|----------------|-------------|-------------|----------------|----------------------|
| 6'          | 6' min.              | *3'            | 10'         | 10'         | *3'            | Up to 12'            |

Curb: \* - 1.5' concrete ribbon curb

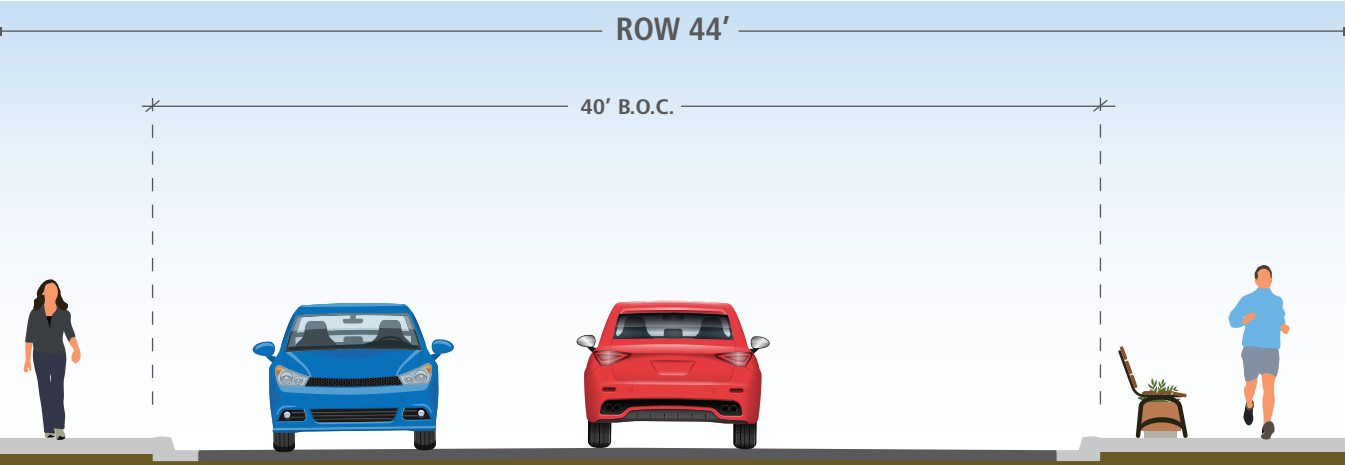
**Sidewalks: \*\*** Required as shown in the exhibit for all non-residential projects, all subdivisions with minimum lot sizes less than \_\_\_\_ acres, and for all non-single-family residential developments. Lesser dense and smaller scale developments do not require sidewalks.

**Stormwater Swales:** (in the green space) Shall be designed based on site conditions and must be approved by the City Engineer. Width of greenspace shall be 6' or more on one side with greenspace on the other side being 12' or less, as determined by the stormwater design on each side of the road.

**Street Tree Standards:** Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.

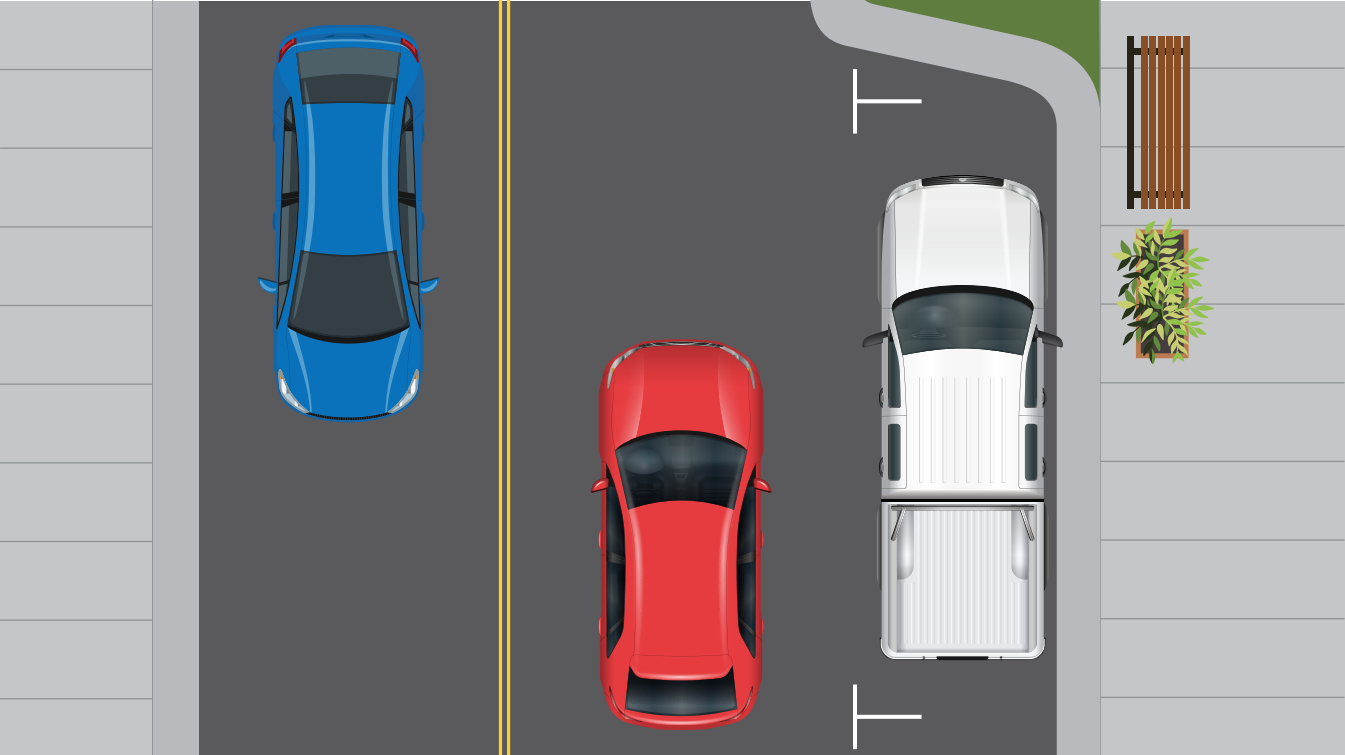


Downtown Limited Collector



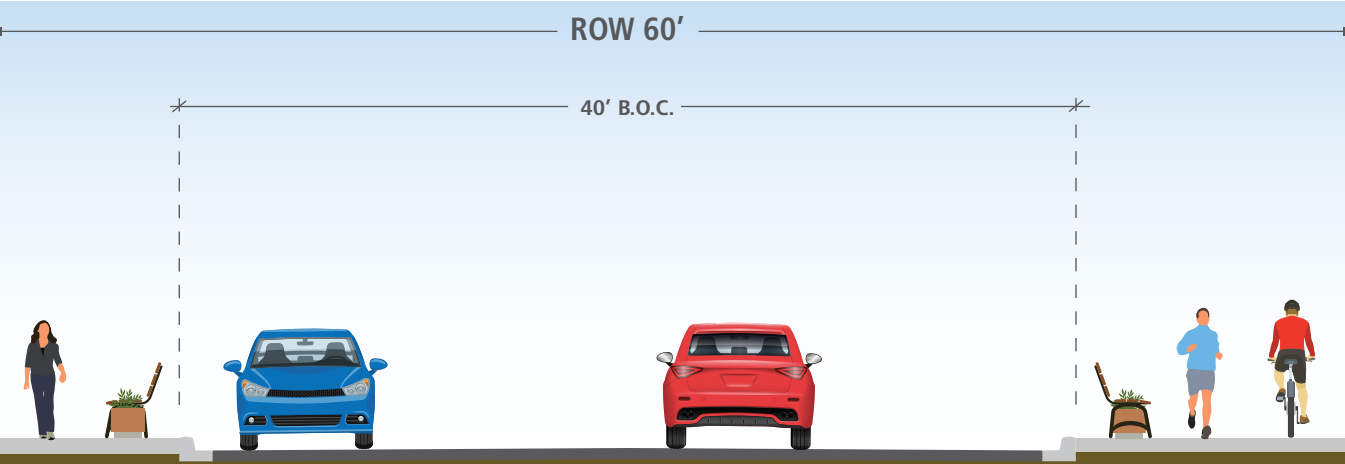
| SIDEWALK | * | TRAVEL LANE | TRAVEL LANE | ON-STREET PARKING | * | SIDEPATH/PEDESTRIAN ZONE |
|----------|---|-------------|-------------|-------------------|---|--------------------------|
| 5'       | * | 10'         | 10'         | 8'                | * | 8'                       |

Curb and gutter: \* - 1.5'



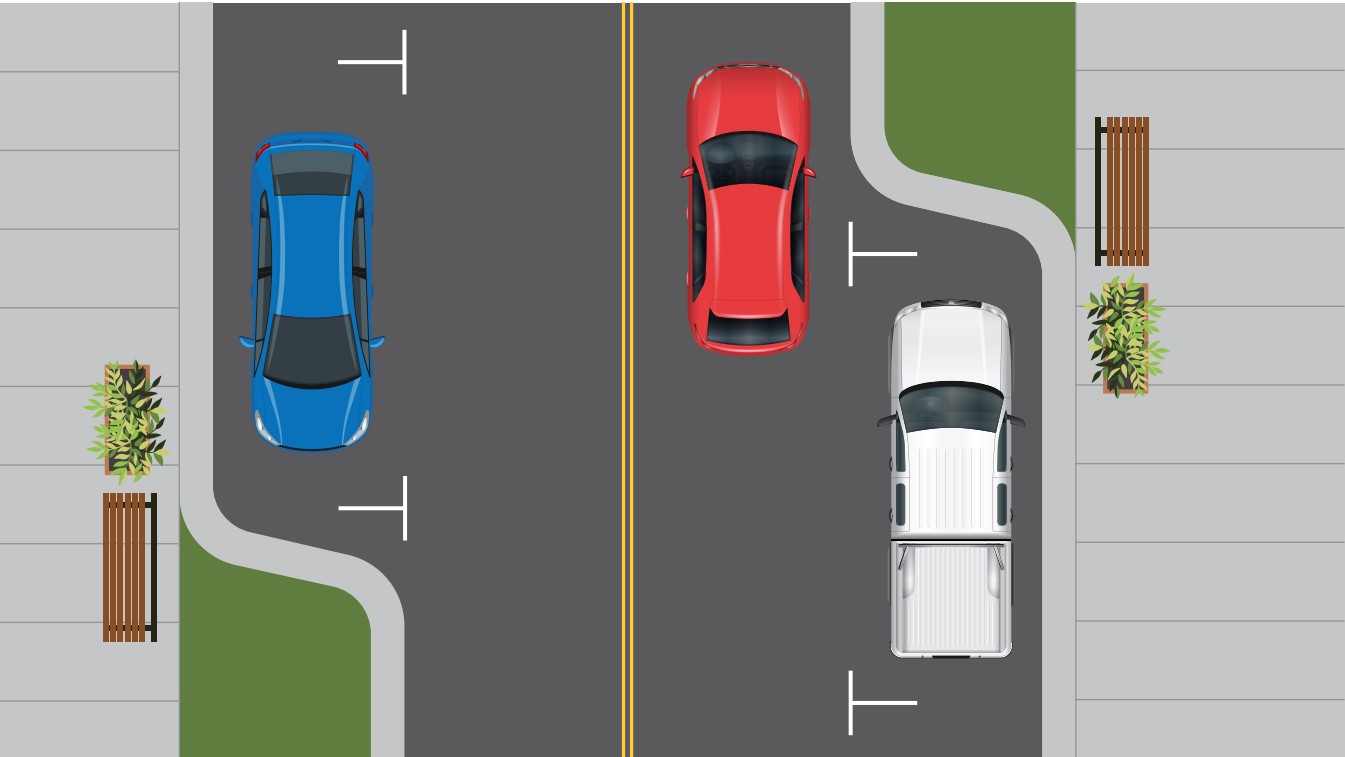


Downtown Collector

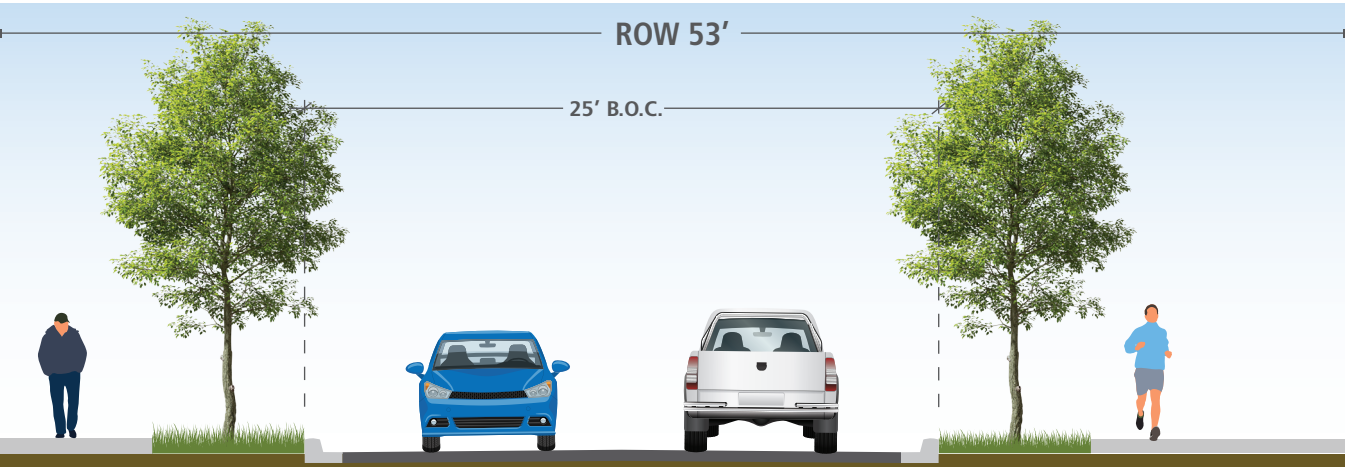


| SIDEWALK | * | ON-STREET PARKING | TRAVEL LANE | TRAVEL LANE | ON-STREET PARKING | * | SIDEPATH/PEDESTRIAN ZONE |
|----------|---|-------------------|-------------|-------------|-------------------|---|--------------------------|
| 8'       | * | 8.5'              | 10'         | 10'         | 8.5'              | * | 12'                      |

Curb and gutter: \* - 1.5'



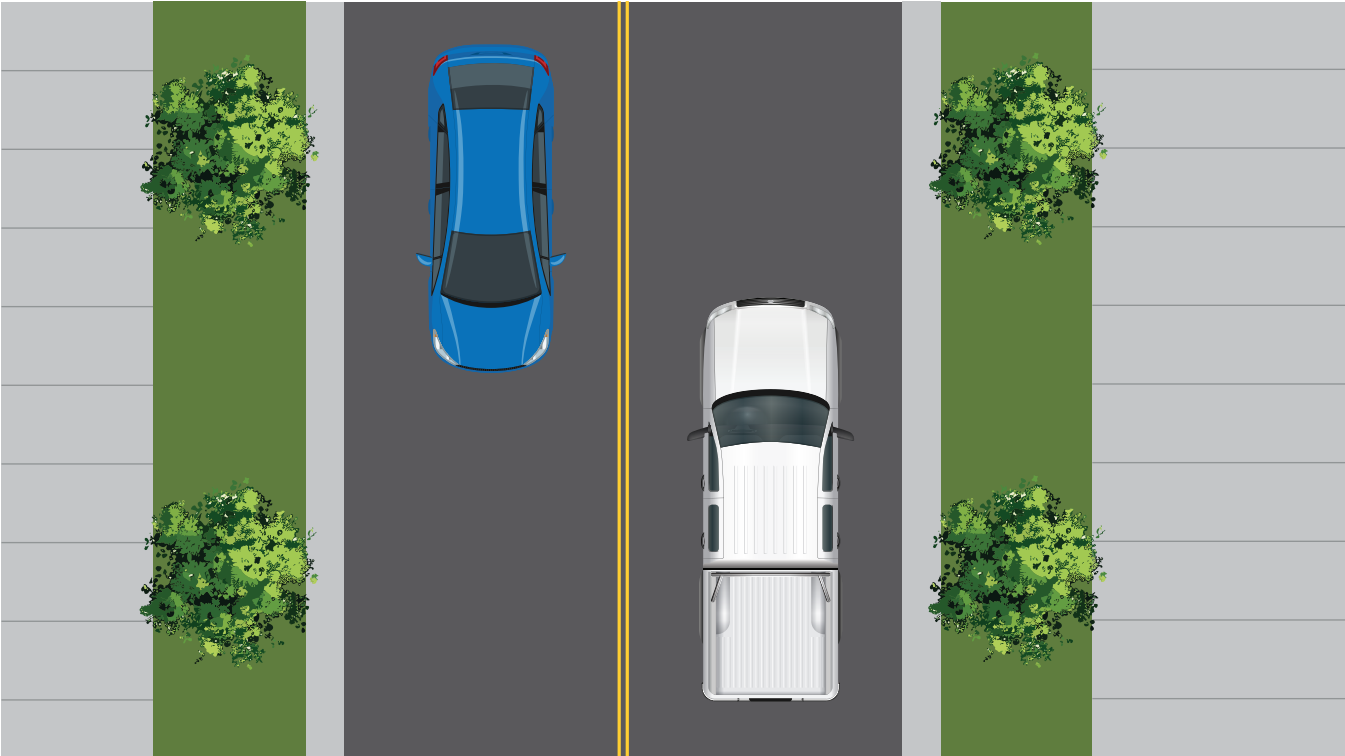
Collector: 2-Lane Option



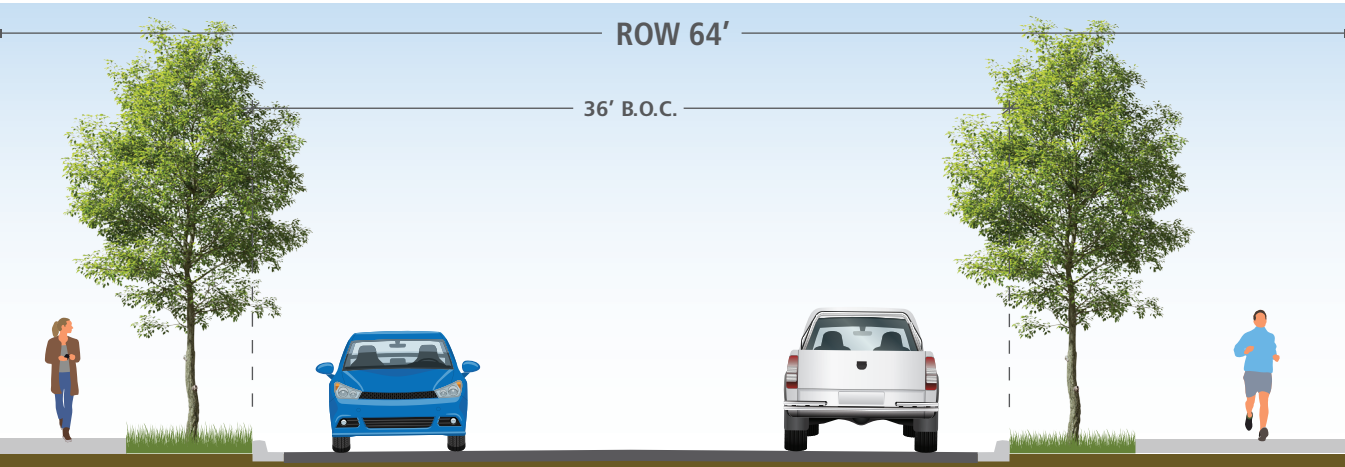
| SIDEWALK | GREENSPACE | * | TRAVEL LANE | TRAVEL LANE | * | GREENSPACE | SIDEPATH |
|----------|------------|---|-------------|-------------|---|------------|----------|
| 6'       | 6'         | * | 11'         | 11'         | * | 6'         | 10'      |

Curb and gutter: \* - 1.5'

**Street Tree Standards:** Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.



# Collector: 3-Lane Option



| SIDEWALK | GREENSPACE | * | TRAVEL LANE | TURN LANE | TRAVEL LANE | * | GREENSPACE | SIDEPATH |
|----------|------------|---|-------------|-----------|-------------|---|------------|----------|
| 6'       | 6'         | * | 11'         | 11'       | 11'         | * | 6'         | 10'      |

Curb and gutter: \* - 1.5'

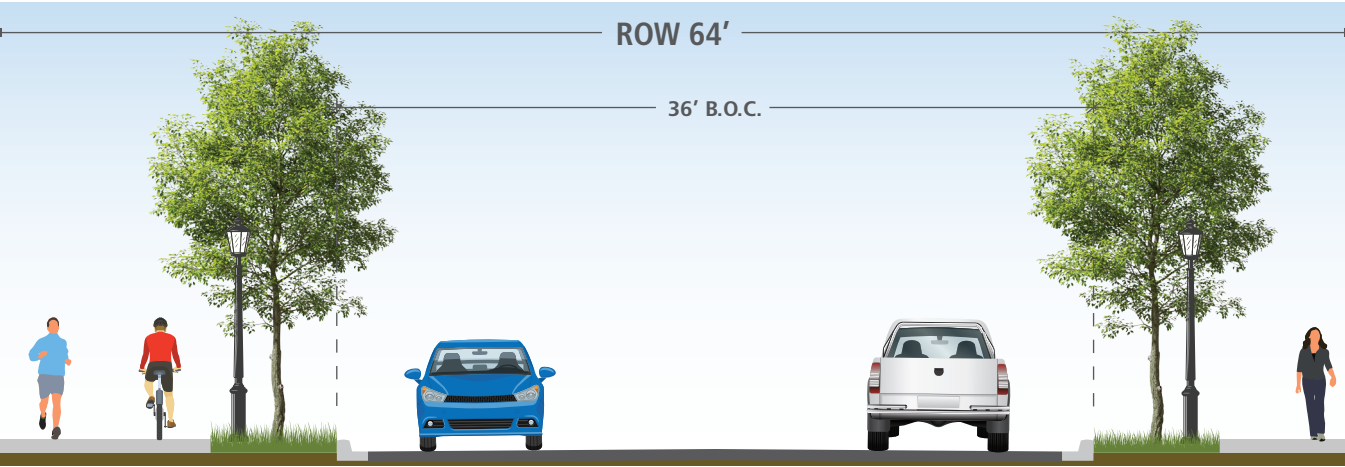
**Street Tree Standards:** Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.



# Elm Springs Collector

ROW 64'

36' B.O.C.



| SIDEPATH | GREENSPACE | * | TRAVEL LANE | TURN LANE | TRAVEL LANE | * | GREENSPACE | SIDEWALK |
|----------|------------|---|-------------|-----------|-------------|---|------------|----------|
| 10'      | 6'         | * | 11'         | 11'       | 11'         | * | 6'         | 6'       |

**Curb and gutter:** \* - 1.5'

**Turn Lane:** Turn lane, as shown, to be required as determined by the City Engineer, based on need and traffic generation. In cases where the central turn lane is not required, the B.O.C. dimension is reduced by 11', and that difference is added to the greenspace on each side.

**Lights:** Alternate spacing with trees as shown below.

**Street Tree Standards:** Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.



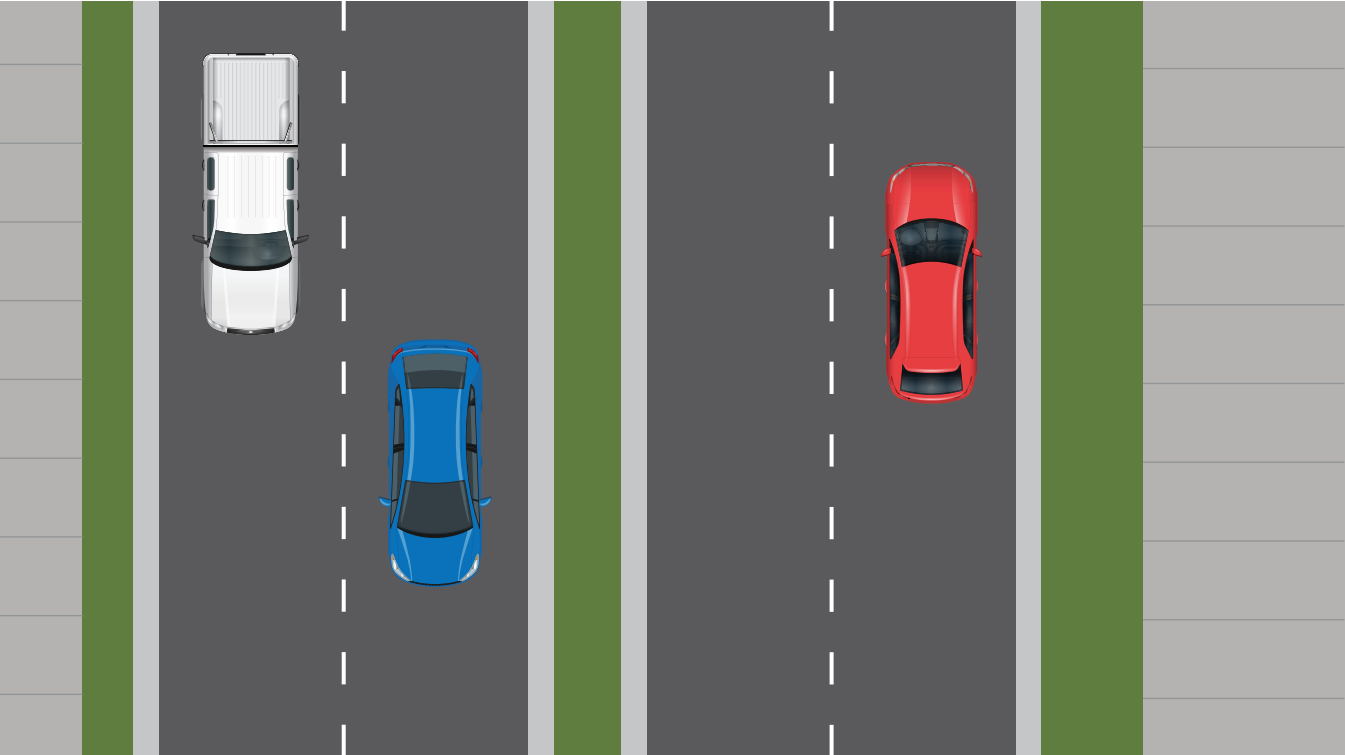
ARDOT HWY 112 (B)

ROW: 80'



| SIDEWALK | GREEN-SPACE | * | TRAVEL LANE | TRAVEL LANE | * | MEDIAN | * | TRAVEL LANE | TRAVEL LANE | * | GREENSPACE | SIDEPATH |
|----------|-------------|---|-------------|-------------|---|--------|---|-------------|-------------|---|------------|----------|
| 5'       | 3'          | * | 11'         | 11'         | * | 4'     | * | 11'         | 11'         | * | 6'         | 12'      |

Curb and gutter: \* - 1.5'



ARDOT HWY 112 (A)

ROW: 91'



| SIDEWALK | GREEN-SPACE | * | TRAVEL LANE | TRAVEL LANE | * | MEDIAN | * | TRAVEL LANE | TRAVEL LANE | * | GREENSPACE | SIDEPATH |
|----------|-------------|---|-------------|-------------|---|--------|---|-------------|-------------|---|------------|----------|
| 5'       | 3'          | * | 11'         | 11'         | * | 15'    | * | 11'         | 11'         | * | 6'         | 12'      |

Curb and gutter: \* - 1.5'

