

Appendix A



City of Elm Springs, Arkansas **Master Street Plan**

MSP Typical Sections

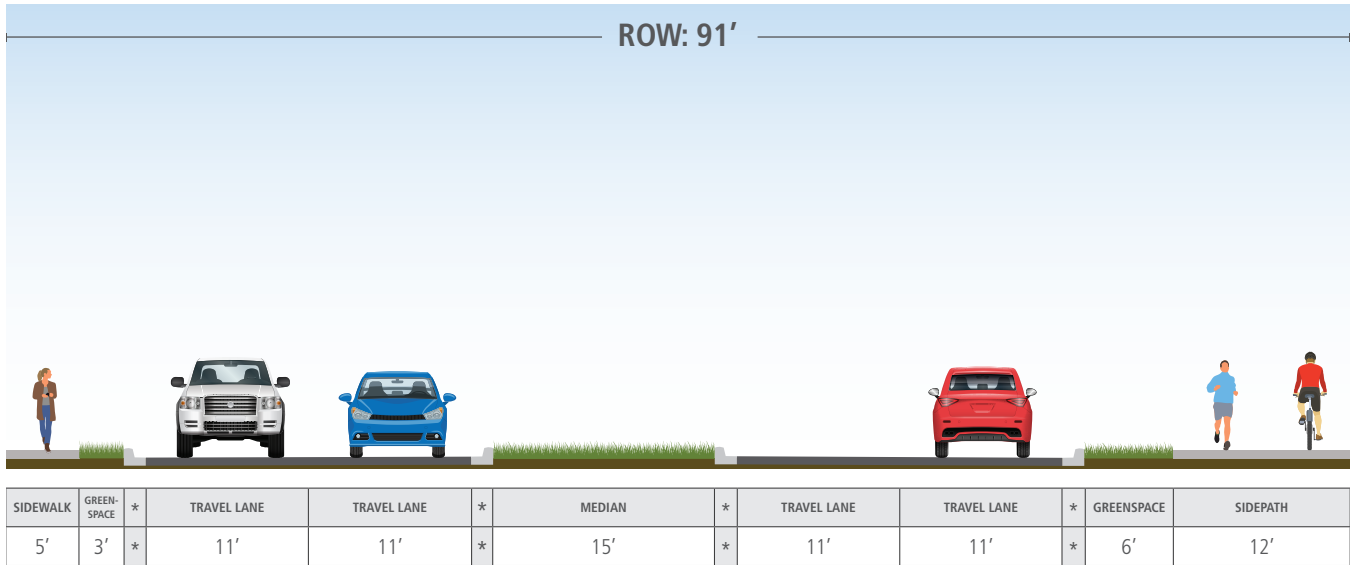
Adopted - April 23, 2026

Table of Contents

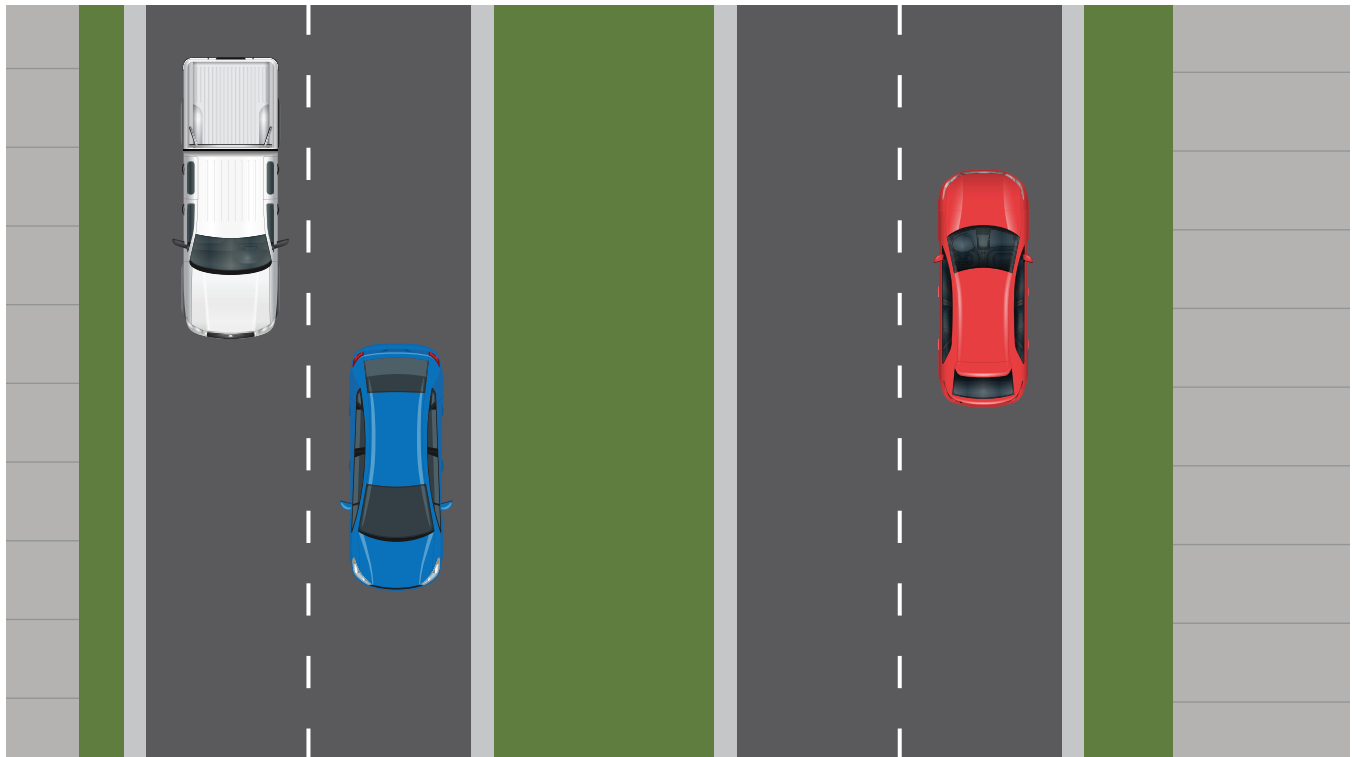
ARDOT HWY 112 (A)	1
ARDOT HWY 112 (B)	2
COLLECTOR: 2-LANE.	3
COLLECTOR: 3-LANE.	4
ELM SPRINGS COLLECTOR	5
DOWNTOWN COLLECTOR.	6
DOWNTOWN LIMITED COLLECTOR	7
MINOR COLLECTOR	8
LOCAL	9

ARDOT Hwy 112 (A)

ARDOT HWY 112 (A)

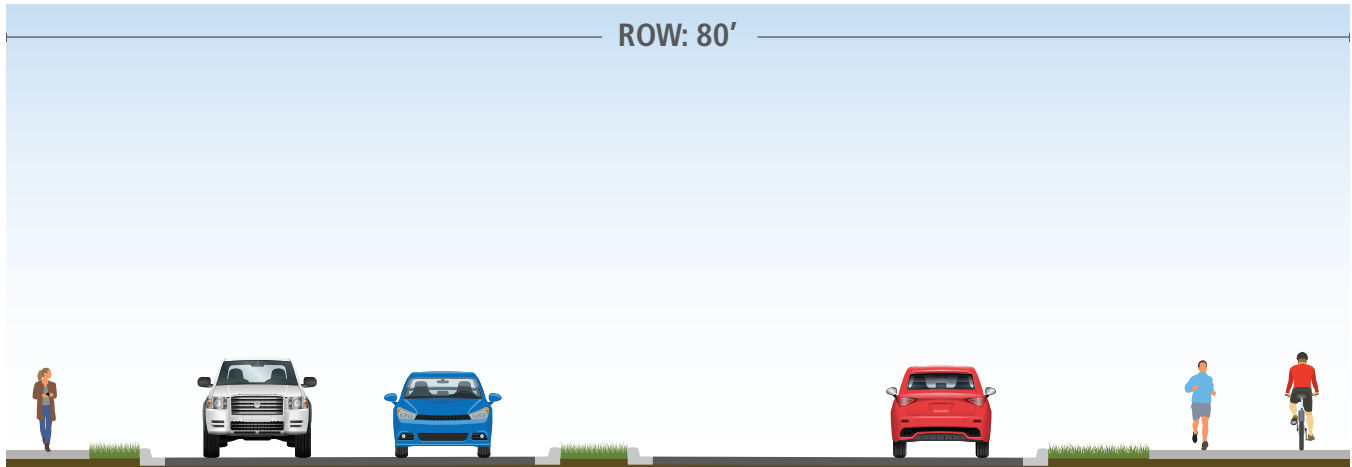


Curb and gutter: * - 1.5'



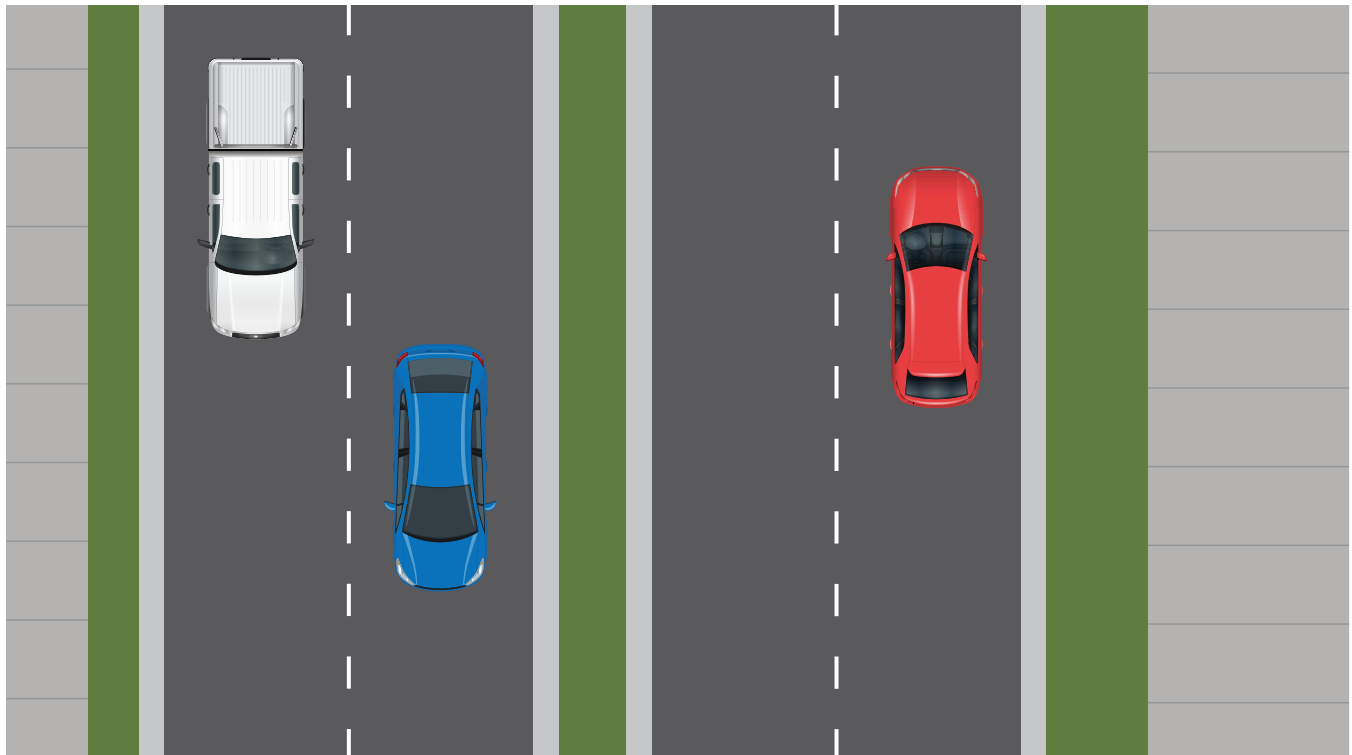
ARDOT Hwy 112 (B)

ARDOT HWY 112 (B)



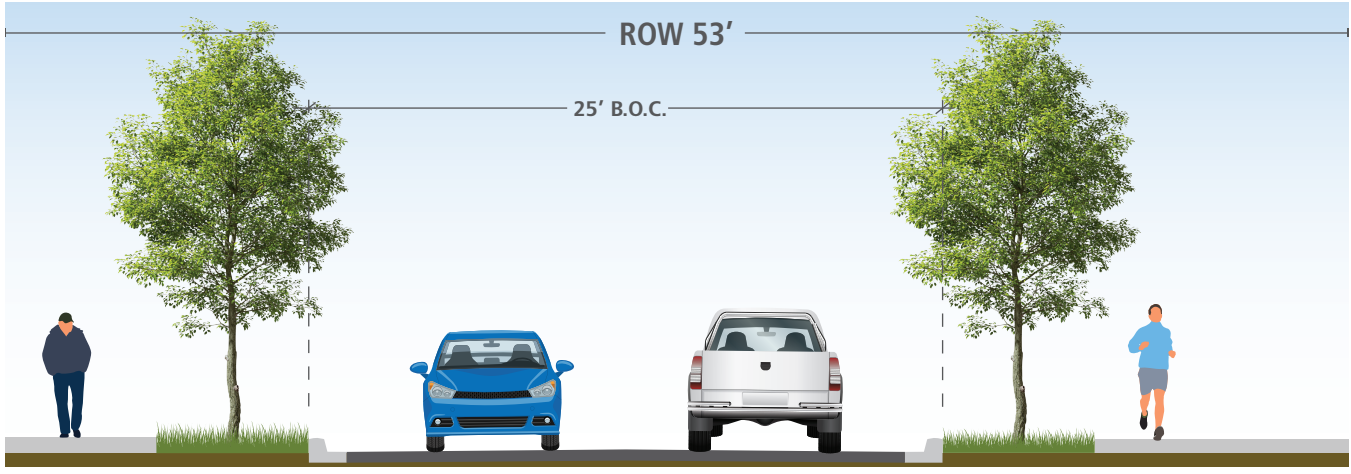
SIDEWALK	GREEN-SPACE	*	TRAVEL LANE	TRAVEL LANE	*	MEDIAN	*	TRAVEL LANE	TRAVEL LANE	*	GREENSPACE	SIDEPATH
5'	3'	*	11'	11'	*	4'	*	11'	11'	*	6'	12'

Curb and gutter: * - 1.5'



Collector: 2-Lane

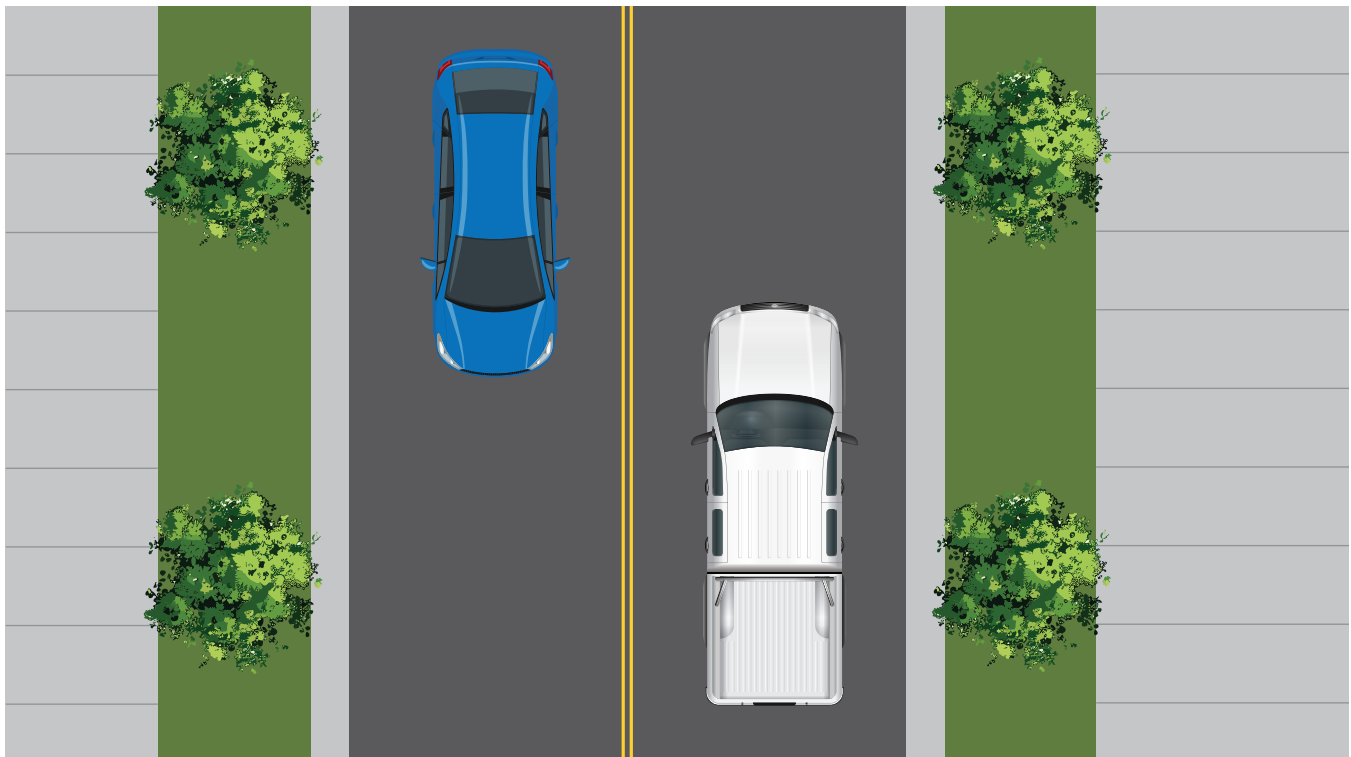
Collector: 2-Lane Option



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

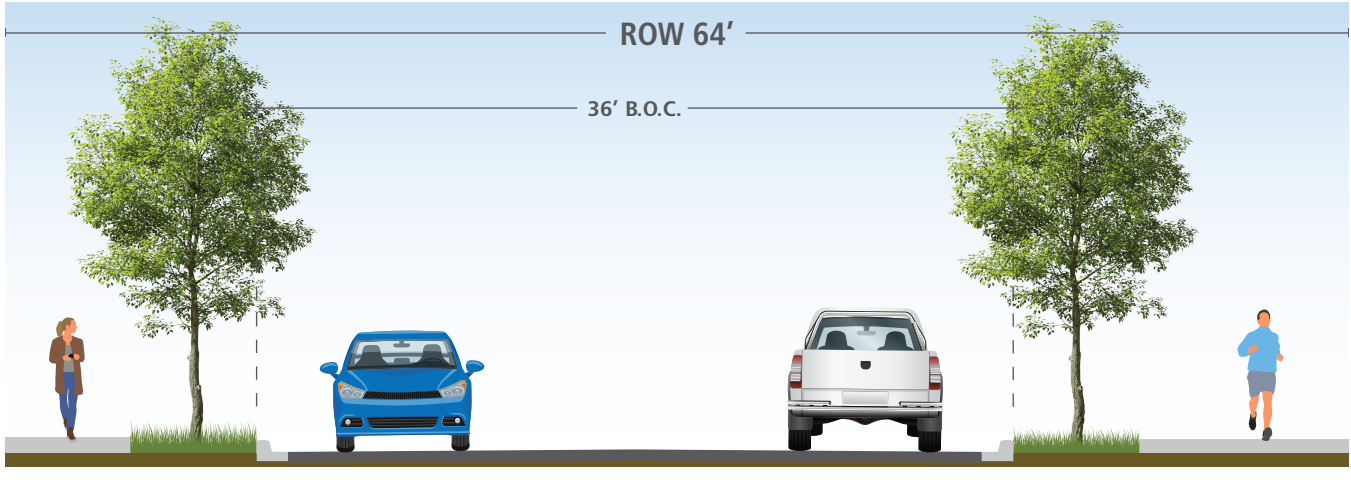
Curb and gutter: * - 1.5'

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

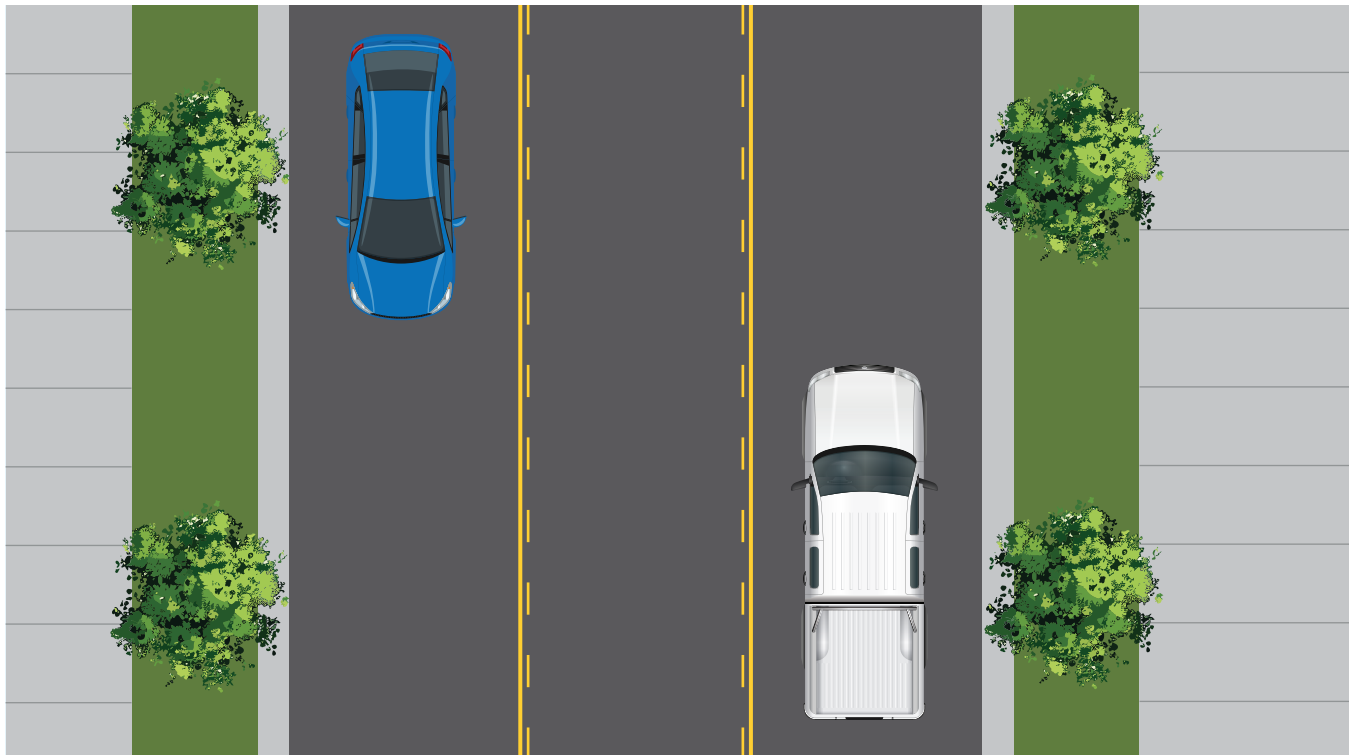
Collector: 3-Lane Option



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

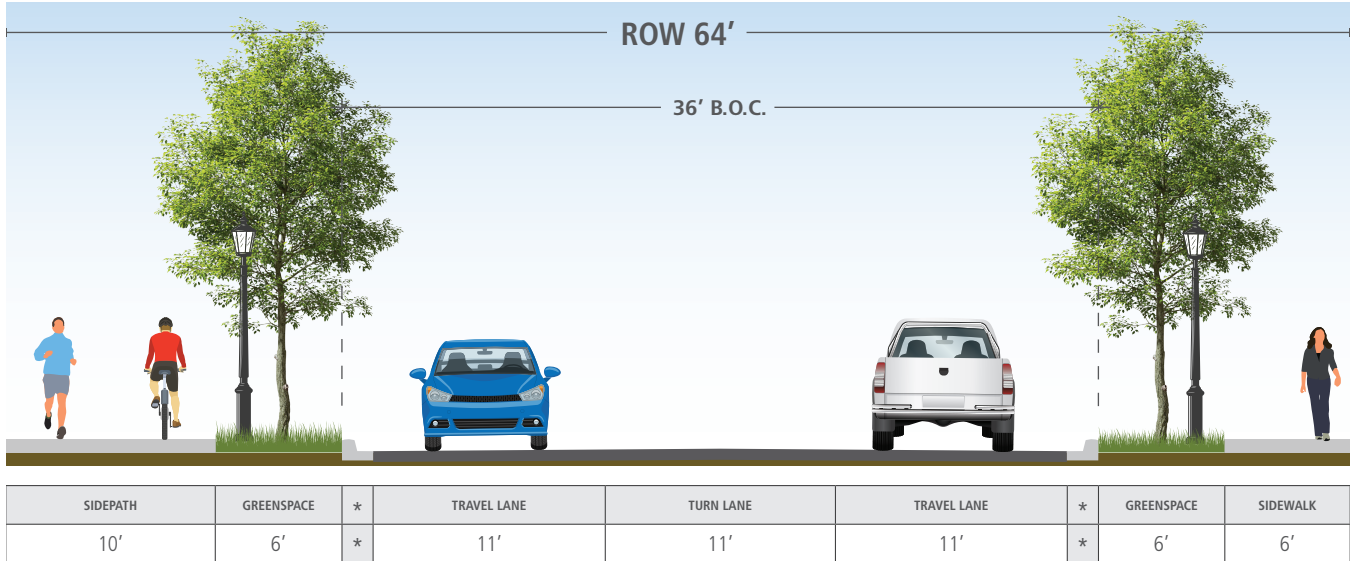
Curb and gutter: * - 1.5'

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

Elm Springs Collector



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.

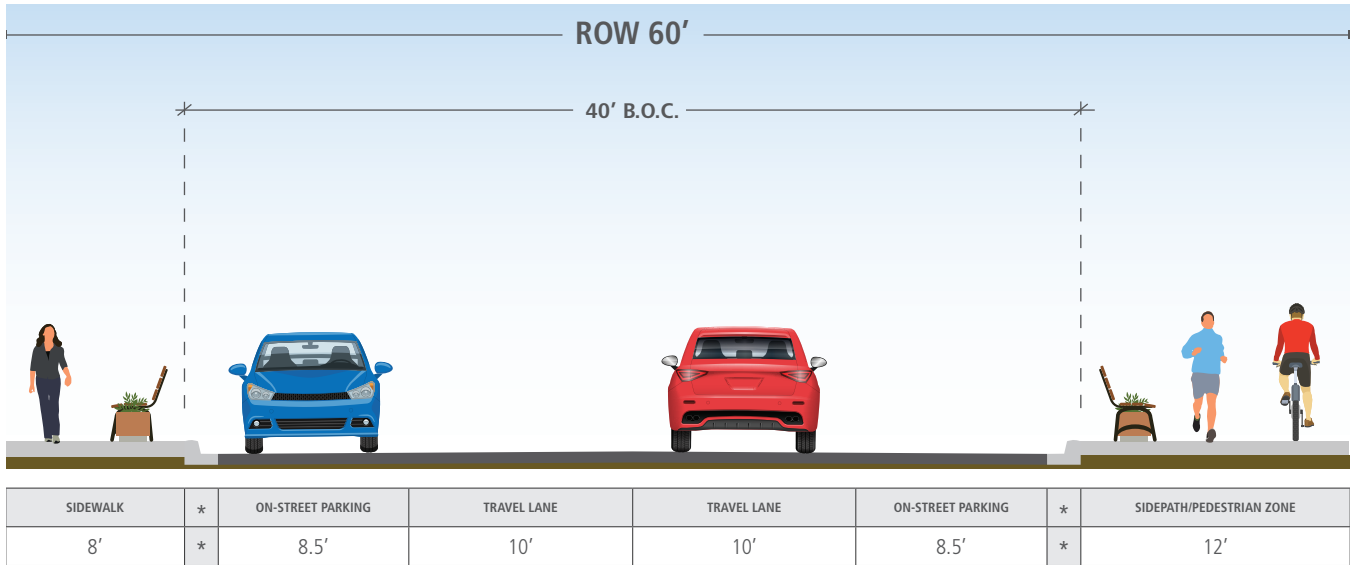
Lights: Alternate spacing with trees as shown below.

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.

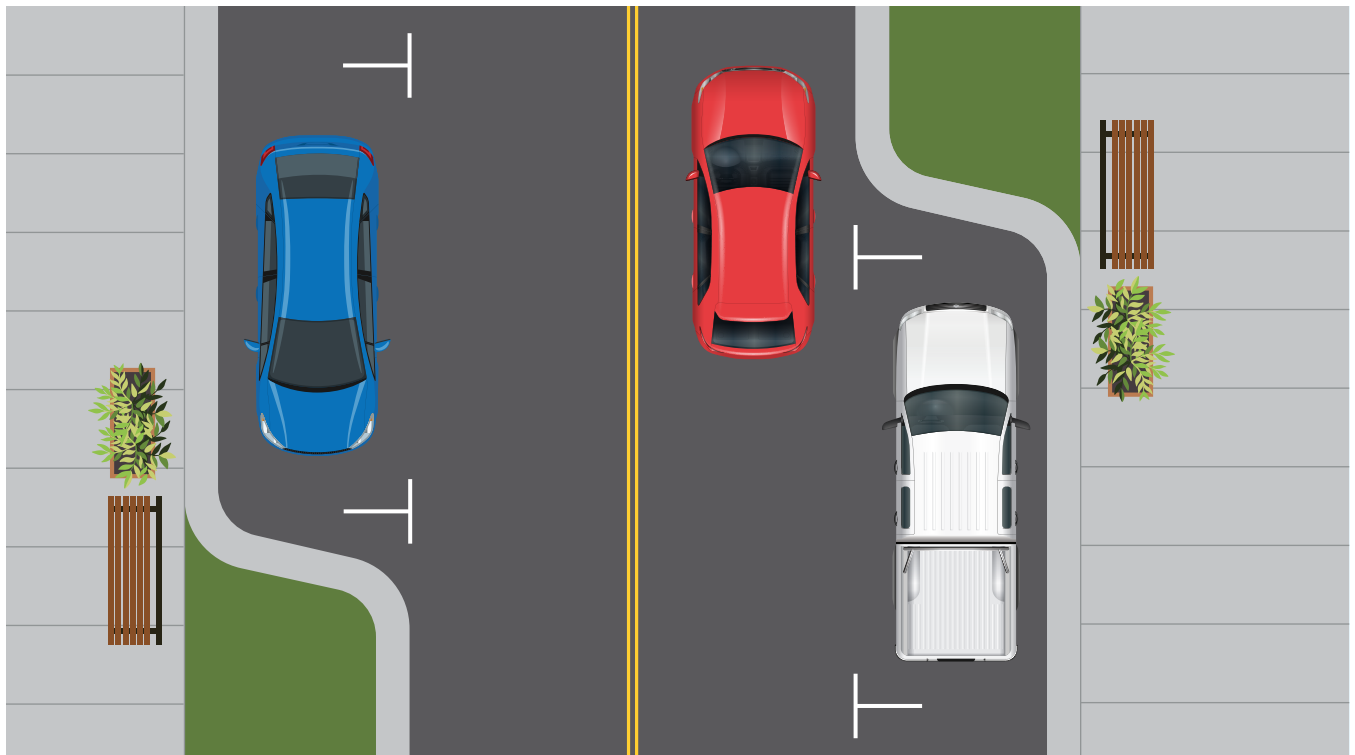


Downtown Collector

Downtown Collector

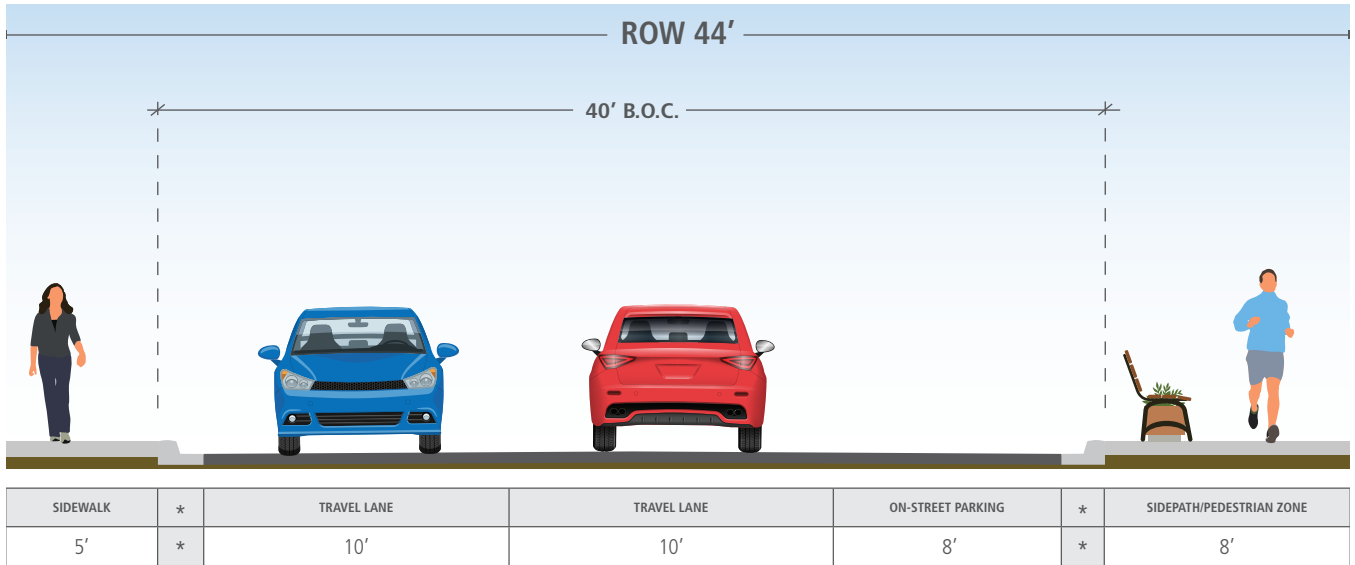


Curb and gutter: * - 1.5'

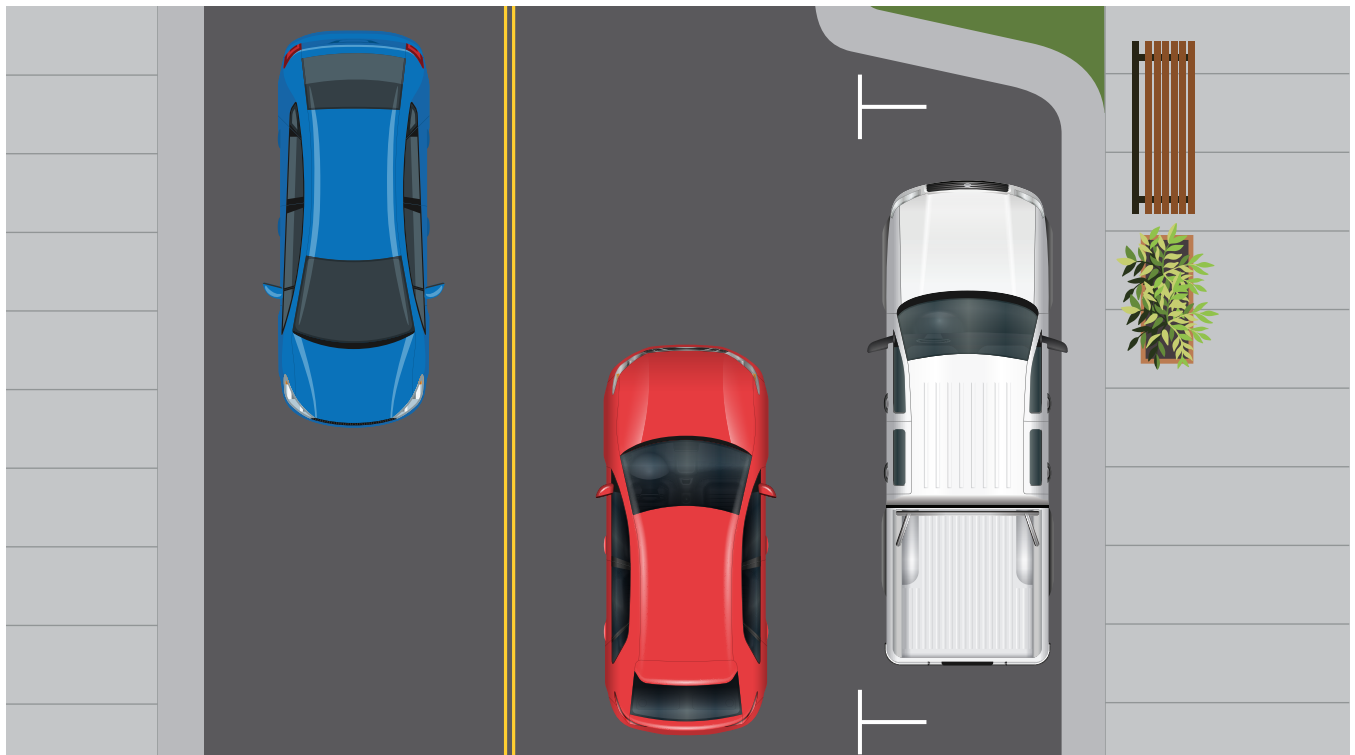


Downtown Limited Collector

Downtown Limited Collector

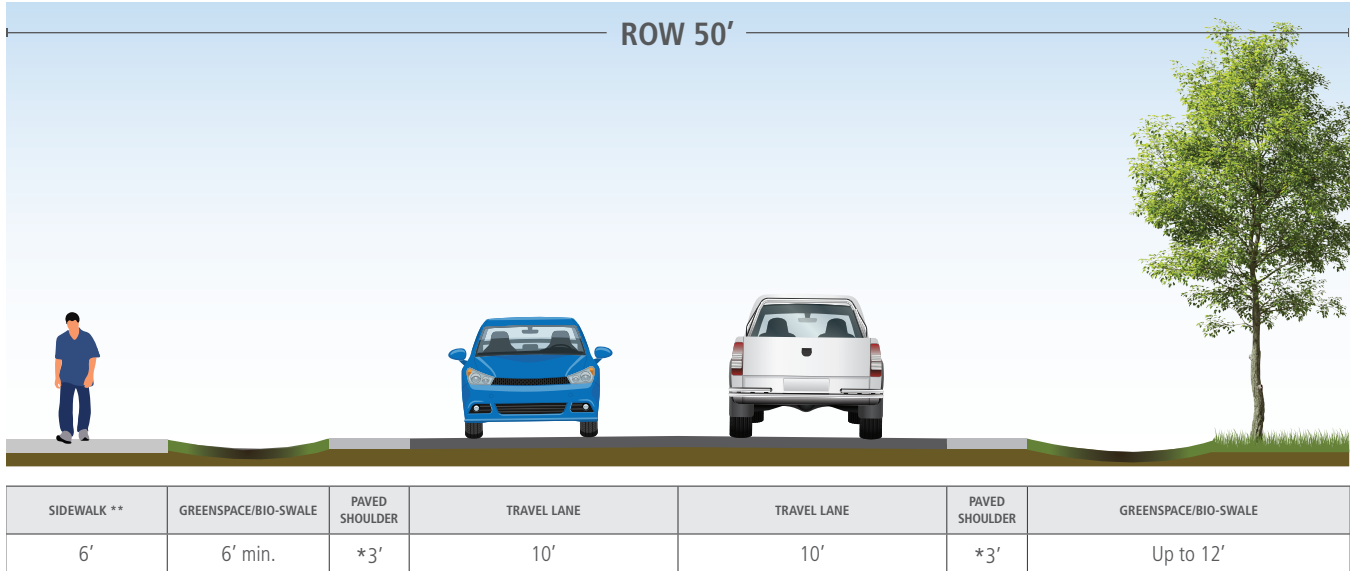


Curb and gutter: * - 1.5'



Minor Collector

Minor Collector

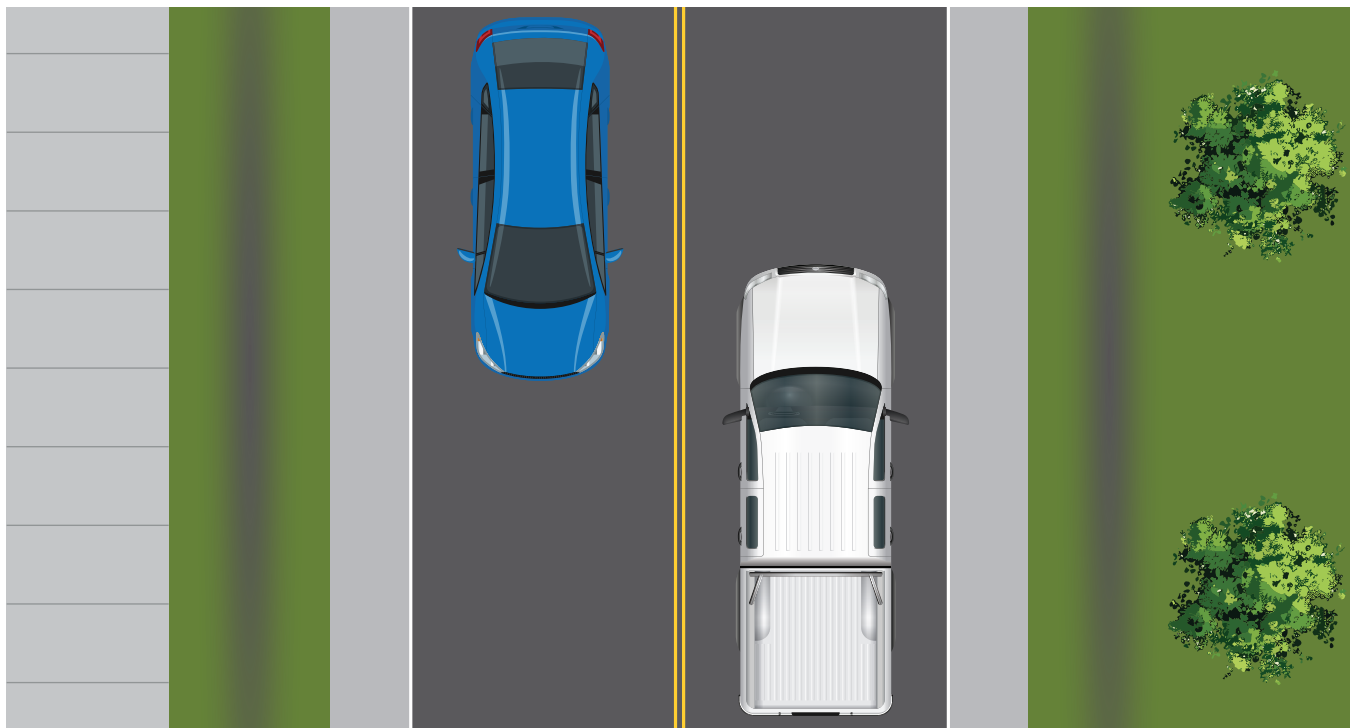


Curb: * - 1.5' concrete ribbon curb

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.

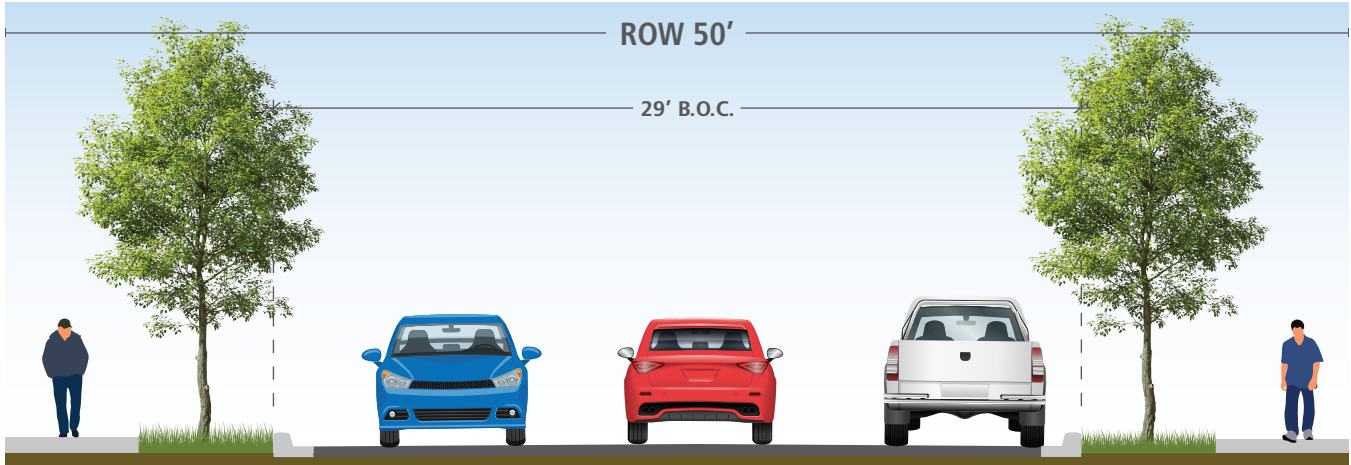
Stormwater Swales: (in the green space) Shall be designed based on site conditions and must be approved by the City Engineer. Width of greenspace shall be 6' or more on one side with greenspace on the other side being 12' or less, as determined by the stormwater design on each side of the road.

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.



Local

Local



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.

