



CITY OF AZTEC

COMMERCIAL & RESIDENTIAL ACCESS STANDARDS

A Right-of-Way Construction Permit must be obtained prior to any sidewalk, driveway, and/or curb-cut being constructed with an access off a City street or State Highway.

Residential

1. Measurement: With a street style curb return entrance and driveways with curb cuts, the width shall be measured ahead of the transition sections.
2. Width: 10' minimum when serving one (1) dwelling unit, or 14' wide when serving more than one residence or a use such as an apartment building. No driveways in any residential zone will exceed 24 feet wide, plus transition, allowing 5 foot (plus transition) between parallel drives.
3. Sidewalks: Will be 4 foot minimum width in all cases and may be required to be 5 foot wide in areas of heavy traffic, near parks and schools, and in commercial areas.
4. Flow Line: Will be constructed with a 1-½ inch lip.
5. Placement: Access must not be located within 30 feet of a corner.

Commercial Developments on State Highways

All individuals are required by the City to contact the New Mexico Department of Transportation to determine what will be specifically required for access to properties adjacent to State highways and roads.

1. Measurement: Accesses with street style curbs and driveway curb cuts are measured behind the flared transition section.
2. Width: Widths of 16 feet to 24 feet may be allowed for any two-way access, when the single unit vehicle volume does not exceed five "Design Hour Volume: (DHV)". Widths of 25 feet to 35 feet for two-way access when any of the following occur:
 - 1) Vehicle volume exceeds five DHV.
 - 2) Multi-unit vehicles will use the access.
 - 3) Vehicles that exceed 30 feet in length will use the access.
 - 4) Special equipment using the access will exceed 16 feet in width.

One-way access shall be 16 feet to 24 feet wide. If two one-way accesses are parallel to each other, they will be separated by a median 4 feet to 25 feet. Access requirements vary because each highway is unique. The New Mexico Highway Transportation assigns each segment of highway an access category based on the National Highway Functional Classification. This method considers existing and projected traffic volumes, the functional classification of public highways, adopted local transportation plans and needs, the character of land adjoining the highway, adopted local land use plans and zoning, the availability of vehicular access from local streets and roads rather than a State highway, and reasonable access by city streets and county roads.

Commercial Not Adjacent to a State Highway

The City sees no reason to institute more stringent regulations than what the State requires in the above guidelines and does not feel that more relaxed design standards should be allowed. Access development will be on a case-by-case basis and will be studied during the site review for each development. Design standards may change as the State revises its requirements.

Typical Curb, Gutter & Sidewalk Installation Standards

The City has adopted "Construction Design Standards" which specifies the following design criteria for concrete curbs, gutters, and sidewalks:

Concrete shall be 3,000 psi and will be placed on a compacted sub-grade or gravel base. The sub-grade will be true to grades and lines shown on the plans and all debris, roots, deleterious or soft material shall be removed to not less than six (6) inches below sub-grade or to a greater depth if deemed necessary by the City Engineer. The finished sub-grade under curb, gutter and driveways must have a compaction rate of 90% as determined by Standard Proctor Test. More details can be found in the City of Aztec Construction Design Standards located in the Public Works Department and the Aztec Public Library.