

CITY OF MESQUITE

CONCRETE REGULATIONS

Single Family Residential and Duplexes

Driveway

1. Shall be concrete.
2. Minimum thickness 4 inches with 3/8 inches steel, 24 inches on center each way supported on plastic chairs. 3000 psi concrete. Must be compacted. Sand not allowed as leveler.
3. Minimum driveway width 10 feet; maximum driveway width 30 feet if located in the front. There is no maximum size for driveways located in the rear of the property. Impervious surfaces must not cover more than 50% of 'yard'. ***If widening driveway apron, the approach must be widened, as well. WE NO LONGER ALLOW 45'S FROM THE TOP OF THE SIDEWALK***
4. Minimum spacing between driveways is 10 feet.

Approach

1. Minimum thickness 6 inches (City right-of-way) with 1/2 inches steel on 18 inches on center each way supported on plastic chairs with 1 - 2 inches flex base for leveler. Must have 95% compaction and 4000 psi concrete.
2. If on street: 6 inches thick with 1/2 inches steel on 18 inches on center each way, tied to steel coming out of street. If no steel exists, dowels must be drilled 6 inches w/epoxy into street 18 inches on center and tied to new steel.
3. Street cut: must be minimum 18 inches from behind curb across curb flow line.
4. 5 foot radius on each side of driveway connecting to local and collector streets.

Sidewalk (in right-of-way)

1. Minimum thickness 4 inches with 1/2 inches rebar, 12 inches on center each way with 1-2 inches of flex base for leveler. Must have 95% compaction and 4000 psi concrete. If new development, must be doweled in to back of curb.
2. Handicap access - minimum 3/8 inches rebar on 24 inches on center doweled to street if steel is not present. Drill dowels 4 to 6 inches into street.
3. Sidewalks cannot be used as part of driveway.
4. Handicap ramps at intersections shall comply with the pedestrian ramp design shown in the General Design Standards and Standard Details.

Concrete Bond

1. Street cut for approaches require bond for work in the City right-of-way.
2. Homeowners are exempt from bond requirement.

Note: Commercial driveway approaches are subject to Traffic Division approval.