

What is Slurry Seal?

Slurry Seal is a mixture of fine aggregate and emulsified asphalt that is applied to residential roads. This preventive maintenance extends the life of existing asphalt while sealing it from the harmful effects of water penetration and sun. Slurry Seal is a cost-effective treatment that provides a new wearing surface that usually lasts five to seven years. Slurry Seals are less expensive than typical asphalt overlays, but take longer to thoroughly cure (or dry) before the street is opened to traffic.

Slurry Seals are typically applied during warm, sunny weather to accelerate the curing process. The application process requires a one-day road closure.

Why Slurry Seal?

In 2013, the City of Richland evaluated the condition of all of the City streets and began implementing a Pavement Management program. Slurry Seals are one of several treatments the City will be using to preserve our roadways. A Slurry Seal is a pavement preservation treatment that extends the life of the pavement and reduces the need for more expensive rehabilitation projects. Locations are selected based on the condition of the existing roadway surface and are generally streets that have signs of natural aging and environmental degradation caused by inclement weather, excessive heat, and direct sunlight. Preserving these pavements before they become deteriorated so badly that they need an overlay can significantly extend the life of the pavement at a fraction of the cost. Preventive maintenance is more cost effective than corrective maintenance.

Funding for this Project

All funding for the Slurry Seal project comes from the City's Capital Improvement budget.

FOR MORE INFORMATION

CONTACT:

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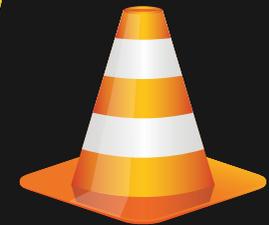
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CITY OF RICHLAND

SLURRY SEAL

PREVENTIVE MAINTENANCE OF OUR STREETS



THE THREE PHASES OF SLURRY SEALING

Phase One Prep work

Occurring in the spring months

During phase one, City of Richland Street crews will seal cracks in the street and do localized patching in problem areas.

Crews also will place door hangers alerting residents who need to prune their vegetation to allow maintenance vehicles to get next to the curb. Homeowners are responsible for pruning and maintaining their vegetation, including disposing of all debris. All low vegetation should be pruned so it is behind the curb, and all trees are required to be trimmed to allow 10 feet of vertical clearance from the road surface and 8 feet of clearance from the sidewalk.

No road closures will occur at this time.

Phase Two (if required) Utility work

Occurring in the late spring months

During phase two, a contractor will complete necessary fixes on underground utilities within the Slurry Seal project area. The purpose of this is to take care of known issues prior to the Slurry Seal application. Underground utilities to be fixed might include storm drainage system, sewer system, or water system structures and pipes.

No road closures will occur at this time, although temporary delays may occur.

Phase Three Application

Occurring in summer

Phase three is when the Slurry Seal is applied to the prepped roads by a contractor. This is a one-day process that requires a road closure. When the Slurry Seal is first applied, the material is brown and sticky. Cars, bikes, people, and pets must be kept off the Slurry Seal until it has cured and the street has reopened.

In addition, please refrain from watering your lawn and remove basketball hoops, recreational vehicles, and lawn equipment from the road. After the curing process is complete, barricades and signs will be removed and the road will reopen to traffic.

A one-day road closure will occur during this final phase.

Once the street is opened to traffic, please drive slowly.

In an effort to make the Slurry Sealing process as streamlined as possible, we ask you to consider the following during our work.

Do:

On your scheduled slurry day:

- Park your car on a street that does not have “No Parking” signs.
- Remove all personal property and vehicles from the street.
- Turn off sprinklers that displaces water onto the street.
- Inform deliveries or visitors of the street work and, if possible, reschedule for another day.

Don't:

- Drive on the fresh slurry. Wait until the street is opened to traffic.
- Perform sharp turns or U-turns.
- Speed, brake, stop, or accelerate quickly.

Phase Three Questions

How will I be notified of the date my road will be closed?

Residents affected by road closures will receive 24-48 hour notice via door hangers. Also, signs will be placed along the roadway reminding drivers not to park there. Closure information will also be available on the City's website.

Where can I park?

Each neighborhood is sealed in sections to allow parking and access in and out. Do not park on any street designated as a “No Parking” zone. Your vehicle will be towed at your expense. Please park only on streets that allow legal parking before a Slurry Seal application.

What time will the work be done?

The streets scheduled for the Slurry Seal will begin to be closed at 7:00 a.m. The contractor might not necessarily start on your street at 7:00 a.m., but will be somewhere nearby and will be to your street shortly. It can take up to 6 hours for the Slurry Seal to cure, depending on weather conditions. All streets should be open by 5:00 p.m.

I have an appointment that I have to go to that day. What can I do?

We try to ease the burden by closing only a few streets at a time. If you don't plan to leave your home before 7 a.m. on the day your street will be sealed and you need to use your vehicle later in the day, please park your vehicle on an adjacent street that is not designated as a “No Parking” zone. You will be able to walk a short distance to your vehicle and drive out of your neighborhood.



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