

Initial Assessment

Once a street is scheduled for resurfacing and the budget is set, City engineers begin field work—typically in January—to determine the appropriate resurfacing method, identify asphalt patching locations, and assess other necessary repairs.

During this process, engineers mark areas in need of patching so that accurate measurements and cost estimates are made. They evaluate pavement conditions to decide whether a slurry seal, cape seal or asphalt overlay is the best and most cost-effective treatment. In advance of the start of work, asphalt patching locations will be refreshed for easy identification for the contractor.

Due to asphalt patching costs and the type of street resurfacing, not all areas of a street are patched. After asphalt patching is completed, a slurry seal, cape seal or overlay will complete the street resurfacing process.



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Questions?

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THE STREET RESURFACING PROCESS



Slurry Seal

A slurry seal is a cost-effective maintenance treatment that rejuvenates asphalt and extends the lifespan of the street. It consists of fine crushed aggregate, asphalt emulsion, additives and water. When applied, slurry seal is brown and turns black as it cures.

Streets are closed during application, as driving on uncured slurry seal can cause damage to the slurry seal and vehicles. The street will be closed between 3-6 hours to allow the slurry seal to cure enough to allow traffic onto the street. Once the slurry seal has cured enough to support traffic, the street will be re-opened. There may be faint tire tracks and scars from the turning of tires on the fresh slurry seal, this is normal. Over time, the slurry seal material will mend itself with vehicular traffic in which the tire tracks and scarring are reduced.

On average, slurry sealing a residential street costs about \$9,000.



Cape Seal

A cape seal is a multi-step street resurfacing treatment, combining a chip seal and a slurry seal. A cape seal is used when a slurry seal alone is insufficient. It is more expensive than a slurry seal, on average, cape sealing a residential street costs about \$38,000.

The street is closed during the application of a hot, rubberized emulsion, followed by rubber-coated aggregate ("chips"), which stop 1'-2' from the concrete gutters. Chips are rolled into the emulsion, and sweepers sweep loose chips over the next three days. Within 14 days, a slurry seal is applied over the chips to create a smoother surface.



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Asphalt Overlay

An asphalt overlay is a high-cost treatment for streets where a slurry seal or cape seal will not be sufficient to resurface the street. It adds up to 2-inches of new asphalt.

After asphalt patching is completed, the next step grinds the street edges to ensure a smooth transition to gutters. The asphalt overlay is placed within two days after the edge grinding is completed. At times, pavement fabric is applied to the street to assist in the reduction of cracks reflecting through the new asphalt overlay. The pavement fabric is not placed over the areas that have been ground.

Once the hot asphalt is placed, the asphalt is compacted prior to opening the street to traffic. On average, an asphalt overlay for a residential street costs about \$100,000.