
What is a chip seal?

A chip seal is the application of a new protective wearing surface to an existing pavement. It consists of a thin layer of liquid asphalt and chips (gravel). Chip seals are an extremely cost effective method to extend a pavement's life reducing the frequency for expensive overlays or reconstruction.

How does a chip seal take place?

After a roadway has been crack sealed and swept, a tanker truck will apply emulsified asphalt to the roadway surface. Immediately after application of the asphalt, a dump truck full of chips (gravel) empties into a chip spreader which uniformly spreads across its contents across the sprayed surface. Rubber tire rollers follow the chip spreader and work the chips tightly into the asphalt to lock them in place. Shortly after being rolled (usually within 1 to 3 hours) all loose chips are swept and collected from the roadway surface prior to opening the segment to traffic. Within 1 to 3 days, a fog seal of emulsified asphalt is applied to the top of the chip surface to further lock the chips in, control dust and debris, and provide a more uniform driving surface. Finally, any pavement markings that were covered up are restored.

Will the street have to be closed?

Temporary lane/road closures may be necessary. These closures depend on a number of factors, however a primary concern is safety of the workers and the public. Efforts are made to minimize closures and the areas they affect. Please understand every situation is unique and unforeseen issues may require larger or longer closures.

Where can I park my car?

No Parking signs will be placed the day before to denote which segments will be receiving a chip seal the following day. Any side streets which do not have permanent parking restrictions or the temporary No Parking signs are fine to park on. Sidewalks will remain open during construction for access to your property. There will be flaggers to help safely guide you through the work areas.

Will I lose access to my property?

Chip seals are a relatively quick operation, so for the majority of the project's duration access should be minimally impacted. However, during the actual chip seal activities directly in front of your property, you may lose access for a short period of time, typically from the time the emulsified asphalt coat is applied, until the newly placed chips have been compacted. The follow-up application of the fog seal to the surface with emulsified asphalt will restrict access as well. Under normal circumstances this should take anywhere from 1 to 4 hours. Driving on the roadway before the asphalt has cured can cause damage to the roadway and your vehicle. After the asphalt has cured and roadway closure signs have been removed, it is safe to drive on.

How long will the work take?

The length of time the work takes is very difficult to predict. Generally, chip seals go fairly quickly and able to be driven within hours of completion. However every situation is unique and unforeseen issues such as weather delays may require the work to take longer.

My neighbor also lives on a street that is the same age as mine, and mine is receiving a chip seal. Does this mean theirs' will be chip sealed also?

Others include a history of maintenance problems such as potholes, smoothness, volume of traffic, and so forth.

Will I be charged or assessed for the work?

No. This work is funded by normal City of Littleton funding separate of property owner assessments. No specific assessments are made to fund this project.

Who is Alfred Benesch & Company?

Alfred Benesch & Company is an engineering consultant in charge of administering the pavement management program for the City of Littleton selected under the City's qualifications-based selection process. Their representatives monitor the work and provide materials testing for quality control purposes.