

Riverside Estates 2026 Road Sealing/Paving Project

Frequently Asked Questions (FAQs)

When will the project occur?

The project begins Tuesday March 10 and ends Monday March 16. No work will be done on the weekend and the schedule is subject change due to weather conditions.

Cul De Sac Paving Prep: Tuesday 3/10

Cul De Sac Paving: Wednesday 3/11

Seal Coat RED: Thursday 3/12

Seal Coat YELLOW: Friday 3/13

Seal Coat PURPLE: Monday 3/16



Will access to the neighborhood be blocked during the project?

Access into and out of the neighborhood will be maintained, however the project will necessitate closing traffic on one direction at a time for paving, the other direction will allow vehicle traffic. At least one gate will be open, and may be shared by both incoming and outgoing traffic. The project logistics may result in one gate being left open overnight.

Are there specific requirements on residents during the project?

Yes. As in the past there are requirements all residents must abide by to ensure a successful project.

- Sprinklers must be shut off in resident yards a minimum of 24 hours in advance and remain off until completion of work on that side of the street, including drying time..
- Roads must not be driven on for a minimum of 24 hours following sealing. This will allow the sealant to cure successfully.
- Vehicles that need to be driven ***MUST be out of resident's driveway no later than 7:30 am.***
- Residents are encouraged to “share driveways.” Specifically, if your neighbor across the street is having sealing done offer your driveway to them for any car(s) that must leave the neighborhood. Common areas may also be used including the north side of Alcester, or that near the entrance (from Shipston) to the Blackwell Ranch, providing those sides of the respective roads are not being sealed that day.
- Barricades/Caution Tape will be in place to restrict the traffic lanes being sealed. ***Under no circumstance may residents or any visitors move or remove them until the contract removes them once the curing time has ended.***
- ***Trades people, deliveries and other visitors***
 - Keep visitors to a minimum. It is recommended you have your lawn service not come out as they will have no where to park their truck/trailers without impeding traffic. This also applies to pool services and other non-emergency contractors. Amazon, FedEx, US Mail drivers who need to make delivery may do so, but not by driving on any closed off portions of the road.
- ***Important notice for residents on cul de sacs***

These sections of the roads have degraded to the point where one full day will be spent prepping the area to remove old paving, and a second full day to repave. It is best those residents park their vehicles with a neighbor outside the cul de sac, or in the street outside the cul de sac.
- ***Questions or concerns should be address to our Ameritech property manager at 727-726-8000, ext.407***