

A Beginners Guide

Asphalt Maintenance 101

E-Book

Free Download

-Whats Inside?-

***Printable Parking lot
Maintenance Audit**

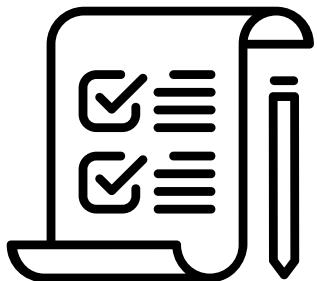
***An Introduction to Asphalt
Maintenance**

***Seasonal Asphalt
Maintenance Suggestions**



Asphalt Maintenance

Quick Audit Form



Condition

Corrective Action

Striping/Markings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Crack Seal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Seal Coating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Patching/Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pave/Larger Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Concrete Curb/gutter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Storm Drain Basin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Concrete Sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Entrance/Exit Apron	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____



Learn About

- What Asphalt is**
- Asphalt Challenges**
- Serviceable life of Asphalt**
- Premium Seal Coat**
- Crack Seal**
- Pothole Repair**



Did you know?

The average asphalt surface drops only 40% in condition during the first 75% of its life. If you maintain your asphalt over the years, it will last you a long time.

What is Asphalt?

Asphalt Pavement, also known as **HOT MIX**. It is a blend of 3 main components: Molten Liquid Asphalt (The black glue or binder), crushed rock/aggregate and filler/sand.



The Hot Mix is then placed and compacted to form asphalt pavement.



Potholes in asphalt form due to several elements, including snow plow impact, freeze thaw cycle, solar degradation and traffic pressure.



Companies like ours, service/repair both concrete and asphalt. Concrete and asphalt are two of the most recycled materials in the world.



Why Maintain your Asphalt?

Maintain your asset

Increase value

Increase curb appeal

Decrease liabilities

Extend the serviceable life of your asphalt

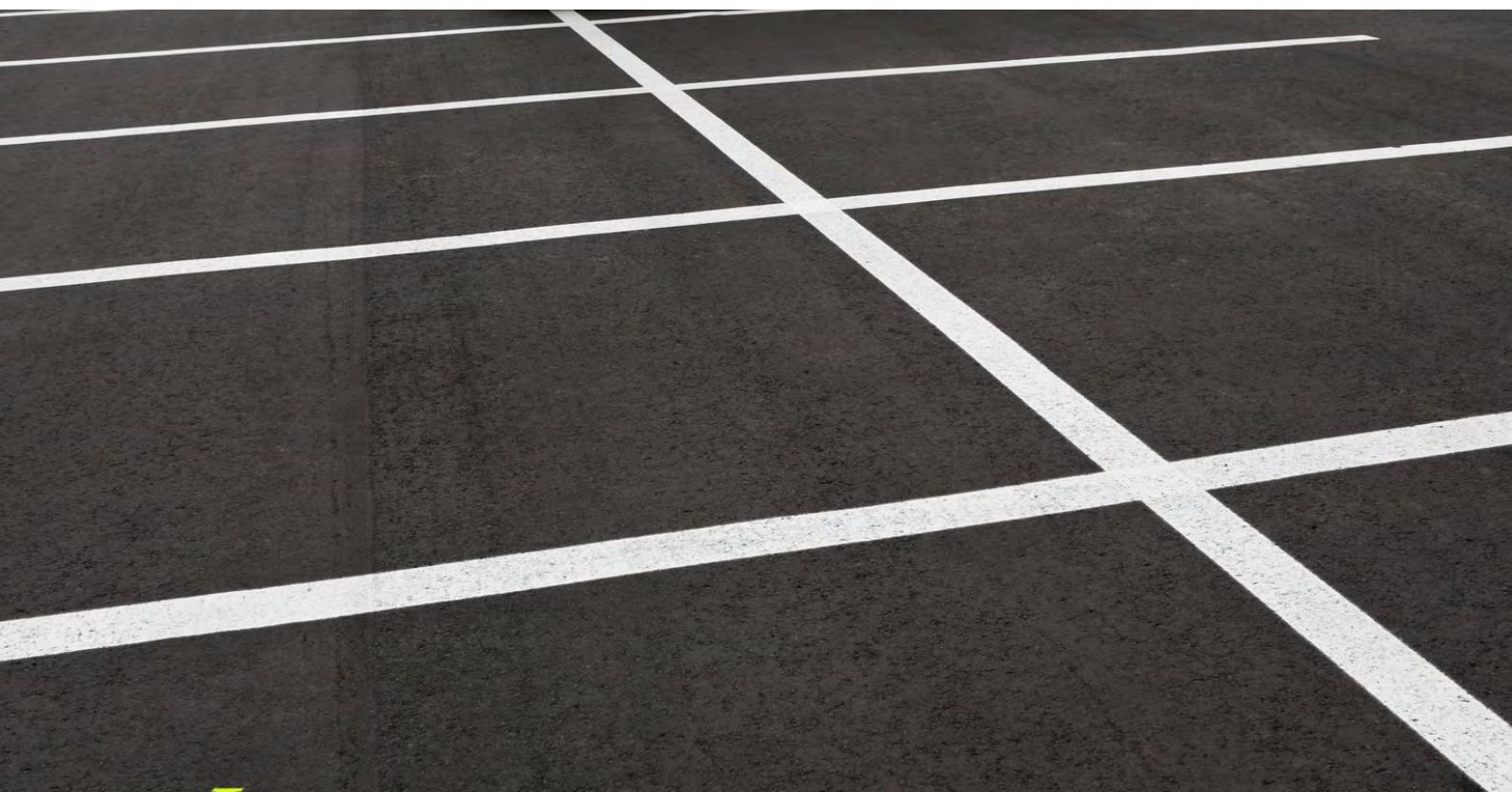


A regularly scheduled maintenance program will keep your asphalt looking good and usable for many years.

So what services are offered to maintain parking lots, streets and asphalt driveways?

Asphalt Concrete

- Seal Coating
- Crack Sealing
- Skin Patching
- RR Patching
- Saw Cutting
- Resurfacing/Slurry
- Repaving/Overlay
- Striping/Markings
- Forming
- Pouring
- Finishing
- Sealing
- Saw Cutting
- Crack Sealing
- Patching
- Resurfacing
- Striping/Markings



Seal Coating

-Steps of Seal

Coating-

-Clean area completely-

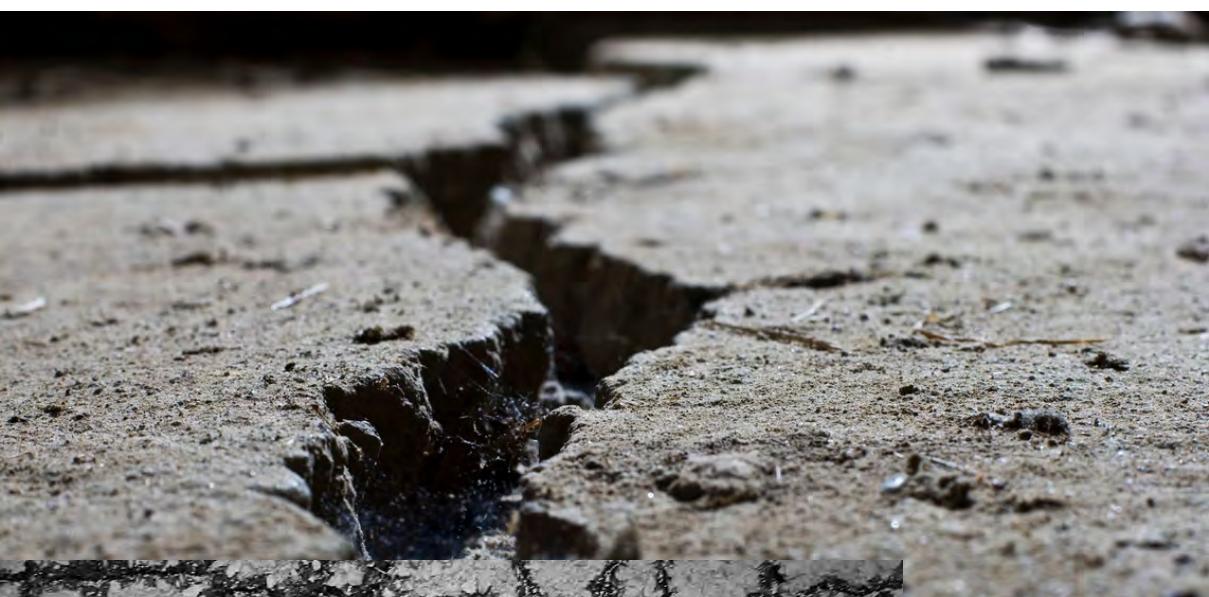
 Including sweeping,
blowing, scrubbing with
wire brooms and some
cases pressure washing.



-Apply Seal Coating-
Squeegee's are used to
cut in edges and apply
throughout area. A
second coat can be
squeegeed or sprayed,
depending on the project.



Factors that will affect your Seal Coat project pricing.



- Condition of Asphalt Surface
- Obstacles
- Cleanliness of Area
- Equipment Clearances
- Distance Away
- Commercial or Residential
- Size of Project
- Time of Year
- Accessibility

Crack Seal



-Steps of Crack Sealing-

-Clean Area-

Using wire brooms and mechanical blowers



-Remove Weeds-

Anything growing should be removed

-Blow & Brush Out Cracks-

Dirt and debris in cracks will be dug out



-Apply Crack Seal-

Hot pour rubberized cracks seal is placed in asphalt cracks

Factors that will affect your Crack Seal project pricing.



- Condition of Asphalt Surface
- Cleanliness of Area
- Width and Depth of Cracks
- Equipment Clearances
- Distance Away Commercial or Residential
- Size of Project
- Time of Year
- Accessibility

Pothole Repair

Remove & Replace or Skin Patch

Pro's

- Lasts Longer
- Able to address base damage
- Embedded within existing asphalt
- Holds up to Snow Plowing better

Con's

- More expensive
- Longer install time
- More lot impact

Pro's

- Faster
- Less lot impact
- Less expensive
- Fills liability issues fast before addressing larger repairs

Con's

- Needs replacing sooner
- Doesn't hold up well against Snow Plowing
- More of a temporary repair



Steps of Skin Patching

1. Clean Out Pothole
2. Apply Tack Oil To Edges
3. Fill to Overflowing With Asphalt
4. Square Off Patch*
5. Compact with Roller or Tamper



Steps to R&R

1. Mark Square Around Pothole
2. Cut Out Asphalt in Square
3. Apply Tack Oil to Edges
4. Fill to Overflowing With Asphalt
5. Roll or Tamp to Compact



Do You Know?

Which would be the best way to measure for a Skin Patch?

1-YELLOW LINE

2-WHITE LINE

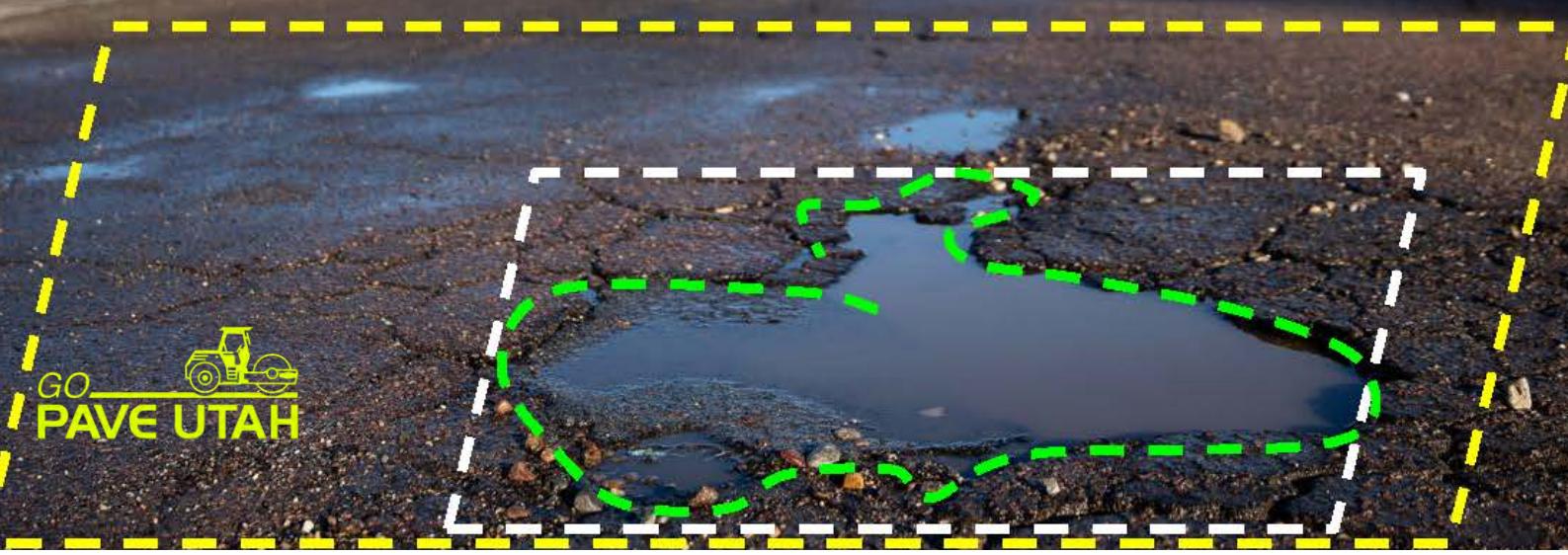
3-GREEN LINE

How about an R&R?

1-YELLOW LINE

2-WHITE LINE

3-GREEN LINE



Were You Right?

Which would be the best way to measure for a Skin Patch?

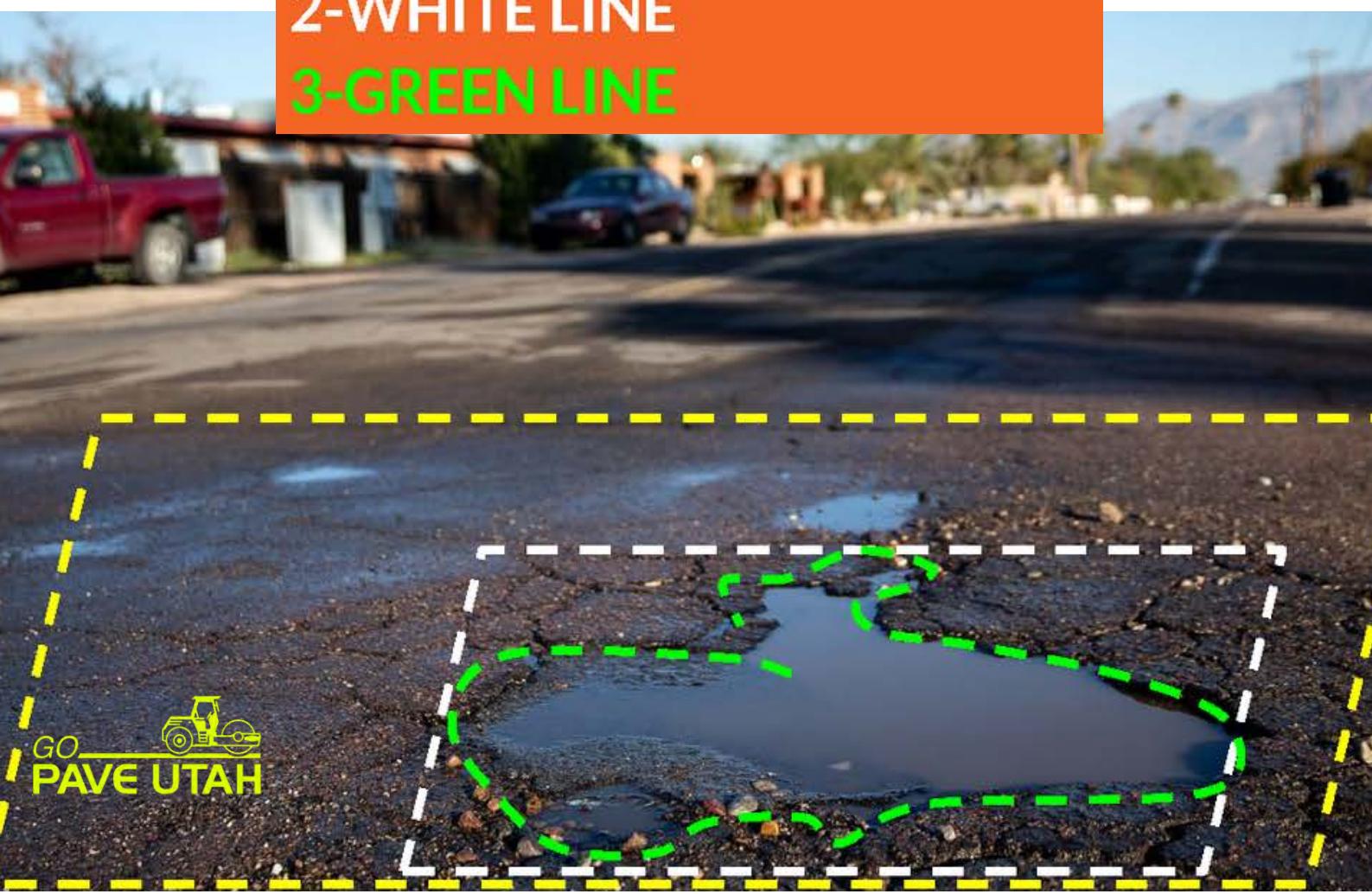
2-WHITE LINE

How about an R&R?

1-YELLOW LINE

2-WHITE LINE

3-GREEN LINE



Was Your RR Correct?

Which would be the
best way to measure for a
Skin Patch?

2-WHITE LINE

How about an R&R?

1-YELLOW LINE





REVIEW

- What is Asphalt
- Concerns with Asphalt Maintenance
- Life of an Asphalt Parking lot
- Premium Seal Coating
- Crack Sealing
- Pothole Repair



Asphalt Maintenance BY THE SEASON!

WINTER

-  Remove Snow from pavement as soon as possible to prevent compaction
-  Plow before applying salt, sand or deicers. These materials should be used to disrupt the bond between the asphalt and the snow/ice
-  Store snow piles downhill from any ice melt storage
-  Salt is only effective above 15 degrees Fahrenheit. For lower temperatures use a different deicer.

Spring

-  Remove weeds and unwanted vegetation as they grow
-  Sweep parking lot to remove loose debris and clear any cracks that formed during winter. Loose debris presents a slip and fall hazard.
-  Crack seal to seal off cracks. Properly filled cracks can serve as expansion joints during freeze thaw cycles, an added benefit of regular parking lot maintenance
-  Ensure drainage systems are functioning properly to avoid standing water

SUMMER

-  Seal coat to slow the natural oxidation process and enhance appearance. Seal coat should provide excellent resistance to gasoline, motor oil and other vehicle fluids that dissolve asphalt binder
-  Re stripe parking lot markings yearly, after seal coating or as needed. Ensure ADA compliance with markings and proper traffic flow

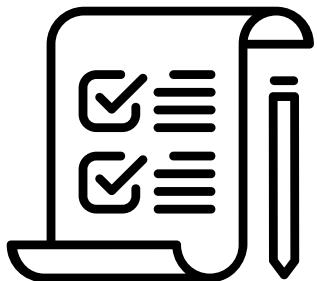
FALL

-  Remove leaves from your parking lot regularly, their chemical composition can damage your asphalt surface
-  Ensure proper drainage to prepare for snow and ice removal
-  Secure a winter snow and ice removal maintenance plan

Asphalt Maintenance

Parking lot

Quick Audit Form



Condition

Corrective Action

Striping/Markings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Crack Seal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Seal Coating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Patching/Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Pave/Larger Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Concrete Curb/gutter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Storm Drain Basin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Concrete Sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Entrance/Exit Apron	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>





1996

200+



Google

GO

PAVE UTAH



COSTCO, Union Pacific, UTA,
WinCo, McDonald's, WalMart,
Colliers, NAI Utah, Church of
Jesus Christ

Leading our industry by sourcing the Best
products, engaging the Best teams and
Delivering Exceptional

Service



Our teams deliver solutions
for any
commercial/residential
parking lot Concrete, Asphalt
or Excavating. Serving our
clients in Utah, Idaho,
Oregon, Nevada and
Washington.

