

**A Beginners Guide**

# **Asphalt Maintenance 101**

**E-Book**

**Free Download**

***-Whats Inside?-***

**\*Printable Parking lot  
Maintenance Audit**

**\*An Introduction to Asphalt  
Maintenance**

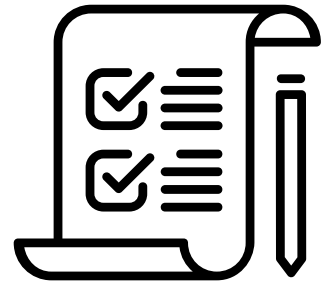
**\*Seasonal Asphalt  
Maintenance Suggestions**





# Asphalt Maintenance

## Quick Audit Form



### Condition

### Corrective Action

Striping/Markings

☐ ☐ ☐

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Crack Seal

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Seal Coating

☐ ☐ ☐

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Patching/Repairs

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Pave/Larger Repairs

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Concrete Curb/gutter

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Storm Drain Basin

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Concrete Sidewalk

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Entrance/Exit Apron

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*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**





- 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



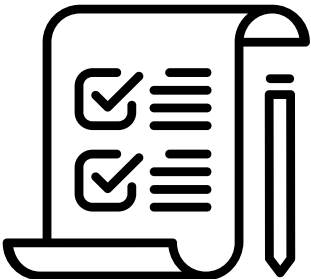
Secure a winter snow and ice removal maintenance plan



# Asphalt Maintenance

Parking lot  
**Quick**

**Audit Form**



	<u>Condition</u>			<u>Corrective Action</u>
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

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



200+



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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*

