

TO PAVE OR NOT TO PAVE

By Dave Sulkin , American Asphalt Company, Inc.

APRIL 3, 2014

There are several ways to increase the beauty of your lot. Crack Filling & Seal Coating; Repairs/Patching; Overlay; Total Reconstruction.

When your lot is initially paved you can expect it to last for 10-12 years. Time and nature has a way of breaking down the components that make up the asphalt that covers your parking lot. When you start to see cracks that are about 1" it is time to think about repair. One way to repair small cracks is crack filling. Crack filling is the placement of materials into cracks. Filling is often considered a short-term treatment to help hold the pavement together between major maintenance operations.

When your lot has gotten to the point where you can see many cracks and there are several potholes it is time to think about asphalt overlay or full reconstruction.

An overlay consists of a new layer of asphalt applied over the existing asphalt surface. The thickness of an overlay should range from 1.5" to 2". If your parking lot needs to be graded, or if the grades need to be changed, then the project will require milling. Milling is a process by which a machine is used to plane the pavement surface to an appropriate depth before it is covered with the new layer. Once the milling is finished and the overlay is complete, the customer is left with a brand new surface, ready for pavement striping.



New pavement, no action required. The life span of a newly paved lot is 10-12 years.

“Building Successful Relationships” is our Mission.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

© 2014 WCRE All Rights Reserved



Good pavement. This pavement has cracks that are less than 1". It is recommended to crack fill & seal coat.



Fair pavement. This pavement has cracks that are 25% - 50% of the surface. It is recommended to repair the cracked areas.



Poor pavement. The cracks in this pavement are closely spaced together. Alligatoring in 25% total area. There are a few potholes in the lot. It is recommended to do patching, overlay or reconstruction.



This is a failed parking lot. It is recommended to reconstruct the entire parking.

American Asphalt Company is an asphalt manufacturer and paving company located in South Jersey. We have been in business since 1908 and are experienced in all facets of asphalt paving.

Dave Sulkin 856-456-2899 ext. 226
dsulkin@americanasphaltcompany.com

www.americanasphaltcompany.com

American Asphalt Company 

“Building Successful Relationships” is our Mission.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

© 2014 WCRE All Rights Reserved