

TO PAVE OR NOT TO PAVE

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February 9, 2018

Are you looking at your parking lot wondering how you are going to fix the damage? How you are going to make it more appealing? Are you trying to decide if you can wait to have your lot repaved and/or touched up? This article will help you better understand your parking lot. Your parking lot is the first impression of your business. There are several ways to enhance the beauty of your lot and to ensure any potential liabilities are addressed in a timely manner.

Let's begin with the basics- when your lot is initially paved you can expect the lifespan to be approximately 15-20 years. Over time nature, gasoline, oil, and other products of the like will break down components of the asphalt. As soon as you notice cracking in your lot, our best advice is to have it filled. This will prevent further damage and costly repairs. See the table above (Good Pavement) for examples of cracks that should be filled.

Cracks within the pavement that are 1/4" or greater should be filled. This process consists of injecting the crack with a rubberized material that will ensure the pavement does not continue to expand and contract. If cracks are ignored and not filled, you run the risk of your parking lot alligating. Alligating happens when cracks continue to spread throughout the entire lot- at which point you would need to have an overlay done or complete repave.

An overlay consists of applying a new layer of asphalt 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 the process by which a machine



New Pavement, no action required. The life span of a newly paved, well-maintained lot is 15-20 years.



Good Pavement. This pavement has cracks that are less than 1" wide. 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. Alligating in 25% total area. There are a few potholes in the lot. It is recommended to do patching, overlay or reconstruction.



Failed Parking Lot. It is recommended to reconstruct the entire parking.

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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.

Parking lots should be sealcoated every 2 years. Sealcoating does three things for your parking lot: it protects it, beautifies it and ultimately saves you money. Sealcoating gives your lot a sleek black finish, which will enhance the appearance of your property.



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