

FOUNDATIONS

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For Mature Asphalts Only: The Underestimated Benefits of Slurry Seal

by Jon Baggett, Director of Marketing

Each year just before hunting season, there seems to be an overabundance of new and improved camouflage clothing that hits the market. Wind control hooded jackets, scent blocking coveralls, ultralight boonie hats – you name it, someone probably makes it. With numerous manufacturers, varying prices, and so many selections, what do you look for? Despite all the marketing efforts aiming to sway your judgment, there are three basic factors to keep in mind: good quality, comfort, and aesthetics.

Setting these same factors as priorities in your pavement maintenance decision-making can have a significant impact in the proper safeguarding of your parking lot. A high quality repair treatment can give you the comfort you need to make sure your parking lot will look good, function properly, and be well protected for many years to come. A great repair option for many pavement surfaces is the slurry seal.

The Basics of Slurry Seal:

Slurry sealing is a cost-effective maintenance procedure intended to extend the life of older asphalt pavements that are still structurally sound. The product is a mixture of specially graded aggregate, an asphalt emulsion, water, and other additives. The location and condition of the asphalt surface typically determines the types of additives used in the mixture.

Slurry seal is similar to a seal coat in that it acts as a protective coating for pavement, but is much thicker and provides a new drivable surface. It is best used on pavements exhibiting moderate cracking or average to heavy raveling (loss of surface aggregate). To ensure optimal performance of the slurry seal, a seal coat is recommended within a year of the original application.

Like other asphalt repair products, slurry seal is needed to help protect pavement surfaces from natural weathering and oxidation. As asphalt pavement ages, the oxidation process causes the asphalt oils to lose their adhesion abilities, thereby allowing surface



About Us

In 1966, a company called Parking Stripes Inc. was started in Butler, Wisconsin. With growing sales and opportunities, John Drexler brought his company to Arizona and in 1981, Ace Asphalt of Arizona, Inc. was formed. Today, Ace Asphalt

is setting the standard in our industry for quality customer service through our reliability, responsiveness, and results. As the largest private grading, paving, and paving maintenance company in the state, we pave or resurface over 180 million square feet per year. Ace Asphalt of Arizona is a member of the INC. 5000.

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Aggregate Grades of Slurry Seal

Type I - a fine aggregate mixture used in low density/low wear areas, such as better conditioned parking lots. More prone to scuffing initially but offers a smoother finish than conventional Type II slurry seal.

Type II - the most common mixture used today. It employs mid-sized aggregates to help seal moderate-to-heavily-worn surfaces, correcting raveling and improving skid resistance.

Type III - a coarse aggregate mixture that is used to fix severe surface conditions in high traffic areas, such as freeways and arterial roads.

aggregates to ravel. Due to its unique makeup, slurry seal will arrest this condition by filling minor irregularities (such as small cracks and voids) in existing surfaces while providing a weather-tight seal and a finished black appearance for improved curb appeal.

The Secret is in the Recipe:

When it comes to the quality of slurry seal, the secret is in the recipe. Slurry seal mixes are typically custom-designed based on the specific surface deterioration conditions and repair requirements of the pavement surfaces. These conditions/requirements determine which grade aggregate to use. There are three main grades of aggregate used in slurry seal mixes: fine, general, and coarse.

Aggregate makes up the majority of a slurry seal mix, followed by emulsified asphalt, water, and other additives. When the slurry seal sets up or cures, the only components remaining are the aggregate and asphalt.

Fits Like a Glove; Looks Like a Champ:

While it is true that no asphalt surface is permanent – and that maintenance will be required sometime – you need to feel comfortable with any asphalt preservation being performed on your property. For example, some of the benefits you will receive from an asphalt overlay as compared with a slurry seal include a longer lasting surface (10-12 years average compared with 5-7 for a slurry), less scuffing, and a smoother finish. However, an asphalt overlay may cost up to twice as much as a slurry seal.

Slurry seal, on the other hand, does offer some advantages to help put a property owner or manager at ease:

- Cost-effective to use and economical to install (compared to asphalt overlay)
- Increased durability and weather protection
- Minimal cure time for limited lot closure
- Simple one-pass application

However, the most underestimated benefit to slurry seal is the aesthetic value it provides. Before a customer or resident walks through your doors, they will walk through your parking lot. Slurry seal provides a new look and texture to an existing pavement surface at less cost than an asphalt overlay. Improved appearance can mean an increased marketing potential and buyer acceptance, while raising overall property value and complimenting the building facility.