

Sealcoating + Striping 12-Month Plan

A season-by-season program for keeping a combined sealcoat and stripe cycle on schedule.

Spring (Mar-May)

- ☐ Walk the lot after thaw; photograph cracking, potholes, faded stalls
- ☐ Mark and measure working cracks; budget crack sealing footage
- ☐ Book the sealcoat + restripe date before the summer calendar fills
- ☐ Review ADA compliance and any planned layout changes

Summer (Jun-Aug)

- ☐ Complete crack sealing and patching ahead of sealer
- ☐ Apply two documented coats of coal-tar-free sealer
- ☐ Full restripe within the same mobilization window
- ☐ Collect photos, warranty, and as-built stall counts

Fall (Sep-Nov)

- ☐ Touch up high-traffic striping and drive-lane wear
- ☐ Final crack seal before freeze-thaw season
- ☐ Confirm drainage and inlet clearance before first storms
- ☐ Stage snow-removal stakes clear of new striping

Winter (Dec-Feb)

- ☐ Document plow damage, de-icer staining, and new cracking
- ☐ Limit aggressive de-icers on freshly sealed surfaces
- ☐ Build next-season pavement budget from documented findings
- ☐ Re-book spring assessment with Summit Surface