

Executive Summary

- The road network for Mountain Tops of Blue Ridge includes 9.17 centerline miles and roughly 95,000 square yards of asphalt.
- The majority of asphalt pavement is performing well. There were no distresses commonly associated with aging asphalt. The road network is a prime candidate for preventative maintenance treatment. Every \$1 spent in preventative maintenance can save \$6-\$14 in rebuilding the road once it has deteriorated significantly.
(<https://www.smartgrowthamerica.org/app/legacy/documents/repair-priorities-2014.pdf>, page 8)
- There are localized issues within the road network that are not caused by failing asphalt. More investigation into the subgrade material is needed to understand the cause of the problem.
- Identify and address the cause of problems for localized issues before paving. The problems in the asphalt may be symptoms of an underlying issue. Paving is not a remedy for all road issues.
- Locate and clean all side drains and cross drains. When water can't flow through drains it will filter through the roadbed and destabilize the roadbed.
- Continue preventative maintenance treatments. Asphalts treatments to this point have been effective. Use crack seals as necessary on an annual basis. Reevaluate overall pavement condition after 5 years.