

WINTER IS COMING – PREPARE YOUR PARKING LOT!

By: Dave Sulkin, Business Development, American Asphalt Company

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As the seasons change and the temperatures start to get colder, now is the best time to protect your parking lot. Winter weather can wreak havoc on a commercial parking lot, specifically in our region. The harsh freeze-thaw cycles cause asphalt to expand and contract, allowing water to seep into the foundation. This creates permanent damage, in the form of cracks and potholes. Here are three of the most important ways to prepare your commercial parking lot for winter.



Crack Sealing: As a preventative measure, consider filling cracks in the parking lot before they turn into potholes. Longitudinal cracks between ¼" and 1" can be cleaned and filled with hot rubberized material that will expand and contract as the temperature shifts. The crack sealing material creates a bond with the surface of the asphalt pavement, preventing water from penetrating the asphalt.

Asphalt Repairs: Potholes can be repaired with hot mix asphalt in the fall months. Damaged asphalt is saw cut and removed, then the area is cleaned and prepared for the installation of new asphalt. When hot asphalt is unavailable, EZ Street high performance cold asphalt is a great alternative. This material works in cold temperatures, and can even be applied in water. Neglecting potholes, especially in the colder months, can be very dangerous. As the asphalt continues to break apart and the holes become larger and larger, this creates a safety hazard for both pedestrians and vehicles.

Inlet Repairs: When water seeps into your inlets, the inside structure deteriorates. Salt and ice melt used in the winter months also washes into the storm drains, which further erodes the walls. To avoid a potential sinkhole, make sure your catch basins are structurally sound, the interior walls are parged, and the surrounding asphalt is intact.

For more information, contact:



Dave Sulkin, Business Development
American Asphalt Company, Inc.
100 Main Street
West Collingswood Heights, NJ 08059
Phone: (856) 456-2899 Ext #226
Fax: (856) 456-4398

DSulkin@americanasphaltcompany.com

www.americanasphaltcompany.com



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