

WINTER WREAKS HAVOC ON YOUR PARKING LOT *HOW TO PREPARE AND RECOVER*

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Many property managers and commercial property owners are unaware of how the winter weather, salt and plowing can cause damage to their parking lot. 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. While the intention for salt and plowing is to help clear parking lots of snow and ice, these techniques also contribute to further damage. Salt is an effective method for melting snow and ice to prevent slips and falls, but it also erodes the asphalt and inner walls of storm drains. Inexperienced drivers can position the plow too low, scraping away any prior sealcoat and loosening debris from existing potholes. Plows can also chip or crack curb.



You might be asking yourself, "If these elements can help melt snow and de-ice the lot while causing permanent damage, how do I prevent this from happening or prepare for the winter season?" Any existing potholes should be cleaned of debris and filled. If hot asphalt is not available, consider using a high performance cold asphalt product like EZ Street. This product is perfect for the winter and even works in water. It is so easy to use, your maintenance team can apply the EZ Street in the potholes themselves in the coldest of temperatures (the more traffic the better compaction).

Planning for spring maintenance is the best way to prepare for winter. By completing an assessment of your parking lot (looking for potential liabilities, safety hazards and aesthetics), you can budget accordingly for necessary improvements. If there is visible damage it is time to call a paving and maintenance contractor to repair, sealcoat and crack seal your parking lot. Crack sealing prevents moisture and water from penetrating under the asphalt surface creating potholes. Sealcoat helps prevent oxidation and degradation from the sun and traffic.

If you missed the boat last spring with parking lot maintenance and you notice that there is now damage from salt, plowing and harsh winter weather, rescue your parking lot by addressing the storm drain and curb damage. Then set yourself up with a spring maintenance plan to prepare for the following winter season.

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