

Parking Lot Maintenance Checklist by Season

Asphalt parking lots are designed to last between 20-40 years, but a parking lot maintenance program can extend the life of your parking lot and help prevent stormwater runoff.



Day-to-Day Maintenance

- Sweep regularly to removes debris. This includes sidewalks, parking lots, and dumpster areas. Do not sweep into the gutters or storm drains.
- Check drainage after rainfall to assure water is quickly running into stormdrains free of debris.
- Check for crumbling, cracks, or potholes and fill before more costly repairs are needed. Potholes and cracks can allow water to penetrate the surface layer, causing further damage.
- Check catch basins and scoop out any debris, sand, or soil.
- Check company vehicles for oil and gas leaks.

Winter: Manage Snow and Minimize Environmental Impact

- Store salt on an impervious surface and keep it covered.
- Apply a brine solution (in a ratio of 3 parts salt to 1 part water) to surfaces before a snow event. Brine is cheaper and more effective than salt or sand.
- Minimize the use of salt. Use non-chloride products that are non-toxic to vegetation and wildlife.
- Use handheld sprayers to apply deicers instead of applying them by hand. This will help prevent you from overusing materials and control the cost of your winter parking lot maintenance.
- Avoid over-salting and sweep up any excess or spills.
- Do not dump snow into a body of water.



Spring: Fix Winter Damage

- Remove weeds and any other unwanted vegetation.
- Sweep parking lot to remove loose debris.
- Use filler to seal cracks and holes.
- Ensure storm drains and catch basins are functioning properly to avoid standing water.



Summer: Sealcoating and Restriping

- Sealcoat every few years with an environmentally friendly, PAH-free sealcoating.
- Restripe parking lot after sealcoating to ensuring compliance with ADA codes.

Fall: Regular Cleaning and Leaf Removal

- Remove leaves from sidewalks and parking lots.
- Clean and sweep regularly to remove debris.
- Check storm drains and catch basins for proper drainage to prepare for snow and ice melt in winter.