

# NEW ASPHALT CARE & USE GUIDELINES

Congratulations, you've invested in a new asphalt parking lot or driveway for your business or home!

Blacktop Services takes pride in every job we do, taking the extra time to "do it right". Now, you want it to last.

By following these tips and trick, you will prolong the life and maintain the aesthetic look of your asphalt pavement.

Your long term hapiness is a priority of ours that is why we have provided you with the included recommendations. By reading carefully and following these guidelines you can avoid mistakes commonly made by homeowners.



## Blacktop Services

Commercial and Residential



Born to  
Blacktop

**BARRE, MA**

**(508) 688 – 9318**

**(978) 257 – 8048**

**WWW.BLACKTOPSERVICESMA.COM**

## 1. Wait at least 5 days before allowing traffic on the new asphalt.

---

- Since asphalt needs time to harden and fully cure, usually 12 – 18 months, your parking lot or driveway will remain soft and pliable until then.
- While you may walk on the new pavement immediately, keep automobile traffic off of it for **at least 5 full days or longer in hotter temperatures.**
- Even after the asphalt has cured, do not expect it to be as hard as concrete.

## 2. Take particular care when driving and parking on your new driveway.

---

- Do NOT park in the same spot during the first 12 – 18 months while your driveway or parking lot is curing.
- **Do NOT turn your steering wheel back and forth when your car is not moving.** Keep your car in continuous motion while making any turns to avoid tire marks.
- Take your time pulling in and out of the driveway or parking lot, as not to scar the asphalt pavement.
- Avoid driving on the edges of the pavement, particularly if they lack support! **We suggest building up the sides of your driveway with topsoil.** This will support the edges and enhance the appearance.



## 3. Vehicles, equipment and miscellaneous items can depress your new asphalt.

---

- Keep heavy trucks and machinery off your new pavement. When storing campers for long periods of time, place a piece of plywood under the tongue jack and also under the tires.
- Avoid using jacks, jack stands or car ramps unless a piece of plywood is placed under them to help distribute the weight.
- Miscellaneous items such as bike kickstands, lawn furniture, or ladders which apply weight to a small surface area can also “dent” the surface. Please consider the above suggestion to protect your asphalt surface.



#### **4. Water down your driveway or parking lot on hot days to cool and temporarily harden the asphalt.**

---

- Asphalt softens and hardens as temperatures rise and fall. Watering it down is helpful, but not mandatory. If soapsuds should appear, do not be alarmed. This is a reaction between the diesel fuel found in blacktop and a high chlorine content found in some city water.
- Although every effort is made to avoid puddles, some small ones are inevitable depending on the natural slope and drainage of your ground.

#### **5. Your asphalt may look smoother in areas than in others.**

---

- Asphalt has various sizes of stone, sand and aggregates, which can cause varied texture.
- Also, areas that have been raked and spread with hand tools may appear different in texture from those spread by machine.



#### **6. Avoid gasoline, oil, anti-freeze and other fluid spills and leaks.**

---

- These will dilute the liquid asphalt in your blacktop and may require major repair.
- Any hairline cracks that may have developed over the winter, due to contraction and expansion of the ground, should be filled with crack filler ASAP.



## 7. Seal coat your asphalt parking lot or driveway 12 – 24 months after it has been paved.

---

- This will help preserve your new asphalt pavement. Sealing too soon, however, may cause damage to the pavement.
- Because asphalt is porous, water can seep into and through the paving. This not only causes deterioration, but may also result in ridges and upheaval due to frost and freezing.
- Asphalt is also softened and broken up by gasoline, lube oil, grease and anti-freeze, which drip from cars.
- Sealer protects asphalt with a coating that is impervious to these harmful elements. Unprotected driveways remain porous, dry out, become rough and deteriorate more rapidly.



## WHY BLACKTOP SERVICES?

---

Blacktop Services, has been a locally owned and operated business since 2015. The owner, Michael, is a 3<sup>rd</sup> generation paver with over 20 years of experience under his belt.

We will provide you with the same great quality work that has kept us in business for years because we feel that our customers come first. While this is not a new concept, it seems to be one that a lot of contractors have forgotten.

Blacktop Services confidently offers you one of the best warranties in the industry: a three-year workmanship warranty for all new driveways projects.



## CONTACT US

---

Please do not hesitate to reach out to Blacktop Services with any questions regarding the care and maintenance of your new driveway or parking lot.

P.O. Box 241

Barre, MA 01005

(508) 688 – 9318

(978) 257 – 8048

[www.blacktopservicesma.com](http://www.blacktopservicesma.com)

