



# C&S BLACKTOPPING INC.

## RESIDENTIAL COMMERCIAL PAVING CONTRACTORS

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### FREQUENTLY ASKED QUESTIONS

#### Why asphalt?

Asphalt is easy to maintain and looks great. Asphalt combines a smooth, sound absorbing driving surface with an attractive appearance. During the winter months, asphalt absorbs the heat to help melt snow and ice quickly. During the summer months, asphalt provides the most durable driveway. Asphalt reduces tracking during the spring and fall, while reducing dust issues during the summer. Asphalt increases property value by beautifying the property. Asphalt provides a safer, smoother playing surface for children at a cost almost half as much as concrete.

#### What is asphalt?

Asphalt is a high quality, thoroughly controlled, engineered material made from aggregates (stone, sand, and gravel) using asphalt cement as binder.

#### How is asphalt made?

Asphalt is made by heating asphalt cement and mixing it with aggregates and mineral fillers. The asphalt paving mixture is loaded immediately onto trucks for delivery to construction sites or kept in storage silos.

#### Is asphalt considered to be less expensive than concrete?

Numerous studies in the U.S. and Europe have shown that asphalt generally has a lower life cycle cost. The initial cost of asphalt is usually less than concrete.

#### Why should I choose C & S Blacktopping, Inc. to pave my driveway or parking lot?

We are a family owned and operated company, and work diligently to ensure that your needs are met and that you are pleased with the results. Our company provides prompt, courteous service and offers high quality work at competitive prices. We are a full service asphalt company, so if your asphalt doesn't need replacement, we can seal and / or crack fill it to make it look better and last longer. We service residential, commercial, industrial, and municipal customers. Our company is fully insured, and we provide free written estimates and consultations. Our centralized location allows us to serve customers throughout the Twin Cities and surrounding areas.

#### How long will a new asphalt driveway or parking lot last?

A properly installed driveway should last 20-25 years with adequate care and maintenance. Overlays (paving over existing asphalt) can be expected to last 10-15 years, depending on the condition of the original pavement.

### Do you offer a warranty on your work?

We provide you with an industry-leading two-year warranty on our materials and workmanship. Since word-of-mouth is still the best form of advertising, we strive for customer satisfaction. Some companies will claim that if you do a good job, you don't need a warranty, and we believe customers are more comfortable knowing that they are taken care of in the unusual event that something does need to be addressed. Reputable companies are willing to stand behind their work and don't offer excuses as to why they won't.

### What is the typical procedure for installing a driveway or parking lot?

Our crew will come in to do the prep work, which may involve just grading your existing gravel base or removing the old asphalt or even excavation of grass and dirt for the installation of gravel. The edges will be squared off and cleaned up, and the grade will be determined with a level and / or transit to ensure proper drainage. Once the gravel is leveled off, it is rolled for maximum compaction. You are welcome to drive on the gravel between the time of the prep work and the paving. When the paving crew arrives, the area will be paved with a paving machine. The asphalt is rolled for complete compaction and a smooth finish. When they leave, the crew will put caution tape across the end of the drive to prevent accidental driving on the asphalt.

### What do I need to do when you come to do the paving?

If the asphalt comes right up to the garage, the paving crew will need to be able to access the first 10 feet inside the garage so the roller can create a smooth transition between the garage floor and the asphalt. You may either leave the door open or indicate how the crew can gain entry, and they will close and lock the door when they are finished. It is also necessary for the crew to have a source of water to fill the rollers (they have their own hoses), so please make sure that your outside water is turned on.

### Do I need to do anything after the paving is done?

Your asphalt will be the most susceptible to damage for the first 6-12 months after it is installed. Most issues are merely cosmetic in nature (slight surface scuffing from wheels turning sharply or minor indentations from sharp objects), and will fade over the next few weeks as the asphalt continues to cure.

Avoid spilling any corrosive liquids on the asphalt (such as gasoline, transmission fluid, anti freeze or oil), as they will cause damage to the surface.

If the finished edges of your asphalt are higher than the surrounding lawn, we recommend that you backfill (build up the sides with black dirt) with the dirt and then seed it. Without the proper side support, the asphalt edge is more prone to cracking, particularly if a vehicle drives over the edge of the asphalt. Please be sure to backfill.

### How long should I stay off the new asphalt?

We recommend that you do not drive or park the car on the asphalt for at least 5 days (7 days are better in very hot weather, because it takes longer for the heat to escape the asphalt). You may walk on the asphalt right away, but objects with sharp edges or narrow points (i.e. kickstands, automobile jacks, ladders, etc.) should not be placed on the asphalt for the first twelve months unless you put a board or steel plate under

the object to displace the weight and keep it from causing an indentation in the asphalt. Try to keep very heavy vehicles (fuel trucks, concrete trucks, etc.) off the asphalt for at least one month.

What will the asphalt look like when you are finished?

Besides being black, your asphalt finish may appear smoother in some areas than others. Some of these variations are caused by the physical make-up of asphalt itself (different sized stones, amount of sand and liquid asphalt, etc.) while other variations are caused by using hand tools rather than machinery in some areas. The durability of your asphalt is in no way negatively affected by these variations, and you may notice them.

What is an overlay and is it appropriate for my needs?

An asphalt overlay consists of paving over existing asphalt with minor cracking or poor surface appearance with 1.5" to 2" of new asphalt. We do not recommend overlays for severely cracked or very uneven asphalt, as reflective cracking will undoubtedly occur. Our experienced sales people will be able to determine whether or not an overlay would be appropriate for your drive or parking lot. Overlays are obviously a less expensive alternative to replacement, but can only be expected to last 10-15 years, as opposed to 20-25 years for new asphalt.

How do I maintain my asphalt to keep it looking good for years to come?

We recommend that you seal your new asphalt after one year, and then every 3-4 years thereafter, depending on traffic volume and personal preference. Our company uses very high quality sealer products to ensure nice-looking and long-lasting coverage. Crack filling will probably become necessary as the drive continues to age, because the freeze-thaw cycle in Minnesota will eventually cause some minor cracking to occur. Our experienced maintenance crews can help keep your asphalt looking great for many years to come.

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