



Brayburn Trails Phase 4B, 7th and 8th Additions Concrete Curb & Sidewalk Removal & Replacement Notification

May 16, 2025

Dear Current Homeowner,

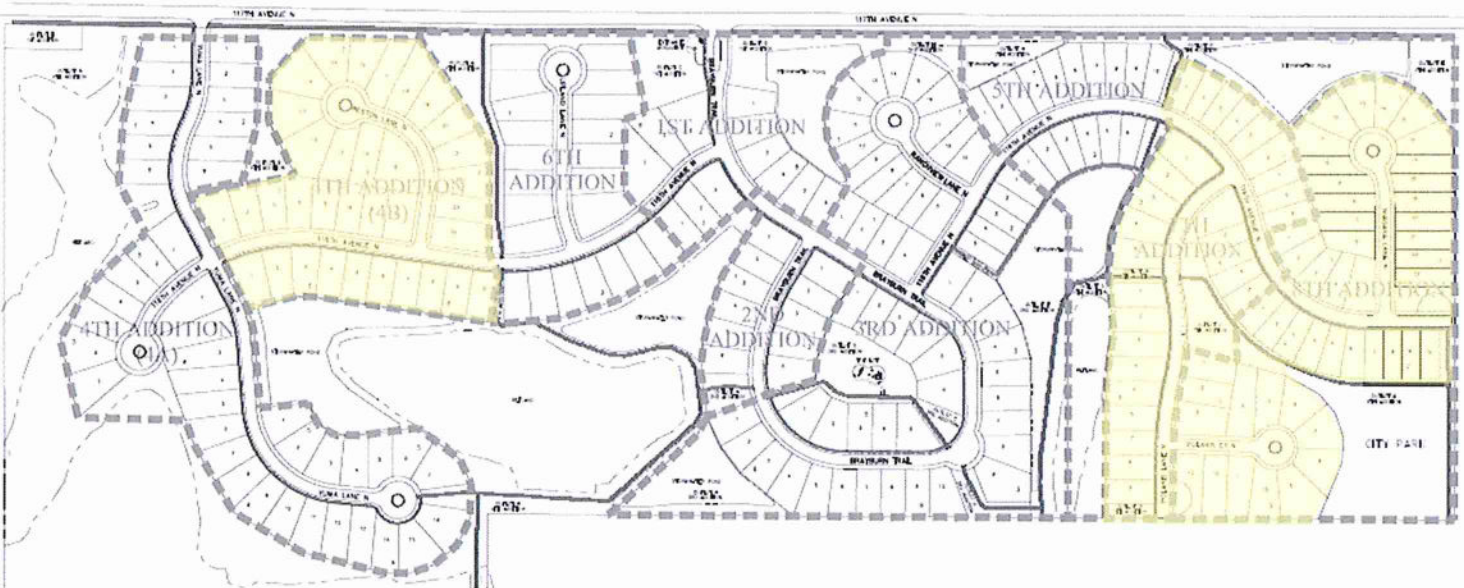
Please allow this correspondence to serve as a notification for the Concrete Curb & Sidewalk Removal & Replacement scheduled in your neighborhood.

This is the next stage of the customary work required to turn the streets and public improvements over to the City of Dayton.

Below is a summary and order of events for the upcoming work. **Please note the contractor is anticipated to begin their workday each day at 7:00 a.m. and may work until 6:00 p.m.**

- Sections of curb and sidewalk were marked with spray paint by the City of Dayton for removal and replacement. Please take this opportunity to identify if there are marked areas of curb or sidewalk in front of your property to determine how these upcoming repairs will affect your property.

The areas to receive repairs and final wear course are Phase 4B, 7th and 8th Additions (yellow highlight). Additional improvements will also take place at the intersection of 116th Ave & Polaris Lane.





- For areas requiring removal and replacement of concrete curb and/or sidewalk across your driveway, **these repairs may inconvenience your property for several days since new concrete cannot be driven over for at least five (5) days.** Residents whose driveways are affected will need to have all vehicles removed from their garage/driveway before the concrete is removed and replaced. This request is necessary for us to keep the work zone clear and safe in front of your home and allow you to have vehicle access once removals have occurred. Alternative parking locations on nearby streets will be available to those residents, and the City of Dayton has confirmed overnight parking is allowed during this time. Once the new curb and/or sidewalk panels are installed and the curing time is underway, you may park in front of your house. Please do **NOT** park on the new concrete curb.
- **Please refrain from running irrigation systems the days the contractor is pouring the new concrete.** We need to keep the curbs and sidewalks dry during this time.
- The contractor is scheduled to commence saw cutting and removal of the marked-up curb and sidewalk as soon as **Monday, May 19, 2025**, weather permitting. Removal of concrete is expected to take approximately (2-3) days to complete. During that time, they will be hauling heavy equipment into the neighborhood and hauling out demolished debris. Please use caution in these areas.
- Pouring of concrete will happen concurrently with the removals. Please be aware, areas immediately adjacent to curb and/or sidewalks may be disturbed due to setting forms for the new concrete. Upon completion of the concrete and asphalt work, we will evaluate any disturbed areas such as sod and irrigation heads. If repairs are identified, Twin Cities Land Development will address any disturbed landscaping on your property.
- Once the above work is completed, the new concrete curb and sidewalk **CANNOT** be crossed, driven over, or parked on for **at least five (5) days or preferable after the wear course layer is applied.** An updated notification will be sent out to the neighborhood once a date is known for the final asphalt layer. The asphalt placement should take **approximately (1) day to complete**, and residents will be able to drive on it within (1) hour of paving.

Thank you for your time, cooperation, and patience during this public improvement process.

Sincerely,

Tracey Rust
Vice President
Twin Cities Land Development
Tracey@TCLandDev.com