



June 10, 2025

Board of Public Works & Safety  
10 South State Street  
Greenfield, IN 46140

RE: Brandywine Farms Sections One, Two A, Two B, and Three

Dear Members,

The developer of Brandywine Farms, Brandywine of Greenfield, LLC has completed the installation of work listed below and is requesting the acceptance of the improvements and the release of the performance bonds associated with the work.

**Listed below are the Performance bonds requested to be released:**

**Section One:**

- Corners and Monuments #1089211
- Street Surface #1089217
- Erosion Control #1089213
- Street Signs #1089212

**Section Two A:**

- Street Surface #4172333
- Common Area Sidewalk #4172336
- Builder Sidewalk #4172337
- Street Signs #4172335
- Monuments #4172334
- Erosion Control #4172338

**Section Two B:**

- Builder Sidewalk #4531753
- Street Signs #4531751
- Corners and Monuments #4531750
- Erosion Control #4531749
- Paths #4531748
- Asphalt Surface #4531747
- Common Sidewalks #4531752

**Section Three:**

- Builder Sidewalk #5681033
- Street Signs #5681034
- Street Surface #5681032
- Erosion Control #5681037

- Street Trees #5681036
- Corners and Monuments #5681036

**Listed below are the Maintenance bonds requested to be accepted:**

**Section One:**

- Corners and Monuments #5870103
- Street Surface #5870104
- Erosion Control #5870105
- Street Signs #5870106

**Section Two A:**

- Street Surface #5870107
- Common Area Sidewalk #5870108
- Builder Sidewalk #5870109
- Street Signs #5870110
- Monuments #5870111
- Erosion Control #5870112

**Section Two B:**

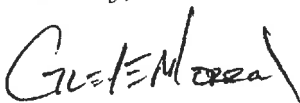
- Builder Sidewalk #5870113
- Street Signs #5870114
- Corners and Monuments #5870115
- Erosion Control #5870116
- Paths #5870117
- Asphalt Surface #5870118
- Common Sidewalks #5870119

**Section Three:**

- Builder Sidewalk #5870120
- Street Signs# 5870121
- Street Surface# 5870122
- Erosion Control #5870123
- Street Trees #5870124
- Corners and Monuments #5870125

Staff has inspected and approved the above-listed improvements. The recommended motion is **to accept the work completed; release performance bonds; and accept 3-year maintenance bonds for above listed improvements within Brandywine Farms on file in the Clerk Treasurer's office.**

Sincerely,



Glen E. Morrow, P.E.  
City Engineer

## **MAINTENANCE AGREEMENT**

**Brandywine Farms Section 1,2A,2B, and 3  
Greenfield, IN 46140**

State of Indiana:

County of Hancock:

THIS AGREEMENT made and entered into this 10<sup>th</sup> day of June 2025 by and between Brandywine of Greenfield, LLC ("Subdivider"), and the City of Greenfield, herein represented by the Board of Public Works and Safety.

WITNESSETH:

WHEREAS, the Subdivider has subdivided lots in the Brandywine Farms Section 1, 2A, 2B and 3 Subdivision, and has received approval and acceptance from the Board of Public Works and Safety for subdivision improvements constructed herein; and

WHEREAS, under the provisions of the Subdivision Control Ordinance, the Subdivider is required to maintain certain improvements for a period of three (3) years:

NOW THEREFORE, it is hereby agreed by and between the Subdivider and the Board of Public Works and Safety that the Subdivider hereby agrees to keep all components of the following improvements in the Brandywine Farms Section 1, 2A, 2B, and 3 Subdivision in good condition, and will make such repairs to any effect in materials or workmanship as may develop or be discovered when called upon to do so by the Board of Public Works and Safety

### **Section One:**

- Corners and Monuments
- Street Surface
- Erosion Control
- Street Signs

### **Section Two A:**

- Street Surface
- Common Area Sidewalk
- Builder Sidewalk
- Street Signs
- Monuments
- Erosion Control

### **Section Two B:**

- Builder Sidewalk
- Street Signs
- Corners and Monuments
- Erosion Control
- Paths
- Asphalt Surface

- Common Sidewalks

**Section Three:**

- Builder Sidewalk
- Street Signs
- Street Surface
- Erosion Control
- Street Trees
- Corners and Monuments

It is agreed that this Agreement shall be in full force and effect for a period of three (3) years from June 10, 2025

IN WITNESS THEREOF, these presents have been signed in the presence of the undersigned competent witnesses, on the 10<sup>th</sup> day of June 2025.

GREENFIELD BOARD OF PUBLIC  
WORKS AND SAFETY

SUBDIVIDER



\_\_\_\_\_  
Gut Titus, Mayor

\_\_\_\_\_  
Adam Mears  
Gradison Land Development, Inc.

\_\_\_\_\_  
Katherine N. Locke

\_\_\_\_\_  
Larry J. Breese

\_\_\_\_\_  
Brent Robertson

\_\_\_\_\_  
Glenna Shelby

ATTEST: \_\_\_\_\_  
Lori Elmore, Clerk-Treasurer  
City of Greenfield