

The owners of the Plymouth Town Center will be seeking Temporary Certificates of Occupancy for several facilities located in buildings "R", A-1 and A-2. Leo's Coney Island opened today, 3/12/2008. Any Time fitness should be opening in a week or less. Grand Traverse Pie Company should be opening within the next three weeks. The following items must be taken care of as a condition for issuance of the Temporary Certificate of occupancy.

The following is a status of Site improvements and projected time schedule for installation of all required improvements, such as landscaping, fencing , lights, water feature etc.

A. The Site can be broken down into three distinct areas of pavement or building construction.

A1. Full pavement profile, to include the final course of pavement

This area includes all ingress egress lanes from Ann Arbor Road to the Township entry drive and a portion of the parking lots which are at or near the buildings that have been constructed.

A2. Pavement base course only

This area includes all of the parking area for buildings which have not yet been constructed. It is proposed that final course of pavement will not be applied to these areas until construction of the remaining buildings.

A3. There are four areas of future building construction or pavement area. (See Landscape Plan):

A3-1 Proposed office or bank and drive thru area.

A3-2 Proposed building "B", "C", and "D", "E" and "F" and pavement to the rear.

A3-3 Proposed office building "O"

A3-4 Proposed stand alone restaurant at Ann Arbor Road and the 2nd minor entry way to the facility.

If at the time of installation of the landscaping, a projected start date for the construction of the remaining buildings has not been established then all said areas must be graded to avoid ponding of water, seeded, mulched and maintained as lawn area.

B Site Lighting

B1 Parking lot lighting

All parking lot lighting has been installed and is operational.

B2 Ann Arbor Road Lighting

All under ground wiring and base concrete work has been completed. Fixtures have been ordered. Upon receipt of the fixtures they will be mounted and become operational.

B3 Interior store front pedestrian lighting

All under ground wiring and base concrete work has been completed in the areas of the newly constructed buildings only. Fixtures have been ordered. Upon receipt of the fixtures they will be mounted and become operational.

C. All landscaping, fencing, water feature etc.

All of the landscaping, brick walls, decorative fencing, water features etc shall be installed as defined in the landscape drawings completed by Calvin Hall and Associates sheets 1-19 by May 15, 2008. The only two areas of exception that will be considered would be the flag pole area at the intersection of the main drive servicing the Plymouth Town Center and the proposed residential complex to the west and the patio area for the stand alone restaurant along Ann Arbor Road.

C1 Patio area at Stand Alone Restaurant

The patio will not be required until the building is constructed. Landscaping shall be installed without change.

C2. Consideration may be given for the flag pole area at the intersection of the main drive servicing the Plymouth Town Center and the proposed residential complex to the west only upon presentation of data indicating why this improvement can not be completed at this time and the projected schedule and method to guarantee how and when this will be accomplished.

3. Details and time of installation of the screen fence at the police department

Details of the fence have been provided. Fencing fabrication has been ordered and will be installed by May 1, 2008. The fence will be fully operational based on a manual system. The Township needs to determine if any automatic system for opening the gates will be need. The cost would be the Township's.

4. Details for berming, planting etc. at opening in brick screen wall

A revised planting plan for this area was submitted and approved and shall be installed in conjunction with the landscape improvements to be completed by May 15, 2008.

5. Cross easements must be provided

This has been completed and was approved by the Township Board at its regular meeting of March 11, 2008.

6. Completion of CVS connection

This is a joint responsibility of both Plymouth Town Center and CVS. They have notified us that this will be connected as soon as weather permits.

7. In-field approval of evergreen trees at end of wall at Gold Arbor

This will be looked at in conjunction with paragraph C2 above.

8. Standing water on connector road

This will be completed in conjunction with the landscape plan prior to May 15, 2008.