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December 18th, 2025

Jeffrey Buerman
Village of Pinckney
220 S. Howell Street
Pinckney, MI 48169

Re: Village of Pinckney - Mugg & Bopps Preliminary/Final Site Plan Review

Dear Mr. Buerman,

We have received review comments from the Village of Pinckney Planners and Engineers for the Mugg and Bopps Gas Station located on Dexter-Pinckney Road in the Village of Pinckney, Michigan and offer the following comments regarding this resubmitted set:

1. The site layout has been updated on the east side of the site to keep the existing retaining wall as it currently is. This will eliminate any storm rework of the County/Road storm system piping, it will keep additional separation to the wetland, and it will maintain the existing screening conditions relative to the residential property to the east.
2. The site acreage is now displayed as both Gross and Net and is located on both the Site Plan sheet and the Cover sheet.
3. The directional drill pit is depicted on the Utility Plan sheet 8. The existing ROW on the north side of M36 is shown now and there is substantial ROW width on the north side, so the work will be able to be performed within the ROW.
4. An MDOT permit is being sought for the utility work within the ROW and will be supplied to the Village prior to work within the ROW occurring.
5. Notes have been added to the Cover sheet indicating there are no known deed restrictions on the site, that noise levels are to meet Village Ordinance requirements, that no hazardous materials will be stored on-site other than the fuel tanks, and that no wetland disturbance is proposed as part of this project.
6. An engineers estimate has been provided and included as part of this submittal package.
7. The Traffic Study has been supplied electronically to the Village as requested.
8. The finished floor elevation of the building is depicted on the grading and site plan sheets now as 995.14.
9. Wetland delineation information is indicated in the narrative on the Natural Features plan.
10. Contours have been added to the grading plan.
11. The employee count, and the hours of operation have been included in the site data table on the Site Plan sheet.
12. One of the ADA spaces has been indicated as a "Van" space now on the Site Plan sheet.
13. A more detailed architectural floor plan has been provided as a part of this submittal package. The floor area information has been updated on the site data table on the Site Plan sheet as it pertains to parking.
14. The pump fuel spaces has been removed from the total provided parking calculation.
15. The integral sidewalk width has been increased to 7' in width at the north and south sides of the building.
16. Storm plan and profiles as well as the fire suppression water line plan and profile are included as sheet 14 of the plan set.
17. The sanitary grease trap size is to be reviewed and approved by the LCHD.
18. The sanitary invert elevations are provided in a table on the Utility Plan sheet 8.
19. The electric and cable lines currently run through the proposed fuel canopy location. Those are now marked to be relocated via the contractor coordinating with said utility companies. The route and consequently the respective new easements will be per the route of the utility companies.

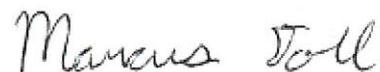
20. A sidewalk easement, that extends 3' beyond the sidewalk, is now depicted on the Site Plan for the stretch of public walk along Dexter Pinckney Road.
21. The vinyl slats on the dumpster enclosure gate are now detailed as brown/beige in color on the dumpster enclosure detail on sheet 13 of the plan set.
22. Any new light poles adjacent to the residential are 15' height.
23. Since the existing eastern retaining wall is staying, this wall will help shield any headlights from pointing the direction of the residential parcel to the east. The existing retaining wall extends about 3.5' above the driving surface, so that is a hardscape barrier that will block lights. Additionally, there is coniferous landscaping proposed along the eastern property line that will buffer the remaining portion of the residential property to the east from any headlights.
24. The photometrics under the canopy are greater than 10fc. A note has been added to the Site Plan sheet indicating that they are greater than 10fc as the standard lighting level under fuel canopies is between 10fc -30fc from a visibility and safety standpoint.
25. The surface between the back of the southern curb line and the new proposed retaining wall to the south is just landscape rock on top of a geotextile fabric as this space is only 3' wide.
26. The existing landscaping within the existing pork chop divider island at M36 has been shown to be removed now as it is on top of the existing water line and is a site line concern as discussed with the Village and the Village DPW.
27. Foundation plantings have been added on the east side of the building as requested.
28. A retaining wall detail has been added to the construction details sheet 13.
29. Please note, we have a approval from the LCRC on the geometrics and scope of work within the ROW on Dexter Pinckney Road. We are working through the last remaining comments the LCRC had on the Traffic Study. We will provide a copy of the LCRC approval once obtained.
30. In reviewing the parcels Titlework, it has been confirmed that the ROW at the intersection of M36 and Dexter Pinckney Road is squared up and not at an angle for additional width.
31. Additional architectural plans have been included that indicate all the site signage/building signage and monument signage proposed on the site. Included in this submittal package is the sign permitting applications as well.
32. The backflow preventer is going to be provided in the MEP plans are prepared for building permitting.
33. The water softener is going to be sized and depicted in the MEP plans when they are prepared for building permitting. The sizing of the water softener drywell will be based off this water softener sizing.
34. A detail for the architectural feature wall along M36 is included on the architectural plans.
35. The architectural elevations now indicate the height of the building in feet and in stories.

Feel free to contact us should you have any questions, or if you are in need of any additional information.

Sincerely,
BOSS ENGINEERING COMPANY



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