CITY OF GAYLORD PLANNING COMMISSION
AGENDA FOR SPECIAL MEETING ON November 4, 2026
7:00 P.M., CITY COUNCIL CHAMBERS
305 EAST MAIN STREET
GAYLORD MI 49735

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Corrections, Deletions or Amendments to Agenda
5. Approval of Minutes
6. Communications
7. Public Hearings
8. Public Comment by Citizens

A. UNFINISHED BUSINESS:

B. NEW BUSINESS:

9. Site Plan Review: 7 Brew Coffee – 719 W Main Street

August 24, 2026

Chairperson Hartz called the planning commission meeting to order at 7:00pm on Monday August 24th, 2026. The Pledge of Allegiance to the Flag of the United States of America followed.

Members present: Awrey, Hartz, Koronka, Feeheley, and Mason.
Members absent: Muzyl.

Motion by Mason, supported by Awrey to excuse Member Muzyl from tonight's meeting.

Ayes: Unanimous. Motion carried.

Motion by Koronka, supported by Mason to approve the minutes from the August 5th, 2026, meeting.

Ayes: Unanimous. Motion carried.

Two public hearings were opened at 6:02pm for special use permits. The first was a body art studio request by Kaitlynn Wallace of The Dive at 114 S. Center Ave, Suite 103 and the second was for a tattoo studio by Dustin Steiner of Lone Ronin Tattoo, LLC at 146 N Center Avenue. No outside communication was received for either special use permit. Lisa Marie Tobin of the DDA gave their support for both permit applications.

Unfinished Business: The public hearings were closed at 6:04pm.

Motion by Mason, supported by Feeheley to recommend the approval of the special use permit for The Dive at 114 S Center Ave, Suite 103.

Ayes: Unanimous. Motion carried.

Motion by Koronka, supported by Feeheley to recommend the approval of the special use permit for Lone Ronin Tattoo, LLC at 146 N Center Ave.

Ayes: Unanimous. Motion carried.

New Business: None.

No other business was presented, and the meeting was adjourned at 6:09pm.

_____
Kimberly Awrey, City Manager

DRAFT

L. S. Engineering, Inc.
2508 West M-32, Gaylord, MI 49735
200 South Clay Street, Greenville, MI 48838
1345 Monroe Ave., Suite 136, Grand Rapids, MI 49505

LSEngineering.com
Phone: (989) 448-2626
Phone: (616) 225-1944
Phone: (616) 643-0810

October 1, 2026

City of Gaylord
Ms. Andrea Boguth, Clerk/Zoning Administrator
305 East Main Street
Gaylord, Michigan 49735

Re: **Site Plan Review – 7 Brew, 719 West Main Street**

Dear Andrea,

L.S. Engineering, Inc. (LSE) has reviewed the submittal prepared by Atwell, LLC, of Chicago, Illinois, for the proposed development of a 7 Brew drive-thru beverage/coffee shop located at 719 W Main Street in the City of Gaylord. The proposed plans include demolition of the existing building, construction of a new 553 square-foot building, and construction of a separate refrigerated cooler structure adjacent to principal building. The project also includes a new parking lot and overall improvements.

The submittal, received via email September 24, 2026, included the following materials:

- Conceptual Review Application
- Civil Plan Set titled, "7 Brew 0 Gaylord, Michigan", consisting of 10 sheets, dated 9/23/2026 and prepared by Atwell, LLC of Chicago, Illinois. This plan set is not sealed by a professional engineer.
- Architectural Plan Set titled, "7 Brew Drive Thru Coffee", consisting of 25 sheets, dated 9/24/2026 and prepared by Sagebrush Building Systems of Tulsa, Oklahoma. This plan set is not sealed by a professional architect.

LSE has reviewed the submittal for general compliance with the City of Gaylord Zoning Ordinance (adopted October 13, 2025). Our comments are provided below.

Section 4.8.B — Compliant
The proposed restaurant with drive-thru is a permitted use within the C-2 district.

Section 4.8.C.1 — Compliant
The lot exceeds the minimum required width. The proposed building height (22'-10 3/4" per the architectural plan submittal) complies with the maximum allowed height of 100 feet.

Section 4.8.C.2 —Compliant
A minimum 5-foot side yard setback and 5-foot rear setback are required. The proposed development meets or exceeds both the required side yard and rear yard setbacks, as demonstrated on Sheet 3 of the Atwell plans.

Section 4.8.C.3.a (and Section 3.11) — Not Compliant
The accessory building, identified as the refrigerated cooler. appears to meet the applicable requirements of the

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ordinance; however, no architectural or exterior finish details for the structure are included in the submittal. Similarly, there are no details provided for the proposed dumpster enclosure shown in the southeast corner of the development. Per the ordinance, accessory buildings shall be constructed and finished with exterior materials similar and complementary to the principal building. **Additional details should be provided to demonstrate compliance with this requirement.**

Section 4.8.C.3.b — Not applicable

Section 4.8.C.3.c — Compliant
There are no fences proposed on the site plan.

Section 4.8.C.3.d — Compliant
The proposed concrete patio areas meet the required setbacks.

Section 4.8.C.3.e — Signs were not evaluated as part of this review.
Note there is a proposed Monument Sign shown near the right-of-way of Main Street on sheet 2 of the Atwell plans.

Section 4.8.C.3.f (and Section 3.18) — Compliant
The ordinance requires one parking space for each 100 square foot of floor area for Restaurants and Similar Establishments. At 553 sft, the 7 Brew building requires a minimum of six parking spaces. Per Sheet 3 in the Atwell plan set, there are seven parking spaces proposed.

Section 4.8.C.3.g — Compliant
Proposed exterior elevation/schematic renderings are provided in the architectural plan set (sheets 7 and 8). The outer wall coverings primarily consist of brick, which is a permitted material in the C-2 District.

Section 4.8.C.3.h — Swiss Alpine Motif was not evaluated as part of this review.
The Planning Commission will review the plans to ensure compliance with the Swiss Alpine Motif standards.

Section 3.17.D — Not Compliant
A landscaping plan was not included in the submittal. In accordance with the ordinance requirements for Front Yard Landscaping, and based on 153.7 feet of frontage along W Main Street, the following is required:

- 2 canopy trees
- 3 evergreen trees
- 3 ornamental trees
- 8 shrubs

The proposed landscaping does not meet the minimum ordinance requirements. However, the Planning Commission may consider flexibility from these requirements based on the specific circumstances of the proposed project.

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Andrea Boguth, October 1, 2026

Section 5.2.B — Applicability
Any new principal commercial building construction requires a Level 2 Review, including Site Plan Review and Planning Commission approval.

Final Site Plan Review

Section 5.4.E.1 —Not Compliant
The site plan is dated 9/23/2026, includes the relevant contact information and identifies the other required general information, **except that the submittal is missing the zoning classification of the site, anticipated hours of operation of the proposed use, and a professional seal of the architect or engineer who prepared the plan.**

Section 5.4.E.2 —Not Compliant
A north arrow, scale and vicinity map are all included in the submittal. **The submittal does not include a legal description of the property.**

Section 5.4.E.3 —See Discussion
All lot lines, dimensions, and setbacks are shown on the plans. Abutting streets, adjacent driveways, and other related site features are also identified. The two existing drive approaches from W Main Street will be utilized, and no connection to the parking lot south of the site is proposed. **Any proposed work within the right-of-way of W Main Street (M-32) must be permitted by MDOT. Coordination with MDOT will be important, particularly given the ongoing M-32/I-75 DDI reconstruction project.**

Section 5.4.E.4 — See Discussion
1. Building dimensions are provided for the main building.
2. Elevation drawings are included.
3. Lot lines, etc. within 100 feet are adequately shown.
4. **Additional information is required for accessory structures.**
5. Floor plan is provided for the building.
6. Parking layout is shown on sheet 3.
7. Sidewalks are not proposed except adjacent to the building. MDOT has plans for a sidewalk in the W Main Street right-of-way.
8. Grading and storm drainage are shown on sheet 5 of the Atwell plans. The proposed site improvements include new curb and gutter along the west and south sides of the drive-through/parking area, with curb along the east and north sides. The site is designed to drain to a series of proposed catch basin structures, which discharge through storm sewer pipes to a proposed underground stormwater detention basin beneath the parking area on the east side of the site. A proposed 4-inch dia. sanitary sewer service with a 4-foot dia. monitoring manhole and a 1-inch dia. water service with a shutoff valve are shown on sheet 6 of the Atwell plans.

Utilities Review:

Water: Coordination with the MDOT project is advised. If the proposed development is constructed and connected to City water and sanitary sewer prior to the reconstruction of utilities within M-32, the existing service leads to the property may need to be utilized. According to City records, the existing water service is 1¼-inch diameter copper service located along the east side of the site, with a shutoff valve located within the sidewalk along M-32.

Sanitary Sewer: Coordination with the MDOT project is advised. If the proposed development is constructed and connected to City water and sanitary sewer prior to the reconstruction of utilities within M-32, the existing service leads to the property may need to be utilized. **According to City records, the existing sanitary sewer lead connects to the existing building on the site, along the east side of the building. A 4-foot sanitary monitoring manhole will be required near the right-of-way on the sanitary sewer service.**

Stormwater: Storm water calculations are required to be submitted. At a minimum, the design must demonstrate that the proposed stormwater management system can accommodate the runoff generated by a 10-year, 24-hour storm event on site.

9. **Exterior lighting plans are not provided.** Fixtures must be such that they shield light from adjacent properties and roadways.
10. No screening walls or fences are proposed.
11. Refer to Section 3.17.D discussion in this letter.
12. **Snow storage areas are not shown on the plans.**
13. Loading space is not shown in the plans.
14. Hazardous materials are not anticipated.
15. Unique features not applicable.
16. **MDOT permit is required for any work within the right-of-way of M-32. Coordination with MDOT regarding grades and other improvements adjacent to the M-32 right-of-way is recommended, particularly in consideration of their ongoing M-32 reconstruction project.**

Section 5.4.E.5 — See Discussion

1. No wetlands present.
2. Existing and proposed elevations are provided.
3. **Stormwater drainage and design is addressed in Section 5.4.E.4.8 of this letter.**
4. Existing vegetation is not shown on the plans.

Additional Comments

1. The plans should be provided to the Fire Chief for review and comment.
2. The utility plan has been shared with DPW, Water, and Wastewater staff. Any comments received should be forwarded to the Planning Commission and applicant.

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Andrea Boguth, October 1, 2026

Thank you for the opportunity to assist the City of Gaylord with this review. If you or the Planning Commission have any questions or require additional information, please feel free to contact me at 989-448-2626 or poyntera@lsengineering.com.

Sincerely,

Amanda Poynter, P.E.

City of Gaylord
305 East Main Street, Gaylord, MI 49735
Phone: (989) 732-4060 Fax: (989) 732-8266

ZONING PERMIT APPLICATION

THE CITY OF GAYLORD STRONGLY ENCOURAGES THE USE OF THE SWISS ALPINE MOTIF IN THE CONSTRUCTION AND/OR RENOVATION OF ALL COMMERCIAL BUILDINGS IN THE CITY OF GAYLORD TO MAINTAIN, ENHANCE AND PROMOTE, "GAYLORD, THE ALPINE VILLAGE."

1. **GENERAL INFORMATION:**

Property Owner Name: Brew Horizons, LLC Phone Number: 847-254-6157

Property Owner Address: 1500 West Park Drive, Suite 240, Westborough, MA 01581

Business Name (If Applicable): _____

Contractor/Agent:_____ Phone Number: _____

Address: _____

2. **PROPERTY DESCRIPTION:**

Tax ID Number: 101-104-000-130-01

Property Address: 719 W Main St, Gaylord, MI 48735

Nearest Cross-Street(s): W Main St & N Ohio Ave

Zoning District: C-2

3. **PROPOSED USE AND/OR TYPE OF CONSTRUCTION**

A. Proposed Use: Commercial redevelopment

_____

B. Type of Construction:

☐ Single Family Dwelling

☐ Two or Multiple Family Dwelling – Number of Units: _____

☐ Garage, Storage Shed or Other Accessory Structure – Describe: _____

☒ Non-Residential Structure – Describe: Coffee shop and adjacent RC building

☐ Addition

☐ Other – Describe: _____

☐ Use Change of Existing Structure

4. PROPOSED SPECIFICATIONS

A. Setbacks: 0' Front 5' Rear

5' Side 5' Side

B. Property Dimensions: ±154' X ±197'

C. Exterior Dimensions of Proposed Structure: ±34' X ±15.7' for coffee shop and ±25' X ±10' for RC building

D. Height of Proposed Structure: ±22.90' for coffee shop and ±7.52' for RC Building

E. Square Footage of Proposed Structure: ±534 SF for coffee shop and ±250 SF for RC building

F. If Addition, Square Footage of Existing Structure: N/A

G. Proposed Parking Spaces: 7

H. Parking Spaces Required Per Ordinance: 6 standard parking spaces and 1 ADA parking space

I. Ordinance requires that all driveways, drive approaches, means of ingress and egress to and from parking areas, vehicle storage areas and service drives be either asphalt or concrete for all developments except Single and Two-Family Dwelling properties. Certain exceptions are permitted for those areas behind the front face of a structure for those properties located in the M-1 District. All drive approaches in the road right-of-way of any district, for any use, must be either asphalt or concrete. A separate Drive Permit is required.

Does the Proposed Development Comply with the above requirements? ☒ Yes ☐ No

If no, please explain:

_____

_____

5. SITE PLAN:

Attach a scaled drawing using a common engineering or architect scale for all non-residential structures, which can be verified, in the field by the Zoning Administrator. Include the following:

- ☐ Lot or Parcel Dimensions, Scale, North Arrow, etc.
- ☐ Existing Building & Dimensions, Including Eaves and Dimensions
- ☐ Proposed Building & Dimensions, Including Eaves
- ☐ Front, Side and Rear Yard Setbacks
- ☐ Name of Street, Easements or Dedicated Right-of-Way
- ☐ Storm Water Retention or On-Site Drainage Detail
- ☐ Building Elevation
- ☐ Detailed Parking, Service Drives and Approaches, including Surface Materials

6. CERTIFICATION

I, hereby agree to comply with the provisions of the Zoning Ordinance of the City of Gaylord for the installation, construction, alteration, addition, demolition or use described herein, and, if not the property owner, I hereby certify that the proposed work is authorized by the property owner and I have been authorized to apply for zoning approval as his/her selection agent.

Application Signature: _____ Date: _____

7. APPROVAL

This application is in compliance with the City of Gaylord Zoning Ordinance and the application is eligible to apply for a building permit from the Otsego County Building Department.

Approval is granted for the following:

_____

_____

_____

_____

Conditions attached:

_____

_____

_____

_____

Approved _____ Denied _____

Reason: _____

Zoning District: _____ Zoning Permit Number: _____

Zoning Administrator Signature: _____ Date: _____

Proposed Improvements
for

7 BREW- GAYLORD, MICHIGAN

719 W MAIN STREET
CITY OF GAYLORD, MICHIGAN

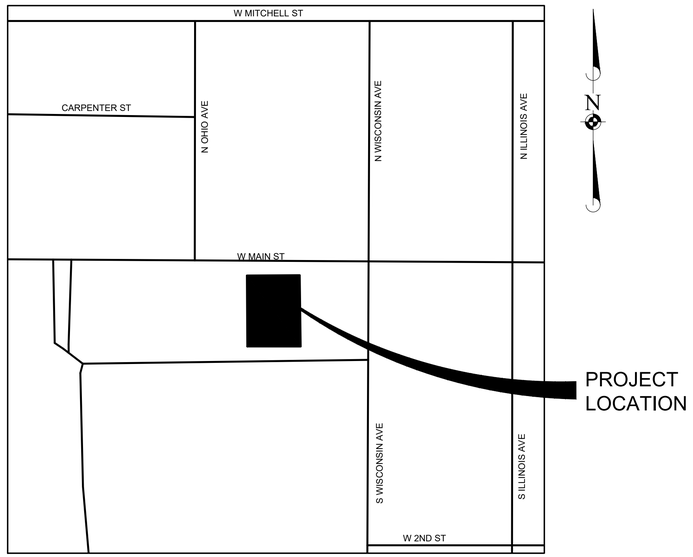
STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
FO	FIBER OPTIC	FO
E	ELECTRIC	E
G	GAS	GAS
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E / E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
x 100.00	SPOT ELEVATION	792.8 C
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	TWALL	TOP OF WALL
DS	DOWNSPOUT	℄	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

ATWELL IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP
N.T.S.

CLIENT:BREW HORIZONS, LLC
MANNY PAIVA
1500 WEST PARK DRIVE SUITE 240
WESTBOROUGH, MA 01581
508-254-6157

NOTE:
THE CONTRACTOR SHALL COORDINATE WITH MDOT REGARDING CONSTRUCTION SCHEDULING, TRAFFIC CONTROL, ACCESS, UTILITY WORK, RESTORATION, AND ANY OTHER WORK THAT MAY AFFECT MDOT OPERATIONS IN W MAIN STREET (32). THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE MDOT REQUIREMENTS AND SHALL BE RESPONSIBLE FOR MAINTAINING COORDINATION WITH MDOT THROUGHOUT CONSTRUCTION

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE
2	EXISTING CONDITIONS
3	SITE DIMENSIONAL PAVING SIGNAGE AND STRIPING PLAN
4	UTILITY PLAN
5	STORMTRAP SHEET (FOR REFERENCE ONLY)

NOTES:
- THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY US SURVEYOR DATED AUGUST 06, 2026. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY ATWELL LLC AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. ATWELL LLC HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.
- THE ZONING CLASSIFICATION FOR THIS SITE IS C-2 CENTRAL COMMERCIAL DISTRICT.

ATWELL
866.850.4200 www.atwell.com
ONE EAST WACKER DRIVE, SUITE 2700
CHICAGO, IL 60601
847.404.9760

MISS DIG 811

UTILITY CONTACTS

ELECTRIC GREAT LAKES ENERGY 800-805-0490 GUSTAVO PAZ GPAZ@GLENERGY.COM	WATER CITY OF GAYLORD WATER DEPARTMENT 989-732-5475 SAUN KEISTER WATER@CITYOFGAYLORD.ORG
GAS DTE GAS COMPANY 800-533-6220 NEWCUSTGRMSK@DTEENERGY.COM	TELEPHONE FRONTIER NORTH 1-855-642-4943
SEWER CITY OF GAYLORD WASTEWATER TREATMENT DEPARTMENT 989-732-0750 WWTP@CITYOFGAYLORD.ORG	

SEAL

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE EAST WACKER DRIVE, SUITE 2700
CHICAGO, IL 60601
847.404.9760

7 BREW- GAYLORD, MICHIGAN
GAYLORD, MICHIGAN
TITLE SHEET

PROJ. MGR.: JSE
PROJ. ASSOC.: GAW
DRAWN BY: NHL
DATE: 10-30-26
SCALE: NTS

SHEET 1 OF 4

26007858

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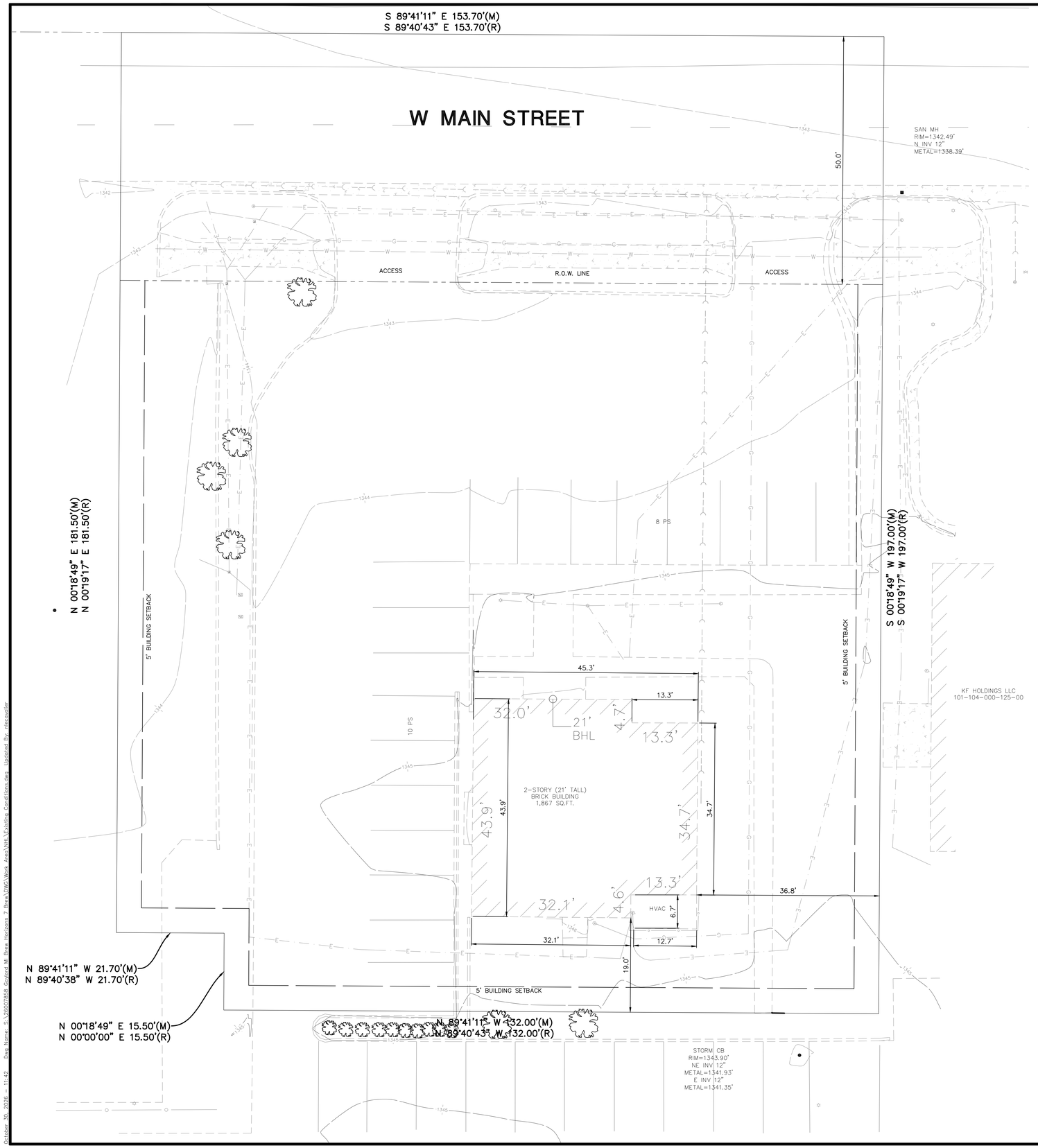
October 30, 2025 - 12:22 Ryan Noonan S:\26007858 Gaylord MI Brew Horizons - 7 Brew\TAD\Work Area\NHL\TITLE.dwg Updated By: rnoonan





DATE	REVISIONS	DRAWN BY

ATWELL
866.850.4200 www.atwell.com
ONE EAST WACKER DRIVE, SUITE 2700
CHICAGO, IL 60601
847.404.9760

7 BREW- GAYLORD, MICHIGAN

GAYLORD, MICHIGAN

EXISTING CONDITIONS PLAN

PROJ. MGR.:	JSE
PROJ. ASSOC.:	GAW
DRAWN BY:	NHL
DATE:	10-30-26
SCALE:	1" =10'

SHEET
2 OF 4
26007858

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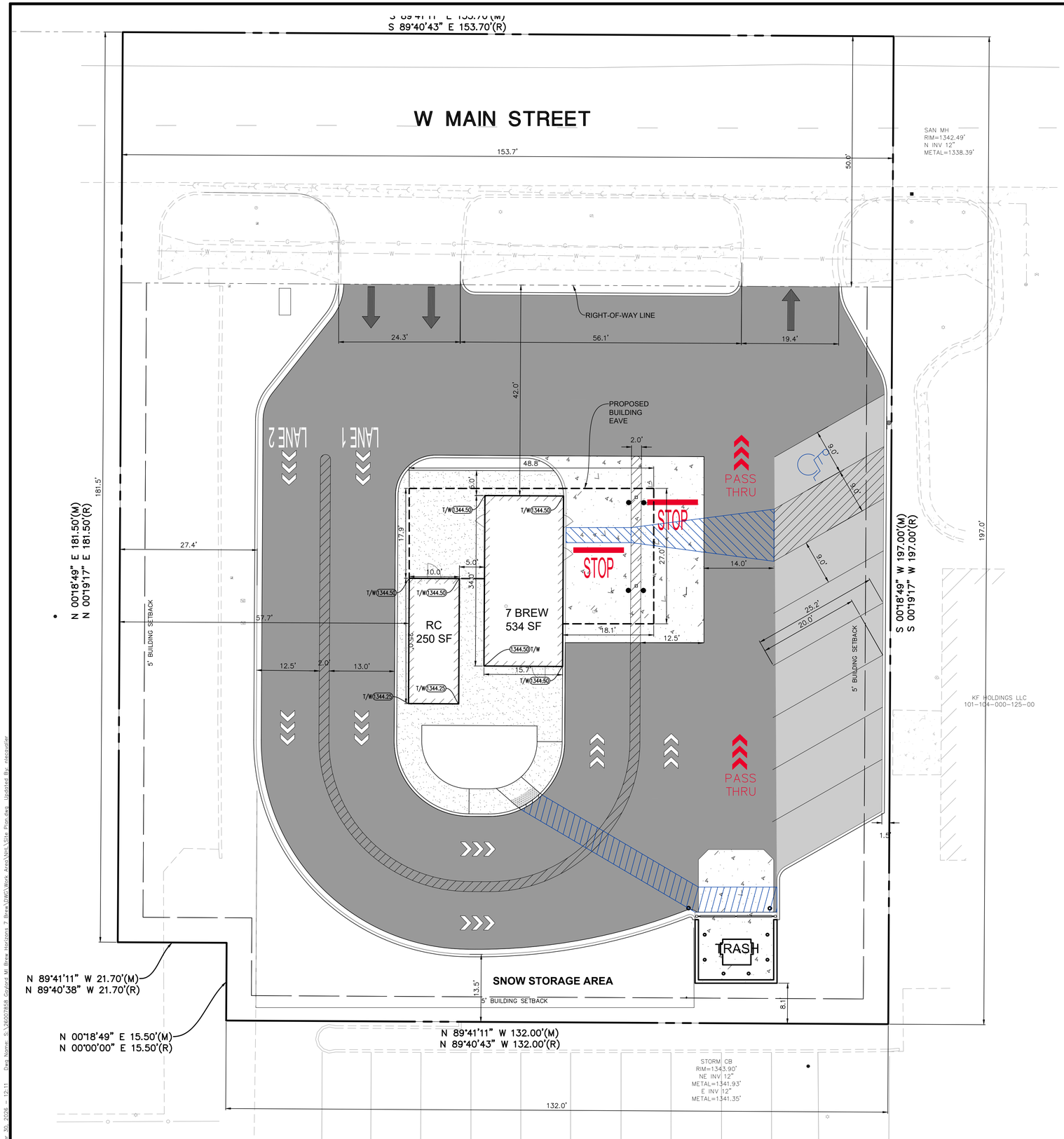
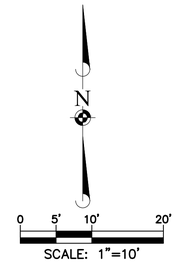
October 30, 2026 - 11:42 Dwg Name: S:\26007858 Gaylord MI Brew Horizons 7 Brew\DWG\Work Area\NHL\Existing Conditions.dwg Updated By: nlecavalier





SITE DATA	
JURISDICTION	CITY OF GAYLORD
SITE AREA	0.64
STACKING PROVIDED	21
STANDARD PARKING REQUIRED	6
ADA PARKING REQUIRED	1
STANDARD PARKING PROVIDED	7
ADA PARKING PROVIDED	1
OPEN SPACE REQ'D	N/A
BUILDING SETBACK	
FRONT	0
SIDE	5
REAR	5
LANDSCAPE BUFFER	
FRONT	0
SIDE	0
REAR	0

PAVEMENT AND LANDSCAPING LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, 13A
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, 13A
12" DENSE AGGREGATE BASE MDOT 21AA CRUSHED LIMESTONE

HEAVY DUTY PAVEMENT
SEE GEOTECH REPORT FOR INFORMATION

CONCRETE PAVEMENT
6" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
6" DENSE AGGREGATE BASE MDOT 21AA CRUSHED LIMESTONE

CONCRETE SIDEWALK
SEE GEOTECH REPORT FOR INFORMATION

*ALL CONCRETE SHALL BE 4000 PSI OR BETTER

GRADING PLAN LEGEND

792.8 — PROPOSED SPOT ELEVATION
T/W — PROPOSED TOP OF WALK

ALL PAVEMENT MARKINGS TO UTILIZE 1-800-STENCIL, 7 BREW STRIPING STENCIL KIT (SKU 108-7BKIT) AS OUTLINED BELOW. THIS STENCIL KIT SUPERSEDES ANY DIMENSIONAL VARIATION SHOWN ON THE PLANS.

76" TRIPLE CHEVRON STENCIL - 7B01
42"X 84" "DO NOT" STENCIL - 7B02
48"X 81" "ENTER" STENCIL - 7B03
48" "LANE 1" STENCIL - 7B04
48" "LANE 2" STENCIL - 7B05
48" "STOP" STENCIL - 7B06
48"X 57" "PASS THRU" STENCIL - 7B07
60" HANDICAP STENCIL - 7B08
42" LEFT TURN ARROW STENCIL - 7B09
36" STRAIGHT ARROW STENCIL - 7B010
42" RIGHT TURN ARROW STENCIL - 7B11
https://1800stencil.com/products/11-pc-7brew-striping-stencil-kit?_pos=3&_sid=5adefec40&_ss=r

PAVEMENT MARKING STANDARDS

SCALE: N.T.S.

DRAWN BY
REVISIONS
DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
847.634.3550

7 BREW- GAYLORD, MICHIGAN
GAYLORD, MICHIGAN
SITE DIMENSIONAL PAVING SIGNAGE AND STRIPING PLAN

PROJ. MGR.: JSE
PROJ. ASSOC.: GAW
DRAWN BY: NHL
DATE: 10-30-26
SCALE: 1=10'

SHEET
3 OF 4
26007858

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October 30, 2026 - 12:11 Rani Nowak S:\26007858 Gaylord MI Brew Horizons - 7 Brew\TWO\Work Area\NHL\Site Plan.dwg Updated By: rnowak@atwell

S 89°41'11" E 153.70'(M)
S 89°40'43" E 153.70'(R)

W MAIN STREET

SAN MH
RIM=1342.49'
N INV 12"
METAL=1338.39'

50.0'

ACCESS | R.O.W. LINE | ACCESS

CONTRACTOR TO COORDINATE FIBER OPTIC LOCATION AND ROUTING WITH UTILITY COMPANY

4' DIAMETER MONITORING MANHOLE

SAN MH
1343.56 P
1340.00

12" ST

67'-4" SAN AT 1.50%

1" WM

1343.76
V.B.

CO
P 1344.44
1339.00

3.5'-6" SAN AT 1.50%

SAN STUB
1344.50 P
1340.00

6" ST

12" ST

1" WM

6" ST

RC
250 SF

7 BREW
534 SF

UNDERGROUND COMMUNICATION SERVICE COORDINATE WITH LOCAL UTILITY PROVIDER.

UNDERGROUND ELECTRIC SERVICE.

STORMTRAP

TRASH

5' BUILDING SETBACK

N 00°18'49" E 181.50'(M)
N 00°19'17" E 181.50'(R)

S 00°18'49" W 197.00'(M)
S 00°19'17" W 197.00'(R)

KF HOLDINGS LLC
101-104-000-125-00

N 89°41'11" W 21.70'(M)
N 89°40'38" W 21.70'(R)

N 00°18'49" E 15.50'(M)
N 00°00'00" E 15.50'(R)

N 89°41'11" W 132.00'(M)
N 89°40'43" W 132.00'(R)

STORM CB
RIM=1343.90'
NE INV 12"
METAL=1341.93'
E INV 12"
METAL=1341.35'

N

0 5 10 20
SCALE: 1"=10'

04-01-22

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL CONTACT MISS DIG (811) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
3. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
5. ALL WATER MAIN SHALL BE 6' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
6. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
7. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
8. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE
9. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
10. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
11. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
12. REFER TO THE MUNICIPAL STANDARDS FOR THE CITY OF GAYLORD OSTEGO COUNTY, MICHIGAN FOR ADDITIONAL REQUIREMENTS INCLUDING REQUIRED PIPE MATERIALS

UTILITY CROSSINGS

1. 4" SAN OVER 12" ST
   B/P 4" SAN = 1339.75
   T/P 12" ST = 1339.33
   CRITICAL CROSSING
2. 12" ST OVER 1" WM
   B/P 12" ST =1337.72
   T/P 1" WM = 1336.22
   LOWER WM
3. 6" ST OVER 1" WM
   B/P 6" ST =1338.15
   T/P 1" WM = 1336.65
   LOWER WM
4. 6" ST OVER 1" WM
   B/P 6" ST =1340.18
   T/P 1" WM = 1337.69

NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)

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7 BREW- GAYLORD, MICHIGAN
GAYLORD, MICHIGAN
UTILITY PLAN

PROJ. MGR.:	JSE
PROJ. ASSOC.:	GAW
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SCALE:	1"=10"

SHEET
4 OF 4
26007858

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October 30, 2026 - 12:15 Dwg Name: S:\26007858 Gaylord MI Brew Horizons 7 Brew\VDWG\Work Area\Nhl\Utility Plan.dwg Updated By: ahlcmueller

StormTrap

MODULAR CONCRETE
STORMWATER MANAGEMENT

7 Brew Coffee
5'-8" SINGLETRAP
HS-20 LOADING

TOTAL STORAGE PROVIDED =	2,731.87 CUBIC FEET
DETENTION PROVIDED =	2,441.64 CUBIC FEET
STONE BASE STORAGE PROVIDED =	290.23 CUBIC FEET

10/21/2026

