



MEMORANDUM

TO: Mr. Gregory L. Ransford, MPA
FROM: Alan Pennington, P.E.
DATE: March 16, 2026
SUBJECT: 24th Avenue Private Road Plan Review

We have reviewed the plans the private road reconstruction on 24th Avenue, south of Hayes Street. The plans were prepared by Roosien and Associates and are dated January 21, 2026. No drainage calculations were provided.

- The private road is proposed to generally be 24 feet in width, consisting of 20 feet of asphalt pavement with 2 foot wide gravel shoulders or 2 foot wide asphalt valley gutter.
- There is one segment 35 feet in length that is proposed to be 20 feet in width with 16 feet of pavement and 2 foot wide gravel shoulders. The narrower width will minimize grading. In prior correspondence the applicants engineer requested the narrower width to limit the stream and wetland impacts. The plans show that the (2) 30-inch diameter culverts will be extended 10 feet each. A permit from EGLE will be required for any impacts to inland streams or wetlands.
- The private road crosses the Hell Gate Drain, the location of the drain should be shown on the plan and approval from the Ottawa County Water Resources Commissioner will be required for any modifications to the drain.
- The plans don't show any measures to meet the stormwater requirements for water quality, channel protection or flood control. Stormwater management plans are required to address these items and will need to be approved by the Ottawa County Water Resources Commissioner since the private road discharges to a County Drain.

Revised plans along with drainage calculations will be required that address the above items.