

Local Road Ratings Report

2025

Little Traverse Township

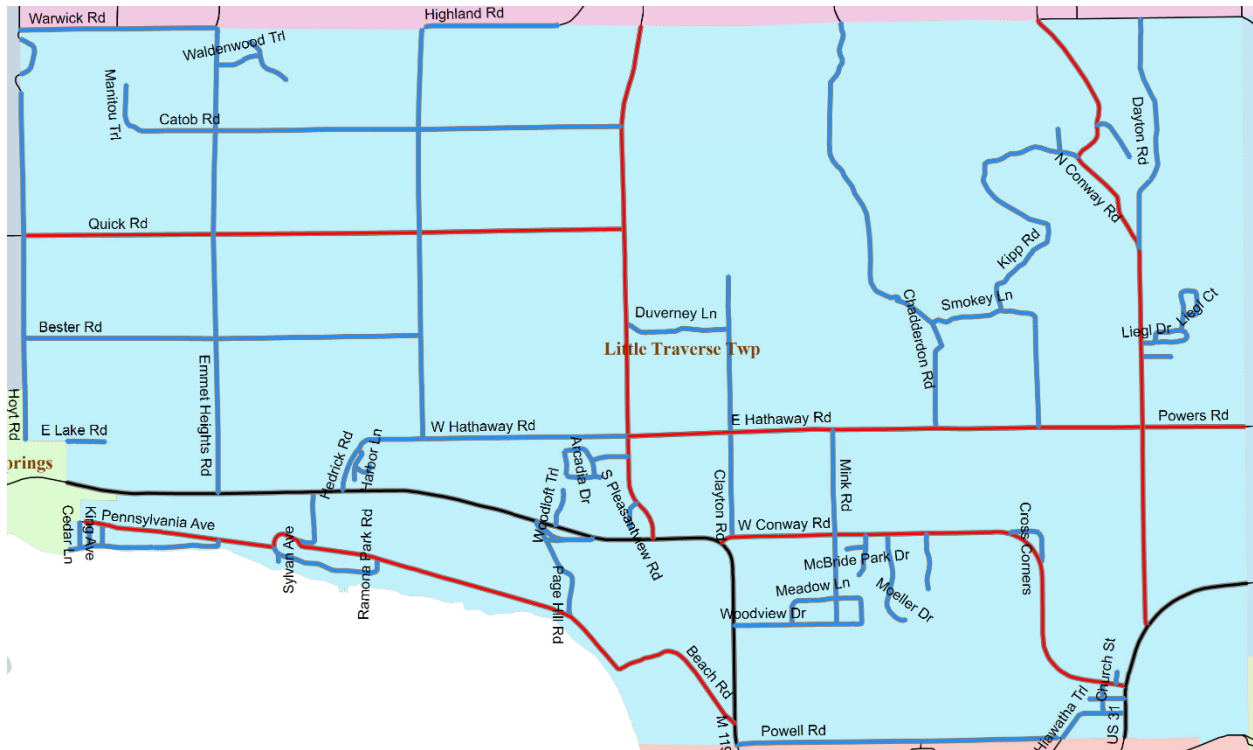
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Asset Management

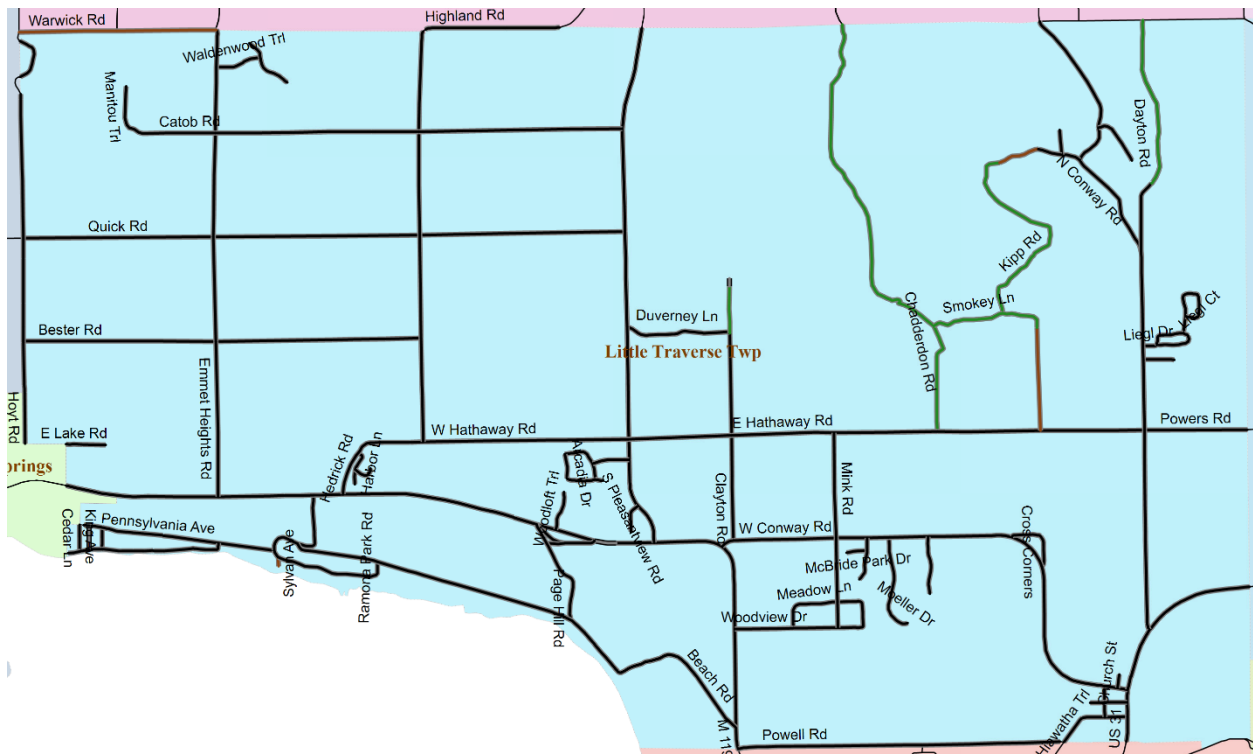
The goal of the Road Commission is to use Asset Management Strategies when planning projects for the roads under the jurisdiction of the Emmet County Road Commission. Asset management, as defined by Public Act 199 of 2007, is an “ongoing process of maintaining, upgrading and operating physical assets cost-effectively, based on a continuous physical inventory and condition assessment. Using asset management will allow the Road Commission and Township to invest the available road funds in a manner that will provide the greatest return.

Township Road Maps



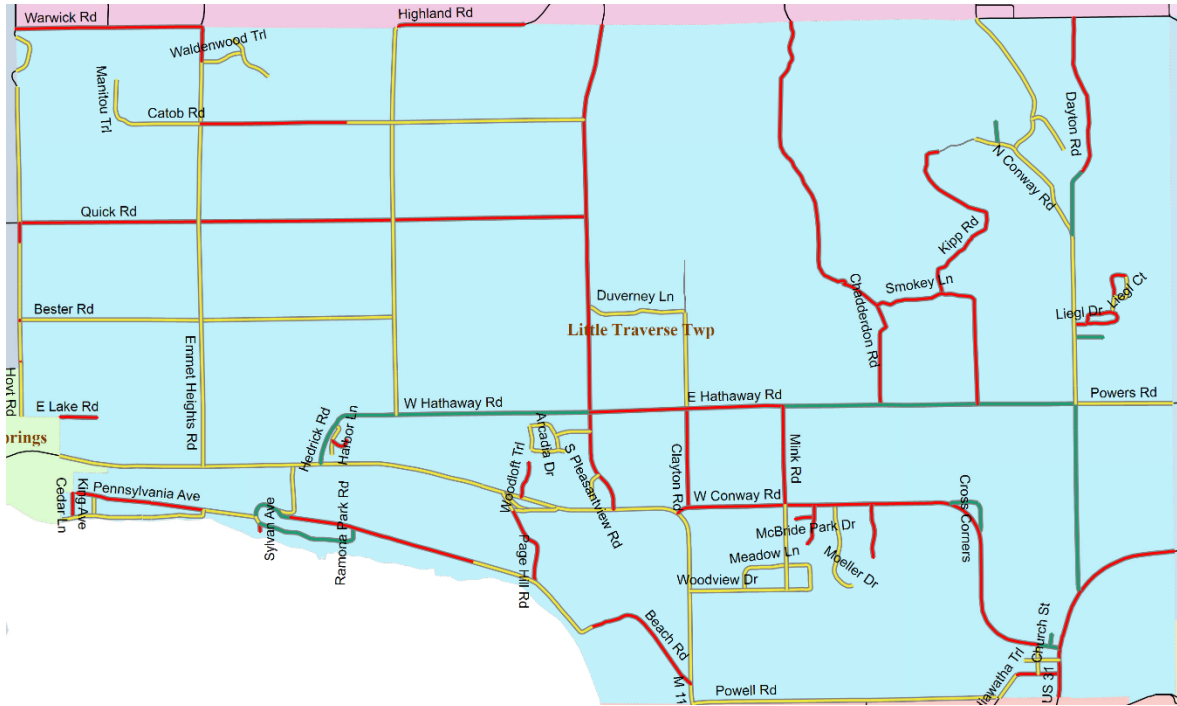
Township Roads

Black = State Highways – **Red** = County Primary Roads – **Blue** = County Local Roads



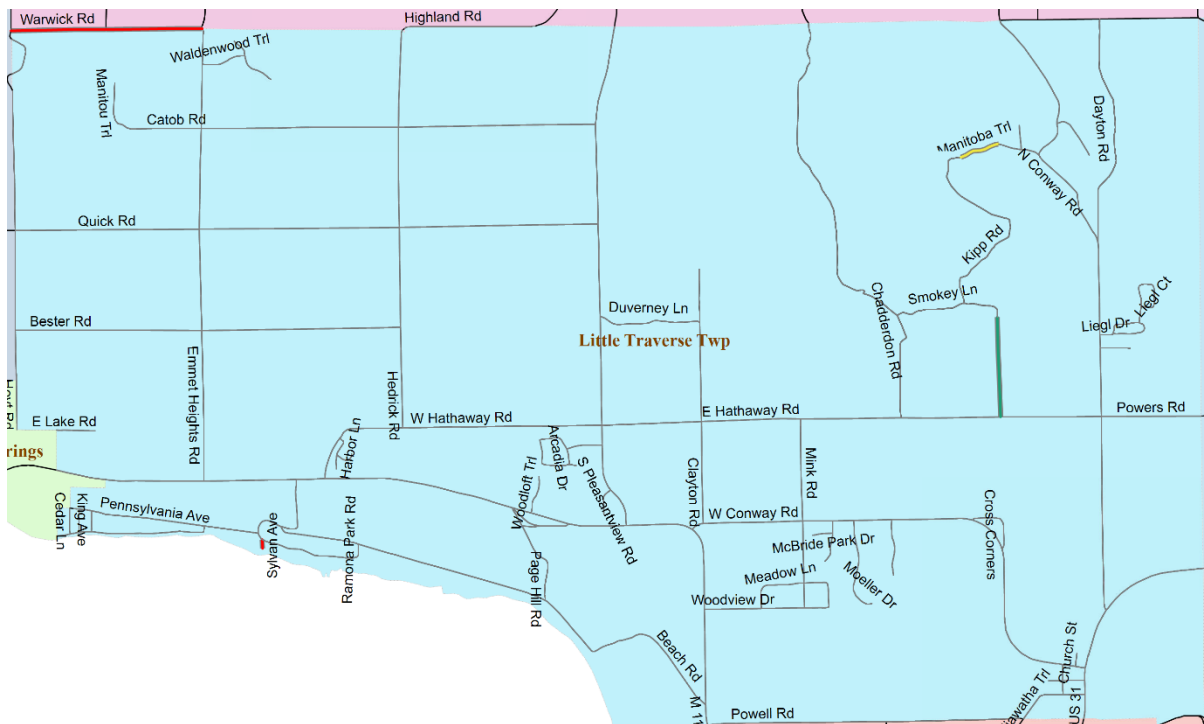
Roads by Surface Type

Black = Pavement – Brown = Gravel – Green = Seasonal



**Good / Fair / Poor Condition
Paved Roads (primary and local)**

Green = Good - **Yellow** = Fair – **Red** = Poor



Good / Fair / Poor Condition

Gravel Roads (local)

Green = Good - Yellow = Fair – Red = Poor

Road Rating Systems

All local paved roads are rated each year using the PASER Road Rating system (seasonal roads are not included). PASER, or Pavement Surface Evaluation and Rating, is the rating system that is used in collecting data for RoadSoft. The roads are rated on a scale of 1 to 10 according to surface conditions of the pavement. The tables below show the rating and the suggested maintenance that would be required to preserve the road along with an estimated cost of repair.

PASER Rating and Treatments for Paved Roads

Road Rating	Recommended Repair	Estimated* Cost per Mile
10	No maintenance necessary. New Road	\$ 0
9	No Maintenance necessary. Smooth Surface.	\$ 0
8	Minor Crack Sealing	\$ 1,100
7	General Crack Sealing and/or Minor Patching	\$ 2,300
6	Patching and Sealcoat Ultra-thin Asphalt Overlay	\$ 61,400 \$ 125,600
5	Asphalt Wedging Asphalt Wedging and Sealcoat Asphalt Wedging and Ultra-thin Asphalt Overlay 1.5-inch Asphalt Overlay	\$ 92,900 \$ 137,500 \$ 168,600 \$ 168,600
4	Asphalt Wedging and Overlay 2-inch Asphalt Overlay	\$ 223,000
3	Pulverize, gravel and pave 3-inch Asphalt Overlay	\$ 387,100 \$ 342,000
2	Reconstruction.	\$ 515,200
1	Reconstruction. Failed Road.	\$ 515,200

*Estimates will provide project planning level costs. All roads should have a specific estimate completed to address location specific road conditions.

Gravel roads are rated using the Inventory-Based Rating System™ for Gravel Roads (IBR). The IBR system considers three characteristics of a road segment to determine a rating for the segment. Surface width, drainage adequacy and structural adequacy are all evaluated to determine the segment rating.

IBR Rating and Treatments for Gravel Roads

Road Rating	Existing Condition / Recommended Repair	Estimated Cost per Mile
10	No maintenance necessary. New Road	\$ 0
8 – 9	Good crown and drainage throughout. Adequate gravel for traffic. Maintain with grading and dust control.	\$ 650
6 - 7	Existing crown with drainage on 50% or more of roadway. Additional gravel needed in some areas along with ditching.	\$ 80,000
3 - 5	Little or no crown. Ditched on less than 50% of the road. Additional gravel needed on entire road along with ditching.	\$ 125,000
1 - 2	Failed road. Reconstruction.	\$ 295,000

Service Life of Treatments

Service life is the expected time that a treatment will last before needing further reconstruction or resurfacing. In the table below, an expected service life for a particular treatment is listed. Before a treatment reaches the expected service life, preventative maintenance should be performed. Preventative maintenance will extend the expected service life of the pavement and treatment.

Service Life of Treatments for Paved Roads

Road Rating	Recommended Repair	Expected Service Life (years)
8	Minor Crack Sealing	5
7	General Crack Sealing and/or Minor Patching	5
6	Patching and Sealcoat Ultra-thin Asphalt Overlay	7 7 – 10
5	Asphalt Wedging Asphalt Wedging and Sealcoat Asphalt Wedging and Ultra-thin Asphalt Overlay 1.5-inch Asphalt Overlay	7 7 – 10 10 10
4	Asphalt Wedging and Overlay 2-inch Asphalt Overlay	12 – 15
3	Pulverize, gravel and pave 3-inch Asphalt Overlay	15 – 25
2	Reconstruction.	25 - 30
1	Reconstruction.	25 - 30

For example, if a road has a PASER rating of 6, a treatment of a ultra-thin asphalt overlay is selected. The expected service life for an ultra-thin asphalt overlay is 7- 10 years. Preventative maintenance in the form of crack sealing may be required after 2 years.

Expected service life may be shorter if the road is on poor soils that are not addressed as part of the treatment. If a project is selected that is not the recommended treatment, the service life listed in the table above will be shorter and preventative maintenance will need to be performed sooner.

Service Life for a gravel road is difficult to predict. Gravel road conditions can change rapidly based on weather, grading and traffic effects on the roads.

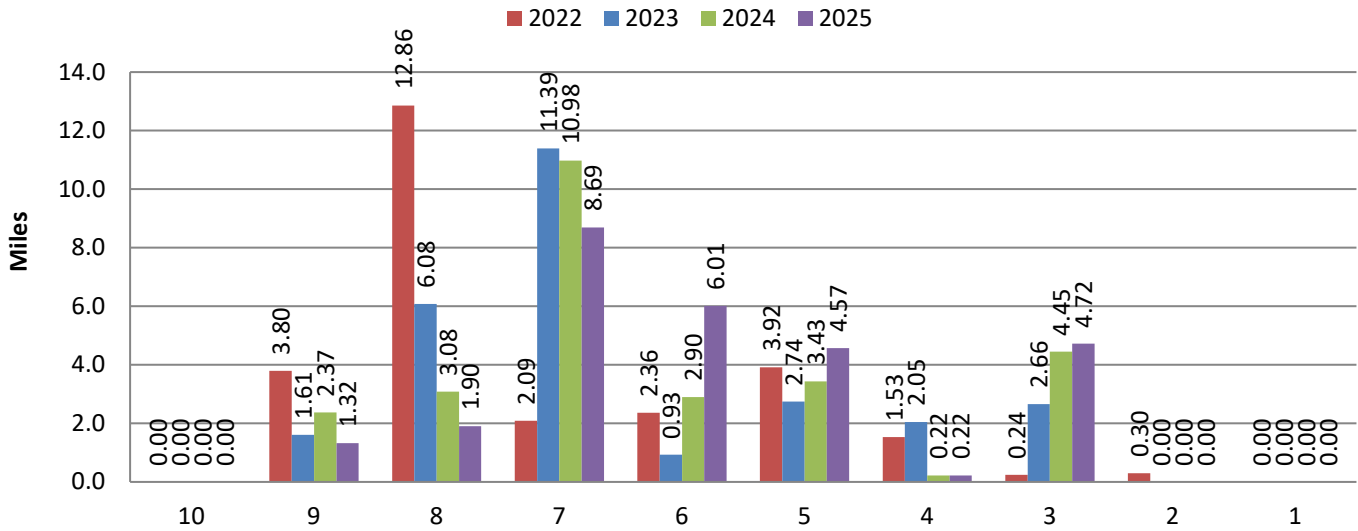
Little Traverse Township Paved Local Road Ratings

Current Paved Road Ratings

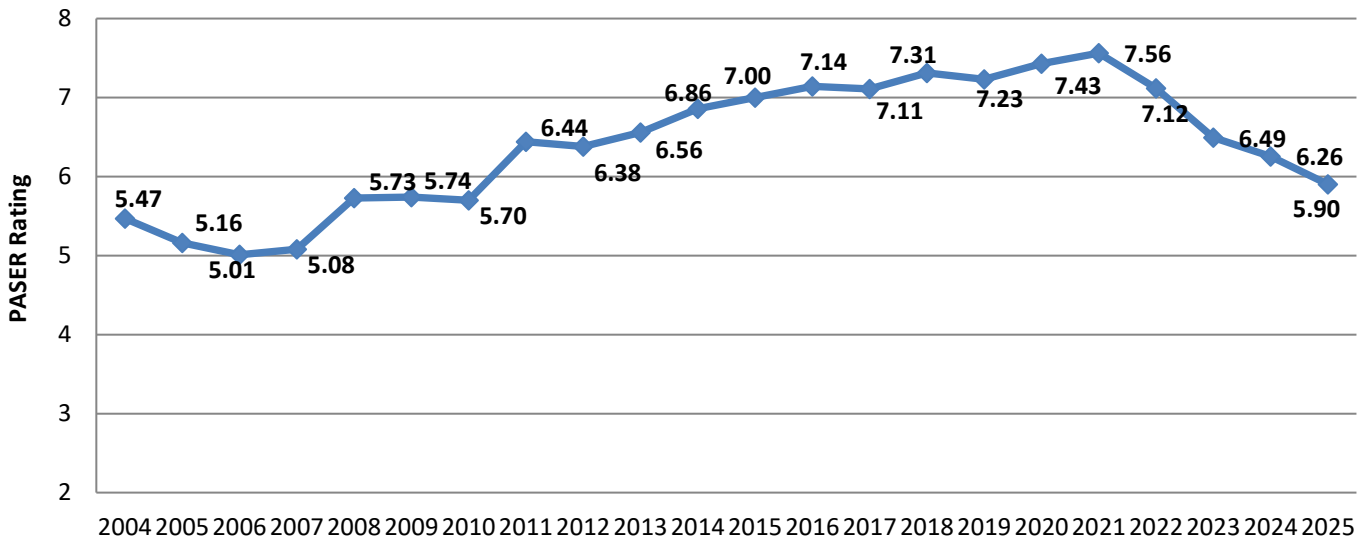
PASER Rating	Road Name	Limits	Length (miles)
10			
9	Greenleaf Drive Hathaway Road Ottawa Lane	North Conway Rd to end of road. Hedrick Rd to Pleasantview Rd. Manitoba Tr to end of the road.	0.16 1.01 0.15
8	Church Street Dayton Road Fern Avenue Hedrick Road West Conway Lane	West Conway Rd to end of road. North Conway Rd to seasonal road. Beach Rd to Beach Rd. M-119 to Hathaway Rd. West Conway Rd to West Conway Rd.	0.09 0.35 0.60 0.56 0.30
7	Bridge Street Catob Road Emmet Heights Road Forest Ridge Lane Hedrick Road Heacock Road Hoyt Road Powell Road Waldenwood Trail	Beach Rd to M-119. Juniper Ln to Pleasantview Rd. M-119 to Waldenwood Tr. Hathaway Rd to Highland Pike Rd. Page Hill Rd to M-119. Quick Rd to Warwick Rd. M-119 to Mishe Mokwa Dr. Emmet Heights Rd to Forest Ridge Ln.	0.50 1.27 2.10 0.32 2.04 0.22 1.11 0.90 0.23
6	Beach Drive Bester Road Chippewa Trail Duvernay Lane Harbor Lane Hiawatha Trail Horse Shoe Drive Hoyt Road Manitoba Trail Meadow Lane Mink Road Pleasantview Lane Woodview Drive	Harbor Springs City Limits to Pennsylvania Ave. Hoyt Rd to Emmet Heights Rd. North Conway Rd to end of road. Pleasantview Rd to Clayton Rd. Powell Rd to Rosada St. Mink Rd to Mink Rd. Lake St to Quick Rd. North Conway Rd then west to end of pavement. Woodview Rd to Mink Rd. West Conway Rd to end of the road. Pleasantview Rd to end of the road. M-119 to Mink Rd.	0.78 0.94 0.26 0.52 0.18 0.15 0.35 1.00 0.33 0.31 0.51 0.15 0.53

5	Arcadia Drive	Linden Dr to Linden Dr.	0.26
	Bester Road	Emmet Heights Rd to Hedrick Rd.	1.01
	Catob Road	Manitou Tr to Emmet Heights Rd.	0.25
	Clayton Road	Hathaway Rd to Duvernay Ln.	0.50
	Heydey Street	Rosada St to West Conway Rd.	0.16
	King Avenue	Beach Dr to Pennsylvania Ave.	0.10
	Linden Drive	Arcadia Dr to and of road.	0.31
	Manitou Trail	Catob Rd to end of the road.	0.42
	Moeller Drive	West Conway Road to end of the road.	0.49
	Powell Road	Mishe Mokwa Dr to Hiawatha Trail.	0.70
	Warren Street	US-31 to end of the road.	0.19
	Winfield Drive	Pleasantview Rd to Arcadia Dr.	0.18
4	Rosada Street	Hiawatha Tr to US-31.	0.22
3	Catob Road	Emmet Heights Rd to Juniper Ln.	0.75
	Cedar Lane	Beach Dr to Pennsylvania Ave.	0.15
	Clayton Road	West Conway Rd to Hathaway Rd.	0.52
	Commerce Court	West Conway Rd to end of road.	0.29
	Emmet Heights Road	Waldenwood Tr. To Warwick Rd.	0.18
	Hill Drive	Harbor Ln to the end of road.	0.12
	Lake Road	City Limits to the end of road.	0.18
	Liegl Drive	North Conway Road and around the loop.	0.46
	Liegl Court	Liegl Drive and around the loop.	0.45
	McBride Park Court	West Conway Rd to end of road.	0.24
	McBride Park Drive	McBride Park Ct to end of the road.	0.11
	Mink Road	West Conway Rd to Hathaway Rd.	0.52
	Page Hill Road	Beach Rd to M-119.	0.54
	Woodloft Trail	M-119 to end f the road.	0.21
2			
1			

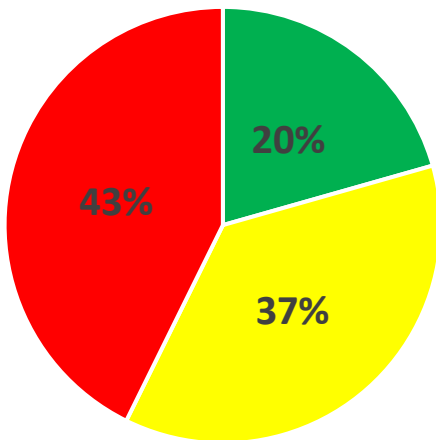
2022 - 2025 PASER Ratings for Paved Local Roads



Average PASER Rating for Paved Local Roads

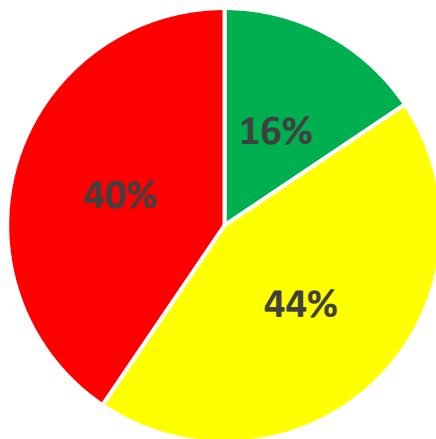


Statewide Paved Local Roads



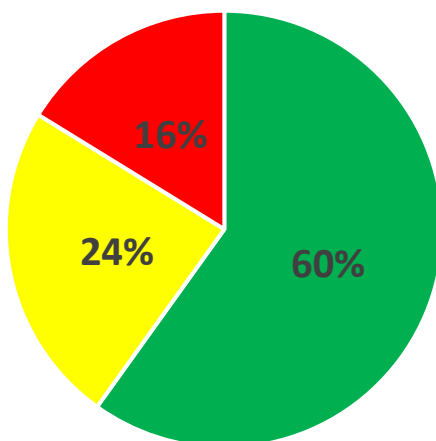
Condition of paved local roads across the State

County Paved Local Roads



Condition of paved local roads in Emmet County

Township Paved Local Roads



Condition of paved local roads in Little Traverse Township

Good = PASER Rating 10-9-8 / **Fair** = PASER Rating 7-6-5 / **Poor** = PASER Rating 4-3-2-1

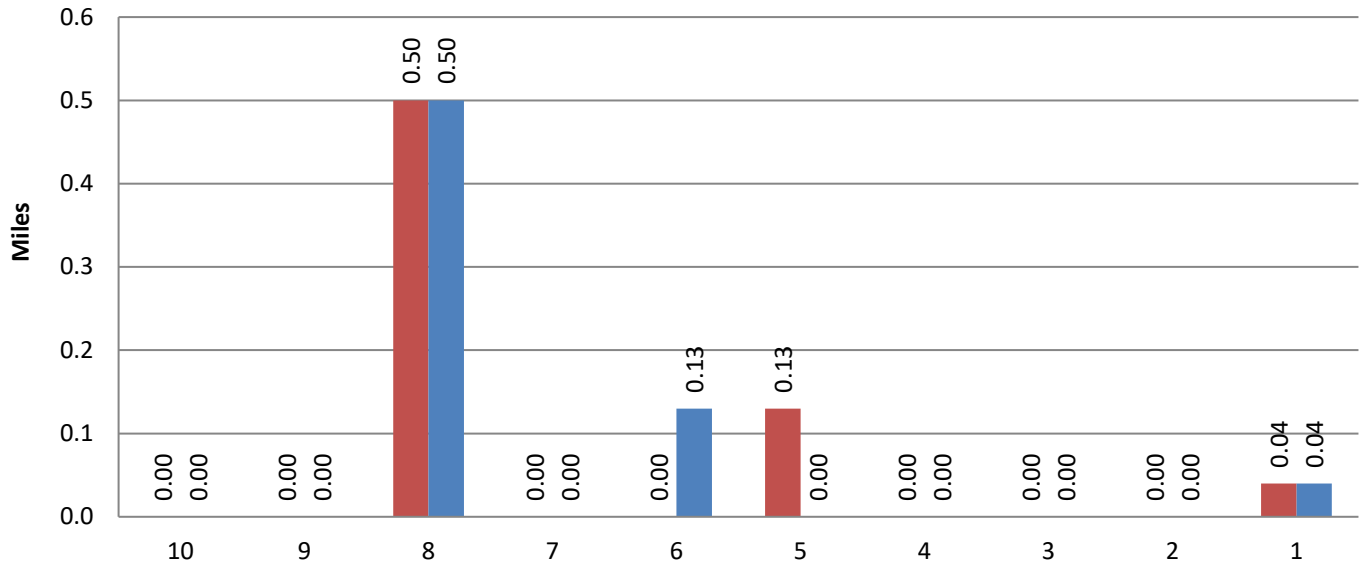
Little Traverse Township Gravel Local Road Ratings

Current Gravel Road Ratings

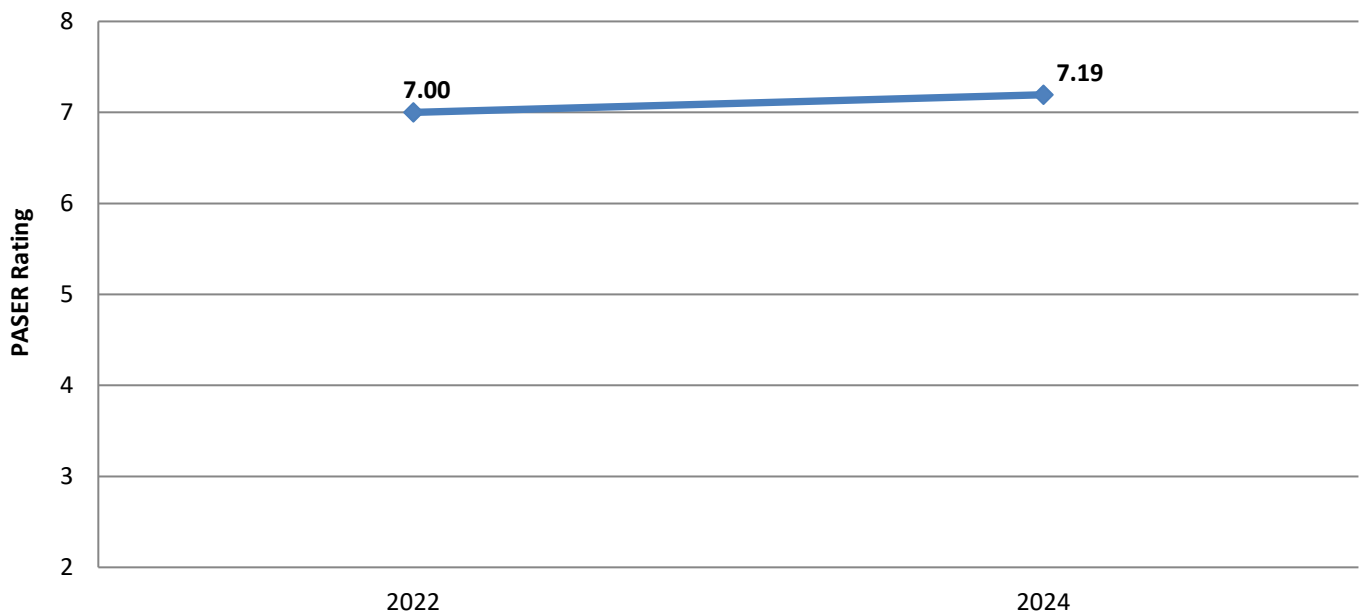
IBR	Road Name	Limits	Length (miles)
10			
9			
8	Kipp Road	Hathaway Rd to Smokey Ln.	0.50
7			
6	Manitoba Trail	Kipp Road to pavement.	0.13
5			
4			
3			
2			
1	Sylvan Avenue	Fern Ave to end of road.	0.04

2022 - 2024 IBR Ratings for Gravel Local Roads

■ 2022 ■ 2024



Average IBR Rating for Gravel Local Roads



Little Traverse Township Seasonal Roads

Seasonal roads are the unpaved trails and back roads located throughout the County. They are often narrow, sandy, swampy, and hard to drive on. Typically, Seasonal Roads are not much more than graded dirt with little to no gravel; these roads are not designed to handle a lot of traffic. The Emmet County Road Commission was authorized to create a system of Seasonal Roads by MCL 247.655a, Sec. 5. The network of Seasonal Roads is not maintained during the months of November through April and are not open to public travel. Regular maintenance on the Seasonal Road network can be in the form of annual inspection of condition, light grading, tree removal and water hole repairs. Maintenance of Seasonal Roads is typically lower priority for the Road Commission unless the road is completely impassable.

LITTLE TRAVERSE	Total Length (miles)	5.16
Road - Limits	Length	
Chadderdon Road - Hathaway Rd then north to Township line	2.49	
Clayton Road - Duverney Ln then north 0.26 miles	0.26	
Dayton Road - starting 0.35 miles north of North Conway Rd to Edward Rd	0.82	
Kipp Road starting 0.50 miles north of Hathaway Rd, ending 0.33 miles west of North Conway Rd	1.23	
Smokey Lane - Chadderdon Rd to Kipp Rd	0.36	