

Local Road Ratings Report

2026

Carp Lake Township

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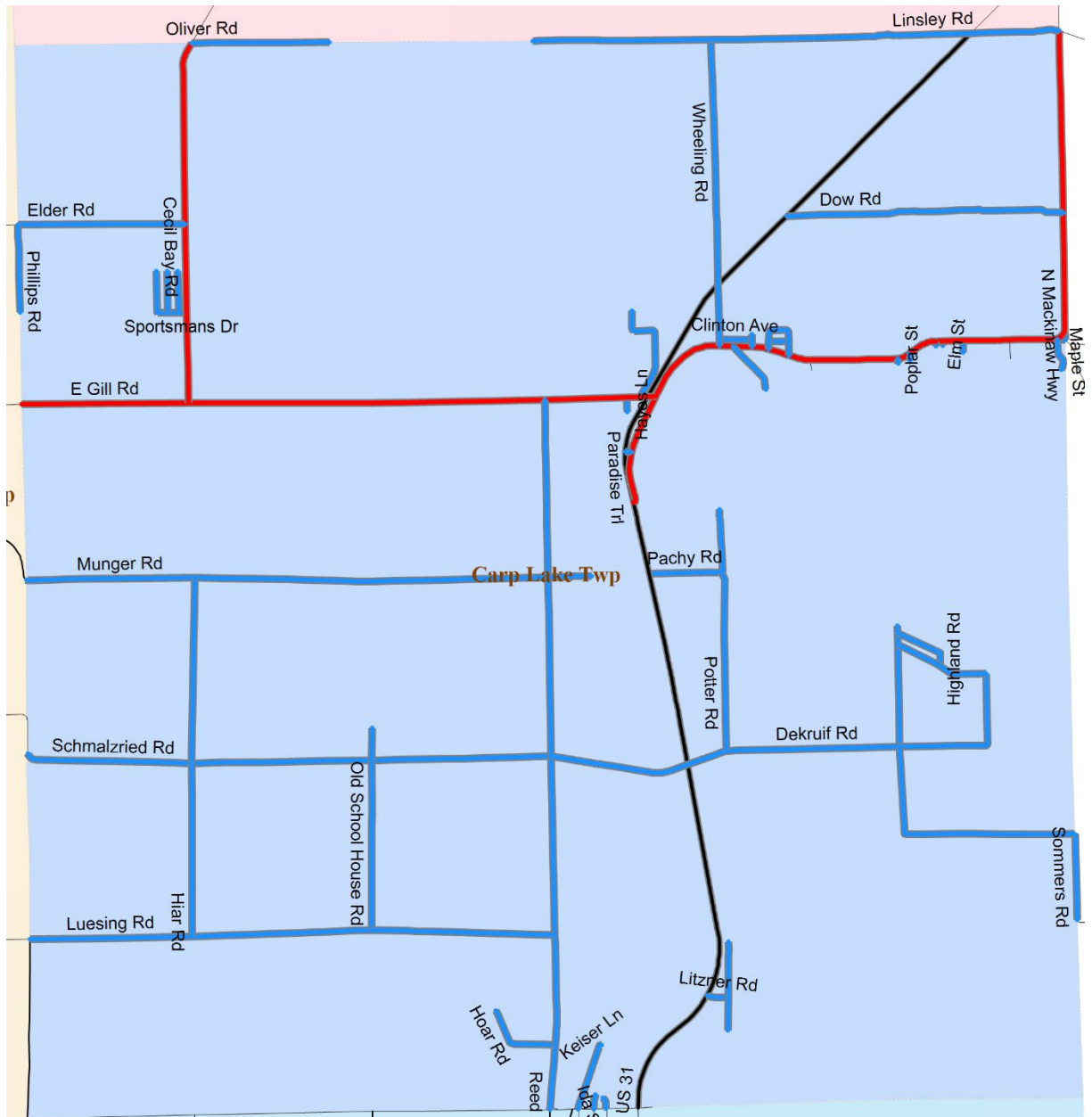
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Asset Management

The goal of the Emmet County Road Commission is to implement comprehensive asset management strategies in the planning, preservation, and improvement of all roads under its jurisdiction. Asset management, as defined by Public Act 199 of 2007, is an ongoing and systematic process of maintaining, upgrading, and operating transportation infrastructure in a cost-effective manner through the use of continuous inventory data, condition assessments, and performance-based decision-making.

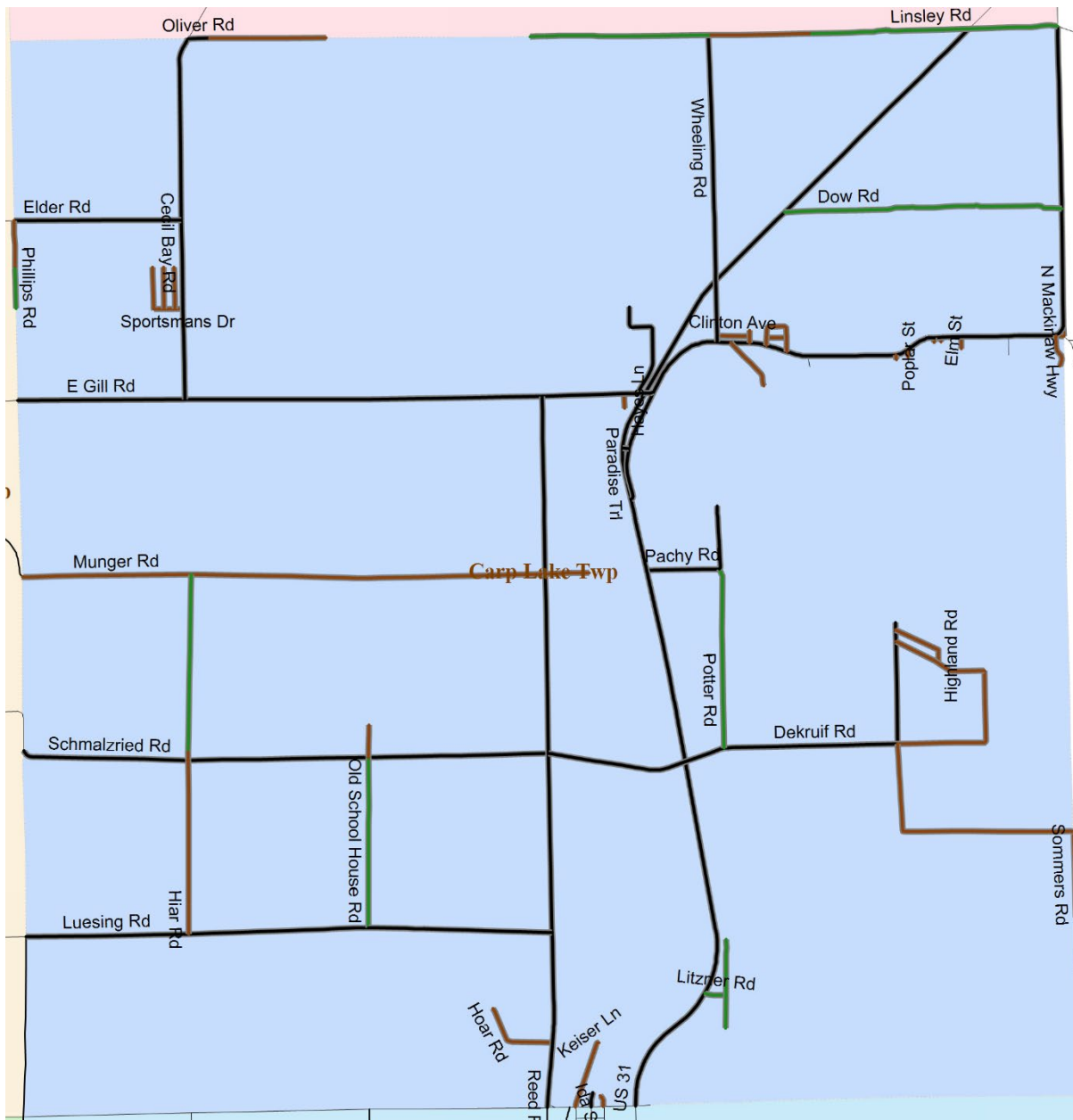
By utilizing sound asset management principles, the Road Commission and participating townships are better positioned to prioritize projects, allocate limited transportation funding efficiently, and make informed long-term investment decisions. This strategic approach supports the preservation of existing infrastructure, extends the service life of roadway assets, enhances public safety and mobility, and maximizes the overall return on investment for taxpayers and the traveling public.

Township Road Maps



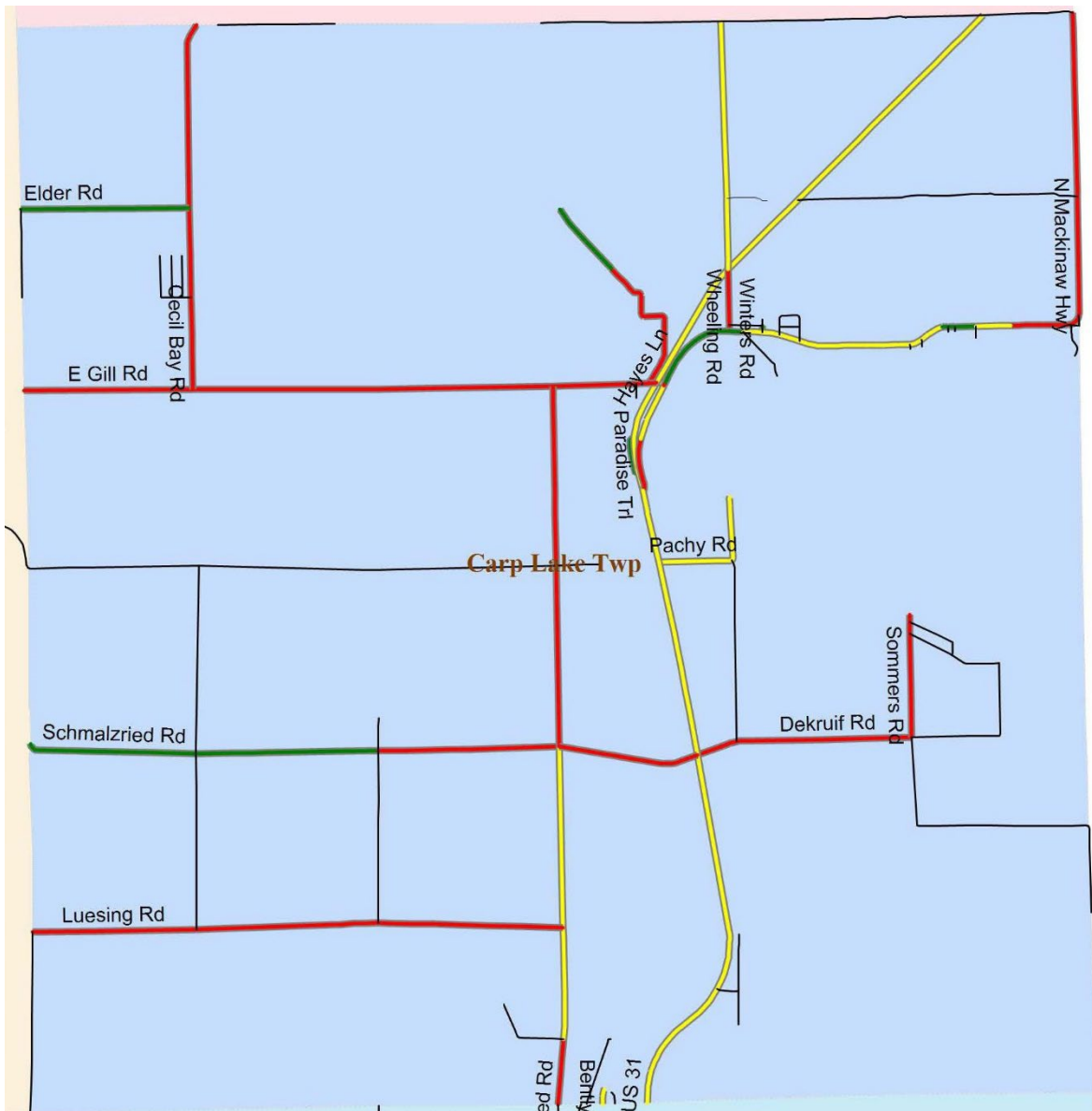
Township Roads

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

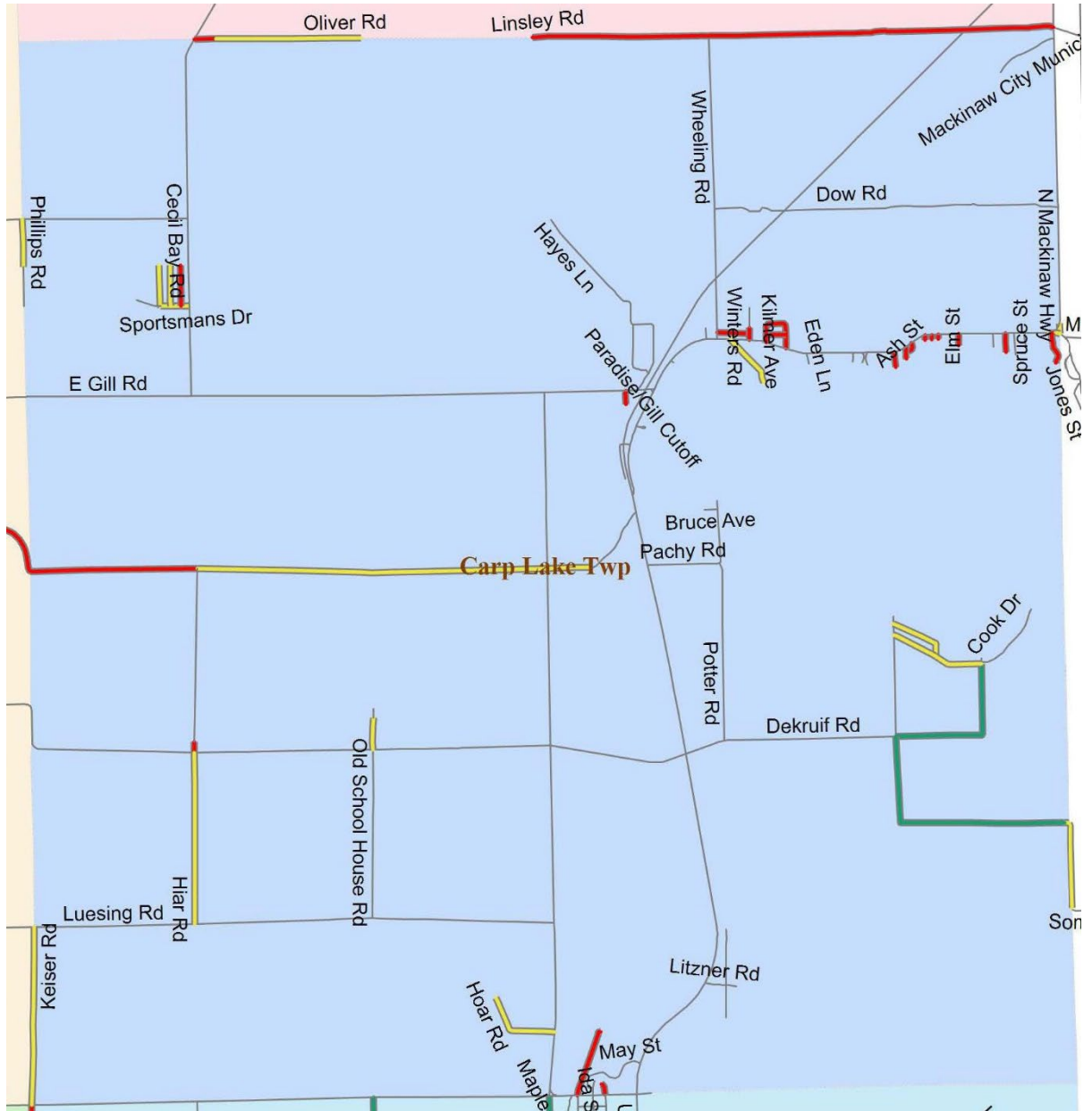


Roads by Surface Type

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 defined as the projected duration during which a treatment remains effective before requiring reconstruction or resurfacing. The following table details the anticipated service life for various treatments. To optimize the longevity of both the pavement and the selected treatment, it is imperative to implement preventative maintenance measures prior to the expiration of the expected service life.

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 instance, a road maintaining a PASER rating of 6 may be a candidate for an ultra-thin asphalt overlay. Although this treatment typically provides an expected service life of 7 to 10 years, proactive preventative maintenance, such as crack sealing, may be necessary as early as the second year.

The expected service life may be compromised if underlying soil conditions are not adequately addressed during the treatment process. Furthermore, the selection of an alternative or non-recommended treatment will likely reduce the anticipated service life, necessitating earlier intervention and more frequent preventative maintenance.

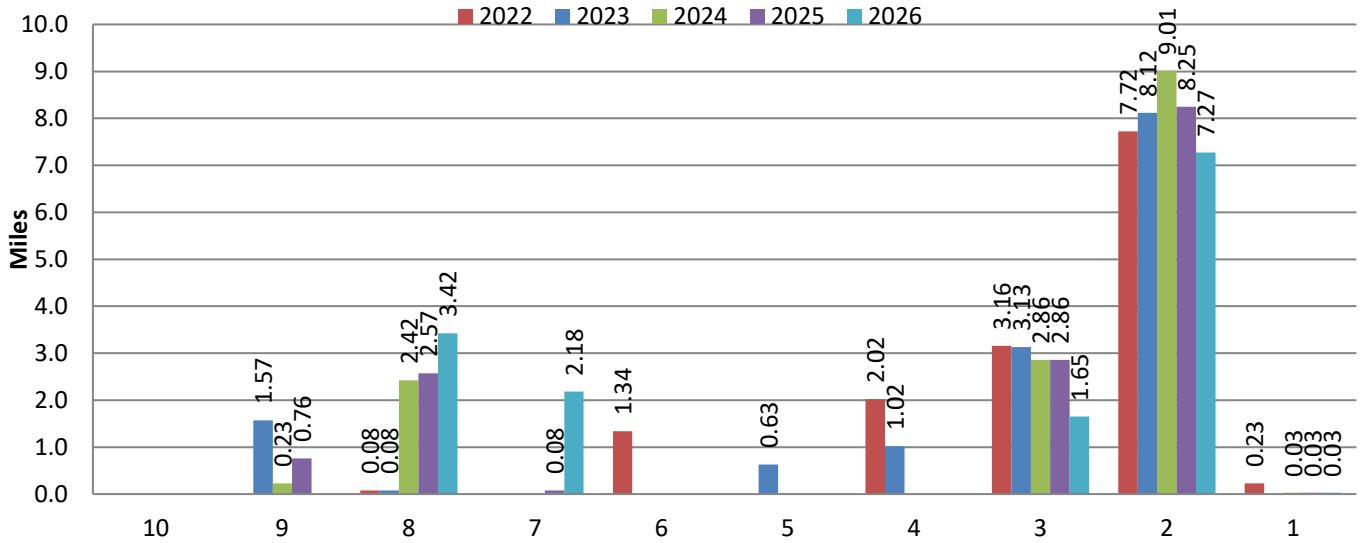
The prediction of service life for gravel roads is inherently complex, as conditions are subject to rapid fluctuations based on environmental factors, the frequency of grading, and traffic volume.

Carp Lake Township Paved Local Road Ratings

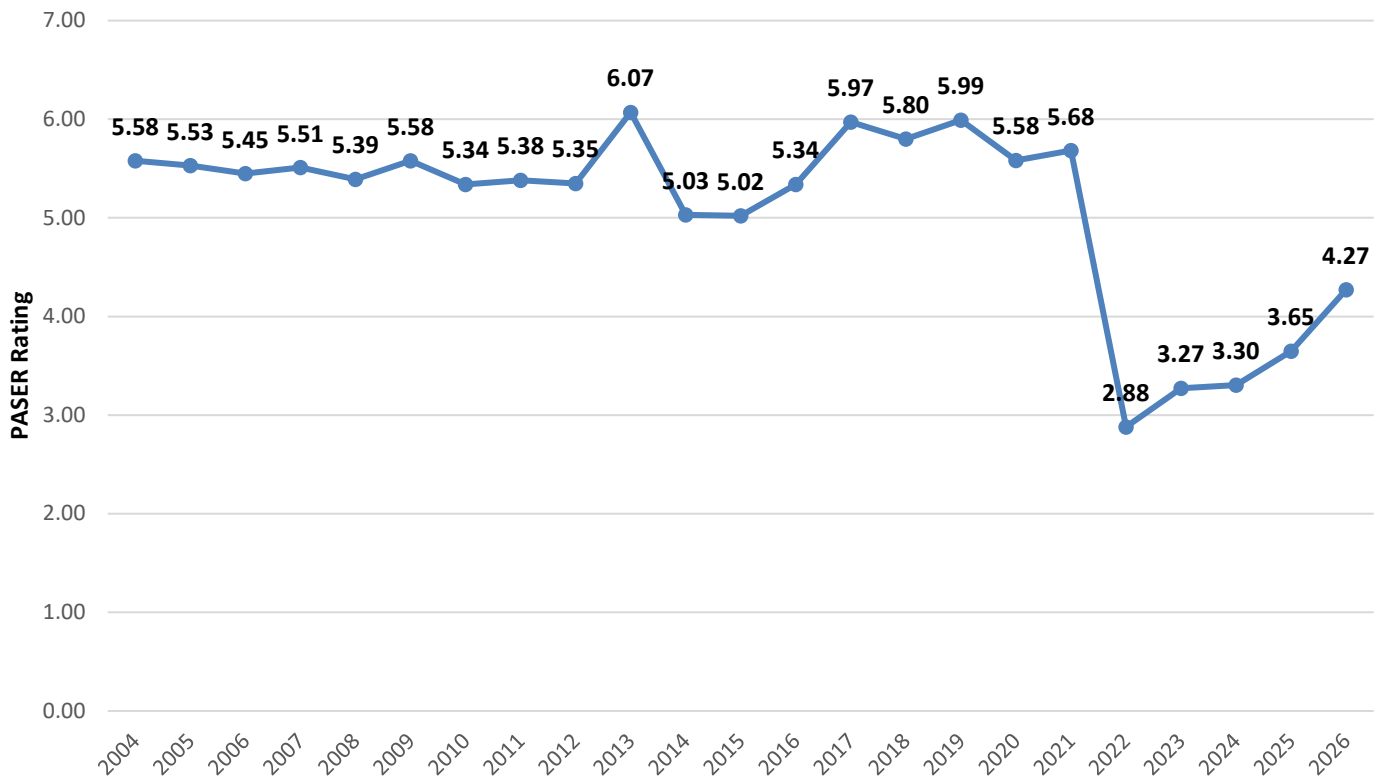
Current Paved Road Ratings

PASER Rating	Road Name	Limits	Length (miles)
10			
9			
8	Elder Road Schmalzried Road Service Road	Phillips Rd to Cecil Bay Rd. Township Line to Old School House Rd. US-31 then easterly to end of road.	1.00 2.19 0.23
7	May Street Pachy Road Wheeling Road	Levering Rd then north to the end of road. US-31 to end of road. US-31 to Linsley Rd.	0.08 0.76 1.34
6			
5			
4			
3	Hayes Lane Schmalzried Road	Gill Rd then north to end of road. Old Schoolhouse Rd to Reed Rd.	0.63 1.02
2	Dekruif Road Luesing Road Reed Road Sommers Road Wheeling Road	US-31 to Sommers Rd. Keiser Rd to Reed Rd. Schmalzried Rd to Gill Rd. Dekruif Rd then north to end of road. Paraside Trail to US-31.	1.21 2.96 2.02 0.68 0.40
1	Service Road	US-31 to Paradise Trail.	0.03

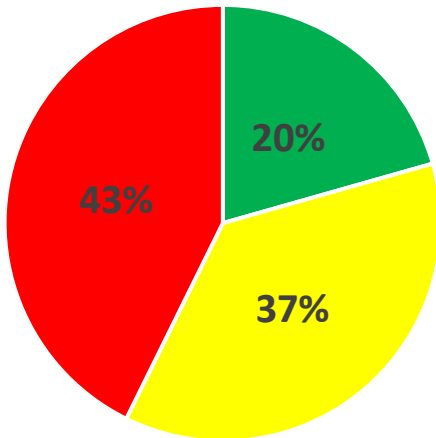
2022 - 2026 PASER Ratings for Paved Local Roads



Average PASER Rating for Paved Local Roads

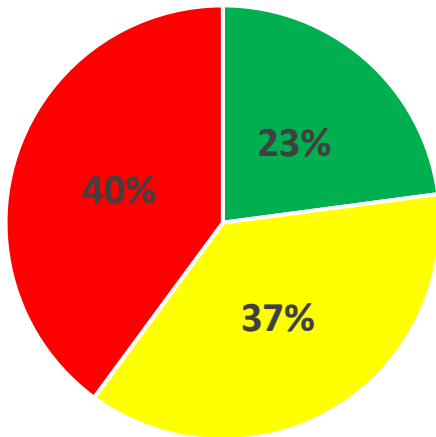


Statewide Paved Local Roads



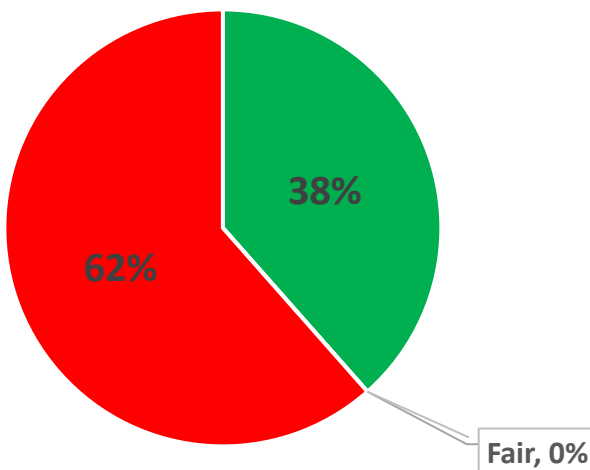
Condition of paved local roads across the State

County Paved Local Roads



Condition of paved local roads in Emmet County

Township Paved Local Roads



Condition of paved local roads in Carp Lake Township

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

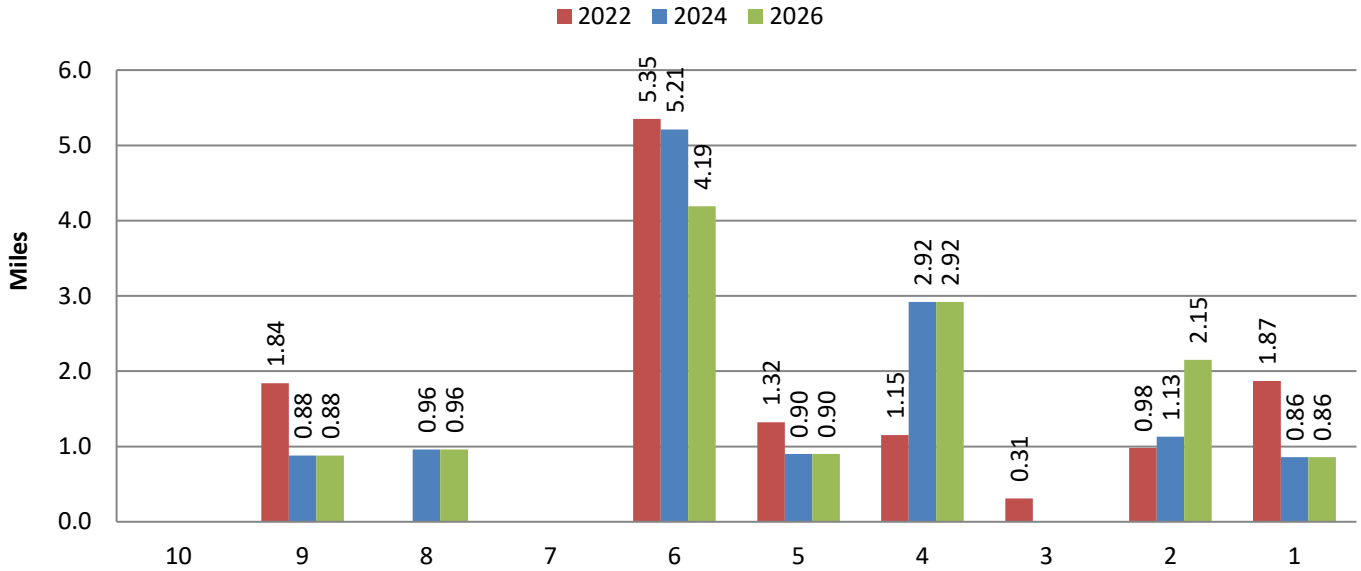
Carp Lake Township Gravel Local Road Ratings

Current Gravel Road Ratings

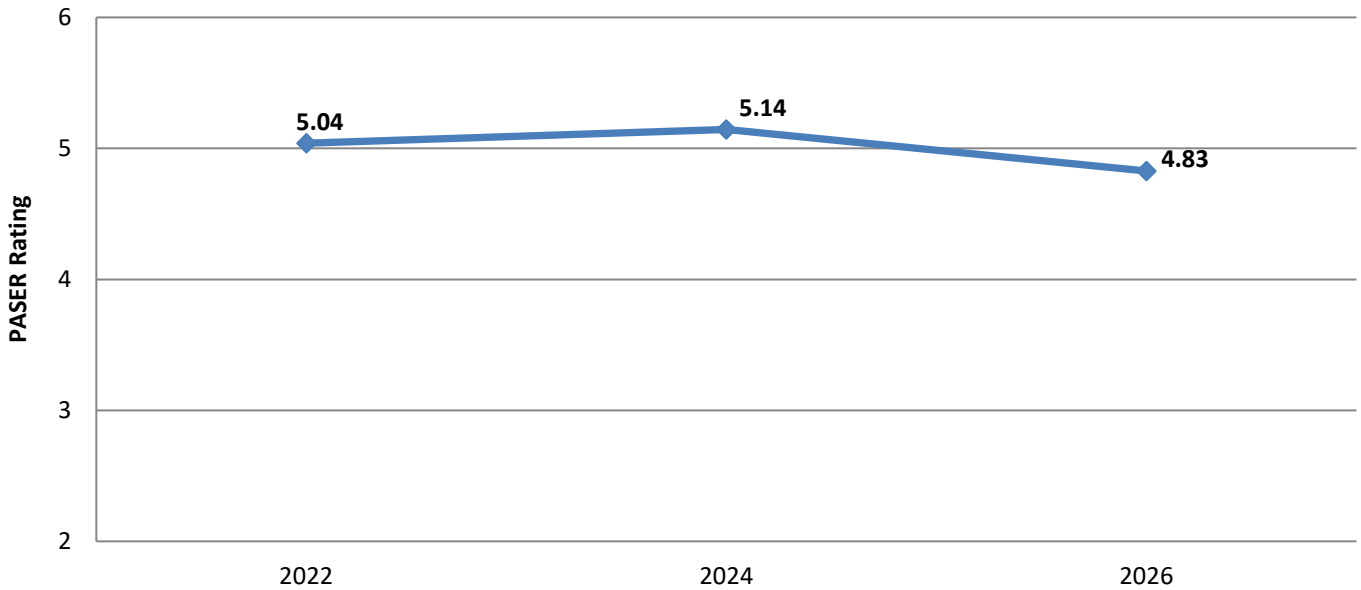
IBR	Road Name	Limits	Length (miles)
10			
9	Dekruif Road	Sommers Rd to Cook Dr.	0.88
8	Sommers Road	County Line then west to the curve.	0.96
7			
6	Cook Drive Highland Street Jones Boulevard Mackinaw Highway Munger Road Paradise Trail Sommers Road Sportsmen Drive Sunset Drive	Sommers Rd to Dekruif Rd. Cook Dr to Sommers Rd. Sportsmens Dr then north to end of road. Paradise Tr then north to pavement. Hiar Rd to Reed Rd. Curve to the County Line. Dekruif Rd then south to the curve. Cecil Bay Rd to Sunset Dr. Sportsmens Dr then north to end of road.	0.53 0.31 0.23 0.04 2.00 0.04 0.48 0.33 0.23
5	Hoar Road Old Schoolhouse Road Phillips Road	Reed Rd then westerly to end of road. Schmalzried Rd then north to end of road. Elder Rd then south to seasonal road.	0.45 0.18 0.27
4	Carleton Cove Road Corrigan Avenue Hiar Road Kilmer Avenue Maple Street Munger Road Winters Drive	Paradise Tr to the end of road. Paradise Tr to Maple St. Luesing Rd then north to seasonal road. Paradise Tr to Maple St. Corrigan Ave to Kilmer Ave. Hiar Rd then west to Township Line. Paradise Tr then north to end of road.	0.31 0.10 1.05 0.11 0.12 1.15 0.08
3			
2	Bridgeview Drive Cope Lane Hayes Lane Ida Street Kieser Road Munger Road	Soprtsmans Dr then north to end of road. Levering Rd then north to end of road. Gill Rd then south to end of road. Levering Rd then north to end of road. Levering Rd to Luesing Rd. Reed Rd then east to end of road.	0.23 0.43 0.08 0.07 1.02 0.25

2	Pine Street	Paradise Tr then south to end of road.	0.07
1	Ash Street	Paradise Tr the southerly to end of road.	0.12
	Beech Street	Paradise Tr then south to end of road.	0.04
	Birch Street	Corrigan Ave to Kilmer Ave.	0.12
	Clinton Avenue	Wheeling Rd to Winters Dr.	0.12
	Elder Street	Paradise Tr then south to end of road.	0.02
	Elm Street	Paradise Tr then south to end of road.	0.06
	Linden Avenue	Paradise Tr then south to end of road.	0.04
	Maple Street	Paradise Tr then south to end of road.	0.19
	Poplar Street	Paradise Tr then south to end of road.	0.03
	Spruce Street	Paradise Tr then south to end of road.	0.12

2022 - 2026 IBR Ratings for Gravel Local Roads



Average IBR Rating for Gravel Local Roads



Carp Lake 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.

CARP LAKE	Total Length (miles)	5.34
Road - Limits	Length	
Dow Road - US-31 to Mackinaw Highway	1.61	
Hair Road - 0.06 miles north of Schmalzried Rd to Munger Rd	0.94	
Litzner Road - from the east 1/4 corner, Sec. 34, T38N, R4W then north to the NE corner Sec 34	0.60	
Old School House Road - Luesing Rd to Schmalzried Rd	0.97	
Phillips Road - form 0.27 miles to 0.49 miles south of Elder Rd	0.22	
Potter Road - Dekruif Rd to Pachy Rd	1.00	

Traffic Volumes on Carp Lake Township Roads

Traffic counts are recorded each year at various locations in the Township. The data is adjusted to account for day of the week, month and road classification resulting in an average annual daily traffic (AADT) for the location.

Road Name and Location	AADT
Dekruif Road East of US - 31	296
Kiser Road North of Levering Road	46
Reed Road South of Gill Road	127
Reed Road North of Schmalzried Road	166
Reed Road North of Levering Road	297
Reed Road South of Schmalzried Road	193
Schmalzried Road West of Hiar Road	71
Schmalzried Road West of Reed Road	149
Schmalzried Road East of Reed Road	186
Sommers Road South of Dekruif Road	99
Wheeling Road South of US - 31	161