

Local Road Ratings Report

2026

Pleasantview Township

Contents

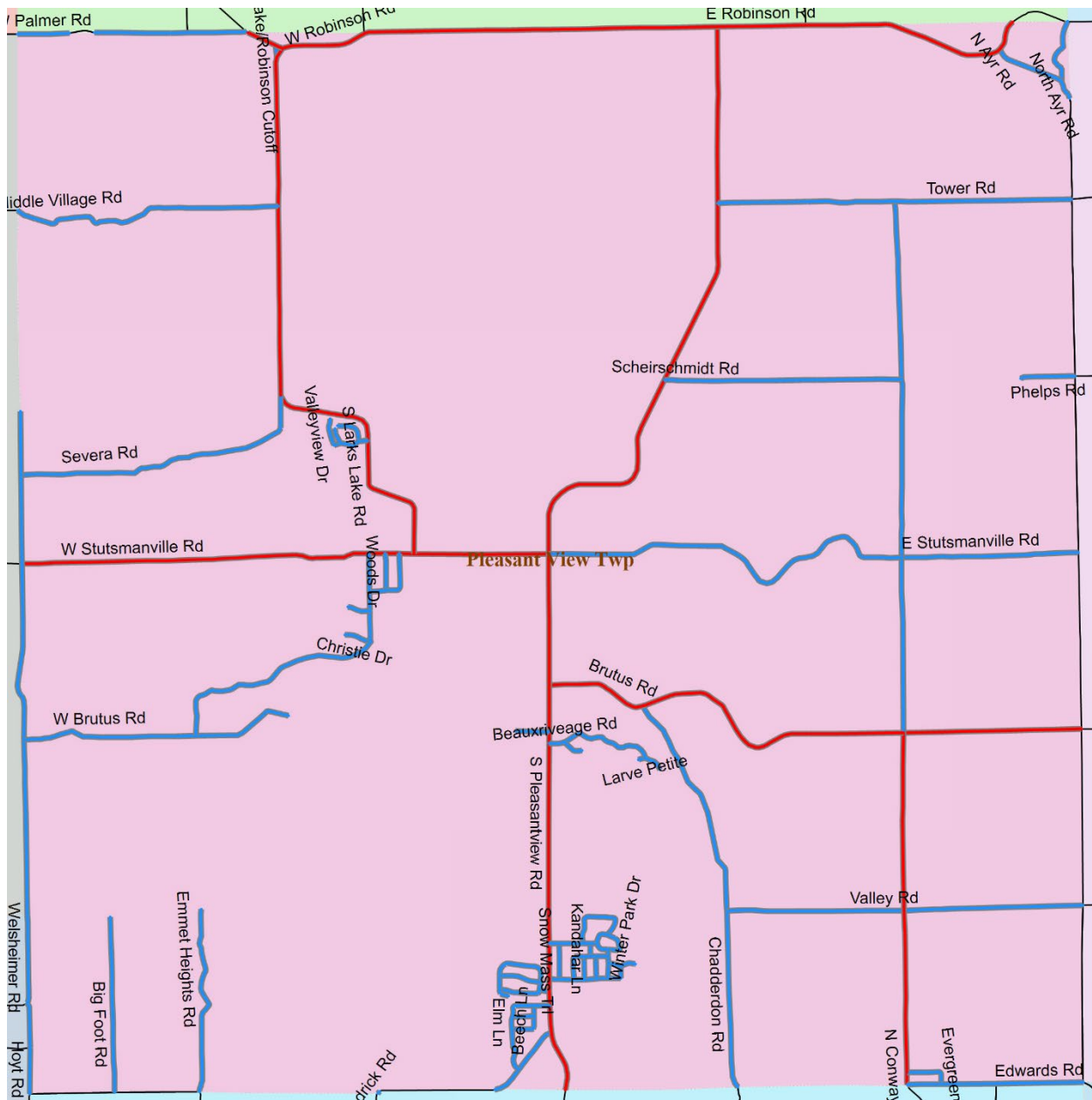
Asset Management	2
Township Road Maps	3
Road Rating Systems	7
Service Life of Treatments	8
Pleasantview Township Paved Local Road Ratings	9
Pleasantview Township Gravel Local Road Ratings	13
Pleasantview Township Seasonal Roads	15
Traffic Volumes on Pleasantview Township Roads	16

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.

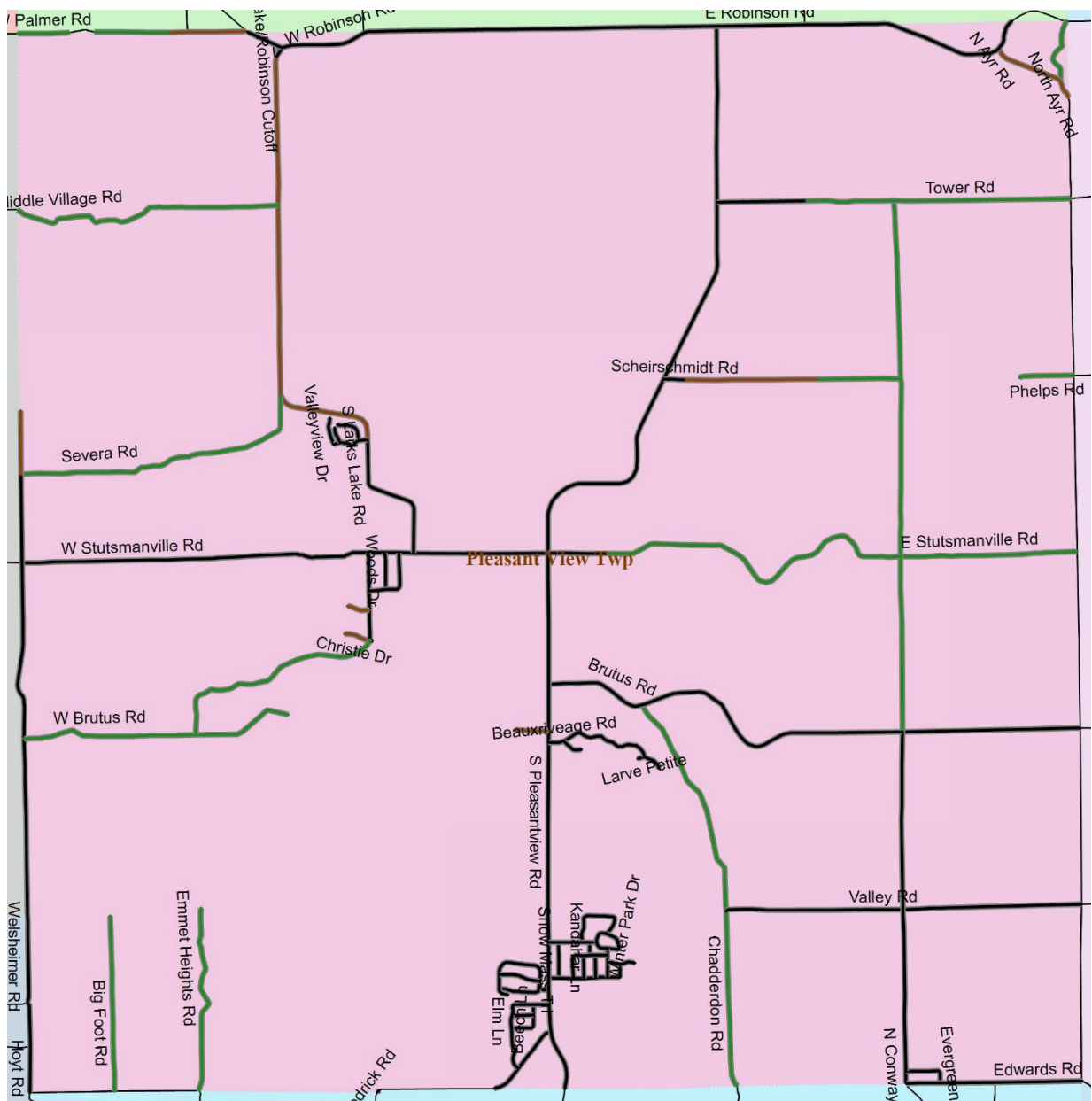
By utilizing sound asset management principles, the Road Commission and participating townships are better positioned to prioritize projects, allocate limited transportation funding efficiently, and make informed long-term investment decisions. This strategic approach supports the preservation of existing 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



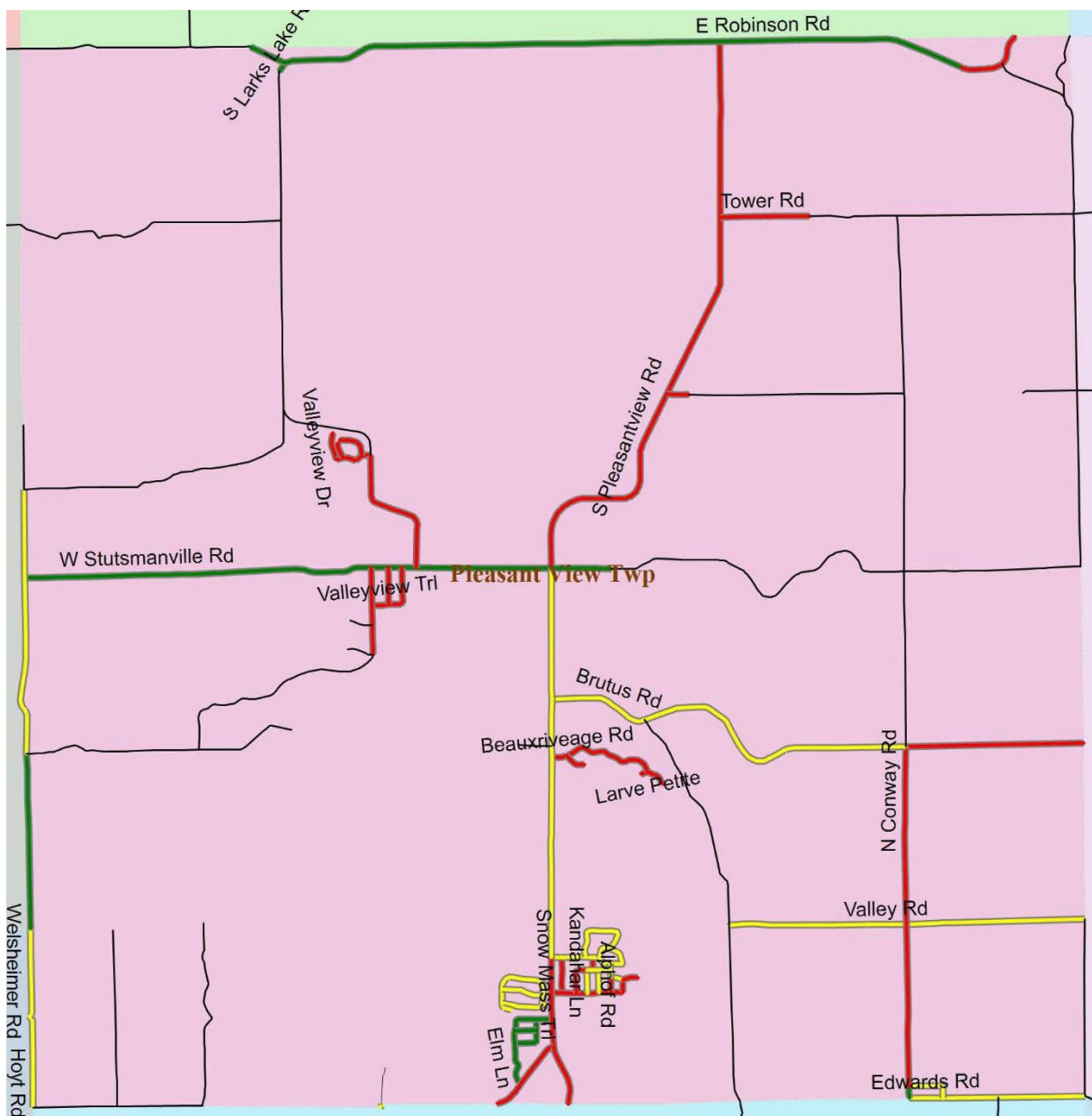
Township Roads

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

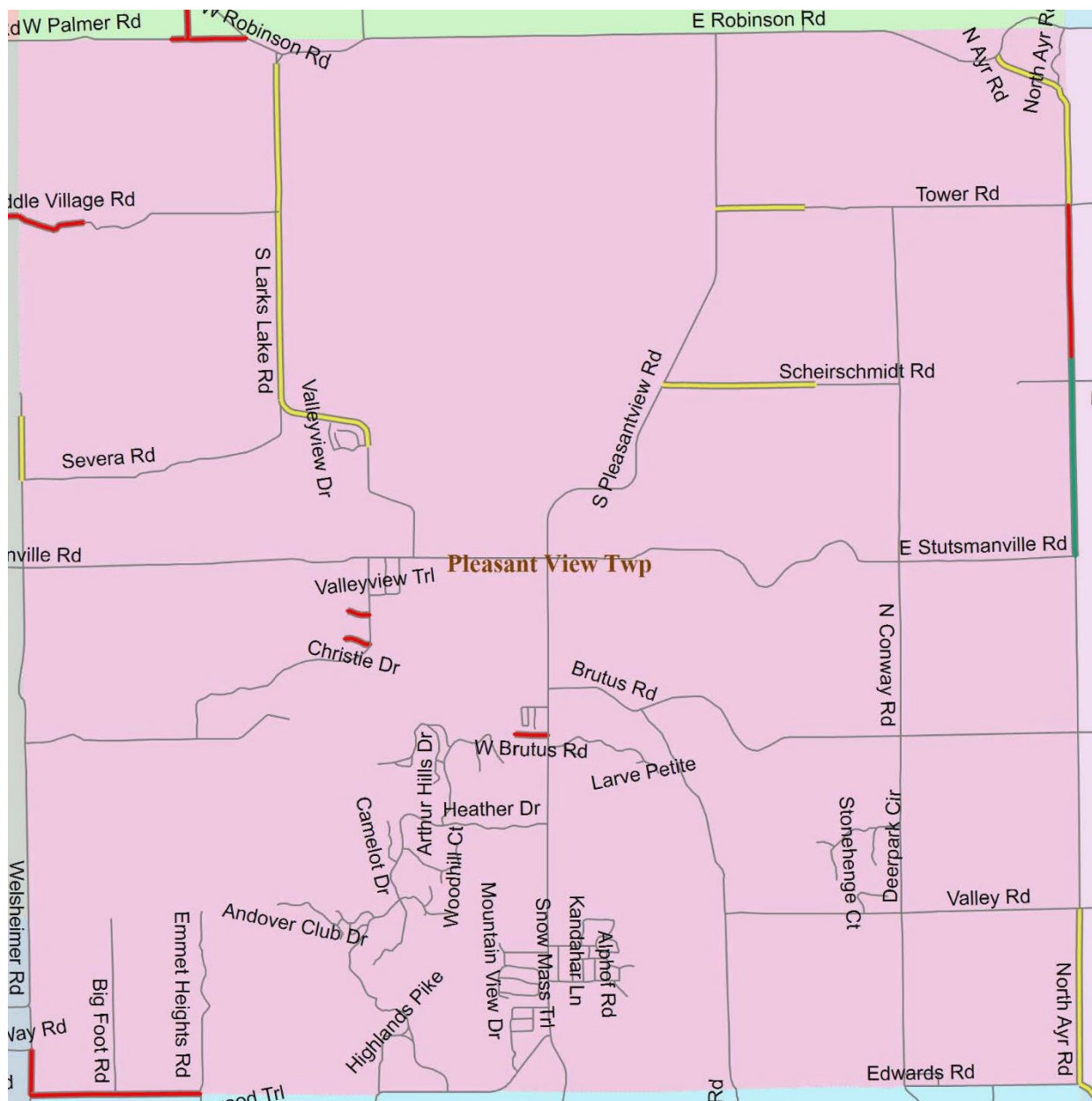


Roads by Surface Type

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.

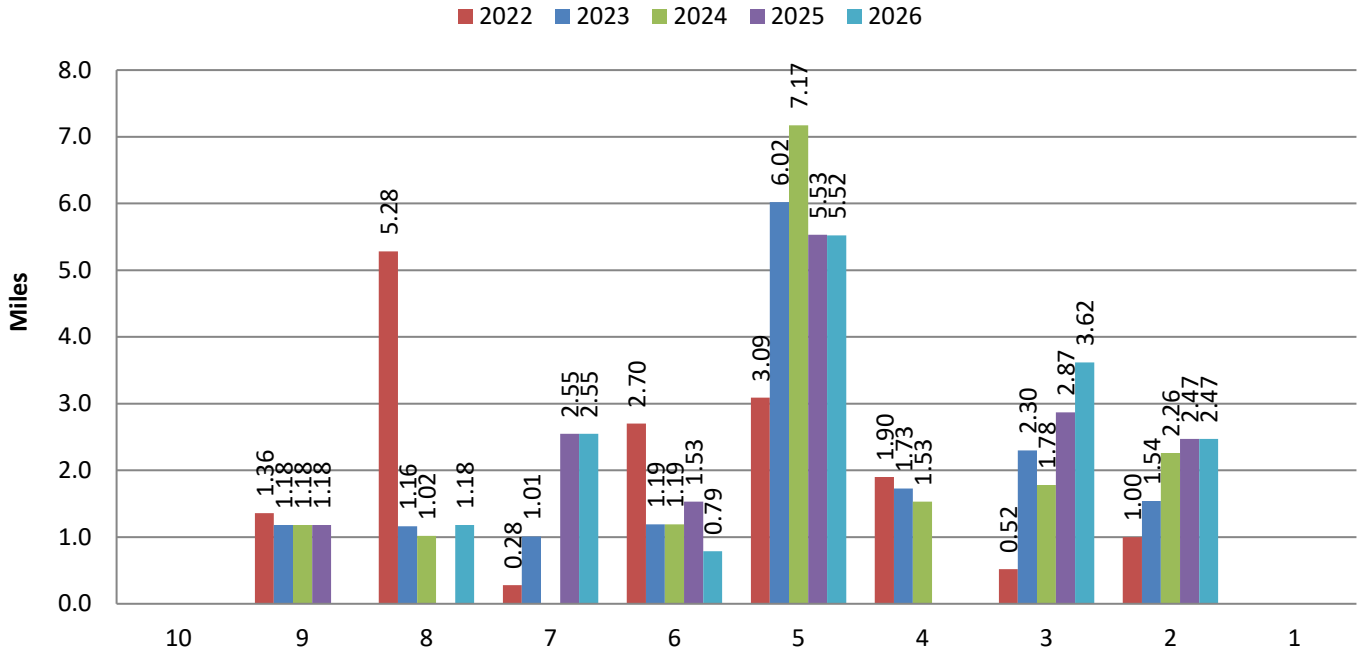
Pleasantview Township Paved Local Road Ratings

Current Paved Road Ratings

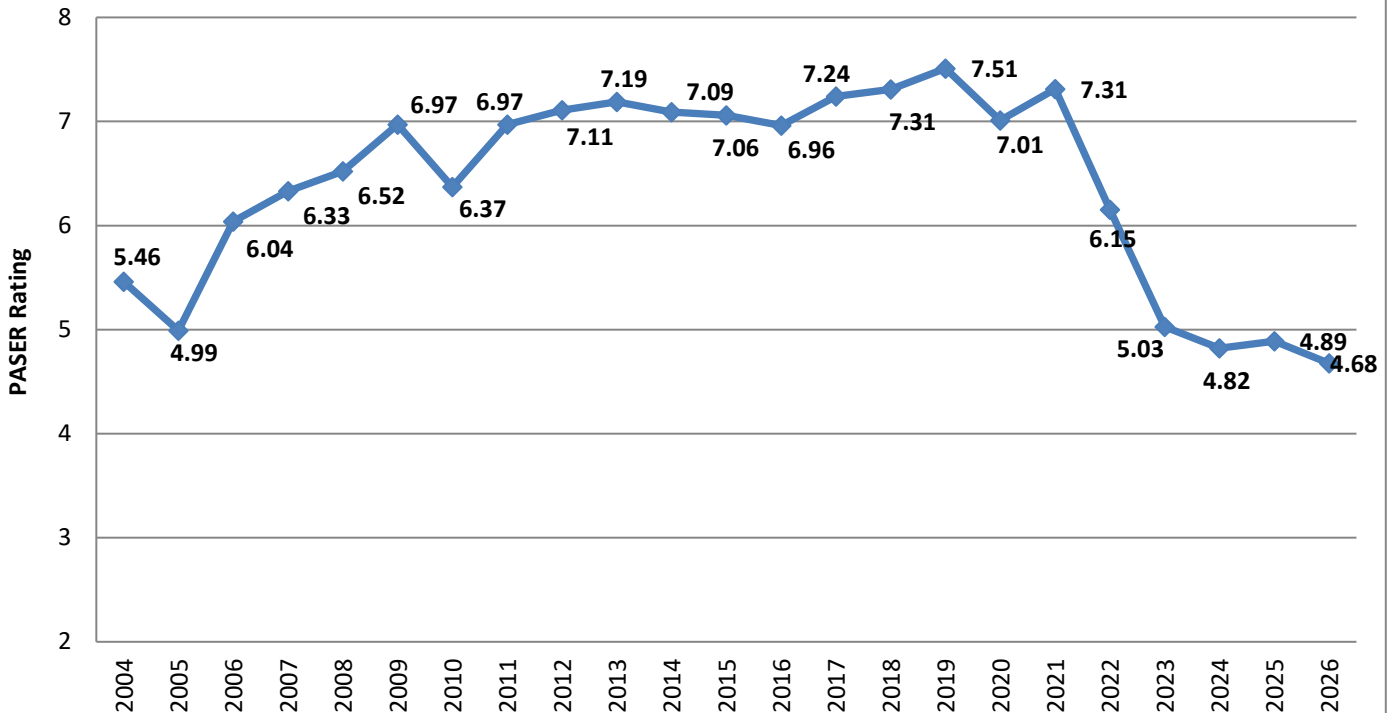
PASER Rating	Road Name	Limits	Length (miles)
10			
9			
8	Beech Lane	Hemlock Ln to Wild Cherry Ln.	0.12
	Elm Lane	Highland Pike to Wild Cherry Ln.	0.40
	Hemlock Lane	Elm Ln to Beech Ln.	0.12
	Stutsmanville Road	Pleasantview Rd then east to seasonal road.	0.25
	Wild Cherry Lane	Elm Ln to Pleasantview Rd.	0.18
	Woodland Drive	Elm Ln to Beech Ln.	0.11
7	Edwards Road	North Conway Rd to North Ayr Rd.	0.98
	Hoyt Road	Warwick Rd to Welshierner Rd.	0.52
	Valley Road	Chadderdon Rd to North Conway Rd.	1.05
6	Falcons Roost	Royal View Dr to the end of road.	0.05
	Meadow Wood Drive	Stags Run to Royal View Dr.	0.32
	Royal View Drive	Pleasantview Rd to Stags Run.	0.42
5	Alphof Road	Tyrol Ln to Nubs Nob Rd.	0.15
	Evergreen Lane	North Conway Rd to Edwards Rd.	0.26
	Four Seasons Drive	Vail Tr to Tyrol Ln.	0.20
	Laurentian Drive	Nubs Nob Rd to Four Seasons Dr.	0.14
	Loveland Drive	Sun Valley Dr to Sun Valley Dr.	0.16
	Stags Run	Royal View Dr to Meadow Wood Dr.	0.24
	Sun Valley Drive	Pleasantview Rd to Loveland Dr.	0.41
	Valley Road	North Conway Rd to North Ayr Rd.	0.97
	Welshierner Road	Hoyt Rd to Serva Rd.	2.99
4			
3	Aspen Way	Nubs Nob Rd to Four Seasons Dr.	0.14
	Chamonix Lane	Alphof Ln to the end of road.	0.10
	Highland Pike	Hedrick Rd to Pleasantview Rd.	1.25
	Kandahar Lane	Four Seasons Dr to Sun Valley Dr.	0.09

3	Nubs Nob Road	Pleasantview Rd to end of road.	0.41
	Schireschmidt Road	Pleasantview Rd to the end of pavement.	0.16
	Snowmass Trail	Nubs Nob Rd to Sun Valley Dr.	0.21
	Tower Road	Pleasantview Rd to seasonal road.	0.50
	Tyrol Lane	Nubs Nob Rd to Sun Valley Dr.	0.17
	Vail Trail	Nubs Nob Rd to Four Seasons Dr.	0.14
	Winter Park Drive	Sun Valley Dr to Loveland Dr.	0.45
2	Beaux Rivages Drive	Pleasantview Rd then east to end of road.	0.73
	Chex Le Arbes	Beaux Rivages Dr to the end of road.	0.12
	Hedrick Road	Seasonal Road to Stutsmanville Rd.	0.50
	Knollwood Drive	Pineview Cir to the end of road.	0.18
	Larue Pettite	Beaux Rivages Dr to the end of road.	0.04
	Pine View Circle	Larks Lake Rd to Sumac Dr.	0.11
	Sumac Court	Sumac Dr to the end of road.	0.09
	Sumac Drive	Pine View Cr to Valleyview Dr.	0.11
	Valleyview Drive	Sumac Dr to the end of road.	0.14
	Valleyview Trail	Hedrick Rd to Stutsmanville Rd.	0.26
	Woods Drive	Valleyview Dr to Stutsmanville Rd.	0.19
1			

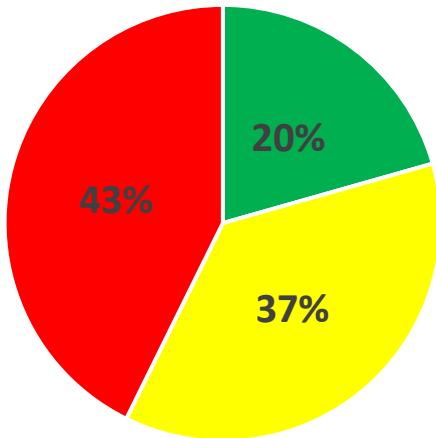
2022 - 2026 PASER Ratings for Paved Local Roads



Average PASER Rating for Paved Local Roads

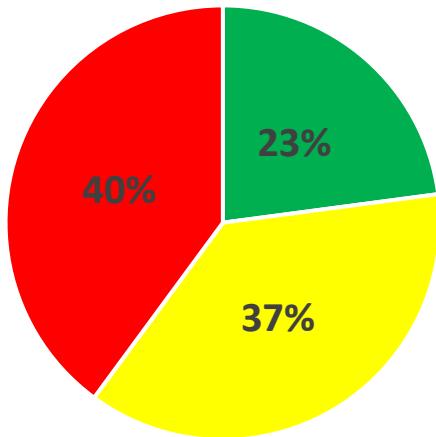


Statewide Paved Local Roads



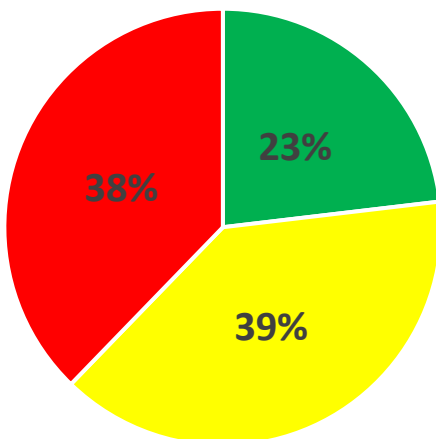
Condition of paved local roads across the State

County Paved Local Roads



Condition of paved local roads in Emmet County

Township Paved Local Roads



Condition of paved local roads in Pleasantview Township

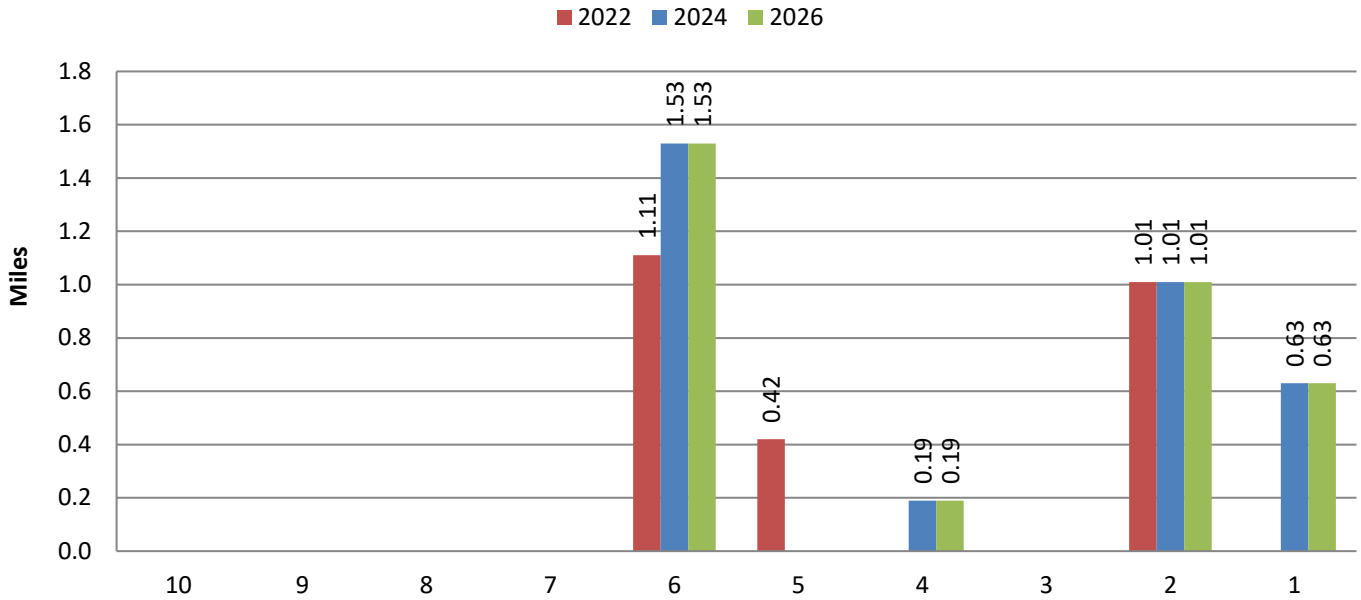
Good = PASER Rating 10-9-8 / **Fair** = PASER Rating 7-6-5 / **Poor** = PASER Rating 4-3-2-1

Pleasantview Township Gravel Local Road Ratings

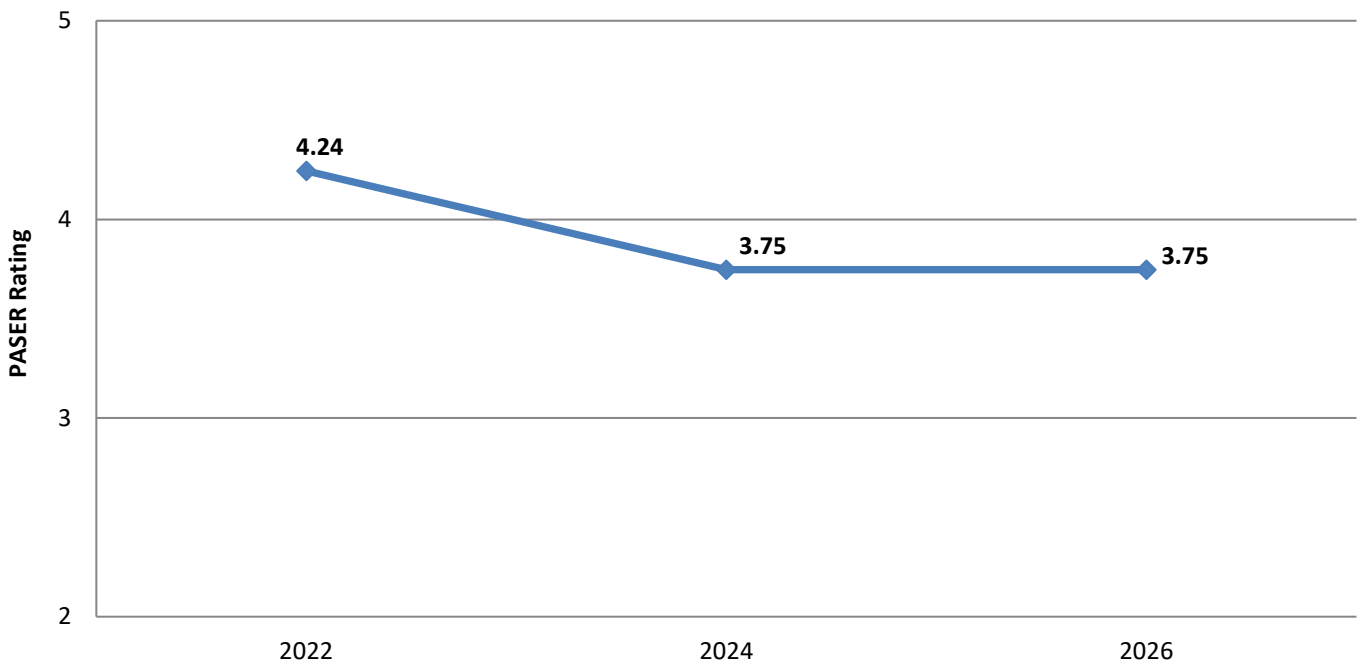
Current Gravel Road Ratings

IBR	Road Name	Limits	Length (miles)
10			
9			
8			
7			
6	North Ayr Road Scheirschmidt Road Welshierner Road	Township line to Rd. End of pavement to seasonal road. Serva Rd then north to end of road.	0.42 0.75 0.36
5			
4	West Brutus Road	Pleasantview Rd then west to end of road.	0.19
3			
2	Warwick Road	Hoyt Rd to Emmet Heights Rd.	1.01
1	Christe Drive Herring Bone Drive Middle Village Drive	Hedrick Rd then west to end of road. Hedrick Rd then west to end of road. Township line then east to seasonal road.	0.15 0.13 0.35

2022 - 2026 IBR Ratings for Gravel Local Roads



Average IBR Rating for Gravel Local Roads



Pleasantview 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.

PLEASANTVIEW		Total Length (miles)	18.34
Road - Limits		Length	
Bigfoot Road - Warrick Rd then north to end of road		1.04	
Brutus Road - Welshierner Rd to Hedrick Rd and along SW 1/4 of Section 20		2.89	
Chadderdon Road - Township line to Brutus Rd		2.10	
Emmet Hieghts Road - Warrick Rd then north to end of road		1.07	
Middle Village Drive - starting 0.35 miles east of Township line to Larks Lake Rd		1.15	
North Conway Road - Brutus Rd to Tower Rd		3.03	
Phelps Road - North Ayr Rd then west 0.31 miles		0.31	
Schierschmidt Road - North Conway Rd then west 0.50 miles		0.50	
Serra Road - Welshierner Rd to Larks Lake Rd		1.72	
Stutsmanville Road - starting 0.25 miles east of Pleasantview Road to North Ayr Rd		3.03	
Tower Road - starting 0.50 miles east of Pleasantview Rd to North Ayr Rd		1.50	

Traffic Volumes on Pleasantview 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	ADT
Highland Pike West of Pleasant View Road	1,901
Highland Pike West of Boyne Highlands	1,074
Nubs Nob Road East of Pleasant View Road	334
Valley Road East of North Conway Road	276