

Local Road Ratings Report

2026

Little Traverse Township

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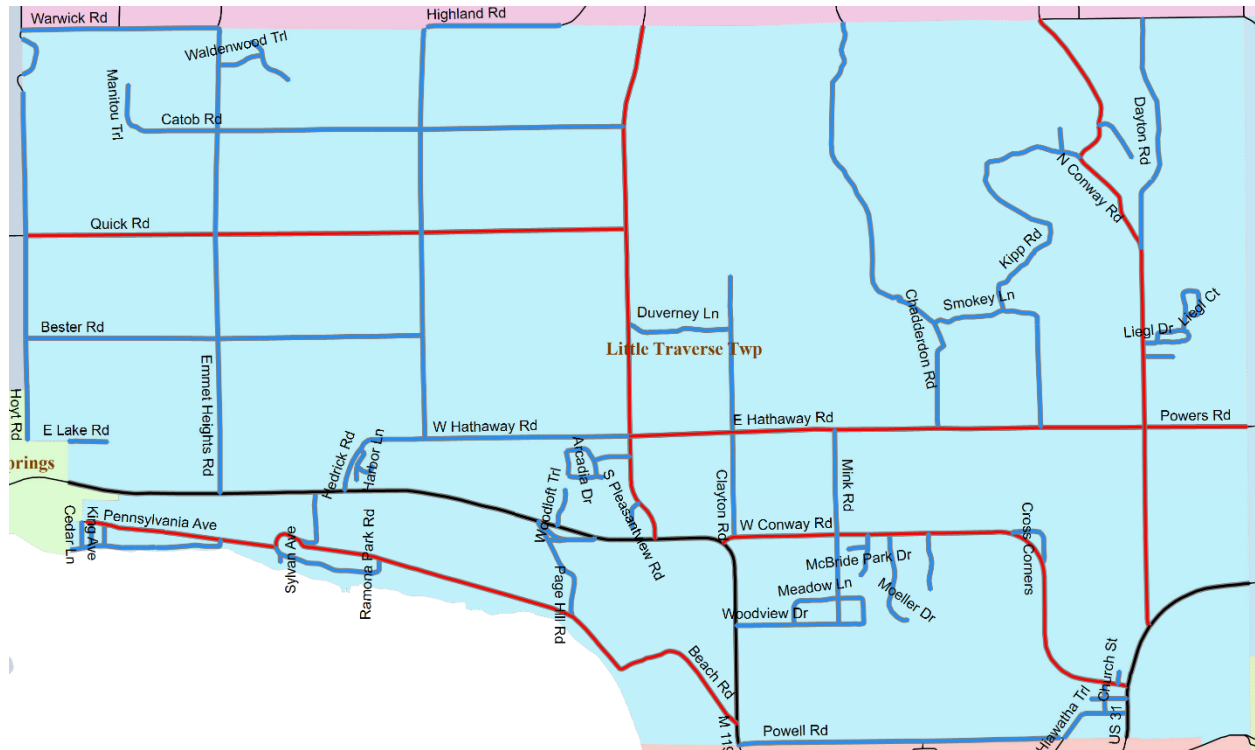
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Asset Management

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.

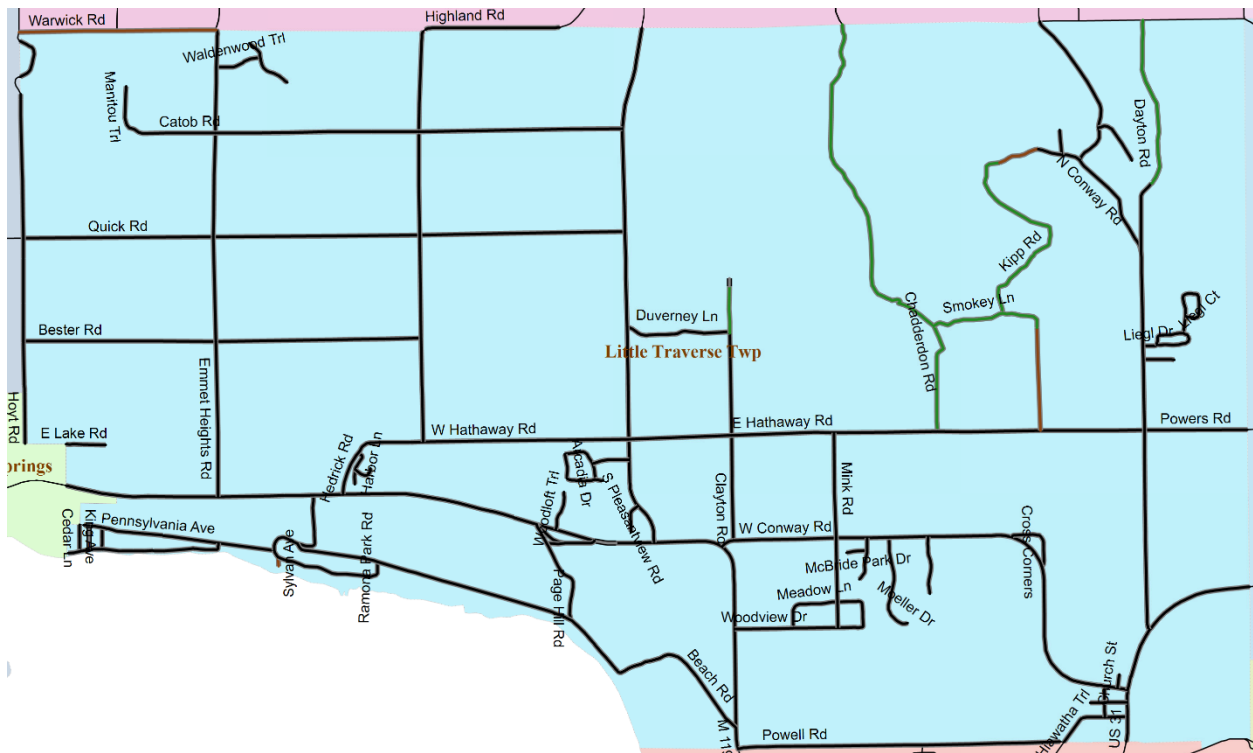
By utilizing sound asset management principles, the Road Commission and participating townships are better positioned to prioritize projects, allocate limited transportation funding efficiently, and make informed long-term investment decisions. This strategic approach supports the preservation of existing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

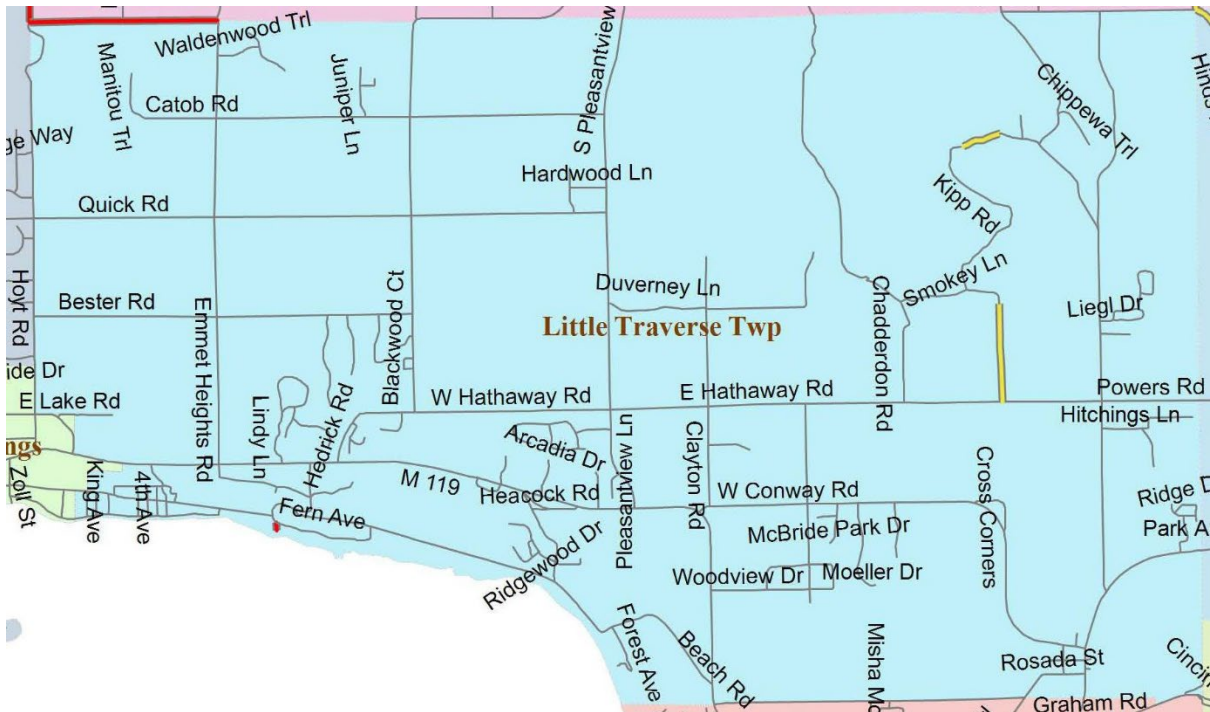


Roads by Surface Type

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.

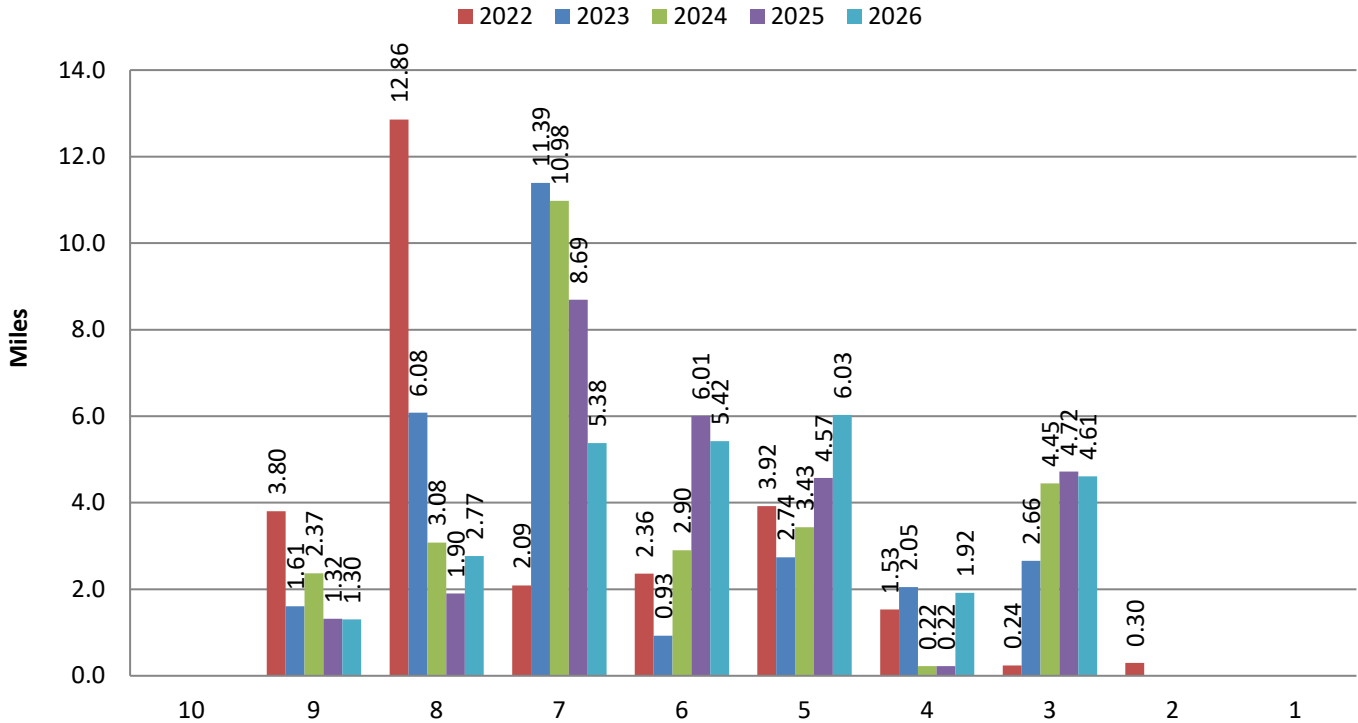
Little Traverse Township Paved Local Road Ratings

Current Paved Road Ratings

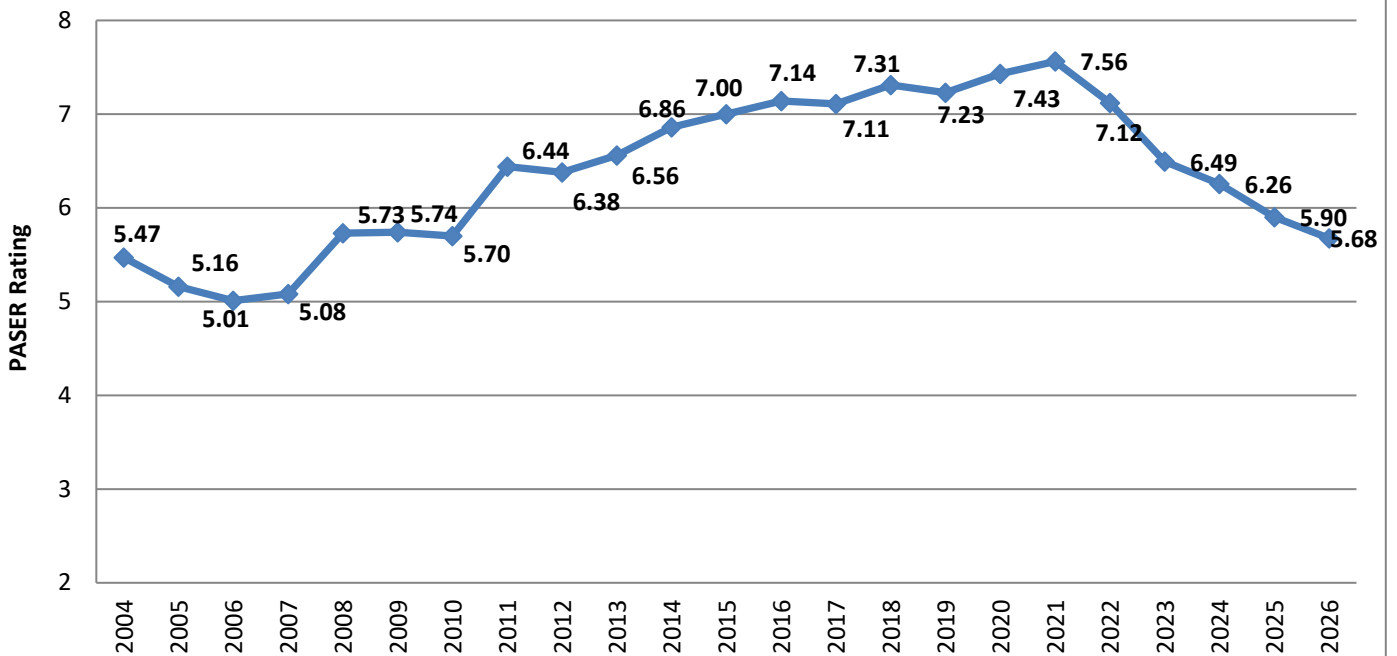
PASER Rating	Road Name	Limits	Length (miles)
10			
9	Catob Road Cedar Lane Ottawa Lane	Manitou Tr to Juniper Ln. Beach Dr to Pennsylvania Ave. Manitoba Tr to end of the road.	1.00 0.15 0.15
8	Church Street Dayton Road Fern Avenue Greenleaf Drive Hathaway Road Hedrick Road	West Conway Rd to end of road.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

5	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
	Mink Road	West Conway Rd to end of the road.	0.51
	Moeller Drive	West Conway Road to end of the road.	0.49
	Warren Street	US-31 to end of the road.	0.19
	West Conway Lane	West Conway Rd to West Conway Rd.	0.30
4	Hoyt Road	Lake St to Quick Rd.	1.00
	Powell Road	Mishe Mokwa Dr to Hiawatha Trail.	0.70
	Rosada Street	Hiawatha Tr to US-31.	0.22
3	Arcadia Drive	Linden Dr to Linden Dr.	0.26
	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
	Horse Shoe Drive	Mink Rd to Mink Rd.	0.35
	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
	Winfield Drive	Pleasantview Rd to Arcadia Dr.	0.18
	Woodloft Trail	M-119 to end f the road.	0.21
2			
1			

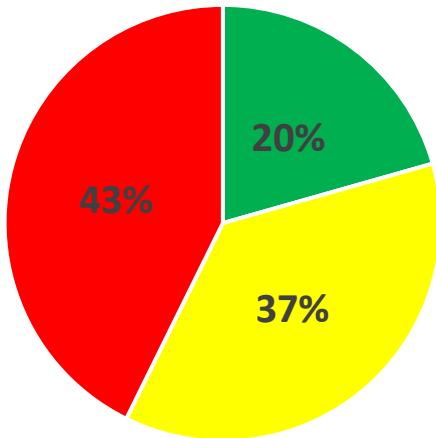
2022 - 2026 PASER Ratings for Paved Local Roads



Average PASER Rating for Paved Local Roads

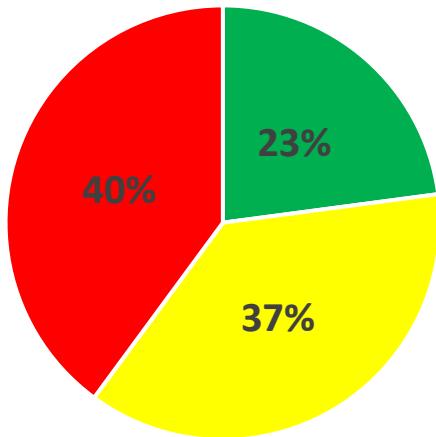


Statewide Paved Local Roads



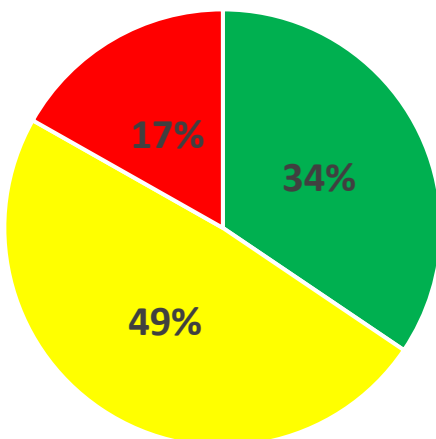
Condition of paved local roads across the State

County Paved Local Roads



Condition of paved local roads in Emmet County

Township Paved Local Roads



Condition of paved local roads in Little Traverse Township

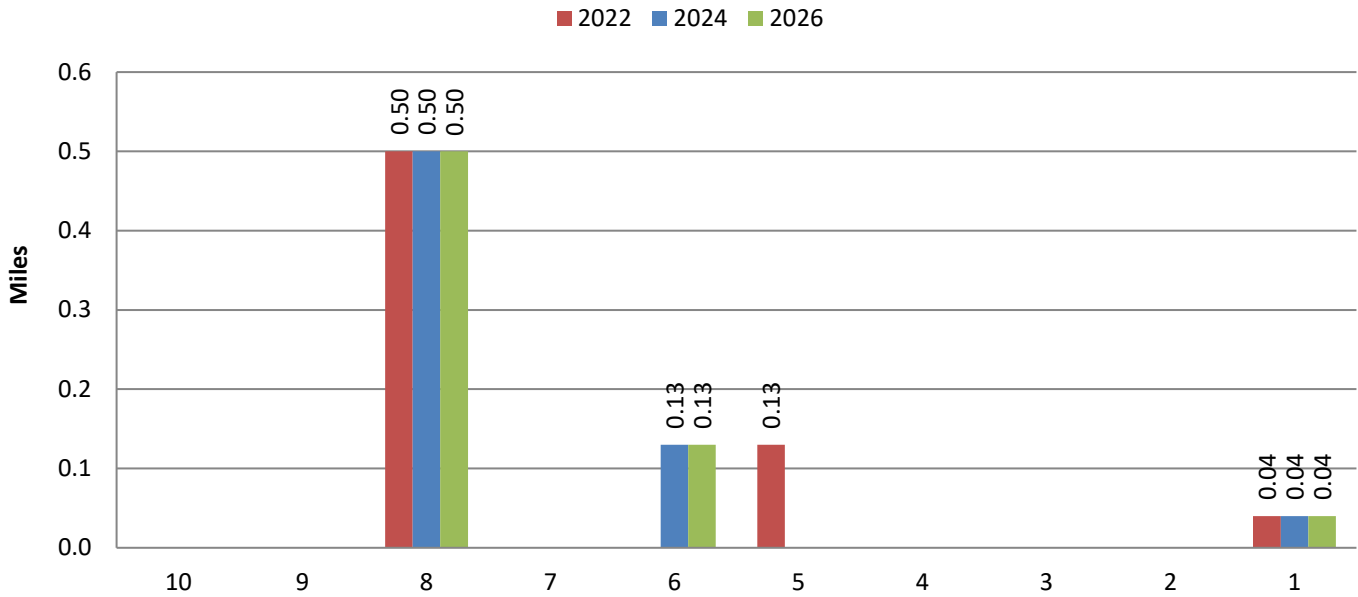
Good = PASER Rating 10-9-8 / **Fair** = PASER Rating 7-6-5 / **Poor** = PASER Rating 4-3-2-1

Little Traverse Township Gravel Local Road Ratings

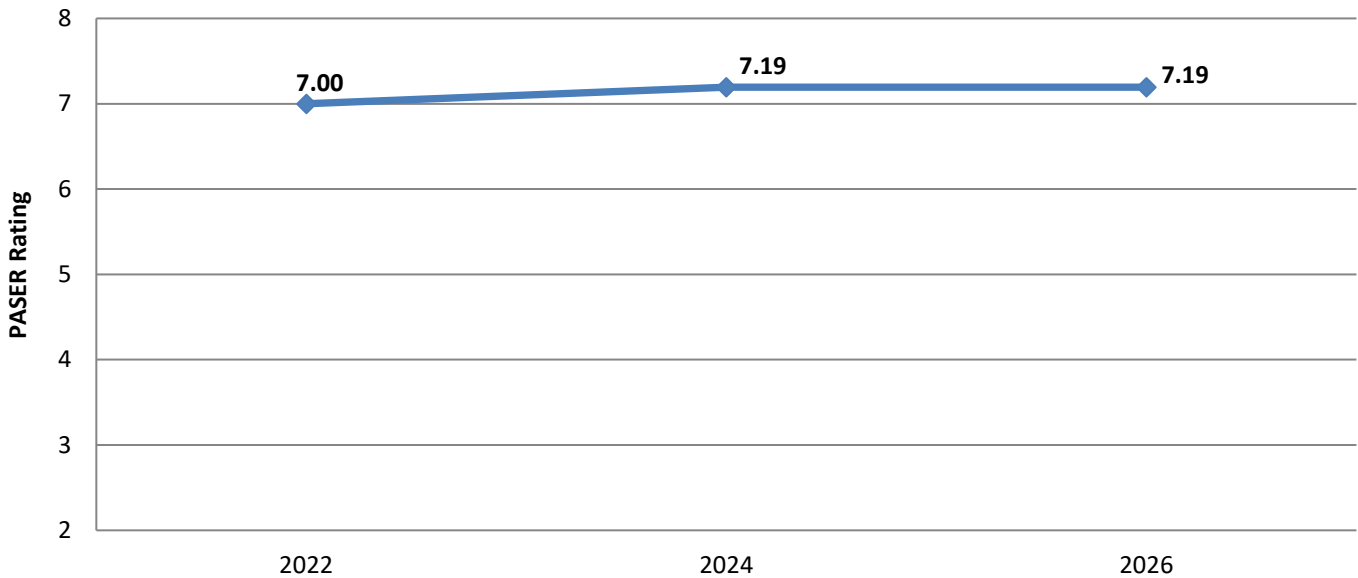
Current Gravel Road Ratings

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 - 2026 IBR Ratings for Gravel Local Roads



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	

Traffic Volumes on Little Traverse 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
Bester Road East of Hoyt Road	337
Catob Road West of Hedrick Road	202
Catob Road West of Pleasant View	162
Clayton Road South of Hathaway Road	1,406
Emmet Heights Road North of M - 119	656
Hedrick Road South of Quick Road	365
Hedrick Road North of Quick Road	1,063
Hoyt Road North of Lake Street	1,267
Mink Road South of Hathaway Road	1,452
Powell Road East of M - 119	710
Powell Road West of Hiawatha Trail	574