

Local Road Ratings Report

2025

Resort Township

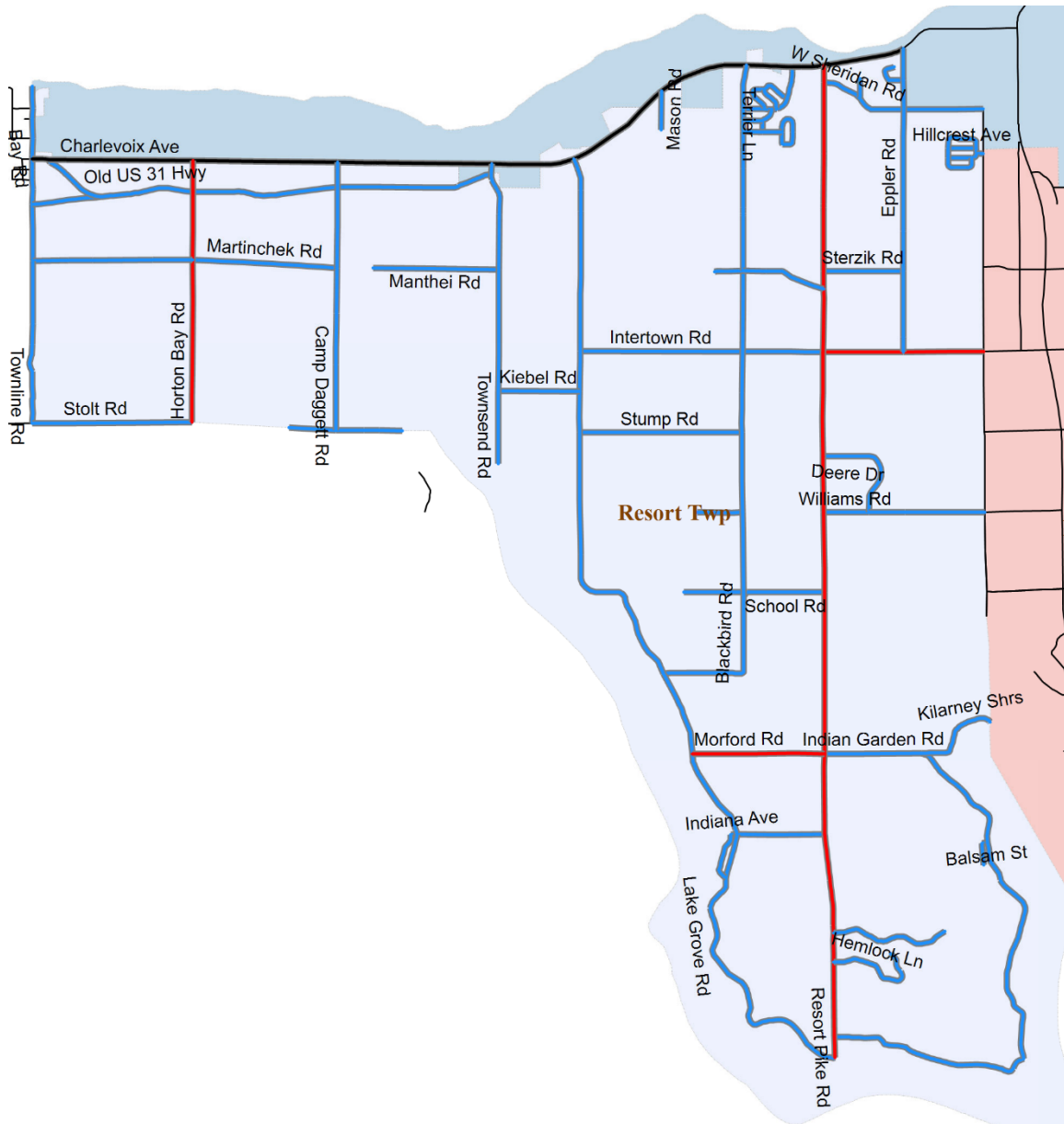
Contents

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

Asset Management

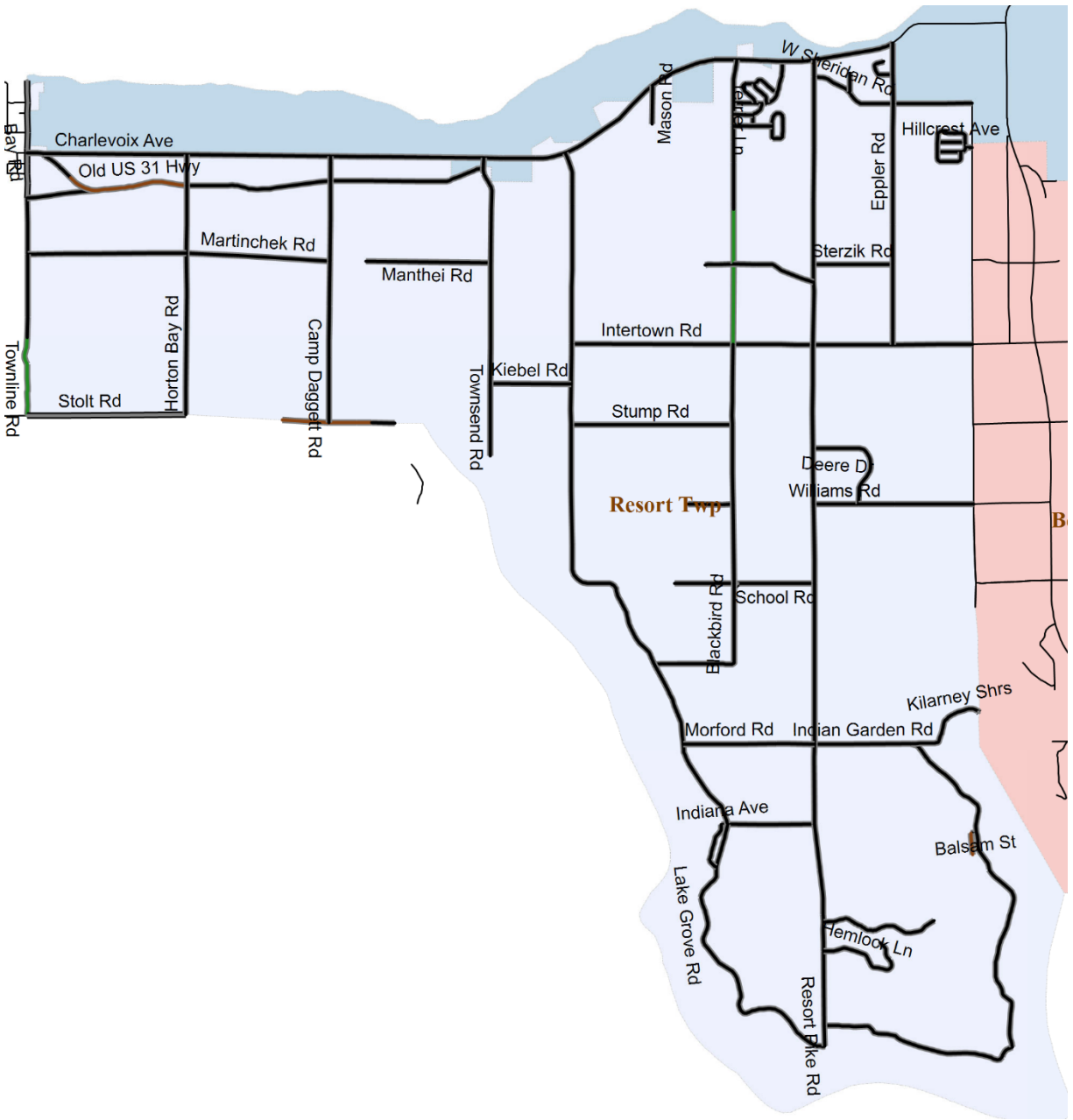
The goal of the Road Commission is to use Asset Management Strategies when planning projects for the roads under the jurisdiction of the Emmet County Road Commission. Asset management, as defined by Public Act 199 of 2007, is an “ongoing process of maintaining, upgrading and operating physical assets 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



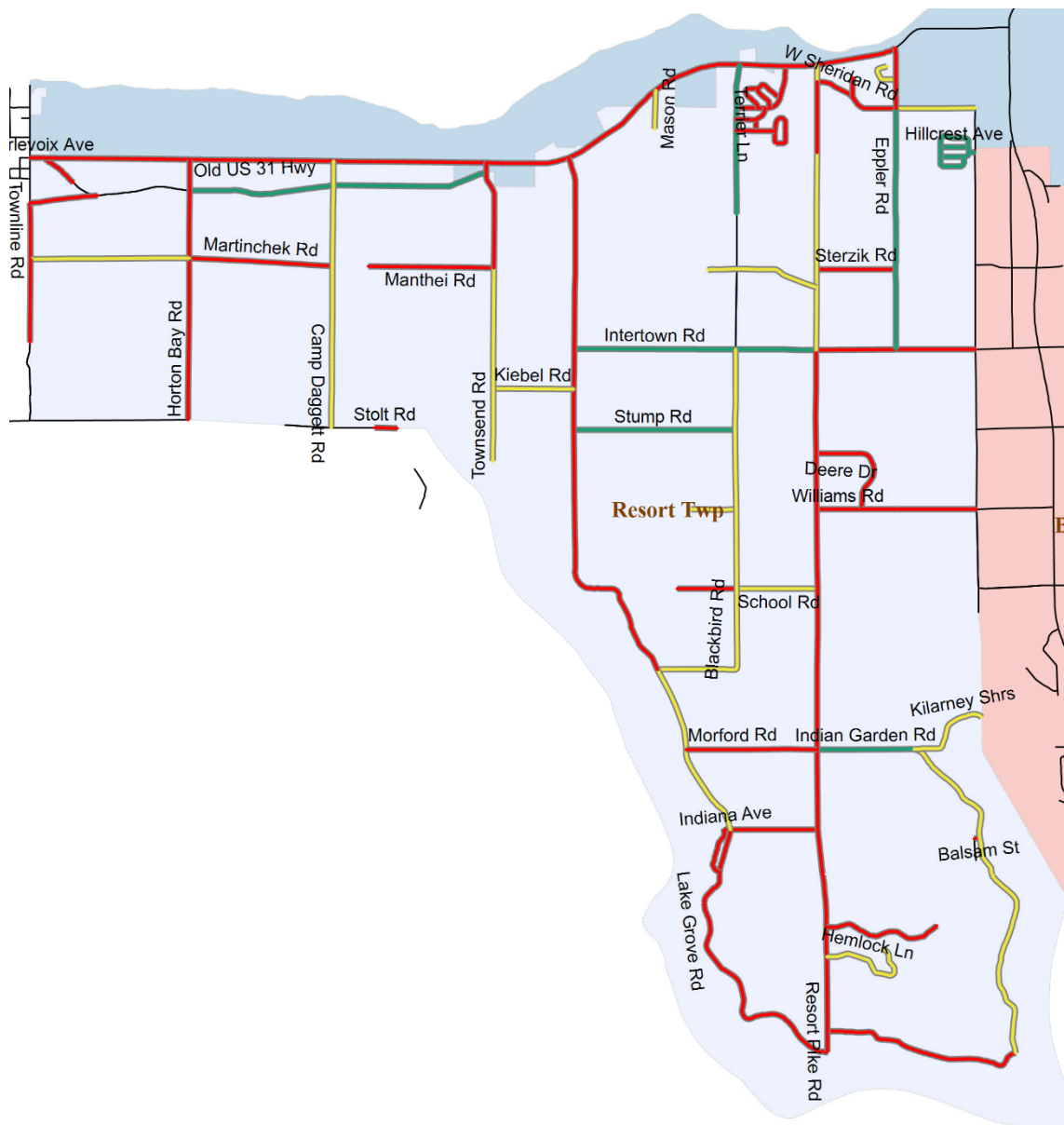
Township Roads

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

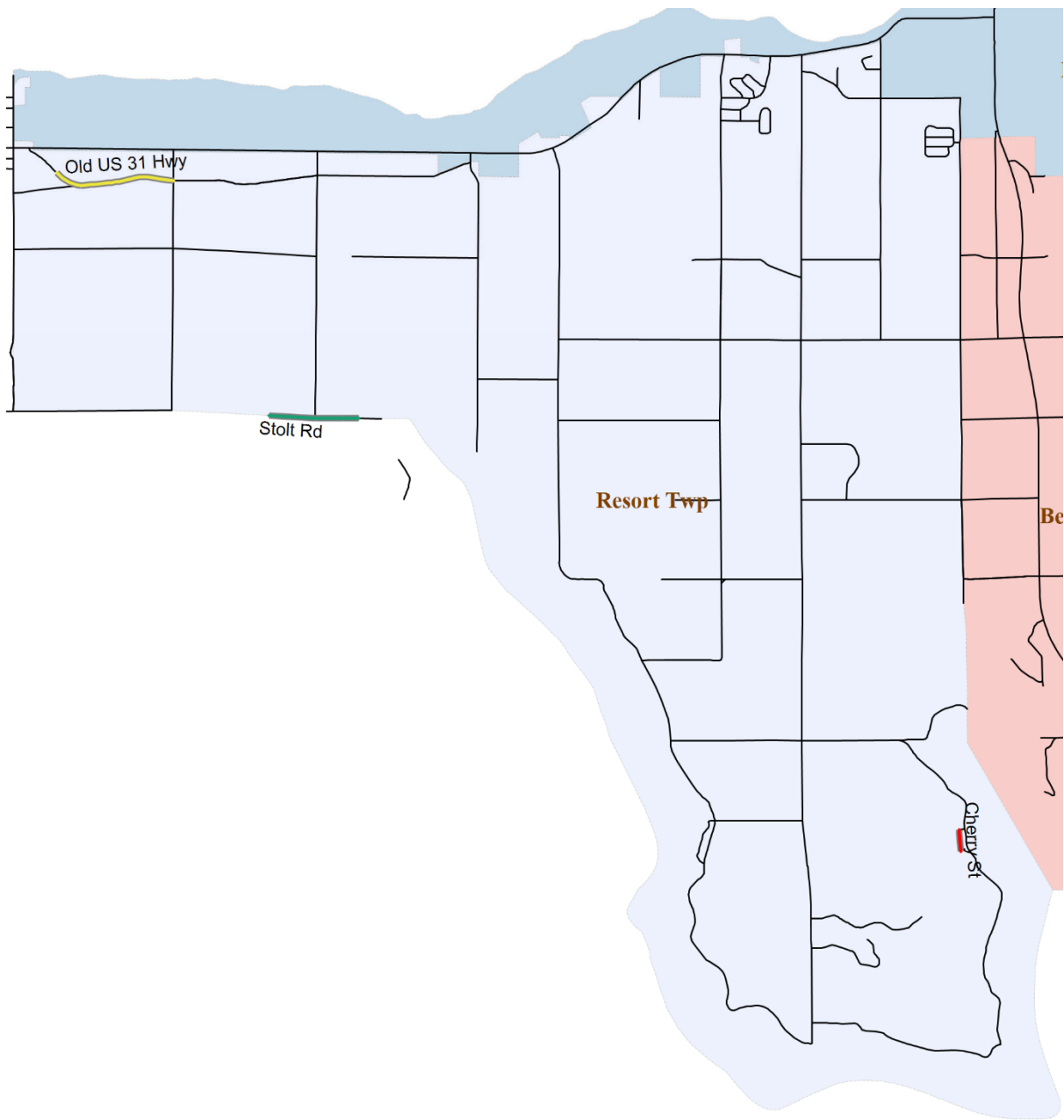


Roads by Surface Type

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.

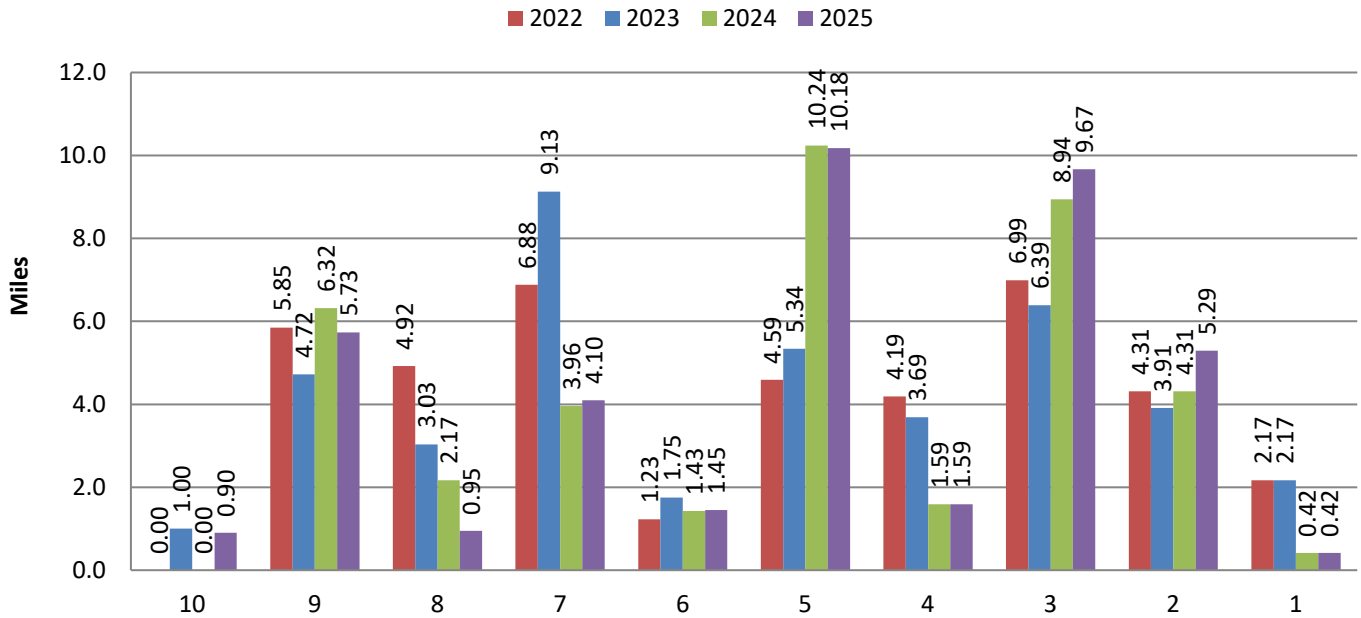
Resort Township Paved Local Road Ratings

Current Paved Road Ratings

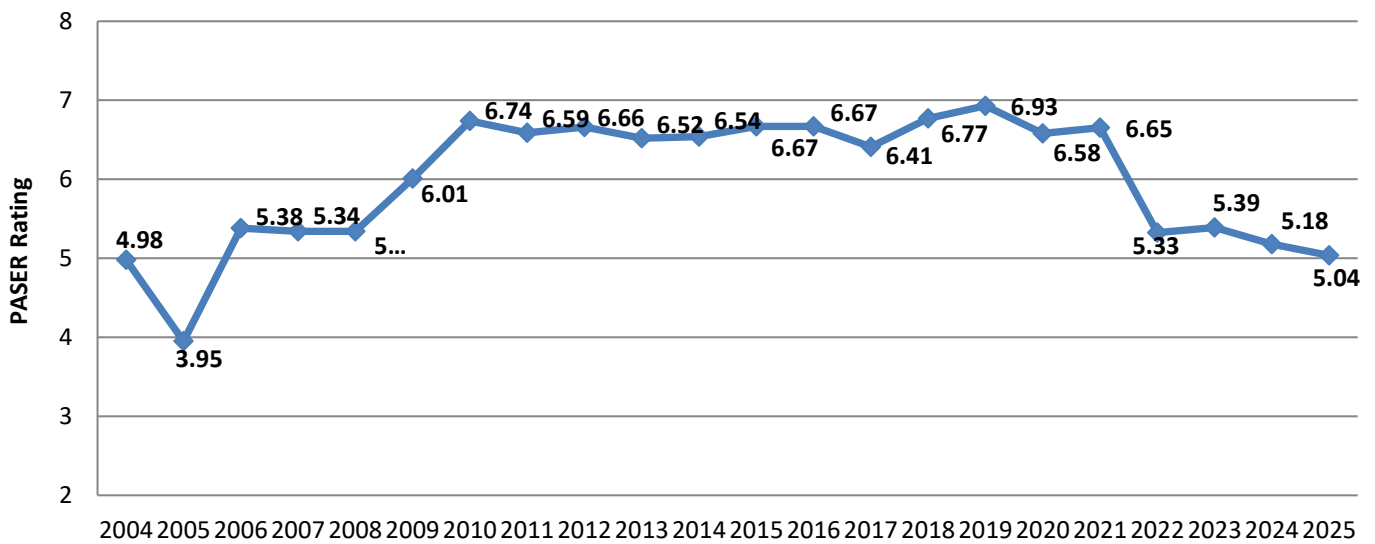
PASER Rating	Road Name	Limits	Length (miles)
10	Old US-31	Horton bay Rd to Camp Dagget Rd.	0.90
9	Eppler Road Hillcrest Drive Indian Garden Road Intertown Road Old US-31 Skyview Drive Stump Road Vantage View Drive	Intertown Rd to Sterzik Rd Vantage View Dr to Vantage View Dr. Kilarney Shores to Resort Pike. Lake Grove Rd to Resort Pike. Camp Daggett Rd to Townsend Rd. Vantage View Dr to Vantage View Dr. Lake Grove Rd to Blackbird Rd. Cemetery Rd then around loop.	0.52 0.22 0.60 1.50 1.02 0.30 1.02 0.55
8	Blackbird Road	US-31 then south to Seasonal Road.	0.95
7	Camp Dagget Road Eppler Road Martinchek Road Mason Road Tor Lane	Stolt Road to US-31. Sterzik Rd to Sheridan Rd. Townline Rd to Horton Bay Rd. US-31 to end of road. Eppler Rd to end of road.	1.61 1.03 1.00 0.24 0.22
6	Hemlock Lane Kalchick Road Kiebel Road	Resort Pike to end of road. Blackbird Road to end of public road. Townsend Rd to Lake Grove Rd.	0.66 0.28 0.51
5	Blackbird Road Kilarney Shores Indian Garden Road Lake Grove Road School Road Sheridan Road Sterzik Road Townsend Road	Lake Grove Road to Intertown Rd. Indian Garden Rd to end of public road. Indian Garden Point to Kilarney Shores. Depew Rd to Morford Rd. Resort Pike to end of road. Eppler Rd to Cemetery Rd. Blackbird Rd to Resort Pike. End of road to Manthei Rd.	2.49 0.55 2.93 0.59 0.87 0.49 1.02 1.24
4	Deere Drive Eppler Road Townline Road	Resort Pike to Williams Rd. Sheridan Rd to US-31. Seasonal Road to Martinchek Rd.	0.70 0.37 0.52

3	Indian Garden Road	Resort Pike to Indian Garden Point.	1.25
	Lake Grove Road	Resort Pike to Depew Rd.	1.95
	Lake Grove Road	Morford Rd to US-31.	3.51
	Manthei Road	Townsend Rd to end of road.	0.78
	Martinchek Road	Horton Bay Rd to Camp Dagget Rd.	0.90
	Mini Drive	Parkview Dr to Country Ln.	0.14
	Parkview Drive	Blackbird Rd to Country Ln (east).	0.31
	Sterzik Road	End of the road to Blackbird Rd.	0.18
	Townsend Road	Manthei Rd to US-31	0.61
	Wooden Landing	Indian Garden Rd to Cherry St.	0.04
2	Country Lane	Parkview Dr to Parkview Dr.	0.40
	Depew Road	Lake Grove Rd to Resort Pike Rd.	0.58
	Greenfield Drive	Blackbird Rd to Woodland Dr.	0.23
	Hunters Ridge Road	Resort Pike to end of road.	0.75
	Lake Grove Trail	Lake Grove Rd to Lake Grove Rd.	0.41
	Mayberry Hill	Black Bird Rd to Terrier Ln.	0.11
	Old US-31	US-31 to Bayshore Circle.	0.20
	Overbay Drive	Sheridan Rd to end of road.	0.12
	Parkview Drive	Country Lane (east) to US-31	0.18
	Sheridan Road	Resort Pike to Eppler Rd.	0.55
	Stolt Road	Start of pavement to the end of road at lake.	0.15
	Terrier Lane	Greenfield Dr to Parkview Dr.	0.15
	Williams Road	Resort Pike to US-131	1.00
	Woodland Drive	Greenfield Dr then around loop.	0.46
1	Upper Bay Shore Road	Townline Rd to Old US-31	0.42

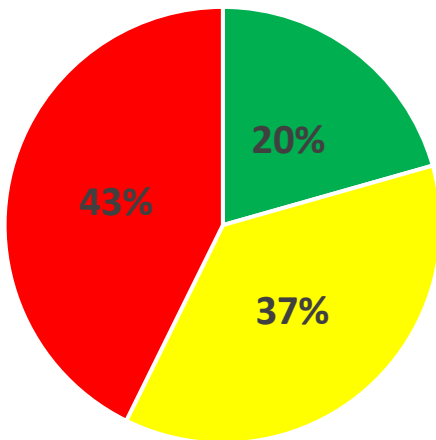
2022 - 2025 PASER Ratings for Paved Local Roads



Average PASER Rating for Paved Local Roads

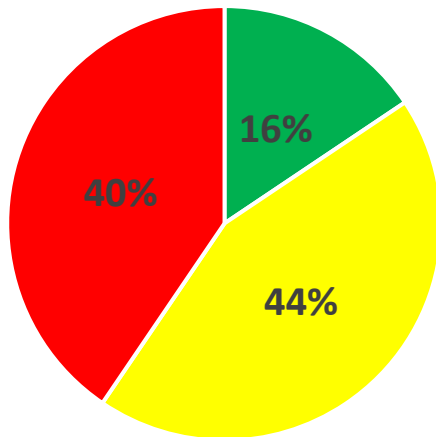


Statewide Paved Local Roads



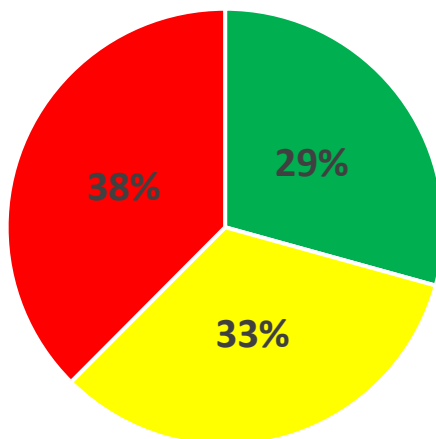
Condition of paved local roads across the State

County Paved Local Roads



Condition of paved local roads in Emmet County

Township Paved Local Roads



Condition of paved local roads in Resort Township

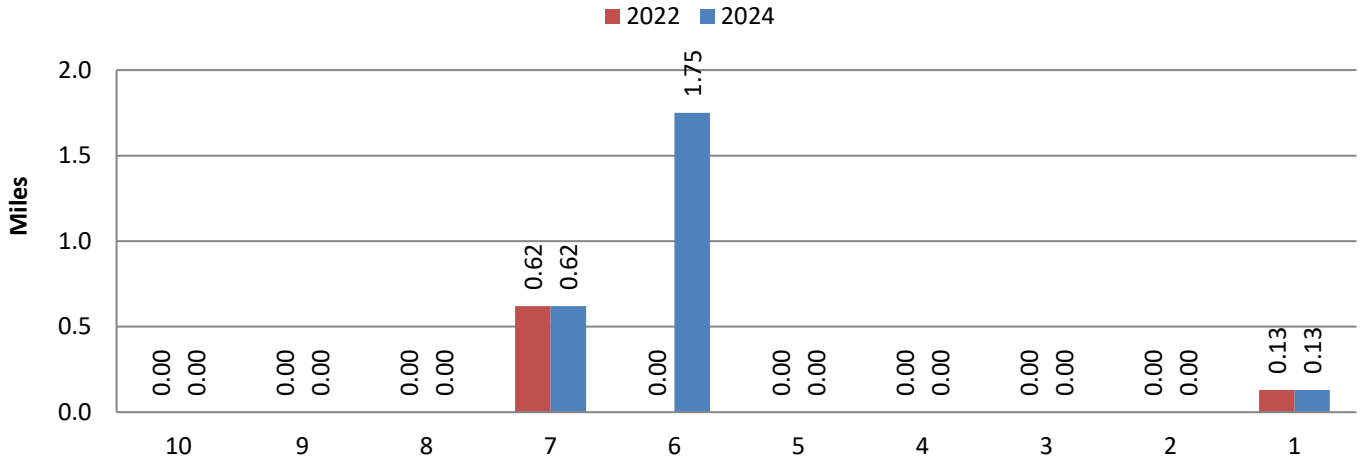
Good = PASER Rating 10-9-8 / **Fair** = PASER Rating 7-6-5 / **Poor** = PASER Rating 4-3-2-1

Resort Township Gravel Local Road Ratings

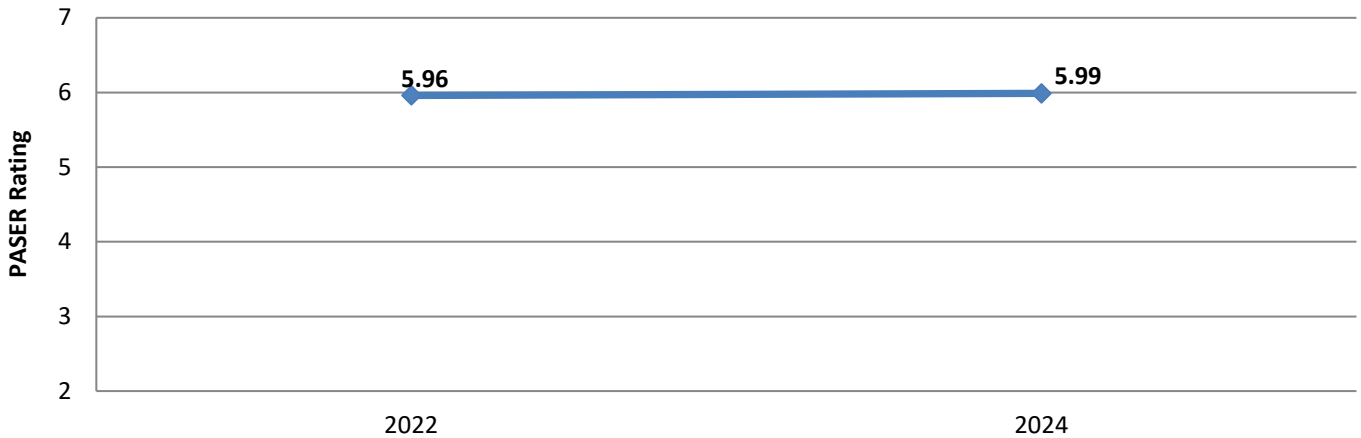
Current Gravel Road Ratings

IBR	Road Name	Limits	Length (miles)
10			
9			
8			
7	Stolt Road	Camp Dagget Road then east to end	0.26
	Stolt Road	Camp Dagget then west to end	0.36
6	Old US-31	Bayshore Circle to Camp Dagget Rd.	1.75
5			
4			
3			
2			
1	Cherry Street	Wooden Landing to end of road.	0.13

2022 - 2024 IBR Ratings for Gravel Local Roads



Average IBR Rating for Gravel Local Roads



Resort 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.

RESORT	Total Length (miles)	1.35
Road - Limits		Length
Blackbird Road - Intertown Rd then north 0.85 miles		0.85
Townline Road - Stolt Rd then north 0.50 miles		0.50