

Local Road Ratings Report

2025

Pleasantview Township

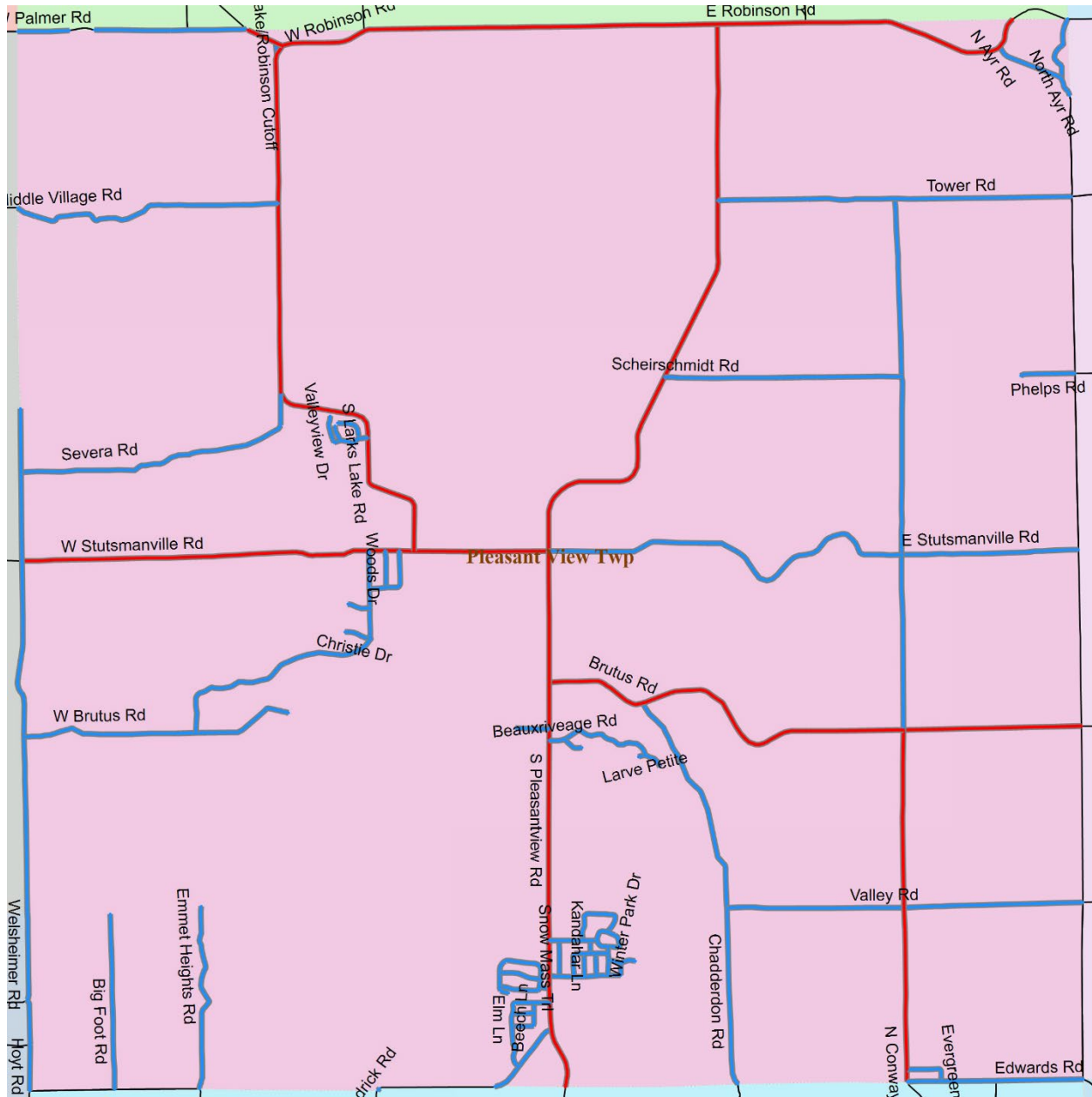
Contents

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

Asset Management

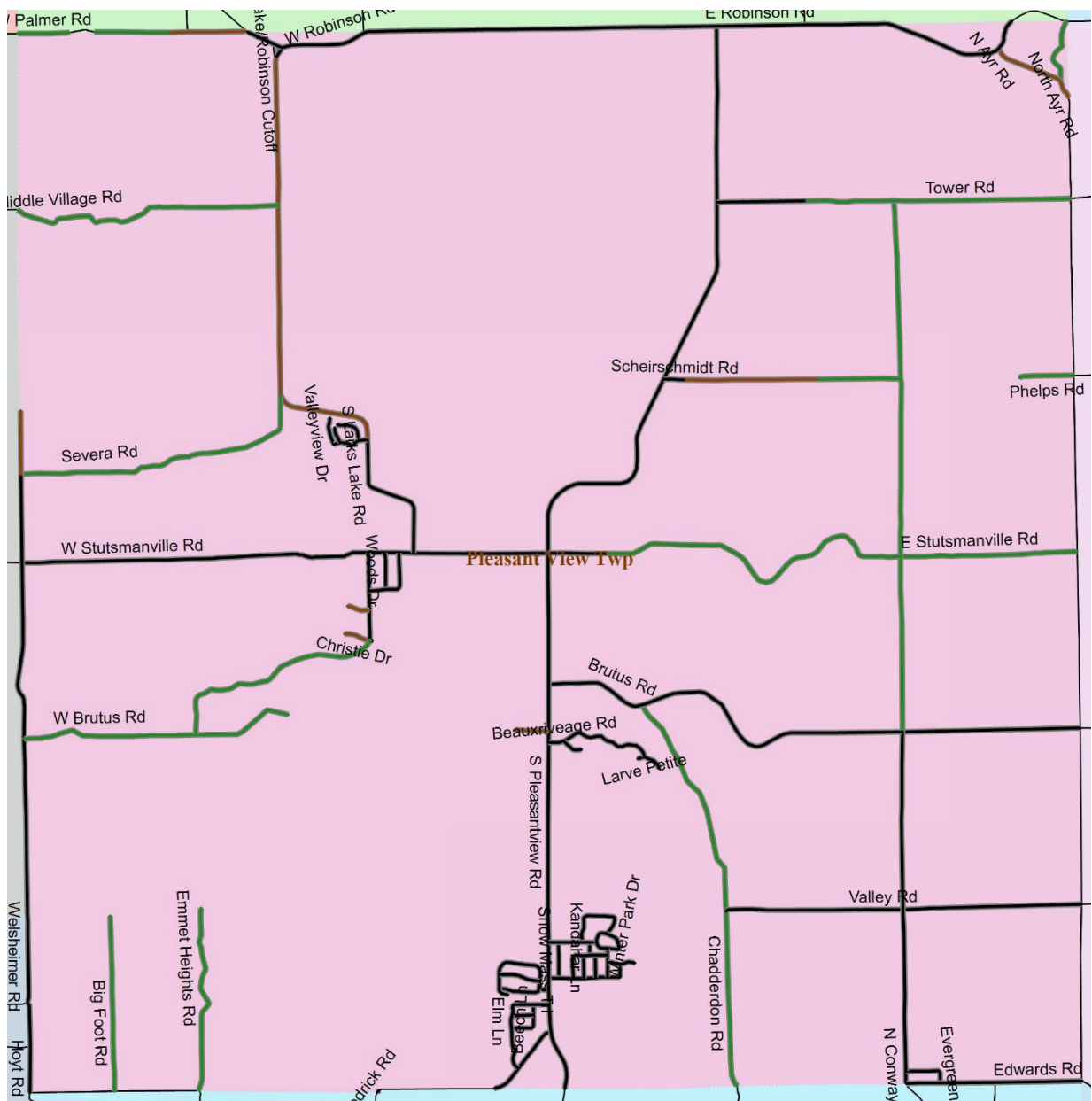
The goal of the Road Commission is to use Asset Management Strategies when planning projects for the roads under the jurisdiction of the Emmet County Road Commission. Asset management, as defined by Public Act 199 of 2007, is an “ongoing process of maintaining, upgrading and operating physical assets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



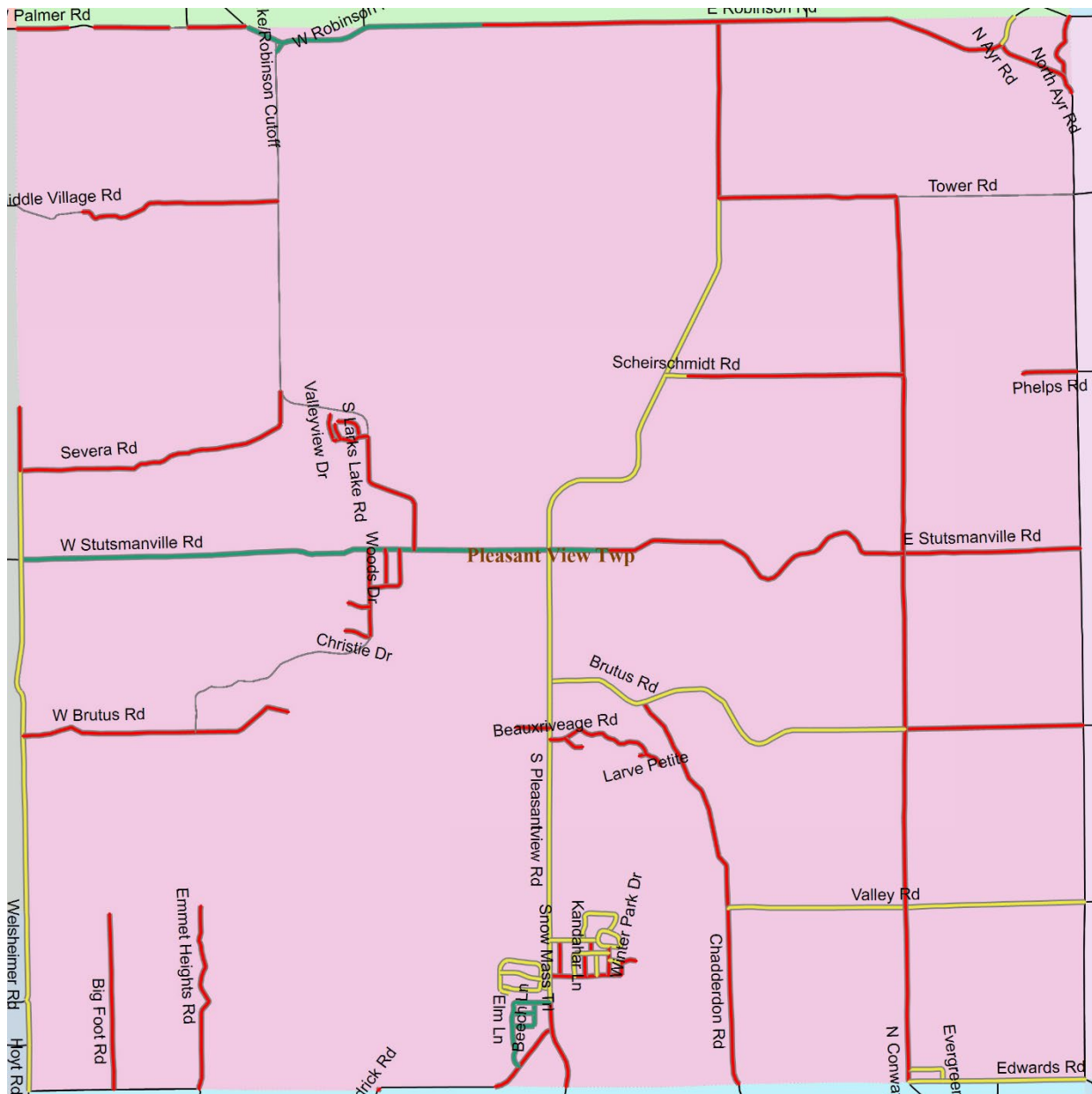
Township Roads

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

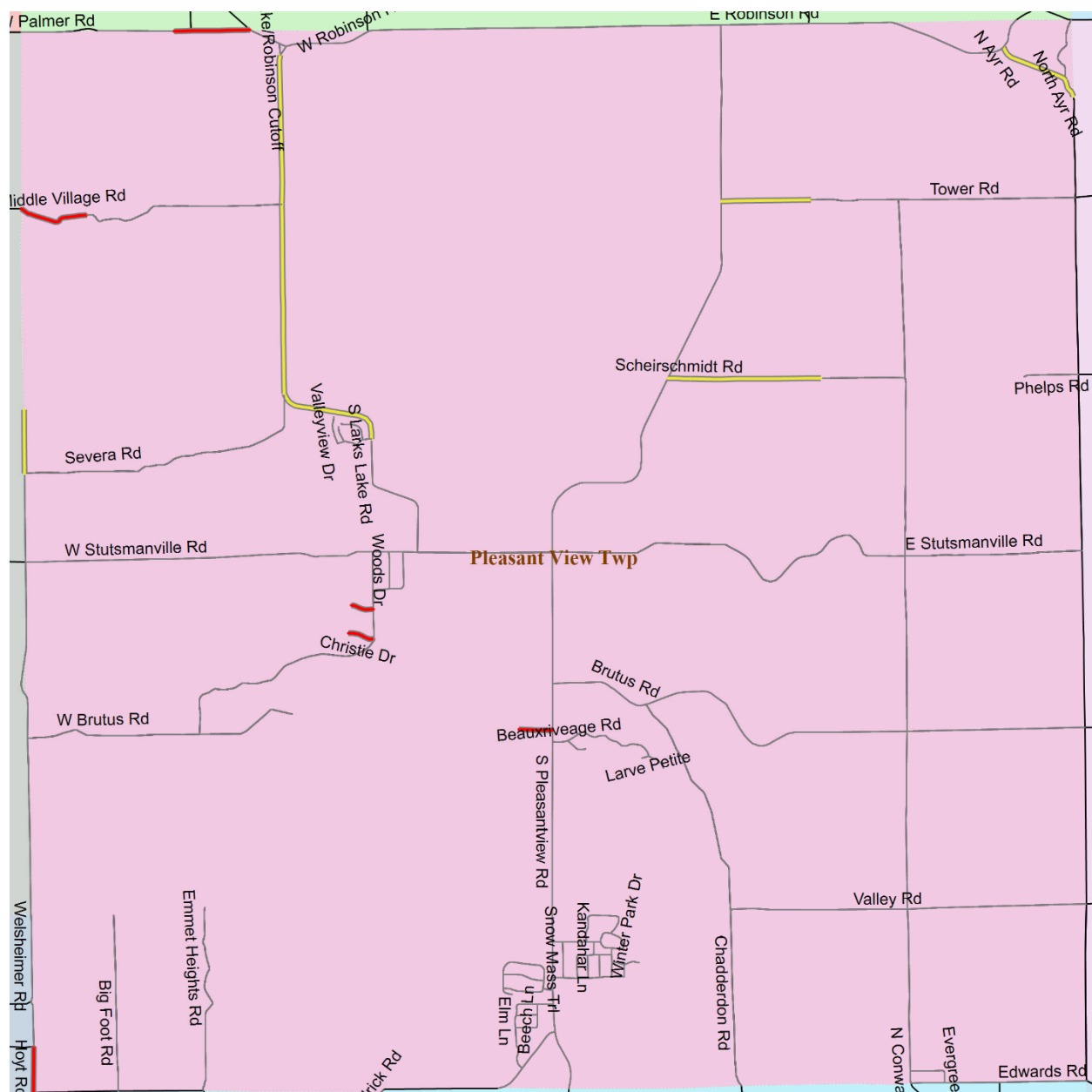


Roads by Surface Type

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.

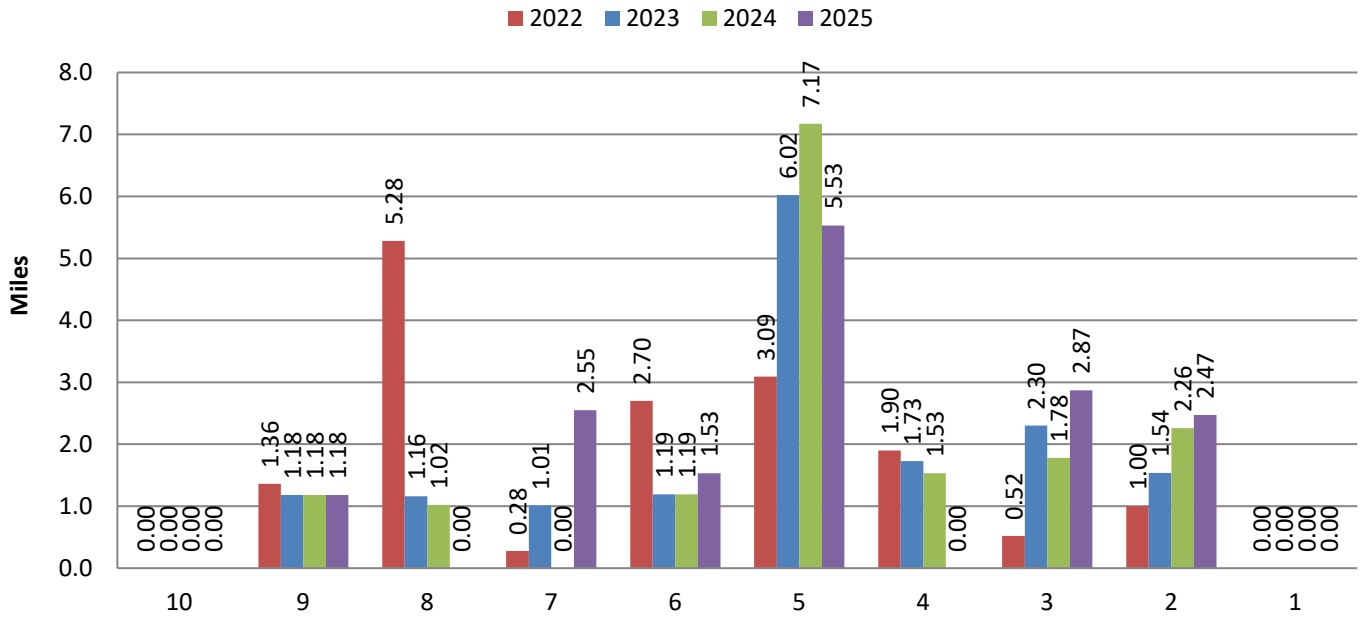
Pleasantview Township Paved Local Road Ratings

Current Paved Road Ratings

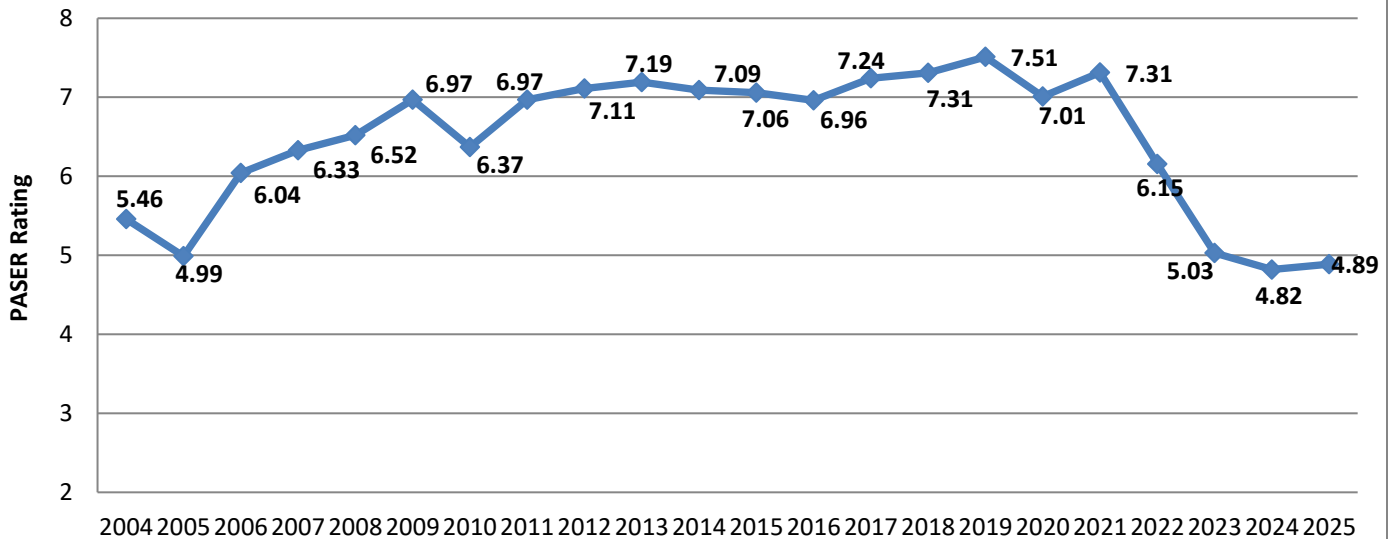
PASER Rating	Road Name	Limits	Length (miles)
10			
9	Beech Lane Elm Lane Hemlock Lane Stutsmanville Road Wild Cherry Lane Woodland Drive	Hemlock Ln to Wild Cherry Ln. Highland Pike to Wild Cherry Ln. Elm Ln to Beech Ln. Pleasantview Rd then east to seasonal road. Elm Ln to Pleasantview Rd. Elm Ln to Beech Ln.	0.12 0.40 0.12 0.25 0.18 0.11
8			
7	Edwards Road Hoyt Road Valley Road	North Conway Rd to North Ayr Rd. Warwick Rd to Welshierner Rd. North Conway Rd to North Ayr Rd.	0.98 0.52 1.05
6	Falcons Roost Meadow Wood Drive Royal View Drive Stags Run Welshierner Road	Royal View Dr to the end of road. Stags Run to Royal View Dr. Pleasantview Rd to Stags Run. Royal View Dr to Meadow Wood Dr. Stutsmanville Rd to Serva Rd.	0.05 0.32 0.42 0.24 0.50
5	Alphof Road Evergreen Lane Four Seasons Drive Laurentian Drive Loveland Drive Schireschmidt Road Sun Valley Drive Vail Trail Valley Road Winter Park Drive Welshierner Road	Tyrol Ln to Nubs Nob Rd. North Conway Rd to Edwards Rd. Vail Tr to Tyrol Ln. Nubs Nob Rd to Four Seasons Dr. Sun Valley Dr to Sun Valley Dr. Pleasantview Rd to the end of pavement. Pleasantview Rd to Loveland Dr. Nubs Nob Rd to Four Seasons Dr. Chadderdon Rd to North Conway Rd. Sun Valley Dr to Loveland Dr. Hoyt Rd to Stutsmanville Rd.	0.15 0.26 0.20 0.14 0.16 0.16 0.41 0.14 0.97 0.45 2.49
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
	Nubs Nob Road	Pleasantview Rd to end of road.	0.41
	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
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			

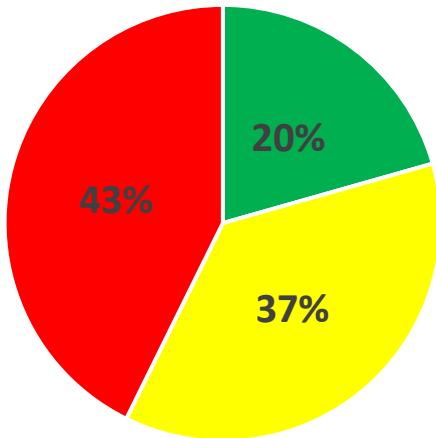
2022 - 2025 PASER Ratings for Paved Local Roads



Average PASER Rating for Paved Local Roads

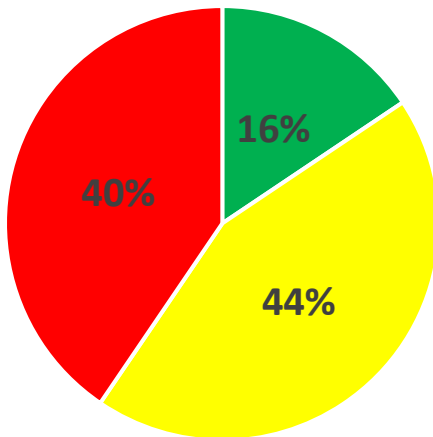


Statewide Paved Local Roads



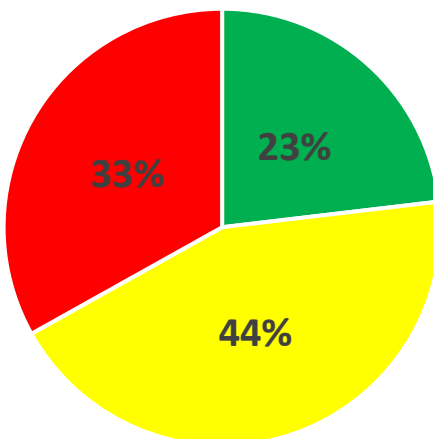
Condition of paved local roads across the State

County Paved Local Roads



Condition of paved local roads in Emmet County

Township Paved Local Roads



Condition of paved local roads in Pleasantview Township

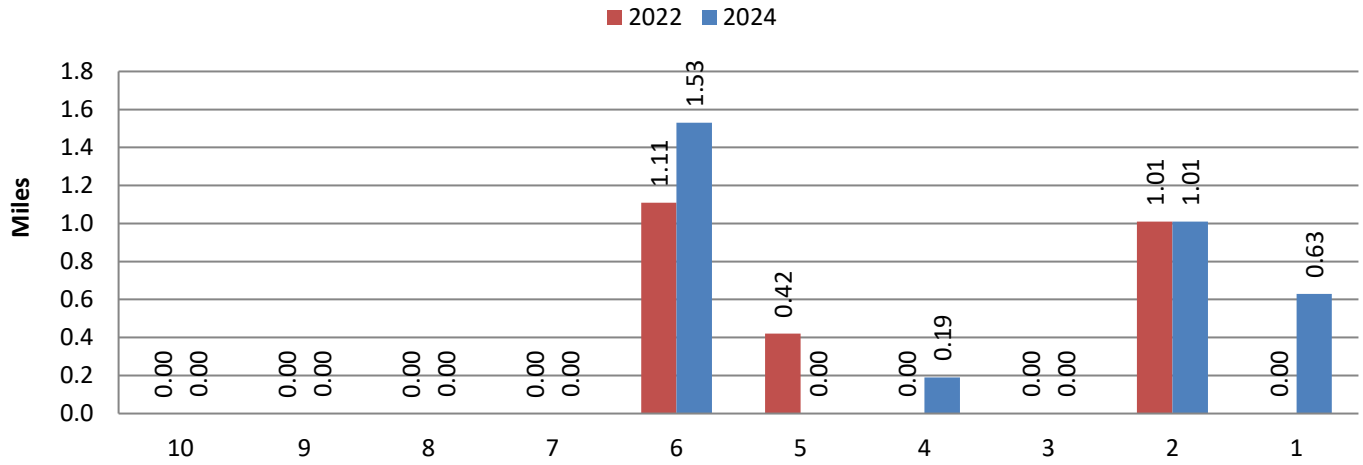
Good = PASER Rating 10-9-8 / **Fair** = PASER Rating 7-6-5 / **Poor** = PASER Rating 4-3-2-1

Pleasantview Township Gravel Local Road Ratings

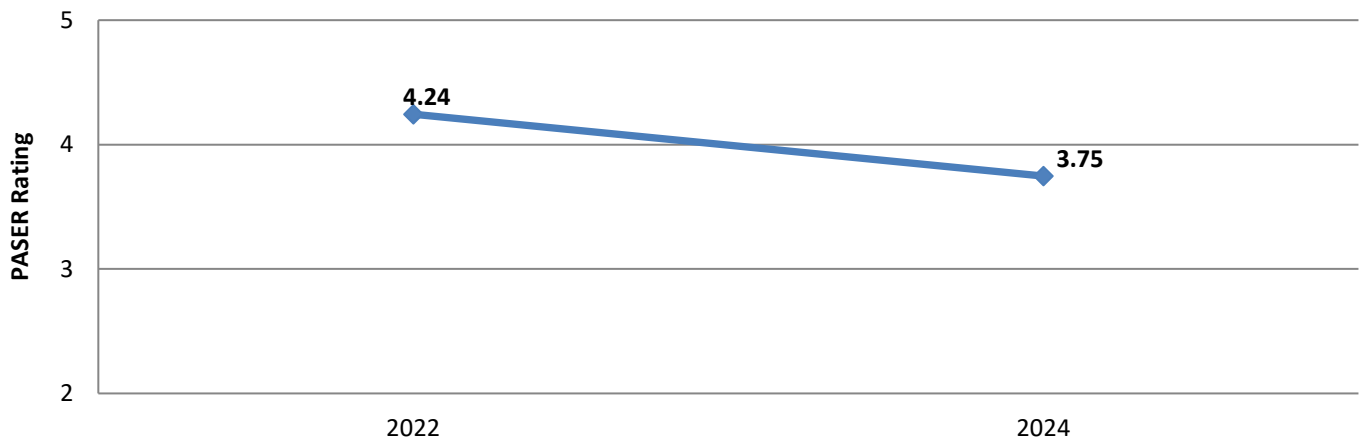
Current Gravel Road Ratings

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

2023 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	