

Local Road Ratings Report

2026

Resort Township

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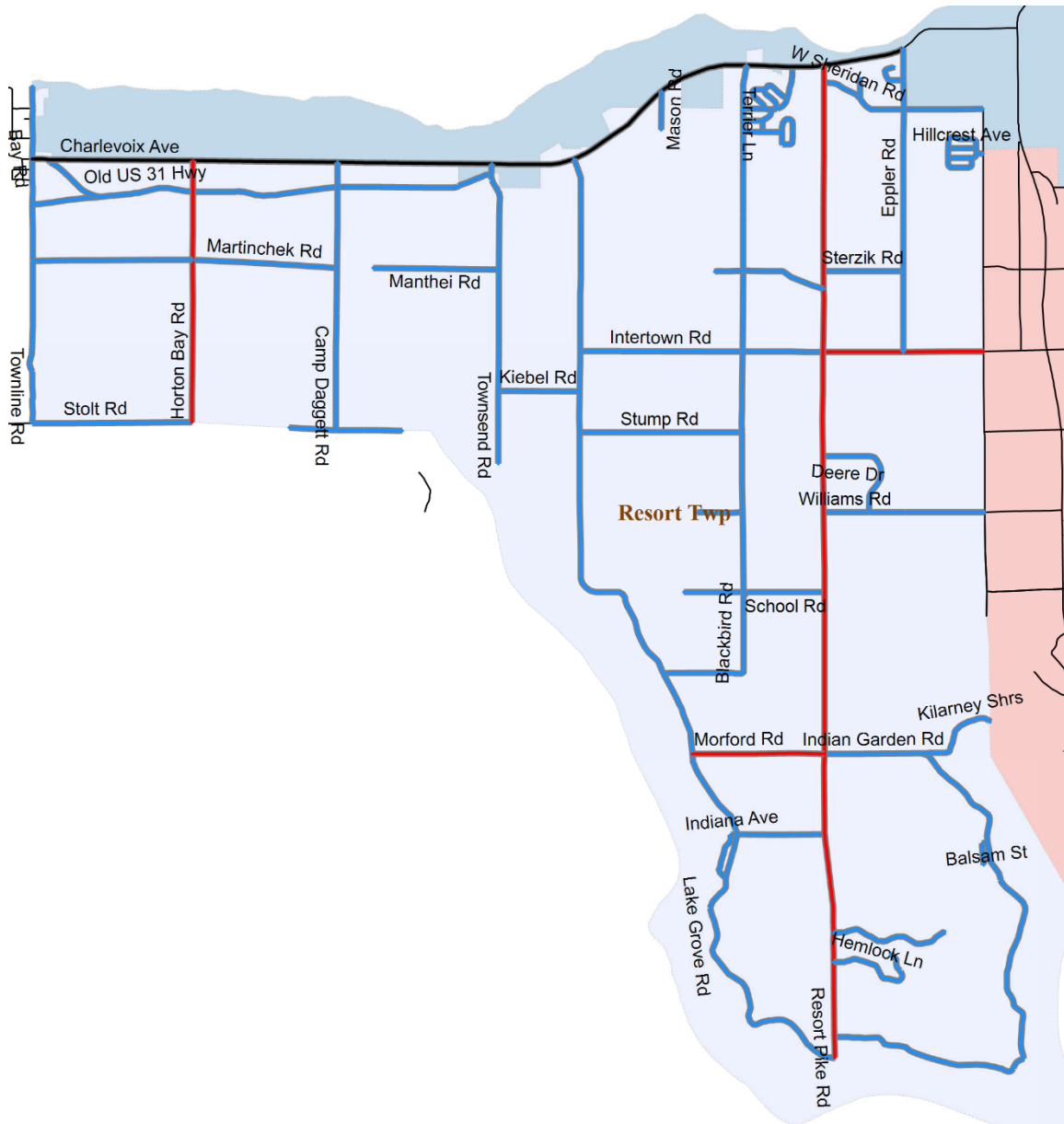
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Asset Management

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.

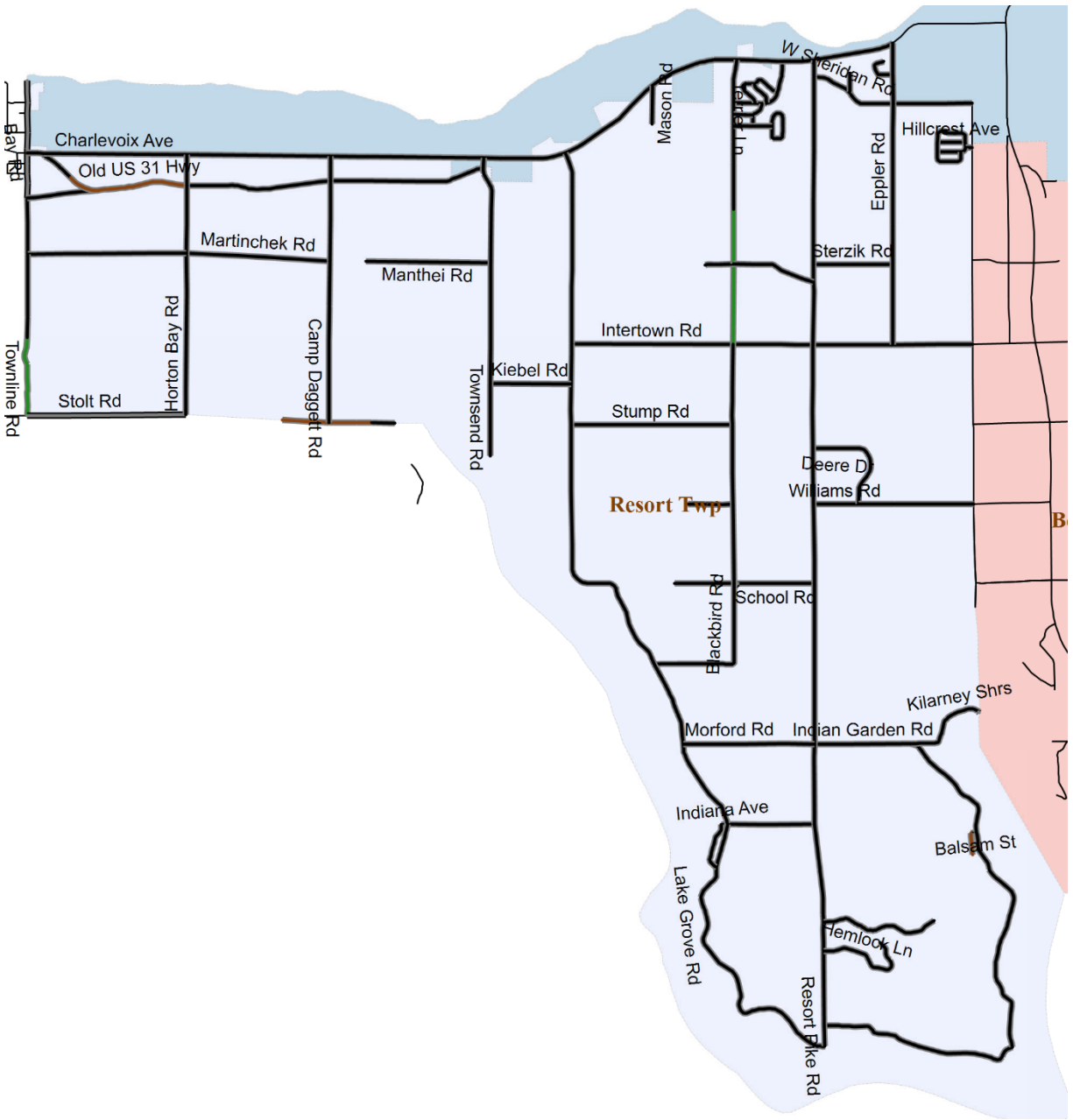
By utilizing sound asset management principles, the Road Commission and participating townships are better positioned to prioritize projects, allocate limited transportation funding efficiently, and make informed long-term investment decisions. This strategic approach supports the preservation of existing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



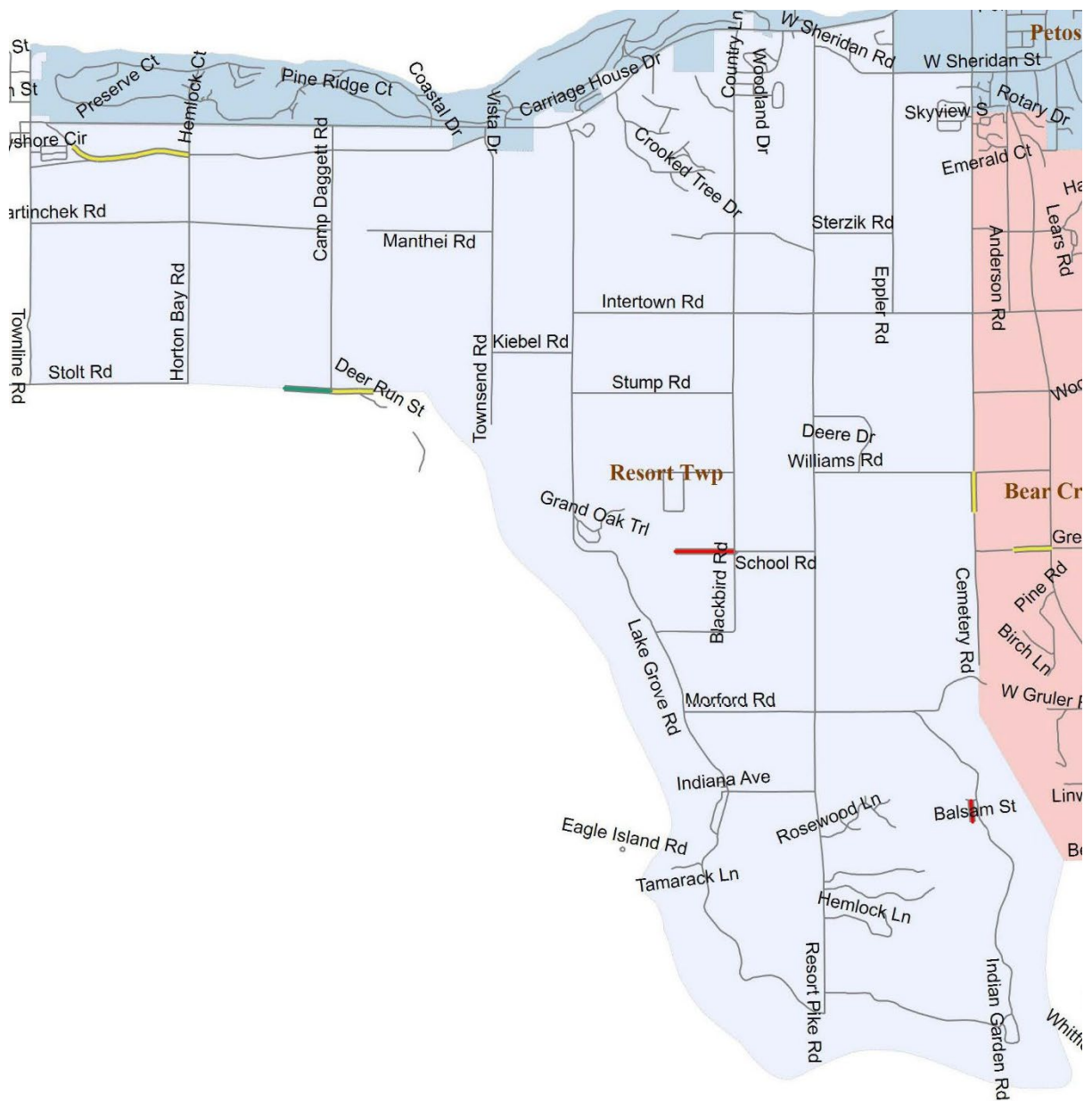
Township Roads

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

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.

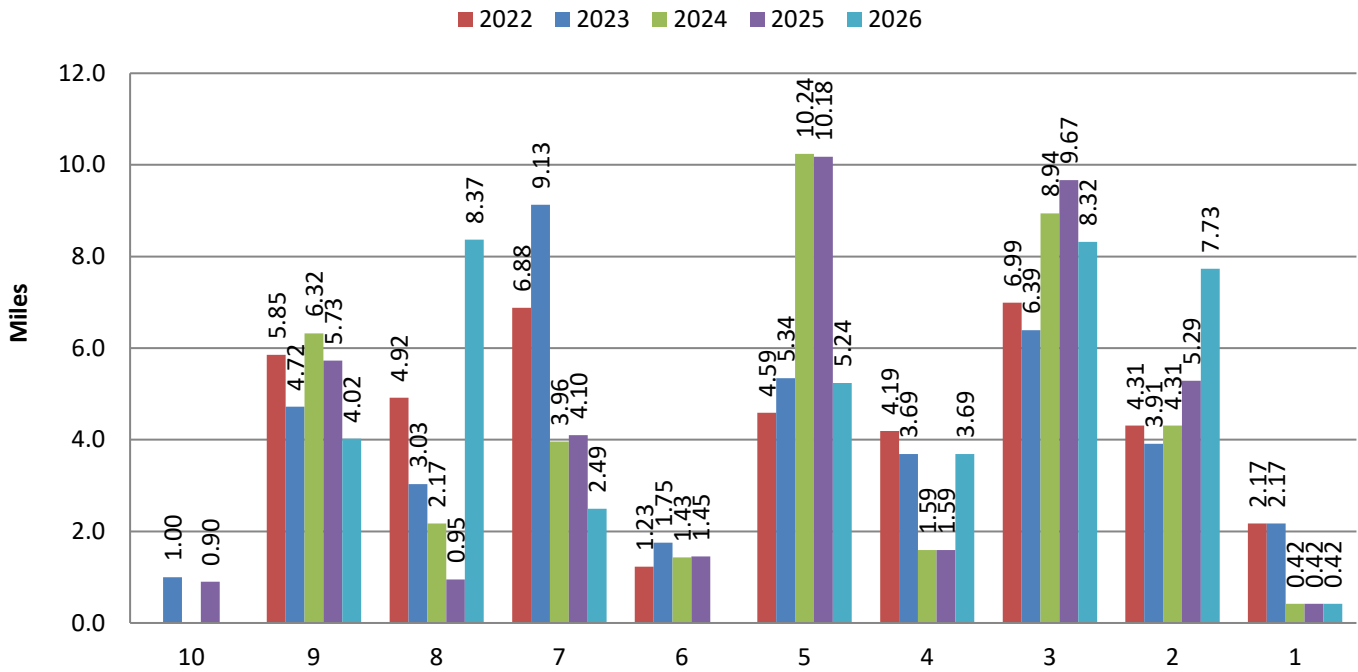
Resort Township Paved Local Road Ratings

Current Paved Road Ratings

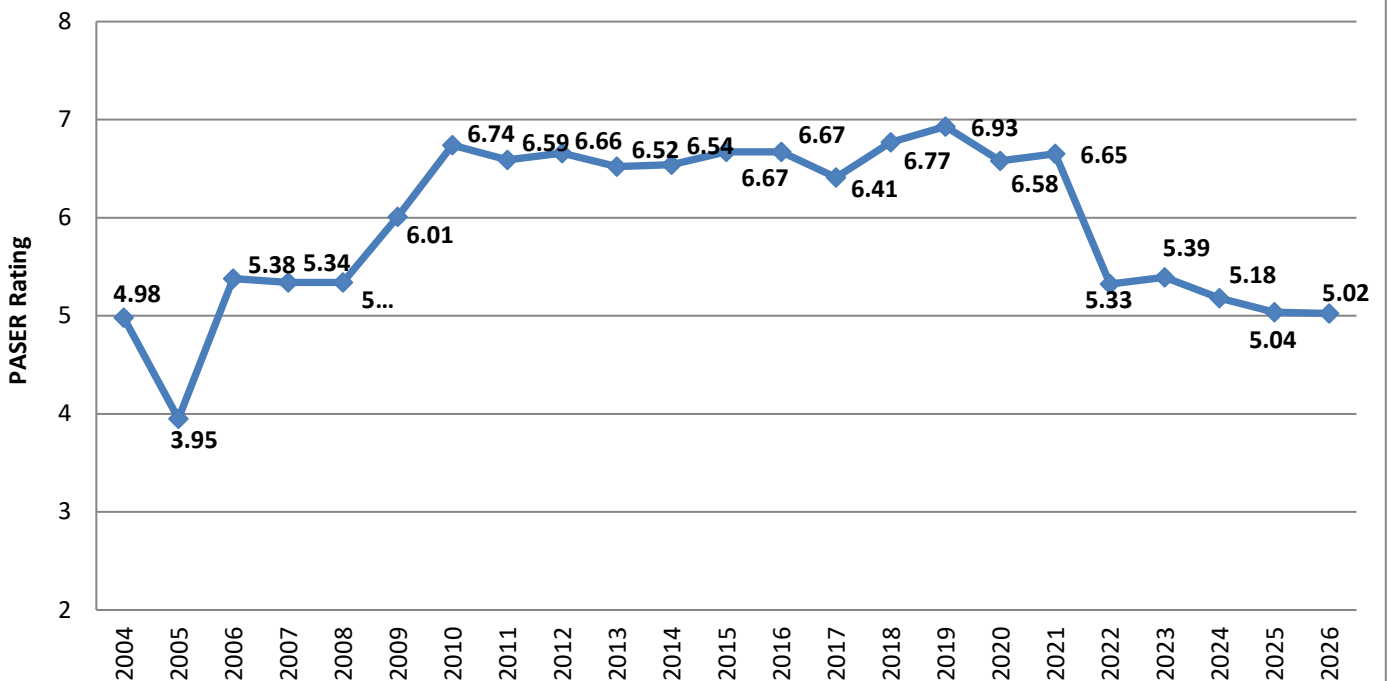
PASER Rating	Road Name	Limits	Length (miles)
10			
9	Indian Garden Road Intertown Road Old US-31 Stump Road	Kilarney Shores to Resort Pike. Lake Grove Rd to Resort Pike. Horton bay Rd to Camp Dagget Rd. Lake Grove Rd to Blackbird Rd.	0.60 1.50 0.90 1.02
8	Blackbird Road Blackbird Road Eppler Road Hemlock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

3	Indian Garden Road	Resort Pike to Indian Garden Point.	1.25
	Lake Grove Road	Depew Rd to US-31.	4.10
	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
	Sterzik Road	Resort Pike to Eppler Rd.	0.50
	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
	Lake Grove Road	Resort Pike to Depew Rd.	1.95
	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	Blackbird Rd to US-31	0.49
	Sheridan Road	Resort Pike to Eppler Rd.	0.55
	Sterzik Road	End of the road to Blackbird Rd.	0.18
	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

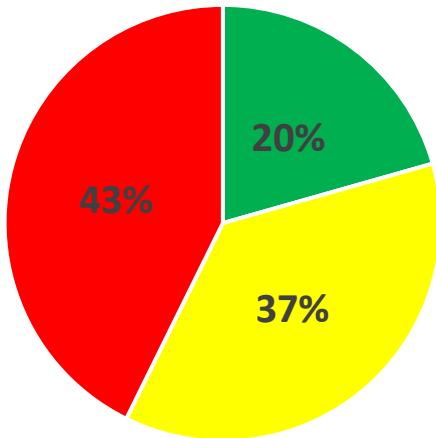
2022 - 2026 PASER Ratings for Paved Local Roads



Average PASER Rating for Paved Local Roads

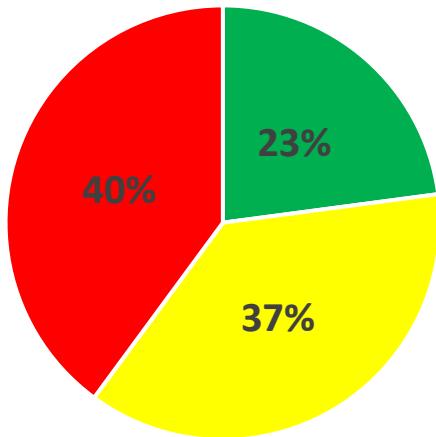


Statewide Paved Local Roads



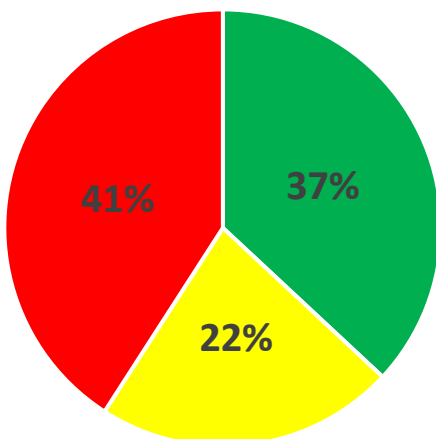
Condition of paved local roads across the State

County Paved Local Roads



Condition of paved local roads in Emmet County

Township Paved Local Roads



Condition of paved local roads in Resort Township

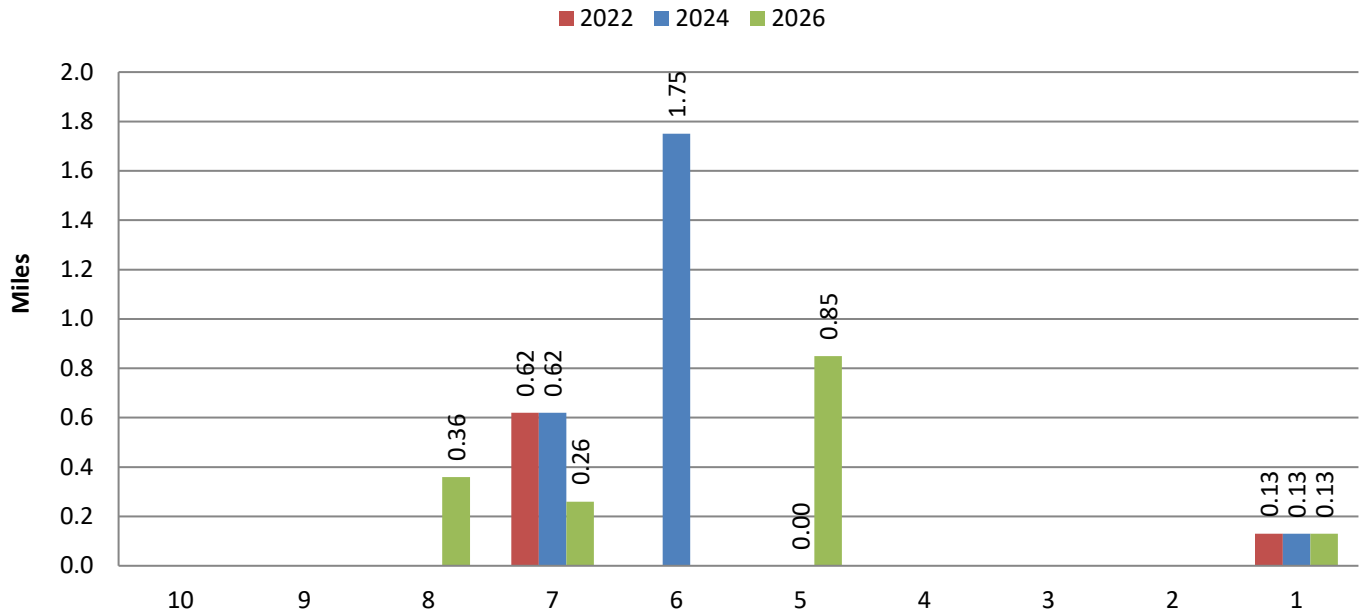
Good = PASER Rating 10-9-8 / **Fair** = PASER Rating 7-6-5 / **Poor** = PASER Rating 4-3-2-1

Resort Township Gravel Local Road Ratings

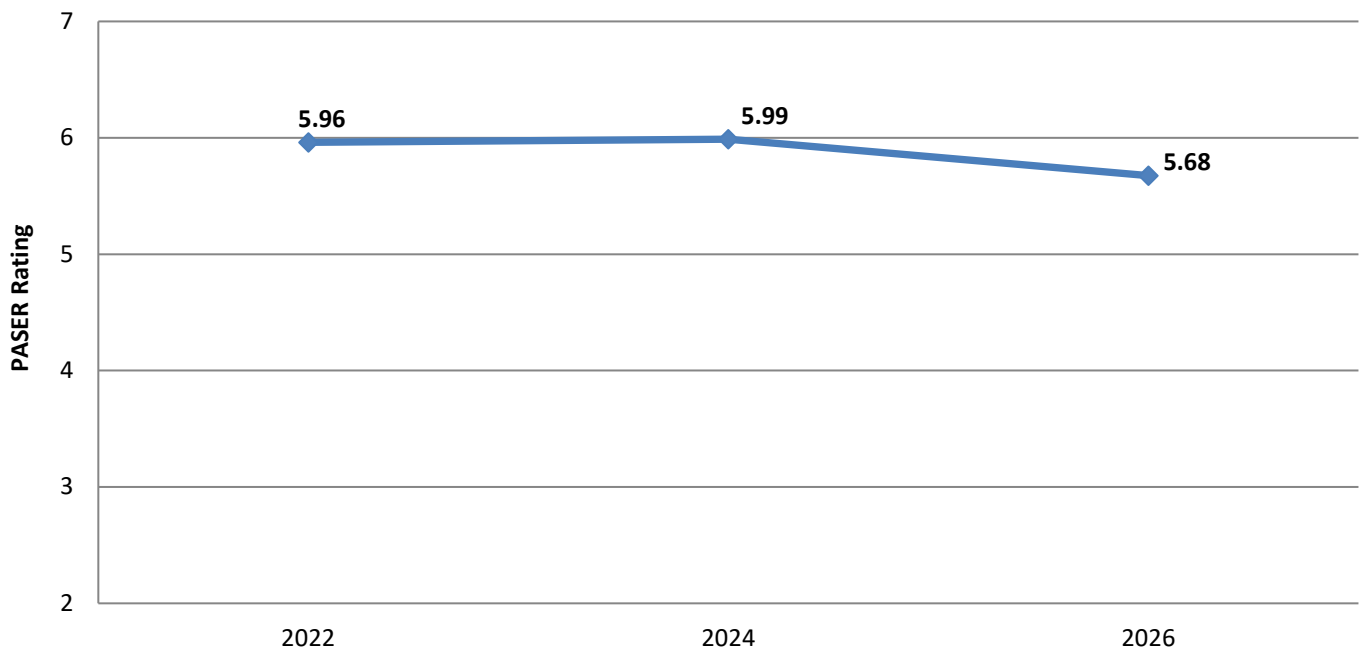
Current Gravel Road Ratings

IBR	Road Name	Limits	Length (miles)
10			
9			
8	Stolt Road	Camp Dagget then west to end	0.36
7	Stolt Road	Camp Dagget Road then east to end	0.26
6			
5	Old US-31	Bayshore Circle to Horton Bay Rd.	0.85
4			
3			
2			
1	Cherry Street	Wooden Landing to end of road.	0.13

2022 - 2026 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

Traffic Volumes on Resort 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
Blackbird Road East of Lake Grove Road	100
Blackbird Road South of Intertown Road	550
Cemetery Road North of Intertown Road	861
Cemetery Road South of Intertown Road	346
Camp Dagget Road South of US - 31	1,429
Camp Dagget Road North of County Line	1,743
Eppler Road South of Sheridan Road	559
Eppler Road North of Sheridan Road	1,363
Intertown Road East of Lake Grove Road	1,532
Intertown Road West of Resort Pike	1,938
Kilarney Shores Drive North of Indian Garden	73
Lake Grove Road South of US - 31	1,495
Lake Grove Road North of Morford Road	175
Lake Grove Road West of Resort Pike	138
Manthei Road West of Townsend Road	275
Martincheck Road West of Horton Bay Road	200
Martincheck Road East of Horton Bay Road	55
Old US - 31 West of Townsend Road	310
Upper Bay Shore East of Town line Road	22
Old US - 31 South of US - 31	334
Old US - 31 West of Horton Bay Road	86
Old US - 31 West of Camp Dagget Road	88
Old US - 31 East of Camp Dagget Road	250
Park View Drive South of US - 31	616
School Road West of Resort Pike	269
Indian Garden (South) Road East of Resort Pike	234
Indian Garden Road South of Kilarney Shores	361
Indian Garden (North) Road East of Resort Pike	548
Townsend Road South of US - 31	659
Townsend Road South of Manthei Road	365
West Sheridan Road West of Eppler Road	522
West Sheridan Road East of Eppler Road	1,959
Williams Road East of Resort Pike	841