

Special City Council Meeting

September 9, 2015

Agenda

**7:00 pm. Call to Order
 Pledge of Allegiance
 Roll Call**

**Approval of Agenda
 Public Comment**

I. Old Business

1)

II. New Business

1) Streets and Roads Workshop

III. Manager's Report

IV. Council Comments

V. Adjournment

AGENDA NOTE

New Business: Item #

MEETING DATE: September 9, 2015

PERSON PLACING ITEM ON AGENDA: City Manager

AGENDA TOPIC: Work Session – Streets and Roads

EXPLANATION OF TOPIC: The City of South Lyon's street and road infrastructure has been formally assessed using the RoadSoft software and rating each street section with the PASER rating to provide the Council with an understanding of the current condition of our infrastructure and the need to make improvements. The Roadway Asset Management Assessment also develops a unique understanding of the condition of the roads, the average rating of the City's streets, and develops several potential strategies for the Council to consider when adopting the final report including identifying the long term plan the council has for maintaining and improving the streets and roads long term within the City Limits.

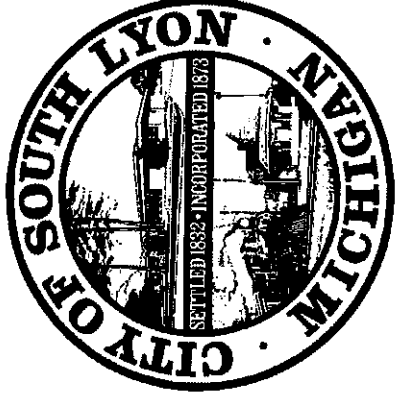
In addition to the RAM Assessment I have included a couple of additional documents for your review. The first is a breakdown of the Taxable values for houses in the City of South Lyon as of the 2015 Assessment year. This breaks the housing values down into four quartiles again it is the taxable not the assessable valuation of the houses. This first sheet also shows what the approximate annual impact of several different potential dedicated street mill levy amounts would have on property owners in each quartile. This is the first step in educating people about the cost to improve and maintain our roads to certain levels. The next sheet is a spreadsheet that shows based upon the current overall valuation for the City of South Lyon not accounting for the build out of the current developments that are either under construction: Charleston Park and Knolls or the potential developments of Jamestown or Jamie Vista with a modest 3% valuation increase instead what the City can anticipate their SEV/Taxable valuation will be over the next 10 years. It also shows what that will mean in terms of the value of a single mill in property tax. The last spreadsheet shows what the City current receives from the State in terms of revenue sharing for Major and Local Streets and our approximate annual Tri-party allocation. For this spreadsheet I used a 2% increase for inflationary measures to indicate what we under the current state programs can expect to see from the State to help pay for local and major streets which does not include the streets shared with RCOC, nor does it cover streets designated private in private subdivisions.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS: HRC RAM Assessment, three spreadsheets, HRC powerpoint

08/10/15

Roadway Asset Management Plan

City of South Lyon
April 27, 2015



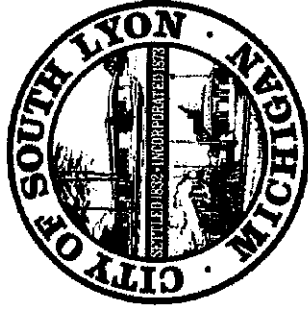
ASSET MANAGEMENT

What is Asset Management?

“A plan developed for the management of infrastructure assets that combines multi-disciplinary management techniques (including technical & financial) over the life cycle of the asset in the most cost effective manner to provide a specific level of service.”

Roadway Asset Management Plan

FOR



City of South Lyon

Draft – January 2015

Prepared by:

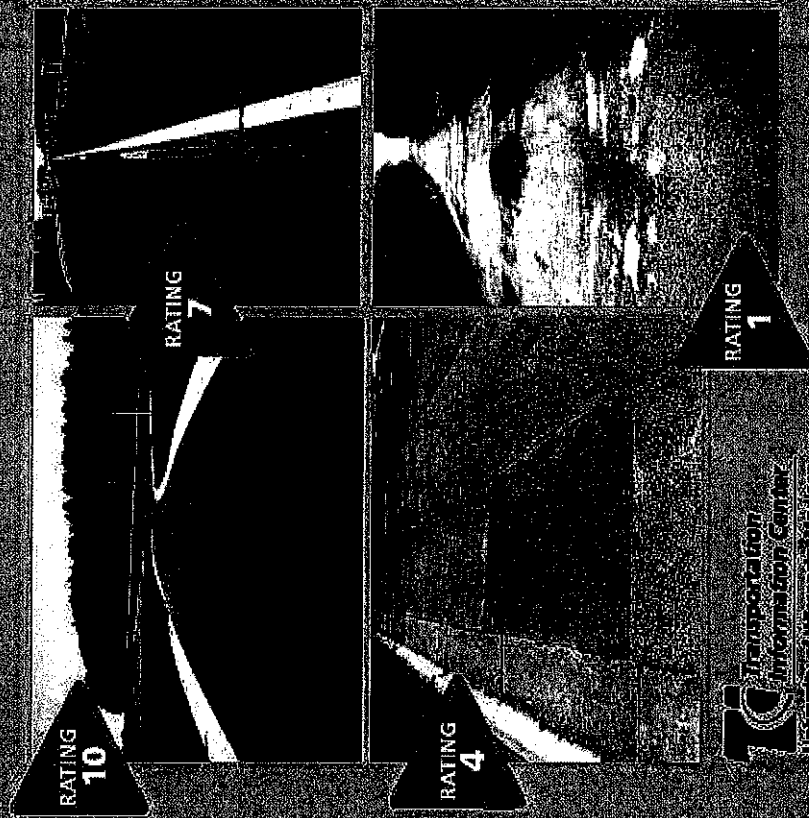


HUBBELL, ROTH & CLARK, INC.
Consulting Engineers
105 West Grand River Ave.
Howell, MI 48843

Adopted by City Council: _____

Pavement Surface Evaluation and Rating

PASER Asphalt Roads Manual



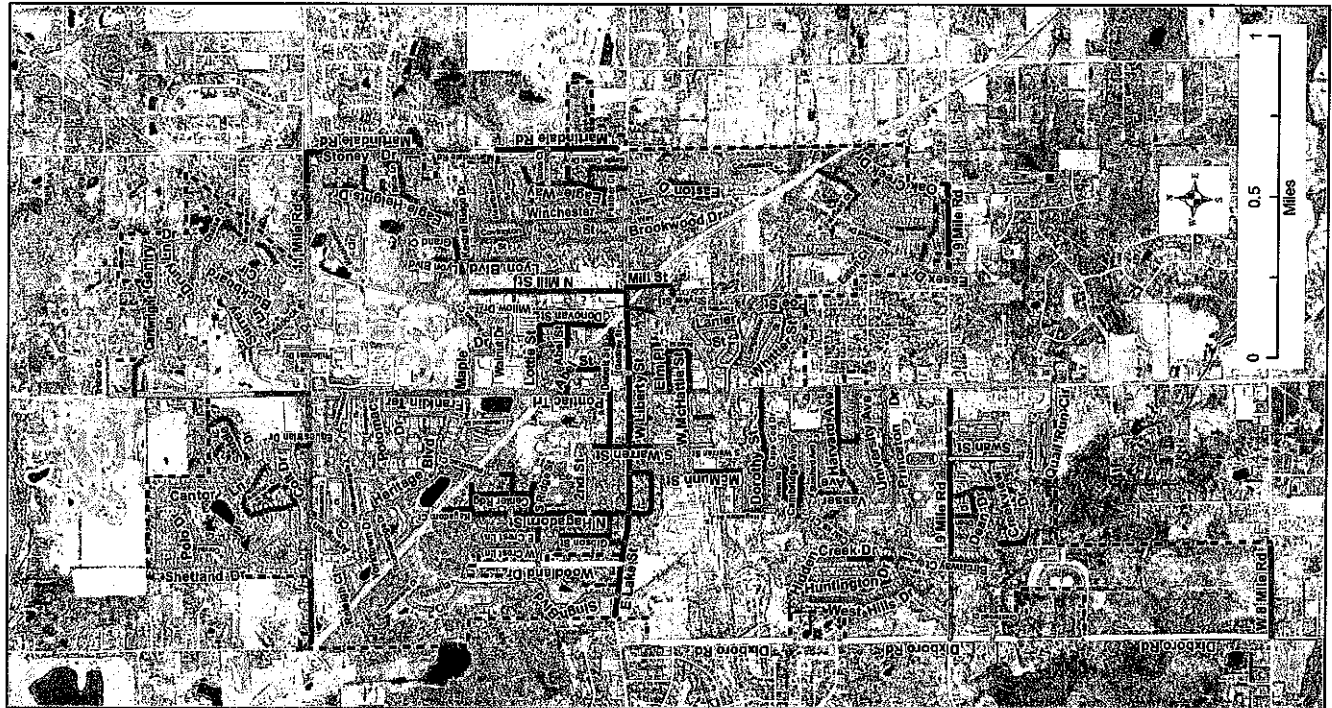
Transportation
Information Center
University of Wisconsin-Milwaukee



2014 PASER Road Ratings

10: Excellent
9: Excellent
8: Very Good
7: Good
6: Good
5: Fair
4: Fair
3: Poor
2: Very Poor
1: Failed
0: Not Rated

Private Roads (No City Maint.)
South Lyon City Limits



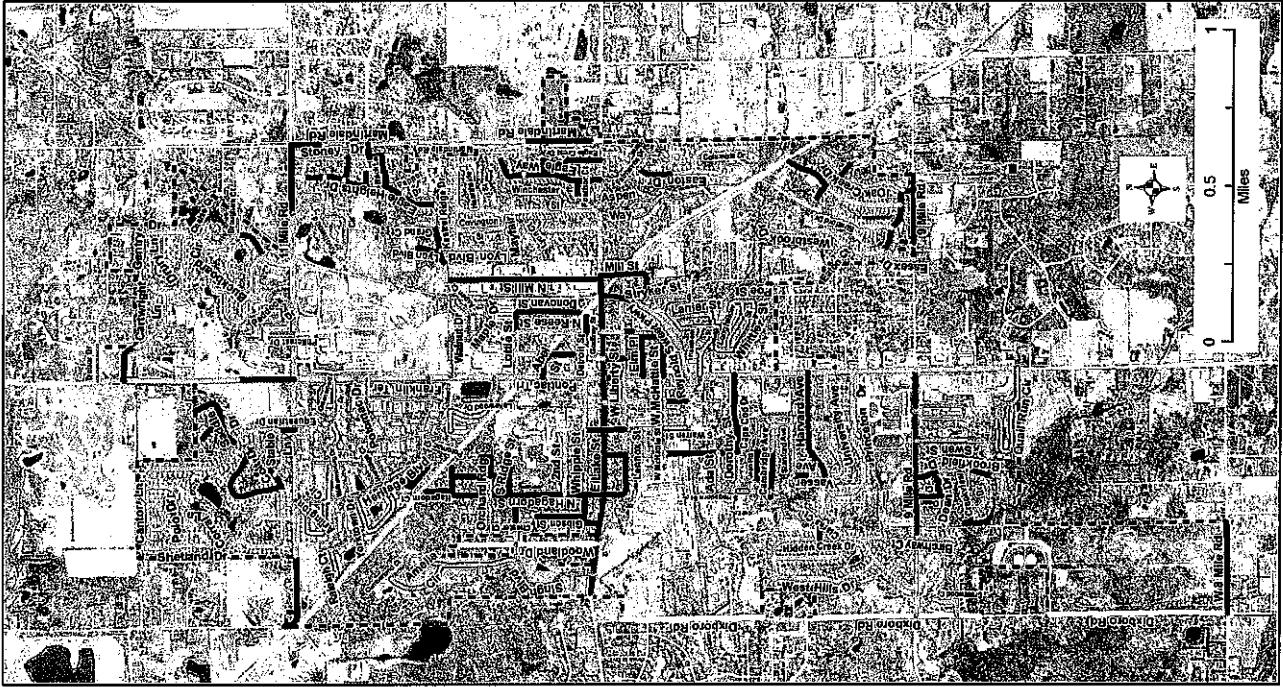
ASSET MANAGEMENT

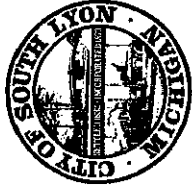
Good = 23%
 Fair = 70%
 Poor = 28%



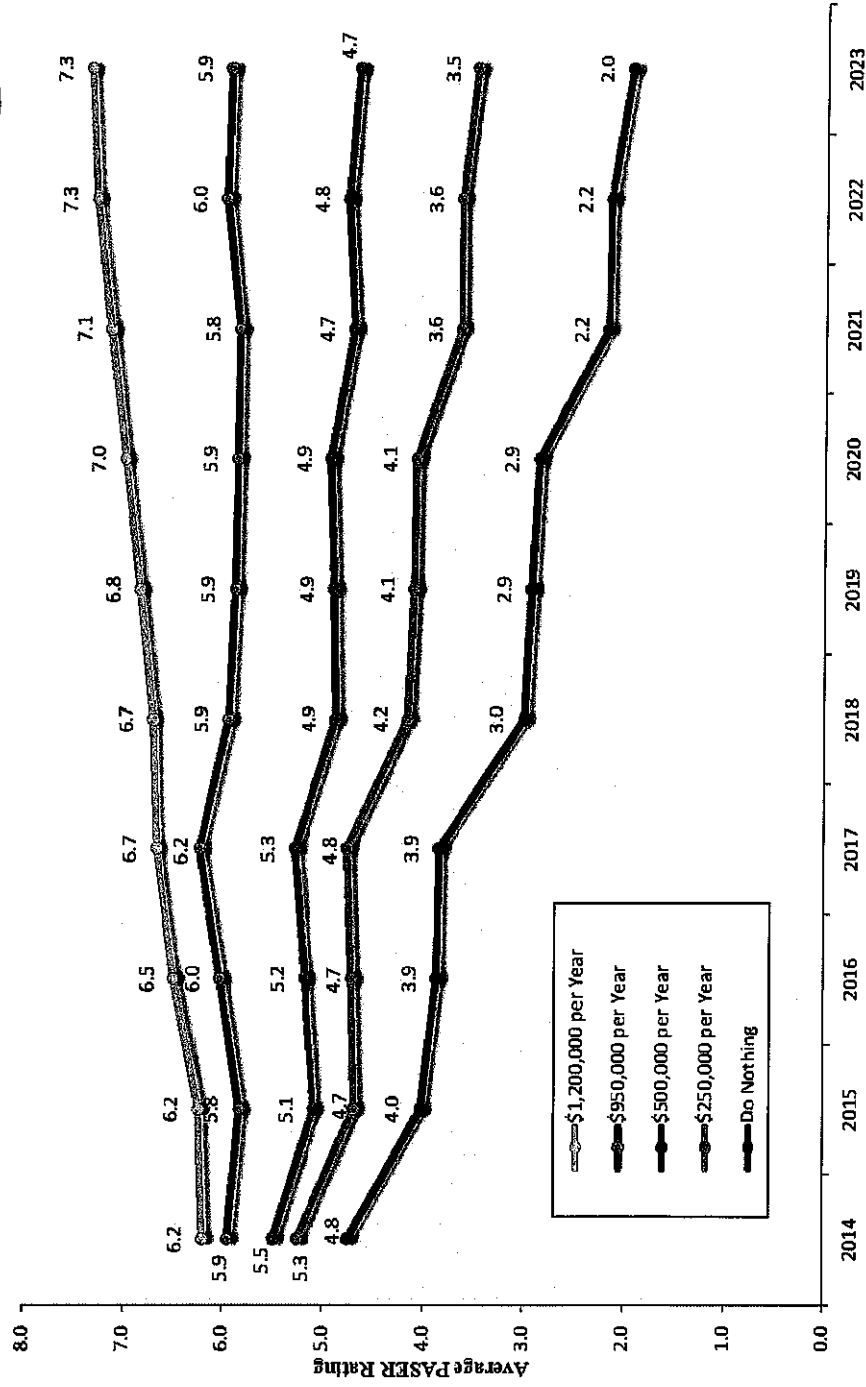
2014 PASER Road Ratings

- 8 - 10, Good
- 5 - 7, Fair
- 1 - 4, Poor
- 0: Not Rated
- Private Roads (No City Maint.)
- South Lyon City Limits





City of South Lyon Average PASER Rating by Funding Amount 2014 – 2023



CONSULTING ENGINEERS SINCE 1916
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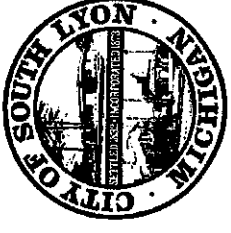
South Lyon's Projected Act 51 Funding IF Proposal 1 Passes in May

2015 = \$574,655

2016 = \$701,095

2017 = \$827,534

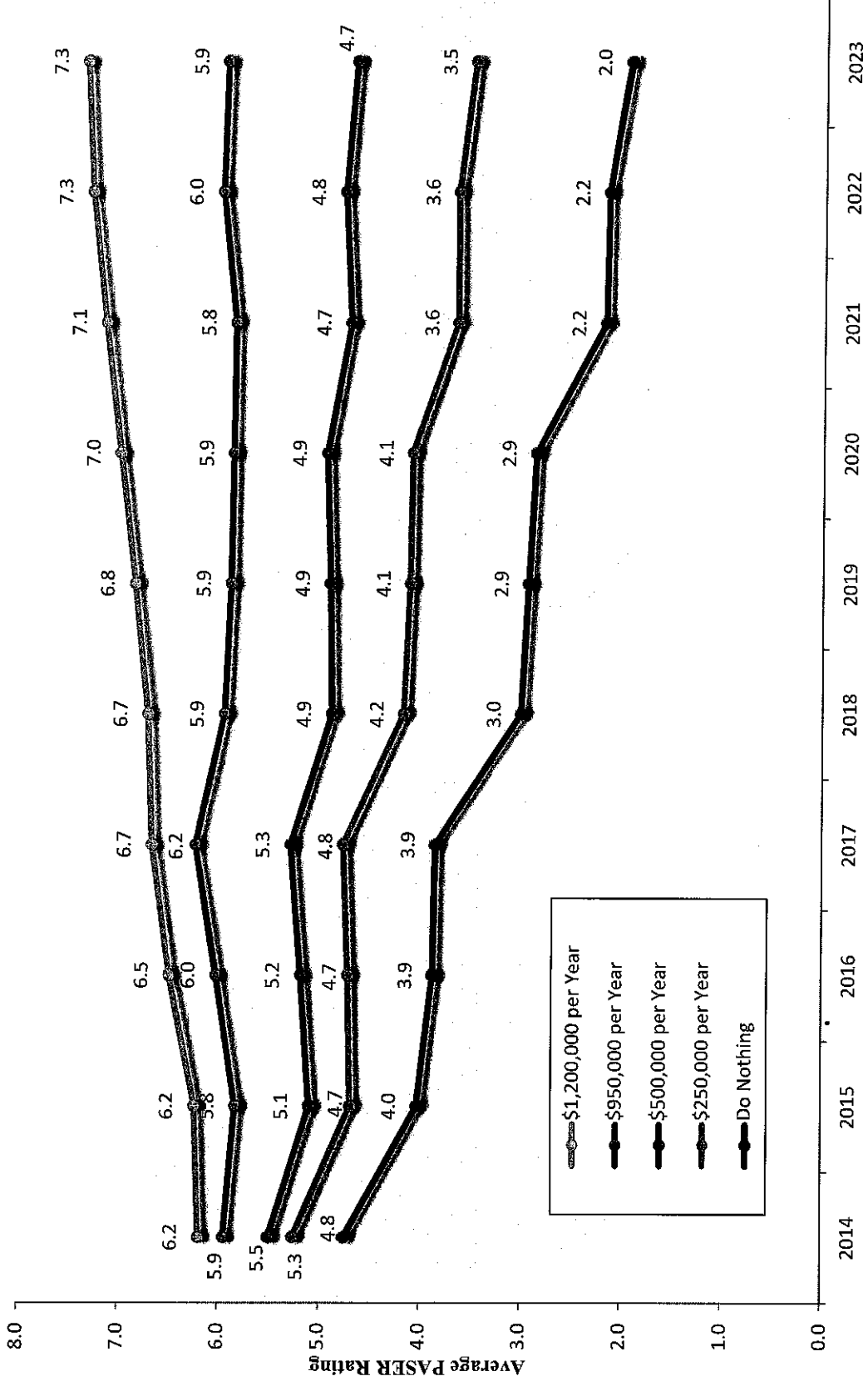
2018 = \$953,973



City of South Lyon

Average PASER Rating by Funding Amount

2014 – 2023



Funds to spend	Annual Allocation	Fund Balance			
State Revenue sharing combined Major St., Local St. and Metro Act	\$609,029				
TriParty funds est annual allocation	\$45,666				
Major St fund balance beg 15/16		\$874,291			
Local St fund balance beg 15/16		\$221,126			
Proposed revenues projecting 2% growth in state revenue sharing					
	Proposed 2015-2016	Proposed 2016-2017	Proposed 2017-2018	Proposed 2018-2019	Proposed 2019-2020
State Revenue sharing combined Major St., Local St. and Metro Act	\$609,029	\$621,210	\$633,634	\$646,306	\$659,233
TriParty funds est annual allocation	\$45,666	\$46,579	\$47,511	\$48,461	\$49,430
Annual ESTIMATED Funds to spend on Street Rehab This does not include fund balance as the end of 2014-2015 or any changes in State law.	\$654,695.00	\$667,788.90	\$681,144.68	\$694,767.57	\$708,662.92
Funds above do not include any grant funding, triparty shared funding beyond SL's annual allocation, RCOC funds for assistance with Pontiac Trail, 10 Mile Rd. etc.					
The costs above do not allocate any funds towards costs for engineering design, construction observation or bid services Projects services can generally be estimated at 20% of the project cost					
Value of 1 mill of dedicated property tax with an estimated 3% annual increase in taxable values	\$325,002	\$333,468	\$342,252	\$351,360	\$360,800

Proposed 2020-2021	Proposed 2021-2022	Proposed 2022-2023	Proposed 2023-2024	Proposed 2024-2025	Proposed 2025-2026	Proposed 2026-2027
\$672,417	\$685,866	\$699,583	\$713,575	\$727,846	\$742,403	\$757,251
\$50,419	\$51,427	\$52,456	\$53,505	\$54,575	\$55,667	\$56,780
\$722,836.18	\$737,292.91	\$752,038.76	\$767,079.54	\$782,421.13	\$798,069.55	\$814,030.94
\$370,578	\$380,702	\$391,179	\$402,017	\$413,226	\$424,813	\$436,789

MILLAGE & ASSESSED					
VALUATION COMPARISON					
STATE EQUALIZED VALUES/TAXABLE VALUES*					
	Proposed	Proposed	Proposed	Proposed	Proposed
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Residential	\$273,849,410	\$282,064,892	\$290,526,839	\$299,242,644	\$308,219,924
Commercial	\$31,077,020	\$32,009,331	\$32,969,611	\$33,958,699	\$34,977,460
Industrial	\$4,022,940	\$4,143,628	\$4,267,937	\$4,395,975	\$4,527,854
Personal	\$16,052,670	\$15,250,037	\$14,487,535	\$13,763,158	\$13,075,000
Development					
IFT					
CFT					
TOTAL	\$325,002,040	\$333,467,888	\$342,251,921	\$351,360,476	\$360,800,238
State Revenue sharing combined					
Major St., Local St. and Metro Act	\$609,029				
TriParty funds est annual allocation	\$45,666				
Major St fund balance beg 15/16	\$874,291				
Local St fund balance beg 15/16	\$221,126				
Value of 1 mill of dedicated property tax	\$325,002	\$333,468	\$342,252	\$351,360	\$360,800
Estimating 3% valuation increase over 10 yrs					
	\$3.69	\$3.60	\$3.51	\$3.42	\$3.33

Proposed 2020-2021	Proposed 2021-2022	Proposed 2022-2023	Proposed 2023-2024	Proposed 2024-2025	Proposed 2025-2026	Proposed 2026-2027
\$317,466,521	\$326,990,517	\$336,800,232	\$346,904,239	\$357,311,367	\$368,030,708	\$379,071,629
\$36,026,784	\$37,107,587	\$38,220,815	\$39,367,439	\$40,548,462	\$41,764,916	\$43,017,864
\$4,663,690	\$4,803,601	\$4,947,709	\$5,096,140	\$5,249,024	\$5,406,495	\$5,568,690
\$12,421,250	\$11,800,188	\$11,210,178	\$10,649,669	\$10,117,186	\$9,611,327	\$9,130,760
370,578,245	\$380,701,892	\$391,178,934	\$402,017,488	\$413,226,039	\$424,813,445	\$436,788,942
\$370,578	\$380,702	\$391,179	\$402,017	\$413,226	\$424,813	\$436,789
\$3.24	\$3.15	\$3.07	\$2.98	\$2.90	\$2.82	\$2.75

Roadway Asset Management Plan

FOR



City of South Lyon

Draft – January 2015

Prepared by:



HUBBELL, ROTH & CLARK, INC.

Consulting Engineers

105 West Grand River Ave.

Howell, MI 48843

Adopted by City Council: _____

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Appendix A – Inventory of Roads

Appendix B – Multi-Year Plan

Section 1 - *Executive Summary*

Each County Road Commission, City and Village in the State of Michigan is required to submit an Asset Management Plan to the Michigan Transportation Asset Management Council (TAMC) annually which includes a multi-year road improvement program. The City of South Lyon requested assistance from Hubbell, Roth & Clark, Inc. (HRC) to develop an Asset Management Plan. Once this Asset Management Plan is approved by the TAMC, the City of South Lyon will be allowed to utilize all Act 51 Transportation Funds on local streets removing the requirement that a specific percentage must be spent on major streets.

More text to follow after budget decisions are made.....

Section 2 - *Introduction*

Act 199 of the State of Michigan Public Acts of 2007 encourages all departments, Counties and municipalities to develop an Asset Management Plan for their roadways. According to Act 199, asset management is defined as “*an ongoing process of maintaining, upgrading, and operating physical assets cost-effectively, based on a continuous physical inventory and condition assessment.*” The use of asset management can improve an agency’s performance, cost-effectiveness, communication, accountability and credibility. Each County Road Commission, City and Village in the State of Michigan is required to submit an Asset Management Plan to the Michigan Transportation Asset Management Council (TAMC) annually which includes a multi-year program. The process for developing an asset management plan is outlined in the TAMC’s *Asset Management Guide for Local Agencies in Michigan* and includes the following tasks:

1. Assess current conditions
2. Create a mix of fixes, estimate costs and funding levels
3. Predict future condition and develop performance measures and targets
4. Conduct tradeoff analysis and identify candidate projects
5. Set priorities and develop a multi-year program
6. Report results

Hubbell, Roth & Clark, Inc. (HRC) developed the City of South Lyon’s Asset Management Plan consistent with the tasks provided by TAMC as described in the following sections.

Section 3 - *Task 1 - Condition Assessment*

The first step is to assess the current condition of the 27 miles of roadway under the City’s jurisdiction. The City of South Lyon has adopted the Pavement Surface Evaluation and Rating (PASER) system for measuring its pavement condition. PASER uses visual inspection to evaluate pavement surface conditions and assigns a rating number based on the pavement material and types of deterioration present. The PASER ratings range from 1, which means the road is failing, to 10, which means the road is in excellent condition.

Data Collection

After coordinating the evaluation process to the City's DPW Superintendent, HRC staff spent an entire day in August assessing the current conditions of all the City's roads. The HRC team of 2 drove each road maintained by the City of South Lyon and recorded its PASER rating. The roads which are maintained by the Road Commission for Oakland County (RCOC) are federal aid roads, and rated by the Southeast Michigan Council of Governments (SEMCOG). Federal aid roads are not part of the City's Asset Management Plan. Information for federal aid roads was obtained from SEMCOG and is included in this report for informational purposes only.



Lake Street at Warren Street
Current PASER rating 10

Current Conditions

The PASER ratings are then input into RoadSoft Version 7.7.6. RoadSoft is a GIS program developed by the Technological Development Group at Michigan Technological University. The current PASER ratings for the roads in the City of South Lyon are shown in Figures 1 and 2 (at the end of the report). In Figure 1, the PASER rating for each section of roadway is shown by a different color. In Figure 2, the PASER ratings are grouped so "poor" ratings (1 through 4) are shown in red, "fair" ratings (5 through 7) are shown in yellow and "good" ratings (8 through 10) are shown in green. Those roads that were not rated are shown in white and the private roads (i.e. roads not under the jurisdiction of the

City) are shown in light blue in both figures. The inventory of all the City of South Lyon's roadway segments is included in Appendix A.

Section 4 - Task 2 - Mixes of Fixes, Estimate Costs & Funding Levels

Creating a mix of fixes involves applying a variety of repair methods, with an emphasis on capital preventative maintenance. The use of capital preventative maintenance allows the City to extend the service of life of existing pavement, postpone costly reconstruction and maintain control over future network conditions & funding needs. Estimating costs for each type of work along with the future funding levels will help to develop the multi-year program and provide a baseline from which to explore alternative scenarios later in the process.

72% of the roads in the City of South Lyon are considered fair or good (PASER ratings 5-10). Overall, the City roads range from PASER ratings from a low of 3, to a high of 10.

Estimated Costs for Improvements

Costs for various road treatment options were estimated to determine the most cost effective solutions based on the existing pavement condition as determined by the PASER rating. Table 1 below confirms that it is more cost effective to perform routine maintenance repairs to roadway surfaces rather than rehabilitating or reconstruction failed roadways.

Table 1
Estimated Cost of Improvements (in 2014 dollars)

PASER Rating	Recommended Treatment	Estimated Cost (per lane-mile)
10	No maintenance required	n/a
9	No maintenance required	n/a
8	No maintenance required	n/a
7	Routine crack filling	\$8,000
6	Sealcoat	\$70,000
5	Non-structural overlay of 1.5"	\$300,000
4	Structural overlay of 2"	\$375,000
3	Patching with overlay of 4"	\$600,000
2	Reconstruction with extensive base repairs	\$800,000
1	Total reconstruction	\$1,000,000

If all of the City of South Lyon's streets were improved to very good or excellent condition today, the construction cost alone would exceed \$7,500,000.

Estimated Future Funding Levels

The State of Michigan collects Act 51 funds from State gasoline tax and vehicle registration fees. A portion of Act 51 funds are then redistributed to local units of government for transportation projects, including road maintenance and reconstruction. Because of the variability in the amount of gasoline sold and the number of vehicle registrations per year, the amount of funding available to the City of South Lyon varies from year to year. Table 2 shows the Act 51 funds that were available to the City of South Lyon for past 4 fiscal years (FY). Based on recent trends, the anticipated Act 51 funds the City could expect to receive in the future may increase slightly.

Table 2
Annual Act 51 Funding for the City of South Lyon

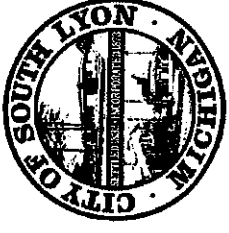
FY Ending	Major Street Fund	Local Street Fund	Total Act 51 Funds
2011	\$322,536	\$144,775	\$467,311
2012	\$375,365	\$163,173	\$538,538
2013	\$387,801	\$167,052	\$554,853
2014	\$399,960	\$172,339	\$572,299

City major street and local street systems established by Act 51 are designated by City Council and subject to the approval of the State Transportation Commission. City major streets are chosen according to their importance to the municipality. All other streets are considered City local streets. The local street systems does not include County roads or State trunk line highways.

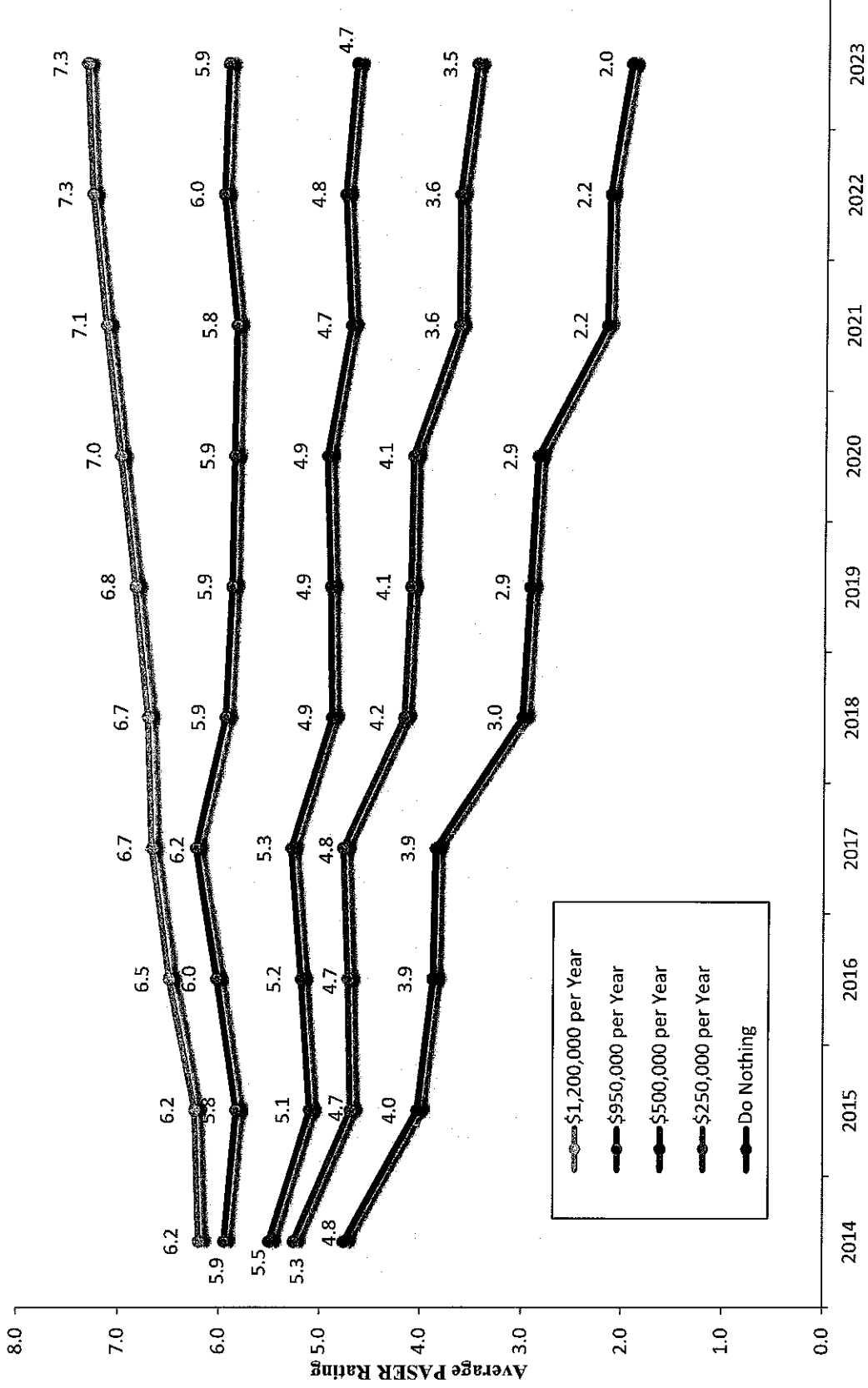
Federal funds are available for major streets in the form of Surface Transportation Program (STP) funding. The roads in South Lyon that are eligible for federal aid funding are: Lafayette Street, 8 Mile Road, 9 Mile Road, Lake Street, 11 Mile Road (east of N. Lafayette), Dixboro Road, McMunn Street, Dorothy Street and Reynold Sweet Parkway. The City of South Lyon works with the SEMCOG and the Huron Valley Federal Aid Committee to secure funding for major street improvement projects. Federal aid funding is competitive amongst local units of government within the SEMCOG area and is typically allocated annually.

Utilizing the Roadsoft program, strategies for improving local roads are evaluated at various funding levels. The program output can assist the budgeting efforts of the City by showing how the roadway ratings are impacted by the investment of capital. For example, if all \$570,000 of the Act 51 money were to be spent only on routine roadway maintenance (i.e. snow removal, salting during winter operations, pothole filling, etc.) the City's average PASER rating would decrease from 4.8 to 2.0 over the next 10 years. Under another scenario, if an additional \$250,000 annually were invested in

roadway rehabilitation or reconstruction, the City's average PASER road rating would decrease from 5.3 to 3.5 over the next 10 years. Likewise, if the City were to invest \$950,000 of additional funds annually, the City-wide average PASER rating would remain steady at 5.9. Adopting a more aggressive investment strategy (an additional \$1,200,000 annually for 10 years) the City could expect their average PASER roadway rating to increase from 6.2 all the way to 7.3. These forecasts are summarized in the following chart.



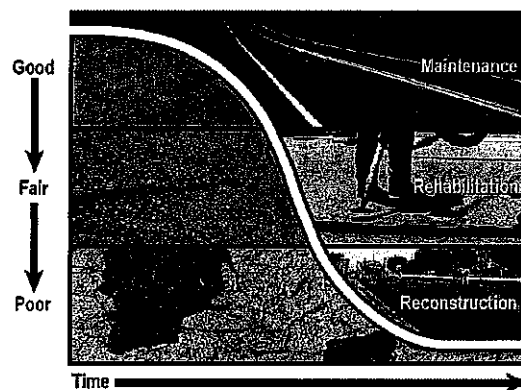
City of South Lyon Average PASER Rating by Funding Amount 2014 – 2023



Section 5 - Task 3- Future Condition, Performance Measures & Targets

The next step in the asset management of the City's roadway system is to predict the future condition of the road which can help an agency determine how much they should invest over time in the infrastructure. A deterioration curve describes how the condition of a roadway progresses over time. As roadways age, they deteriorate much more quickly at the end of their life span, which ends up costing as much as 10 times more to repair. Figure 3 shows the typical road deterioration from good to poor over time and the type of construction required at each stage.

Figure 3
Road Deterioration Curve



Michigan's Roads and Bridges 2008 Annual Report, Michigan Transportation Asset Management Council

Preventative maintenance of roads is similar to the routine maintenance of a vehicle. If the oil is not changed or the vehicle not washed, it deteriorates quickly and is very costly to repair or replace. Similarly, if roads are not maintained, applying crack seals and other preventative maintenance when necessary, the road will deteriorate more quickly and become more costly to repair/reconstruct.

Based on the data and analysis from Task 2, the anticipated funding level for the City's roads will be \$ per year. Based on this allocation of funding, the roads will need to be monitored against performance measures and targets (i.e. goals) set by the City. By setting goals, the City will be able to measure its performance with roadway maintenance against the annual PASER rating to determine if the asset management plan is meeting expectations, or needs adjustment in future years.

Section 6 - *Task 4 - Identify Candidate Projects*

Based on the anticipated funding level of \$ [] per year, road projects will be identified for capital preventative maintenance, road rehabilitation and road reconstruction. This list will be prioritized to create a master project list for the City's local roads over the next 10 years. Major road projects are coordinated through the SEMCOG and the Huron Valley Federal Aid Committee, and therefore will not be included in this list. The projects selected for this asset management plan will focus only on the City local roads.



Dorothy Street, west of Lafayette Street
Current PASER rating 4

Section 7 - *Task 5 - Priorities for the Multi Year Program*

After the candidate project list is developed, prioritization takes place to determine which projects should be included in each year of the Multi-Year Program. Utilizing this priority list, coupled with the City's funding goal of \$ [] per year, will strive to maintain an average PASER rating of X.X for the City's roadway system. The final project timeline in the Multi-Year Plan must make sense from a budgeting and construction standpoint. The Multi-Year Plan is required to cover at least 3 years to meet TAMC requirements. Our recommended 3 Year Multi-Year Plan for the City of South Lyon is included in Appendix B.

Section 8 - *Task 6 - Report Results*

The last step of the asset management plan is to report the results. TAMC has a 3-tiered reporting process which includes the following:

1. Condition Report –provides a list of the total roadway mileage and its condition. The City has rated all of the roads within its jurisdiction and incorporated ratings for the Federal Aid system. Therefore, the City can comply with this reporting requirement by submitting the RoadSoft export files to the TAMC.
2. Record of Work –reports on the completed projects in the past FY. Using the TAMC Investment Reporting Tool, the City will update the list of projects it has completed for each FY.
3. Multi-Year Program –includes projects that are expected to be completed in the next 3 years. At the conclusion of each FY, the 3 year plan will need to be reviewed and updated.

Section 9 - *Summary and Recommendations*

Most agencies are already applying aspects of asset management to their decision-making process. Agencies should use their existing resources and practices to help implement a comprehensive asset management process. This process provides a cost effective program to maintain infrastructure.

This report found the following:

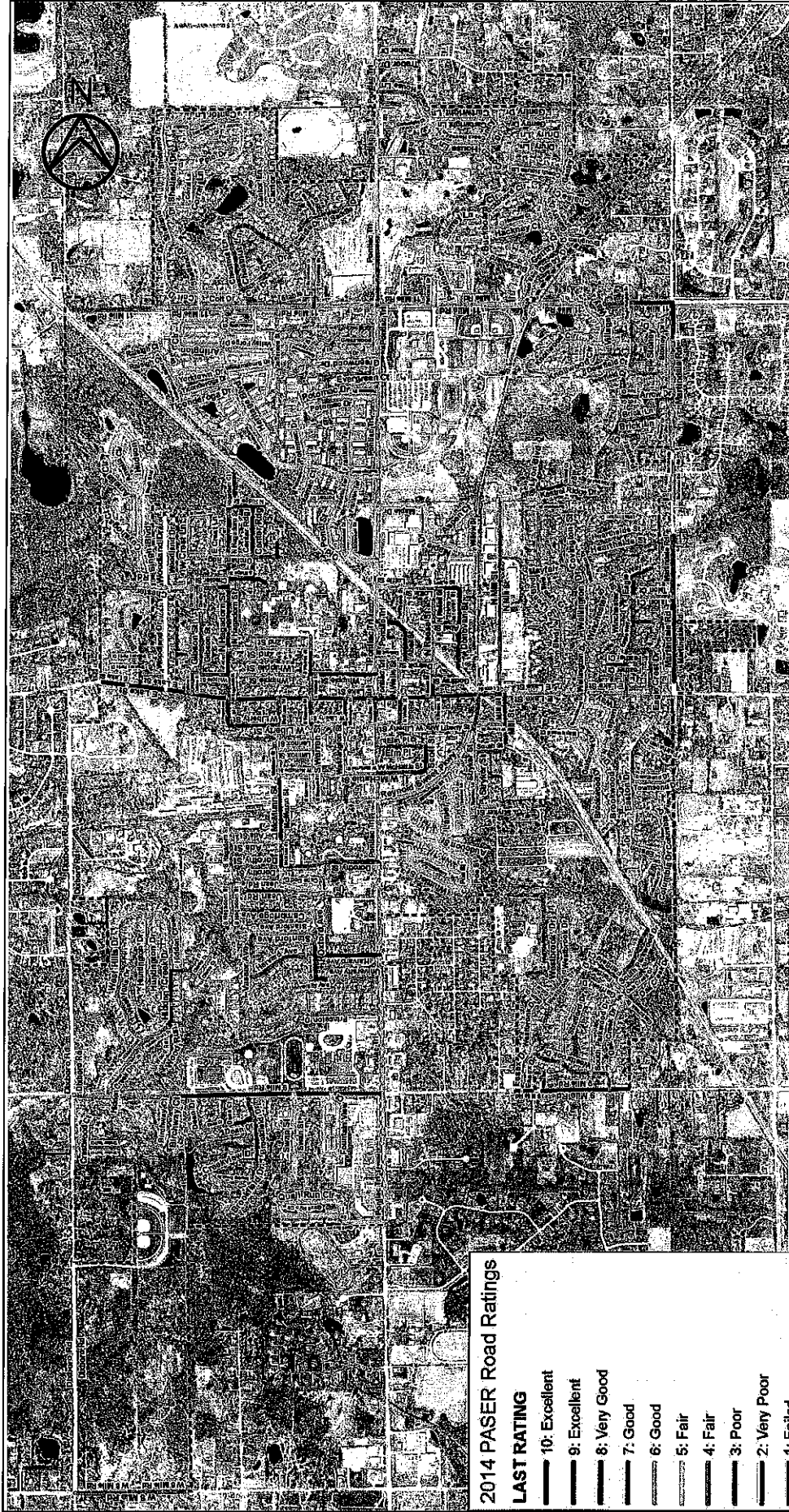
- Currently, 72% of the City's roads are in fair condition or better.
- For FY ending June 30, 2014, the City's available Act 51 funds were \$572,299.
- Based on the current PASER rating of the roadway, the cost to improve roads within the City is estimated to range from \$0 to \$1,000,000 per lane mile.

HRC would recommend the City of South Lyon establish the following goals for its roadway infrastructure:

- Work with the Huron Valley Federal Aid Committee to secure funding for major street projects.
- Set priorities and develop a 3 Year Multi-Year Program for roadway funding.
- Submit the annual results of the Asset Management Plan to the TAMC.
- Annually review and update the Asset Management Plan's 3 Year Multi-Year Program.



Liberty Street at Wells Street
Current PASER rating 5

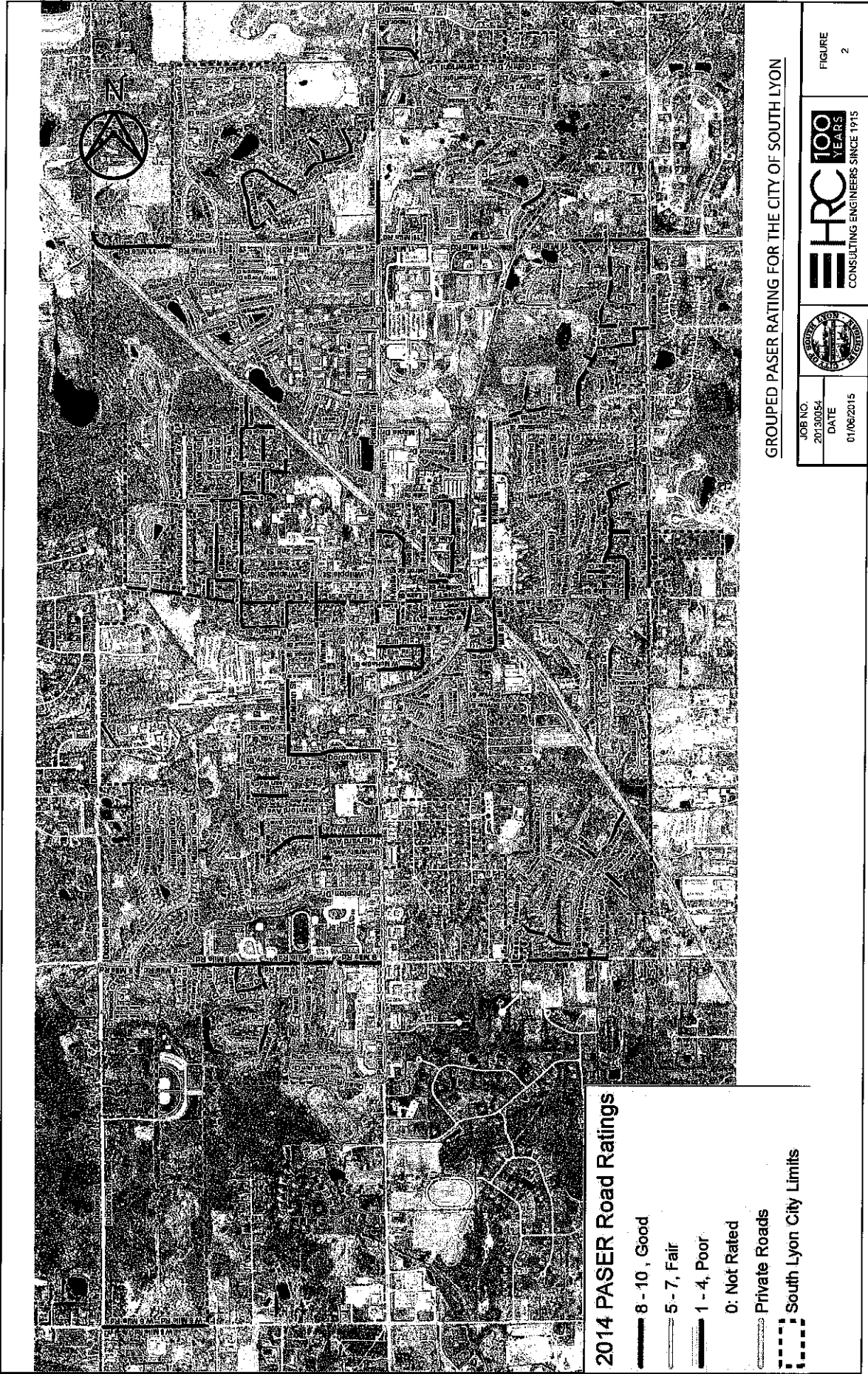


PASER RATING FOR THE CITY OF SOUTH LYON

JOB NO.
20130054
DATE
01/06/2015



HRC 100 YEARS
CONSULTING ENGINEERS SINCE 1915



2014 PASER Road Ratings

- 8 - 10 , Good
- 5 - 7 , Fair
- 1 - 4 , Poor
- 0: Not Rated
- Private Roads
- South Lyon City Limits

GROUPED PASER RATING FOR THE CITY OF SOUTH LYON

JOB NO.
20130054
DATE
01/06/2015



Appendix A- Inventory of City Roads

Surface Rating Report

Sorted by Road Name

PRNo	RoadName	FromDesc	ToDesc	Bmp	Emp	Length	SurfType	SurfSubType	EvalYr	Rating	Act51
683610	2nd St	N Hagadorn St	N Warren St	0	0.207	0.207	Asphalt	Asphalt-Standard	2014		5 City Minor
4407342	9 Mile Rd	Fontaine Trl	Fountain View Ct	4.994	5.127	0.133	Asphalt	Asphalt-Standard	2012		9 City Major
4407342	9 Mile Rd	Fountain View Ct	Swan St	5.127	5.221	0.094	Asphalt	Asphalt-Standard	2012		8 City Major
4407342	9 Mile Rd	Swan St	Brookfield Dr	5.221	5.337	0.116	Asphalt	Asphalt-Standard	2012		9 City Major
4407342	9 Mile Rd	Brookfield Dr		5.337	5.398	0.061	Asphalt	Asphalt-Standard	2012		9 City Major
4407342	9 Mile Rd		Dean Dr	5.398	5.46	0.062	Asphalt	Asphalt-Standard	2012		8 City Major
4407342	9 Mile Rd	Dean Dr	Birchway Ct	5.46	5.531	0.071	Asphalt	Asphalt-Standard	2012		8 City Major
4407342	9 Mile Rd	Birchway Ct	Hidden Creek Dr	5.531	5.69	0.159	Asphalt	Asphalt-Standard	2012		6 City Major
4407342	9 Mile Rd	Hidden Creek Dr	Dixboro Rd	5.69	5.78	0.09	Asphalt	Asphalt-Standard	2012		6 City Major
657603	Abel St	Lafayette		0	0.047	0.047	Asphalt	Asphalt-Standard	2014		3 City Minor
683408	Abel St	N Reese St	Donovan St	0	0.065	0.065	Asphalt	Asphalt-Standard	2014		7 City Minor
657603	Abel St			0.047	0.081	0.034	Asphalt	Asphalt-Standard	2014		3 City Minor
657603	Abel St			0.081	0.152	0.071	Asphalt	Asphalt-Standard	2014		3 City Minor
683410	Ada St	S Hagadorn St	Detroit	0	0.125	0.125	Asphalt	Asphalt-Standard	2014		5 City Minor
4413441	Appaloosa Ct	Saddle Dr	McMunn St	0	0.077	0.077	Asphalt	Asphalt-Standard	2014		4 City Minor
4410720	Arabian Ct	Colt Dr	Dead End or Start	0	0.041	0.041	Asphalt	Asphalt-Standard	2014		4 City Minor
4401136	Arrow Dr	Stoney Dr	Marindale Rd	0	0.041	0.041	Asphalt	Asphalt-Standard	2014		4 City Minor
4414976	Birchway Ct	9 Mile Rd	Dead End or Start	0	0.129	0.129	Asphalt	Asphalt-Standard	2014		6 City Minor
4401097	Brick Ln	Eagle Heights Dr	Stoney Dr	0	0.099	0.099	Asphalt	Asphalt-Standard	2014		4 City Minor
4401181	Brookfield Dr	9 Mile Rd	Dean Dr	0	0.058	0.058	Concrete	Concrete-Standard	2014		4 City Minor
4401181	Brookfield Dr	Dean Dr	NONE	0.058	0.078	0.02	Concrete	Concrete-Standard	2014		4 City Minor
4401181	Brookfield Dr	NONE	Creekview Dr	0.078	0.168	0.09	Concrete	Concrete-Standard	2014		7 City Minor
4401181	Brookfield Dr	Creekview Dr	Roaring Brook Dr	0.168	0.23	0.062	Concrete	Concrete-Standard	2014		4 City Minor
4401181	Brookfield Dr	Roaring Brook Dr	CONCRETE NORTH/ ASPH. SOUTH	0.23	0.253	0.023	Concrete	Concrete-Standard	2014		4 City Minor
4401181	Brookfield Dr	CONCRETE NORTH/ ASPH. SOUTH	Dead End or Start	0.253	0.345	0.092	Asphalt	Asphalt-Standard	2014		5 City Minor
4414966	Brougham Ct	Gentry Dr	Dead End or Start	0	0.061	0.061	Asphalt	Asphalt-Standard	2014		5 City Minor
4414972	Buckboard Cir	Carnegie Trace Blvd & Gentry Dr	Surrey Ln	0	0.142	0.142	Asphalt	Asphalt-Standard	2014		5 City Minor
4414972	Buckboard Cir	Surrey Ln	Hackney Ct	0.142	0.181	0.039	Asphalt	Asphalt-Standard	2014		5 City Minor
4414972	Buckboard Cir	Hackney Ct	Surrey Ln	0.181	0.202	0.021	Asphalt	Asphalt-Standard	2014		5 City Minor
4414972	Buckboard Cir	Surrey Ln	Gentry Dr	0.202	0.397	0.195	Asphalt	Asphalt-Standard	2014		5 City Minor
657510	Calkins St	W Lake St	Whipple St	0	0.05	0.05	Asphalt	Asphalt-Standard	2014		4 City Minor
683502	Cambridge Ave	S Hagadorn St	McMunn St	0	0.131	0.131	Concrete	Concrete-Standard	2014		4 City Minor
4401154	Cambridge Ave	S Hagadorn St	Dead End or Start	0	0.017	0.017	Concrete	Concrete-Standard	2014		4 City Minor
683502	Cambridge Ave	McMunn St	Oxford Ave	0.131	0.209	0.078	Concrete	Concrete-Standard	2014		5 City Minor
4413436	Cantor Ln	Shetland Dr	Horseshoe Dr	0	0.058	0.058	Asphalt	Asphalt-Standard	2014		5 City Minor
4413436	Cantor Ln	Horseshoe Dr	Horseshoe Dr	0.058	0.135	0.077	Asphalt	Asphalt-Standard	2014		5 City Minor
4413436	Cantor Ln	Horseshoe Dr	Polo Dr	0.135	0.194	0.059	Asphalt	Asphalt-Standard	2014		6 City Minor
4413436	Cantor Ln	Polo Dr	Equestrian Dr & Saddle Dr	0.194	0.555	0.361	Asphalt	Asphalt-Standard	2014		5 City Minor
4414964	Carriage Trace Blvd	Saddle Dr	Colt Dr	0.555	0.634	0.079	Asphalt	Asphalt-Standard	2014		5 City Minor
4414964	Carriage Trace Blvd	11 Mile Rd	Gentry Dr & Buckboard Cir	0	0.101	0.101	Asphalt	Asphalt-Standard	2014		5 City Minor
4414969	Cartwright Ct	Coach House Ln & Cartwright Ln	Dead End or Start	0	0.039	0.039	Asphalt	Asphalt-Standard	2014		5 City Minor
4414970	Cartwright Ln	Coach House Ln & Cartwright Ct	Gentry Dr	0	0.18	0.18	Asphalt	Asphalt-Standard	2014		5 City Minor
683505	Center Rdg	S Ridge St	Orchard Rdg	0	0.059	0.059	Asphalt	Asphalt-Standard	2014		3 City Minor
683505	Center Rdg	Orchard Rdg	N Ridge St	0.059	0.184	0.125	Asphalt	Asphalt-Standard	2014		3 City Minor
4414967	Chaise Ct	Gentry Dr	Dead End or Start	0	0.053	0.053	Asphalt	Asphalt-Standard	2014		5 City Minor
683519	Chester Ct	Chester St	Dead End or Start	0	0.051	0.051	Asphalt	Asphalt-Standard	2014		5 City Minor
657905	Chester St	Woodland		0	0.012	0.012	Asphalt	Asphalt-Standard	2014		6 City Minor
657905	Chester St	Chester Ct	Chester Ct	0.012	0.076	0.064	Asphalt	Asphalt-Standard	2014		5 City Minor
657905	Chester St	NEW ASPH EAST	NEW ASPH EAST	0.076	0.136	0.06	Asphalt	Asphalt-Standard	2014		4 City Minor
657905	Chester St	NEW ASPH EAST	N Hagadorn St	0.136	0.157	0.021	Asphalt	Asphalt-Standard	2014		9 City Minor
4410995	Chestnut Ln	Colt Dr	Colt Dr	0	0.343	0.343	Asphalt	Asphalt-Standard	2014		4 City Minor
4414975	Clarks Ct	Princeton Dr	Dead End or Start	0	0.052	0.052	Asphalt	Asphalt-Standard	2014		5 City Minor

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PRNo	RoadName	FromDesc	ToDesc	Bmp	Emp	Length	SurfType	SurfSubType	EvalYr	Rating	Acts1
4414968	Coach House Ln	City/Twp Line	Cartwright Ct & Cartwright Ln	0.127	0.174	0.047	Asphalt	Asphalt-Standard	2014	5	City Minor
4414968	Coach House Ln	Cartwright Ln & Cartwright Ct	Gentry Dr	0.174	0.347	0.173	Asphalt	Asphalt-Standard	2014	5	City Minor
4414968	Coach House Ln	Gentry Dr	Drury Ln	0.347	0.45	0.103	Asphalt	Asphalt-Standard	2014	5	City Minor
4414968	Coach House Ln	Drury Ln	Gentry Dr	0.45	0.58	0.13	Asphalt	Asphalt-Standard	2014	6	City Minor
4411034	Colt Dr	Shetland Dr	Shetland Dr	0	0.215	0.215	Asphalt	Asphalt-Standard	2014	5	City Minor
4411034	Colt Dr	Shetland Dr	Chestnut Ln	0.215	0.317	0.102	Asphalt	Asphalt-Standard	2014	5	City Minor
4411034	Colt Dr	Chestnut Ln	Stable Ln	0.317	0.359	0.042	Asphalt	Asphalt-Standard	2014	4	City Minor
4411034	Colt Dr	Stable Ln	Arabian Ct	0.359	0.396	0.037	Asphalt	Asphalt-Standard	2014	4	City Minor
4411034	Colt Dr	Arabian Ct	Chestnut Ln	0.396	0.462	0.066	Asphalt	Asphalt-Standard	2014	5	City Minor
4411034	Colt Dr	Chestnut Ln	Equestrian Dr	0.462	0.52	0.058	Asphalt	Asphalt-Standard	2014	5	City Minor
4413724	Columbia Dr	Easton Dr	Easton Dr	0	0.156	0.156	Asphalt	Asphalt-Standard	2014	5	City Minor
4413724	Columbia Dr	Easton Dr	Dead End or Start	0.156	0.245	0.089	Asphalt	Asphalt-Standard	2014	5	City Minor
4413439	Corral Ln	Shetland Dr	Polo Dr	0	0.163	0.163	Asphalt	Asphalt-Standard	2014	5	City Minor
683510	Covington St	Mayfair	Norchester St	0	0.153	0.153	Asphalt	Asphalt-Standard	2014	6	City Minor
4404042	Creekview Dr	Roaring Brook Dr	Brookfield Dr	0	0.162	0.162	Concrete	Concrete-Standard	2014	6	City Minor
4414978	Crestwood Ct	Timber Trail Ct	Dead End or Start	0	0.075	0.075	Asphalt	Asphalt-Standard	2014	5	City Minor
4401184	Dean Ct	Dean Dr	Dead End or Start	0	0.063	0.063	Concrete	Concrete-Standard	2014	4	City Minor
4401183	Dean Dr	9 Mile Rd	Dean Ct	0	0.14	0.14	Concrete	Concrete-Standard	2014	6	City Minor
4401183	Dean Dr	Dean Ct	Brookfield Dr	0.14	0.218	0.078	Concrete	Concrete-Standard	2014	8	City Minor
4401095	Deerfield Ct	Stoney Dr	Eagle Heights Dr	0	0.075	0.075	Asphalt	Asphalt-Standard	2014	4	City Minor
4401095	Deerfield Ct	Eagle Heights Dr	Dead End or Start	0.075	0.138	0.063	Asphalt	Asphalt-Standard	2014	5	City Minor
657602	Detroit St	N Lafayette St	N Wells St	0	0.06	0.06	Asphalt	Asphalt-Standard	2014	5	City Major
657602	Detroit St	N Wells St	Pettibone St	0.06	0.074	0.014	Asphalt	Asphalt-Standard	2014	5	City Minor
657602	Detroit St	Pettibone St	N Reese St	0.074	0.145	0.071	Asphalt	Asphalt-Standard	2014	5	City Minor
4411137	Devon Ct	Stratford Dr	Dead End or Start	0	0.029	0.029	Asphalt	Asphalt-Standard	2014	5	City Minor
683419	Donovan St	Lottie St	Abel St	0	0.087	0.087	Asphalt	Asphalt-Standard	2014	2	City Minor
683419	Donovan St	Abel St	Dead End or Start	0.087	0.198	0.111	Asphalt	Asphalt-Standard	2014	3	City Minor
657506	Dorothy St	S Hagadorn St	McMunn St	0	0.125	0.125	Asphalt	Asphalt-Standard	2014	6	City Minor
657506	Dorothy St	McMunn St	S Lafayette St	0.125	0.374	0.249	Asphalt	Asphalt-Standard	2014	4	City Major
4411160	Downey Nest	Eagle Way	Dead End or Start	0	0.048	0.048	Asphalt	Asphalt-Standard	2014	4	City Minor
4414971	Drury Ln	Coach House Ln	Gentry Dr	0	0.179	0.179	Asphalt	Asphalt-Standard	2014	5	City Minor
683604	E Crest Ln	N Crest Ln	Orchard Rdg	0	0.094	0.094	Asphalt	Asphalt-Standard	2014	5	City Minor
683606	E Ridge St	Orchard Rdg	Dead End or Start	0	0.033	0.033	Asphalt	Asphalt-Standard	2014	3	City Minor
4411170	Eagle Crest Dr	E Lake St	Eagle Way	0	0.166	0.166	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Kestrel Ridge Dr	Pepper Dr	0	0.116	0.116	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Pepper Dr	Heights Ct	0.116	0.142	0.026	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Heights Ct	Brick Ln	0.142	0.18	0.038	Asphalt	Asphalt-Standard	2014	3	City Minor
4401090	Eagle Heights Dr	Brick Ln	Fox Ct	0.18	0.242	0.062	Asphalt	Asphalt-Standard	2014	5	City Minor
4401090	Eagle Heights Dr	Fox Ct	Deerfield Ct	0.242	0.316	0.074	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Deerfield Ct	Challenging Trl	0.316	0.38	0.064	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Challenging Trl	Stoney Dr	0.38	0.446	0.066	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Stoney Dr	11 Mile Rd	0.446	0.485	0.039	Asphalt	Asphalt-Standard	2014	5	City Minor
4411169	Eagle Way	E Lake St	Feather Ct	0	0.07	0.07	Asphalt	Asphalt-Standard	2014	4	City Minor
4411169	Eagle Way	Feather Ct	Eagle Crest Dr	0.07	0.11	0.04	Asphalt	Asphalt-Standard	2014	3	City Minor
4411169	Eagle Way	Eagle Crest Dr	Downey Nest	0.11	0.183	0.073	Asphalt	Asphalt-Standard	2014	4	City Minor
4411169	Eagle Way	Downey Nest	Talon Ct	0.183	0.246	0.063	Asphalt	Asphalt-Standard	2014	4	City Minor
4411169	Eagle Way	Talon Ct	Dead End or Start	0.246	0.353	0.107	Asphalt	Asphalt-Standard	2014	3	City Minor
4410318	Eastcreek Dr	S Parkwood Dr	Oak Creek Dr	0	0.057	0.057	Asphalt	Asphalt-Standard	2014	5	City Minor
4410318	Eastcreek Dr	Oak Creek Dr	Dead End or Start	0.057	0.103	0.046	Asphalt	Asphalt-Standard	2014	4	City Minor
4413824	Easton Dr	Columbia Dr	Columbia Dr	0	0.161	0.161	Asphalt	Asphalt-Standard	2014	5	City Minor
4413824	Easton Dr	Columbia Dr	Townsend Dr	0.161	0.239	0.078	Asphalt	Asphalt-Standard	2014	5	City Minor
4413824	Easton Dr	Townsend Dr	Fairhaven Dr	0.239	0.343	0.104	Asphalt	Asphalt-Standard	2014	4	City Minor

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4413824	Easton Dr	Fairhaven Dr	E Lake St	0.343	0.479	0.136	Asphalt	Asphalt-Standard	2014		5 City Minor
4410314	Eaton Ct	Westbrooke Dr	Dead End or Start	0	0.051	0.051	Asphalt	Asphalt-Standard	2014		5 City Minor
657508	Elm Pl	S Lafayette St	Scott St	0	0.125	0.125	Asphalt	Asphalt-Standard	2014		4 City Minor
657508	Elm Pl	Scott St	Dead End or Start	0.125	0.138	0.013	Asphalt	Asphalt-Standard	2014		5 City Minor
4411213	Equestrian Dr	11 Mile Rd	Stable Ln	0	0.052	0.052	Asphalt	Asphalt-Standard	2014		4 City Minor
4411213	Equestrian Dr	Stable Ln	Colt Dr	0.052	0.126	0.074	Asphalt	Asphalt-Standard	2014		5 City Minor
4410313	Essex Dr	9 Mile Rd	Westbrooke Dr	0	0.113	0.113	Asphalt	Asphalt-Standard	2014		5 City Minor
4410316	Fairfield Ct	S Parkwood Dr	Dead End or Start	0	0.048	0.048	Asphalt	Asphalt-Standard	2014		4 City Minor
4413725	Fairhaven Dr	Easton Dr	Dead End or Start	0	0.065	0.065	Asphalt	Asphalt-Standard	2014		5 City Minor
4411253	Feather Ct	Eagle Way	Dead End or Start	0	0.043	0.043	Asphalt	Asphalt-Standard	2014		3 City Minor
4401092	Fox Ct	Eagle Heights Dr	Dead End or Start	0	0.038	0.038	Asphalt	Asphalt-Standard	2014		4 City Minor
4413727	Garfield Dr	Westbrooke Dr	Stratford Dr	0	0.053	0.053	Asphalt	Asphalt-Standard	2014		5 City Minor
4413727	Garfield Dr	Stratford Dr	S Parkwood Dr	0.053	0.119	0.066	Asphalt	Asphalt-Standard	2014		5 City Minor
4414965	Gentry Dr	Carriage Trace Blvd & Buckboard Cir	Brougham Ct	0	0.114	0.114	Asphalt	Asphalt-Standard	2014		4 City Minor
4414965	Gentry Dr	Brougham Ct	Buckboard Cir	0.114	0.226	0.112	Asphalt	Asphalt-Standard	2014		5 City Minor
4414965	Gentry Dr	Buckboard Cir	Chaise Ct	0.226	0.261	0.035	Asphalt	Asphalt-Standard	2014		5 City Minor
4414965	Gentry Dr	Chaise Ct	Coach House Ln	0.261	0.304	0.043	Asphalt	Asphalt-Standard	2014		5 City Minor
4414965	Gentry Dr	Coach House Ln	Drury Ln	0.304	0.379	0.075	Asphalt	Asphalt-Standard	2014		5 City Minor
4414965	Gentry Dr	Drury Ln	Cartwright Ln	0.379	0.604	0.225	Asphalt	Asphalt-Standard	2014		5 City Minor
4414965	Gentry Dr	Cartwright Ln	Coach House Ln	0.604	0.662	0.058	Asphalt	Asphalt-Standard	2014		5 City Minor
683608	Gibson St	Whipple St	Dead End or Start	0	0.151	0.151	Asphalt	Asphalt-Standard	2014		4 City Minor
683609	Godfrey St	N Reese St	Dead End or Start	0	0.05	0.05	Asphalt	Asphalt-Standard	2014		4 City Minor
4401103	Grand Ct	Kestrel Ridge Dr	Dead End or Start	0	0.053	0.053	Asphalt	Asphalt-Standard	2014		5 City Minor
4414973	Hackney Ct	Buckboard Cir	Dead End or Start	0	0.093	0.093	Asphalt	Asphalt-Standard	2014		5 City Minor
657201	Hagadorn Ct	N Ridge St	Dead End or Start	0	0.082	0.082	Asphalt	Asphalt-Standard	2014		3 City Minor
657505	Harvard Ave	Vasser Ave	ASHP EAST - CONC WEST	0	0.158	0.158	Concrete	Concrete-Standard	2014		4 City Minor
657505	Harvard Ave	ASHP EAST - CONC WEST	Oxford Ave	0.158	0.175	0.017	Asphalt	Asphalt-Standard	2014		8 City Minor
657505	Harvard Ave	Oxford Ave	Pontiac Trl	0.175	0.342	0.167	Asphalt	Asphalt-Standard	2014		8 City Minor
683701	Hearthside St	Wellington Dr	Norchester St	0	0.182	0.182	Asphalt	Asphalt-Standard	2014		6 City Minor
4401099	Heights Ct	Eagle Heights Dr	Dead End or Start	0	0.028	0.028	Asphalt	Asphalt-Standard	2014		4 City Minor
4410320	Hidden Creek Dr	9 Mile Rd	Ridgefield Ct	0	0.103	0.103	Asphalt	Asphalt-Standard	2014		5 City Minor
4410320	Hidden Creek Dr	Ridgefield Ct	West Hills Dr	0.103	0.167	0.064	Asphalt	Asphalt-Standard	2014		6 City Minor
4410320	Hidden Creek Dr	West Hills Dr	Wood Run	0.167	0.24	0.073	Asphalt	Asphalt-Standard	2014		6 City Minor
4410320	Hidden Creek Dr	Wood Run	Huntington Dr	0.24	0.3	0.06	Asphalt	Asphalt-Standard	2014		7 City Minor
4410320	Hidden Creek Dr	Huntington Dr	Princeton Dr	0.3	0.385	0.085	Asphalt	Asphalt-Standard	2014		7 City Minor
4410320	Hidden Creek Dr	Princeton Dr	Huntington Dr & Parkridge Dr	0.385	0.575	0.19	Asphalt	Asphalt-Standard	2014		5 City Minor
4410320	Hidden Creek Dr	Huntington Dr	West Hills Cir	0.575	0.623	0.048	Asphalt	Asphalt-Standard	2014		5 City Minor
4410320	Hidden Creek Dr	West Hills Cir	West Hills Dr & West Hills Cir	0.623	0.634	0.011	Asphalt	Asphalt-Standard	2014		4 City Minor
4413437	Horseshoe Dr	Cantor Ln	Cantor Ln	0	0.162	0.162	Asphalt	Asphalt-Standard	2014		5 City Minor
4410324	Huntington Dr	Hidden Creek Dr	Parkridge Dr	0	0.276	0.276	Asphalt	Asphalt-Standard	2014		5 City Minor
683703	Jean Rd	Attribute Change	McMunn St	0.042	0.128	0.086	Asphalt	Asphalt-Standard	2014		5 City Minor
4401098	Kestrel Ridge Dr	N Mill St	ASHP EAST - CONC WEST	0	0.057	0.057	Concrete	Concrete-Standard	2014		5 City Minor
4401098	Kestrel Ridge Dr	ASHP EAST - CONC WEST	Lyon Blvd & Kestrel Ct	0.057	0.098	0.041	Asphalt	Asphalt-Standard	2014		4 City Minor
4401098	Kestrel Ridge Dr	Lyon Blvd & Kestrel Ct	Grand Ct	0.098	0.183	0.085	Asphalt	Asphalt-Standard	2014		3 City Minor
4401098	Kestrel Ridge Dr	Grand Ct	Eagle Heights Dr	0.183	0.249	0.066	Asphalt	Asphalt-Standard	2014		5 City Minor
4401100	Knollwood Cir	Attribute Change	Eagle Heights Dr	0.224	0.276	0.052	Asphalt	Asphalt-Standard	2014		5 City Minor
683704	Lennox St	McMunn St	S Warren St	0	0.082	0.082	Asphalt	Asphalt-Standard	2014		5 City Minor
657604	Lottie St	N Lafayette St	Pettibone St	0	0.073	0.073	Asphalt	Asphalt-Standard	2014		5 City Major
657604	Lottie St	Pettibone St	N Reese St	0.073	0.144	0.071	Asphalt	Asphalt-Standard	2014		6 City Major
657709	Lyon Blvd	N Reese St	Donovan St	0.144	0.207	0.063	Asphalt	Asphalt-Standard	2014		2 City Minor
657709	Lyon Blvd	E Lake St	Lyon Ct	0	0.233	0.233	Asphalt	Asphalt-Standard	2014		6 City Minor
657709	Lyon Blvd	Lyon Ct	Mayfair	0.233	0.318	0.085	Asphalt	Asphalt-Standard	2014		5 City Minor

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PRNo	RoadName	FromDesc	ToDesc	Bmp	Emp	Length	SurfType	SurfSubType	EvalYr	Rating	Act51
657709	Lyon Blvd	Mayfair	Norchester St	0.318	0.481	0.163	Asphalt	Asphalt-Standard	2014		6 City Minor
657709	Lyon Blvd	Norchester St	Attribute Change	0.481	0.51	0.029	Asphalt	Asphalt-Standard	2014		6 City Minor
657709	Lyon Blvd	Lyon Blvd & Kestrel Ridge Dr	Dead End or Start	0.539	0.609	0.07	Asphalt	Asphalt-Standard	2014		4 City Minor
683716	Lyon Ct	Lyon Blvd	Dead End or Start	0	0.052	0.052	Asphalt	Asphalt-Standard	2014		5 City Minor
683726	Lyon Ct	Lyon Blvd	Dead End or Start	0	0.043	0.043	Asphalt	Asphalt-Standard	2014		5 City Minor
683601	Mayfair	Dead End or Start	Lyon Blvd	0	0.033	0.033	Asphalt	Asphalt-Standard	2014		5 City Minor
683601	Mayfair	Lyon Blvd	Covington St	0.033	0.106	0.073	Asphalt	Asphalt-Standard	2014		5 City Minor
683601	Mayfair	Covington St	Wellington Dr	0.106	0.142	0.036	Asphalt	Asphalt-Standard	2014		6 City Minor
657701	McMunn St	Cambridge Ave	Jean Rd	0	0.038	0.038	Concrete	Concrete-Standard	2014		5 City Minor
657701	McMunn St	Jean Rd	Cape Cod Dr	0.038	0.049	0.011	Asphalt	Asphalt-Standard	2014		4 City Minor
657701	McMunn St	Cape Cod Dr	Dorothy St	0.049	0.065	0.016	Asphalt	Asphalt-Standard	2014		5 City Minor
657701	McMunn St	Dorothy St	Ada St	0.065	0.113	0.048	Asphalt	Asphalt-Standard	2014		5 City Minor
657701	McMunn St	Ada St	W McHattie St	0.113	0.174	0.061	Asphalt	Asphalt-Standard	2014		4 City Major
657701	McMunn St	W McHattie St	Lennox St	0.174	0.342	0.168	Asphalt	Asphalt-Standard	2014		3 City Major
657701	McMunn St	Lennox St	W Liberty St	0.342	0.405	0.063	Asphalt	Asphalt-Standard	2014		5 City Major
657701	McMunn St	W Liberty St	W Lake St	0.405	0.469	0.064	Asphalt	Asphalt-Standard	2014		5 City Major
657708	Mill St	South St	E Liberty St	0.469	0.536	0.067	Asphalt	Asphalt-Standard	2014		4 City Major
657708	Mill St	E Liberty St	CSX Transportation	0	0.067	0.067	Asphalt	Asphalt-Standard	2014		4 City Major
657708	Mill St	CSX Transportation	E Lake St	0.067	0.088	0.021	Asphalt	Asphalt-Standard	2014		4 City Major
657708	Mill St	W Crest Ln	E Crest Ln	0.088	0.143	0.055	Asphalt	Asphalt-Standard	2014		3 City Major
683605	N Crest Ln	W Liberty St	N Hagadorn St & W Lake St	0	0.045	0.045	Asphalt	Asphalt-Standard	2014		5 City Minor
657610	N Hagadorn St	W Liberty St	Whipple St	0	0.067	0.067	Asphalt	Asphalt-Standard	2014		3 City Minor
657610	N Hagadorn St	S Hagadorn St & W Lake St	2nd St	0.067	0.128	0.061	Asphalt	Asphalt-Standard	2014		4 City Minor
657610	N Hagadorn St	Whipple St	Chester St	0.128	0.192	0.064	Asphalt	Asphalt-Standard	2014		3 City Minor
657610	N Hagadorn St	2nd St	S Ridge St	0.192	0.35	0.158	Asphalt	Asphalt-Standard	2014		4 City Minor
657610	N Hagadorn St	Chester St	Orchard Rdg	0.35	0.369	0.019	Asphalt	Asphalt-Standard	2014		4 City Minor
657610	N Hagadorn St	S Ridge St	N Ridge St	0.369	0.433	0.064	Asphalt	Asphalt-Standard	2014		4 City Minor
657610	N Hagadorn St	Orchard Rdg	E Lake St	0.433	0.552	0.119	Asphalt	Asphalt-Standard	2014		4 City Minor
657707	N Mill St	E Lake St	Kestrel Ridge Dr	0	0.496	0.496	Concrete	Concrete-Standard	2014		4 City Major
657705	N Reese St	Dead End or Start	E Liberty St	0	0.03	0.03	Asphalt	Asphalt-Standard	2014		8 City Minor
657705	N Reese St	E Liberty St	N Reese St & E Lake St	0.03	0.094	0.064	Asphalt	Asphalt-Standard	2014		5 City Minor
657705	N Reese St	S Reese St & E Lake St	Godfrey St	0.094	0.147	0.053	Asphalt	Asphalt-Standard	2014		7 City Major
657705	N Reese St	Godfrey St	Detroit St	0.147	0.187	0.04	Asphalt	Asphalt-Standard	2014		6 City Major
657705	N Reese St	Detroit St	CSX Transportation	0.187	0.216	0.029	Asphalt	Asphalt-Standard	2014		5 City Major
657705	N Reese St	CSX Transportation	Abel St	0.216	0.282	0.066	Asphalt	Asphalt-Standard	2014		5 City Major
657705	N Reese St	Abel St	Lottie St	0.282	0.368	0.086	Asphalt	Asphalt-Standard	2014		6 City Major
683508	N Ridge St	N Hagadorn St	Hagadorn Ct	0	0.012	0.012	Asphalt	Asphalt-Standard	2014		3 City Minor
683508	N Ridge St	Hagadorn Ct	Center Rdg	0.012	0.058	0.046	Asphalt	Asphalt-Standard	2014		2 City Minor
683508	N Ridge St	Center Rdg	Dead End or Start	0.058	0.086	0.028	Asphalt	Asphalt-Standard	2014		3 City Minor
657704	N Wells St	E Liberty St	E Lake St & N Wells St	0	0.063	0.063	Asphalt	Asphalt-Standard	2014		4 City Major
657704	N Wells St	E Lake St & S Wells St	Detroit St	0.063	0.161	0.098	Concrete	Concrete-Standard	2014		5 City Major
683602	Norchester St	Lyon Blvd	Covington St	0	0.062	0.062	Asphalt	Asphalt-Standard	2014		5 City Minor
683602	Norchester St	Hearthside St	Wellington Dr	0	0.018	0.018	Asphalt	Asphalt-Standard	2014		5 City Minor
4410317	Oak Creek Dr	Covington St	Eastcreek Dr	0.062	0.133	0.071	Asphalt	Asphalt-Standard	2014		6 City Minor
4410317	Oak Creek Dr	Westbrooke Dr & Westbrook Dr	Dead End or Start	0	0.218	0.218	Asphalt	Asphalt-Standard	2014		5 City Minor
683507	Orchard Rdg	Eastcreek Dr	E Crest Ln	0.218	0.316	0.098	Asphalt	Asphalt-Standard	2014		5 City Minor
4401149	Orchard Rdg	W Crest Ln	Dead End or Start	0	0.049	0.049	Asphalt	Asphalt-Standard	2014		5 City Minor
683507	Orchard Rdg	E Crest Ln	N Hagadorn St	0	0.018	0.018	Asphalt	Asphalt-Standard	2014		5 City Minor
683507	Orchard Rdg	N Hagadorn St	Center Rdg	0.049	0.099	0.05	Asphalt	Asphalt-Standard	2014		5 City Minor
683507	Orchard Rdg	Center Rdg	E Ridge St	0.099	0.162	0.063	Asphalt	Asphalt-Standard	2014		5 City Minor
683504	Oxford Ave	University Ave	Harvard Ave	0.162	0.221	0.059	Asphalt	Asphalt-Standard	2014		4 City Minor
683504	Oxford Ave			0	0.059	0.059	Asphalt	Asphalt-Standard	2014		7 City Minor

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PRNo	RoadName	FromDesc	ToDesc	Bmp	Emp	Length	SurfType	SurfSubType	EvalYr	Rating	Act51
4411920	Oxford Ave	University Ave	Dead End or Start	0	0.028	0.028	Asphalt	Asphalt-Standard	2014	5	City Minor
683504	Oxford Ave	Harvard Ave	CONCRETE NORTH - ASPH SOUTH	0.059	0.092	0.033	Asphalt	Asphalt-Standard	2014	8	City Minor
683504	Oxford Ave	Stanford Ave	Cambridge Ave	0.092	0.117	0.025	Concrete	Concrete-Standard	2014	6	City Minor
683504	Oxford Ave	Eagle Heights Dr	Dead End or Start	0.117	0.174	0.057	Concrete	Concrete-Standard	2014	5	City Minor
4401104	Pepper Dr	Lottie St	Dead End or Start	0	0.113	0.113	Asphalt	Asphalt-Standard	2014	5	City Minor
4410659	Pettibone St	Shetland Dr	Dead End or Start	0	0.067	0.067	Asphalt	Asphalt-Standard	2014	5	City Minor
4413438	Polo Dr	Corral Ln	Cantor Ln	0.067	0.273	0.206	Asphalt	Asphalt-Standard	2014	5	City Minor
4410325	Princeton Dr	Hidden Creek	Clarks Ct	0	0.035	0.035	Asphalt	Asphalt-Standard	2014	3	City Minor
4410325	Princeton Dr	Clarks Ct	Clarks Ct	0.035	0.071	0.036	Asphalt	Asphalt-Standard	2014	4	City Minor
4410325	Princeton Dr	Pontiac	Pontiac Trl	0.071	0.274	0.203	Asphalt	Asphalt-Standard	2014	5	City Minor
4412095	Reynold Sweet Pkwy	S Lafayette St	Stryker St	0.274	0.641	0.367	Asphalt	Asphalt-Standard	2014	6	City Minor
4410321	Ridgfield Ct	Hidden Creek Dr	Dead End or Start	0	0.311	0.311	Asphalt	Asphalt-Standard	2012	5	City Major
4401182	Roaring Brook Dr	Creekview Dr	Brookfield Dr	0	0.116	0.116	Concrete	Concrete-Standard	2014	6	City Minor
683501	S Hagadorn St	Dorothy St	Ada St	0	0.061	0.061	Asphalt	Asphalt-Standard	2014	5	City Minor
4401155	S Hagadorn St	Cambridge	Hagadorn	0	0.03	0.03	Concrete	Concrete-Standard	2014	5	City Minor
4401155	S Hagadorn St	N Hagadorn St	Center Rdg	0.03	0.044	0.014	Asphalt	Asphalt-Standard	2014	3	City Minor
683506	S Ridge St	Center Rdg	Dead End or Start	0	0.062	0.062	Asphalt	Asphalt-Standard	2014	3	City Minor
683506	S Ridge St	W McHattie St	Lennox St	0.062	0.094	0.032	Asphalt	Asphalt-Standard	2014	2	City Minor
657702	S Warren St	Lennox St	W Liberty St	0	0.063	0.063	Asphalt	Asphalt-Standard	2014	5	City Major
657702	S Warren St	W Liberty St	N Warren St & W Lake St	0.063	0.128	0.065	Asphalt	Asphalt-Standard	2014	5	City Major
657702	S Warren St	W Lake St & S Warren St	Whipple St	0.128	0.194	0.066	Asphalt	Asphalt-Standard	2014	4	City Major
657702	S Warren St	Whipple St	2nd St	0.194	0.255	0.061	Asphalt	Asphalt-Standard	2014	4	City Major
657702	S Warren St	2nd St	Dead End or Start	0.255	0.318	0.063	Asphalt	Asphalt-Standard	2014	7	City Major
657702	S Warren St	Equestrian Dr	Appaloosa Ct	0.318	0.352	0.034	Asphalt	Asphalt-Standard	2014	6	City Major
4413440	Saddle Dr	Equestrian Dr	Dead End or Start	0	0.068	0.068	Asphalt	Asphalt-Standard	2014	4	City Minor
4413440	Saddle Dr	Appaloosa Ct	Dead End or Start	0.068	0.208	0.14	Asphalt	Asphalt-Standard	2014	4	City Minor
683607	Scott St	E McHattie St	Elm Pl	0	0.062	0.062	Asphalt	Asphalt-Standard	2014	9	City Minor
4412222	Shetland Dr	11 Mile Rd	Colt Dr	0	0.039	0.039	Asphalt	Asphalt-Standard	2014	5	City Minor
4412222	Shetland Dr	Colt Dr	Colt Dr	0.039	0.205	0.166	Asphalt	Asphalt-Standard	2014	5	City Minor
4412222	Shetland Dr	Corral Ln	Polo Dr	0.205	0.295	0.09	Asphalt	Asphalt-Standard	2014	5	City Minor
4412222	Shetland Dr	Corral Ln	Cantor Ln	0.295	0.385	0.09	Asphalt	Asphalt-Standard	2014	5	City Minor
4412222	Shetland Dr	Polo Dr	Dead End or Start	0.385	0.505	0.12	Asphalt	Asphalt-Standard	2014	5	City Minor
4412222	Shetland Dr	Cantor Ln	Garfield Dr	0.505	0.523	0.018	Asphalt	Asphalt-Standard	2014	6	City Minor
4410315	South Parkwood Dr	Westbrooke Dr	Garfield Dr	0	0.197	0.197	Asphalt	Asphalt-Standard	2014	5	City Minor
4410315	South Parkwood Dr	Garfield Dr	Eastcreek Dr	0.197	0.245	0.048	Asphalt	Asphalt-Standard	2014	5	City Minor
4410315	South Parkwood Dr	Eastcreek Dr	Fairfield Ct	0.245	0.257	0.012	Asphalt	Asphalt-Standard	2014	5	City Minor
4410315	South Parkwood Dr	Fairfield Ct	Dead End or Start	0.257	0.403	0.146	Asphalt	Asphalt-Standard	2014	4	City Minor
683707	South St	Stryker St	Mill St	0	0.071	0.071	Asphalt	Asphalt-Standard	2014	4	City Major
4412279	Stable Ln	Colt Dr	Equestrian Dr	0	0.154	0.154	Asphalt	Asphalt-Standard	2014	5	City Minor
683710	Stanford Ave	Vasser Ave	Oxford Ave	0	0.154	0.154	Concrete	Concrete-Standard	2014	5	City Minor
4401156	Stanford Ave	Vasser Ave	Dead End or Start	0	0.03	0.03	Concrete	Concrete-Standard	2014	5	City Minor
4401091	Stoney Dr	Eagle Heights Dr	Deerfield Ct	0	0.191	0.191	Asphalt	Asphalt-Standard	2014	5	City Minor
4401094	Stoney Dr	Eagle Heights Dr	Deerfield Ct	0	0.04	0.04	Asphalt	Asphalt-Standard	2014	5	City Minor
4401091	Stoney Dr	Deerfield Ct	Arrow Dr	0.191	0.259	0.068	Asphalt	Asphalt-Standard	2014	5	City Minor
4401091	Stoney Dr	Arrow Dr	Brick Ln	0.259	0.302	0.043	Asphalt	Asphalt-Standard	2014	4	City Minor
4401091	Stoney Dr	Brick Ln	Dead End or Start	0.302	0.359	0.057	Asphalt	Asphalt-Standard	2014	5	City Minor
4410319	Stratford Dr	Westbrooke Dr	Devon Ct	0	0.065	0.065	Asphalt	Asphalt-Standard	2014	5	City Minor
4410319	Stratford Dr	Devon Ct	Garfield Dr	0.065	0.195	0.13	Asphalt	Asphalt-Standard	2014	5	City Minor
657706	Stryker St	South St	Dead End or Start	0	0.136	0.136	Asphalt	Asphalt-Standard	2014	5	City Minor
4401162	Stryker St	Dead End or Start	Dead End or Start	0.024	0.068	0.044	Asphalt	Asphalt-Standard	2014	5	City Minor

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657706	Stryker St	South St	Reynold Sweet Pkwy	0.136	0.191	0.055	Asphalt	Asphalt-Standard	2014		5 City Major
657706	Stryker St	Reynold Sweet Pkwy	E Liberty St	0.191	0.219	0.028	Asphalt	Asphalt-Standard	2012		4 City Major
657706	Stryker St	E Liberty St	E Lake St	0.219	0.289	0.07	Asphalt	Asphalt-Standard	2012		4 City Major
4414974	Surrey Ln	Buckboard Cir	Buckboard Cir	0	0.235	0.235	Asphalt	Asphalt-Standard	2014		5 City Minor
4412332	Talon Ct	Eagle		0	0.071	0.071	Asphalt	Asphalt-Standard	2014		5 City Minor
4412332	Talon Ct		Martindale Rd	0.071	0.107	0.036	Asphalt	Asphalt-Standard	2014		6 City Minor
4414977	Timber Trail Ct	Dixboro Rd	Crestwood Ct	0	0.043	0.043	Asphalt	Asphalt-Standard	2014		5 City Minor
4413726	Townsend Dr	Crestwood Ct	Dead End or Start	0.043	0.143	0.1	Asphalt	Asphalt-Standard	2014		6 City Minor
634407	University Ave	Easton Dr	Dead End or Start	0	0.105	0.105	Asphalt	Asphalt-Standard	2014		5 City Minor
634407	University Ave	Vasser Ave	CONC EAST-ASPH WEST	0	0.057	0.057	Asphalt	Asphalt-Standard	2014		5 City Minor
634407	University Ave	CONC EAST-ASPH WEST	CONC EAST-CONC WEST	0.057	0.152	0.095	Concrete	Concrete-Standard	2014		5 City Minor
634407	University Ave	ASPH EAST-CONC WEST	Oxford Ave	0.152	0.173	0.021	Asphalt	Asphalt-Standard	2014		7 City Minor
634407	University Ave	Oxford Ave	Oxford Ave	0.173	0.207	0.034	Asphalt	Asphalt-Standard	2014		8 City Minor
634407	University Ave	Oxford Ave	Pontiac Trl	0.207	0.338	0.131	Asphalt	Asphalt-Standard	2014		6 City Minor
683503	Vasser Ave	University Ave	Harvard Ave	0	0.055	0.055	Asphalt	Asphalt-Standard	2014		5 City Minor
683503	Vasser Ave	Stanford Ave	Stanford Ave	0.055	0.114	0.059	Asphalt	Asphalt-Standard	2014		5 City Minor
683503	Vasser Ave	Stanford Ave	CONC SOUTH - ASPH NORTH	0.114	0.155	0.041	Concrete	Concrete-Standard	2014		4 City Minor
683708	W Crest Ln	Orchard Rdg	Stanford Ave	0.155	0.163	0.008	Asphalt	Asphalt-Standard	2014		7 City Minor
657509	W Liberty St	S Hagadorn St	N Crest Ln	0	0.093	0.093	Asphalt	Asphalt-Standard	2014		5 City Minor
657509	W Liberty St	McMunn St	McMunn St	0	0.124	0.124	Asphalt	Asphalt-Standard	2014		3 City Minor
657509	W Liberty St	S Warren St	S Warren St	0.124	0.206	0.082	Asphalt	Asphalt-Standard	2014		5 City Major
657509	W Liberty St	Washington St	Washington St	0.206	0.293	0.087	Asphalt	Asphalt-Standard	2014		5 City Major
657509	W Liberty St	Washington St	E Liberty St & S Lafayette St	0.293	0.372	0.079	Concrete	Concrete-Standard	2014		5 City Major
657509	W Liberty St	S Lafayette St & W Liberty St	S Wells St	0.372	0.432	0.06	Asphalt	Asphalt-Standard	2014		5 City Major
657509	W Liberty St	S Wells St	S Reese St	0.432	0.517	0.085	Asphalt	Asphalt-Standard	2014		5 City Minor
657509	W Liberty St	S Reese St	Reynold Sweet Pkwy	0.517	0.626	0.109	Asphalt	Asphalt-Standard	2014		5 City Minor
657509	W Liberty St	Reynold Sweet Pkwy	Mill St	0.626	0.704	0.078	Asphalt	Asphalt-Standard	2014		6 City Minor
657507	W McHattie St	McMunn St	S Warren St	0	0.082	0.082	Asphalt	Asphalt-Standard	2014		5 City Major
657507	W McHattie St	S Warren St	Washington St	0.082	0.17	0.088	Asphalt	Asphalt-Standard	2014		5 City Major
657507	W McHattie St	Washington St	E McHattie St & S Lafayette St	0.17	0.249	0.079	Asphalt	Asphalt-Standard	2014		5 City Major
657507	W McHattie St	W McHattie St & S Lafayette St	PAV CHANGE	0.249	0.339	0.09	Asphalt	Asphalt-Standard	2014		4 City Minor
657507	W McHattie St	PAV CHANGE	Scott St	0.339	0.372	0.033	Asphalt	Asphalt-Standard	2014		8 City Minor
657703	Washington St	Dead End or Start	W McHattie St	0	0.07	0.07	Asphalt	Asphalt-Standard	2014		4 City Minor
657703	Washington St	W McHattie St	W Liberty St	0.07	0.197	0.127	Asphalt	Asphalt-Standard	2014		5 City Minor
657710	Washington Dr	E Lake St & Brookwood Dr	W Lake St	0.197	0.262	0.065	Concrete	Concrete-Standard	2014		7 City Major
657710	Washington Dr	Winchester St	Winchester St	0	0.118	0.118	Asphalt	Asphalt-Standard	2014		6 City Minor
657710	Washington Dr	Winchester St	Winchester St	0.118	0.28	0.162	Asphalt	Asphalt-Standard	2014		5 City Minor
657710	Washington Dr	Mayfair	Mayfair	0.28	0.323	0.043	Asphalt	Asphalt-Standard	2014		6 City Minor
657710	Washington Dr	Hearthside St	Hearthside St	0.323	0.388	0.065	Asphalt	Asphalt-Standard	2014		6 City Minor
4410326	West Hills Cir	West Hills Dr & Parkridge Dr	Norchester St	0.388	0.462	0.074	Asphalt	Asphalt-Standard	2014		5 City Minor
4410323	West Hills Dr	Hidden Creek Dr	Parkridge Dr	0.462	0.611	0.149	Asphalt	Asphalt-Standard	2014		5 City Minor
4410312	Westbrook Dr	9 Mile Rd	West Hills Cir & Parkridge Dr	0	0.047	0.047	Asphalt	Asphalt-Standard	2014		5 City Minor
4410312	Westbrook Dr	Westbrook Dr & Oak Creek Dr	Westbrook Dr & Oak Creek Dr	0	0.338	0.338	Asphalt	Asphalt-Standard	2014		6 City Minor
4410312	Westbrook Dr	S Parkwood Dr	S Parkwood Dr	0	0.035	0.035	Asphalt	Asphalt-Standard	2014		4 City Minor
4410312	Westbrook Dr	S Parkwood Dr	Stratford Dr	0.035	0.084	0.049	Asphalt	Asphalt-Standard	2014		4 City Minor
4410312	Westbrook Dr	Stratford Dr	Essex Dr	0.084	0.167	0.083	Asphalt	Asphalt-Standard	2014		4 City Minor
4410312	Westbrook Dr	Essex Dr	Eton Ct	0.167	0.247	0.08	Asphalt	Asphalt-Standard	2014		4 City Minor
4410312	Westbrook Dr	Eton Ct	Garfield Dr	0.247	0.39	0.143	Asphalt	Asphalt-Standard	2014		5 City Minor
4410312	Westbrook Dr	Garfield Dr	Dead End or Start	0.39	0.448	0.058	Asphalt	Asphalt-Standard	2014		5 City Minor
657601	Whipple St	Calkins St	Gibson St	0.448	0.707	0.259	Asphalt	Asphalt-Standard	2014		5 City Minor
657601	Whipple St	Gibson St	N Hagadorn St	0	0.022	0.022	Asphalt	Asphalt-Standard	2014		4 City Minor
657601	Whipple St	Gibson St		0.022	0.09	0.068	Asphalt	Asphalt-Standard	2014		4 City Minor

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657601	Whipple St	N Hagadorn St	N Warren St	0.09	0.298	0.208	Asphalt	Asphalt-Standard	2014	5	City Minor
657601	Whipple St	N Warren St	N Lafayette St	0.298	0.463	0.165	Asphalt	Asphalt-Standard	2014	7	City Major
684005	Winchester St	Wellington Dr	Wellington Dr	0	0.234	0.234	Asphalt	Asphalt-Standard	2014	5	City Minor
4410322	Wood Run	Hidden Creek Dr	Dead End or Start	0	0.112	0.112	Asphalt	Asphalt-Standard	2014	6	City Minor

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4407342	9 Mile Rd	Pontiac Trl	Fountain View Ct	4.994	5.127	0.133	Asphalt	Asphalt-Standard	2012	9	City Major
4407342	9 Mile Rd	Swan St	Brookfield Dr	5.221	5.337	0.116	Asphalt	Asphalt-Standard	2012	9	City Major
4407342	9 Mile Rd	Brookfield Dr		5.337	5.398	0.061	Asphalt	Asphalt-Standard	2012	9	City Major
657905	Chester St	NEW ASPH EAST	N Hagadorn St	0.136	0.157	0.021	Asphalt	Asphalt-Standard	2014	9	City Minor
683607	Scott St	E McHattie St	Elm Pl	0	0.062	0.062	Asphalt	Asphalt-Standard	2014	9	City Minor
4407342	9 Mile Rd	Fountain View Ct	Swan St	5.127	5.221	0.094	Asphalt	Asphalt-Standard	2012	8	City Major
4407342	9 Mile Rd		Dean Dr	5.398	5.46	0.062	Asphalt	Asphalt-Standard	2012	8	City Major
4407342	9 Mile Rd		Birchway Ct	5.46	5.531	0.071	Asphalt	Asphalt-Standard	2012	8	City Major
4401183	Dean Dr		Brookfield Dr	0.14	0.218	0.078	Concrete	Concrete-Standard	2014	8	City Minor
657505	Harvard Ave	ASHP EAST - CONC WEST	Oxford Ave	0.158	0.175	0.017	Asphalt	Asphalt-Standard	2014	8	City Minor
657705	N Reese St	Oxford Ave	Pontiac Trl	0.175	0.342	0.167	Asphalt	Asphalt-Standard	2014	8	City Minor
683504	Oxford Ave	Harvard Ave	E Liberty St	0	0.03	0.03	Asphalt	Asphalt-Standard	2014	8	City Minor
634407	University Ave	Oxford Ave	CONCRETE NORTH - ASPH SOUTH	0.059	0.092	0.033	Asphalt	Asphalt-Standard	2014	8	City Minor
657507	W McHattie St	PAV CHANGE	Oxford Ave	0.173	0.207	0.034	Asphalt	Asphalt-Standard	2014	8	City Minor
683408	Abel St	N Reese St	Scott St	0.339	0.372	0.033	Asphalt	Asphalt-Standard	2014	8	City Minor
4401181	Brookfield Dr	NONE	Donovan St	0	0.065	0.065	Asphalt	Asphalt-Standard	2014	7	City Minor
4410320	Hidden Creek Dr	Wood Run	Creekview Dr	0.078	0.168	0.09	Concrete	Concrete-Standard	2014	7	City Minor
4410320	Hidden Creek Dr	Huntington Dr	Huntington Dr	0.24	0.3	0.06	Asphalt	Asphalt-Standard	2014	7	City Minor
657705	N Reese St	Huntington Dr	Princeton Dr	0.3	0.385	0.085	Asphalt	Asphalt-Standard	2014	7	City Minor
683504	Oxford Ave	S Reese St & E Lake St	Godfrey St	0.094	0.147	0.053	Asphalt	Asphalt-Standard	2014	7	City Minor
657702	S Warren St	University Ave	Harvard Ave	0	0.059	0.059	Asphalt	Asphalt-Standard	2014	7	City Minor
634407	University Ave	Whipple St	2nd St	0.255	0.318	0.063	Asphalt	Asphalt-Standard	2014	7	City Major
683503	Vasser Ave	ASHP EAST-CONC WEST	Oxford Ave	0.152	0.173	0.021	Asphalt	Asphalt-Standard	2014	7	City Minor
657703	Washington St	CONC SOUTH - ASPH NORTH	Stanford Ave	0.155	0.163	0.008	Asphalt	Asphalt-Standard	2014	7	City Minor
657601	Whipple St	W Liberty St	W Lake St	0.197	0.262	0.065	Concrete	Concrete-Standard	2014	7	City Minor
4407342	9 Mile Rd	N Warren St	N Lafayette St	0.298	0.463	0.165	Asphalt	Asphalt-Standard	2014	7	City Major
4407342	9 Mile Rd	Birchway Ct	Hidden Creek Dr	5.531	5.69	0.159	Asphalt	Asphalt-Standard	2012	6	City Major
4414976	Birchway Ct	Hidden Creek Dr	Dixboro Rd	5.69	5.78	0.09	Asphalt	Asphalt-Standard	2012	6	City Major
4413436	Cantor Ln	9 Mile Rd	Dead End or Start	0	0.129	0.129	Asphalt	Asphalt-Standard	2014	6	City Minor
657905	Chester St	Horseshoe Dr	Polo Dr	0.135	0.194	0.059	Asphalt	Asphalt-Standard	2014	6	City Minor
4414968	Coach House Ln	Woodland		0	0.012	0.012	Asphalt	Asphalt-Standard	2014	6	City Minor
683510	Covington St	Drury Ln	Gentry Dr	0.45	0.58	0.13	Asphalt	Asphalt-Standard	2014	6	City Minor
4404042	Creekview Dr	Mayfair	Norchester St	0	0.153	0.153	Asphalt	Asphalt-Standard	2014	6	City Minor
4401183	Dean Dr	Roaring Brook Dr	Brookfield Dr	0	0.162	0.162	Concrete	Concrete-Standard	2014	6	City Minor
657506	Dorothy St	9 Mile Rd	Dean Ct	0	0.14	0.14	Concrete	Concrete-Standard	2014	6	City Minor
683701	Hearthside St	S Hagadorn St	McMunn St	0	0.125	0.125	Asphalt	Asphalt-Standard	2014	6	City Minor
4410320	Hidden Creek Dr	Wellington Dr	Norchester St	0	0.182	0.182	Asphalt	Asphalt-Standard	2014	6	City Minor
4410320	Hidden Creek Dr	Ridgefield Ct	West Hills Dr	0.103	0.167	0.064	Asphalt	Asphalt-Standard	2014	6	City Minor
657604	Lottie St	West Hills Dr	Wood Run	0.167	0.24	0.073	Asphalt	Asphalt-Standard	2014	6	City Minor
657709	Lyon Blvd	Pettibone St	N Reese St	0.073	0.144	0.071	Asphalt	Asphalt-Standard	2014	6	City Major
657709	Lyon Blvd	E Lake St	Lyon Ct	0	0.233	0.233	Asphalt	Asphalt-Standard	2014	6	City Minor
657709	Lyon Blvd	Mayfair	Norchester St	0.318	0.481	0.163	Asphalt	Asphalt-Standard	2014	6	City Minor
683601	Mayfair	Norchester St	Attribute Change	0.481	0.51	0.029	Asphalt	Asphalt-Standard	2014	6	City Minor
657705	N Reese St	Covington St	Wellington Dr	0.106	0.142	0.036	Asphalt	Asphalt-Standard	2014	6	City Minor
683604	Oxford Ave	Godfrey St	Detroit St	0.147	0.187	0.04	Asphalt	Asphalt-Standard	2014	6	City Major
4410325	Princeton Dr	Abel St	Lottie St	0.282	0.368	0.086	Asphalt	Asphalt-Standard	2014	6	City Major
4410321	Ridgefield Ct	Covington St	Wellington Dr	0.062	0.133	0.071	Asphalt	Asphalt-Standard	2014	6	City Minor
683501	S Hagadorn St	CONCRETE NORTH - ASPH SOUTH	Stanford Ave	0.092	0.117	0.025	Concrete	Concrete-Standard	2014	6	City Minor
657702	S Warren St	Pontiac	Pontiac Trl	0.274	0.641	0.367	Asphalt	Asphalt-Standard	2014	6	City Minor
		Hidden Creek Dr	Dead End or Start	0	0.035	0.035	Asphalt	Asphalt-Standard	2014	6	City Minor
		Dorothy St	Ada St	0	0.061	0.061	Asphalt	Asphalt-Standard	2014	6	City Minor
		2nd St	Dead End or Start	0.318	0.352	0.034	Asphalt	Asphalt-Standard	2014	6	City Major

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4412222	Shetland Dr	Cantor Ln	Dead End or Start	0.505	0.523	0.018	Asphalt	Asphalt-Standard	2014		6 City Minor
4412332	Talon Ct		Marindale Rd	0.071	0.107	0.036	Asphalt	Asphalt-Standard	2014		6 City Minor
4414777	Timber Trail Ct	Crestwood Ct	Dead End or Start	0.043	0.143	0.1	Asphalt	Asphalt-Standard	2014		6 City Minor
634407	University Ave	Oxford Ave	Pontiac Trl	0.207	0.338	0.131	Asphalt	Asphalt-Standard	2014		6 City Minor
657509	W Liberty St	Reynold Sweet Pkwy	Mill St	0.626	0.704	0.078	Asphalt	Asphalt-Standard	2014		6 City Minor
657710	Wellington Dr	E Lake St & Brookwood Dr	Winchester St	0	0.118	0.118	Asphalt	Asphalt-Standard	2014		6 City Minor
657710	Wellington Dr	Winchester St	Mayfair	0.28	0.323	0.043	Asphalt	Asphalt-Standard	2014		6 City Minor
657710	Wellington Dr	Mayfair	Hearthside St	0.323	0.388	0.065	Asphalt	Asphalt-Standard	2014		6 City Minor
657710	Wellington Dr	Hearthside St	Norchester St	0.388	0.462	0.074	Asphalt	Asphalt-Standard	2014		6 City Minor
4410323	West Hills Dr	Hidden Creek Dr	West Hills Cir & Parkridge Dr	0	0.338	0.338	Asphalt	Asphalt-Standard	2014		6 City Minor
4410322	Wood Run	Hidden Creek Dr	Dead End or Start	0	0.112	0.112	Asphalt	Asphalt-Standard	2014		6 City Minor
683610	2nd St	N Hagadorn St	N Warren St	0	0.207	0.207	Asphalt	Asphalt-Standard	2014		5 City Minor
683410	Ada St	S Hagadorn St	McMunn St	0	0.125	0.125	Asphalt	Asphalt-Standard	2014		5 City Minor
4401181	Brookfield Dr	CONCRETE NORTH/ ASPH. SOUTH	Dead End or Start	0.253	0.345	0.092	Asphalt	Asphalt-Standard	2014		5 City Minor
4414966	Brougham Ct	Gentry Dr	Dead End or Start	0	0.061	0.061	Asphalt	Asphalt-Standard	2014		5 City Minor
4414972	Buckboard Cir	Carriage Trace Blvd & Gentry Dr	Surrey Ln	0	0.142	0.142	Asphalt	Asphalt-Standard	2014		5 City Minor
4414972	Buckboard Cir	Surrey Ln	Hackney Ct	0.142	0.181	0.039	Asphalt	Asphalt-Standard	2014		5 City Minor
4414972	Buckboard Cir	Hackney Ct	Surrey Ln	0.181	0.202	0.021	Asphalt	Asphalt-Standard	2014		5 City Minor
4414972	Buckboard Cir	Surrey Ln	Gentry Dr	0.202	0.397	0.195	Asphalt	Asphalt-Standard	2014		5 City Minor
683502	Cambridge Ave	McMunn St	Oxford Ave	0.131	0.209	0.078	Concrete	Concrete-Standard	2014		5 City Minor
4413436	Cantor Ln	Shetland Dr	Horseshoe Dr	0	0.058	0.058	Asphalt	Asphalt-Standard	2014		5 City Minor
4413436	Cantor Ln	Horseshoe Dr	Horseshoe Dr	0.058	0.135	0.077	Asphalt	Asphalt-Standard	2014		5 City Minor
4413436	Cantor Ln	Polo Dr	Equestrian Dr & Saddle Dr	0.194	0.555	0.361	Asphalt	Asphalt-Standard	2014		5 City Minor
4413436	Cantor Ln	Saddle Dr	Colt Dr	0.555	0.634	0.079	Asphalt	Asphalt-Standard	2014		5 City Minor
4414964	Carriage Trace Blvd	11 Mile Rd	Gentry Dr & Buckboard Cir	0	0.101	0.101	Asphalt	Asphalt-Standard	2014		5 City Minor
4414969	Cartwright Ct	Coach House Ln & Cartwright Ln	Dead End or Start	0	0.039	0.039	Asphalt	Asphalt-Standard	2014		5 City Minor
4414970	Cartwright Ln	Coach House Ln & Cartwright Ct	Gentry Dr	0	0.18	0.18	Asphalt	Asphalt-Standard	2014		5 City Minor
4414957	Chaise Ct	Gentry Dr	Dead End or Start	0	0.053	0.053	Asphalt	Asphalt-Standard	2014		5 City Minor
683519	Chester Ct	Chester St	Dead End or Start	0	0.051	0.051	Asphalt	Asphalt-Standard	2014		5 City Minor
657905	Chester St		Chester Ct	0.012	0.076	0.064	Asphalt	Asphalt-Standard	2014		5 City Minor
4414975	Clarks Ct	Princeton Dr	Dead End or Start	0	0.052	0.052	Asphalt	Asphalt-Standard	2014		5 City Minor
4414968	Coach House Ln	City/Twp Line	Cartwright Ct & Cartwright Ln	0.127	0.174	0.047	Asphalt	Asphalt-Standard	2014		5 City Minor
4414968	Coach House Ln	Cartwright Ln & Cartwright Ct	Gentry Dr	0.174	0.347	0.173	Asphalt	Asphalt-Standard	2014		5 City Minor
4414968	Coach House Ln	Gentry Dr	Drury Ln	0.347	0.45	0.103	Asphalt	Asphalt-Standard	2014		5 City Minor
4411034	Colt Dr	Shetland Dr	Shetland Dr	0	0.215	0.215	Asphalt	Asphalt-Standard	2014		5 City Minor
4411034	Colt Dr	Shetland Dr	Chestnut Ln	0.215	0.317	0.102	Asphalt	Asphalt-Standard	2014		5 City Minor
4411034	Colt Dr	Arabian Ct	Chestnut Ln	0.396	0.462	0.066	Asphalt	Asphalt-Standard	2014		5 City Minor
4411034	Colt Dr	Chestnut Ln	Equestrian Dr	0.462	0.52	0.058	Asphalt	Asphalt-Standard	2014		5 City Minor
4413724	Columbia Dr	Easton Dr	Easton Dr	0	0.156	0.156	Asphalt	Asphalt-Standard	2014		5 City Minor
4413724	Columbia Dr	Easton Dr	Dead End or Start	0.156	0.245	0.089	Asphalt	Asphalt-Standard	2014		5 City Minor
4413439	Corral Ln	Shetland Dr	Polo Dr	0	0.163	0.163	Asphalt	Asphalt-Standard	2014		5 City Minor
4414978	Crestwood Ct	Timber Trail Ct	Dead End or Start	0	0.075	0.075	Asphalt	Asphalt-Standard	2014		5 City Minor
4401095	Deerfield Ct	Eagle Heights Dr	Dead End or Start	0.075	0.138	0.063	Asphalt	Asphalt-Standard	2014		5 City Minor
657602	Detroit St	N Lafayette St	Dead End or Start	0	0.06	0.06	Asphalt	Asphalt-Standard	2014		5 City Minor
657602	Detroit St	N Wells St	N Wells St	0.06	0.074	0.014	Asphalt	Asphalt-Standard	2014		5 City Minor
657602	Detroit St	Pettibone St	Pettibone St	0.074	0.145	0.071	Asphalt	Asphalt-Standard	2014		5 City Minor
4411137	Devon Ct	Straford Dr	Dead End or Start	0	0.029	0.029	Asphalt	Asphalt-Standard	2014		5 City Minor
4414971	Drury Ln	Coach House Ln	Gentry Dr	0	0.179	0.179	Asphalt	Asphalt-Standard	2014		5 City Minor
683604	E Crest Ln	N Crest Ln	Orchard Rdg	0	0.094	0.094	Asphalt	Asphalt-Standard	2014		5 City Minor
4401090	Eagle Heights Dr	Brick Ln	Fox Ct	0.18	0.242	0.082	Asphalt	Asphalt-Standard	2014		5 City Minor
4401090	Eagle Heights Dr	Stoney Dr	11 Mile Rd	0.446	0.485	0.039	Asphalt	Asphalt-Standard	2014		5 City Minor
4410318	Eastcreek Dr	S Parkwood Dr	Oak Creek Dr	0	0.057	0.057	Asphalt	Asphalt-Standard	2014		5 City Minor

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4413824	Easton Dr	Columbia Dr	Columbia Dr	0	0.161	0.161	Asphalt	Asphalt-Standard	2014	5	City Minor
4413824	Easton Dr	Columbia Dr	Townsend Dr	0.161	0.239	0.078	Asphalt	Asphalt-Standard	2014	5	City Minor
4413824	Easton Dr	Fairhaven Dr	E Lake St	0.343	0.479	0.136	Asphalt	Asphalt-Standard	2014	5	City Minor
4410314	Eaton Ct	Westbrooke Dr	Dead End or Start	0	0.051	0.051	Asphalt	Asphalt-Standard	2014	5	City Minor
657508	Elm Pl	Scott St	Dead End or Start	0.125	0.138	0.013	Asphalt	Asphalt-Standard	2014	5	City Minor
4411213	Essexian Dr	Stable Ln	Colt Dr	0.052	0.126	0.074	Asphalt	Asphalt-Standard	2014	5	City Minor
4410313	Essex Dr	9 Mile Rd	Westbrooke Dr	0	0.113	0.113	Asphalt	Asphalt-Standard	2014	5	City Minor
4413725	Fairhaven Dr	Easton Dr	Dead End or Start	0	0.065	0.065	Asphalt	Asphalt-Standard	2014	5	City Minor
4413727	Garfield Dr	Westbrooke Dr	Stratford Dr	0	0.053	0.053	Asphalt	Asphalt-Standard	2014	5	City Minor
4414965	Gentry Dr	Stratford Dr	S Parkwood Dr	0.053	0.119	0.066	Asphalt	Asphalt-Standard	2014	5	City Minor
4414965	Gentry Dr	Brougham Ct	Buckboard Cir	0.114	0.226	0.112	Asphalt	Asphalt-Standard	2014	5	City Minor
4414965	Gentry Dr	Buckboard Cir	Chaise Ct	0.226	0.261	0.035	Asphalt	Asphalt-Standard	2014	5	City Minor
4414965	Gentry Dr	Chaise Ct	Coach House Ln	0.261	0.304	0.043	Asphalt	Asphalt-Standard	2014	5	City Minor
4414965	Gentry Dr	Coach House Ln	Drury Ln	0.304	0.379	0.075	Asphalt	Asphalt-Standard	2014	5	City Minor
4414965	Gentry Dr	Drury Ln	Cartwright Ln	0.379	0.604	0.225	Asphalt	Asphalt-Standard	2014	5	City Minor
4414965	Gentry Dr	Cartwright Ln	Coach House Ln	0.604	0.662	0.058	Asphalt	Asphalt-Standard	2014	5	City Minor
4401103	Grand Ct	Kestrel Ridge Dr	Dead End or Start	0	0.053	0.053	Asphalt	Asphalt-Standard	2014	5	City Minor
4414973	Hackney Ct	Buckboard Cir	Dead End or Start	0	0.093	0.093	Asphalt	Asphalt-Standard	2014	5	City Minor
4410320	Hidden Creek Dr	9 Mile Rd	Ridgefield Ct	0	0.103	0.103	Asphalt	Asphalt-Standard	2014	5	City Minor
4410320	Hidden Creek Dr	Princeton Dr	Huntington Dr & Parkridge Dr	0.385	0.575	0.19	Asphalt	Asphalt-Standard	2014	5	City Minor
4410320	Hidden Creek Dr	Huntington Dr	West Hills Cir	0.575	0.623	0.048	Asphalt	Asphalt-Standard	2014	5	City Minor
4413437	Horseshoe Dr	Cantor Ln	Cantor Ln	0	0.162	0.162	Asphalt	Asphalt-Standard	2014	5	City Minor
4410324	Huntington Dr	Hidden Creek Dr	Parkridge Dr	0	0.276	0.276	Asphalt	Asphalt-Standard	2014	5	City Minor
4401098	Kestrel Ridge Dr	N Mill St	ASPH EAST - CONC WEST	0	0.057	0.057	Concrete	Concrete-Standard	2014	5	City Minor
4401098	Kestrel Ridge Dr	Grand Ct	Eagle Heights Dr	0.183	0.249	0.066	Asphalt	Asphalt-Standard	2014	5	City Minor
4401100	Knollwood Cir	Attribute Change	Eagle Heights Dr	0.224	0.276	0.052	Asphalt	Asphalt-Standard	2014	5	City Minor
657704	Lennox St	McMunn St	S Warren St	0	0.082	0.082	Asphalt	Asphalt-Standard	2014	5	City Minor
657604	Lottie St	N Lafayette St	Pettibone St	0	0.073	0.073	Asphalt	Asphalt-Standard	2014	5	City Minor
657709	Lyon Blvd	Lyon Ct	Mayfair	0.233	0.318	0.085	Asphalt	Asphalt-Standard	2014	5	City Minor
683716	Lyon Ct	Lyon Blvd	Dead End or Start	0	0.052	0.052	Asphalt	Asphalt-Standard	2014	5	City Minor
683726	Lyon Ct	Lyon Blvd	Dead End or Start	0	0.043	0.043	Asphalt	Asphalt-Standard	2014	5	City Minor
683601	Mayfair	Dead End or Start	Lyon Blvd	0	0.033	0.033	Asphalt	Asphalt-Standard	2014	5	City Minor
683601	Mayfair	Lyon Blvd	Covington St	0.033	0.106	0.073	Asphalt	Asphalt-Standard	2014	5	City Minor
657701	McMunn St	Cambridge Ave		0	0.038	0.038	Concrete	Concrete-Standard	2014	5	City Minor
657701	McMunn St	Jean Rd	Cape Cod Dr	0.049	0.065	0.016	Asphalt	Asphalt-Standard	2014	5	City Minor
657701	McMunn St	Cape Cod Dr	Dorothy St	0.065	0.113	0.048	Asphalt	Asphalt-Standard	2014	5	City Minor
657701	McMunn St	W McHattie St	Lennox St	0.342	0.405	0.063	Asphalt	Asphalt-Standard	2014	5	City Minor
657701	McMunn St	Lennox St	W Liberty St	0.405	0.469	0.064	Asphalt	Asphalt-Standard	2014	5	City Major
683605	N Crest Ln	W Crest Ln	E Crest Ln	0	0.045	0.045	Asphalt	Asphalt-Standard	2014	5	City Minor
657705	N Reese St	E Liberty St	N Reese St & E Lake St	0.03	0.094	0.064	Asphalt	Asphalt-Standard	2014	5	City Minor
657705	N Reese St	Detroit St	CSX Transportation	0.187	0.216	0.029	Asphalt	Asphalt-Standard	2014	5	City Minor
657705	N Reese St	CSX Transportation	Abel St	0.216	0.282	0.066	Asphalt	Asphalt-Standard	2014	5	City Major
657704	N Wells St	E Lake St & S Wells St	Detroit St	0.063	0.161	0.098	Concrete	Concrete-Standard	2014	5	City Major
683602	Norchester St	Lyon Blvd	Covington St	0	0.062	0.062	Asphalt	Asphalt-Standard	2014	5	City Minor
683702	Norchester St	Hearthside St		0	0.018	0.018	Asphalt	Asphalt-Standard	2014	5	City Minor
4410317	Oak Creek Dr	Westbrooke Dr & Westbrooke Dr	Eastcreek Dr	0	0.218	0.218	Asphalt	Asphalt-Standard	2014	5	City Minor
4410317	Oak Creek Dr	Eastcreek Dr	Dead End or Start	0	0.316	0.098	Asphalt	Asphalt-Standard	2014	5	City Minor
683507	Orchard Rdg	W Crest Ln	E Crest Ln	0	0.049	0.049	Asphalt	Asphalt-Standard	2014	5	City Minor
4401149	Orchard Rdg	W Crest Ln	Dead End or Start	0	0.018	0.018	Asphalt	Asphalt-Standard	2014	5	City Minor
683507	Orchard Rdg	E Crest Ln	N Hagadorn St	0.049	0.099	0.05	Asphalt	Asphalt-Standard	2014	5	City Minor
683507	Orchard Rdg	N Hagadorn St	Center Rdg	0.099	0.162	0.063	Asphalt	Asphalt-Standard	2014	5	City Minor
4411920	Oxford Ave	University Ave	Dead End or Start	0	0.028	0.028	Asphalt	Asphalt-Standard	2014	5	City Minor

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683504	Oxford Ave	Stanford Ave	Cambridge Ave	0.117	0.174	0.057	Concrete	Concrete-Standard	2014	5	City Minor
4401104	Pepper Dr	Eagle Heights Dr	Dead End or Start	0	0.113	0.113	Asphalt	Asphalt-Standard	2014	5	City Minor
4410659	Pettibone St	Lottie St	Dead End or Start	0	0.08	0.08	Asphalt	Asphalt-Standard	2014	5	City Minor
4413438	Polo Dr	Shetland Dr	Corral Ln	0	0.067	0.067	Asphalt	Asphalt-Standard	2014	5	City Minor
4413438	Polo Dr	Corral Ln	Cantor Ln	0.067	0.273	0.206	Asphalt	Asphalt-Standard	2014	5	City Minor
4410325	Princeton Dr	Clarks Ct		0.071	0.271	0.203	Asphalt	Asphalt-Standard	2014	5	City Minor
4412095	Reynold Sweet Pkwy	S Lafayette St	Stryker St	0	0.311	0.311	Asphalt	Asphalt-Standard	2012	5	City Major
4401182	Roaring Brook Dr	Creekview Dr	Brookfield Dr	0	0.116	0.116	Concrete	Concrete-Standard	2014	5	City Minor
4401155	S Hagadorn St	Cambridge		0	0.03	0.03	Concrete	Concrete-Standard	2014	5	City Minor
657702	S Warren St	W McHattie St	Lennox St	0.063	0.128	0.063	Asphalt	Asphalt-Standard	2014	5	City Major
657702	S Warren St	Lennox St	W Liberty St	0	0.039	0.065	Asphalt	Asphalt-Standard	2014	5	City Major
4412222	Shetland Dr	11 Mile Rd	Colt Dr	0.039	0.205	0.166	Asphalt	Asphalt-Standard	2014	5	City Minor
4412222	Shetland Dr	Colt Dr	Colt Dr	0.295	0.385	0.09	Asphalt	Asphalt-Standard	2014	5	City Minor
4412222	Shetland Dr	Colt Dr	Corral Ln	0.385	0.505	0.12	Asphalt	Asphalt-Standard	2014	5	City Minor
4412222	Shetland Dr	Polo Dr	Cantor Ln	0	0.197	0.197	Asphalt	Asphalt-Standard	2014	5	City Minor
4410315	South Parkwood Dr	Westbrooke Dr	Garfield Dr	0.197	0.245	0.048	Asphalt	Asphalt-Standard	2014	5	City Minor
4410315	South Parkwood Dr	Garfield Dr	Eastcreek Dr	0.245	0.257	0.012	Asphalt	Asphalt-Standard	2014	5	City Minor
4412279	Stable Ln	Colt Dr	Fairfield Ct	0	0.154	0.154	Asphalt	Asphalt-Standard	2014	5	City Minor
683710	Stanford Ave	Vasser Ave	Equestrian Dr	0	0.154	0.154	Concrete	Concrete-Standard	2014	5	City Minor
4401156	Stanford Ave	Vasser Ave	Oxford Ave	0	0.03	0.03	Concrete	Concrete-Standard	2014	5	City Minor
4401091	Stoney Dr	Eagle Heights Dr	Dead End or Start	0	0.191	0.191	Asphalt	Asphalt-Standard	2014	5	City Minor
4401094	Stoney Dr	Eagle Heights Dr	Deerfield Ct	0	0.04	0.04	Asphalt	Asphalt-Standard	2014	5	City Minor
4401091	Stoney Dr	Deerfield Ct	Dead End or Start	0.191	0.259	0.068	Asphalt	Asphalt-Standard	2014	5	City Minor
4401091	Stoney Dr	Brick Ln	Arrow Dr	0.302	0.359	0.057	Asphalt	Asphalt-Standard	2014	5	City Minor
4410319	Straford Dr	Westbrooke Dr	Devon Ct	0	0.065	0.065	Asphalt	Asphalt-Standard	2014	5	City Minor
4410319	Straford Dr	Devon Ct	Garfield Dr	0.065	0.195	0.13	Asphalt	Asphalt-Standard	2014	5	City Minor
657706	Stryker St		South St	0	0.136	0.136	Asphalt	Asphalt-Standard	2014	5	City Minor
4401162	Stryker St		Dead End or Start	0.024	0.068	0.044	Asphalt	Asphalt-Standard	2014	5	City Minor
657706	Stryker St		Reynold Sweet Pkwy	0.136	0.191	0.055	Asphalt	Asphalt-Standard	2014	5	City Major
4414974	Surrey Ln		Buckboard Cir	0	0.235	0.235	Asphalt	Asphalt-Standard	2014	5	City Minor
4412332	Talon Ct	Eagle		0	0.071	0.071	Asphalt	Asphalt-Standard	2014	5	City Minor
4414977	Timber Trail Ct	Dixboro Rd	Crestwood Ct	0	0.043	0.043	Asphalt	Asphalt-Standard	2014	5	City Minor
4413726	Townsend Dr	Easton Dr	Dead End or Start	0	0.105	0.105	Asphalt	Asphalt-Standard	2014	5	City Minor
634407	University Ave	Vasser Ave	CONC EAST-ASPH WEST	0	0.057	0.057	Asphalt	Asphalt-Standard	2014	5	City Minor
634407	University Ave	CONC EAST-ASPH WEST	ASPH EAST-CONC WEST	0.057	0.152	0.095	Concrete	Concrete-Standard	2014	5	City Minor
683503	Vasser Ave	University Ave	Harvard Ave	0	0.055	0.055	Asphalt	Asphalt-Standard	2014	5	City Minor
683503	Vasser Ave	Harvard Ave	Stanford Ave	0.055	0.114	0.059	Asphalt	Asphalt-Standard	2014	5	City Minor
683708	W Crest Ln	Orchard Rdg	N Crest Ln	0	0.093	0.093	Asphalt	Asphalt-Standard	2014	5	City Minor
657509	W Liberty St	McMunn St	S Warren St	0.124	0.206	0.082	Asphalt	Asphalt-Standard	2014	5	City Minor
657509	W Liberty St	S Warren St	Washington St	0.206	0.293	0.087	Asphalt	Asphalt-Standard	2014	5	City Major
657509	W Liberty St	Washington St	E Liberty St & S Lafayette St	0.293	0.372	0.079	Concrete	Concrete-Standard	2014	5	City Major
657509	W Liberty St	S Lafayette St & W Liberty St	S Wells St	0.372	0.432	0.06	Asphalt	Asphalt-Standard	2014	5	City Major
657509	W Liberty St	S Wells St	S Reese St	0.432	0.517	0.085	Asphalt	Asphalt-Standard	2014	5	City Minor
657509	W Liberty St	S Reese St	Reynold Sweet Pkwy	0.517	0.626	0.109	Asphalt	Asphalt-Standard	2014	5	City Minor
657507	W McHattie St	McMunn St	S Warren St	0	0.082	0.082	Asphalt	Asphalt-Standard	2014	5	City Major
657507	W McHattie St	S Warren St	Washington St	0.082	0.17	0.088	Asphalt	Asphalt-Standard	2014	5	City Major
657507	W McHattie St	Washington St	E McHattie St & S Lafayette St	0.17	0.249	0.079	Asphalt	Asphalt-Standard	2014	5	City Major
657703	Washington St	W McHattie St	W Liberty St	0.07	0.197	0.127	Asphalt	Asphalt-Standard	2014	5	City Minor
657710	Wellington Dr	Winchester St	Winchester St	0.118	0.28	0.162	Asphalt	Asphalt-Standard	2014	5	City Minor
657710	Wellington Dr	Wellington Dr		0.462	0.611	0.149	Asphalt	Asphalt-Standard	2014	5	City Minor

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PRNo	RoadName	FromDesc	ToDesc	Bmp	Emp	Length	SurfType	SurfSubType	EvalYr	Rating	Act51
4410326	West Hills Cir	West Hills Dr & Parkridge Dr	Parkridge Dr	0	0.047	0.047	Asphalt	Asphalt-Standard	2014	5	City Minor
4410312	Westbrook Dr	Essex Dr	Eton Ct	0.247	0.39	0.143	Asphalt	Asphalt-Standard	2014	5	City Minor
4410312	Westbrook Dr	Eton Ct	Garfield Dr	0.39	0.448	0.058	Asphalt	Asphalt-Standard	2014	5	City Minor
4410312	Westbrook Dr	Garfield Dr	Dead End or Start	0.448	0.707	0.259	Asphalt	Asphalt-Standard	2014	5	City Minor
657601	Whipple St	N Hagadorn St	N Warren St	0.09	0.298	0.208	Asphalt	Asphalt-Standard	2014	5	City Minor
684005	Winchester St	Wellington Dr	Wellington Dr	0	0.234	0.234	Asphalt	Asphalt-Standard	2014	5	City Minor
4413441	Appaloosa Ct	Saddle Dr	Dead End or Start	0	0.077	0.077	Asphalt	Asphalt-Standard	2014	4	City Minor
4410720	Araban Ct	Colt Dr	Dead End or Start	0	0.041	0.041	Asphalt	Asphalt-Standard	2014	4	City Minor
4401136	Arrow Dr	Stoney Dr	Martindale Rd	0	0.041	0.041	Asphalt	Asphalt-Standard	2014	4	City Minor
4401181	Brookfield Dr	Eagle Heights Dr	Stoney Dr	0	0.099	0.099	Asphalt	Asphalt-Standard	2014	4	City Minor
4401181	Brookfield Dr	Dean Dr	Dean Dr	0	0.058	0.058	Concrete	Concrete-Standard	2014	4	City Minor
4401181	Brookfield Dr	Dean Dr	NONE	0.058	0.078	0.02	Concrete	Concrete-Standard	2014	4	City Minor
4401181	Brookfield Dr	Creekview Dr	Roaring Brook Dr	0.168	0.23	0.062	Concrete	Concrete-Standard	2014	4	City Minor
4401181	Brookfield Dr	Roaring Brook Dr	CONCRETE NORTH/ ASPH. SOUTH	0.23	0.253	0.023	Concrete	Concrete-Standard	2014	4	City Minor
657510	Calkins St	W Lake St	Whipple St	0	0.05	0.05	Asphalt	Asphalt-Standard	2014	4	City Minor
683502	Cambridge Ave	S Hagadorn St	McMunn St	0	0.131	0.131	Concrete	Concrete-Standard	2014	4	City Minor
4401154	Cambridge Ave	S Hagadorn St	Dead End or Start	0	0.017	0.017	Concrete	Concrete-Standard	2014	4	City Minor
657905	Chester St	Chester Ct	NEW ASPH EAST	0.076	0.136	0.06	Asphalt	Asphalt-Standard	2014	4	City Minor
4410995	Chestnut Ln	Colt Dr	Colt Dr	0	0.343	0.343	Asphalt	Asphalt-Standard	2014	4	City Minor
4411034	Colt Dr	Chestnut Ln	Stable Ln	0.317	0.359	0.042	Asphalt	Asphalt-Standard	2014	4	City Minor
4411034	Colt Dr	Stable Ln	Arabian Ct	0.359	0.396	0.037	Asphalt	Asphalt-Standard	2014	4	City Minor
4401184	Dean Ct	Dean Dr	Dead End or Start	0	0.063	0.063	Concrete	Concrete-Standard	2014	4	City Minor
4401095	Deerfield Ct	Stoney Dr	Eagle Heights Dr	0	0.075	0.075	Asphalt	Asphalt-Standard	2014	4	City Minor
657506	Dorothy St	McMunn St	S Lafayette St	0.125	0.374	0.249	Asphalt	Asphalt-Standard	2014	4	City Minor
4411160	Downey Nest	Eagle Way	Dead End or Start	0	0.048	0.048	Asphalt	Asphalt-Standard	2014	4	City Minor
4411170	Eagle Crest Dr	E Lake St	Eagle Way	0	0.166	0.166	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Kestrel Ridge Dr	Pepper Dr	0	0.116	0.116	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Pepper Dr	Heights Ct	0.116	0.142	0.026	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Fox Ct	Deerfield Ct	0.242	0.316	0.074	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Deerfield Ct	Challenging Trl	0.316	0.38	0.064	Asphalt	Asphalt-Standard	2014	4	City Minor
4401090	Eagle Heights Dr	Challenging Trl	Stoney Dr	0.38	0.446	0.066	Asphalt	Asphalt-Standard	2014	4	City Minor
4411169	Eagle Way	E Lake St	Feather Ct	0	0.07	0.07	Asphalt	Asphalt-Standard	2014	4	City Minor
4411169	Eagle Way	Eagle Crest Dr	Downey Nest	0.11	0.183	0.073	Asphalt	Asphalt-Standard	2014	4	City Minor
4411169	Eagle Way	Downey Nest	Talon Ct	0.183	0.246	0.063	Asphalt	Asphalt-Standard	2014	4	City Minor
4410318	Eastcreek Dr	Oak Creek Dr	Dead End or Start	0.057	0.103	0.046	Asphalt	Asphalt-Standard	2014	4	City Minor
4413824	Easton Dr	Townsend Dr	Fairhaven Dr	0.239	0.343	0.104	Asphalt	Asphalt-Standard	2014	4	City Minor
657508	Elm Pl	S Lafayette St	Scott St	0	0.125	0.125	Asphalt	Asphalt-Standard	2014	4	City Minor
4411213	Equestrian Dr	11 Mile Rd	Stable Ln	0	0.052	0.052	Asphalt	Asphalt-Standard	2014	4	City Minor
4410316	Fairfield Ct	S Parkwood Dr	Dead End or Start	0	0.048	0.048	Asphalt	Asphalt-Standard	2014	4	City Minor
4401092	Fox Ct	Eagle Heights Dr	Dead End or Start	0	0.038	0.038	Asphalt	Asphalt-Standard	2014	4	City Minor
4414965	Gentry Dr	Carriage Trace Blvd & Buckboard Cir	Brougham Ct	0	0.114	0.114	Asphalt	Asphalt-Standard	2014	4	City Minor
683608	Gibson St	Whipple St	Dead End or Start	0	0.151	0.151	Asphalt	Asphalt-Standard	2014	4	City Minor
683609	Godfrey St	N Reese St	Dead End or Start	0	0.05	0.05	Asphalt	Asphalt-Standard	2014	4	City Minor
657505	Harvard Ave	Vasser Ave	ASHP EAST - CONC WEST	0	0.158	0.158	Concrete	Concrete-Standard	2014	4	City Minor
4401099	Heights Ct	Eagle Heights Dr	Dead End or Start	0	0.028	0.028	Asphalt	Asphalt-Standard	2014	4	City Minor
4410320	Hidden Creek Dr	West Hills Cir	West Hills Dr & West Hills Cir	0.623	0.634	0.011	Asphalt	Asphalt-Standard	2014	4	City Minor
4401098	Kestrel Ridge Dr	ASP EAST - CONC WEST	Lyon Blvd & Kestrel Ct	0.057	0.098	0.041	Asphalt	Asphalt-Standard	2014	4	City Minor
657709	Lyon Blvd	Lyon Blvd & Kestrel Ridge Dr	Dead End or Start	0.539	0.609	0.07	Asphalt	Asphalt-Standard	2014	4	City Minor
657701	McMunn St	Dorothy St	Jean Rd	0.038	0.049	0.011	Asphalt	Asphalt-Standard	2014	4	City Minor
657701	McMunn St	W Liberty St	Ada St	0.113	0.174	0.061	Asphalt	Asphalt-Standard	2014	4	City Minor
657701	McMunn St	South St	W Lake St	0.469	0.536	0.067	Asphalt	Asphalt-Standard	2014	4	City Major
657708	Mill St		E Liberty St	0	0.067	0.067	Asphalt	Asphalt-Standard	2014	4	City Major

Surface Rating Report

Sorted by PASER Rating

PRNo	RoadName	FromDesc	ToDesc	Bmp	Emp	Length	SurfType	SurfSubType	EvalYr	Rating	Act51
657708	Mill St	E Liberty St	CSX Transportation	0.067	0.088	0.021	Asphalt	Asphalt-Standard	2014	4	City Major
657610	N Hagadorn St	S Hagadorn St & W Lake St	Whipple St	0.067	0.128	0.061	Asphalt	Asphalt-Standard	2014	4	City Minor
657610	N Hagadorn St	Chester St	S Ridge St	0.35	0.369	0.019	Asphalt	Asphalt-Standard	2014	4	City Minor
657610	N Hagadorn St	S Ridge St	Orchard Rdg	0.369	0.433	0.064	Asphalt	Asphalt-Standard	2014	4	City Minor
657610	N Hagadorn St	Orchard Rdg	N Ridge St	0.433	0.552	0.119	Asphalt	Asphalt-Standard	2014	4	City Minor
657707	N Mill St	E Lake St	Kestrel Ridge Dr	0	0.496	0.063	Concrete	Concrete-Standard	2014	4	City Major
657704	N Wells St	E Liberty St	E Lake St & N Wells St	0	0.063	0.063	Asphalt	Asphalt-Standard	2014	4	City Major
683507	Orchard Rdg	Center Rdg	E Ridge St	0.162	0.221	0.059	Asphalt	Asphalt-Standard	2014	4	City Major
4410325	Princeton Dr		Clarks Ct	0.035	0.071	0.036	Asphalt	Asphalt-Standard	2014	4	City Minor
657702	S Warren St	W Liberty St	N Warren St & W Lake St	0.128	0.194	0.066	Asphalt	Asphalt-Standard	2014	4	City Major
657702	S Warren St	W Lake St & S Warren St	Whipple St	0.194	0.255	0.061	Asphalt	Asphalt-Standard	2014	4	City Major
4413440	Saddle Dr	Equestrian Dr	Appaloosa Ct	0	0.068	0.068	Asphalt	Asphalt-Standard	2014	4	City Minor
4413440	Saddle Dr	Appaloosa Ct	Dead End or Start	0.068	0.208	0.14	Asphalt	Asphalt-Standard	2014	4	City Minor
4410315	South Parkwood Dr	Fairfield Ct	Dead End or Start	0.257	0.403	0.146	Asphalt	Asphalt-Standard	2014	4	City Minor
683707	South St	Stryker St	Mill St	0	0.071	0.071	Asphalt	Asphalt-Standard	2014	4	City Minor
4401091	Stoney Dr	Arrow Dr	Brick Ln	0.259	0.302	0.043	Asphalt	Asphalt-Standard	2014	4	City Major
657706	Stryker St	Reynold Sweet Pkwy	E Liberty St	0.191	0.219	0.028	Asphalt	Asphalt-Standard	2014	4	City Minor
657706	Stryker St	E Liberty St	E Lake St	0.219	0.289	0.07	Asphalt	Asphalt-Standard	2012	4	City Major
683503	Vasser Ave	Stanford Ave	CONC SOUTH - ASPH NORTH	0.114	0.155	0.041	Concrete	Concrete-Standard	2012	4	City Major
657507	W McHattie St	W McHattie St & S Lafayette St	PAV CHANGE	0.249	0.339	0.09	Asphalt	Asphalt-Standard	2014	4	City Minor
657703	Washington St	Dead End or Start	W McHattie St	0	0.07	0.07	Asphalt	Asphalt-Standard	2014	4	City Minor
4410312	Westbrook Dr	9 Mile Rd	Westbrooke Dr & Oak Creek Dr	0	0.035	0.035	Asphalt	Asphalt-Standard	2014	4	City Minor
4410312	Westbrook Dr	Westbrook Dr & Oak Creek Dr	S Parkwood Dr	0.035	0.084	0.049	Asphalt	Asphalt-Standard	2014	4	City Minor
4410312	Westbrook Dr	S Parkwood Dr	Stratford Dr	0.084	0.167	0.083	Asphalt	Asphalt-Standard	2014	4	City Minor
4410312	Westbrook Dr	Stratford Dr	Essex Dr	0.167	0.247	0.08	Asphalt	Asphalt-Standard	2014	4	City Minor
657601	Whipple St	Calkins St	Gibson St	0	0.022	0.022	Asphalt	Asphalt-Standard	2014	4	City Minor
657601	Whipple St	Gibson St	N Hagadorn St	0.022	0.09	0.068	Asphalt	Asphalt-Standard	2014	4	City Minor
657603	Abel St	Lafayette		0	0.047	0.047	Asphalt	Asphalt-Standard	2014	3	City Minor
657603	Abel St			0.047	0.081	0.034	Asphalt	Asphalt-Standard	2014	3	City Minor
657603	Abel St			0.081	0.152	0.071	Asphalt	Asphalt-Standard	2014	3	City Minor
683505	Center Rdg	S Ridge St	Orchard Rdg	0	0.059	0.059	Asphalt	Asphalt-Standard	2014	3	City Minor
683505	Center Rdg	Orchard Rdg	N Ridge St	0.059	0.184	0.125	Asphalt	Asphalt-Standard	2014	3	City Minor
683419	Donovan St	Abel St	Dead End or Start	0.087	0.198	0.111	Asphalt	Asphalt-Standard	2014	3	City Minor
683606	E Ridge St	Orchard Rdg	Dead End or Start	0	0.033	0.033	Asphalt	Asphalt-Standard	2014	3	City Minor
4401090	Eagle Heights Dr	Heights Ct	Brick Ln	0.142	0.18	0.038	Asphalt	Asphalt-Standard	2014	3	City Minor
4411169	Eagle Way	Feather Ct	Eagle Crest Dr	0.07	0.11	0.04	Asphalt	Asphalt-Standard	2014	3	City Minor
4411169	Eagle Way	Talon Ct	Dead End or Start	0.246	0.353	0.107	Asphalt	Asphalt-Standard	2014	3	City Minor
4411253	Feather Ct	N Ridge St	Dead End or Start	0	0.043	0.043	Asphalt	Asphalt-Standard	2014	3	City Minor
657201	Hagadorn Ct	Eagle Way	Dead End or Start	0.042	0.128	0.082	Asphalt	Asphalt-Standard	2014	3	City Minor
683703	Jean Rd	Attribute Change	McMunn St	0.098	0.183	0.085	Asphalt	Asphalt-Standard	2014	3	City Minor
4401098	Kestrel Ridge Dr	Lyon Blvd & Kestrel Ct	Grand Ct	0.174	0.342	0.168	Asphalt	Asphalt-Standard	2014	3	City Minor
657701	McMunn St	Ada St	W McHattie St	0.088	0.143	0.055	Asphalt	Asphalt-Standard	2014	3	City Major
657708	Mill St	CSX Transportation	E Lake St	0	0.067	0.067	Asphalt	Asphalt-Standard	2014	3	City Minor
657610	N Hagadorn St	W Liberty St	N Hagadorn St & W Lake St	0.128	0.192	0.064	Asphalt	Asphalt-Standard	2014	3	City Minor
657610	N Hagadorn St	Whipple St	2nd St	0.192	0.35	0.158	Asphalt	Asphalt-Standard	2014	3	City Minor
657610	N Hagadorn St	Whipple St	Chester St	0	0.012	0.012	Asphalt	Asphalt-Standard	2014	3	City Minor
683508	N Ridge St	N Hagadorn St	Hagadorn Ct	0.058	0.086	0.028	Asphalt	Asphalt-Standard	2014	3	City Minor
683508	N Ridge St	Center Rdg	Dead End or Start	0	0.035	0.035	Asphalt	Asphalt-Standard	2014	3	City Minor
4410325	Princeton Dr	Hidden Creek		0.03	0.044	0.014	Asphalt	Asphalt-Standard	2014	3	City Minor
4401155	S Hagadorn St		Hagadorn	0	0.062	0.062	Asphalt	Asphalt-Standard	2014	3	City Minor
683506	S Ridge St	N Hagadorn St	Center Rdg	0	0.124	0.124	Asphalt	Asphalt-Standard	2014	3	City Minor
657509	W Liberty St	S Hagadorn St	McMunn St								

Surface Rating Report

Sorted by PASER Rating

PRNo	RoadName	FromDesc	ToDesc	Bmp	Emp	Length	SurfType	SurfSubType	EvalYr	Rating	Act51
683419	Donovan St	Lottie St	Abel St	0	0.087	0.087	Asphalt	Asphalt-Standard	2014	2	City Minor
657604	Lottie St	N Reese St	Donovan St	0.144	0.207	0.063	Asphalt	Asphalt-Standard	2014	2	City Minor
683508	N Ridge St	Hagadorn Ct	Center Rdg	0.012	0.058	0.046	Asphalt	Asphalt-Standard	2014	2	City Minor
683506	S Ridge St	Center Rdg	Dead End or Start	0.062	0.094	0.032	Asphalt	Asphalt-Standard	2014	2	City Minor

Appendix B- Multi-Year Plan

Housing quartiles based upon 2015 State TAXABLE values

South Lyon Housing values broken down by Quartiles	Approximate Impact of Real Property Tax Street Mill Levy Increase for houses in this range					
Housing Taxable Values	<i>1.0 mills</i>	<i>1.5 Mills</i>	<i>2.0 Mills</i>	<i>2.5 Mills</i>	<i>3.0 Mills</i>	<i>3.5 Mills</i>
\$0 - \$51,400	\$30.00	\$45.00	\$60.00	\$75.00	\$90.00	\$105.00
\$51,410 - \$72,940	\$62.35	\$93.53	\$124.70	\$155.88	\$187.05	\$218.23
\$72,950 - \$101,850	\$85.83	\$128.75	\$171.66	\$214.58	\$257.49	\$300.41
\$101,860 - \$194,420	\$123.55	\$185.33	\$247.10	\$308.88	\$370.65	\$432.43

Memorandum

To: Mayor Wallace and City Council
CC:
From: Lynne Ladner
Date: 9/4/15
Re: Information for consideration on 390 Lafayette.

Mayor and Council,

Included in this packet of information are two memo's drafted by Carmine Avantini regarding possible rehabilitation and reuse of the property located at 390 Lafayette. The first was drafted when the City was considering purchasing the property from the County under Tax Foreclosure sale. The second more recently is in response to the request of Councilwoman Kopkowski for further information about the current state of the site, pros and cons of allowing rehabilitation/reuse of the existing structure as well as the pros and cons of allowing demolition and possible suggestions for the long term use of the property if the Council were to adopt a new Master Plan, new Zoning Ordinance and potentially rezone this location as part of the Central Business District and what that potential zoning might be and potential uses might look like that the City could consider. This information is being provided so that ample time is provided to read through it prior to the September 14th Council meeting where potential rehab/reuse and demolition bids will be considered.

Lynne Ladner
City Manager

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Community Image Builders

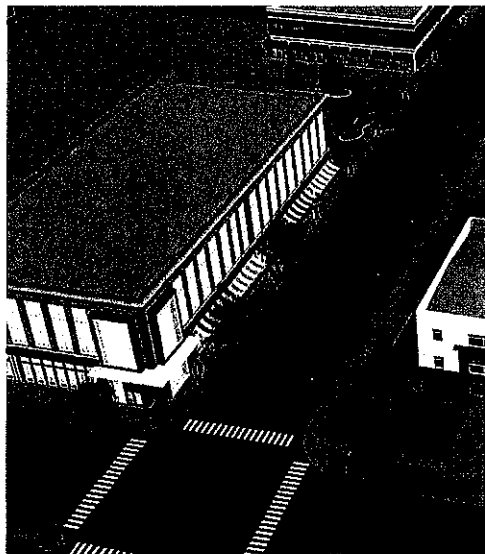
August 27, 2015

Ms. Lynne Ladner, City Manager
City of South Lyon
335 S. Warren Street
South Lyon, MI 48178

Subject:	390 S. Lafayette Zoning Requirements
Site Location:	Northwest corner of S. Lafayette and Mc Hattie Streets
Zoning:	B-3, General Business

Dear Lynne:

At your request, we have reviewed the development requirements in the new zoning ordinance applicable to the above property, which was recently purchased by the City of South Lyon. It is proposed in the draft ordinance that this property be zoned CBD, Central Business District/PUD, Planned Unit Development. This district will allow for traditional, multi-story buildings with zero lot lines (where buildings are located at the front property line). In addition to the zero front yard setback, side yard setbacks will also be set at zero, so buildings can abut one another. The Planned Unit Development designation will allow both the City and the developer some design flexibility



As shown on the image to the left, the ordinance requirements will encourage the same type of "historic" building type found elsewhere on Lafayette Street and Ten Mile Road. Any off-street parking is provided behind the building, as opposed to lots fronting the street. This form of development also relies on both public and on-street parking within 500 feet of the subject site.

Since projects like this are parallel to the road, instead of perpendicular, they generally require the consolidation of two or more lots. It often takes time for a developer or property owner to acquire the necessary properties, typically when the market becomes stronger and as a result of catalytic projects nearby. By holding on to the property at 390 S. Lafayette Street, the City will have a piece of the development puzzle for that block and can use it as an incentive to entice developers. The sale of the property now would limit the ability of the City to encourage new development there in the future.

17195 Silver Parkway, #309
Fenton, MI 48430

Phone: 810-335-3800
Email: avantini@cibplanning.com

Ms. Lynne Ladner, City Manager
390 S. Lafayette Future Zoning
August 27, 2015
Page 2

Please let me know if you have any additional questions on this.

Sincerely,

CIB PLANNING

A handwritten signature in black ink, reading "Carmine P. Avantini". The signature is written in a cursive style with a large initial "C".

Carmine P. Avantini, AICP



CIB PLANNING

August 6, 2015

Ms. Lynne Ladner, City Manager
City of South Lyon
335 S. Warren Street
South Lyon, MI 48178

Subject:	390 S. Lafayette Zoning Requirements
Site Location:	Northwest corner of S. Lafayette and Mc Hattie Streets
Zoning:	B-3, General Business

Dear Lynne:

At your request, we have reviewed the zoning requirements applicable to the above property, which was recently purchased by the City of South Lyon. Since this property is located in the B-3, General Business District, a wide range of commercial uses are permitted, including those allowed in the B-1 and B-2 Districts. With this particular site, the biggest constraint is the 50' by 340' dimensions of the site. Under the B-3 District, there are no minimum lot area requirements but the maximum building height is 35 feet. The minimum front yard setback is 30 feet, the rear yard setback is 20 feet, and each side yard setback is 10 feet. The current zoning requirements, however, are not in-line with the proposed City of South Lyon Master Plan and Zoning Ordinance.

As shown on the attached sheet from the Draft South Lyon Master Plan, this location is designated "Downtown" on the Future Land Use map and is intended for zero lot line, traditional development. This form of development also relies on both public and on-street parking within 500 feet of the subject site. Likewise, the draft zoning ordinance, which is currently under review, designates this location as CBD, Central Business District/PUD, Planned Unit Development and will require traditional, zero lot line buildings. These zoning regulations will allow for a range of uses typical for a traditional downtown and also permit the use of both public lot and on-street parking within 500 feet of the site.

CONCLUSION

Based upon the above comments, the current ordinance does not meet the intended development that is being planned for the subject property. City Council should consider holding on to the site until the new zoning ordinance is in place and then market the property for traditional development.

I look forward to discussing this with you further at the upcoming City Council meeting. If you have any questions before then, please contact us at 810-335-3800.

17195 Silver Parkway, #309
Fenton, MI 48430

Phone: 810-335-3800
Email: avantini@cibplanning.com

Ms. Lynne Ladner, City Manager
390 S. Lafayette Zoning Requirements
August 6, 2015
Page 2

Sincerely,

CIB PLANNING

A handwritten signature in cursive script, reading "Carmine P. Avantini".

Carmine P. Avantini, AICP

ARTICLE 8

CENTRAL BUSINESS DISTRICT (B-1)

Sec. 102-110 Intent

The Central Business District (B-1) is intended to provide for a traditional mixture of small office buildings, specialty retail stores, entertainment, public spaces, and related activities that are mutually supporting and serve the needs of both the City and surrounding communities. The intent of these district regulations is to encourage a lively social environment and economically viable downtown with a wide variety of uses in a pedestrian oriented unified setting, with shared parking. The district makes special provisions for vertical zoning, allowing the upper floors to be used as residential dwellings. The B-1 District is also designated as a Planned Unit Development (PUD) which covers the entire Central Business District to help ensure that the development/redevelopment of sites matches the Preliminary PUD Plan for Downtown South Lyon, is cohesive with surrounding uses, and meets higher site design standards for this district.

Sec. 102-111 Permitted Uses

In the B-1 District, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "S" are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *ARTICLE 13 SPECIAL LAND USES*.

Permitted Uses in the Central Business District	
	CBD
Residential	
Home Occupations	S
Upper floor residential	P
Multiple-Family Dwellings	P
Residential dwellings, existing single-family detached only	P
Nursing & Convalescent Homes	S
Senior Housing, not including Nursing & Convalescent Homes	S
Single-Family Attached Dwellings	P
Two-Family Dwellings	P
Care Facilities	
Adult & child residential care facilities in accordance with <i>Section 102-10 Adult and Child Care Facilities</i> .	S
Entertainment & Recreational	
Banquet, Conference, Dance, Lodge & Union Halls & Private Clubs	S
Health Clubs & Fitness Centers	S
Recreation Facilities, Private	S
Recreation Facilities Public	P
Theaters, Cinemas & Similar Assembly Buildings	S
Finance, Medical & Professional Office & Research & Development	
Banks, S & L, Credit Unions & Similar with No Drive-Throughs	P

CITY OF SOUTH LYON ZONING ORDINANCE

Banks, S & L, Credit Unions & Similar with Drive-Throughs	S
Banking Centers, including ATMs which are Separate from a Financial Institution	S
Business Service Establishments	P
Offices & Medical Clinics including Chiropractors, Osteopaths, Optometrists & Similar or Allied Professions	P
Professional Services	P
Service & Retail Trade	
Bars, Taverns, Lounges, Microbreweries (Accessory Only) & Brewpubs	S*
Bed & Breakfast Inns	S
Brew Pubs	S
Bus & Rail Passenger Stations	S
Commercial Parking Lots & Parking Garages	S
Convenience Stores without Gasoline Service	P
Dry Cleaners, Retail Outlet	P
Funeral Homes & Mortuaries, not including Crematoriums	S
Garden Centers	S
Hotels & Motels including Accessory Convention/Meeting Facilities & Restaurants	S
Newspaper & Publisher's Offices	P
Outdoor Display, Sales & Storage	S
Personal Service Establishments	P
Restaurants, including Carry-out, Delicatessens, Fast-food & Standard Restaurants	P
Restaurants with Open Front Restaurant Windows & Seasonal Outdoor Seating	S
Retail Businesses & Centers up to 18,000 sq.ft. GLA	P
Retail Business & Centers exceeding 18,000 sq.ft. GLA	S
Storage on Upper Levels, provided no storage shall be allowed on a floor having residential dwellings & all storage shall be related to a principal use within the structure	P
Studios of Art, Photography, Music, Dance & Similar Uses	P
Video Rental Establishments	P
Public, Institutional, & Utilities	
Churches, Temples, & other Places of Worship or Public Assembly	S
Essential Public Services	P
Public & Quasi-Public Institutional Buildings, Structures & Uses	P
Accessory	
Accessory buildings, structures & uses, customarily incidental to any of the above principal uses	P
Accessory buildings, structures & uses customarily incidental to any of the above special land uses	S

Sec. 102-112 Site Development Requirements

All principal uses and special land uses are subject to the following site development requirements:

- a. *ARTICLE 2 GENERAL PROVISIONS.*
- b. *ARTICLE 14 SCHEDULE OF REGULATIONS.*
- c. *ARTICLE 15 SITE PLAN REVIEW.*
- d. *ARTICLE 18 OFF-STREET PARKING AND LOADING STANDARDS.*
- e. *ARTICLE 19 ACCESS MANAGEMENT AND DRIVEWAY STANDARDS.*
- f. *ARTICLE 20 LANDSCAPE STANDARDS AND TREE REPLACEMENT.*
- g. *ARTICLE 21 LIGHTING STANDARDS.*
- h. *CHAPTER 70 SIGNS.*