

DRAFT

Cumberland County & Fairfield Glade Community Club Road Fact Sheet March 2026

Cumberland County Fact Sheet

- Direct funding for road maintenance for Cumberland County is through the State of Tennessee's Gasoline Tax and limited State Grants.
- The State of Tennessee distributes Gasoline Tax funds directly to the County Road Superintendents based on a state approved allocation method.
- The allocation from the State for 2025 to Cumberland County is approximately \$5 Million.
- The Superintendent of Roads is anticipating expenses of \$7.5 Million in 2026 which includes a one time contribution from the County of \$2.9 Million for road materials
- The fiscal year for the County is July 1-June 30 each year
- The Superintendent of Roads uses State funds first to fund the County Road Department and the remaining State funds are then allocated equally to the 9 Cumberland County Districts.
- Cumberland County's Annual Maintenance Road Plan for 2026 expects to:
 - Tar/Chip 64 miles per year. Tar/Chip roads are on a 10-year cycle.
 - Asphalt 18 miles per year. Asphalt roads are on a 20-year cycle.
- Current funding sources are inadequate to meet the needs of Cumberland County for General Maintenance and Planned repairs.
- Currently, Cumberland County does not provide additional guaranteed support to roads such as through property taxes. There were "one time" distributions of \$2 million in 2025 and \$2.5 million in 2026 from the General Fund for purchase of road material and equipment
- In Fairfield Glade, the County Highway Department maintains tar/chip roads that have been accepted by the County, and large patch jobs for accepted tar/chip and asphalt roads.
- Cumberland County is the fourth largest county by size in the State of Tennessee, encompassing an area of approximately 685 square miles

- Cumberland County Roads by The Numbers

	# Roads	Total Miles	Current Cost per Mile (excludes labor)	2026 Planned Maintenance Miles	2026 Budget
Gravel	20	15.52	\$5,000	N/A	N/A
Tar/Chip	1314	642.12	\$25,000- \$50,000 (excludes labor)	64	\$1.6 Million*
Asphalt	417	361.86	\$160,000	18	\$2.9 Million**
TOTAL	1751	1019.5		82	\$4.5 Million

Notes: *Chip/Seal dollars include FGCC Tar/Chip maintenance

** Asphalt dollars do not include FGCC direct contributions for asphalt paving

Fairfield Glade's Community Club (FGCC) Fact Sheet

- FGCC's Roads Department is authorized to do minor maintenance projects agreed to between the County Highway Department and the FGCC Roads Department. Minor maintenance projects would include items like:
 - Pot hole repair
 - Utility cut repair
 - End of driveway (EOD)
 - Culvert repair/replacement
 - Street name sign maintenance
 - Way finding sign maintenance
 - Traffic signs, Stop, Speed Limit, etc.
 - Snow plowing and salting roads
 - Large debris removal from roadway
 - Oversight of road asphalt program
- FGCC's Board of Directors budgets money for minor maintenance and all FGCC's Asphalt paving (Maintenance Department Budget.)
- FGCC's fiscal year is from January 1-December 31 of each year
- The FGCC's COO/GM, FGCC Director of Maintenance, and FGCC Roads Department meet in late 1st quarter or early 2nd quarter of the year to discuss priorities for tar/chip, and asphalt roads that should be included in work plans for that calendar year. Criteria that are applied to determine maintenance/repaving priority include:
 - Amount and type of traffic using the road
 - Last time maintenance was performed
 - Personal observation by staff as to road condition
 - Information provided by residents concerning issues with roads
 - Type of road (primary, secondary, collector)
 - Percentage of vacant lots (target 60-80% of neighborhood lots built out)
- FGCC COO/GM meets with asphalt paving contractor to give them the current budget number for asphalt paving and develop an estimate how many miles of asphalt paving FGCC can expect for that year.
- FGCC's Maintenance Director and Roads Department meet with the County Superintendent of Roads to discuss the priority list for roads in FGCC to be tar/chip in that year. The Superintendent is already aware of work orders that are still open on the County's Road Work Order system. The final decision on which roads will receive tar/chip treatment and repaired in FGCC is made by the County Superintendent of Roads. The County's Road Maintenance Plan which is

posted on the County Superintendent of Roads' website and is available for public viewing and contains all planned tar/chip work for planned in all of Cumberland County roads including FGCC

- The 2026 approved FGCC Budget for road maintenance tar/chip
 - \$600,000 Asphalt paving negotiated directly with the contractor
 - \$100,000 pothole and other minor maintenance projects
- Individual residents or neighborhoods are responsible for the maintenance of grass or gravel roads
- The Declarant is the sole judge of when roads will be built or extended.

Fairfield Glade Community Club Roads By The Numbers

	Total Miles	FGCC Cost	County's Budget	Miles per Year
Asphalt	76	\$650,000	N/A	4.5
Chip/Seal/Other	52	\$60,000	\$100,000	5
TOTAL	128*			

*There are 15.88 miles of roads in FGCC that have not been accepted by the County

Process for Constructing, Extending, Maintaining Roads

January 2026

1. Current Areas Not Accepted by the County.

- FGCC Roads Department will work together with Declarant's Construction Manager to present all non-accepted Common Areas that meet current County standards submitted for acceptance.
- The County should use a process like what was used earlier in the year for submitting roads for speed limits
- Speed limits for these areas should be addressed while they are considered for acceptance by the County using a separate motion
- Consideration should be given for a bundled price for the submission of the complete package.

2. Request Maintenance on an Existing Hard Surface Road

- The resident(s) requesting the maintenance goes to the FGCC Community Maintenance Department Office
- The FGCC Maintenance Department will determine if the road where the repair is being requested has been accepted by the County. If the County has accepted the road, the FGCC Maintenance Department will show the resident(s) how to use the County's Work Order System to submit a work request and will also show the resident(s) how to see the status of the Work Order (WO) on the County Roads Work Order System. The FGCC Maintenance Department will also register the work order with FGCC's Maintenance Department, so FGCC is aware and has record of submitted WOs.

3. Request Repaving of a hard surface road that is outside the 10-year or 20-year cycle

- The resident(s) requesting the repaving will go to the FGCC Maintenance Department. The FGCC Maintenance Department will research if the hard surface road has been or not been accepted by the County.
- If the hard surface road has been accepted by the County and is a tar/chip road, the Maintenance Department will work with the resident(s) to submit the request in the County's Road Work Order system.
- If the County has not accepted the road or if the road is an asphalt surface, the Maintenance Department will help the resident(s) submit the Work Order in FGCC's Work Order System. The FGCC Maintenance Department will investigate the history

of the road and where the road is in the maintenance cycle. If the road is years off from scheduled re-paving and the resident(s) still would like to pursue the repaving, the FGCC Maintenance Department will direct resident(s) to the Declarant's Construction Manager to explore a resident funded alternative. 4. The request is for a new road or an extension of a current road.

- The resident(s) will be requested to have a meeting with the Declarant's Construction Manager to understand the process, costs and necessary approvals required to construct a new hard surface road or extend an existing hard surface road. The Declarant's Construction Manager will assign a project manager from the inception of the request through the acceptance by the County of the new road or extension. The Declarant's Project Manager will use the approved process developed by the Declarant and approved by the FGCC Board for road extensions. The Declarant's existing process for building roads will be used if the road is a new road.
- The extension of the road shall be at the sole discretion of the Declarant and will be determined based on the strategic development of the Community.