

August 27, 2025

River Gorge Ranch – Landscape, Fencing & Outbuilding Guidelines

These standards are intended to ensure a cohesive, attractive neighborhood while promoting healthy plant growth, proper drainage, and consistent aesthetics. All lots shall be landscaped to enhance curb appeal, screen utilities, and prevent inconsistent elements in the streetscape.

LANDSCAPE PLAN SUBMISSION REQUIREMENTS

Prior to construction or occupancy, a landscape plan must be submitted digitally to the HOA for approval. Plans shall:

- Be prepared by a qualified professional (Landscape Architect, Landscape Designer, or HOA approved professional).
- Clearly identify:
 - Tree and shrub locations with species, size, caliper & quantities.
 - All natural grass turf areas and designated planting beds.
 - Screening of utilities visible from the street (HVAC, meters, transformers).
 - Drainage swales, ROWs, and easements clearly indicated to remain unobstructed.

MINIMUM LANDSCAPE REQUIREMENTS

1. Minimum Planting Requirements (per finished home area)

- a. **Trees:** 3 new trees per 1,000 SF of finished home (minimum 2" caliper, measured 30" above grade).
- b. **Shrubs:** 4 new shrubs (minimum 3-gallon size) per 10 linear feet of front foundation. Corner lots or highly visible side elevations shall include at least 1 shrub every 4 linear feet. Must include a layered mix of evergreen and deciduous shrubs to provide year-round coverage and seasonal interest.
- c. All plant material must meet ANSI Z60.1 nursery stock standards.

2. Lawn & Groundcover

- a. All disturbed areas must be sodded or seeded with approved turfgrass, except for planting beds, walkways, or naturalized areas.
- b. Drainage swales and easements must remain vegetated and free from obstructions.

3. Screening of Utilities

- a. All HVAC units, electrical panels, gas meters, and other utilities visible from any public street must be fully screened using plantings or an approved architectural enclosure.

APPROVED PLANT LIST

Shade Trees:

- Bald Cypress (*Taxodium distichum*)
- Blackgum (*Nyssa sylvatica*)
- Lacebark Elm (*Ulmus Parvifolia*)
- Red Maple (*Acer rubrum*)
- Shumard Oak (*Quercus shumardii*)
- Tulip Poplar (*Liriodendron tulipifera*)

- White Oak (*Quercus alba*)
- Willow Oak (*Quercus phellos*)

Evergreen Trees (Screening):

- American Holly (*Ilex opaca*)
- Eastern Redcedar (*Juniperus virginiana*)
- Green Giant Arborvitae (*Thuja plicata* 'Green Giant')
- Little Gem Magnolia (*Magnolia grandiflora* 'Little Gem')

Ornamental / Understory Trees:

- American Hornbeam (*Carpinus caroliniana*)
- Crape Myrtle (*Lagerstroemia indica*, tree form only)
- Eastern Redbud (*Cercis canadensis*)
- Flowering Dogwood (*Cornus florida*, disease-resistant)
- Fringe Tree (*Chionanthus virginicus*)
- Japanese Maple (*Acer palmatum* varieties)
- Serviceberry (*Amelanchier arborea*)

Shrubs:

- Beauty Bush (*Kolkwitzia amabilis*)
- Boxwood (*Buxus microphylla*)
- Chinese Hollies (*Ilex cornuta* cultivars)
- Finetooth Holly (*Ilex serrata*)
- Flowering Forsythia (*Forsythia x intermedia*)
- Glossy Abelia (*Abelia x grandiflora* & cultivars)
- Hydrangea Varieties (*Bigleaf*, *Oakleaf*, *Panicle*, *Smooth*)
- Inkberry Holly (*Ilex glabra*)
- Japanese Barberry (*Berberis thunbergii* & cultivars)
- Japanese Holly (*Ilex crenata*)
- Otto Luyken & Schip Laurels (*Prunus laurocerasus*)
- Sweetspire (*Itea virginica*)
- Viburnum (*Viburnum species* & cultivars)
- Winterberry (*Ilex verticillate*)

Turf / Groundcover:

- Tall Fescue (*Festuca arundinacea*)
- Bermuda (*Cynodon dactylon*, full sun only)
- Approved native groundcovers for shaded/sloped areas: *Pachysandra*, *Vinca minor*, *Liriope*

This plant list is not comprehensive. Alternate species, including non-native but non-invasive selections, may be submitted for review and approval by the HOA, provided they meet the intent of these guidelines and are suitable for the site conditions.

LANDSCAPE DO'S AND DON'TS

Do's:

- Use natural, undyed mulch in planting beds.
- Cluster plants in groups to create visual interest.
- Maintain all landscape elements in a healthy, well-kept and orderly condition.
- Keep drainage swales and ditches unobstructed.
- Incorporate landscaping at the ends of driveways near the right-of-way to soften the transition between private lots and public roads and enhance the streetscape.

Don'ts:

- No decorative boulders with engravings, carvings, or family names.
- No loose rock or gravel lining drainage swales or ditches in ROW areas.
- No invasive species (e.g., Bradford Pear, Privet, Burning Bush).
- No artificial plants, painted rocks, or ornamental yard art visible from the street.
- No landscaping that blocks sidewalks, ROWs, or restricts drainage flow.

ADDRESS IDENTIFICATION & ENTRY FEATURES

A standard address post signage detail has been developed to promote a consistent and attractive streetscape throughout the community. All residential lots are required to have address identification at driveway entrances for fire protection.

Refer to the "Address Post Signage" exhibit included at the end of this document for specifications and guidance.

Stone entry columns with integrated address indicators may be permitted in lieu of the standard address post, provided they are designed to complement the home and overall streetscape.

All such alternatives are subject to review and approval by the HOA.

FENCING REQUIREMENTS

All fencing must be designed to complement the rustic, natural character of River Gorge Ranch.

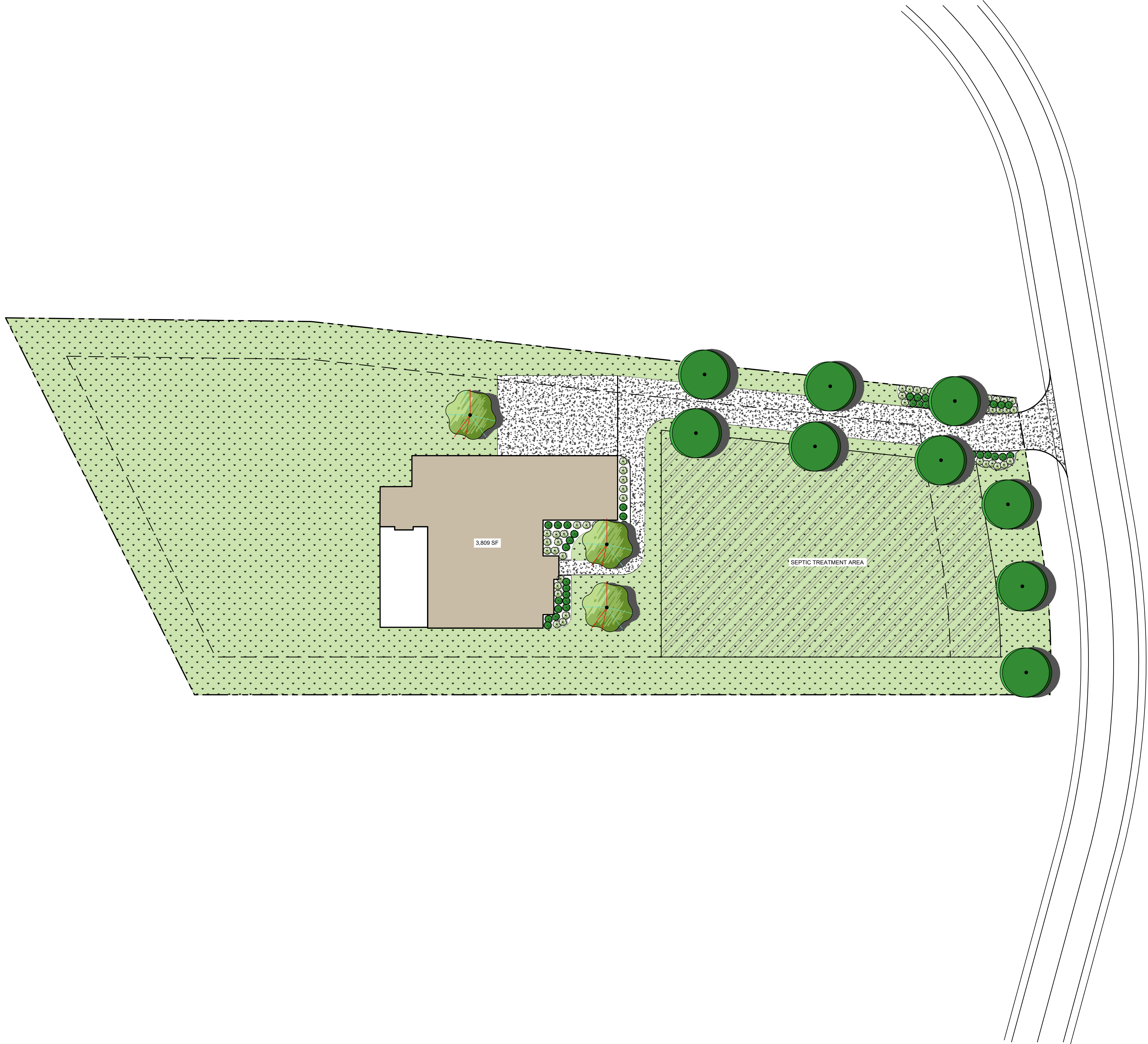
- Only split rail or similarly rustic wood-style fencing is permitted for general use.
- Decorative metal, vinyl, chain link, or privacy-style fencing is not allowed, except as required for pool enclosures.
- Any fencing installed for a pool must comply with applicable building codes and be submitted for HOA review and approval.

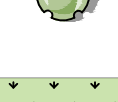
OUTBUILDINGS & STORAGE BUILDINGS

Any outbuilding on a property must abide by the following requirements:

1. The outbuilding may not be built prior to the primary structure.
2. The outbuilding must be built with the same or very similar materials as the primary residence on the exterior including siding, roofing, trim, windows, doors, gutters, and detailing. This includes the color and/or pattern, and includes any accessories such as light fixtures, shutters, brackets, or corbels.
3. The foundation of the outbuilding must be continuous, no pier foundations allowed. The foundation must be covered with one of the three materials allowed per covenants (stone, brick, or stucco). The foundation material must match the primary residence or be complementary, as determined by the Architectural Review Board.
4. Prefabricated structures are allowed, given that they follow the requirements above. Metal exteriors are not allowed and must be covered with siding to match the primary residence.
5. All approvals are subject to individual determinations by the Architectural Review Board. Any discrepancies or differences in interpretation shall be resolved per the decision of the Board.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CONCEPT PLANT SCHEDULE		
	CANOPY TREE	9
	ORNAMENTAL TREE	3
	DECIDUOUS SHRUBS	50
	EVERGREEN SHRUBS	53
	SEED	40,213 SF

LANDSCAPE DATA	
MINIMUM TREES REQUIRED: 3 TREES PER 1,000 SF OF FINISHED HOME FINISHED FLOOR AREA: 3,809 SF	
REQUIRED: 3,809 SF/1,000SF = 3.809 X 3 TREES = 11.43 TREES PROVIDED: 12 TREES	
MINIMUM SHRUBS REQUIRED: 4 SHRUBS PER 10 LF OF FRONT FOUNDATION (EXCLUDING WALK) FRONT FOUNDATION: 111 LF	
REQUIRED: 111' LF - 6' WALK = 105 LF / 10 = 10.5 X 4 SHRUBS = 42 SHRUBS PROVIDED SHRUBS: 42 SHRUBS	



537 Market Street, Suite 202 Chattanooga, TN 37402
Main: 423.266.3501 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

THUNDER
ENTERPRISES

10213 TN-156
GUILD, TN 37340
PHONE 423.265.0781

DRAFT

PRELIMINARY

PLANS

FOR REVIEW ONLY



RIVER GORGE
RANCH

PROJECT

SCALE: 1" = 20'

DESIGNED BY: ###

DRAWN BY: ###

CHECKED BY: ###

DATE: 08/27/2025

KIMLEY-HORN PROJECT NO.
118723001

TYPICAL LANDSCAPE
PLAN

SHEET NUMBER
L1-00

Drawing name: K:\CHT_Civil\118723001_River Gorge Ranch\Landscape Plan\CAD\Landscape Plan_River Gorge Ranch.dwg river gorge Aug 27, 2025 10:57am by: Hannah.Lee

