

# Waters Edge

Eagle Pointe Bloomington, IN

**A**

The entrance to Waters Edge is an important part of the community. This area needs to be vibrant, bright, welcoming and aesthetically pleasing. New sign-age and surrounding landscape is proposed, this landscape will set the theme and style for the entire Waters Edge community. Along the road and in front of condo units, characteristics of this landscape will be implemented.

**B**

Every successful housing development community has an appealing recreation area. The swimming pool and tennis courts are centrally located along with green space surrounding it. We want to utilize this area and make this a main focal point for the community. We will rejuvenate the space by creating a more intimate landscape by introducing ideas like layering plants, balancing color with texture and adding year round interest for the colder winter months.

**C**

Condo units 1-26 are grouped on the east side of the community. This area has the entrance to the fire access road that is a popular feature in Waters Edge. Since the elevation grade is moderately steep, we are proposing to group these landscapes in a similar style incorporating the retaining walls and steep hillsides. There is a high level of near by Ash trees in this area that could pose problems in the future.

**D**

Condo units 27-68 line the main drive through the community facing the recreation area and entrance. The existing landscapes and curb appeal is the best for the community. Some of the existing landscape can be utilized in the new design and tree removal, treatment is minimal. This is the section with the most traffic passing by so special focus on landscape design will be essential.

**E**

Condo units 69-99 are located at the west side of Waters Edge. These units are constructed on a very steep grade. Special concerns need to be address when planning for this area. Due to grade there is minimal room for new plant material and keeping existing plants is beneficial for erosion control. In this section there is a small amount of tree removal and treatment and small amounts of ivy remediation.

**F**

Condo units 100-122 appears to be in the worst shape for a new landscape plan. Every unit in this section is overgrown with Euounomous which could spread to the forest and be detrimental to the habitat. A few large trees need removed and a whole new landscape needs installed. Once completed these units will be iconic for great views from the recreation area.

**G**

The fire access trail that runs along the property near Monroe Lake is a great amenity for the community. Great opportunity for the tenants to get some exercise through the forest. Along the road it widens where a gazebo existed. This is an ideal location to create a space in the forest for the community to use.



## GOALS/OBJECTIVES

- Create a future plan to improve Waters Edge in years to come
- Update existing landscape with a new design and plant pallet
- Treat or remove any unhealthy trees to help preserve the condos
- Beautify Waters Edge to get more visitors to the community
- Treat or remove any damaged tree near any housing unit