

Front Entrance Cascading Water Feature – Timeline and Summary (2022 – 2025)

We are redesigning the community's entrance at Route 50 and South Riding Boulevard.

Planning for this project started in 2017 after the large power lines were introduced along Route 50. The concept plan and funding were approved in 2019.

3/14/25: Once the irrigation is turned on for the season (sometime in April, once freezing nighttime temperatures are over) we will continue working on the punch list of items remaining including any additional needed waterproofing measures.

12/12/24: From the beginning this project was internally called a fountain. However, using this word has created confusion as the final product doesn't meet the standard definition of a fountain, "an ornamental structure in a pool or lake from which one or more jets of water are pumped into the air". To alleviate future confusion, we will adopt a better term to describe the structure, it is a 'cascading water feature'.

11/21/24: In our October tests we learned the TOP basin was losing water at a rate of 3" an hour. We completed and passed the pressure test on the plumbing on November 13th. In the TOP basin our new contractor completed concrete repairs and applied the same waterproof application used and holding in the bottom basin. Tests this week show the TOP is holding water within our tolerance threshold. As of this writing, the fountain is running, and we will be monitoring it thru Thanksgiving and then winterizing it in early December. When we open it in the Spring, we may determine it's prudent to use the same waterproofing application in the MIDDLE basin.

10/16/24: Tests last week showed the bottom basin holding water within our tolerance threshold. Today we moved to our next level of testing and have the fountain running. If there are no issues, it will continue to run. If you drive by and do not see it running, it means there were issues that we are now addressing.

9/10/2024: The Proprietary terminated the relationship with the General Contractors and the Fountain sub-contractors for this project last month. We have hired another vendor to complete some concrete repairs and apply a new waterproof application to the bottom basin. We are tentatively optimistic that this will address the primary leaks.

6/28/2024: Extraordinarily disappointing there are areas where water is still escaping from the fountain. Lots of leak detection steps ahead of us for the foreseeable future.

5/23/2024: In early June we anticipate the fountain will be running daily for the entirety of the summer. In the Fall we plan to finish the landscaping installation, re-installing the final stonework and begin the work to close out the County Application and bond release.

5/1/2024: We were pleased to test the fountain and the new waterproofing measures. Minor additional plumbing tweaks need to be completed by the fountain vendor.



3/15/2024: We were notified that the waterproofing liner installation is complete. We are waiting for temperatures to remain above freezing to turn on our irrigation system (our water source for this project) to complete the water test to ensure the fountain is holding.

12/15/2023: Some minor repairs have been completed to the concrete and the fountain vendor has started adding a waterproofing liner to the interior of the fountain pools. This work will continue as weather allows into the spring. The silt fence and temporary construction entrance are being removed and remediated and we will request the grading and VDOT bonds released next year.

10/28/2023: Disappointingly, there are further issues with the waterproofing and some of the granite needs to be removed for further remediation and treatment. We sadly expect further delays on this as we get later into the Fall/early Winter.

9/18/2023: We were happy to see the flags waving again at the Route 50 frontage on September 5th, we have missed them.

In mid-August our General Contractor assigned a new point of contact to the project and has promised us resolution of the waterproofing issues so we can run the fountain this year before the weather changes and we need to winterize the motor.

6/29/2023: Landscaping is in, additional waterproofing measures for the fountain are underway, flagpole installations are scheduled for mid-July and the white fencing is slated for removal later this year. We are looking forward to opening this park to the community.

5/16/2023: Landscaping installations have started, grass has started to grow, additional electrical materials needed are on order, the white fencing is slated for removal later this year. We are looking forward to opening this park to the community.

3/8/2023: Our beautiful sign is complete, finishing touches are being done on the granite in the fountain, final grading has started, the white fencing is slated for removal later this spring and landscaping plans are under review. We are looking forward to opening this park to the community.

9/7/2022: After months of delays with electrical matters (easements, fabrication, etc.) we are happy to announce that all electrical conduit, meters, and main panel are in place. Next steps are stonework and signage, estimated to begin in mid-October.

6/15/2022: Additional NOVEC easements have been secured and fabricated piping is expected to be delivered and installed in the upcoming weeks.