

SILVER SPRINGS SINGLE FAMILY SUBDIVISION - SEGMENT A 17 MAN HOLES

Report Compiled by Clay and Lucy Archer, contributions by Bradley Hornsby 5/26/2020

DEVELOPER INSTALLED UNDERDRAINS DURING 1978-1982 ON PROPERTY HE OWNED AND WISHED TO SELL TO CONTRACTORS OR FOR HIS COMPANY TO DEVELOP.

See 1979 Entry 157606 SPECIAL NOTICE Designated to Lots 1 to 64. However ... THE ENCROACHMENT INSTALLATION AFFECTS 94 PRIVATE PROPERTIES SHARING 17 MANHOLES IN SEGMENT A, AND 10 MANHOLES IN SEGMENT B.

SSSF IS PRIVATE PROPERTY NOT BELONGING TO THE HOA, NEITHER DOES THE HOA HOLD LEGAL RIGHTS NOR AUTHORITY TO MAINTAIN OR ALTER ANY PART OF IT.

Mh 1A Lot 16 at corner of Silver Springs Drive and Meadows Connection. Robertshaw. Alliance Engineering Map Report: "Found steel lid in landscape rocks at 13" depth "at center of curve of the two streets. 7.1 feet behind gutter; 44 feet from sewer manhole; 53.7 feet from street sign." Direct measurement with surveyor chain. No inflow, unless via perforated tubes



6' to 10' underground. Planned out flow is diagonally under and across Meadows Connection to Lot 17 Manhole 13A.

Owner has covered curve easement with red rocks. The Alliance Engineering Map shows a gap between the location of Mh 1A and the beginning of the underdrain line to Mh 2A. We don't know whether it is a drafting error or whether the line between 1A and 2A in ground-truth are indeed not joined to each other.

Buried under berm and rocks. **Inactive.**

Mh 2A Lot 1 at corner of East Meadows Dr. and Silver Springs Drive. Clark-Oberholtzer-Villano. Alliance Engineering: "Did not find manhole. Strong metal detector signal at excavated depth of 18". 5.4 feet behind gutter. 11.7 feet from Stop sign." Buried under berm. If there is any inflow, it would be via perforated tubes 6' to 10' underground. **Inactive.**



Information on this Silver Springs underdrains report is from inspections in 2019, and inspections in March, April, May, and June 2020 by Russ Paskoski, Clay Archer, Bradley Hornsby, Chris Bachman, Hunt Williams, Lucy Archer.

Mh 3A Lot 4 on 4841 East Meadows Drive. Mailbox 25.1 ft. 21.5 ft from sewer manhole. Owner since 1992, Paskoski, told us the mh 3A lid is directly in front of where he is standing 12' behind the gutter, and east of his driveway. The steel lid has a large cable over the top of the lid. He will be adding landscaping in this area again. Buried under this berm. Dry unless there is inflow via perforated tubes 6' to 10' underground. **Inactive.**



Lots 1-64 are part of Silver Springs Phase 1A. These lots are at a higher elevation than most of all the other Silver Springs 124 lots.

If the 64 lot's underdrains are unearthed and unplugged there will be more natural water collection at the center of our subdivision, augmenting the water collection at 6A, 8A, 9A, etc. known as Lots 48, 54, 68, 70, 87, 88, and depending on annual snowfall, along the lots on East Meadows Drive.

Mh 4A on Lot 26 at the corner of Meadows Connection and East Meadows Drive. Kahn-Brady. Alliance Engineering in 2014 wrote: "Steel lid exposed, 5.8 ft behind gutter. 2014, the lid is buried in landscaping at grade. 14 ft. from street sign." Owner since 1992 has since changed the landscaping, covering the area with chipped bark. A 'lost creek' existed between Lot 26 and 27, as seen on aerial photographs dated 1987 and to 1992, and remembered by neighbors. When the creek was covered did flow energy convert to subterranean activity directed to adjoining lower elevation properties? Lots 28, 29, 54, 55, 56, 57? Manhole 4A is buried under landscaping along this curb. No inflow, other than via perforated tubes 6' to 10' underground. Dry when compared to the minimal collection next door in manhole 11A on Lot 25. **Inactive.**



Dry when compared to the minimal collection next door in manhole 11A on Lot 25. **Inactive.**



This 1987 Aerial Photograph above shows (between the two yellow dots) a creek existed between Lots 26 and 27. Neighbors remember traversing its small bridge. Just how filling-to-extinction, the small creek on Lot 27, affected subsurface flow is speculation at this point.

Mh 5A Lot 65 Kotsenburg on East Meadows Drive. Alliance Engineering: “Did not find this manhole.” The underdrain line from mh 4A to mh5A was declared either “not completed” or “collapsed”. A 2007 inspection of this line starting at Mh6A, toward Mh 4A was accessible a mere 6 horizontal feet. A ‘lost creek’ existed between Lot 26 and 27, as seen on aerial photograph above in 1987 to 1992. We are investigating whether filling in the stream by the owner of Lot 27 had an effect on crawlspace water under this and proximate lots. *Mhs 4A and 5A were never completed.* **Inactive.**

April snowmelt, sump pump hoses from crawlspace to curb.

