

**Mh 16A** This MH has a 2 foot opening with a steel cover marked "Storm Drain" located near curb of Lot 49, Rand Howard, near the street corner of Lake Front Ct and Silver Springs Road. The water at this MH was flowing lightly and was at a low level at the inlet and outlet pipes. The inlets to this MH are from MH 15A and 17A. The outlet is into MH 9A. The ProPipe person operated the Water Jet clearing hose into the inlet and outlet pipes in the MH. The ProPipe person when operating the Water Jet in the inlet pipe from MH17A thought he was running into a blockage, but then realized he was trying to go uphill to MH17A on Lake Front Court, that was what was creating the appearance of a blockage. Issues at Lot 42 from 2005 to 2007 were mitigated and holding. Increased drought over the years has diminished flow. **LOW ACTIVITY.**



**Mh 17A** Located at Lot 48, Groth. Lake Front Court. Steel lid exposed at grade. West side of driveway, near curb, next to large flat boulders. Lid has a metal ring on the top center. Rarely inspected. **Inactive.**



Measurements on this Report are in terms of a "**swing tie**" type of measurement used by a surveyor. Swing ties are a common way to find a point on the ground relative to two other fixed points, such as building corners.

A "**tie**" is a direct measurement, made with a tape or chain. "**Swing**" refers to the angle offset of the **tie**. So a "**swing tie**" is a measurement using a known distance plus an angular offset.

Below is the only reference to standing or flowing water in the Ranch Place CCRs. Owner Responsibility!

**Ranch Place: Covenants, Conditions and Restrictions:**

ARTICLE IV – Restrictions on all lots: 4.18...Drainage. **No Owner shall alter the direction of natural drainage from his Lot, nor shall any Owner permit accelerated storm run-off to leave his Lot** without first using reasonable means to dissipate the flow energy.

**THERE ARE NO UNDERDRAINS IN RANCH PLACE SUBDIVISIONS.**

## RESEARCH REPORT CONCLUSIONS:

The majority of the 27 underdrain manholes in both Segments A & B are inactive and dry. Only five of the 27 underdrains and manholes experience seasonal water variations: **6A, 8A, 9A, 10A, maybe one other** manhole, varies by year. Manhole 14A is located on the Master Association Park property; leaves 26 SSSF underdrain manholes. Ground water within Silver Springs and the Basin is steadily diminishing.

The USGS online map indicates there may be a weak substrata layer that allows artesian activity in the center area of SSSF, to push water up through fissures when the subterranean water levels are highest in early spring of each year, depending on winter snow depth and spring rain fall. During the last 20+ years, 100 area wells have dried up. Drought progress is slowly deformative, at a steady pace.

The Silver Willow Lake aka the Big Lake is thought to have several artesian springs within the north side of its 20 acres. If you compare the lake size to the five active manhole lot's area, it is possible artesian activity coincides with the 4 or 5 water activity manholes listed. 40.705031 – 111.538997 Degrees. All ten manholes in SSSF Underdrain **System Segment B** are **Inactive**, mostly non-accessible; the two found openable are dry. This has been the situation for more than a decade. There are No benefits for "improving" the underdrains. Recap: 26 total SSSF manholes, 4 or 5 active.

All manholes and connecting tubes are the sole property of individual Homeowners on which this system resides. The HOA has no authority to make assessments to the Homeowners to repair or maintain any part of this drying, inactive system on Homeowner's Private Property. Summit County holds no mandate for SSSF HOA to be responsible. See [1979 Special Notice recorded for SSSF Lots 1-64](#), includes Manholes 1A, 2A, 3A, 4A, 5A, 6A, 10A, 11A, 12A, 13A, Park 14A, 15A, 16A, 17A. Fourteen manholes are subject to this notice. Add Segment B, all 10Mhs are inactive. With or without the Special Notice, all manholes on private property require owner purview and responsibility. Not the HOA.

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### Silver Springs Subdivision Dissatisfaction with the Underdrains System:

Subterranean water is collected from the active SSSF underdrain lines, visible from manholes, collected to be discharged out of SSSF into Willow Creek. **"Underdrain Committee members agreed "the underdrains change the natural direction and area of flow thereby creating more water problems than would naturally occur."**

In turn the Willow Creek flow energy carries this water discharge into the Swaner Nature Preserve wet lands and beyond, leaving our neighborhood devoid of its valuable resource, natural water. The Office of the State Water Engineer never received an application from the Silver Springs Developers for a permit to allow redirection of water flow.

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OUR NEXT PROJECT is to learn relevant information regarding the Storm Drains maintained by Summit County. We will publish the grate locations map with a separate new report.

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