

SILVER SPRINGS SINGLE FAMILY SUBDIVISION - **SEGMENT B TEN MAN HOLES**

Report Compiled by Clay and Lucy Archer, contributions by Bradley Hornsby

DEVELOPER INSTALLED UNDERDRAINS DURING 1978-1981 ON PROPERTY HE OWNED AND WISHED TO SELL TO CONTRACTORS OR FOR HIS OWN 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 ANY PART OF IT.**

mh 1B Lot 194 Hedges on the west side of Silver Springs Road. 5.9' from curb, above grade.



From Owners since 1994: "I've only had the lid off a few times over the years. Never seen water running at any time. The lid is heavy and seems to be safe at this time. Don't know much more about it." **Inactive.**

mh 2B Lot 201 Bizily on the west side of Silver Springs Road. Alliance Engineering: "Swing ties Teleped 20 Ft. Strong metal detector signal in concrete driveway. Signal 2 ft. from curb." **Inactive** Mh.



mh 3B Between Lots 151 Librizzi & 152 Breza on East Meadows Drive. 10.8' from mailbox 5181. AE found lid at grade, 5.7ft behind south curb, under birds-nest spruce evergreen, near covered rock. **Inactive.**

SSSF Homes 154 to 164, across the street from the area of mh 3B are lined up along Parcel "T" that runs parallel to East Meadows Drive. Exhibit map below:



WATER CHANNELS IN SILVER SPRINGS SINGLE FAMILY SUBDIVISION

<https://www.silverspringscommunity.com/waterways/streams/>

Report compiled by Lucy Archer 2000-2020



SSSF Lots #154 through #164 share Parcel T (see exhibit map above) , this tree-lined drainage channel (pink line on map below) with the Northshore Plat B homes on the northwest side of the channel along Heather Lane and Creek Stone Court. The boundary is recorded on NorthShore No. 1-G, Plat B. After heavy winter snows this channel swells with snow melt to a point where some of these houses turn on their sump pumps. These eleven SSSF lots are located within proximity of street storm drains, and arguably by the subterranean 6' to 10' underground "under drainage" along the east side of East Meadows Drive.



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Parcel "T" water boundary between SSSF and Ranch Place

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.

NO UNDERDRAINS IN RANCH PLACE SUBDIVISIONS.