

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 Teledped 20 Ft. Strong metal detector signal in concrete driveway. Signal 2 ft. from curb." **Inactive** .



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 southeast side of East Meadows Drive.



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Parcel "T" water boundary between SSSF Lots 154 to 164 and Heather Lane in North Shore

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.



mh 4B Lot 91 Reddy Corner of lot, at red X. Direction of UD line is north past 4 houses to E. Meadows Dr. Alliance Engineering: "Could not search. In private backyard." Reportedly **Inactive**, not accessed.

mh 5B Lot 150 McIntire on the corner of Fletcher Court and East Meadows Drive
 ... Alliance Engineering: "Metal detector signal near curb. Could be rebar." **Inactive**, no access.



Report compiled by Bradley Hornsby 2020

mh 6B Lot 139 LaRoche on the wide curve of East Meadows Drive. **Inactive**. Lid underground. This mh is under a slight 6" mound on the lawn to the left of the mailbox. 6.8' behind curb/gutter. There is a black 3 inch plastic cover attached to the underground 4 foot steel cover and opening. One can discern the area by the grass being lighter green above the mh than the rest of the lawn. The inlet to this mh is from mh5B.

Separately, Lot 139 is connected to the street storm drain at Lot 150. Storm drains are connected by plastic/rubber **wise pipe** underground along the cement **cutter curve**. Storm Drains are near their respective man holes In this case SD Box 1 at Ranch Place (road). *Example: storm drain photo below.*