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.

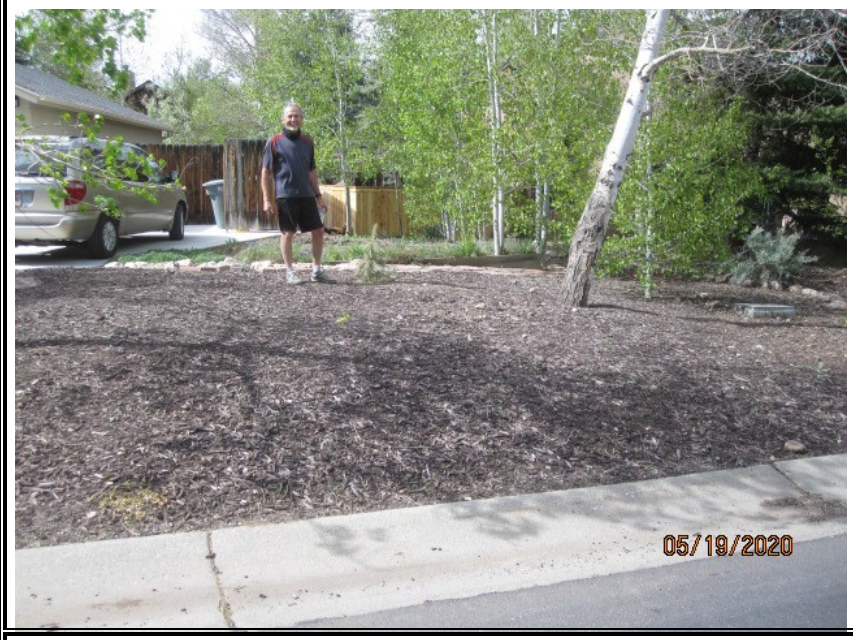
SSSF IS PRIVATE PROPERTY NOT BELONGING TO THE HOA,
NEITHER DOES THE HOA HOLD LEGAL RIGHTS NOR AUTHORITY TO MAINTAIN OR ALTER ANY PART OF IT.

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.**

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.

Mh 6A Lot 87. Adelson on East Meadows Drive. This MH has a 2 foot opening with a green plastic cover. The water at this mh was flowing lightly and was at a low level at the inlets and outlet pipes. The inlets to this MH are from 8A and 9A. The outlet is into a diversion PVC pipe to Willow Creek. A ProPipe person operated the Water Jet clearing hose into the inlets and outlets to a distance marked on the HOA's large Underdrain Map, marked in hundreds of feet. The estimated depth of this MH is 6 feet. The steel pipe is sitting on gravel on a cement foundation and ground water from the surrounding area can infiltrate. **ACTIVE**.

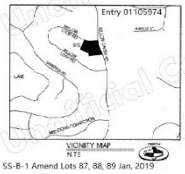
Mh 6A. Two foot diameter green plastic cap.

Mh 6A Pro-Pipe clean-out through to Willow Creek.

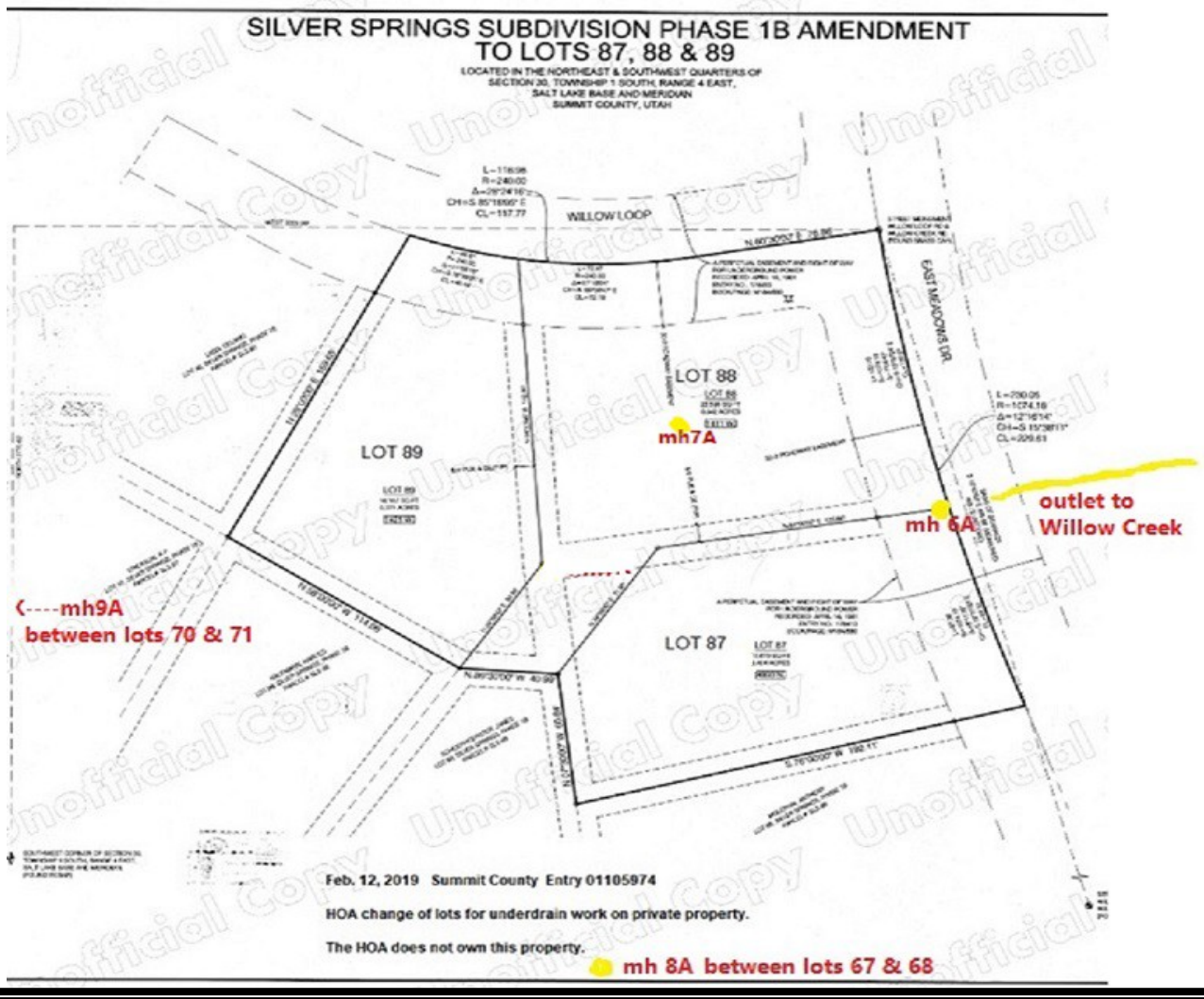
Mh 6A view of interior of steel conduit and white solid PVC outlet pipe. Inflow and outflow in direct oppositional sides. Water depth in conduit is less than six inches. April 4, 2020 inspection.	Segment A's only discharge drain; via Mh 6A outlet through solid PVC discharge pipe in easterly direction, under E. Meadows Drive, between Lot 105 & 106, into Willow Creek. This drain is the only place where the UD water reaches full Daylight.

Mh 7A on Lot 88, 4911 East Meadows Drive. Fischer. In Nov. 25, 2014 Alliance Engineering: "The *Steel lid is exposed in backyard. Easy to find, at grade*." Here are two photos of the large drain cover on Lot 88 near backyard patio, 2017 and 2020. Inflow via perforated tubes 6' to 10' underground, all were installed on 94 private homeowners properties.

The County has a recorded Plat Amendment on February 12, 2019 for Lots 87-88-89.



Entry 01105974 Exhibit indicates street location. Also see plat map below:



Mh 8A This Mh was added c2017 at Lot 68 Willow Loop near the curb. Lachowitz. It has a 2 foot opening with a steel cover. The water at this Mh was flowing lightly and was at a low level at the inlet and outlet pipes. The inlet to this Mh is from Mh 10A Lot 54. The outlet is into Mh 7A. The ProPipe person operated the Water Jet clearing hose into the inlet and outlet pipes in the Mh. There were a few roots coming out of the inlet pipe into the Mh 8A. There is a great deal of damage to the front yard, now covered with chipped pine bark. **ACTIVE.**

Mh 9A Lot 70. Jon Ball. On Willow Loop. Four foot lid cover and green steel conduit above grade, located 5.3 feet behind the gutter. This mh has a 4 foot opening. The water at this mh was flowing lightly and was at a low level at the inlet and outlet pipes. The inlet is from Mh 16A. Outlet is to Mh 7A, then on to Mh 6A. The ProPipe person operated the Water Jet clearing hose into the inlets and outlets pipes in the Mh. The inlet (and outlet corrugated pipes) into Mh 9A is damaged, how and why is not known. The suspect is the ProPipe jet hose and nozzle, along with the 2000 psi water jet. **ACTIVE**.

Clay measuring height of water in steel conduit.

Height of water less than 6". Damage to tubes.

Three above grade manholes are on Lot 54 (10A), Lot 70 (9A), Lot 194 (1B).

Mh 10A Another above grade MH conduit, has a 4 foot opening with a steel cover. The Mh is at the east end of the back yard of Kautz Lot 54, approx. 170 ft. behind its curb on Silver Springs Road. The water in this Mh was flowing lightly [dropped approx. 60" from the April 4, 2020 inspection of 82"] and was at a low level at the inlet and outlet pipes. A low level surprise for this time of year. The inlet to this MH is from MH 11A is minimal. Outlet is into MH 8A. The ProPipe water jet was not used at this location.

This conduit is subject to, without overflow, water level fluctuation in the Spring, for this reason we designate it as ACTIVE.

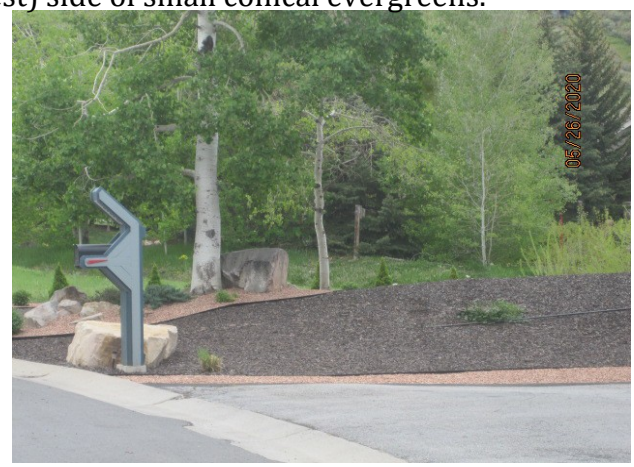
Mh 11A on Lot 25, Paulus, Meadows Connection. This Mh has a recent 2 foot opening with a green plastic cover. The water at this Mh was flowing lightly and was at a low level at the inlet and outlet pipes. The inlet to this mh is from mh 12A an buried manhole on Lot 22. Alliance Engineering: "Found steel lid in a low spot in the landscape area below grass cover. 8.5' behind curb/gutter; sewer mh 22.1 feet; from mailbox 43.9 feet. Low level activity manhole. Recommend not to clean out this Mh. Intervals minimum of five year inspections. If clogging builds up it will be a benefit to the problem areas, Mh 8A, 9A. **Inactive**.

During inspections there is very little water activity, less than 6", less than half the diameter of the tubes.

Mh 12A Lot 22. Jenson on Meadows Connection. Alliance Engineering: "Found steel lid in landscape area 22+ inches from curb. 8.5 feet behind curb/gutter. 20.7 feet from mailbox. 3 feet to electric box." Buried beneath a berm. **Inactive**.

Mh 13A Lot 17 Mehregan on Meadows Connection, an upper elevation lot. Next to Parcel "V" and Water Channel "Q". Alliance Engineering: "Did not find manhole. Found buried t-post…. 7.6 ft. from curb/ gutter;
19.6 feet from mailbox." Buried and **Inactive**.

Parcel "V" on left (west) side of small conical evergreens.



Mh 14A West of water channel Parcel Q; at intersection of Silver Springs Drive and Silver Springs Road, along the south curb area of the Master Association Park property. Alliance Engineering: "Found steel lid in landscape rocks at 12 inch depth, East 26.1 feet from street signs and stop sign; five feet behind curb/ gutter; 39' from sewer Mh" . Either Alliance Engineering made a description error on their 2014 UD report or they made an error on the map placement of the Mh 14A location. In either case 14A is Inactive. The Master Association has added additional landscape rocks on the area shown on the left side photo.

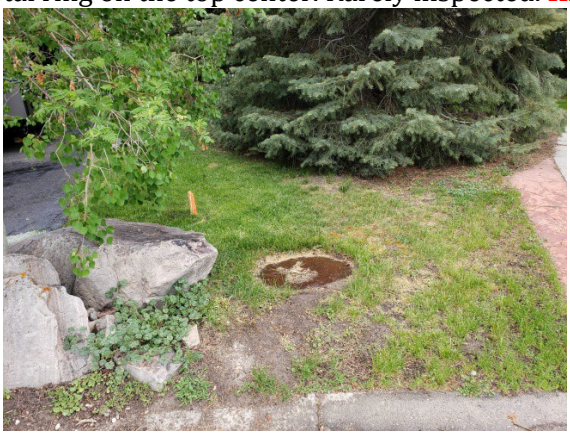
Photo above right shows easement at Lot 37 (Bailey) where the Alliance Engineering 2014 map and former UD Committee members report is the Mh14A location. Buried and**Inactive.**

Mh 15A Lot 39. Heinz. Green steel lid exposed in 2014. Landscape bark covers the lid, and usually a round stone above center of lid; west of spruce tree, 11' up from the curb. The outlet to this MH is east, downhill to MH 16A (Silver Springs Road near Lake Front Ct.), then to mh9A, on down. In the west direction, Mh 14A resides at the street sign at the Park. The A.E's UD map and location description are different. It is unlikely the UD line traverses under the Parcel Q water channel. UD's reducing water flow is suspected of creating property damage to lots 38 & 39 as it takes away the ground water needed by the mature trees. The dribble of water flowing through mh15A is under 6" height, little reason for an annual inspection and clean-out. The troubled central SSSF Mhs 6A, 8A, 9A, and 10A would benefit by restricting flow from Mh 15A. We recommend not to clean out this Mh, inspections at five year intervals subject to drought conditions. There is evidence Pro-Pipe has damaged the plastic tubes in this and other Mhs by the use of their nozzles, hoses, and cameras.

Pro-Pipe inspecting Mh 15A. Clogged is good news. Interior of conduit shows low water level input & outlet.

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

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.

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.

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.

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.
