

BROOKMOOR
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had not been submitted by the developer as of March 12.

The county's goal was to bring the sight distance issue at the intersection of Lake Woodmoor Drive and

the Moveen Heights roadway into compliance with the Engineering Criteria Manual so that Brookmoor Estates residents can exit their subdivision more safely. At the end of the March 12 meeting, Brennan said he didn't think

he could get the requested data "in two weeks."

Brookmoor wall timeline

- The original Planned Unit Development (PUD) Brookmoor site plan indicated construction of a wrought-iron fence at the Lake Woodmoor Drive grade. This was revised in 1998 to become a split-rail fence on top of a new berm. In 2005, the approved split-rail fence was replaced with a more substantial stucco wall by Brennan, Brookmoor Estates' developer at the time. The stucco wall was installed at the Lake Woodmoor Drive grade adjacent to the edge of Lake Woodmoor Drive at the the Moveen Heights entrance. However, Brennan did not obtain building permits or a county site plan amendment.

- County Code Enforcement Officer Gayle Jackson's inspection of the Moveen Heights entrance on July 18, 2012, was done in conjunction with her inspection of another Brookmoor road use violation—converting Brookmoor's emergency-only access gate at the east end of Symphony Heights to a through street connection to Southpark Drive as a secondary Brookmoor subdivision entrance. The gate was left open because of the "blind curve" issue at Brookmoor's main entrance at Moveen Heights and Lake Woodmoor Drive.
- Jackson reported on Aug. 3, 2012, that the wall at the main entrance was not constructed in accordance with the PUD and site plan plat.
- The Brookmoor HOA received a letter from Jackson on Aug. 21, 2012, telling the HOA board about two code violations: the use of the emergency-only access gate (as a through street), and the stucco wall's violation of the approved

PUD site plan.

- On Sept. 13, 2012, Jackson received the initial sight distance study that used driveway sight distance standards from LSC Transportation, the engineering consultants hired by Brennan.
- Commissioner Darryl Glenn sent an email to county staff on Oct. 8 inquiring about the proximity of the stucco wall to Lake Woodmoor Drive.
- On Oct. 9, 2012, Jackson was notified that the county Development Services Department (DSD) staff would meet with Brackin to discuss options to correct the sight distance issue and would proceed with enforcement of the violation if the developer did not cooperate.
- DSD forwarded the sight distance analysis to county Public Services Department (PSD) (code enforcement agency) on Oct. 31, which noted an error in the sight distance calculations done by the developer's consultant. LSC Transportation had

used "entering sight distance for driveways" criteria instead of "intersection sight distance" criteria and was notified by the county that it needed to resubmit the intersection sight distance evaluation.

- Brackin sent a letter to Brennan on Nov. 20 detailing the error, the need for his consultant to resubmit the sight distance evaluation using correct data, and the fact that part of the wall needed to be removed to comply with current road safety design criteria and recorded subdivision site plan construction drawings. Brackin also noted that a permit for work in the right-of-way is required for doing the corrective action required.
- On Dec. 3, 2012, Jackson still had not received the PSD review of the traffic report and proceeded with an amended notice of violation to the Brookmoor HOA with regards to the Engineering Criteria Manual.
- On Dec. 4, 2012, Jackson received the PSD review of traffic report.
- On Dec. 10, 2012, Gebhart sent a revised DSD notice of violation to the Brookmoor HOA and scheduled the notice as an agenda item to be heard at the Dec. 20 BOCC meeting. The original violation notice was based upon construction of a wall, which was contrary to the amended PUD site plan depicting a split-rail fence. The amended notice of violation of Dec. 10, 2012, stated that, in



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