



KT ENGINEERING, LLC  
12500 W 58TH AVE SUITE #230  
ARVADA, CO 80002  
(303) 862-5947  
kteng.net

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Jefferson County Planning and Zoning Division  
100 Jefferson County Pkwy, Suite 3550  
Golden, CO 80419

**RE: Candlelight Crest – Sensory Impact Assessment**

To the Jefferson County Planning and Zoning Division:

The proposed Candlelight Crest project is not expected to have undue acoustical, ocular or olfactory impacts and is outside the diagonal hatching area on the radiation Map. As proposed, the development complies with Section 27 of the Land Development Regulation.

**Noise:**

Noise generated from the proposed development should be that of a typical single-family residential subdivision and will not exceed the dBA levels for parks/residential as set forth in 25-12-103, C.R.S. The surround uses are also residential and should not conflict. There is a small potential for noise from the two collector streets that border the site; the proposed houses have been oriented to back to the collector streets and to maintain as much separation as possible. A privacy fence with landscaping will also be installed around the perimeter to minimize the noise impact to future occupants.

**Odor:**

Odor generated from the proposed development should be that of a typical single-family residential subdivision and shall meet the standards set forth in Colorado Air Quality Control Regulations and Ambient Air Quality Standards.

**Visual:**

Potential visual impacts include; the proposed buildings in development as they relate to existing structures and streets, and light from proposed streets lights and traffic within the future development. Visual impact for the construction of future homes has been minimized with larger rear setbacks of 20' and a proposed privacy fence. A 10' landscape buffer is also planned adjacent to Indiana Street and W 58th Ave. Lighting visual impacts will be minimized by not have street lights within the future project. In addition the project entrance has been place at a location where no houses are directly across the street.

This assessment was prepared by:

KT Engineering, LLC

A handwritten signature in black ink, appearing to read 'Ken Toland'.

Ken Toland, PE