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STORM WATER – JACOB JAMES

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PARKER, CO. 80134 303-841-9800

PARKER WATER AND SANITATION DISTRICT

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PARKER, CO. 80134 303-841-4627

FIRE & LIFE SAFETY

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GOLDEN, CO 80401 800-922-1987
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P.O. BOX DRAWER A
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URBAN DRAINAGE FLOOD CONTROL DISTRICT (UDFCD)

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2480 W. 26TH AVE.
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BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP6 SOUTH, RANGE 66 WEST, 6TH P.M. BEARING SOUTH
89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234
FILING NO. 1

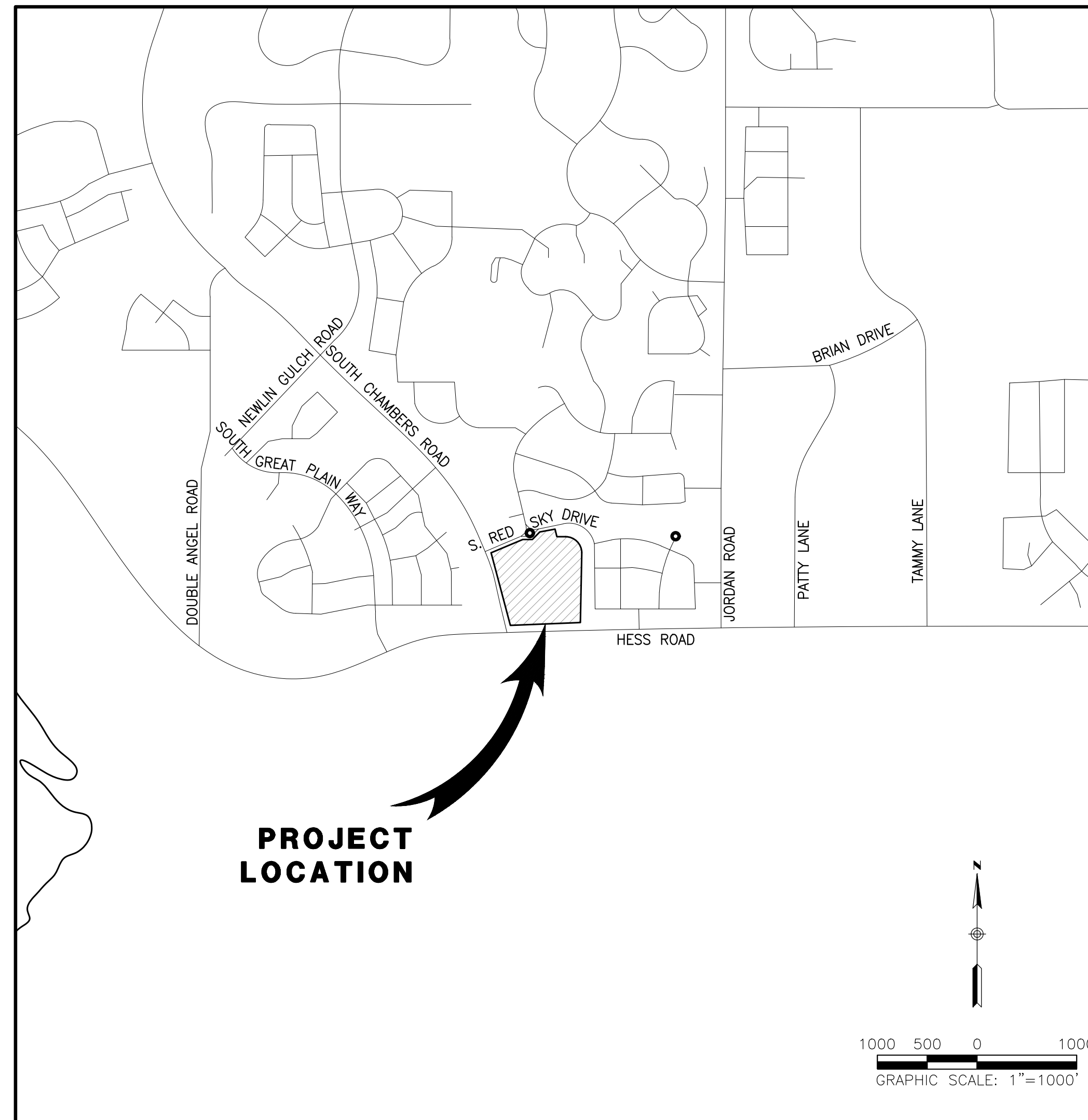
BENCHMARKS:

BENCHMARK IS BY GPS OBSERVATION NAVD 88. SET SITE
BENCHMARK AT NORTHWEST CORNER OF INLET ON CHAMBERS
RD. APPROXIMATELY 200'+/- NORTH OF HESS RD.

ROADWAY & STORM DRAIN CONSTRUCTION PLANS FOR

DOUGLAS 234, FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS



VICINITY MAP

SCALE 1"= 1000'

ABBREVIATIONS

BOW	BACK OF WALK	PT	POINT OF TANGENCY
B/P	BOTTOM OF PIPE	PVC	POLYVINYL CHLORIDE PIPE
BC	BEGIN CURVE	PVC	POINT OF VERTICAL CURVE
BM	BENCHMARK	PVI	POINT OF VERTICAL INTERSECTION
BOV	BLOW OFF VALVE	PVT	POINT OF VERTICAL TANGENCY
CL	CENTERLINE	P	PAVEMENT
CY	CUBIC YARD	R	RADIUS
E	ELECTRIC	RCP	REINFORCED CONCRETE PIPE
EC	END CURVE	RIM	RIM ELEVATION
EL	ELEVATION	R.O.W.	RIGHT OF WAY
E/P	EDGE OF PAVEMENT	REM	REMOVAL
EX.	EXISTING	RT	RIGHT
FG	FINISHED GRADE	SAN	SANITARY SEWER
FH	FIRE HYDRANT	SF	SQUARE FOOT
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE
FS	FINISHED SURFACE	SMH	SANITARY MANHOLE
GV	GATE VALVE	STA.	STATION
HYD.	HYDRANT	STD	STANDARD
INL	INLET	SY	SQUARE YARDS
INV	INVERT	TFI	TOP FRONT OF INLET
LP	LOW POINT	T	TELEPHONE
LT	LEFT	TB	THRUST BLOCK
MAX.	MAXIMUM	TC	TOP OF CURB
MH	MANHOLE	T/P	TOP OF PIPE
MIN.	MINIMUM	TEMP	TEMPORARY
PC	POINT OF CURVE	TRANS	TRANSFORMER
PCC	POINT OF COMPOUND CURVE	VB	VALVE BOX
PCR	POINT OF CURVE RETURN	WM	WATER MAIN
PGL	PROFILE GRADE LINE		
PI	POINT OF INTERSECTION		
PL	PROPERTY LINE		
PROP.	PROPOSED		

PLAN SHEET INDEX	
NO.	TITLE
1	COVER SHEET
2	NOTES
3	EXISTING CONDITIONS
4	OVERALL GRADING PLAN
5	INITIAL CBMP PLAN
6	INTERIM-FINAL CBMP PLAN
7-14	CBMP DETAILS
15	SLICEROO DRIVE PLAN & PROFILE
18	INTERSECTION DETAILS
19	SIGNING & STRIPING PLAN
20	TRUCK TURNING TEMPLATES
21-23	STORM DRAIN PLAN & PROFILE
24-25	STANDARD DETAILS

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
DAYLIGHT LINE	---	---
EASEMENT	---	---
FLOWLINE	---	---
SLOPE	---	---
CONTOURS	---	---
WATER LINE	W	W
SANITARY SEWER LINE	S	S
STORM DRAIN LINE	SD	SD
GAS LINE	G	G
ELECTRIC LINE	E	E
FENCE-GENERAL USE	---	---
OVERHEAD WIRES	OHE	OHE
TYPICAL LATERALS	---	---
SANITARY SEWER MANHOLE	SS	SS
STORM DRAIN MANHOLE	SD	SD
STORM DRAIN INLET	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
STREET LAMP	---	---
AC PAVING	---	---
CONCRETE	---	---
DG TRAIL/CRUSHER FINES	---	---

SIGHT DISTANCE CERTIFICATION:

"I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR ALL INTERSECTIONS, AND PEDESTRIAN CROSSING LOCATIONS. CONSIDERATION OF LANDSCAPING IMPACTS TO THE CORNER SIGHT DISTANCE AT BOTH INITIAL AND MATURE GROWTH HAS BEEN REVIEWED. THE MINIMUM CORNER SIGHT DISTANCE IS IN COMPLIANCE WITH AASHTO "POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS".

I HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

TROY BALES
RICK ENGINEERING COMPANY

TOWN OF PARKER APPROVALS

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATION. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

**ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6**
DOUGLAS COUNTY, COLORADO

RICK
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Tucson - San Diego - Riverside - Orange
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rickengineering.com

811
Know what's below.
Call before you dig!

REVISIONS:		
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: AS SHOWN
DATE: 10/23/2020
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

COVER SHEET

PROJECT NO.
D01173-A
DRAWING NO.
1
SHEET NO. 1 OF 25 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

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DOUGLAS 234, FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS



**ROADWAY & STORM DRAIN PLANS FOR
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SCALE: 1" = 50'
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JOB NO: D01173-A

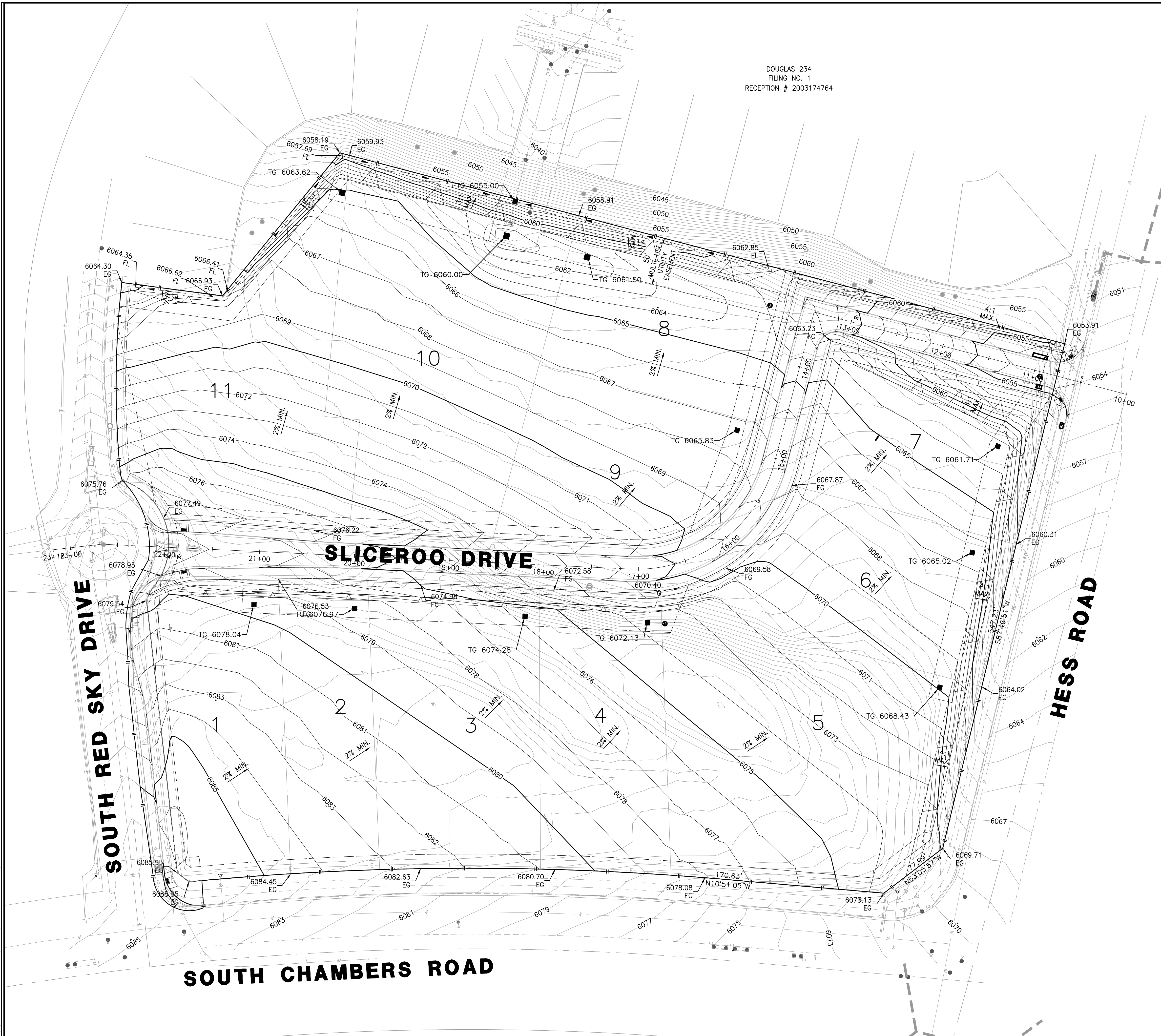
**EXISTING
CONDITIONS
& DEMOLITION
PLAN**

PROJECT NO.
D01173-A
DRAWING NO.
3
SHEET NO. 3 OF 25 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

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DOUGLAS 234
 FILING NO. 1
 RECEPTION # 2003174764



GRADING NOTES

- CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER'S REPORT TO ENSURE REQUIREMENTS FOR MINIMUM GROUND SLOPE ARE MET.
- RETAINING WALL DESIGN PROVIDED BY OTHERS.
- ALL ADA RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.
- MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON AUGUST 31, 2018. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2:1 UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.

**ROADWAY & STORM DRAIN PLANS FOR
 DOUGLAS 234
 FILING, NO. 6**
 DOUGLAS COUNTY, COLORADO

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SCALE: 1" = 50'
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**OVERALL
 GRADING
 PLAN**

PROJECT NO. D01173-A
 DRAWING NO. 4
 SHEET NO. 4 OF 25 SHEETS

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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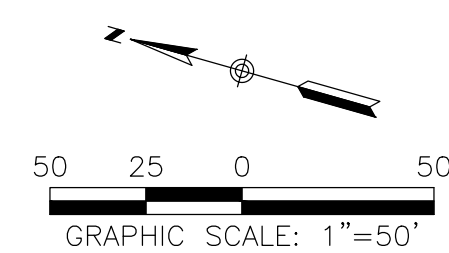
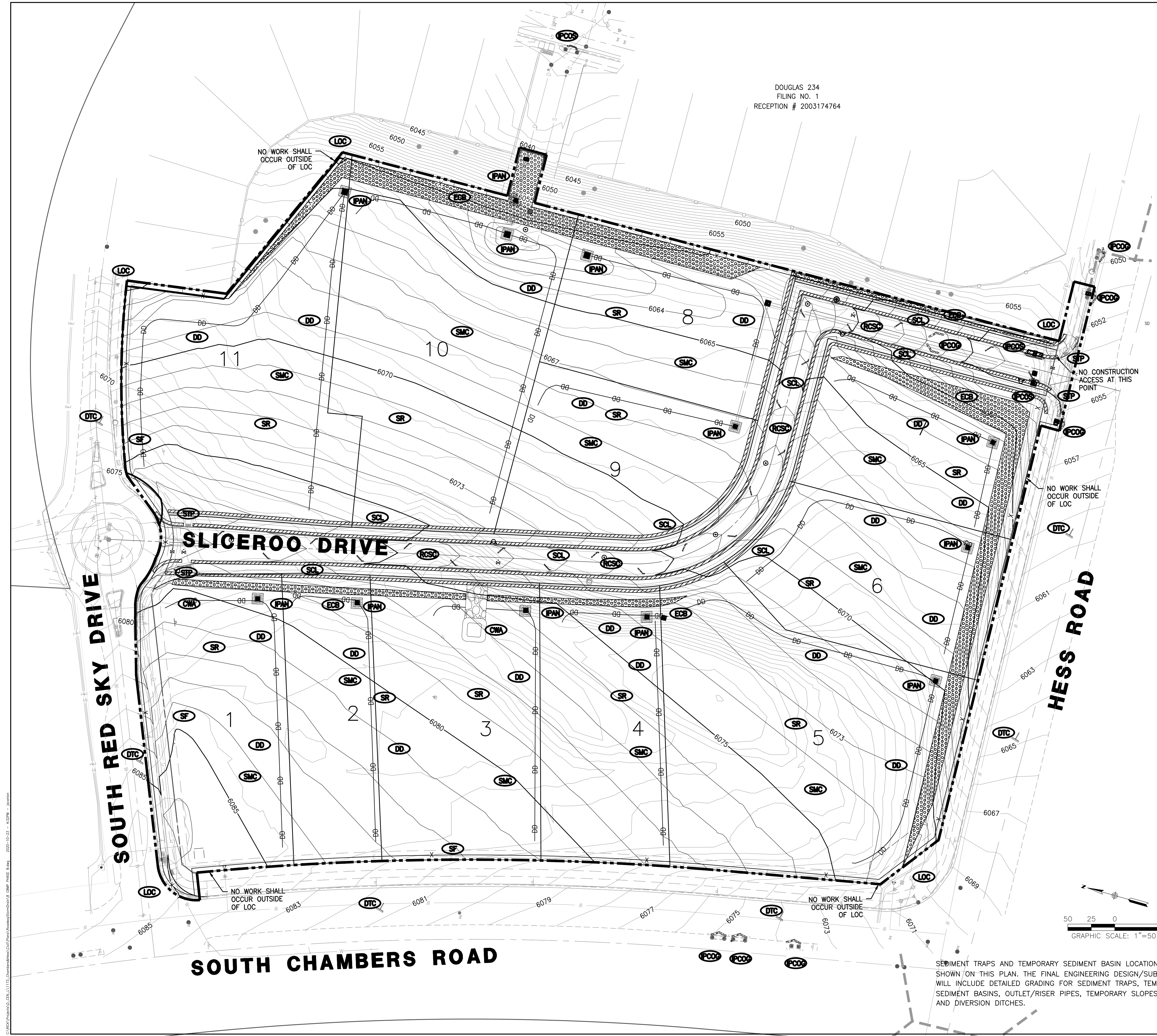
DOUGLAS 234
 FILING NO. 1
 RECEPTION # 2003174764

NOTES:

1. SILT FENCE TO BE INSTALLED IN AREAS OF SIGNIFICANT TOPOGRAPHY AND SHALL HAVE STAKES @ 5'-0" O.C.
2. ALL SILT FENCE AND OTHER SEDIMENT BMP'S MUST BE PLACED IMMEDIATELY BEHIND THE BACK OF CURB OR SIDEWALK. IF GAP EXISTS AFTER INSTALLATION, ECB MAY BE NECESSARY.
3. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
4. ALL CONSTRUCTION TRASH MUST BE THOROUGHLY CLEANED UP ON A DAILY BASIS.
5. REFER TO IRRIGATION AND LANDSCAPE PLANS FOR TEMPORARY IRRIGATION PLANS.
6. ALL PERMANENT SLOPES STEEPER THAN 4:1 NEED ECB.
7. CONCRETE WASHOUT, STABILIZED STAGING AREA, PORTABLE TOILETS AND SOIL STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR/DEVELOPER AND UPDATED ON THE STORMWATER MANAGEMENT PLAN AS REQUIRED BY THE STATE ISSUED STORMWATER DISCHARGE PERMIT. ANY CBMP PLAN CHANGES SHALL BE COORDINATED THROUGH THE TOWN'S ENVIRONMENTAL INSPECTOR.
8. EROSION CONTROL BLANKET (ECB) MAY BE UTILIZED OVER THE ENTIRE TREE LAWN IN LIEU OF THE SCL.

LEGEND

- CWA CONCRETE WASHOUT AREA
- DTC DEBRIS TRASH CONTROL
- IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- PCOC INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- PCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
- LOC LIMITS OF CONSTRUCTION
- STP SIDEWALK TRANSITION PROTECTION
- RCS ROUGH CUT STREET CONTROL
- SCL SEDIMENT CONTROL LOG
- ECB EROSION CONTROL BLANKET
- SF SILT FENCE
- SMC SEEDING, MULCHING AND CRIMPING
- SR SURFACE ROUGHING
- DD DIVERSION DITCH



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
 DOUGLAS COUNTY, COLORADO

RICK ENGINEERING COMPANY
 9801 EAST EASTER AVE
 CENTENNIAL, CO 80112
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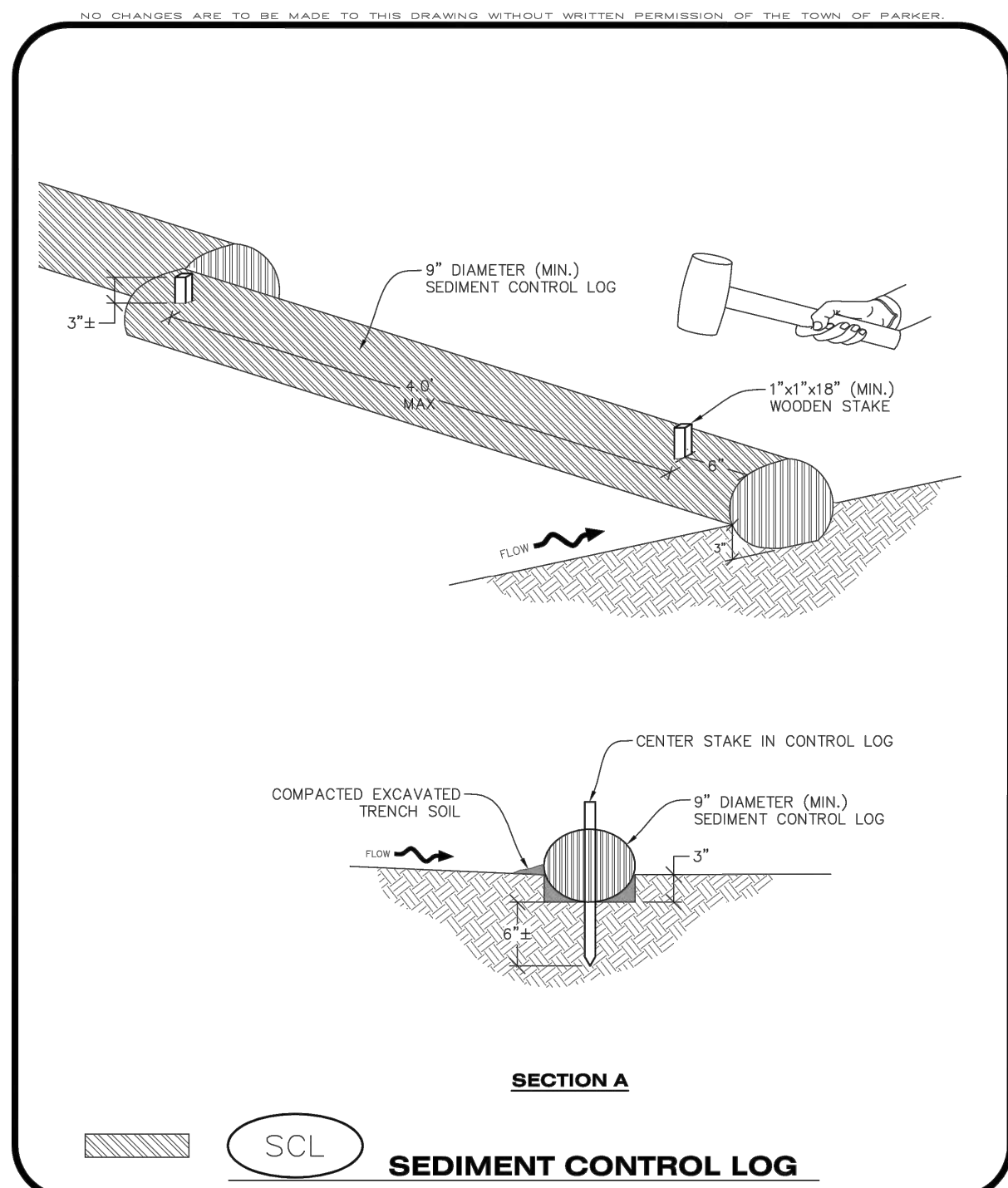
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 JOB NO: D01173-A

INTERIM-FINAL CBMP PLAN

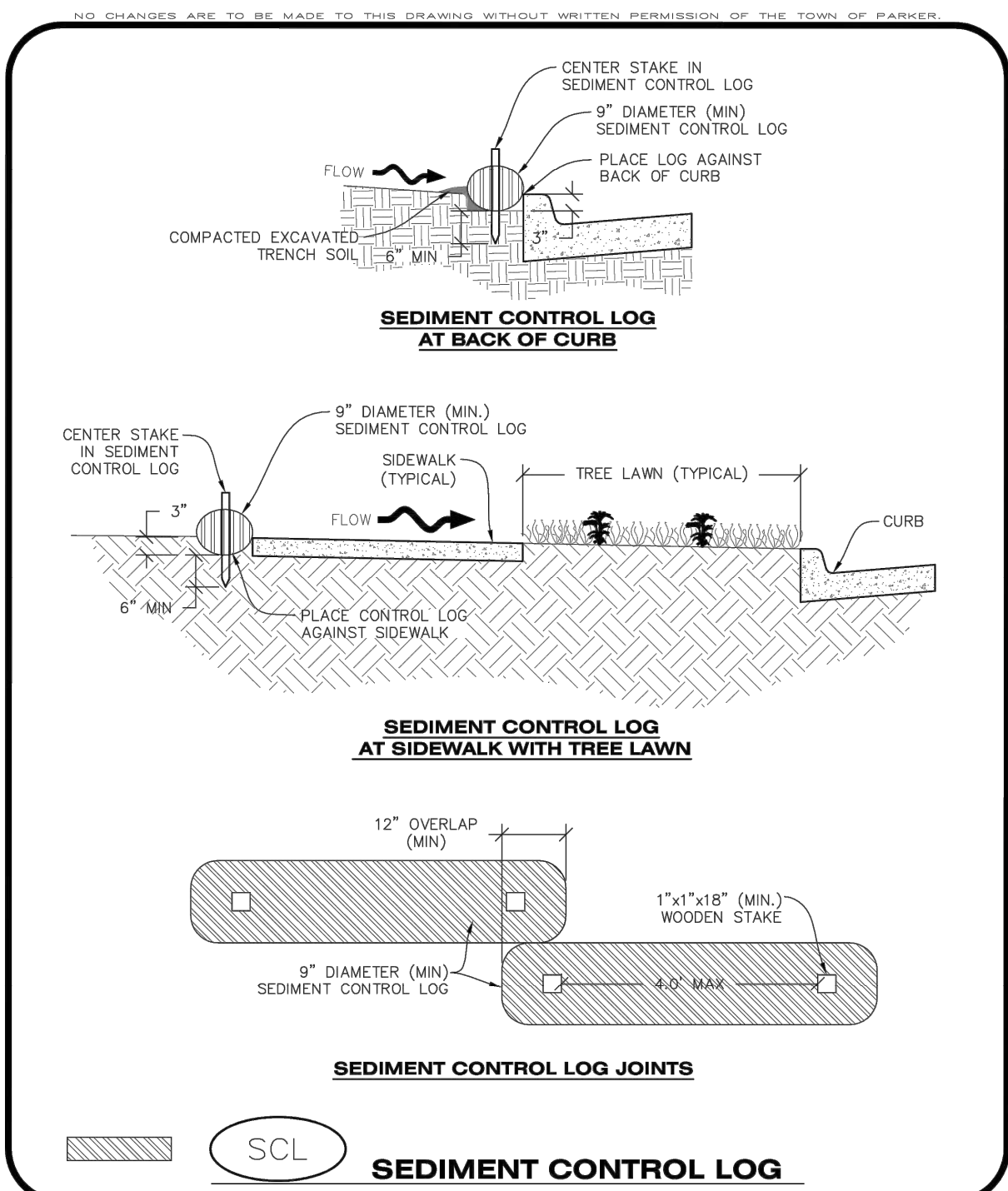
PROJECT NO. D01173-A
 DRAWING NO. 6
 SHEET NO. 6 OF 25 SHEETS

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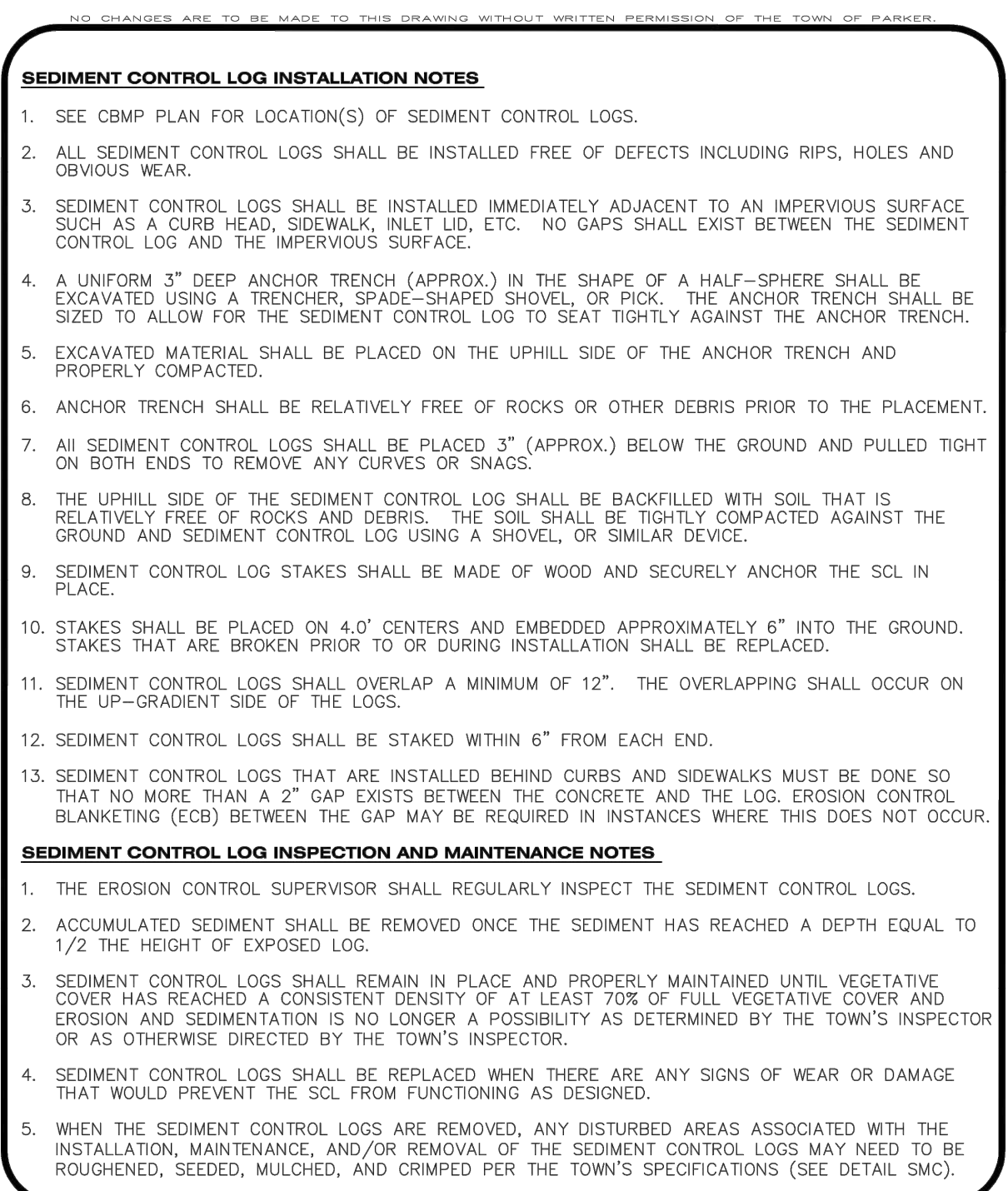
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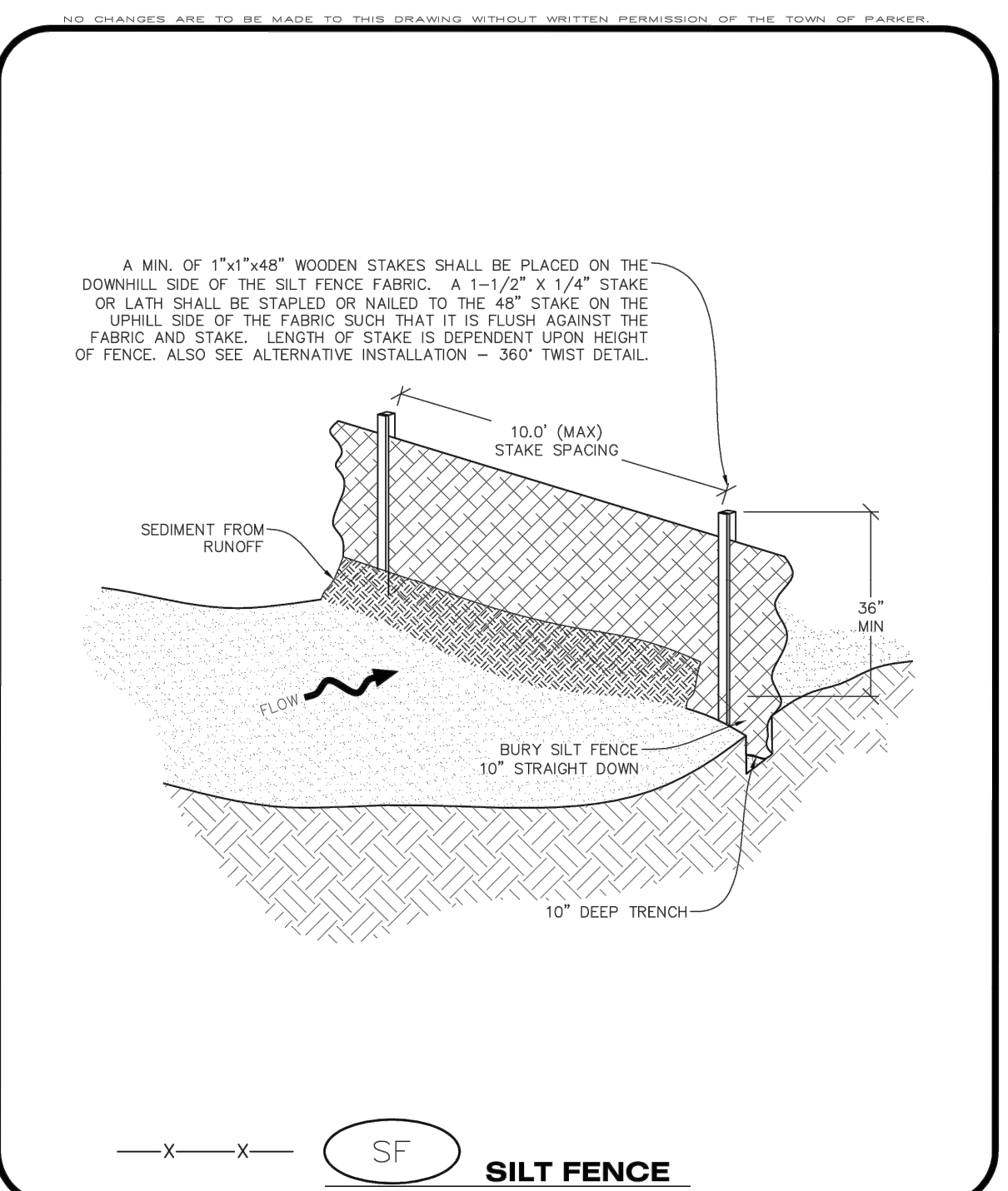
Parker COLORADO | **CBMP** | **SCL**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
Oct. 2013



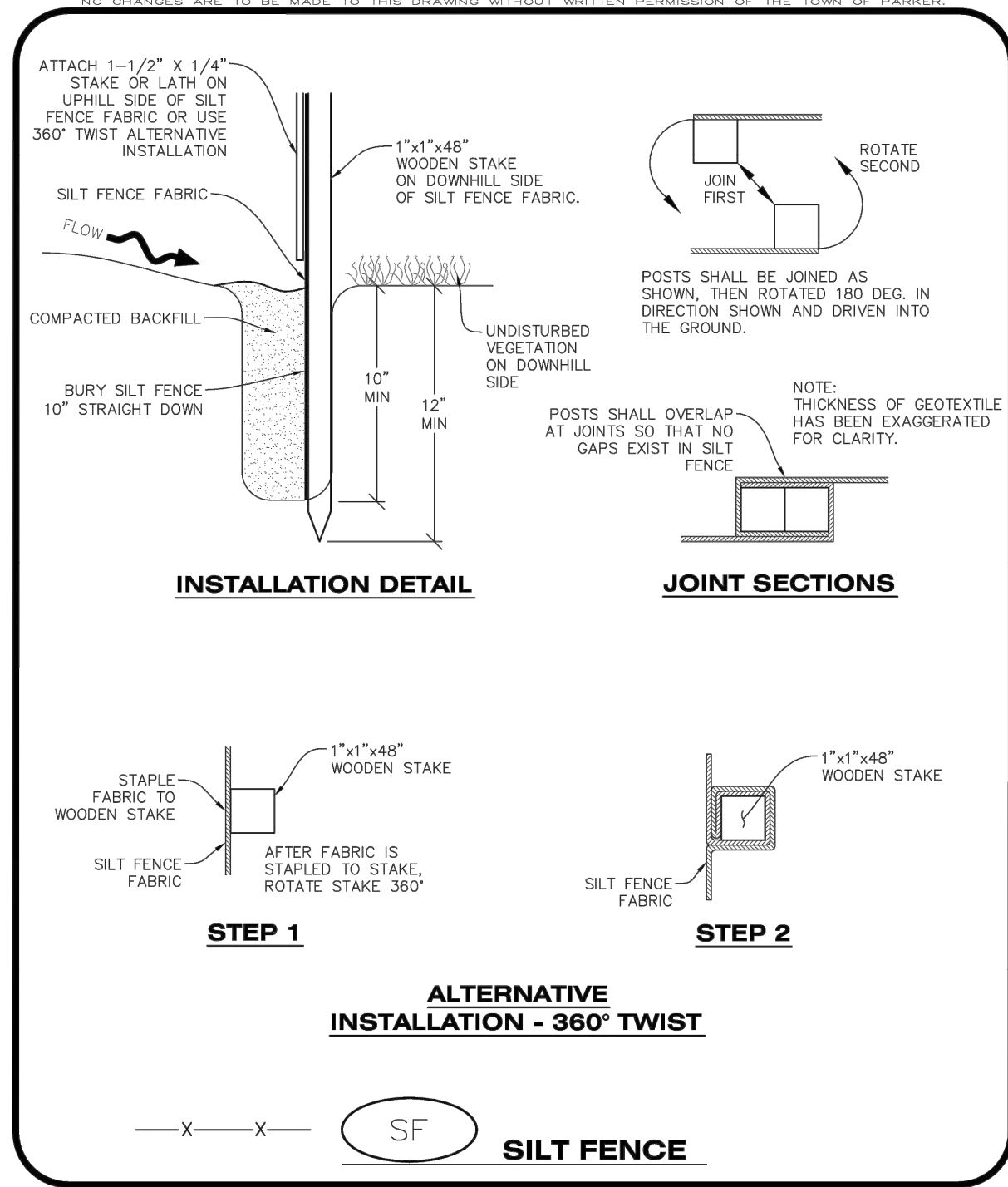
Parker COLORADO | **CBMP** | **SCL**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
Oct. 2013



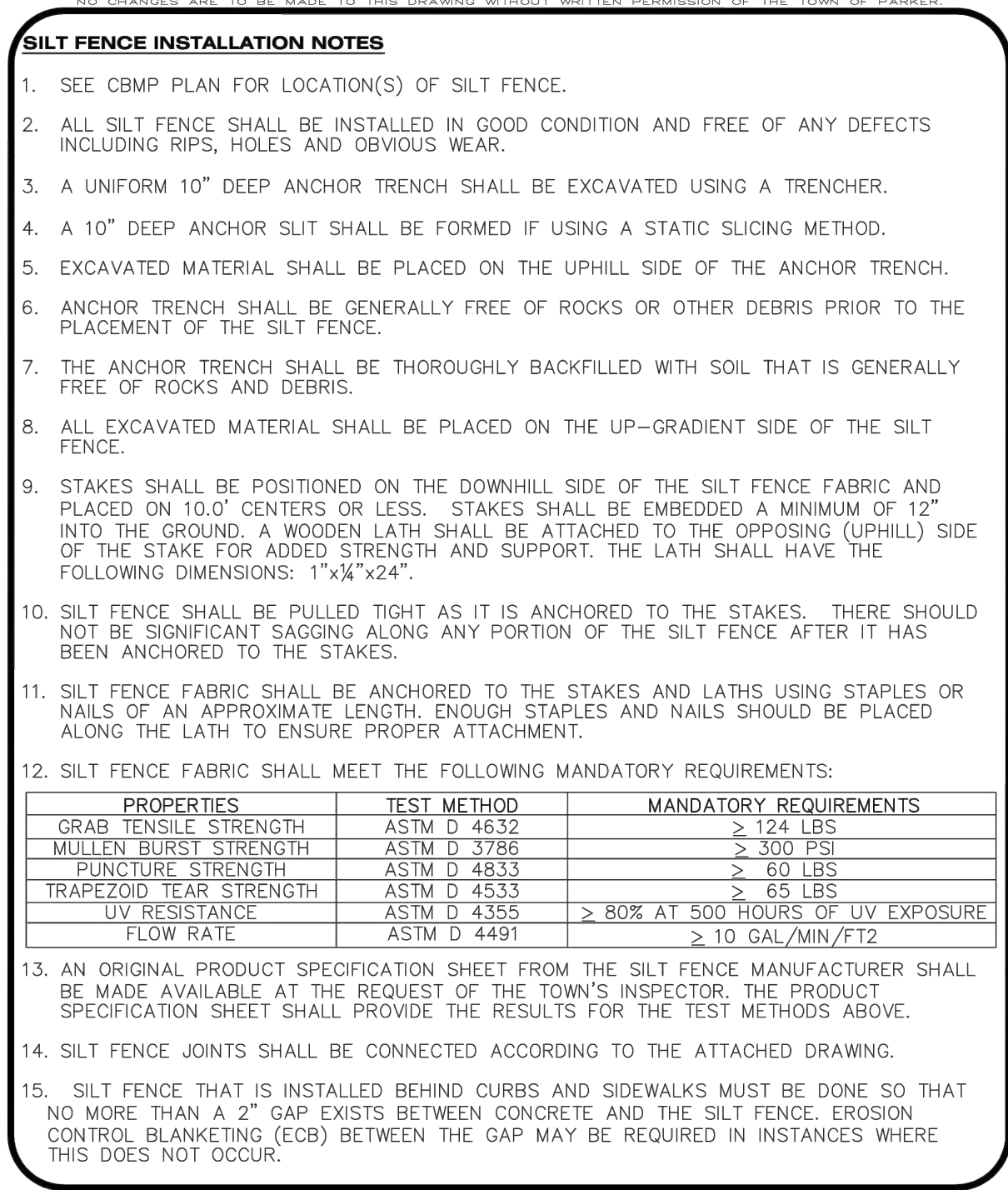
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CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
Oct. 2013



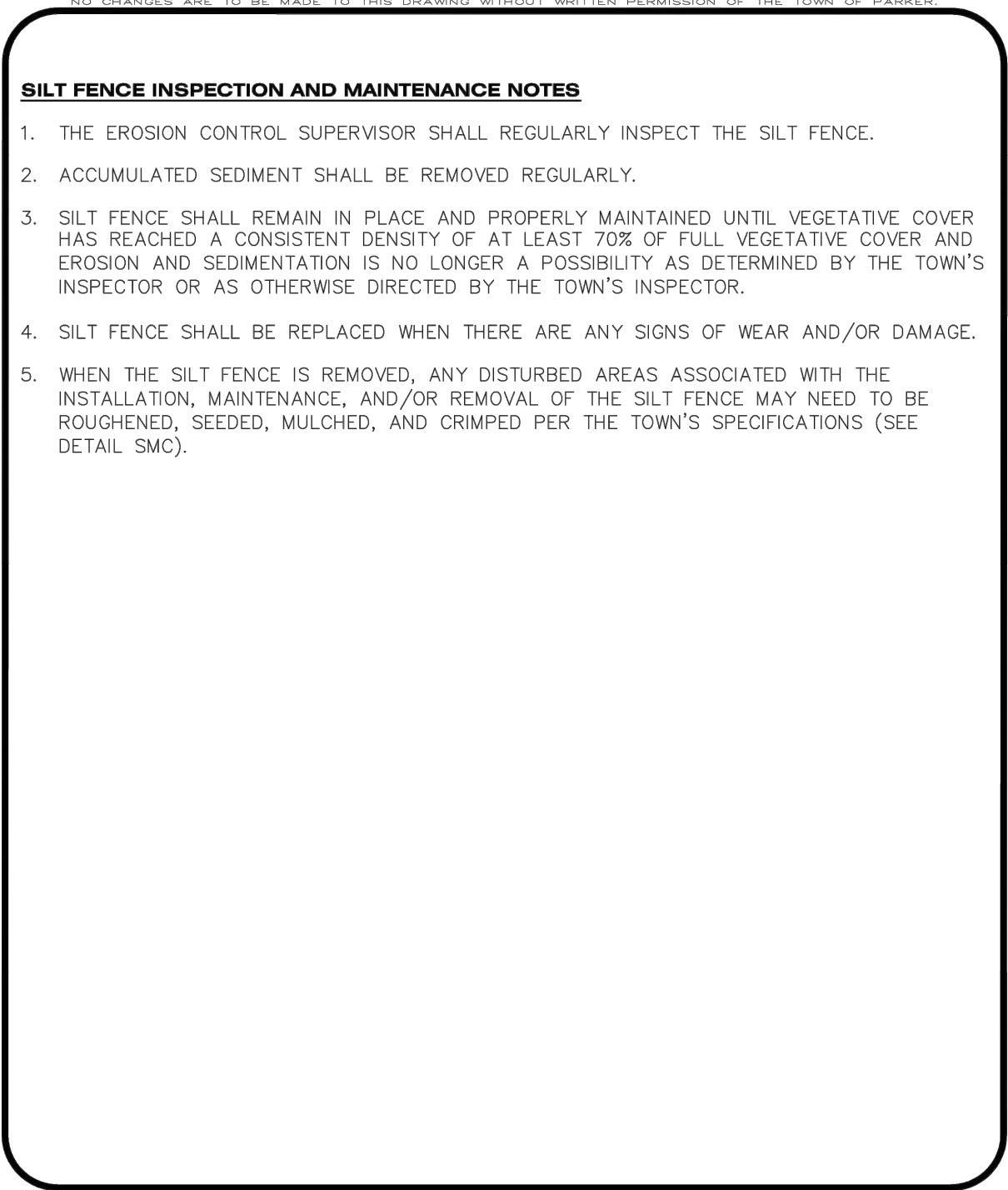
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CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 4
Oct. 2013



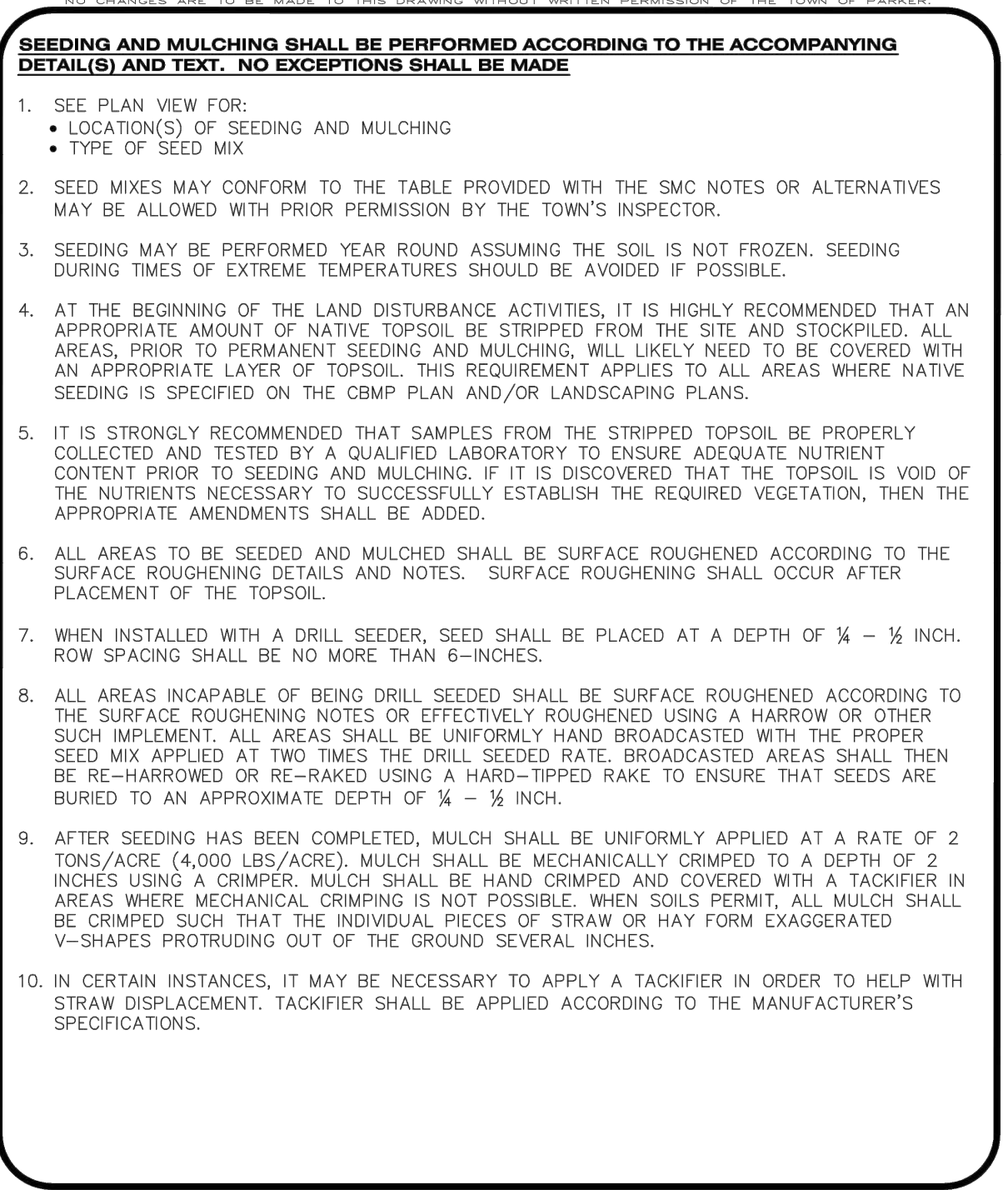
Parker COLORADO | **CBMP** | **SF**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 4
Oct. 2013



Parker COLORADO | **CBMP** | **SF**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 4
Oct. 2013



Parker COLORADO | **CBMP** | **SF**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 4 OF 4
Oct. 2013



Parker COLORADO | **CBMP** | **SMC**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
Oct. 2013

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
DOUGLAS COUNTY, COLORADO

RICK ENGINEERING COMPANY
9801 EAST EASTER AVE
CENTENNIAL, CO 80112
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REVISIONS:

NO.	DESCRIPTION	DATE:
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SCALE: NTS
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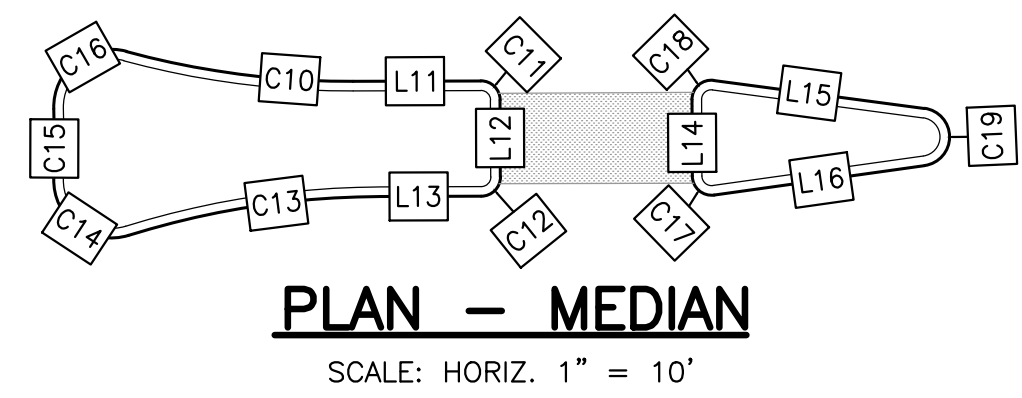
CBMP DETAILS 5

PROJECT NO: D01173-A
DRAWING NO: 11
SHEET NO. 11 OF 25 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

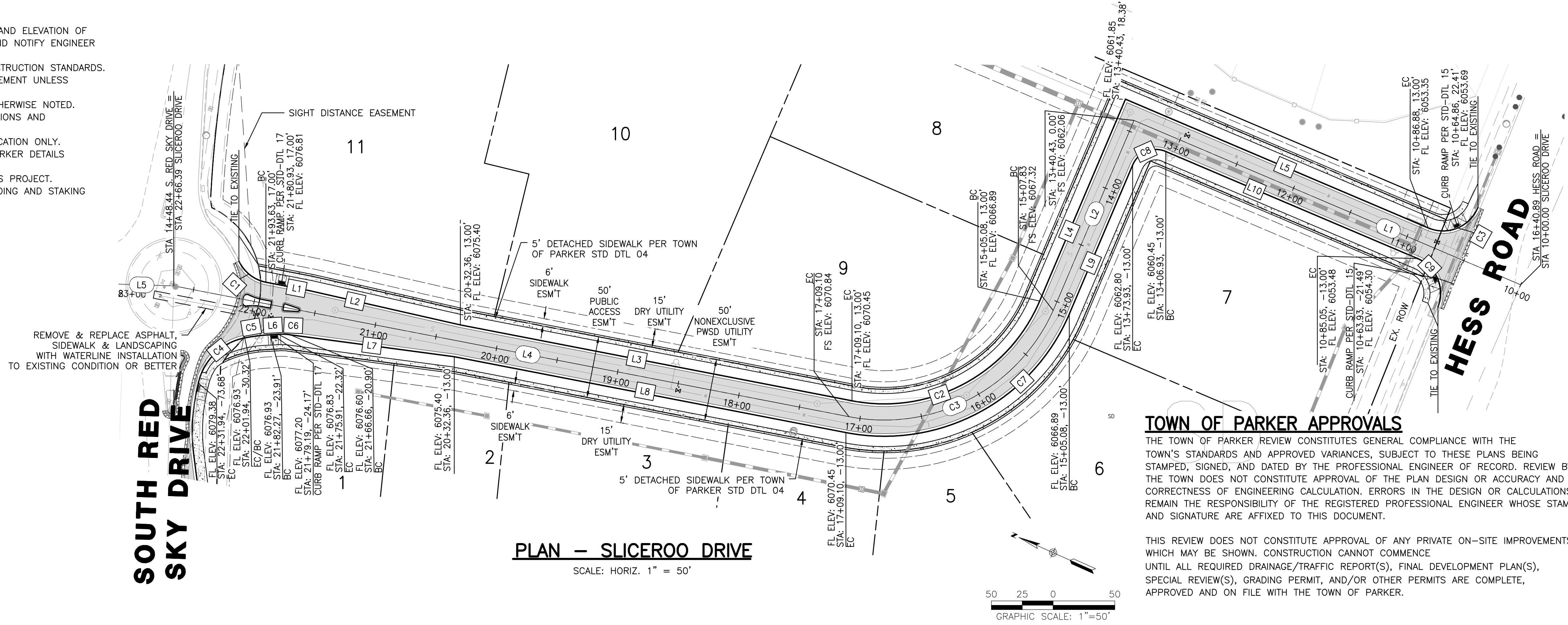
ROADWAY NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
- REFER TO SHEET 25 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
- REFER TO SHEET 19 FOR DETAILED INTERSECTION AND MEDIAN GRADING AND STAKING INFORMATION.



CURVE #/LINE #	LENGTH	BEARING/DELTA	RADIUS	TYPE
C1	28.89'	054°15'55"	30.50'	TYPE 2 SECTION II-B
C2	186.34'	077°55'45"	137.00'	TYPE 2 SECTION II-B
C3	48.60'	091°17'40"	30.50'	TYPE 2 SECTION II-B
C4	55.81'	066°37'21"	48.00'	TYPE 2 SECTION II-B
C5	20.70'	007°54'24"	150.00'	TYPE 2 SECTION II-B
C6	9.37'	010°44'07"	50.00'	TYPE 2 SECTION II-B
C7	221.70'	077°55'45"	163.00'	TYPE 2 SECTION II-B
C8	32.20'	090°00'00"	20.50'	TYPE 2 SECTION II-B
C9	47.30'	088°50'50"	30.50'	TYPE 2 SECTION II-B
C10	11.95'	015°22'48"	44.50'	TYPE 2 SECTION II-B
C11	1.57'	090°00'00"	1.00'	TYPE 2 SECTION II-B
C12	1.57'	090°00'00"	1.00'	TYPE 2 SECTION II-B
C13	13.32'	017°08'53"	44.50'	TYPE 2 SECTION II-B
C14	5.72'	109°10'54"	3.00'	TYPE 2 SECTION II-B
C15	3.62'	003°40'19"	56.50'	TYPE 2 SECTION II-B
C16	5.60'	107°01'06"	3.00'	TYPE 2 SECTION II-B
C17	1.71'	097°45'55"	1.00'	TYPE 2 SECTION II-B
C18	1.71'	097°45'55"	1.00'	TYPE 2 SECTION II-B
C19	4.31'	164°28'11"	1.50'	TYPE 2 SECTION II-B
L1	36.28	S13°07'09"E	N/A	TYPE 2 SECTION II-B
L2	125.06	S11°17'10"E	N/A	TYPE 2 SECTION II-B
L3	323.25	S13°07'09"E	N/A	TYPE 2 SECTION II-B
L4	177.65	N88°57'06"E	N/A	TYPE 2 SECTION II-B
L5	266.55	S1°02'54"E	N/A	TYPE 2 SECTION II-B
L6	6.56	N27°13'09"W	N/A	TYPE 2 SECTION II-B
L7	134.54	N16°29'02"W	N/A	TYPE 2 SECTION II-B
L8	323.25	S13°07'09"E	N/A	TYPE 2 SECTION II-B
L9	131.15	N88°57'06"E	N/A	TYPE 2 SECTION II-B
L10	221.89	S1°02'54"E	N/A	TYPE 2 SECTION II-B
L11	6.64	S89°48'14"W	N/A	TYPE 2 SECTION II-B
L12	4.00	N0°11'46"W	N/A	TYPE 2 SECTION II-B
L13	5.25	N89°48'14"E	N/A	TYPE 2 SECTION II-B
L14	3.98	N0°11'46"W	N/A	TYPE 2 SECTION II-B
L15	11.07	S82°25'51"E	N/A	TYPE 2 SECTION II-B
L16	11.07	S82°02'20"W	N/A	TYPE 2 SECTION II-B

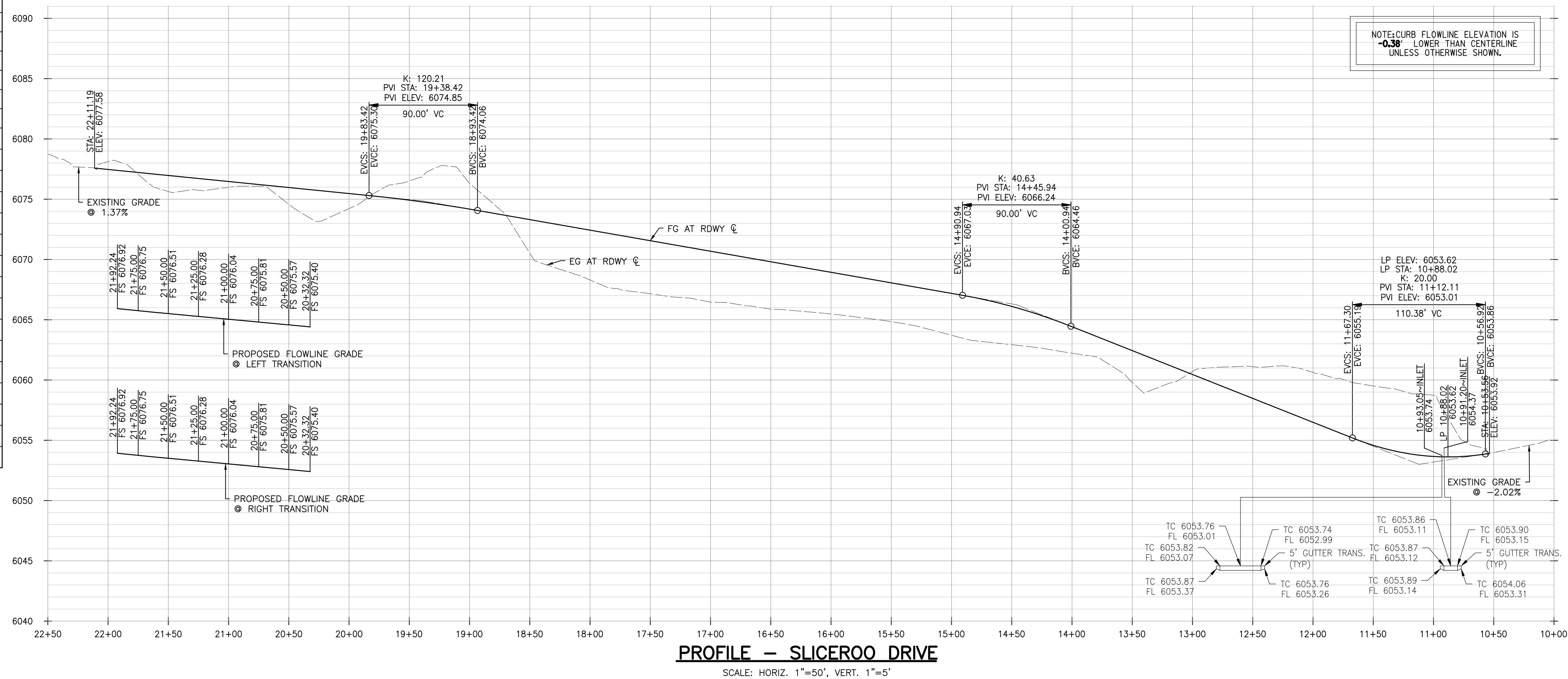
CURVE #/LINE #	RADIUS	LENGTH	DELTA (Δ)	DIRECTION
C3	150.00'	204.02'	77°55'45"	N52° 05' 01.35"W
L1	N/A	340.43'	N/A	N1° 02' 54.00"W
L2	N/A	164.65'	N/A	S88° 57' 06.00"W
L4	N/A	557.29'	N/A	N13° 07' 08.70"W
L5	N/A	51.95'	N/A	N22° 15' 46.00"W



TOWN OF PARKER APPROVALS
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
DOUGLAS COUNTY, COLORADO

RICK ENGINEERING COMPANY
9801 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020
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COLORADO LICENSED PROFESSIONAL ENGINEER
ROBERT K. RYAN
48704

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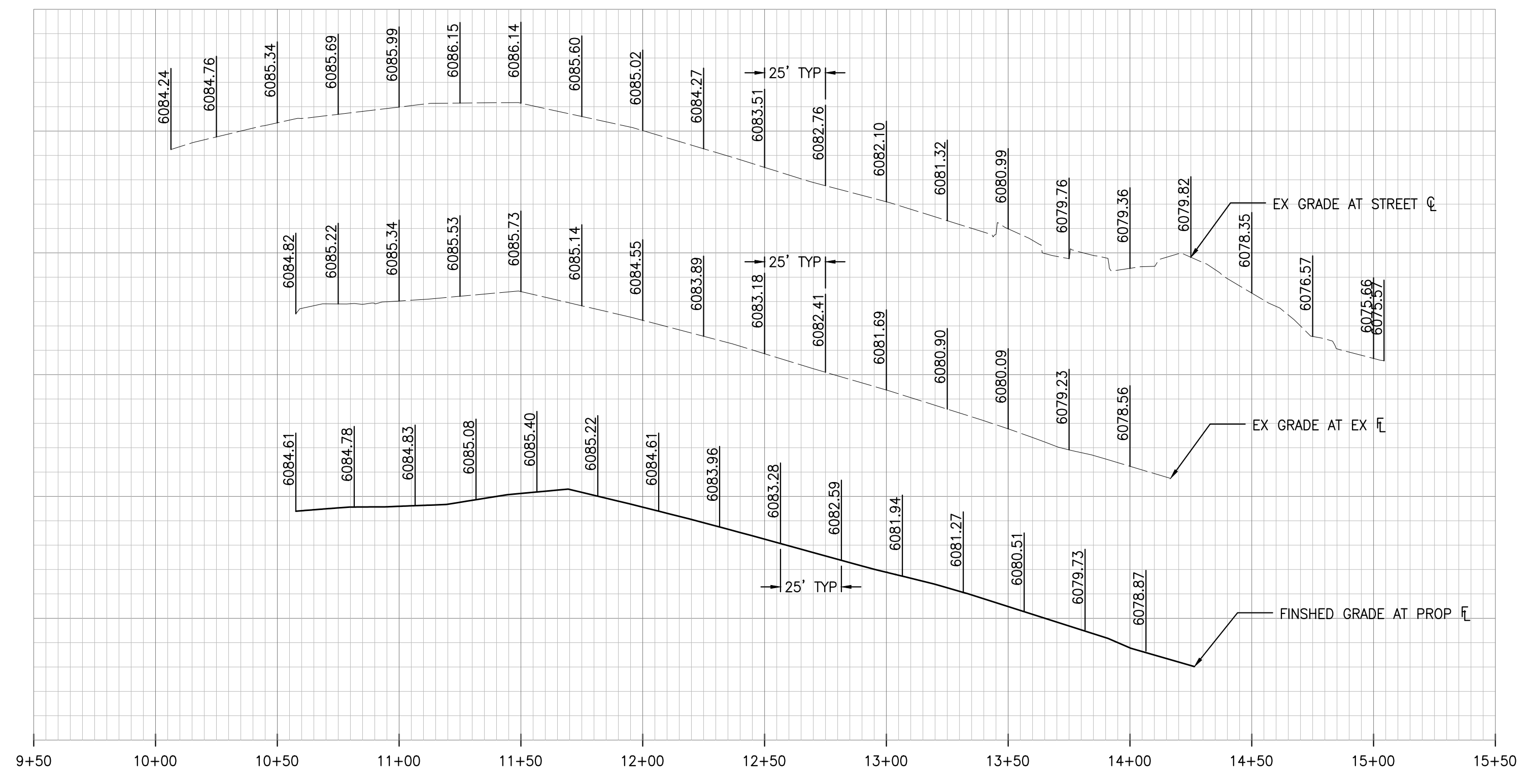
NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 50'
DATE: 10/23/2020
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

SLICEROO DR PLAN & PROFILE

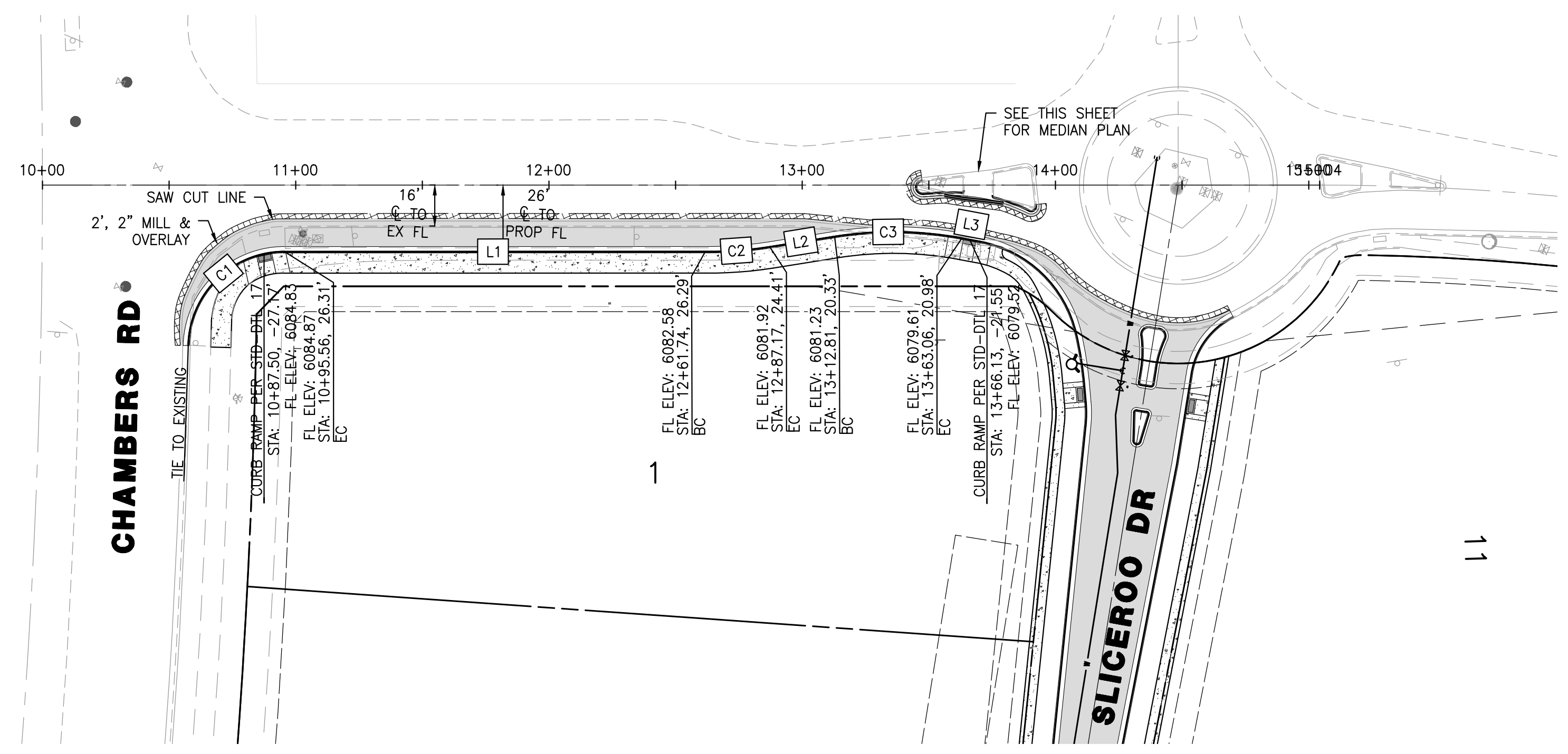
PROJECT NO. D01173-A
DRAWING NO. 15
SHEET NO. 15 OF 25 SHEETS

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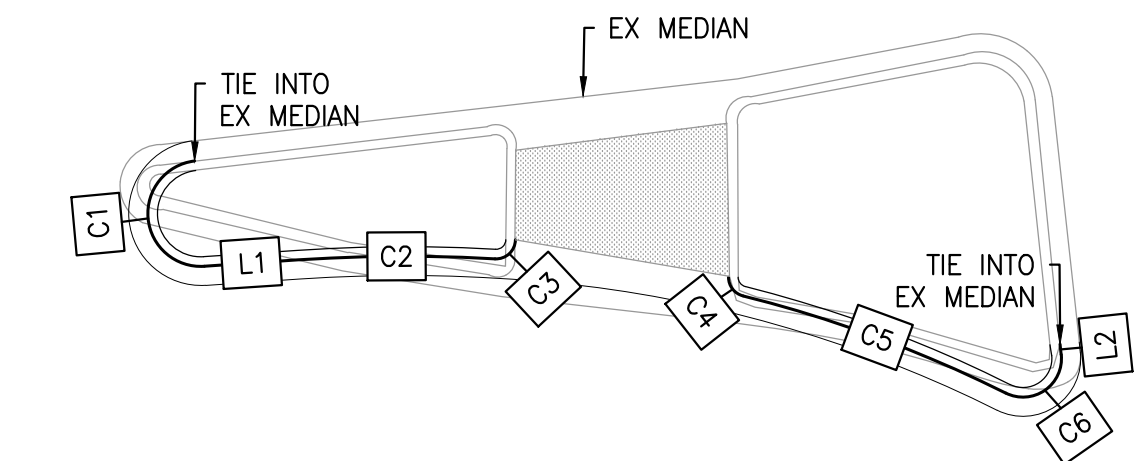
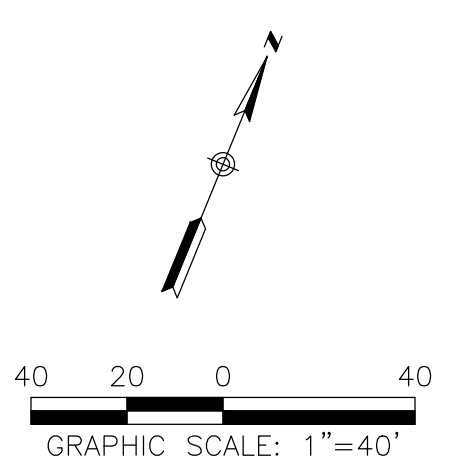
PROFILE – SOUTH RED SKY DRIVE

SCALE: HORIZ. 1" = 40' VERT. 1" = 4'



PLAN – SOUTH RED SKY DRIVE

SCALE: 1"=40'



PLAN – SOUTH RED SKY DRIVE MEDIAN

SCALE: 1"=10'

MEDIAN CURB LINE AND CURVE TABLE				
CURVE #/LINE #	LENGTH	BEARING/DELTA	RADIUS	TYPE
C1	8.50'	177°11'44"	2.75'	TYPE 2 SECTION I-B
C2	10.27'	007°10'29"	82.00'	TYPE 2 SECTION I-B
C3	1.61'	092°30'14"	1.00'	TYPE 2 SECTION I-B
C4	1.32'	075°41'10"	1.00'	TYPE 2 SECTION I-B
C5	14.61'	012°29'49"	67.00'	TYPE 2 SECTION I-B
C6	4.28'	122°36'51"	2.00'	TYPE 2 SECTION I-B
L1	4.88	N63°50'08"E	N/A	TYPE 2 SECTION I-B
L2	0.56	N28°19'14"W	N/A	TYPE 2 SECTION I-B

ROADWAY NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
- REFER TO SHEET 25 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
- REFER TO SHEET 19 FOR DETAILED INTERSECTION AND MEDIAN GRADING AND STAKING INFORMATION.

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

CURB LINE AND CURVE TABLE				
CURVE #/LINE #	LENGTH	BEARING/DELTA	RADIUS	TYPE
C1	58.79'	088°38'51"	38.00'	TYPE 2 SECTION II-B
C2	25.53'	009°37'25"	152.00'	TYPE 2 SECTION II-B
C3	50.50'	019°33'07"	148.00'	TYPE 2 SECTION II-B
L1	166.17	S67°43'48"W	N/A	TYPE 2 SECTION II-B
L2	25.96	S58°41'59"W	N/A	TYPE 2 SECTION II-B
L3	7.28	N78°15'06"E	N/A	TYPE 2 SECTION II-B

ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
DOUGLAS COUNTY, COLORADO

RICK ENGINEERING COMPANY
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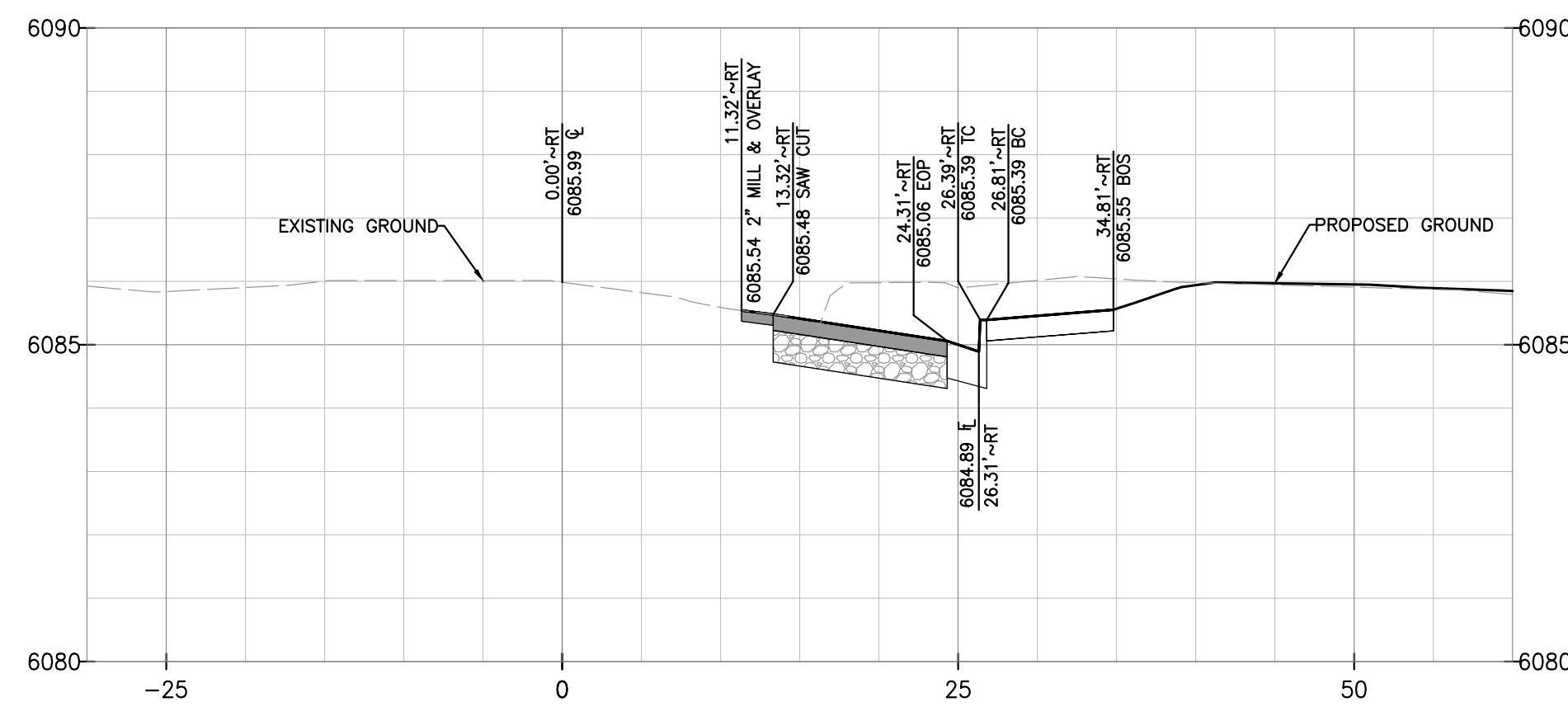
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NO.	DESCRIPTION	DATE:
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DATE: 10/23/2020
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JOB NO: D01173-A

S. RED SKY DRIVE PLAN & PROFILE

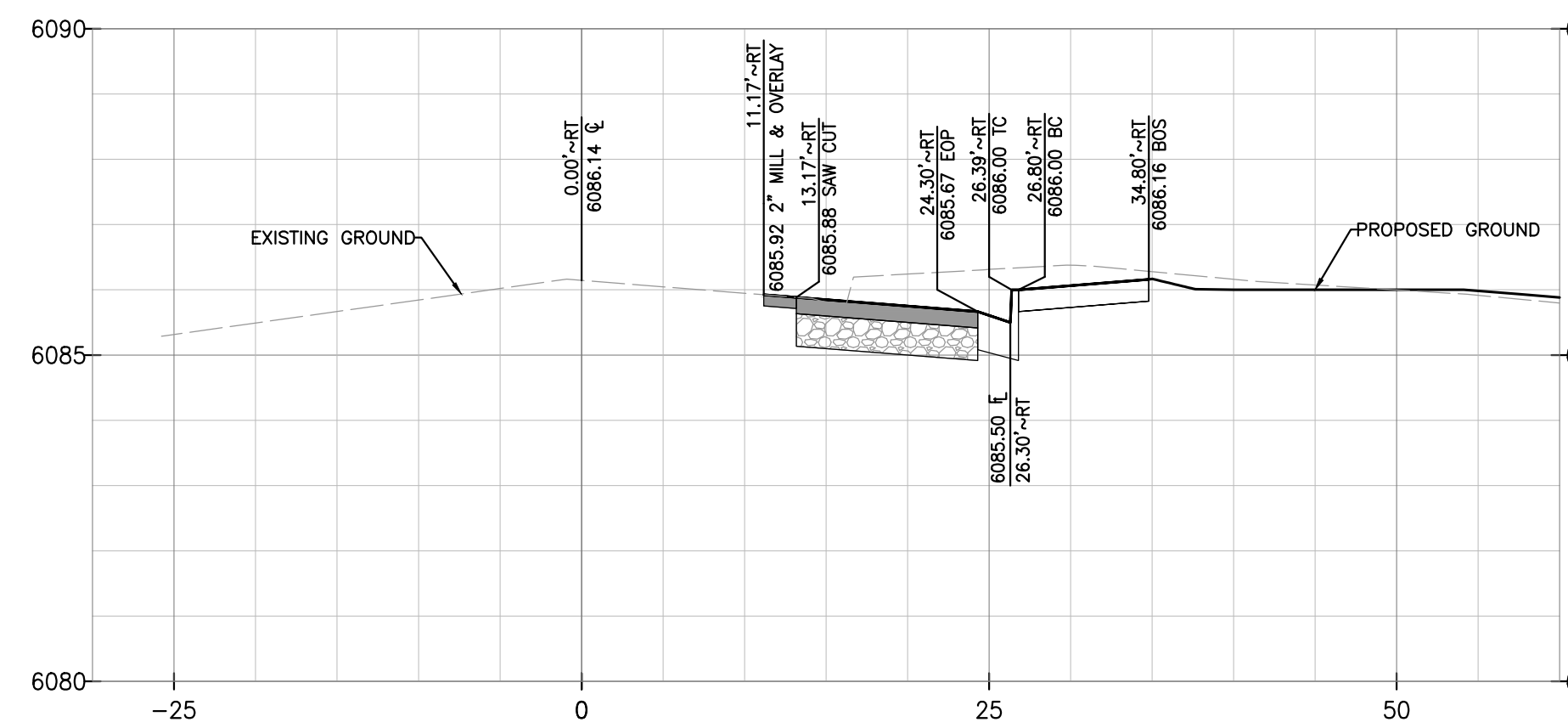
PROJECT NO. D01173-A
DRAWING NO. 16
SHEET NO. 16 OF 25 SHEETS

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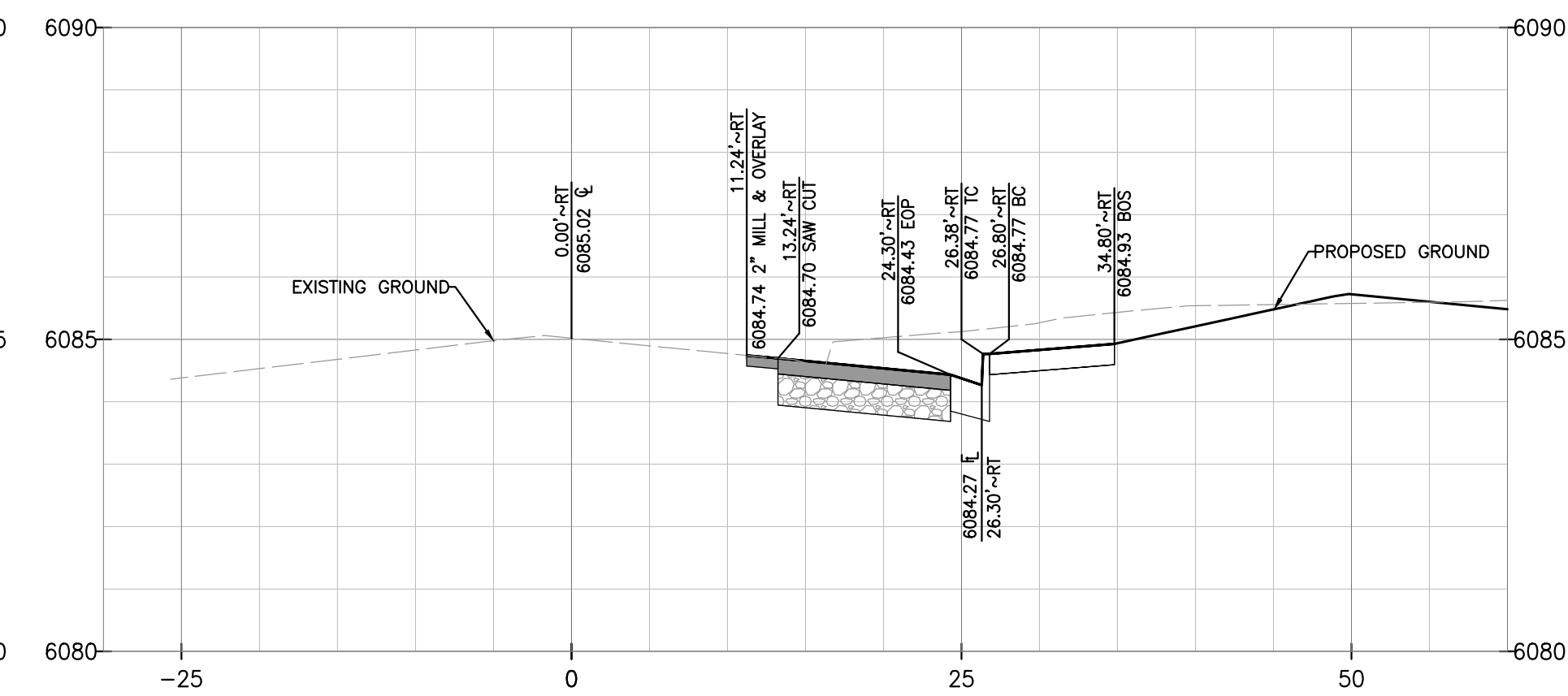
PROFILE – SOUTH RED SKY DRIVE STA 11+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



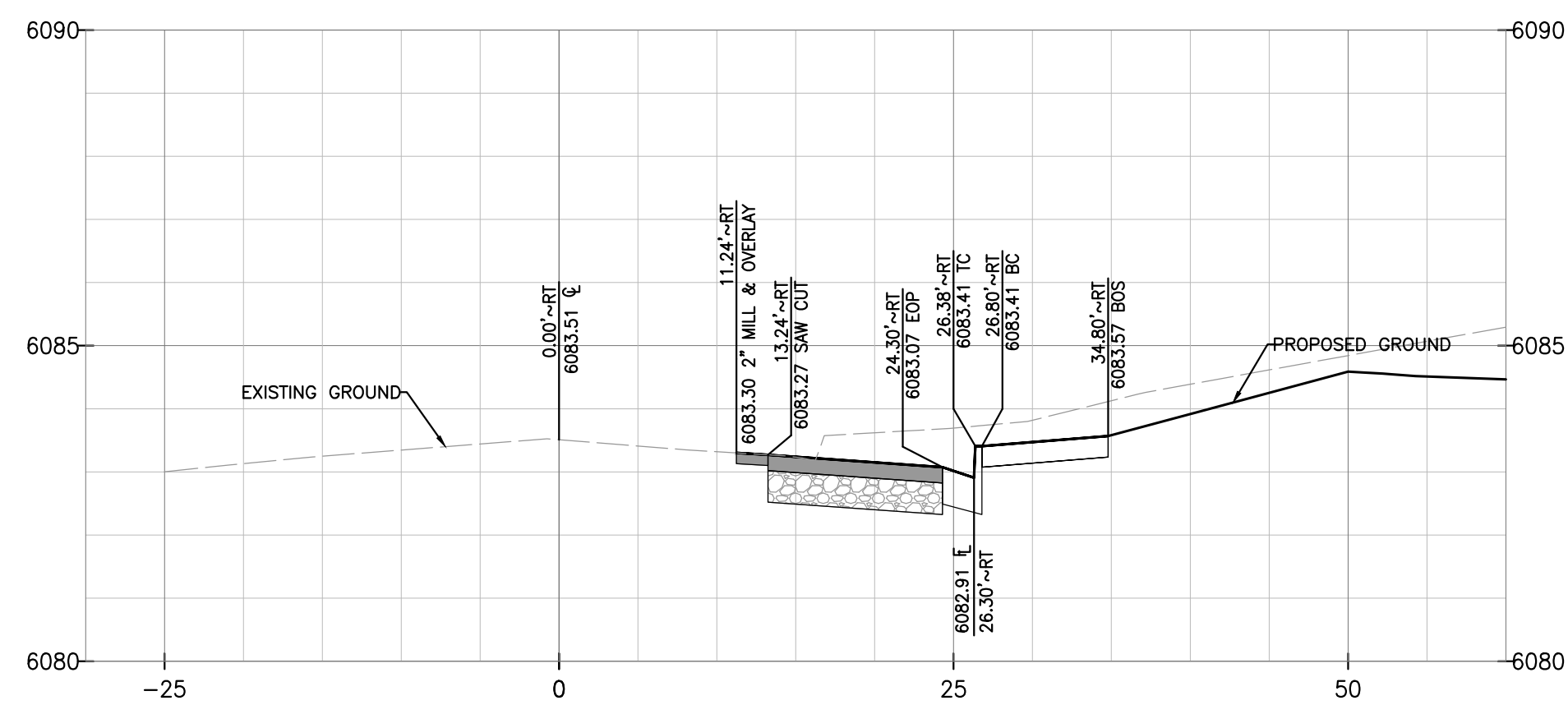
PROFILE – SOUTH RED SKY DRIVE STA 11+50

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



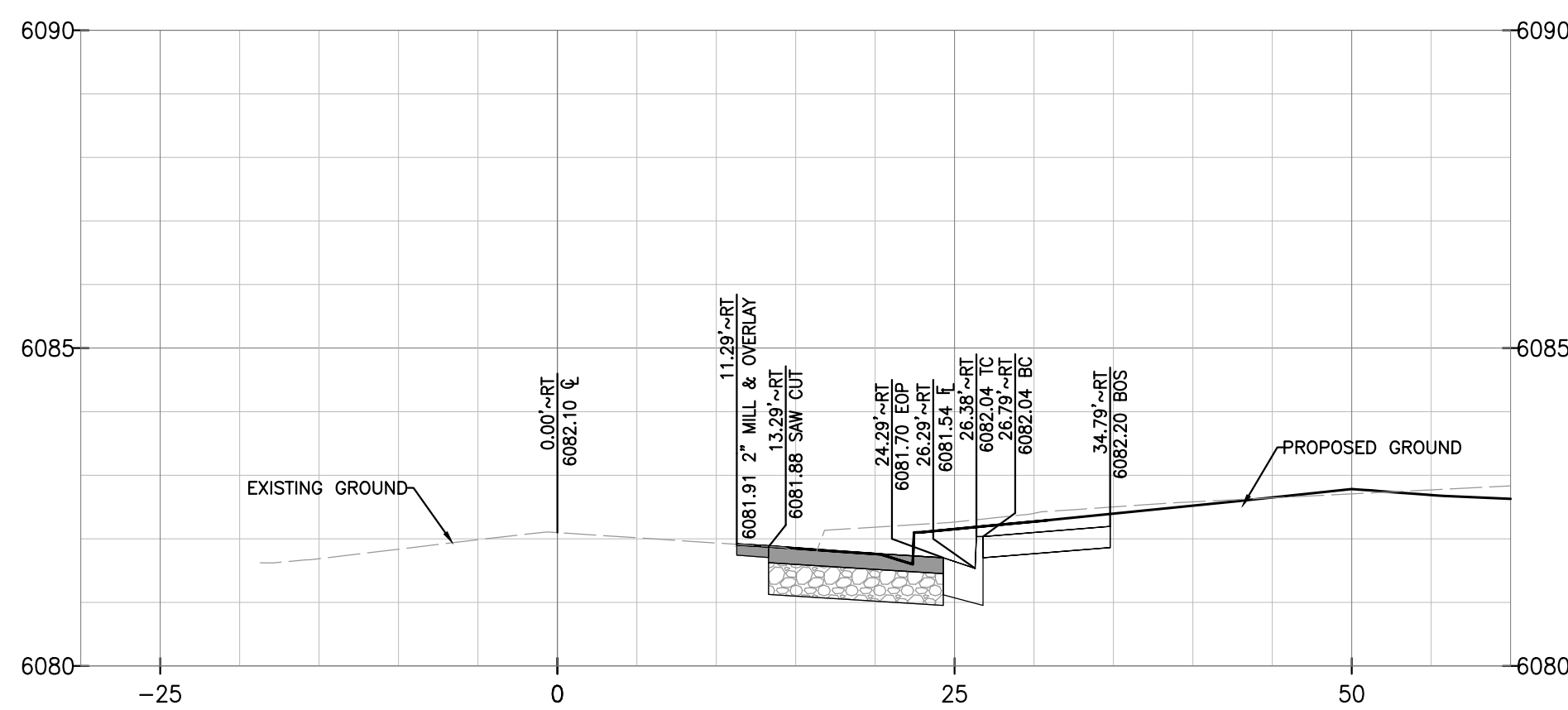
PROFILE – SOUTH RED SKY DRIVE STA 12+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



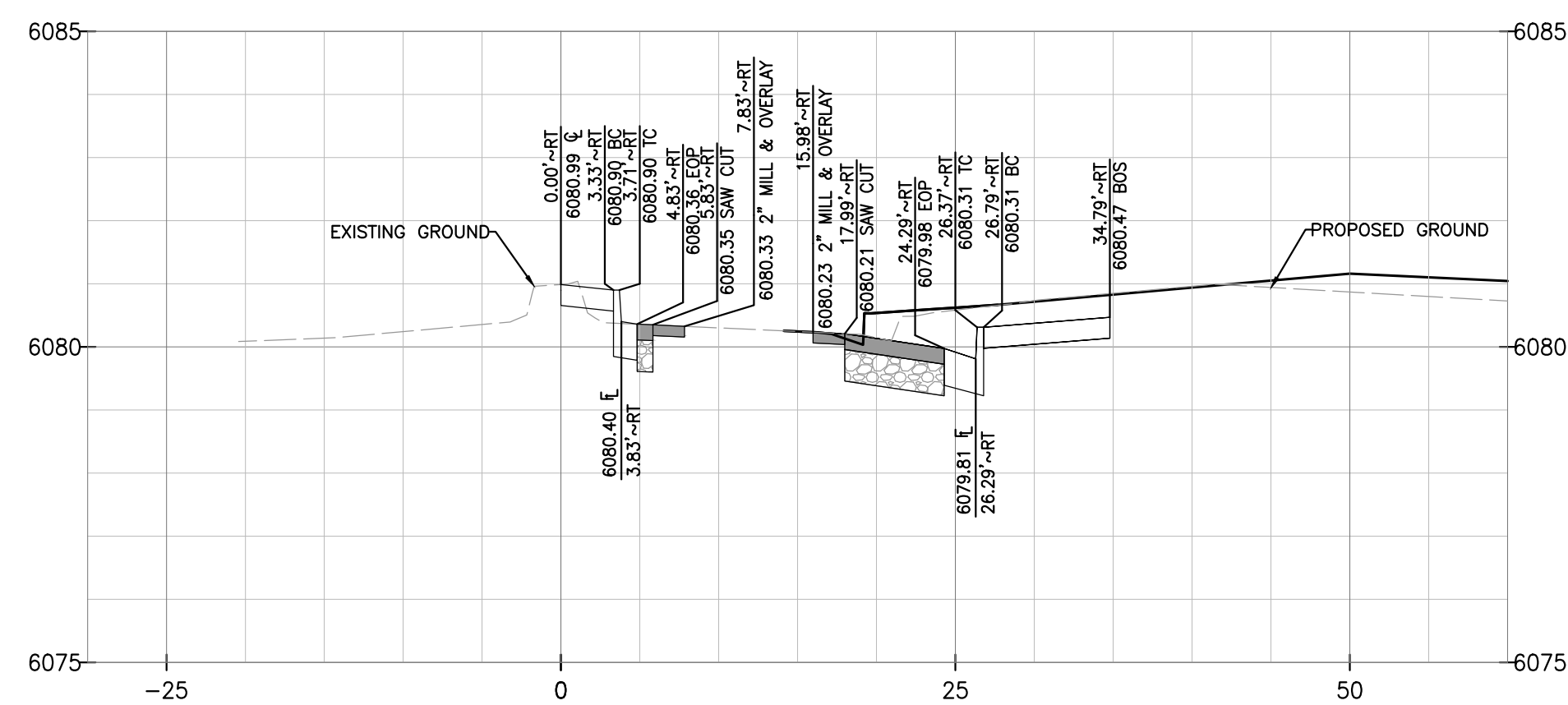
PROFILE – SOUTH RED SKY DRIVE STA 12+50

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



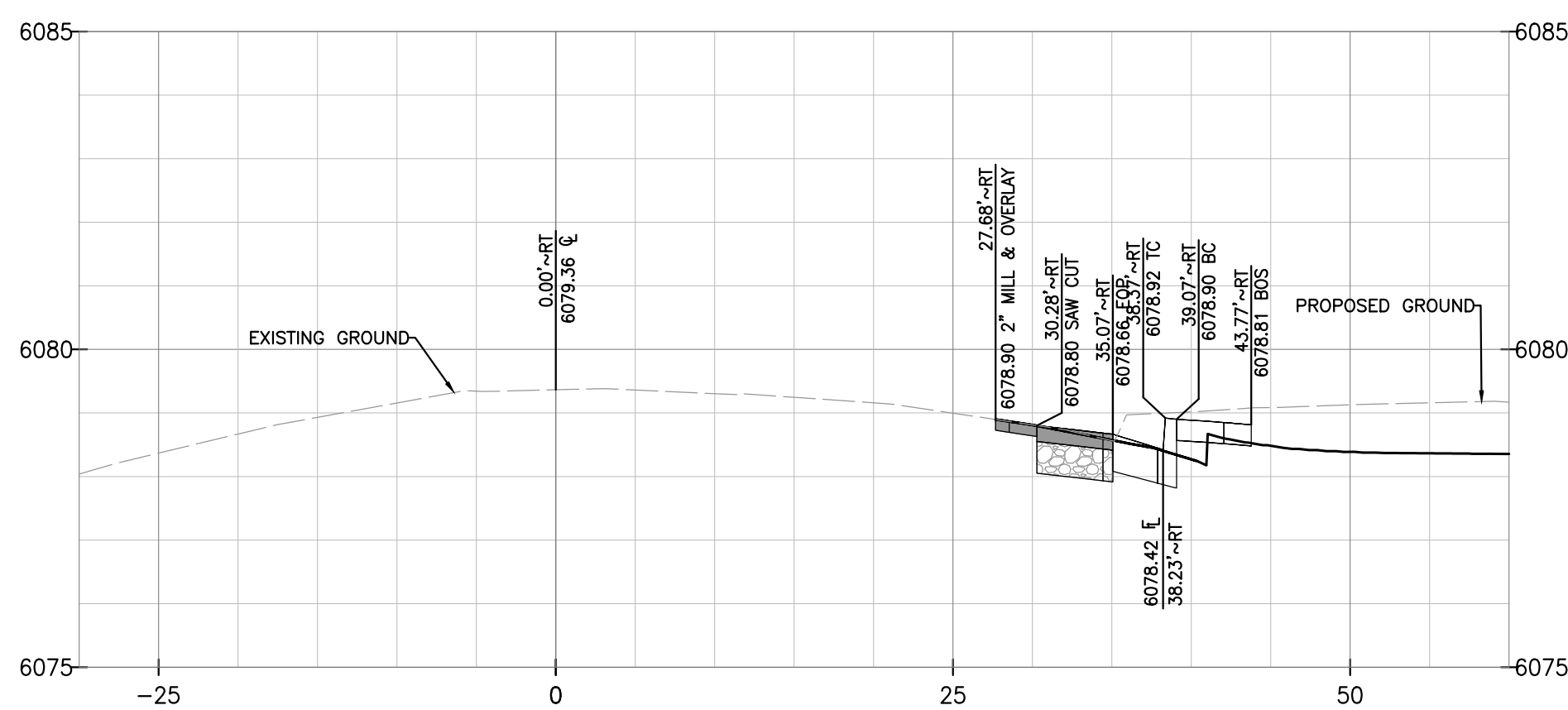
PROFILE – SOUTH RED SKY DRIVE STA 13+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



PROFILE – SOUTH RED SKY DRIVE STA 13+50

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



PROFILE – SOUTH RED SKY DRIVE STA 14+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'

TOWN OF PARKER APPROVALS

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DATE: 10/23/2020
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JOB NO: D01173-A

S. RED SKY DRIVE CROSS SECTIONS

PROJECT NO. D01173-A
DRAWING NO. 17
SHEET NO. 17 OF 25 SHEETS

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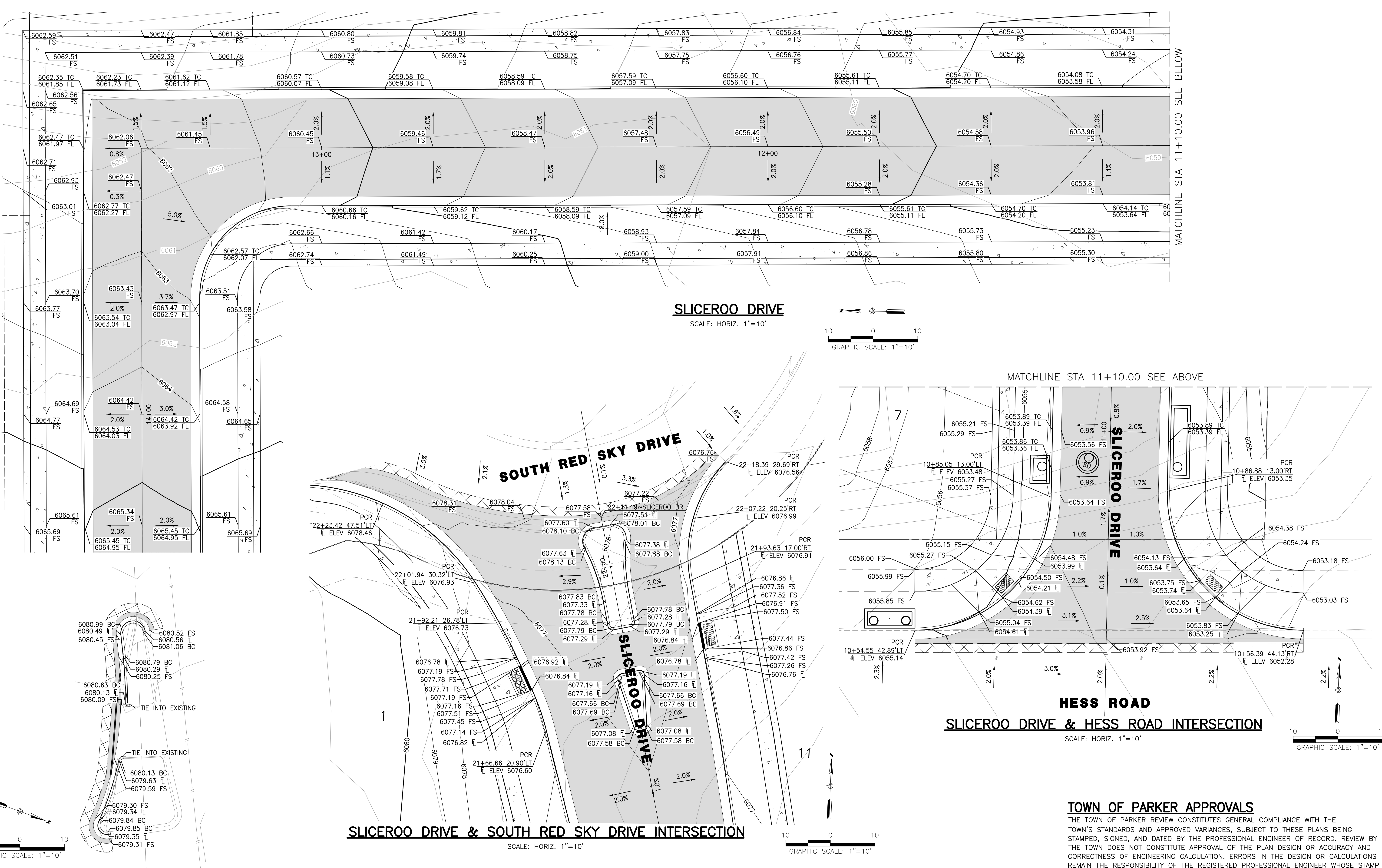
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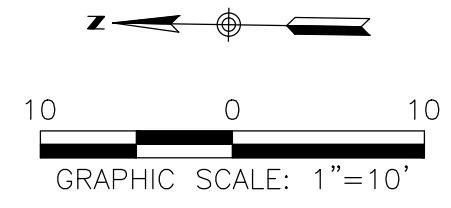
**INTERSECTION
DETAILS**

PROJECT NO.
D01173-A
DRAWING NO.
18
SHEET NO. 18 OF 25 SHEETS

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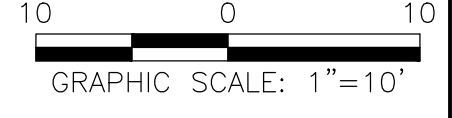


SLICEROO DRIVE
SCALE: HORIZ. 1"=10'

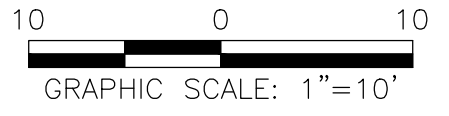


MATCHLINE STA 11+10.00 SEE ABOVE

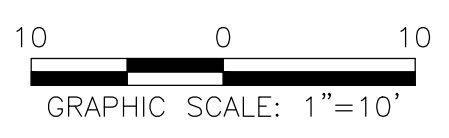
**HESS ROAD
SLICEROO DRIVE & HESS ROAD INTERSECTION**
SCALE: HORIZ. 1"=10'



SLICEROO DRIVE & SOUTH RED SKY DRIVE INTERSECTION
SCALE: HORIZ. 1"=10'



SOUTH RED SKY DRIVE MEDIAN
SCALE: HORIZ. 1"=10'



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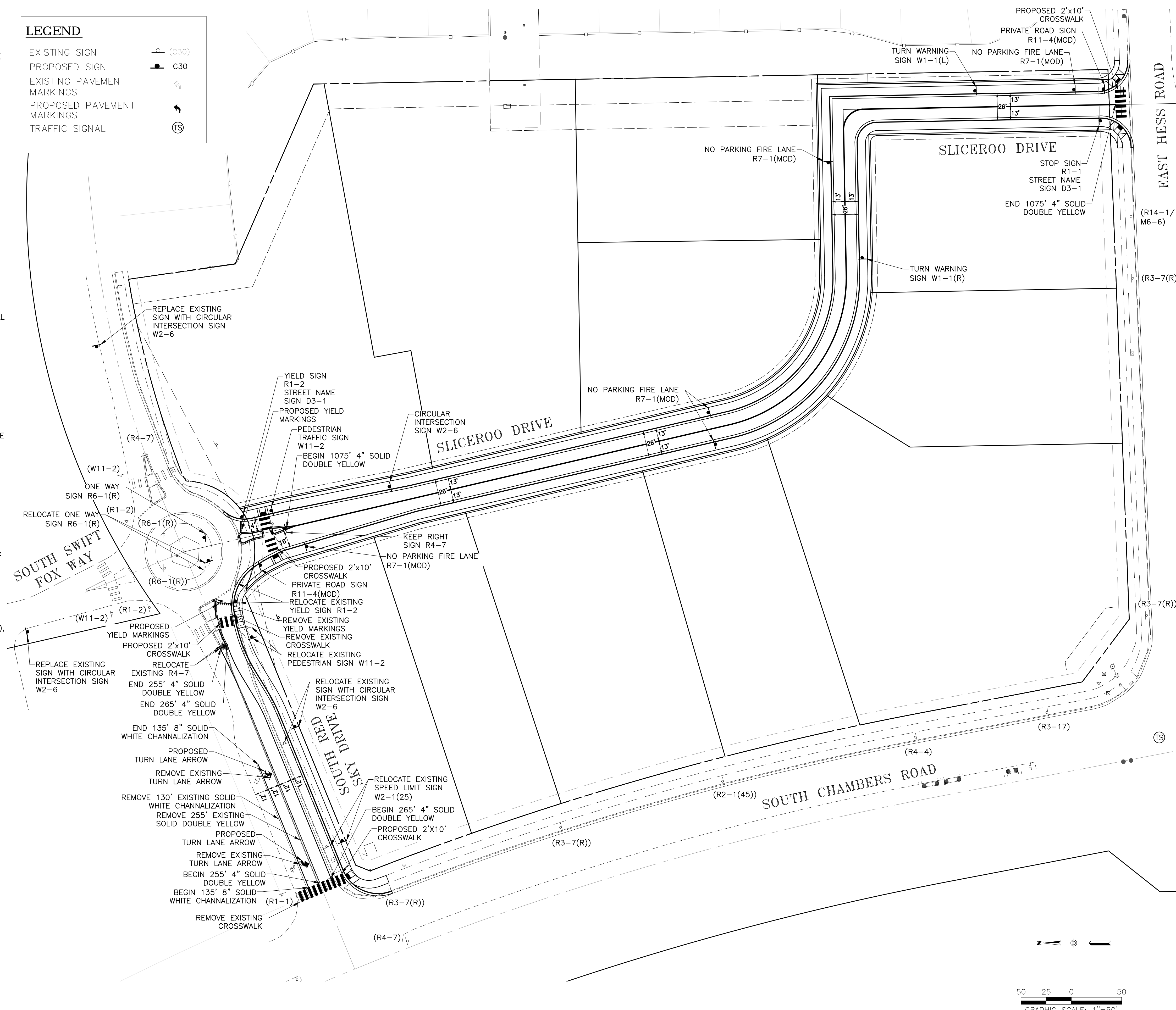
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

SIGNING AND STRIPING NOTES

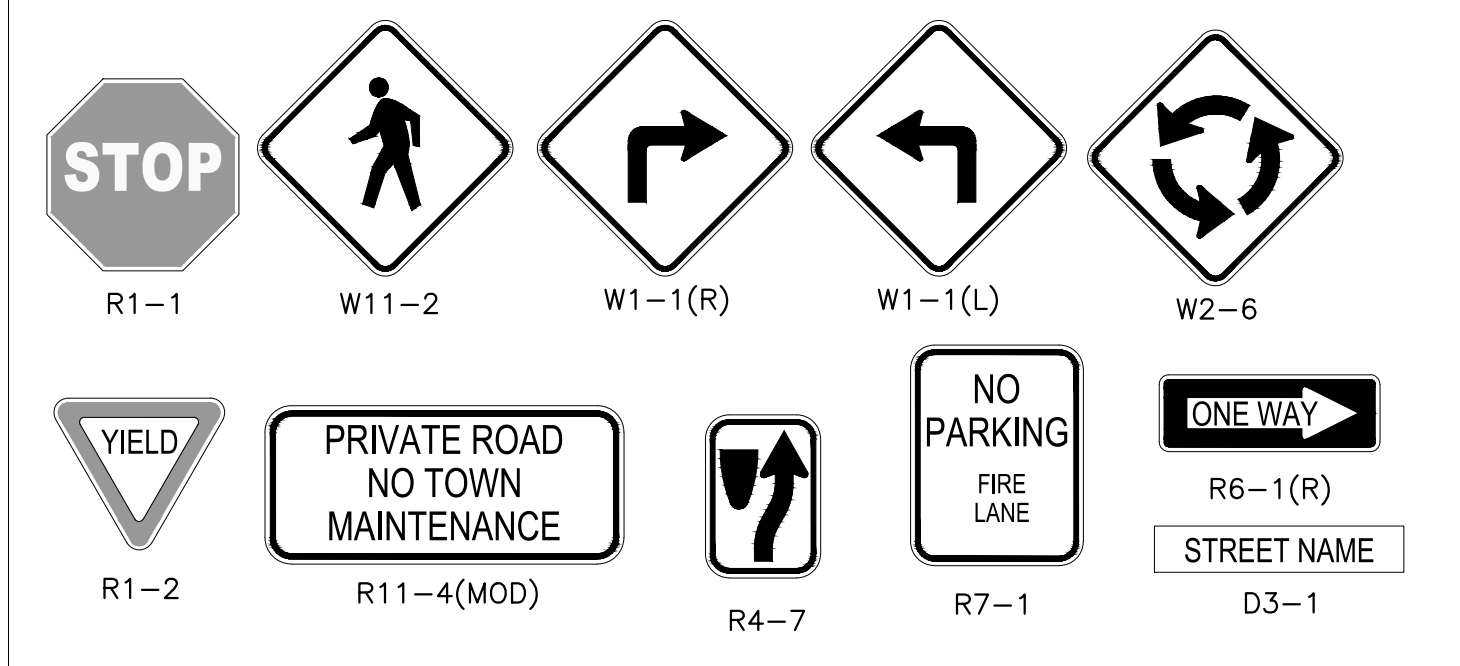
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
- A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"x12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
- SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
- DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
- ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
- CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.
SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.
SHALL LINE UP WITH HANDICAP RAMPS. SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
- ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
FOR CONCRETE SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.
(SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
FOR ASPHALT SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
- INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

LEGEND

EXISTING SIGN	(C30)
PROPOSED SIGN	C30
EXISTING PAVEMENT MARKINGS	
PROPOSED PAVEMENT MARKINGS	
TRAFFIC SIGNAL	(TS)



PROPOSED SIGNS THIS SHEET:



ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
DOUGLAS COUNTY, COLORADO

RICK ENGINEERING COMPANY
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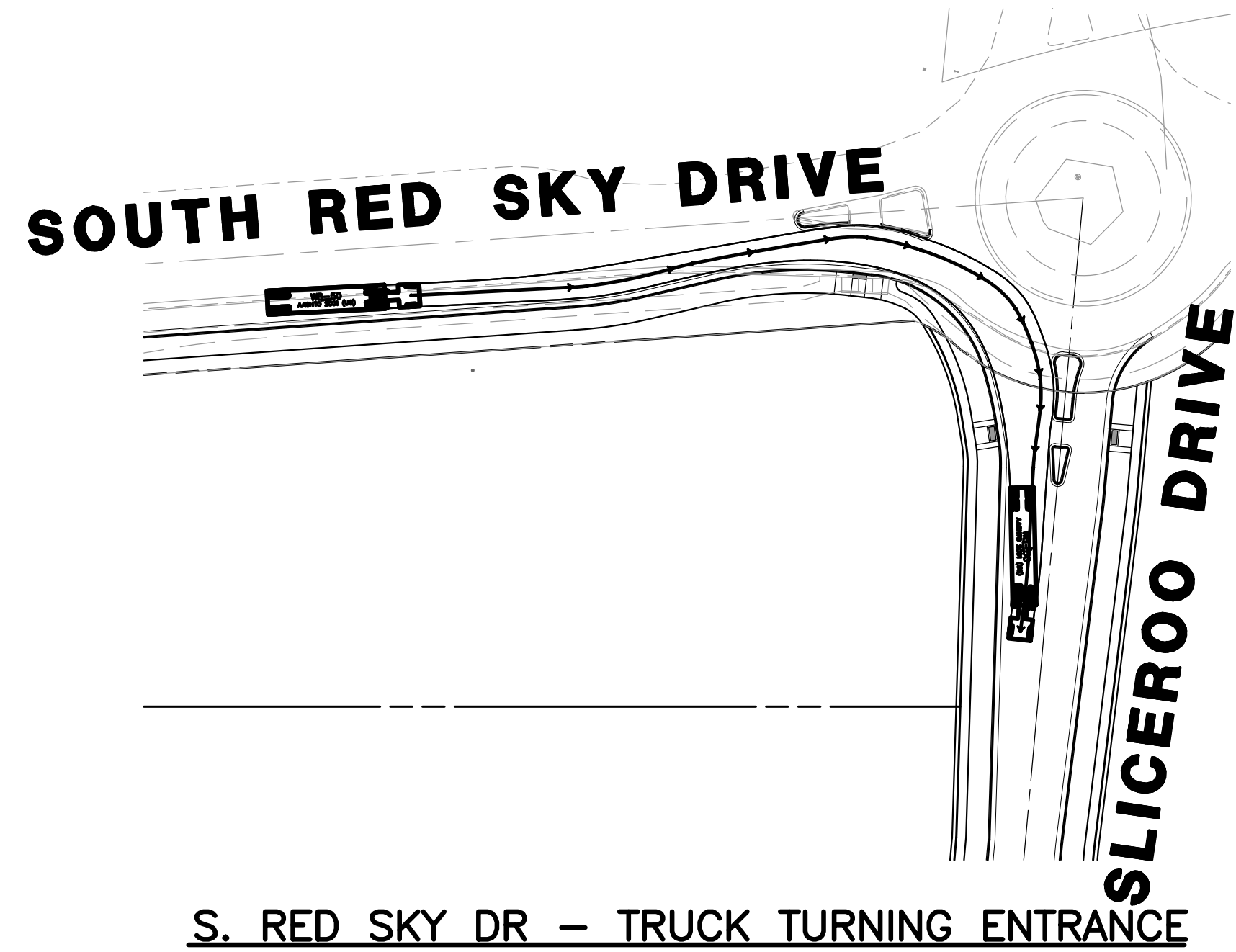
NO.	DESCRIPTION	DATE:
1		

SCALE: 1"=50'
DATE: 10/23/2020
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JOB NO: D01173-A

SIGNING & STRIPING

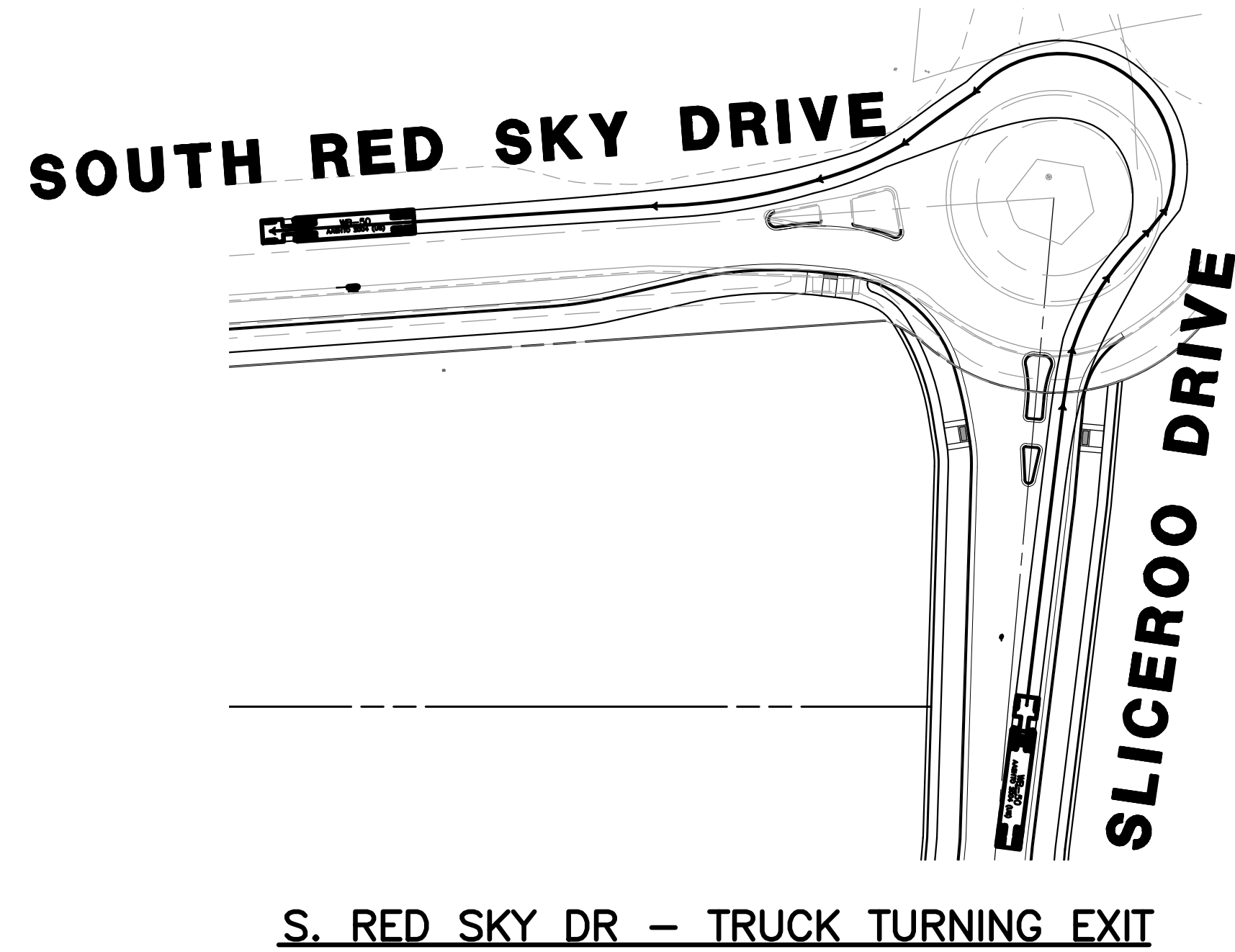
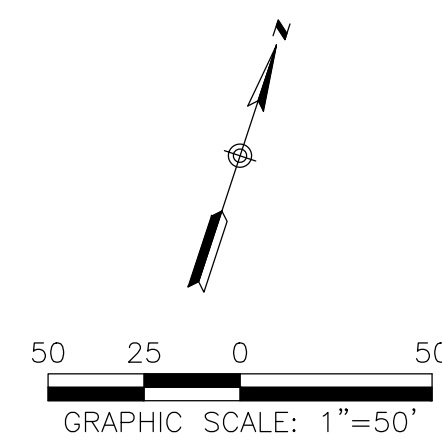
PROJECT NO. D01173-A
DRAWING NO. 19
SHEET NO. 19 OF 25 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION



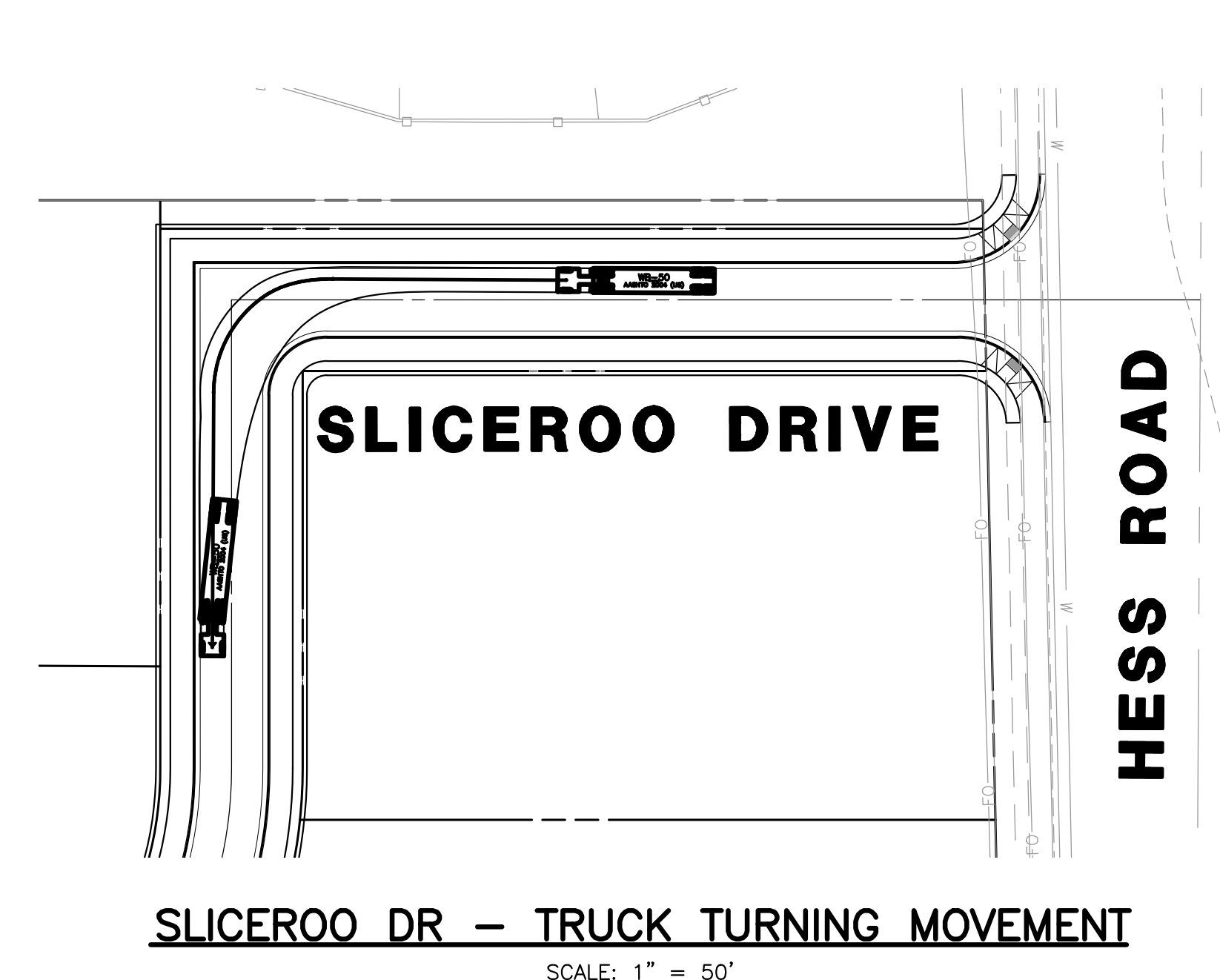
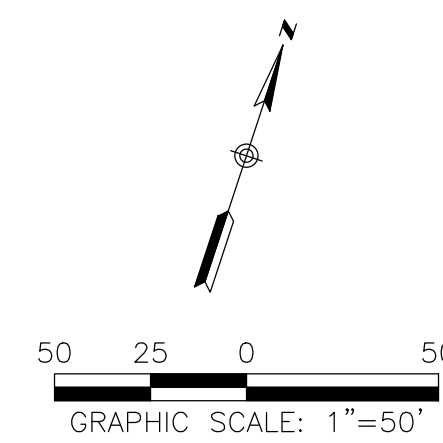
S. RED SKY DR – TRUCK TURNING ENTRANCE

SCALE: 1" = 50'



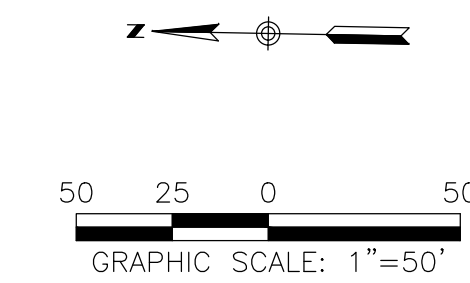
S. RED SKY DR – TRUCK TURNING EXIT

SCALE: 1" = 50'



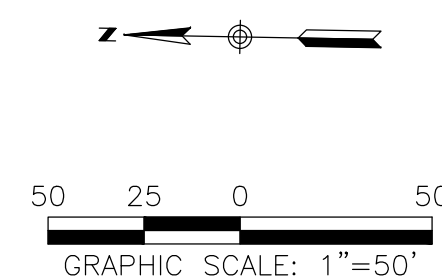
SLICEROO DR – TRUCK TURNING MOVEMENT

SCALE: 1" = 50'



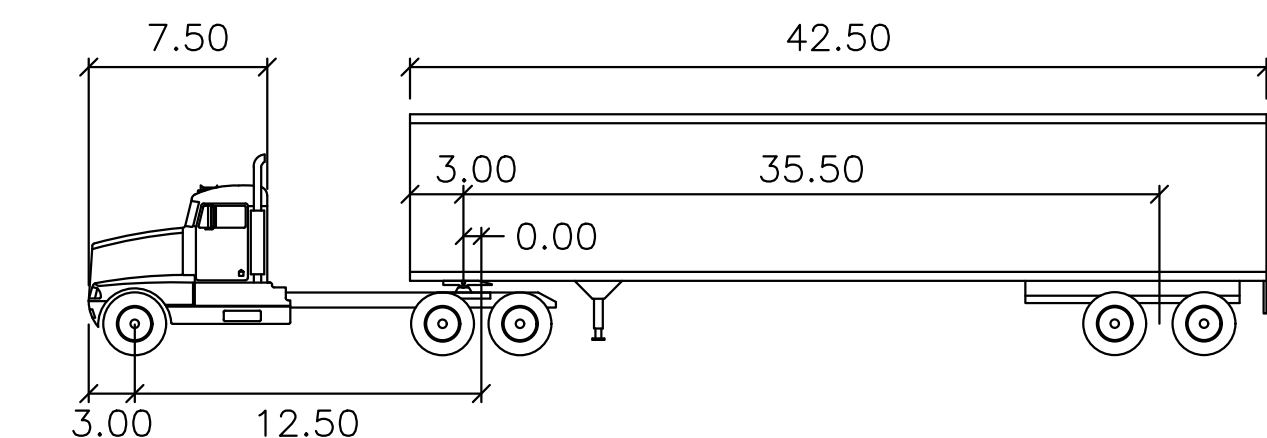
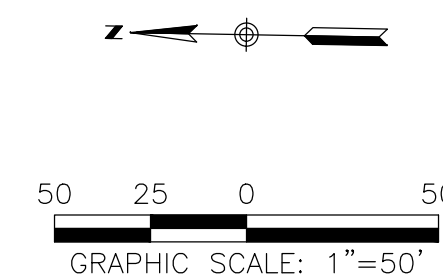
HESS RD – TRUCK TURNING ENTRANCE

SCALE: 1" = 50'



HESS RD – TRUCK TURNING EXIT

SCALE: 1" = 50'



WB-50

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

WB-50 VEHICLE PROFILE

SCALE: N.T.S.

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

**ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6**
DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
9801 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020
Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Phoenix
rickengineering.com



REVISIONS:		
NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 10'
DATE: 10/23/2020
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

**TRUCK
TURNING
TEMPLATES**

PROJECT NO.
D01173-A

DRAWING NO.

20

SHEET NO. 20 OF 25 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

C:\WORK\2020\10\23\1173\Drawings\DWG\20201023-4.dwg - 4.dwg - 10/23/2020

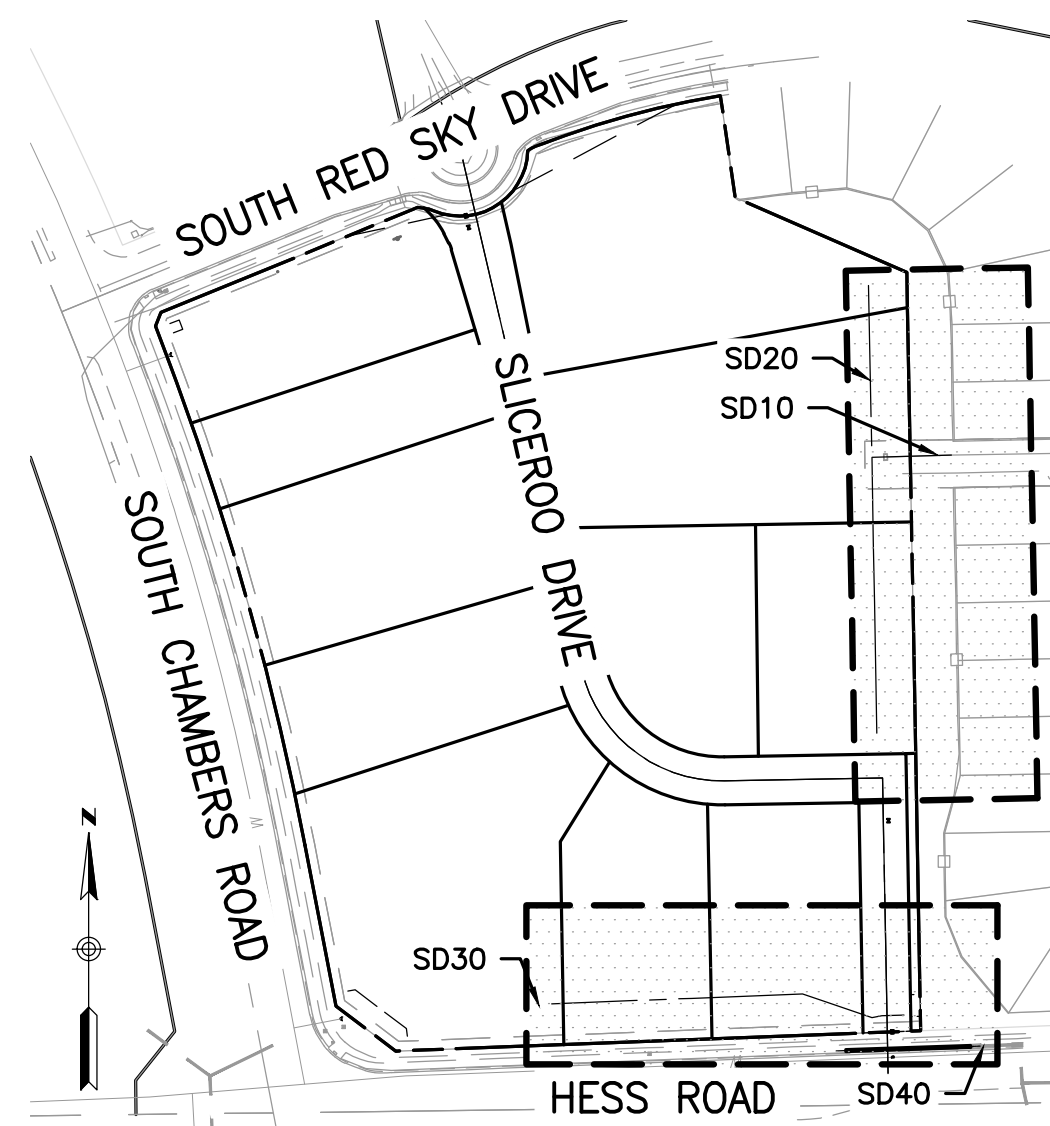
STORM SEWER NOTES

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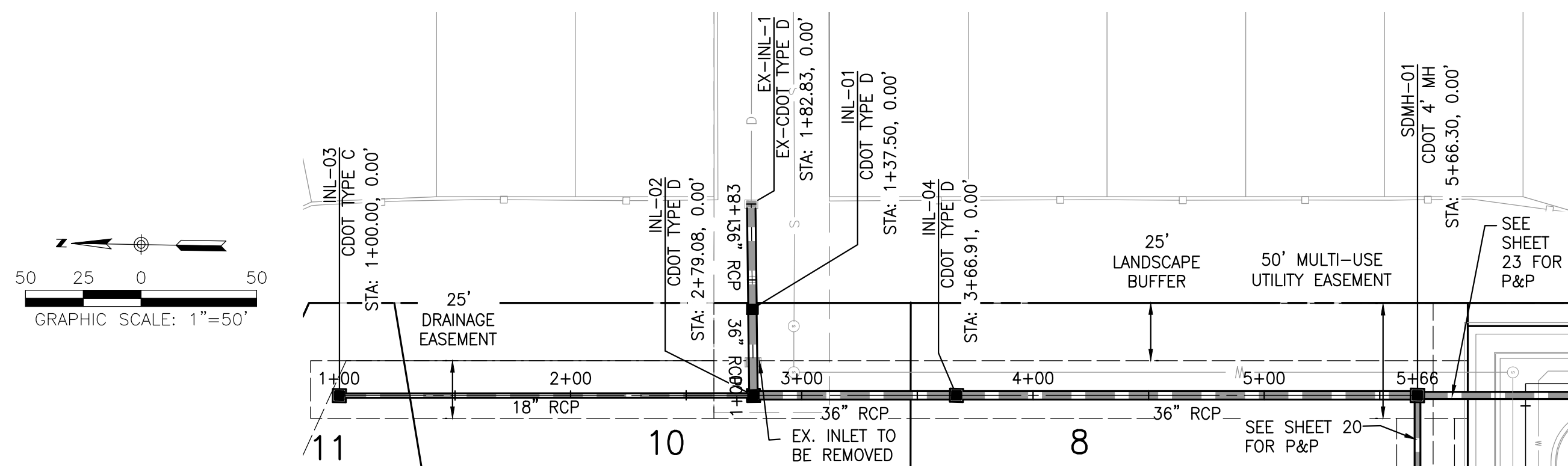


KEY MAP

SCALE: HORIZ. 1" = 200'

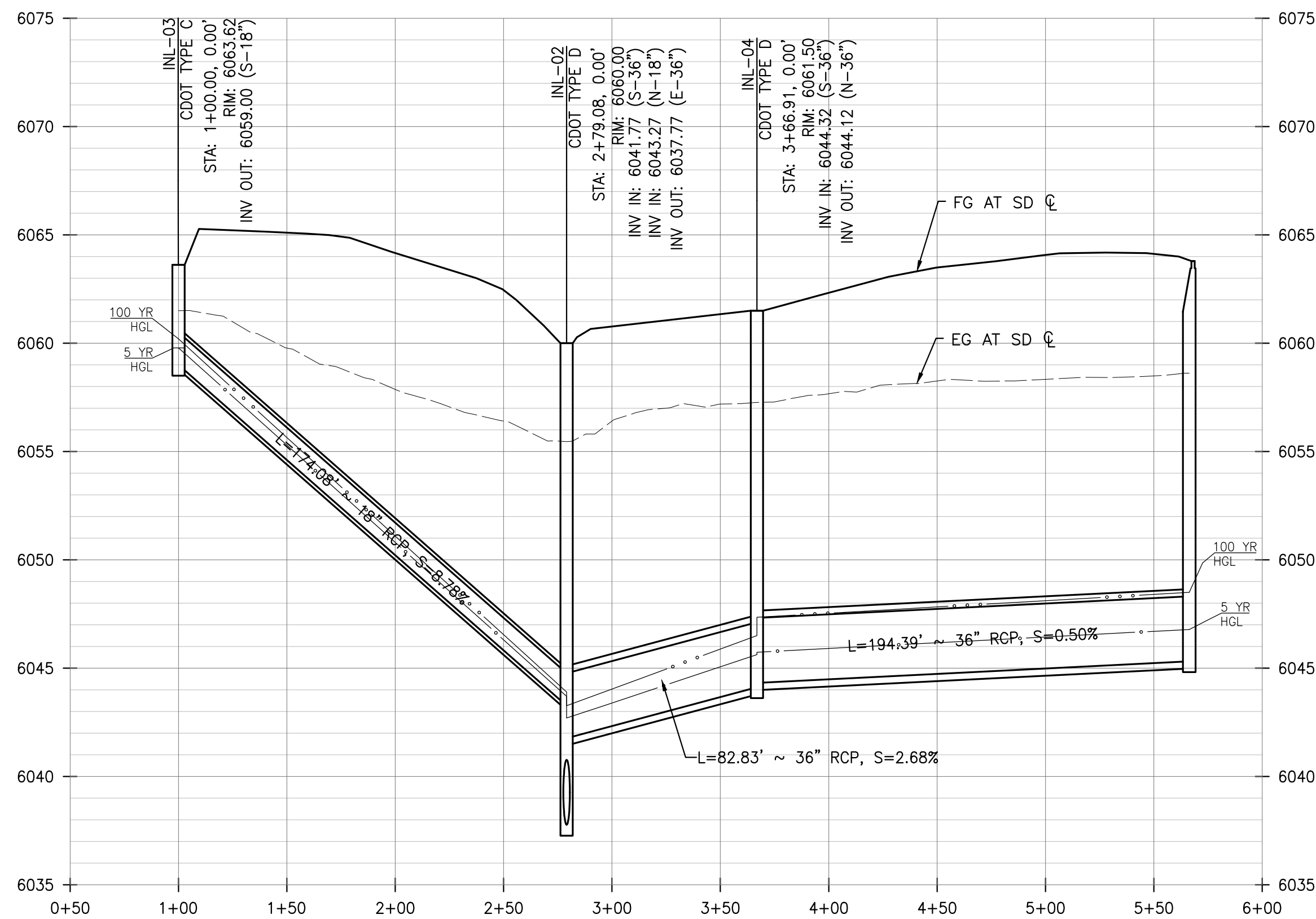
TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



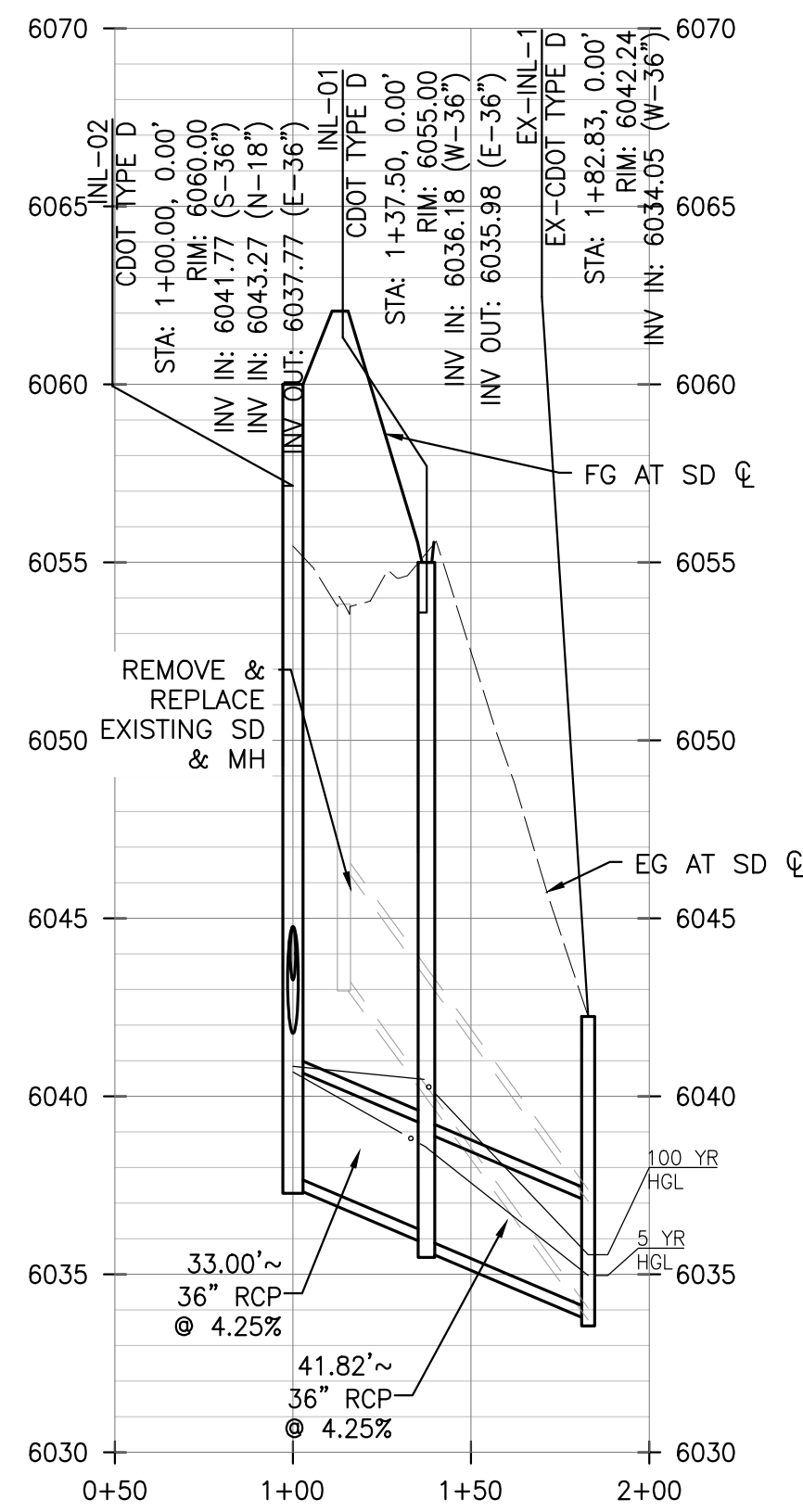
PLAN - SD10 & SD20

SCALE: HORIZ. 1" = 50'



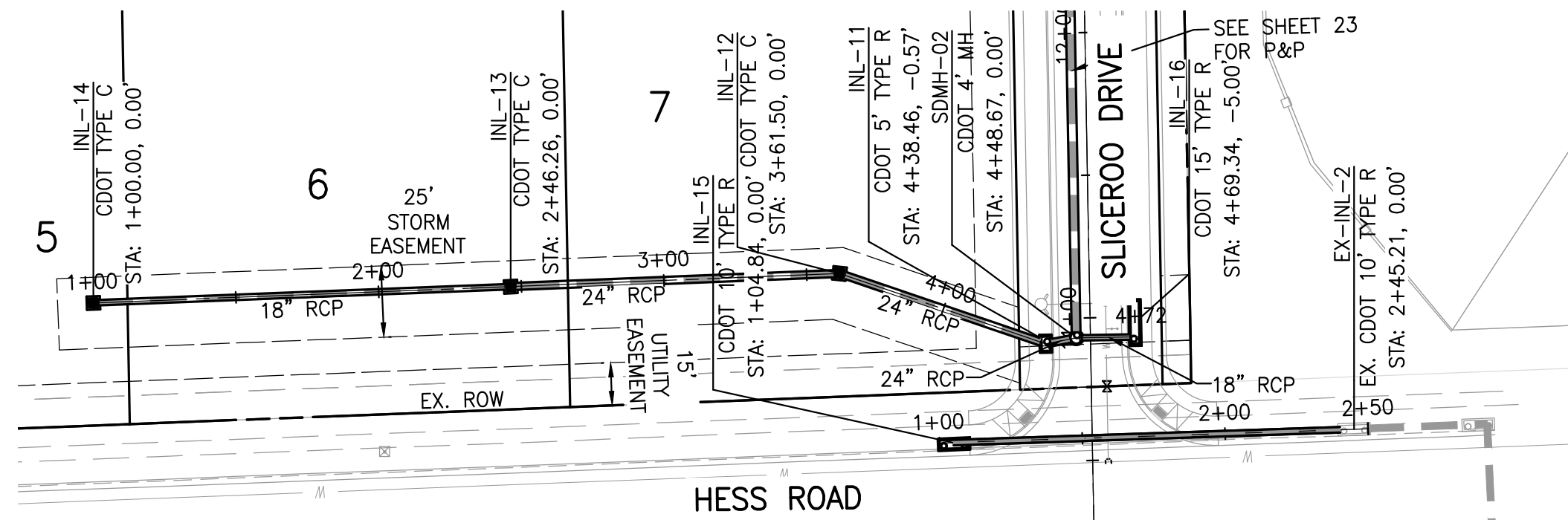
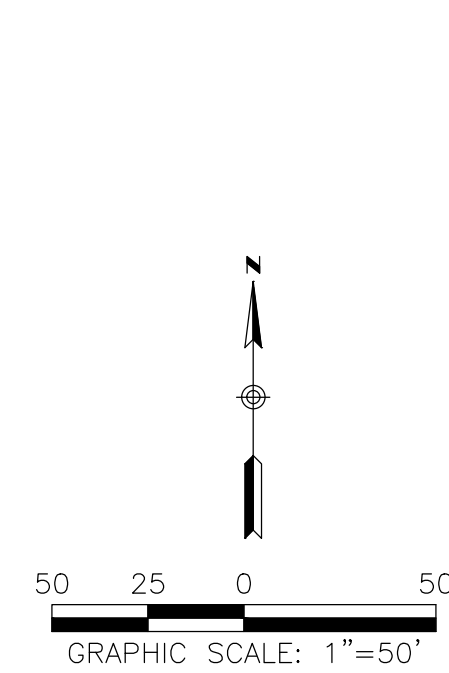
PROFILE - SD20

SCALE: HORIZ. 1"=50', VERT. 1"=5'



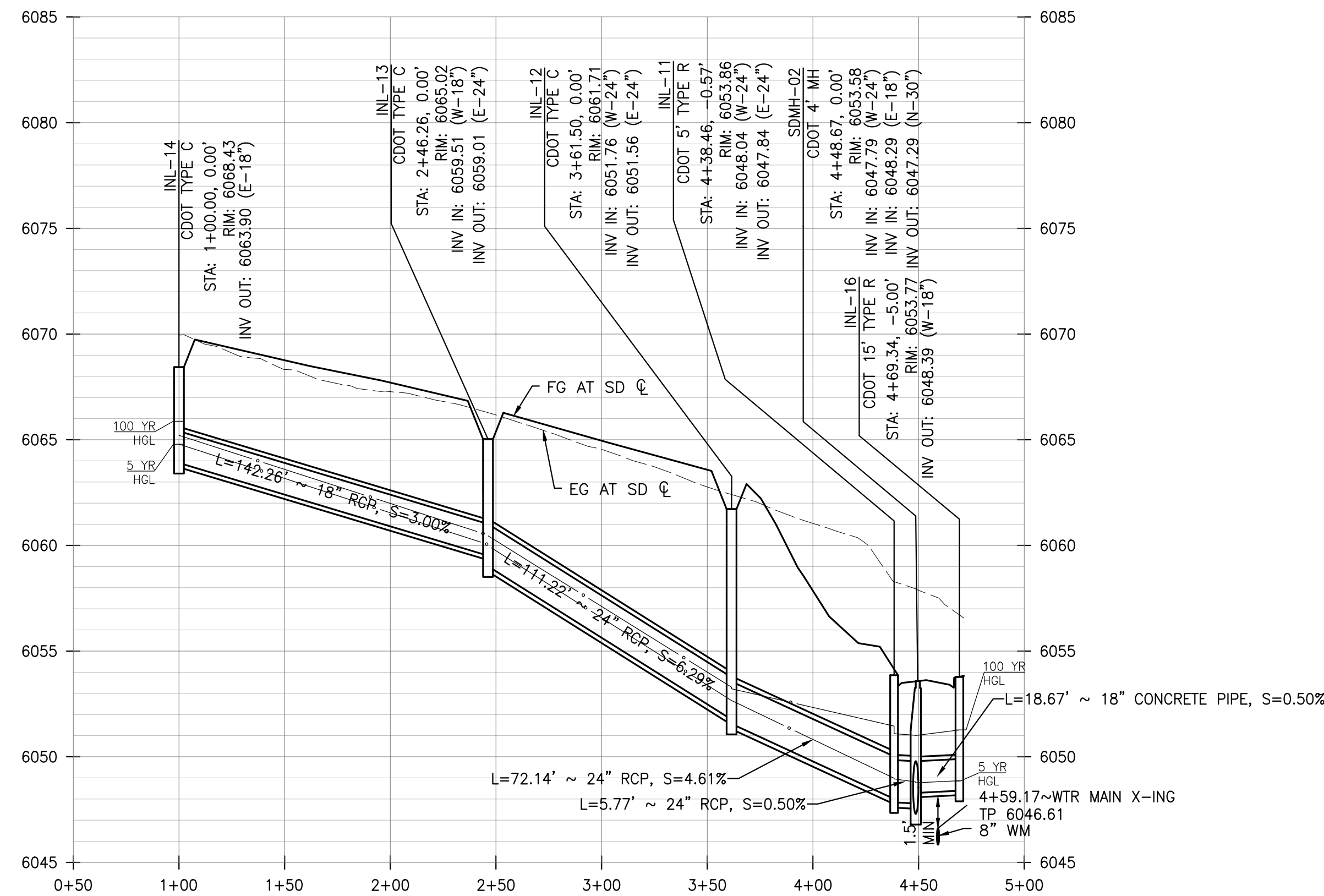
PROFILE - SD10

SCALE: HORIZ. 1"=50', VERT. 1"=5'



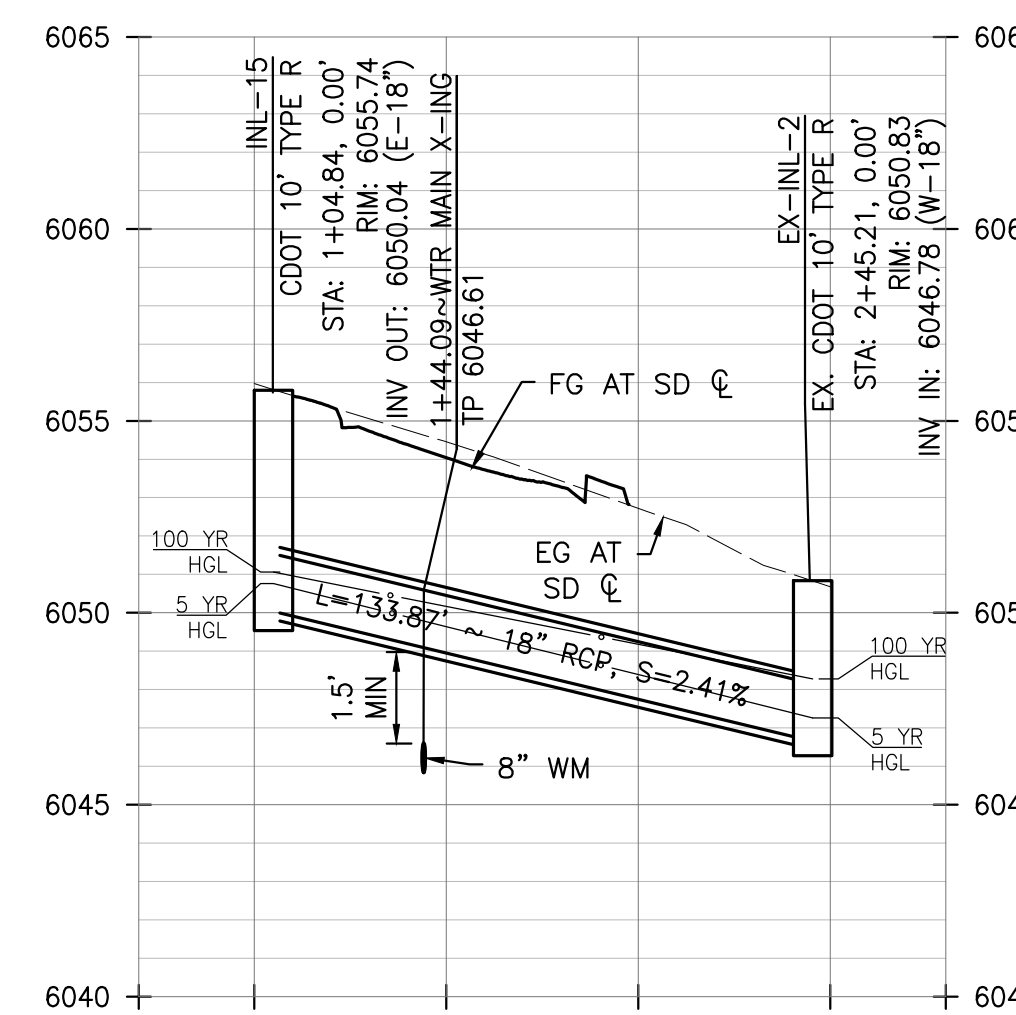
PLAN - SD30 & SD40

SCALE: HORIZ. 1" = 50'



PROFILE - SD30

SCALE: HORIZ. 1"=50', VERT. 1"=5'



PROFILE - SD40

SCALE: HORIZ. 1"=50', VERT. 1"=5'

ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
DOUGLAS COUNTY, COLORADO

RICK ENGINEERING COMPANY
9801 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020
Tucson - San Diego - Riverside - Orange
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811
Know what's below.
Call before you dig.

REVISIONS:

NO.	DESCRIPTION	DATE:
1		

SCALE: AS SHOWN
DATE: 1/26/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

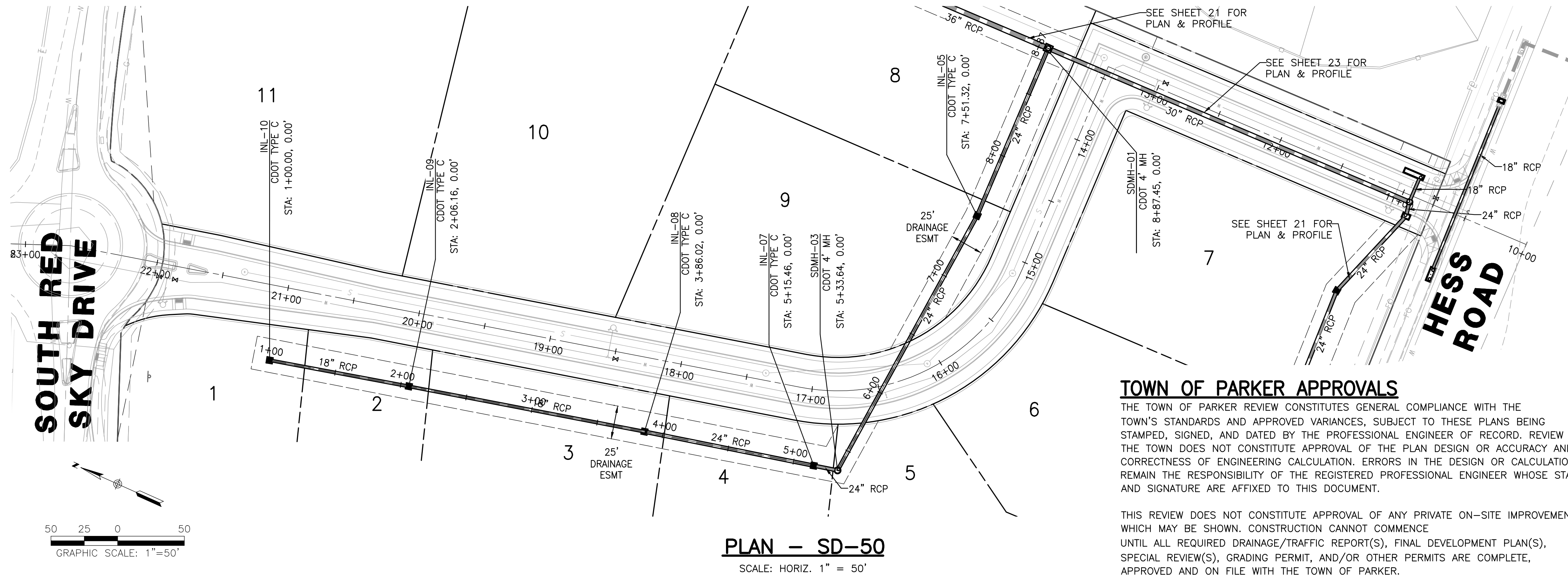
STORM DRAIN PLAN & PROFILE

PROJECT NO. D01173-A
DRAWING NO. 21
SHEET NO. 21 OF 25 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

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- A BLANKET DRAINAGE AND PUBLIC ACCESS EASEMENT IS DEDICATED ACROSS THE PRIVATE DRIVE TRACT AS SHOWN ON THE MINOR DEVELOPMENT PLAN.



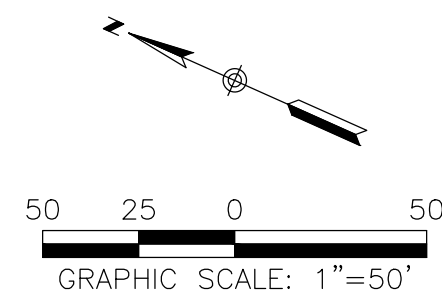
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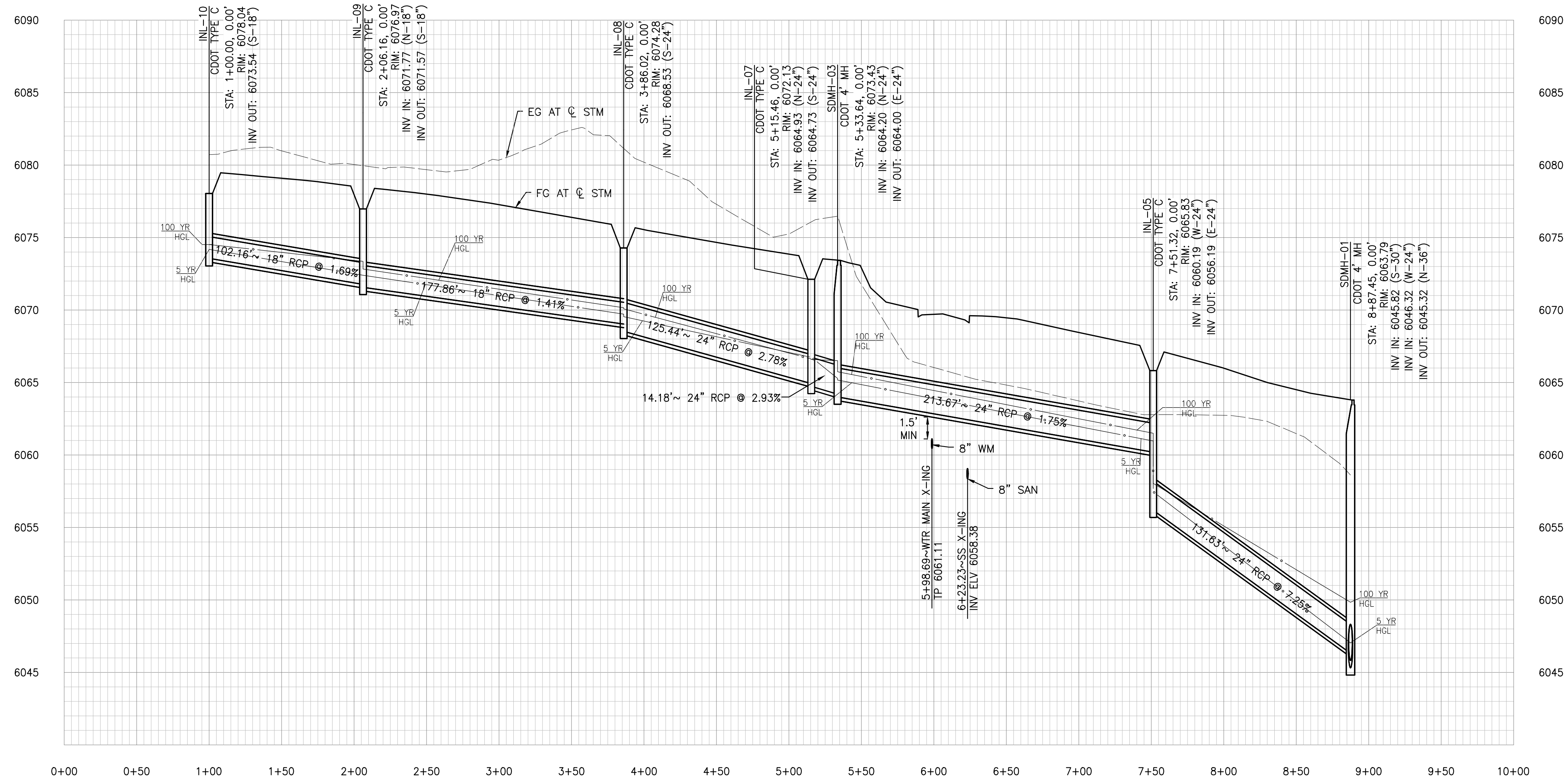
TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



PLAN - SD-50

SCALE: HORIZ. 1" = 50'



PROFILE - SD-50

SCALE: HORIZ. 1"=50', VERT. 1"=5'

ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6
DOUGLAS COUNTY, COLORADO

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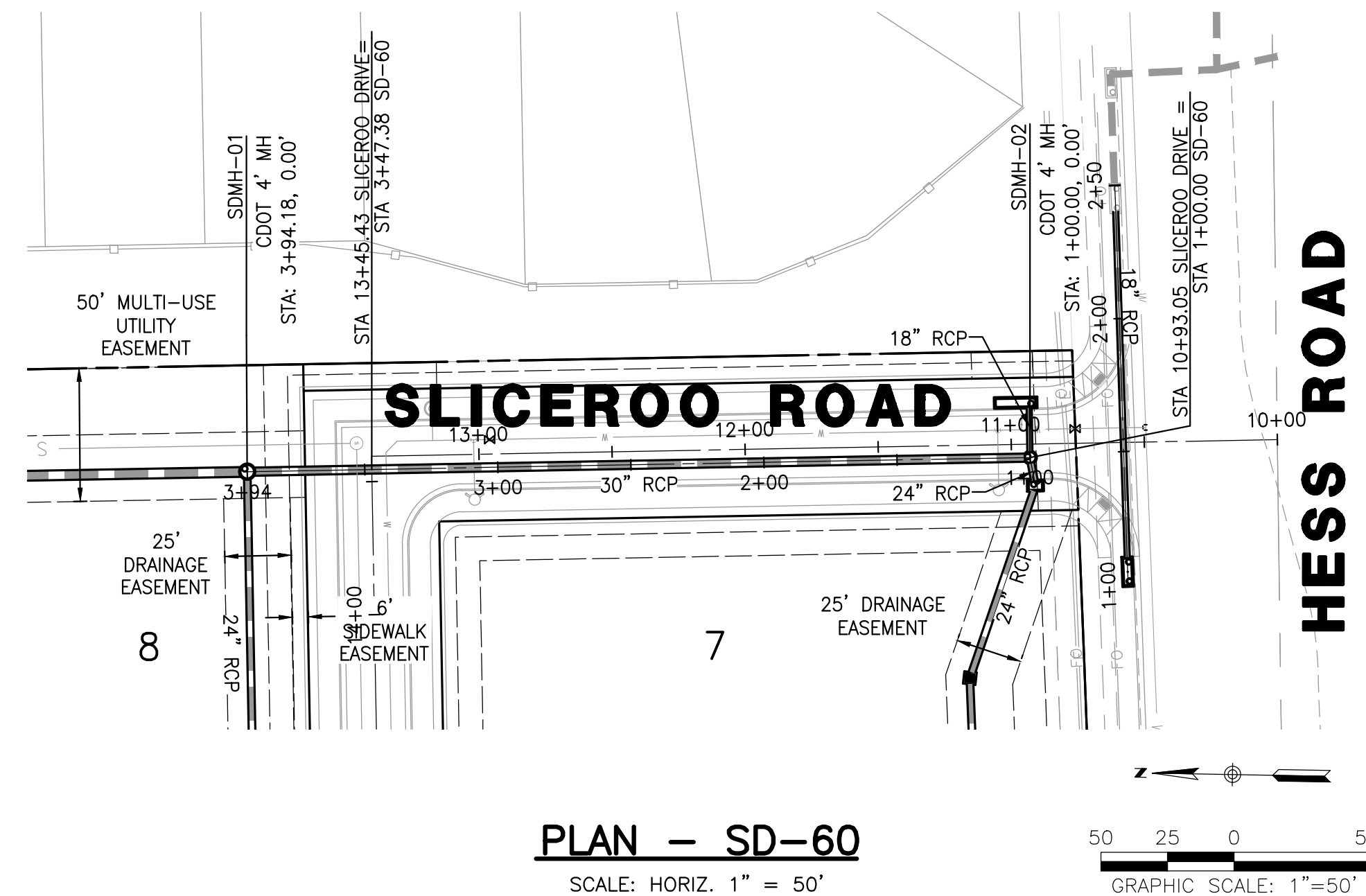
NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 50'
DATE: 1/26/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

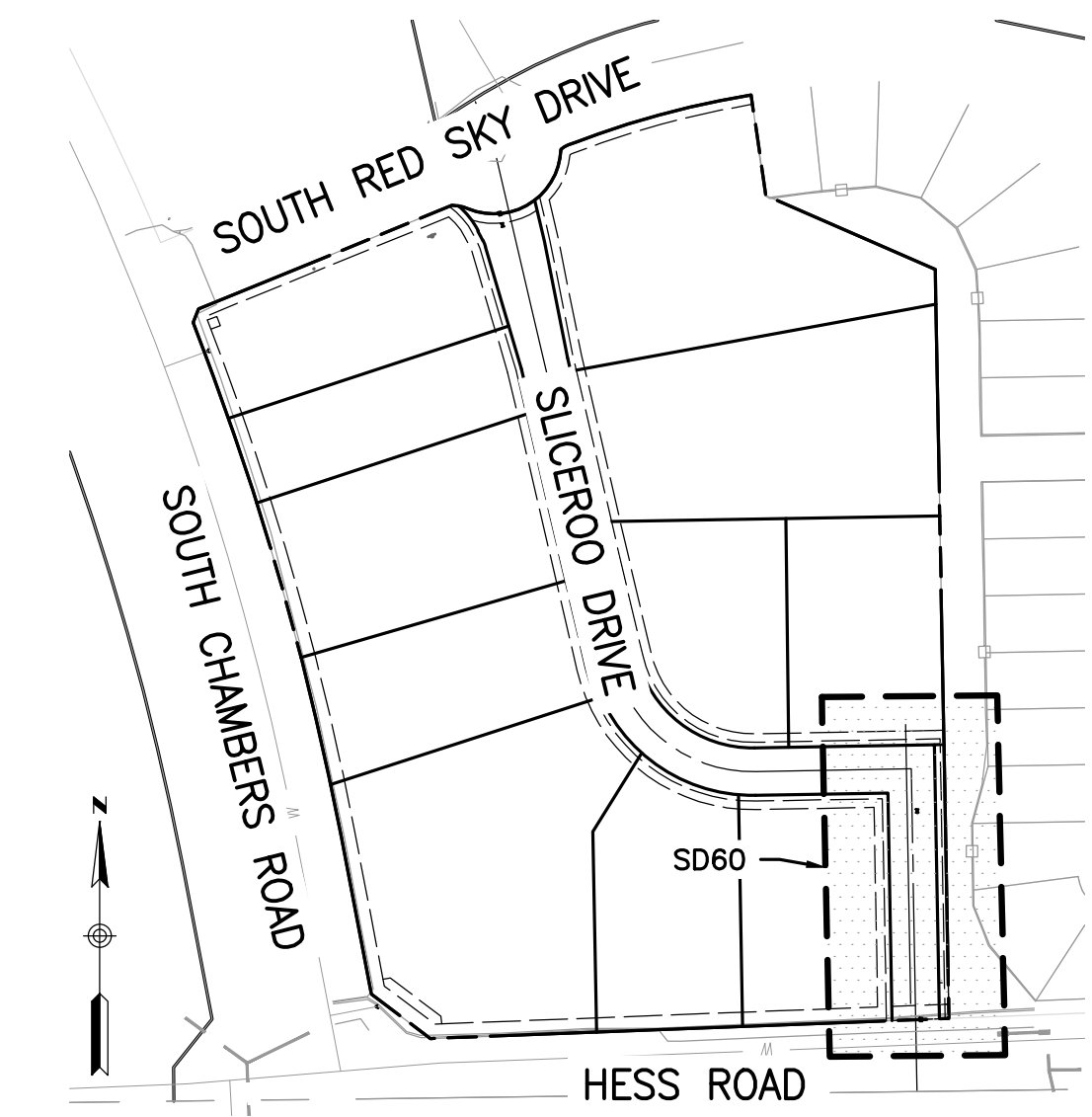
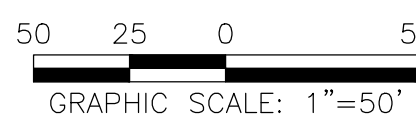
STORM DRAIN PLAN & PROFILE

PROJECT NO. D01173-A
DRAWING NO. 22
SHEET NO. 22 OF 25 SHEETS

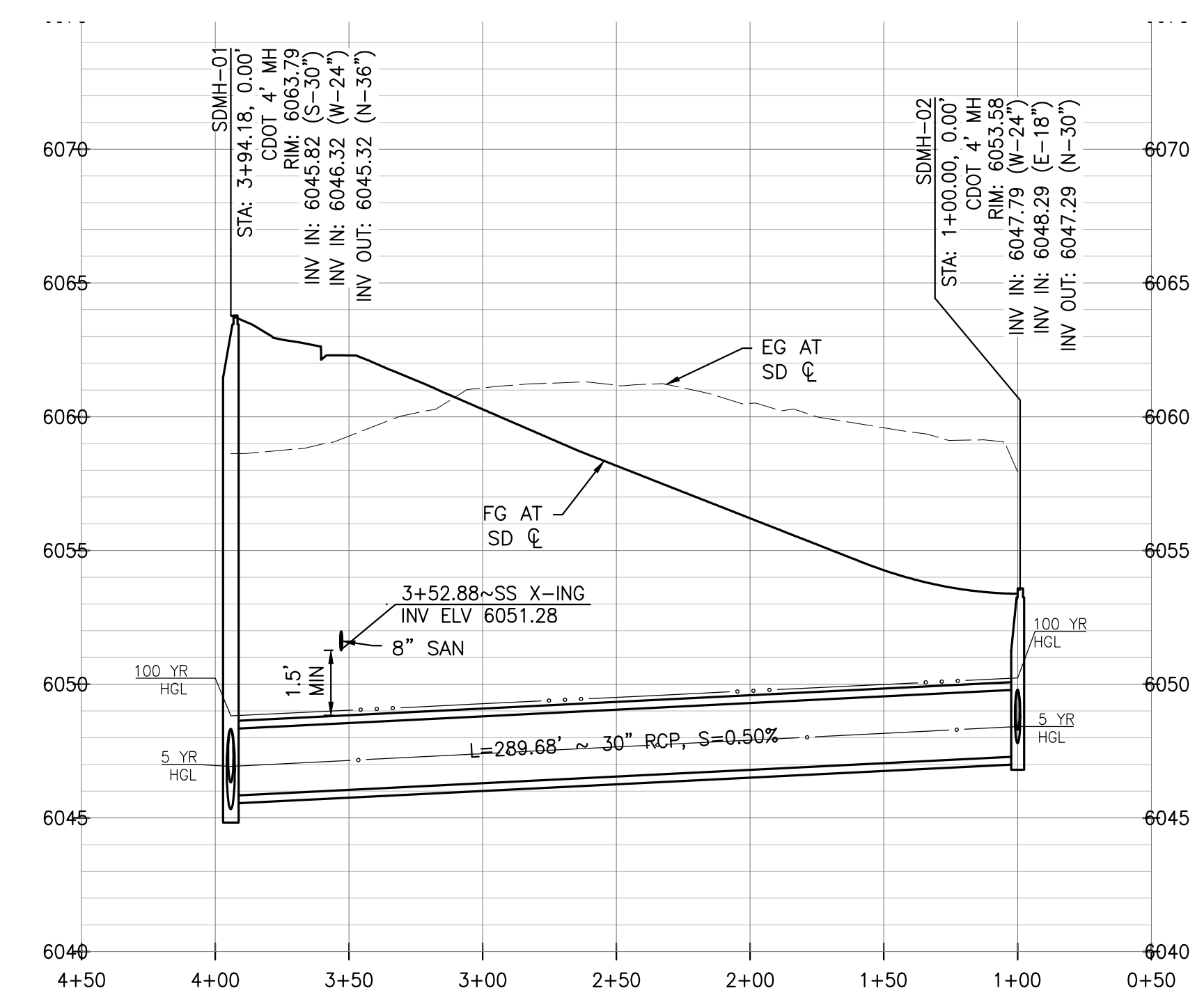
PRELIMINARY NOT FOR CONSTRUCTION



PLAN - SD-60
SCALE: HORIZ. 1" = 50'



KEY MAP
SCALE: HORIZ. 1" = 200'



PROFILE - SD-60
SCALE: HORIZ. 1"=50', VERT. 1"=5'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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DOUGLAS COUNTY, COLORADO

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9801 EAST EASTER AVE
CENTENNIAL, CO 80112
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REVISIONS:		
NO.	DESCRIPTION	DATE
1	-	-

SCALE: 1" = 50'
DATE: 1/26/2021
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

STORM DRAIN PLAN & PROFILE

PROJECT NO. D01173-A
DRAWING NO. 23
SHEET NO. 23 OF 25 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

2021 Rick Engineering Company

