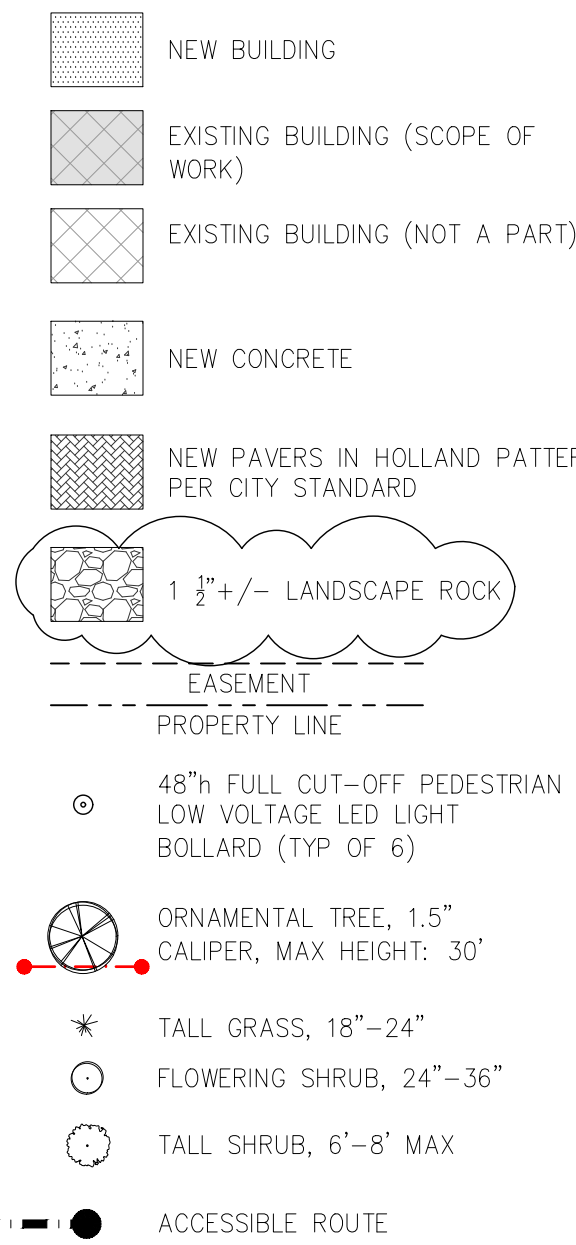


SITE PLAN LEGEND



SITE PLAN KEY NOTES

- (E) STREET TREE TO REMAIN (NO CHANGE)
- INFILL EXISTING CURB CUT WITH INTERLOCKING PAVER AMENITY ZONE LAID IN HOLLAND PATTERN PER CITY STANDARD (MATCH (E) ADJACENT PAVERS)
- REMOVE EXISTING DRIVEWAY APRON, REPLACE WITH NEW TYPE "1" CURB AND GUTTER
- (E) TYPE 1 CURB AND GUTTER TO REMAIN
- NEW CONCRETE STAIR
- NEW CONCRETE RAMP
- STEEL GUARD AND/OR HAND RAIL
- NEW CONCRETE RAMP SIDEWALK ENTRY
- NEW ELEVATED CONCRETE PATIO; 2'-8" FROM SIDEWALK FINISH GRADE
- STUCCO FINISHED WALL WITH PLANTING BED; TOP AT 6'-0" H FROM SIDEWALK FINISH GRADE
- NEW BOARD FORM CONCRETE WALL WITH PLANTER BED; TOP AT 3'-0" H FROM SIDEWALK FINISH GRADE
- NEW GAS FIRE PIT
- NEW ASPHALT DRIVE AND PARKING
- NOT USED
- RUBBER WHEEL STOP
- NEW ELECTRICAL VAULT
- NEW PARKING STALLS
- (E) STREET LIGHTING
- (E) PARKING STALLS
- NOT USED
- (E) MOTORCYCLE PARKING TO REMAIN (ONE ONLY)
- LINE OF OVERHANG ABOVE
- VAN ACCESSIBLE PARKING STALL ACCESS AISLE
- VAN ACCESSIBLE PARKING STALL SIGNAGE
- PLANTER
- NEW PARKING METER
- NEW PRIVATE PARKING STALLS
- (E) PARKING METER
- (E) TRASH CAN
- GAS METERS (RECESSED)
- OUTDOOR DINING AREA (COVERED BY SOLID ROOF)
- OUTDOOR DINING AREA (COVERED BY TRELLIS)
- OUTDOOR DINING AREA (UNCOVERED)
- NOT USED
- ELECTRIC GEAR AND TRANSFORMER
- GAS METERS
- ELECTRICAL METERS

PARKING

REQUIRED: (PER COS FBZ SECTION 2.6.2) PARKING EXEMPT

PROVIDED:
STANDARD COVERED PARKING STALLS: 13
4 COMPACT PARKING STALLS: (22%)
1 ACCESSIBLE PARKING STALLS:
TOTAL STALLS PROVIDED: 18

FLOODPLAIN NOTE

- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FIRM #08041007296 EFFECTIVE 12/07/18.

ADA STATEMENT

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

ADMINISTRATIVE RELIEF

THE DRIVE AISLE SERVING THE SURFACE PARKING IS 22'-8" WIDE WHICH IS 5% LESS THAN THE CODE REQUIRED 24'-0" WIDTH. THIS PROJECT IS REQUESTING ADMINISTRATIVE RELIEF TO ALLOW THIS.

ZONING DATA

ZONE:	FBZ-T2A
SITE AREAS:	
TOTAL SITE AREA:	19,000 S.F.
BUILDING AREA (GROSS):	
316 N TEJON (EXISTING BUILDING):	(15,499) S.F.
316 N TEJON (NEW PATIO):	3,974 S.F.
310 N TEJON (NEW BUILDING):	23,380 S.F.
BUILDING TYPE:	
316 N TEJON (EXISTING BUILDING):	MIXED USE
310 N TEJON (NEW BUILDING):	MULTI-FAMILY
ALLOWABLE BUILDING HEIGHT: (CH 2.3.4)	4 STORIES 1 STORY DENSITY BONUS REQUESTED 5 STORIES
TOTAL:	
ACTUAL BUILDING HEIGHT:	
316 N TEJON (EXISTING BUILDING):	NO CHANGE (<35')
310 N TEJON (NEW BUILDING):	5 STORIES (66'-5")
SETBACKS REQUIRED: (CH 2.3.3)	
SETBACKS PROPOSED:	
N TEJON STREET:	FRONT: 0' MAX. SIDE: 10' MAX REAR: 0' MIN
FRONTAGE TYPE (CH 2.4): EXISTING NON-CONFORMING (SIMILAR TO 2.4.1. COMMON LAWN)	
GLAZING & FENESTRATION: (SECTION 2.4.7)	THE PERCENTAGE OF FIRST FLOOR GLAZING EQUALS THE PERCENTAGE OF TRANSPARENT GLASS ALONG THAT PORTION OF THE FACADE BETWEEN 18" AND 10' IN HEIGHT RUNNING PARALLEL TO THE FRONT PROPERTY LINE.
REQUIRED PERCENTAGE:	25%
EXISTING PERCENTAGE:	44%
PROPOSED PERCENTAGE:	59%

DENSITY BONUS

1 STORY DENSITY BONUS IS BEING REQUESTED PER CITY OF COLORADO SPRINGS FORM BASED ZONE SECTION 3.

THIS PROJECT QUALIFIES FOR THE FOLLOWING DENSITY BONUS POINTS PER FBC SECTION 3.2:

- MARKET RATE HOUSING: 2 POINTS
- 12 MARKET RATE UNITS ARE PROPOSED IN THIS PROJECT.

- REDUCE HEAT ISLAND EFFECT - ROOF SURFACE: 2 POINTS
- NEW BUILDING TO PROVIDE 100% HIGH ALBEDO SURFACE HAVING A SOLAR REFLECTIVE INDEX (SRI) OF 29 OR GREATER

PROJECT QUALIFIES FOR A TOTAL OF 4 DENSITY BONUS POINTS WHICH EXCEEDS THE REQUIRED POINT EXCHANGE RATE OF 3 (SECTION 3.3) FOR AN ADDITIONAL STORY.

WAIVER OF REPLAT

A WAIVER OF REPLAT IS CURRENTLY UNDER REVIEW, CITY FILE NO. AR WR 21-00501 FOR THE PROPERTY, ONCE WAIVER OF REPLAT IS RECORDED, THE LEGAL DESCRIPTION OF SAID PROPERTY WILL BE CONSIDERED AS ONE LOT FOR THE PURPOSES OF THE ZONING ORDINANCE (CHAPTER 7, ARTICLE 2, 3, 4 AND 5 OF THE CITY CODE), ONE LOT FOR THE APPLICABLE PROVISIONS OF THE CITY CODE AND/OR INCLUDING APPLICABLE CODES, RULES AND REGULATIONS ADOPTED PURSUANT TO THE CITY CODE.

SITE PLAN GENERAL NOTES

- REFER TO SHEET 2 of 4 FOR CIVIL INFORMATION INCLUDING GRADING AND UTILITIES.
- INFORMATIONAL ONLY: SIGNAGE IS NOT APPROVED WITH THIS CONCEPT/DEVELOPMENT PLAN.
- FLOOD LIGHTING IS PROHIBITED.
- ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE WILL CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD CUT-OFF.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS, DRIVEWAY AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARD ALONG PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.

AMENDMENT HISTORY

CITY FILE NUMBER: AR DP21-00600
AMENDMENT DATE: 01.13.2023

CHANGES TO PLAN:

- ADDED PHASING DATA
- MINOR REVISIONS TO PATIO AND PARKING LOT LAYOUTS

PHASING DATA

PHASE 1:

- GENERAL EXTERIOR BUILDING IMPROVEMENTS
 - NORTH RESTAURANT IMPROVEMENTS
 - 2ND FLOOR OFFICE IMPROVEMENTS
- PHASE 1 COMPLETION: EARLY SPRINGS 2023

PHASE 2:

- PARKING LOT IMPROVEMENTS
- PHASE 2 COMPLETION: SPRING 2023

PHASE 3:

- SOUTH RESTAURANT IMPROVEMENTS
- PHASE 3 COMMENCING: SUMMER 2023
PHASE 3 COMPLETION: SPRING 2024

PHASE 4:

- CONSTRUCTION OF MULTI-FAMILY BUILDING
- PHASE 4 COMMENCING: SUMMER 2024
PHASE 4 COMPLETION: FALL 2025

PHASING NOTES:

- PROJECT START AND FINISH DATES ARE ESTIMATED
- REFER TO SHEET 2 OF 7 FOR PHASING PLANS

TRASH COLLECTION

A SHARED TRASH COMPACTOR ENCLOSURE IS LOCATED AT 319 NORTH CASCADE AVENUE. A LONG TERM AGREEMENT IS IN PLACE FOR THE SHARED USE OF THIS TRASH COMPACTOR BETWEEN THE OCCUPANTS OF 316 NORTH TEJON AND 16 EAST PLATTE.

PROJECT DATA

PROJECT SUMMARY: CONVERT EXISTING OFFICE BUILDING INTO RESTAURANT AND OFFICE. NEW CONSTRUCTION OF A (10) UNIT MARKET RATE RESIDENTIAL BUILDING

PROJECT ADDRESS: 316 N. TEJON STREET
COLORADO SPRINGS, CO 80903

TSN: 6418202003

LEGAL DESCRIPTION: LOTS 21, 22, 23 AND 24, BLOCK 51, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND CONTAINING 0.436 ACRES

CITY ZONING: FBZ T2A

PROJECT TYPE: COMMERCIAL MIXED USE (RESIDENTIAL, RESTAURANT, OFFICE)

SHEET INDEX

- OF 7
 - OF 7
 - OF 7
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 - OF 7
 - OF 7
- GENERAL INFORMATION/SITE PLAN
PHASING PLANS
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
PRELIMINARY GRADING PLAN
EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS
PRELIMINARY LANDSCAPE PLAN

CONTACTS

OWNER: NIEBUR DEVELOPMENT
524 SOUTH TEJON STREET
COLORADO SPRINGS, CO 80903

CONTACT: TROY COATES
p. 719.527.0313
e. TROY@NIEBUREVELOPMENT.COM

ARCHITECT: ECHO ARCHITECTURE
4 SOUTH WAHSATCH AVE #120
COLORADO SPRINGS, CO 80903

CONTACT: RYAN LLOYD
p. 719.387.7836
e. ryan@echo-arch.com

CIVIL: OLIVER E. WATTS CONSULTING
ENGINEER, INC.
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907

CONTACT: ERIK WATTS
p. 719.593.0173
e. OLLIEWATTS@AOL.COM

BUILDING/SITE DATA

TOTAL SITE AREA: 19,000 SF (4.36 ACRES)

BUILDING FOOTPRINT: 316 N TEJON: 6,198 S.F.
310 N TEJON: 4,696 S.F.

OF STORIES: 316 N TEJON: 2 STORIES
310 N TEJON: 5 STORIES

PROPOSED LOT COVERAGE: 77%

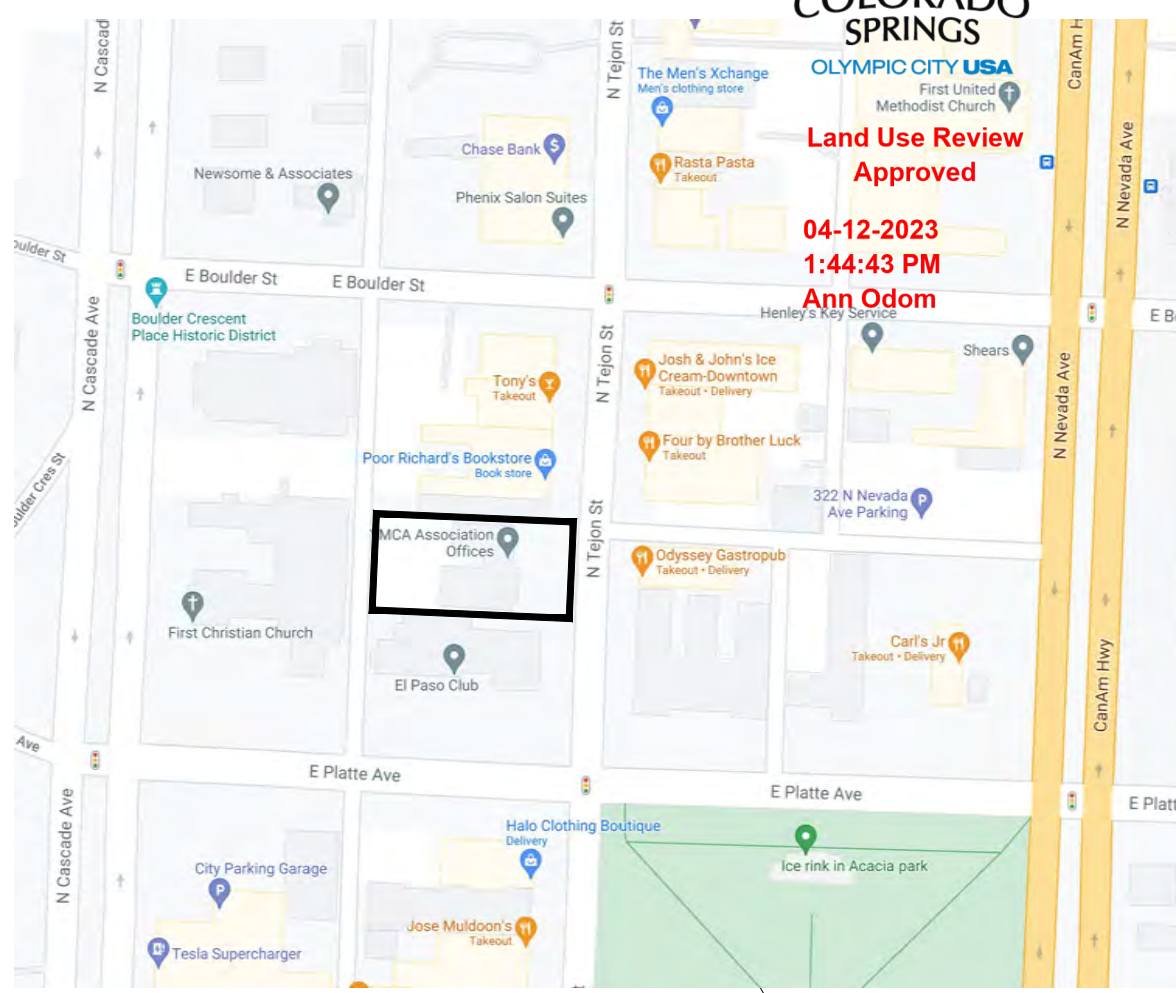
PROPOSED BUILDING HEIGHT (310 N TEJON): 66'-5"

BUILDING AREAS (310 N TEJON):
FIRST FLOOR (PARKING): 4,696 S.F.
SECOND FLOOR (RESIDENTIAL): 4,652 S.F. (4 UNITS)
THIRD FLOOR (RESIDENTIAL): 4,767 S.F. (3 UNITS)
FOURTH FLOOR (RESIDENTIAL): 4,767 S.F. (3 UNITS)
FIFTH FLOOR (RESIDENTIAL): 4,606 S.F. (2 UNITS)
TOTAL: 23,488 S.F. (12 UNITS)

BUILDING AREAS (316 N TEJON):
FIRST FLOOR (RESTAURANT): 5,786 S.F.
FIRST FLOOR ADDITION (RESTAURANT): 495 S.F.
SECOND FLOOR (OFFICE): 6,015 S.F.
BASEMENT: 3,203 S.F.
TOTAL: 15,499 S.F.

ENCROACHMENTS

A REVOCABLE PERMIT WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY BUILT ENCROACHMENTS BEYOND THE PROPERTY LINE.



VICINITY MAP

MIXED-USE REMODEL & NEW BUILDING
310 & 316 NORTH TEJON STREET
COLORADO SPRINGS, CO

LUR FILE#: DEPN-23-0011

LUR FILE #: DEPN-23-0011
GENERAL INFO.

ECHO

2021-014-YMCA
316 N. TEJON
COLORADO SPRINGS,
CO 80903

date:
01.13.23
phase:
DEVELOPMENT PLAN
drawn by:
RCL

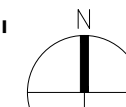
Echo Architecture, LLC
414 S. Wahsatch Ave., #120
Colorado Springs, CO 80903
www.echo-arch.com
t 719.387.7836

1 of 7

01.13.23
MINOR AMENDMENT

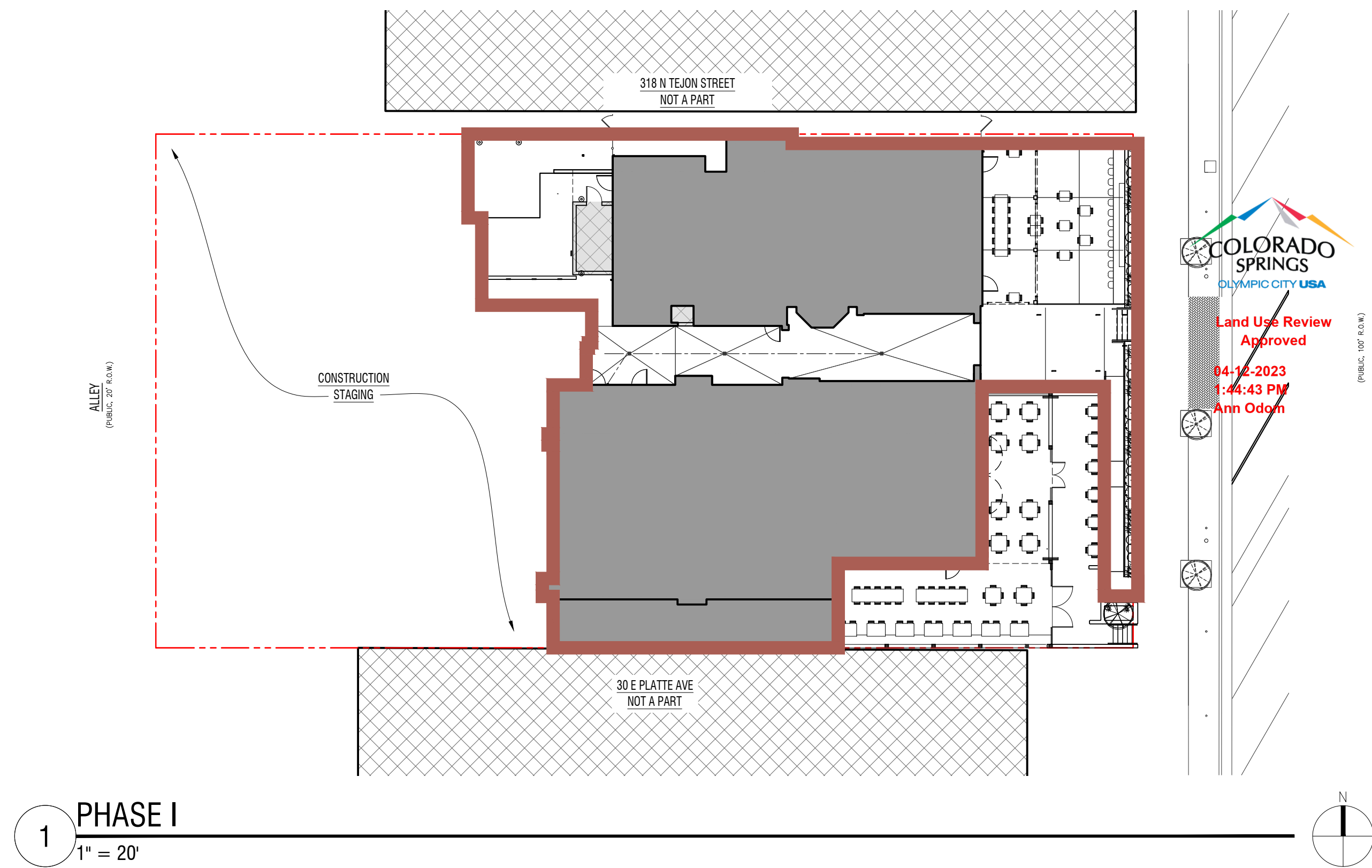
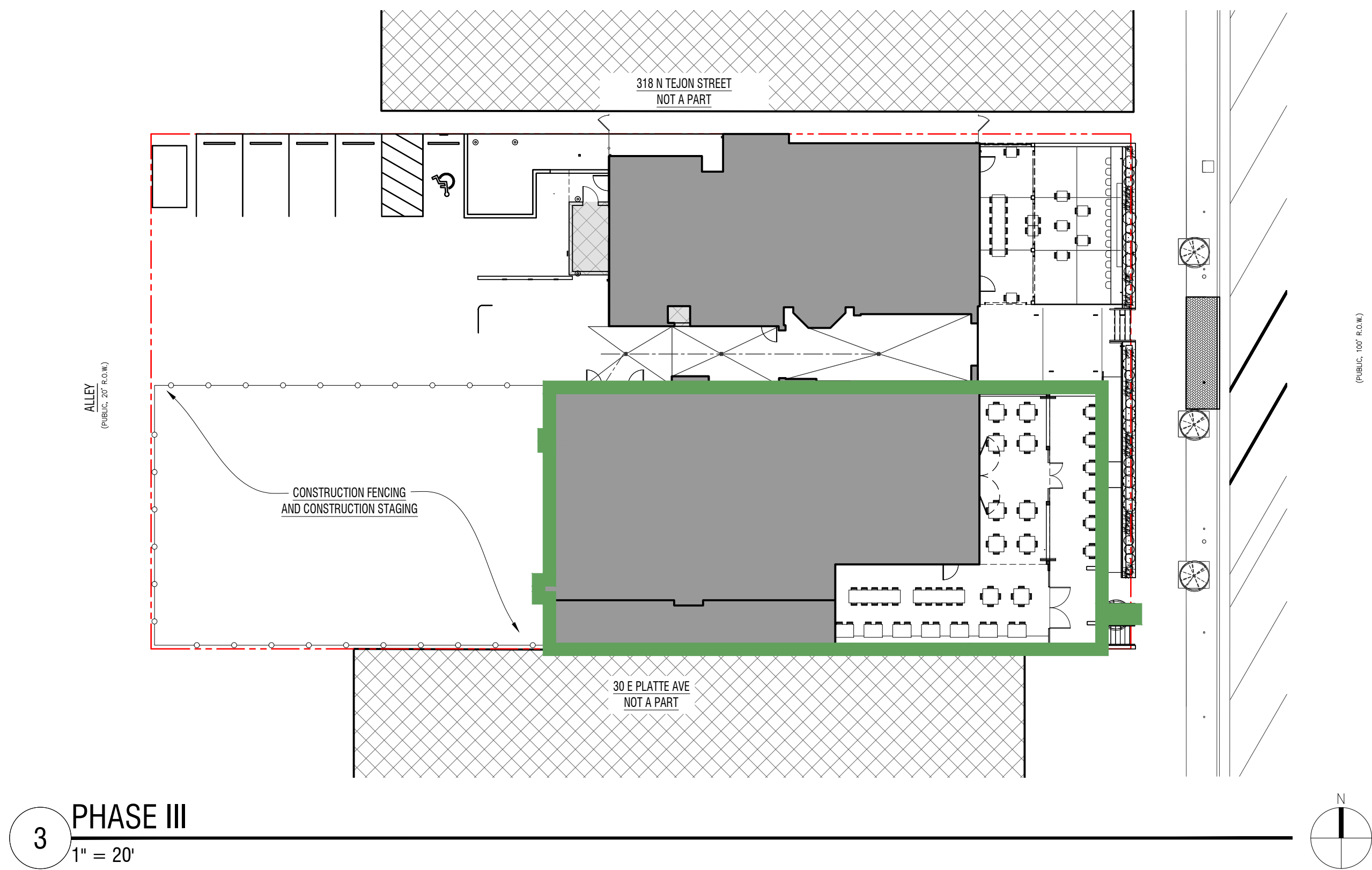
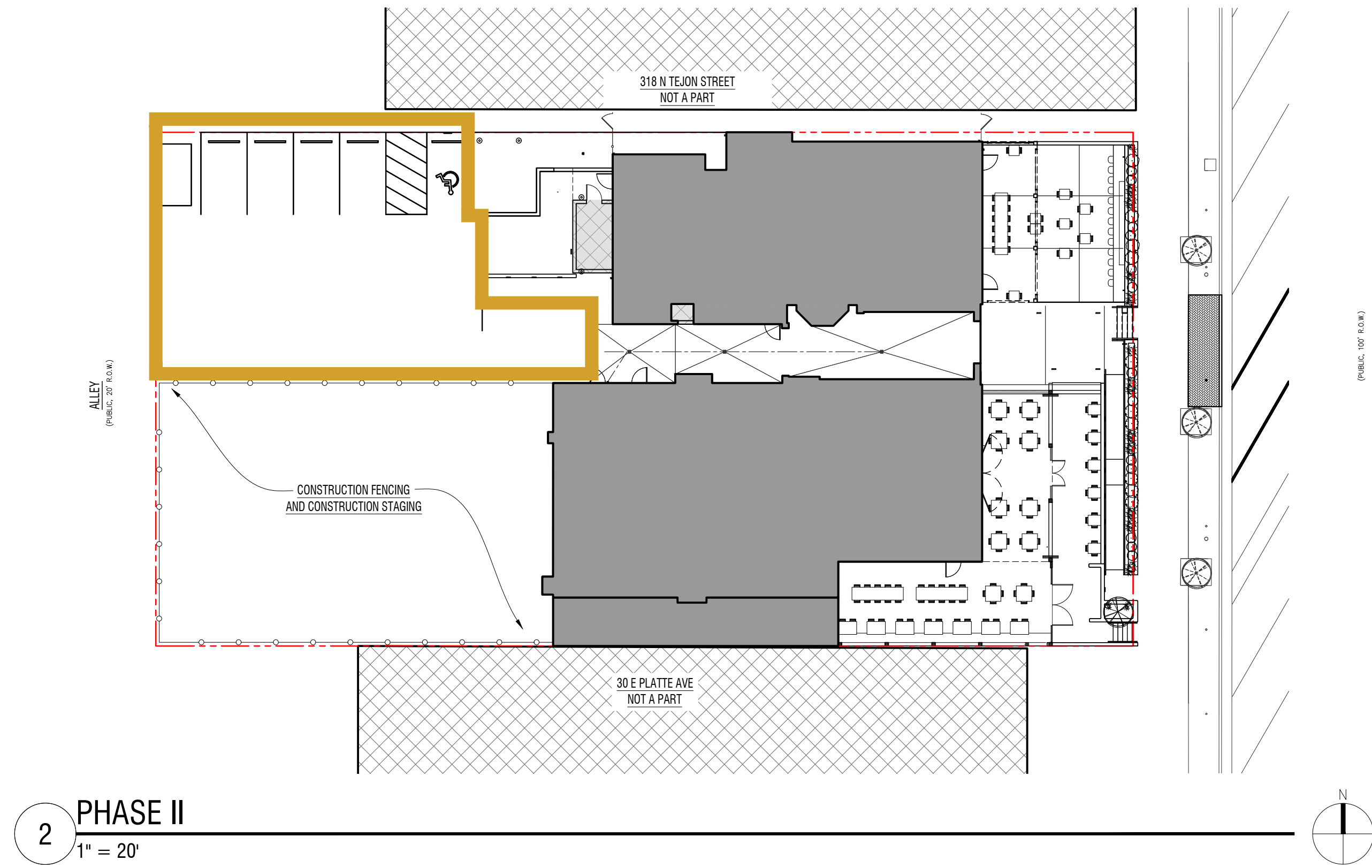
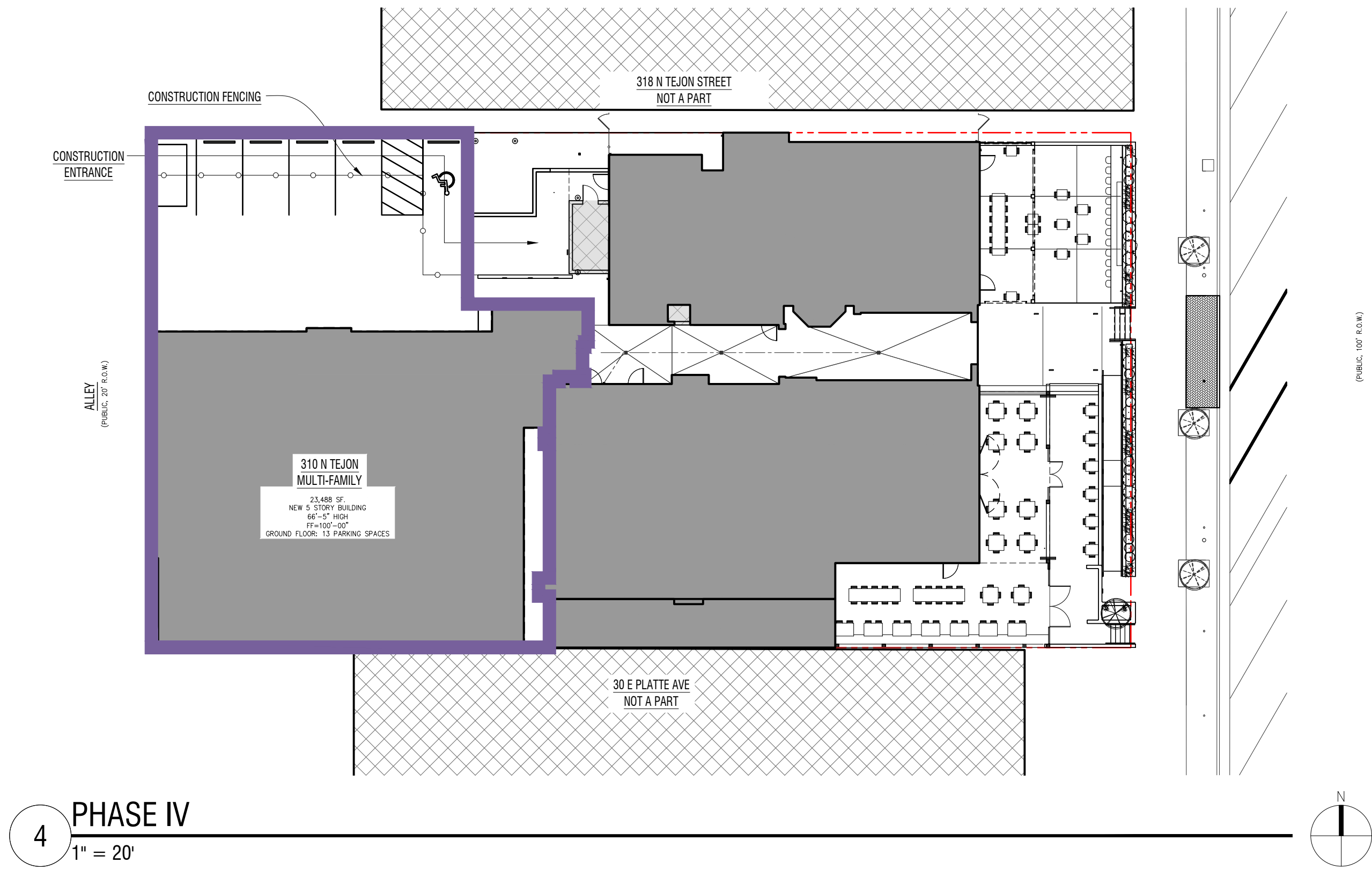
1 SITE PLAN (FULL BUILD-OUT)

1" = 10'



PHASING PLAN LEGEND

- PHASE I BOUNDARY
- PHASE II BOUNDARY
- PHASE III BOUNDARY
- PHASE IV BOUNDARY



COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved
04-12-2023
1:44:43 PM
Ann Odgen

LUR FILE#: DEPN-23-0011

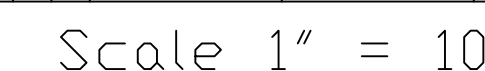
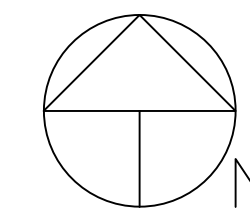
PHASING PLAN

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80903

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01.13.23
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Colorado Springs, CO 80903
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t: 719.387.7836

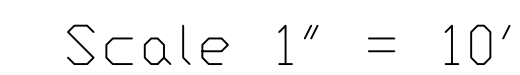
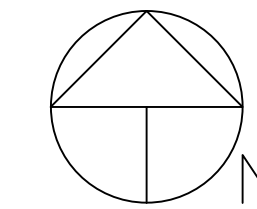


	WATER LINE - EXIST		SEWER MANHOLE
	WATER LINE - NEW		POWER POLE
	FIRE HYDRANT - EXIST.		ELECTRICAL VAULT
	FIRE HYDRANT - NEW		GAS METER
	REDUCER - EXIST		
	REDUCER - NEW		
	PLUG - NEW		

11. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or the Springs Utilities to adopt different ordinances, rules, regulations, resolutions, or codes which are more restrictive than the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates, and policies of Springs Utilities.

LUR FILE#: DEPN-23-0011

30f7



100' R.D.W.



04-12-2023
1:44:43 PM
Ann Odom

LUR FILE#:
DEPN-23-0011

DRAWN BY: D.E. WATTS
DATE: 9-2-21
DWG. NO.: 21-5598-08
BASE PLAN BY ECHO ARCH.
SURVEYED BY: DEW, ESW THRU 3-10-21

APPROVED BY:
PROJ. NO.
DWG.

REVISIONS	9-2-21	REVISED PER CITY REVIEW COMMENTS	DEW
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OLIVER E. WATTS
CONSULTING ENGINEER
COLORADO SPRINGS

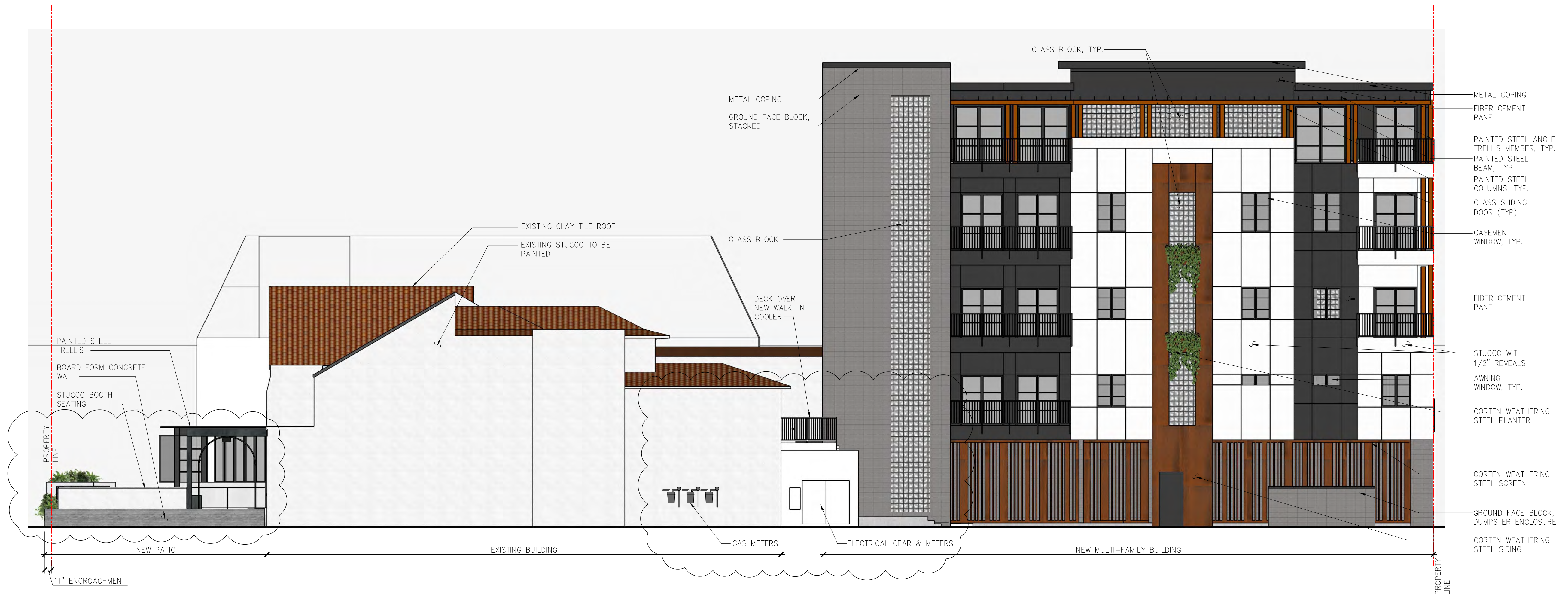
PROJECT	316 NORTH TEJON STREET LOTS 21-24, BLOCK 51 COLORADO SPRINGS
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	SHT. NAME
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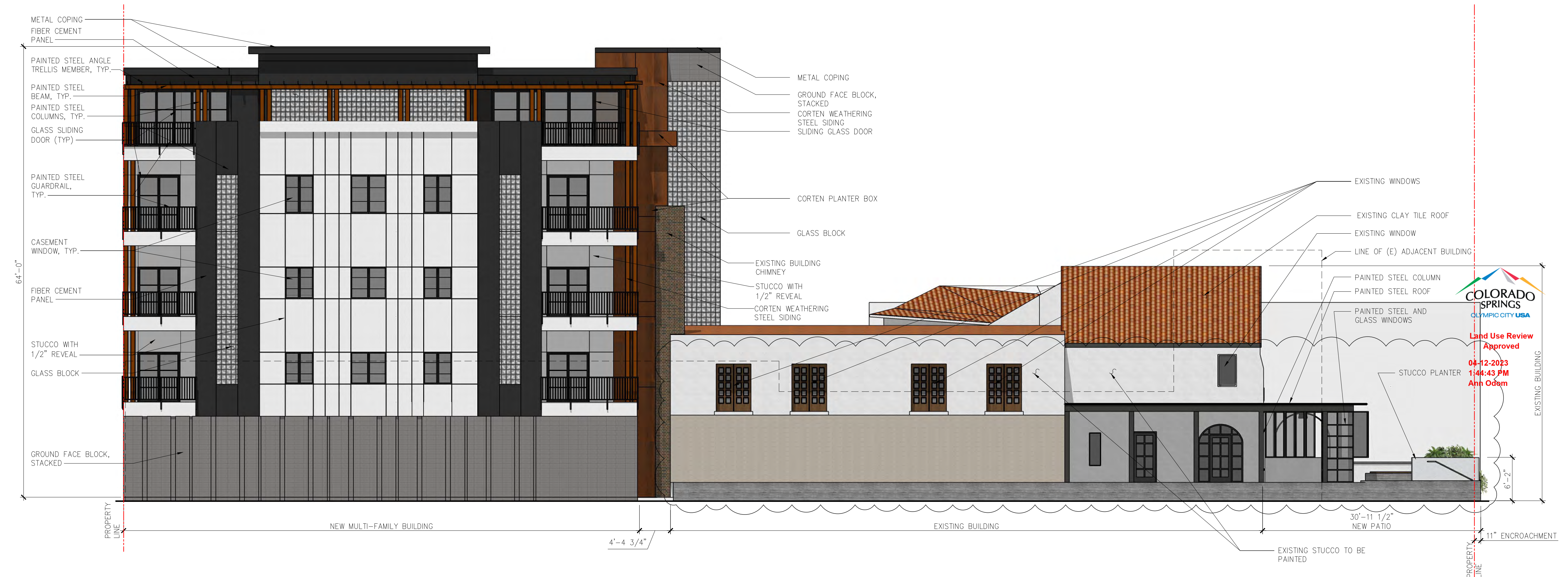
PRELIMINARY GRADING PLAN

SHT. NO.	
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40f7



2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

LUR FILE#: DEPN-23-0011

EXTERIOR ELEVATIONS

ECHO

2021-014-YMCA

316 N. TEJON
COLORADO SPRINGS,
CO
80903

phase:
DEVELOPMENT PLAN

drawn by:
CJM

date:
01.13.23

Echo Architecture, LLC
4 S Wabatch Ave, #120
Colorado Springs, CO 80903
www.echo-arch.com
P 719.387.7836



2 EAST EXTERIOR ELEVATION
1/8"=1'-0"



3 WEST EXTERIOR ELEVATION
1/8"=1'-0"



1 EAST EXTERIOR ELEVATION
1/8"=1'-0"

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
04-12-2023
1:44:43 PM
Ann Odum

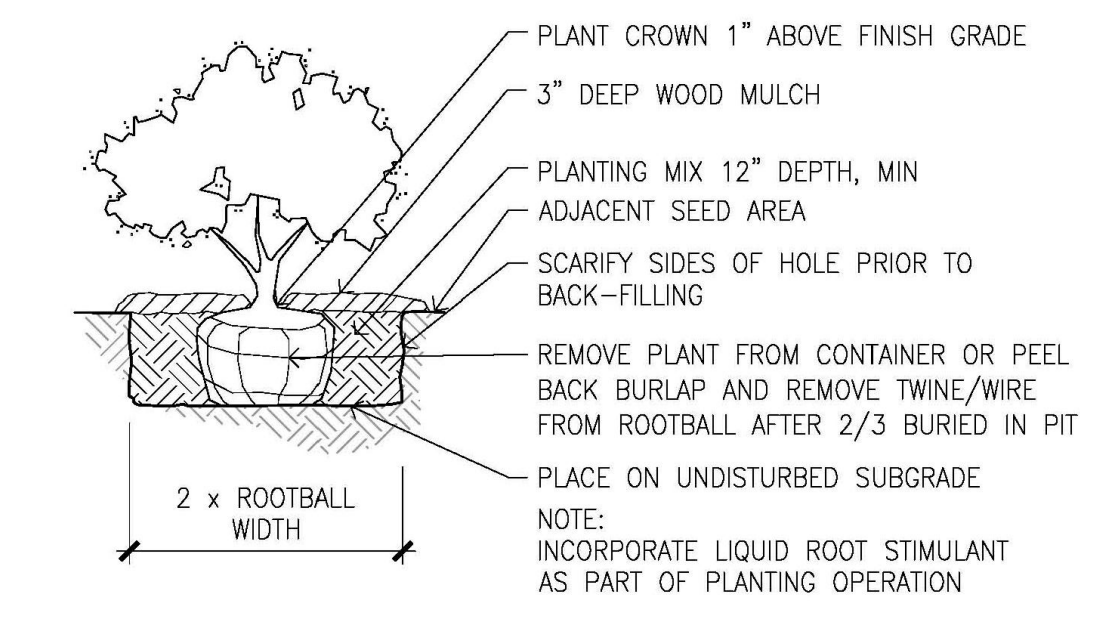
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EXTERIOR ELEVATIONS

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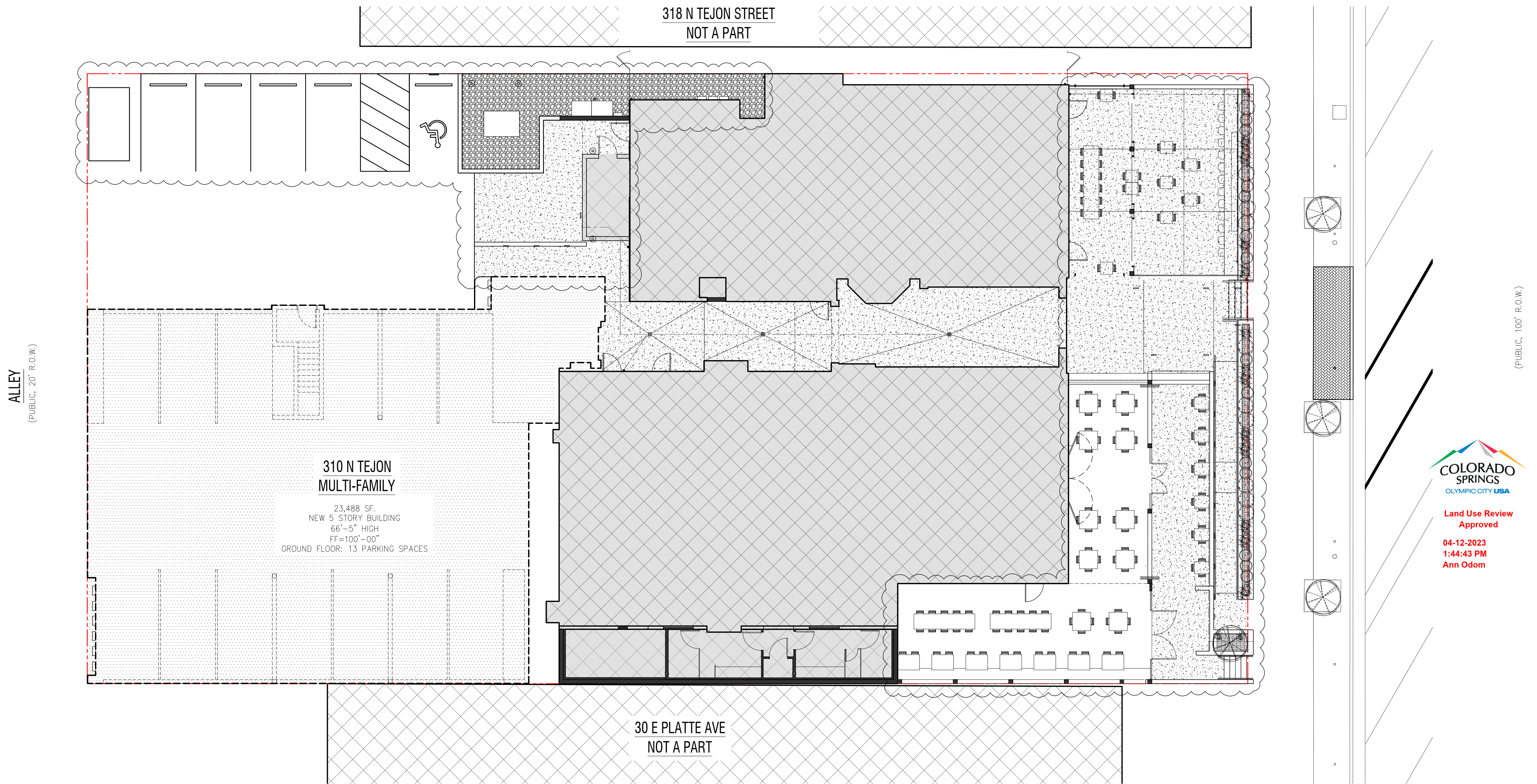


2 SHRUB PLANTING DETAIL
1" = 10'

PLANT SCHEDULE								
SYMBOL	MARK	QNTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	NOTES
		1	RHUS	AROMATICA	FRAGRANT SUMAC	5 GAL	AS SHOWN	
		50%	FESTUCA	GLAUCA	BLUE FESCUE	1 GAL	AS SHOWN	
		50%	HELIOTRICHON	SEMPERVIRENS	BLUE AVENA	1 GAL	AS SHOWN	
		13	BUDDLEJA	DAVIDII	BUTTERFLY BUSH, SUMMER LILAC	1 GAL	AS SHOWN	
		10	PEROVSKIA	ATRIPLICIFOLIA	AFFINA	RUSSIAN SAGE	5 GAL	AS SHOWN
			GROUND COVER		CRUSHED HAZELNUT SHELLS			
			PAVERS	-		-		MATCH EXISTING, ADJACENT
			DECORATIVE ROCK	-	SPECKLED WHITE RIVER ROCK	1 1/2"		

- LANDSCAPE GENERAL NOTES
1. PROTECT ALL EXISTING STREET TREES SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE IS TO BE REPAIRED AND RESTORED BY THE CONTRACTOR TO ORIGINAL CONDITION.
 2. LOCATE UTILITIES AND MAINTAIN THEIR LOCATION DURING ALL PHASES OF WORK. DO NOT DAMAGE UTILITY LINES/STRUCTURES.
 3. ENSURE THAT ALL CONSTRUCTION INSTALLATION, MATERIALS, TESTING AND INSPECTION SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
 4. TAKE ALL NECESSARY STEPS AS REQUIRED TO PROPERLY PROTECT AND MAINTAIN THIS WORK FOR THE DURATION OF THE CONTRACT.
 5. ALL PLANTS WILL BE BALLED AND BURLAPPED OR CONTAINER GROWN. BARE ROOT OR SPADED PLANTS WILL NOT BE ACCEPTED.
 6. PROPOSED SUBSTITUTIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.
 7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION AND THE "AMERICAN STANDARD OF NURSERY STOCK". ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, FULLY BRANCHED IN PROPORTION TO WIDTH AND HEIGHT AND HAVE A RELATIVELY STRAIGHT TRUNK WITH A CENTRAL LEADER. THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES TO 6 FEET ABOVE FINISH GRADE.
 8. CONTRACTOR SHALL AMEND PLANTING AREAS AS FOLLOWS: ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1,000 S.F.
 9. ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
 10. AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED TO WATER ALL PROPOSED LANDSCAPE PLANTINGS AND INCLUDE THE FOLLOWING - BACKFLOW, SYSTEM CONTROLLER, RAIN SENSOR, CONTROL VALVE(S), IRRIGATION SLEEVING, MAINLINE LATERAL(S) AND DRIP LINE.
 11. ALL PROPOSED SHRUB AND TREE PLANTINGS TO HAVE DRIP IRRIGATION TO EACH NEW TREE AND SHRUB PLANTING.
 12. IRRIGATION TO BE DESIGN/BUILD.
 13. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
 14. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.

- SITE PLAN LEGEND
- NEW BUILDING
 - EXISTING BUILDING (SCOPE OF WORK)
 - EXISTING BUILDING (NOT A PART)
 - NEW CONCRETE
 - NEW PAVERS IN HOLLAND PATTERN PER CITY STANDARD
 - EASEMENT
 - PROPERTY LINE
 - 48" h FULL CUT-OFF PEDESTRIAN LOW VOLTAGE LED LIGHT BOLLARD (TYP OF 6)



1 PRELIMINARY LANDSCAPE PLAN
1" = 10'



LUR FILE#: DEPN-23-0011

LANDSCAPE PLAN

ECHO

2021-014-YMCA

316 N. TEJON
COLORADO SPRINGS,
CO
80903

date:
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