

OPERATIONS PLAN
CHAMBERS BUSINESS PARK
3550 CHAMBERS RD.
AURORA, CO

I. BUSINESS ASPECTS

Chambers Business Park will be a multi-tenant building. The property is zoned I-1. Tenant uses could include light manufacturing, general commercial, restaurant, offices and motor vehicle repair, which is a conditional use when within 300 feet of a residential zone district.

II. BUSINESS TYPE LOCATION

The front portion of the building facing Chambers Road will be used for restaurant and retail tenants. Light manufacturing, office and motor vehicle repair tenants will be located on the sides (north and south facing) and/or rear of the building (east facing).

III. HOURS OF OPERATION

Typical hours of operation for those potential tenant uses are as follows:

| | |
|----------------------|--------------------|
| Monday thru Saturday | 7:00 AM to 6:00 PM |
| Sunday | Closed |

A restaurant use could extend those hours to:

| | |
|--------------------|---------------------|
| Monday thru Sunday | 7:00 AM to 10:00 PM |
|--------------------|---------------------|

These businesses are typically closed on:

New Year's Day
Memorial Day
Independence Day
Labor Day
Thanksgiving Day
Christmas Day

IV. VEHICLE PARKING

Employee and visitor parking, including accessible spaces, is provided in several parking areas adjacent to the building. A large portion of the uses in the building are expected to be automotive, so a number of cars (24) may be parked inside the building. Parking calculations for the required number of spaces are included on the Site Plan.

V. SITE ACCESS

Site access will be via two drive locations, one located on E 35th Avenue and the other on E 33rd Place. Both roads are classified as Type 3 Local roads. No access will be available from Chambers Road or Helena Street. Traffic can circulate around all sides of the building when entering or exiting the site. Site distances triangles will limit any objects or landscaping at the drives for unobstructed views when exiting the site.

VI. SITE LIGHTING

Site lighting will be provided by full-cutoff building wall-mounted and pole-mounted parking lot lighting. Pole mounted streetlights will be installed at the four street intersections surrounding the site and at mid-block, in accordance with the requirements for local road street lighting.

VII. MOTOR VEHICLE REPAIR

Motor vehicle repair, if a tenant use, will be conducted within an interior garage bay. No repair work will be conducted outside of the building. The repair work will be conducted with the garage doors closed to minimize the noise and odor potential outside of the building and for temperature control within the building. Perimeter landscaping will also help screen the operations from the public. On-site vehicle storage will not be allowed.

VIII. STORMWATER POLLUTION PREVENTION AND CONTROL (SPCC)

As part of the site improvements, a water quality/detention facility will be constructed on site to accommodate generated site stormwater detention storage and water quality treatment in accordance with the City of Aurora Storm Drainage criteria. The storm water facilities will be designed as part of the Preliminary and Final Drainage Reports for the project. A Stormwater Management Plan (SWMP) will also be prepared outlining both interim erosion control methods and Best Management Practices (BMPs) during construction of the project, as well as permanent BMPs to be installed onsite as part of the SPCC.

IX. GOOD HOUSEKEEPING MEASURES

The property owner will practice good housekeeping measures as part of the daily operation to maintain a pleasing appearance of the site to attract customers. Trash will be disposed of in a screened trash enclosure. No outdoor storage will be allowed. Landscaping will be watered and well maintained.