

APOLLO RV
OPERATIONS PLAN
3600 CHAMBERS RD.
AURORA, CO

I. BUSINESS ASPECTS

Apollo RV is a vacation-based RV rental enterprise known as Apollo Motorhome Holidays that primarily serves out-of-town customers who fly in to DIA, pick up their RV and head out for a road-trip based vacation. At the end of their vacation, the RV is returned and the customer transported to DIA to head home. Various sizes and models are available for rental to suit a variety of customer's family size and needs.

Apollo RV is owned and operated by Mazzo Enterprises, LLLP which also owns and operates JM Auto, John's Towing, and Chambers Road Boat and RV Storage. All of these businesses are located in the immediate vicinity of the Apollo RV site.

II. HOURS OF OPERATION

Hours of operation for the three operations are as follows:

Spring/Summer	Monday - Friday: 09:00 - 16:30 Saturday : 08:00 - 13:00 Sunday: CLOSED
Fall	Monday - Saturday: 09:00 - 16:30 Sunday: CLOSED
Late Fall/Early Winter	Monday - Friday: 09:00 - 16:30 Saturday : 08:00 - 13:00 Sunday: CLOSED
Late Winter	Monday - Sunday : CLOSED
Public Holidays Closed	New Year's Day Memorial Day Independence Day Labor Day Thanksgiving Day Christmas Day

III. NUMBER OF EMPLOYEES

2 office / 1 yard, full-time

IV. VEHICLE STORAGE

- a) RV storage will be in the designated areas apart from the visitor parking spaces.
- b) Employee Parking
Employee parking is proposed to be accommodated in the secured area of the site.
- c) Visitor Parking
Visitor parking is provided outside of the secured, fenced areas on the east side of the proposed 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, the primary access being from E. 35th Ave., with a secondary access at the eastern portion of the site along Helena St. The eastern access will be an automatically controlled exit gated for RV customers as they exit the property. Traffic flow through the site primarily will function as follows: customers will be brought into the site from the south gate, equipped for their trip with an RV, and then exit via the eastern gate. Most often, the southern, primary access gate will remain open during business hours with employee monitoring of activity in and out of the site. Emergency and employee vehicles will have access to both gates at all times.

VI. SITE LIGHTING

Site lighting will be provided by full-cutoff pole-mounted parking lot lighting around the site perimeter. Building lighting will consist of above door entry lighting at the primary building entrance and on the northern and southern ends of the building.

VII. MAINTENANCE/SPILL PREVENTION

RV repair will be conducted at JM Auto, located at 3280 Chambers Road (two blocks south of the subject site), that is also owned and operated by Mazzo Enterprises, LLLP. An operations plan was approved with the Site Plan for JM Auto and is on file at the City of Aurora.

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. An 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. DUST CONTROL IN STORAGE AREAS

The vehicle storage areas will be paved with a rolled, recycled asphalt that provides for a dust free surface. All vehicle storage areas will be regularly inspected by employees to assure dirt buildup is kept to a minimum and swept as necessary. The primary access drive and car parking areas will be paved with hot-rolled asphalt.