



Modern Aviation - APA - Hangar and FBO Expansion

Project Narrative:

April 28, 2021 UPDATED **June 2, 2021**

Project Name / Location: Modern Aviation
8201 Interport Blvd
Englewood, CO 80112

Projects Overview:

Modern Aviation is working to expand their existing FBO campus located on the Southside of the (APA) Centennial Airport within the Interport Sunborne Development Lease hold. The land area has been under lease by Modern since their purchase. Their intentions are to construct a new single structure that would consist of a new FBO facility (7,000 SF) that will include client drop off covered canopy, a class A lobby / waiting area and various other amenities. An attached hangar divided by a code compliant fire wall will provide two spaces labeled hangar A. (26,640 SF) and B (23,550 SF) with both having 28' clear doors, and 2,000 SF of shop / storage each.

Proposed Use: FBO Campus Expansion (New FBO and Hangar Structure)

Proposed Structures: New FBO Facility

- Single Story Structure
- 7,000 GSF

New Hangar (Aircraft Storage)

- 28' door height
- Hangar A - 26,640 GSF
- Hangar B - 23,550 GSF
- Storage / Shop - 4,000 GSF

Open Space

- 44,048 SF (landscaping / open space)

Number of Structures: One combined structure with all of the uses above included

Public Infrastructure

New curb cuts (2) on to Interport Blvd.
Newly planned median / turn lane in Interport Blvd.
Extension of public utilities to the site (including water and sewer)

Anticipated / Desired Timeline

New Ramp (approved prior)	
Permitting / Approvals	7.1.21
Construction Start	7.15.21
Completion	11.15.21
New FBO / Hangars / Shop	
Permitting / Approvals	8.15.21
Construction Start	9.1.21
Completion	10.1.22



**Arapahoe County Water and Wastewater
Authority**

13031 E Caley Avenue, Centennial, CO 80111-9364
Phone (303) 790-4830, Fax (303)790-9364

April 29, 2021

Mr. Barry Sherman
BA Group
8082 S. Interport Blvd., Suite 200
Englewood, CO 80112

RE: Capacity to Serve – Modern Aviation Denver, LLC - 8201 S. Interport Blvd., Englewood,
CO 80112

Dear Mr. Sherman:

This conditional will serve letter is submitted for the purpose of establishing that the Arapahoe County Water & Wastewater Authority has capacity to serve water and sewer to the proposed development cited above under the following terms and conditions:

1. This property is located within the boundaries of the Arapahoe County Water & Wastewater Authority.
2. The Authority has the capacity to serve the above property under the following conditions:
 - a. That, prior to any actual service to the project, the developer pays all fees and costs in compliance with the rules and regulations of the Authority as the same are amended from time to time.
 - b. That there has been compliance with all rules and regulations of the Authority as the same are amended from time to time.

This conditional will serve letter will expire 1 year from the date of this letter. Should you have any questions pertaining to the ability and the conditions attached to service of this project, please advise.

Respectfully,

Steve Witter
General Manager

CC: Development Services

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



April 27, 2021

8201 Interport Boulevard
Englewood, CO 80112
Attn: Barry Sherman

RE: "Will-Serve" Letter for Modern Aviation FBO Expansion

Dear Barry:

The purpose of this letter is to confirm that the subject address is within the jurisdictional boundaries of South Metro Fire Rescue, a Special District in the State of Colorado with powers and duties outlined in section 32-1-1002 of the Colorado Revised Statutes. South Metro Fire Rescue provides fire prevention, fire suppression, emergency medical, and special team response services to properties within its jurisdictional boundaries. Any questions regarding our services may be directed to our office at 720-989-2230.

Sincerely,

Jeff Sceili
Plan Reviewer

cc: file Modern Aviation



Modern Aviation - APA - Hangar and FBO Expansion

Development Plan Response:

June 2, 2021

Michael Fronapfel
Director of Planning and Development
Centennial Airport, ACPAA
7565 South Peoria Street Unit D9
Englewood, CO 80112

Project Name / Location: Modern Aviation Hangar / FBO Development
8201 Interport Blvd
Englewood, CO 80112

Mr. Fronapfel,

Please find attached below a summary of our responses below addressing your May 28, 2021 comments;

Comments:

1. Acknowledged
2. Acknowledged
3. We have revised the parking spot calculation and updated site plan per the comments and our conversation.
4. The signature block has been updated on the coversheet per the provided example.
5. The Landscape plan has been updated to address the FAA specification per the attached.
6. The Landscape plan has been revised and updated to address and remove trees that would be hazardous.
7. General notes identifying types and locations of fences and gates have been added to the site plan.
8. The Landscape plan has been revised the plan sheet #11 for where this occurs. The paving that is located on the SE corner provides access points to Interport Blvd. There also exists an access easement to the south that was established in 2019.
9. FAA specified reflectors have been noted on the side of the apron. Final review of location and spacing to be confirmed with APA.
10. This scope of work has been completed and provided to airport in a prior submittal related just to the ramp scope of work. We are attaching these sheets via PDF for your reference and review.
11. Please find attached to this letter, a copy of responses to each of the referral agencies.
12. Plans were provided / folded on June 3rd as required.

Regards Barry

A handwritten signature in black ink, appearing to be 'B. Sherman', written over a light blue horizontal line.

Barry Sherman
BA Group, LLC

June 2, 2021

Ms Angela Howard
SEMSWA
7437 South Fairplay Street
Centennial, CO 80112-4486

RE: Modern Aviation Hangar and FBO
SEMSWA Case No. DPR21-00036, County Case No. TBA

Dear Ms Howard,

This is a response letter to the referral letter with comments you sent to Sue Liu at Arapahoe County engineering dated May 27, 2021. The following responses are numbered the same as your comment letter.

General Comments:

1. *The fee will be paid.*
2. *All fees will be paid; and permits received before start of construction.*
3. *Resubmittal checklist will be completed.*
4. *This is the response letter.*

Development Plan Comments:

1. *GESC plans will be submitted as a separate plan set.*
2. *All plans will call out sod for water quality control measures.*
3. *Trees will be removed from areas where not permitted.*
4. *Necessary corrections and revisions will be made in accordance with the redlines.*

Drainage Report Comments:

5. *The drainage report will be completed to meet county requirements.*
6. *The report will be revised to follow Arapahoe County Phase III Drainage Report Checklist.*
7. *Pond N is not needed to meet downstream detention and will be eliminated.*
8. *Control measures will be renamed as grass buffers or swales.*
9. *A drainage easement will be provided downstream of water quality control measures.*
10. *The necessary corrections and revisions will be made in accordance with the redlines.*

Thank you for your comments. We look forward to continued coordination on this project. Please contact me if you have any questions.

Drexel, Barrell & Co.



J. Edward Roberts, Jr., P.E.
Sr. Project Manager

June 7, 2021

Wade Wheatlake
Arapahoe County Water and Wastewater Authority
13031 E Caley Avenue
Centennial, CO 80111-9364

RE: Modern Aviation Development
ACWWA Referral Review Comments

Dear Mr. Wheatlake,

This is a response letter to the referral letter with comments you sent to Gina Conley at Arapahoe County Public Airport Authority dated May 14, 2021. The following responses are numbered the same as your comment letter.

ACWWA Comments:

1. We have submitted the plans for initial review and have sent the check to establish an imprest account.
2. We have prepared the plans in accordance with the district standards for separate service lines, taps and meter pits for domestic and irrigation services, and fire service lines. The plumbing plans, fixtures cut sheets and meter sizing calculations will be provided after completion of the plumbing plans for the building. The design follows ACWWA standards. Tap Fees will be paid before the start of construction.
3. Easements in accordance with ACWWA standards will be provided for the water main, fire hydrant lines and meter pits. ACWWA utilities will be accessible by vehicle with unrestricted access.
4. All ACWWA required documents will be completed and approved prior to start of construction, including fee payment, Letter of Credit established, easements recorded, Development Agreement completed, ACWWA utility plans approved, and wastewater discharge survey completed.
5. We have contacted Wade Wheatlake and completed the pre-submittal meeting and made an initial submittal. We are aware of the ACWWA design and submittal requirements.

Thank you for your comments. We look forward to continued coordination on this project. Please contact me if you have any questions.

Drexel, Barrell & Co.



J. Edward Roberts, Jr., P.E.
Sr. Project Manager

June 3, 2021

Ms Sue Liu, P.E.
Arapahoe County Public Works & Development
Engineering Services Division
6924 South Lima Street
Centennial, CO 80112-3853

RE: Modern Aviation Development
Arapahoe County Outside Referral Case No. 0212-079

Dear Ms Liu,

This is a response letter to the referral letter with comments you sent to Michael Fronapfel at Arapahoe County Public Airport Authority dated May 27, 2021. The following responses are numbered the same as your comment letter.

General Comments for Drainage Study:

1. County case number will be added after assigned.
2. The phase III drainage study will follow the county checklist.
3. The drainage easement will be shown on the plans. A legal description will be submitted after the first review of the county submittal.
4. There is no significant storm drain system onsite. We will describe the changes between the proposed layout and the previous proposal.
5. A table comparing the site imperviousness in the previously approved drainage study and the MDP.
6. We will discuss in detail the modification to Pond N.
7. We will verify the existing storm drain systems have the capacity to carry the additional runoff from the development.
8. The 20/10 Calculator sheet will be included.
9. Excerpts will be included of information referenced from other studies and reports.
10. Comments from SEMSWA will be addressed separately.

General Comments for Traffic Impact Study (TIS)

By Others

Engineering Documents Required When Submit to County for Review and Approval

All required documents will be submitted with county submittal.

General:

The Review and Approval fees will be paid.

Additional items will be submitted with the engineering documents:

- Letter of intent of the project
- ESD Engineering Transmittal Form

June 2, 2021

Thank you for your comments. We look forward to continued coordination on this project. Please contact me if you have any questions.

Drexel, Barrell & Co.

A handwritten signature in black ink, appearing to read "Edward Roberts, Jr.", with a stylized flourish at the end.

J. Edward Roberts, Jr., P.E.
Sr. Project Manager

June 7, 2021

Jeff Sceili
South Metro Fire Rescue
Fire Marshal's Office
Avenue
Centennial, CO 80111-9364

RE: Modern Aviation Development
REFSP21-00094 – 8201 Interport Blvd

Dear Mr. Sceili,

This is a response memo to the referral letter with comments you sent to Michael Fronapfel at Arapahoe County Public Airport Authority dated May 4, 2021. The following responses are numbered the same as your comment memo.

SMFR Comments:

- 1. The North left turn lane was moved further south to allow easier access AND accommodate a U-Turn utilizing a 3-point turn. The width of Interport Blvd is now adequate to make a full U-Turn.*
- 2. The Southernmost access to the apron was modified by revising the parking to allow a larger radius, permitting adequate turning for the design vehicle. We provided Autoturn exhibits using the SMFR design vehicle. These exhibits show that the requested turns can be made comfortably.*
- 3. We have designed the site so that the North side of the structure will not be used for emergency access.*
- 4. We have deleted the mountable curb access across the median in Interport Blvd.*

We have designed the water system to provide the Fire Flow per Appendix B. The Fire Access Roads were designed in accordance with SMFR design criteria.

Thank you for your comments. We look forward to continued coordination on this project. Please contact me if you have any questions.

Drexel, Barrell & Co.



J. Edward Roberts, Jr., P.E.
Sr. Project Manager