

MEMPHIS-SHELBY COUNTY AIRPORT AUTHORITY

Design Guide and Construction Standards For Private Hangars at Reliever Airports

Submittal Requirements:

1. SITE LAYOUT PLAN (including)

- a) Indicate building layout and other physical elements including access ramp, walks, slabs, etc.
- b) Indicate building orientation on lease site and setback from lease lines.
- c) Indicate utilities on site including current and proposed electrical, gas, sewer and water.
- d) Indicate natural and finish grades for lease site. The site grades shall be developed to naturally tie-in with grades on adjacent sites. The proposed floor slab elevation shall be a minimum of 6" above the highest finish grade on the lease but shall not be less than required to provide proper drainage around building. Any deviation from the natural run-off or any abrupt changes in site elevations shall be approved by the Airport Authority.

2. ARCHITECTURAL FLOOR PLAN AND DETAILS (including)

- a) Architectural Plan shall indicate all architectural features including walls, doors, windows, etc. fully dimensioned to determine size of building and interior spaces.
- b) Provide architectural details as required for a complete design.

3. STRUCTURAL PLANS AND DETAILS (including)

- a) Structural Plan shall indicate all structural features including slab, piers, columns, structure, etc. including slab thickness, joint pattern, reinforcement and elevation.
- b) Provide fully dimensioned foundation, slab and other structural details as required for a complete design.

4. MPE PLANS AND DETAILS

- a) When applicable, submit mechanical, plumbing and electrical plans including details and schedules as required for a complete design.
- b) Plans should indicate existing utilities tie-in to the proposed building with a note to see continuation of utilities on Site Plan.

5. BUILDING ELEVATIONS AND SECTIONS

- a) Buildings Elevations should indicate all architectural features including exterior facade, roof, trim, etc. Color scheme for exterior finishes shall be submitted to and approved by the Airport Authority.

- b) Provide fully dimensioned sections to indicate wall and roof construction, building height and roof slope.

Construction Standards:

- 1.) Prior to any site construction, tenant is to provide the Airport Authority with a copy of the general contractor's Certificate of Insurance naming the Authority as an additional insured. Liability coverage shall include bodily injury and property damage combined single limit not less than one million dollars.
- 2.) Minimum hangar size is 2,500 sq. ft. and is to resemble and be consistent with hangars existing on the airfield.
- 3.) All work shall comply with the applicable building codes and airport standards. Contractor shall be responsible for building permits and shall arrange for all code required inspections.
- 4.) Utilities will not be interrupted without prior coordination with and approval from General Aviation Maintenance Supervisor, Walter Cathy. His telephone number is (901) 873-1768. Approval is required for each and every interruption. Any utilities brought to site will be within existing utility easements. Existing utilities must be located by a locator service prior to excavation or digging. All underground utilities are to be coordinated with Walter Cathey prior to digging.
- 5.) The developer shall be responsible to maintain a clean construction site and to repair any damage to other sites caused by construction to as good or better condition. Trash and other material that Airport Authority personnel have to remove, developer will pay cost plus 20%.
- 6.) No construction work, equipment or personnel will be allowed in the Runway Safety Area without first closing the runway.
- 7.) Minimum setback for any lease line is five feet. A utility easement runs parallel to the rear and two sides of lease lines. No structure can be built within the utility easement.
- 8.) Developer shall take caution that the natural storm water runoff is not blocked and that water does not overflow into adjacent hangars. Developer shall ensure adequate swales shall be created to carry water around and away from buildings.
- 9.) Coordinate the access ramp drainage for the proposed hangar with the rest of the site drainage.
- 10.) If the developer elects not to pour a concrete access ramp between the hangar and the Taxilane, approval must be obtained from the General Aviation Maintenance Supervisor, Walter Cathey, as to the type of ramp that is acceptable to the Airport Authority.
- 11.) If the developer intends to use domestic water at the site, all applicable Memphis and Shelby County Health codes and regulations shall be followed. No hangars are to include any outside water connections.

- 12.) Exterior colors for the hangar's siding, trim and roof shall be submitted to and approved by the Airport Authority (White with blue trim).
- 13.) Prior to operation of the hangar, a Certificate of Occupancy must be obtained from Memphis-Shelby County Code Enforcement. A copy of the developer's Certificate of Occupancy must be given to the Airport Authority.
- 14.) If developer has electrical service to building, developer will be required to install at a minimum one 250 watt sodium light over the aircraft entrance door. Light shall turn on and off via photoelectric sensor

LEASE COVENANTS

In order to maintain the aesthetic consistency of Charles W. Baker and General DeWitt Spain Airport, the following covenants will be observed in all hangar and /or building leases.

- 1) All building colors shall be white with blue trim matching existing colors as closely as possible. Plain galvanized aluminum, if used, shall be limited to roofing. Hangar doors shall match the white siding. Hangar doors made of opaque material (clear or smoky) are also acceptable. Colors must be approved by the Airport Authority.
- 2) Antennas (such as TV and radio antennas) must not exceed the highest part of the hangar roof by more than three (3') feet.
- 3) Any alternations to approved hangars, must be approved by the Airport Authority. This includes additions, electrical work, plumbing work, and other major work.
- 4) Hangars are expected to be maintained in good condition. Those deficient in the maintenance of hangars or grounds will receive a written notice giving ten working days to correct the deficiency. After that, the Airport Authority will do the work and bill at the rate of cost plus 20%.
- 5) Tenants must observe and obey all applicable federal, state, county and local codes.
- 6) There must be no storage of vehicles, trailers, or other items outside of hangar.

The Airport Authority shall the sole determining authority for interpreting what is acceptable under these covenants.