

1994

**MINIMUM STANDARDS
FOR
AIRPORT AERONAUTICAL ACTIVITIES
AT
DEKALB PEACHTREE AIRPORT**

I. GENERAL CONDITIONS:

- A. Lessees shall arrange for suitable and required space, structures or facilities, each to be permanent, fire resistant and compatible to the material and design of the newer basic structures on the Airport.
- B. All plans, specifications, architectural designs and landscaping shall require written approval of DeKalb County.
- C. All such tenants shall conduct their activities and render their services in a safe, responsible and efficient manner and shall be solely responsible for all acts of their agents and/or employees and shall save and hold DeKalb County harmless from any act of the lessee, its agents and employees.
- D. No tenant other than authorized Fixed Base Operators (FBO) may sell aviation fuels or lubricants to others on the airport.
- E. Individual aircraft tenants may self-refuel their personal aircraft in strict accordance with the Airport policy and procedures.
- F. No one shall be permitted to operate an aeronautical activity at the Airport without a fully executed lease agreement with DeKalb County containing standards and regulations.
- G. All tenants shall abide by and comply with all State and County laws and ordinances, rules and regulations of the Federal Aviation Administration.
- H. No lessees shall sublet or sublease any premises leased by such lessee or assign any such lease without the prior written approval of Dekalb County and such subletting or assignment shall be subject to all of these minimum standards.
- I. Tenants, in the operation and use of airport will not on the grounds of race, color, or national origin, discriminate or permit discrimination against any person or group of persons in any manner prohibited by Part 21 of the Department of Transportation Regulations.
- J. Lessees will be required to carry the following types of insurance, no less than the minimum specified as follows:
 - 1. Aircraft Liability:

Bodily Injury: \$ 500,000 Each Person
 \$ 1,000,000 Each Accident
Property Damage: \$ 1,000,000 Each Accident

Companies which are in the business of flight instruction or aircraft rental shall have the following additional coverage:

2. Student and Renter Pilot Coverage:

Bodily Injury \$ 500,000 Each Person
 \$ 1,000,000 Each Accident
Property Damage: \$ 1,000,000 Each Accident

II. AIRCRAFT SALES/AIRCRAFT RENTAL:

Any party desiring to engage in aircraft sales, either new or used, must provide for, on site, a minimum stock of spare parts and repair service necessary to meet any warranties or warranty for the type aircraft for which sales privileges are granted (during the sales guarantee only), or provide the customer with a written agreement specifying where such parts and service may be obtained, and must provide as a minimum the following:

- A. Land. A minimum area of 30,000 square feet to provide space for a building, display area, paved apron and paved automobile parking.
- B. Building. A minimum of not less than 6,000 square feet of building accommodations, properly lighted and heated which shall include office space, public lounge, restroom facilities and public use telephone.
- C. Taxiways. Provide necessary taxiways for access to public taxiways and runways.
- D. Personnel. At least two full time employees having current ratings appropriate for the types of aircraft to be demonstrated. Provide an office space which shall be attended eight (8) hours per day at least five (5) days per week.
- E. Aircraft Apron. Provide a minimum of 16,000 square feet of hand surfaced apron for aircraft parking with proper catch basins and underground drains.
- F. Automobile Parking. Provide a minimum of 4,500 square feet of paved area for parking of automobiles.

III. AIRCRAFT CHARTER AND/OR TAXI:

Any party desiring to engage in the charter of aircraft to the public must

provide as a minimum the following:

- A. Land. A minimum area of 30,000 square feet to provide for a building, aircraft tie down area, and paved automobile parking.
- B. Buildings. A minimum area of 6,400 square feet of building accommodations, properly lighted and heated, which shall include office space, public lounge, restroom facilities and public use telephone.
- C. Taxiways. Provide necessary taxiway access to public taxiways and runways.
- D. Personnel. At least two persons having current commercial pilot certificates with instrument ratings and ratings appropriate for type aircraft to be flown. At least one full time employee will conduct office hours a minimum of eight (8) hours per day, at least five (5) days per week.

IV. FLIGHT TRAINING AND/OR GROUND SCHOOL:

Any party desiring to engage in Pilot Flight Instruction and/or Aviation Ground School must provide as minimum the following:

- A. Land. A minimum area of 30,000 square feet to provide space for a building, aircraft tie down area and paved automobile parking.
- B. Buildings. A minimum area of 6,400 square feet of building accommodations, properly lighted and heated, which shall include office space, public lounge, classrooms, restroom facilities and public telephones.
- C. Taxiways. Provide necessary taxiway access to public taxiways and runways.
- D. Personnel. At least two full time employees properly certified by the Federal Aviation Administration as Flight Instructors with instrument ratings and other ratings to cover the type of training offered. A currently certified Ground School Instructor and certification by Federal Aviation Administration as a Flight Training School. Have available at least six (6) aircraft, one of which is twin engine and one of which must be IFR equipped-3-Provide an office on the site which shall be attended eight (8) hours per day, at least five (5) days per week.
- E. Aircraft and Automobile Parking. Provide a minimum of 15,000 square

feet of hard surface apron for aircraft parking with proper catch basins and drains, and a minimum of 4,500 square feet of paved area for parking of automobiles.

V. FIXED BASE OPERATORS:

- A. Land. A minimum area of 435,000 square feet to provide for buildings, paved automobile parking, dispensing equipment, and paved tie down area necessary to accommodate a variety of aircraft.
- B. Buildings. A minimum of 90,000 square feet of properly lighted and heated building space for offices, restroom facilities, public lounge, pilots lounge, public use telephones, and aircraft storage hangar.
- C. Paved Areas. A paved aircraft ramp of at least 300,000 square feet and a paved automobile parking lot of at least 43,000 square feet.
- D. Personnel. An adequate number of properly trained persons shall be on duty during the required hours of operation for fuel dispensing. The office shall be attended at least 18 hours a day, seven (7) days a week.
- E. Aircraft Service Equipment. Emergency starting equipment and appropriate fire extinguishers along with adequate ground support equipment shall be provided to meet the needs of aircraft which normally use the airport.
- F. Services. Tie down and hangar storage for general aviation aircraft, both itinerant and local. Have available for sale aviation gasoline, jet fuel, oils and lubricants of kinds and grades, customarily sold to general aviation aircraft, and automotive fuel for ground support equipment. Suitable facilities for washing and cleaning aircraft. Major maintenance and repair of general aviation aircraft, engine and avionics. Maintain an adequate inventory of aircraft parts and accessories to maintain, repair, and service general aviation aircraft.
- G. Other Services Permitted by FBO.
 - 1. Sale of new or used aircraft.
 - 2. Aircraft rental.
 - 3. FAA approved flight training.

4. Aircraft charter and air taxi.
5. Sightseeing flights.
6. Aerial survey, photography and mapping services.
7. Avionics sales and service.

VI. FLYING CLUBS:

The following requirements pertain to all flying clubs desiring to base their aircraft on the airport:

- A. Each flying club organization must be a non-profit corporation or partnership. Each member must have an equal share in the ownership of the aircraft or be a stockholder in the corporation.
- B. The club may not derive greater revenue from the use of its aircraft than the amount necessary for the actual use of operation, maintenance, and replacement of its aircraft.
- C. The club will file and keep current with the Airport Director, a complete list of the club's membership and investment share held by each member.
- D. The club's aircraft will not be used by other than bona fide members for rental and by no one for hire, charter or air taxi.
- E. Each aircraft owned by the flying club must have aircraft liability insurance of not less than:
 1. Aircraft Liability \$ 500,000 Each Person
 \$ 1,000,000 Each Accident
 Property Damage: \$ 1,000,000 Each Accident

VII. CORPORATE HANGARS:

- A. A Corporate Hangar is a building constructed for the purpose of storage and maintenance of aircraft which are for the exclusive use of the corporation.
- B. Such aircraft use is incidental to the corporation's primary business and is not the major source of income for that corporation.

VIII. COMPLIANCE:

- A. Non-compliance with these requirements shall be a violation of Airport Minimum Standards, and the Airport may take any action deemed advisable for each occurrence.

B. These requirements are effective with the date of adoption by the DeKalb County Airport Director, and will be applicable to any leases signed after that date.

IX. AMENDMENTS:

These Minimum Standards may be supplemented and amended by the DeKalb County Airport Director from time to time in such manner and to such extent as the Director may deem proper.

ADOPTED THIS 1 DAY OF Jan 1994.

DEKALB PEACHTREE AIRPORT

BY Theodore S. Orvold
Theodore S. Orvold

TITLE Airport Director