

To : EAA 309 members
From : John Wigney
10/11/06

Subject : EAA 309, Proposed hangar and chapter facility at Lake Norman Airpark

Background

Since the decision that the planned chapter-built hangar at Gastonia was outside our budget and the subsequent disappointment with the opportunity with the Cottonair hangar at Gastonia, the EAA 309 board has been reviewing many different options at available locations for a chapter home in the Charlotte area. No attractive options have been found to be worth pursuing until we were recently approached by a home owner at Lake Norman Airpark with a proposal to share space in a hangar he is planning to build.

Lake Norman Airpark proposal - key points are as follows :-

- Location of hangar will be at the commercial end of the airpark. It will be between the large FBO hangar and a smaller hangar owned by Peter Daetwyler.
- The lot is about 1 acre and is in the possession of an estate. A purchase proposal was submitted some time ago and awaited resolution of the estate's affairs. The sale has not been closed but is in progress.
- The home owner is an aviation enthusiast and is an EAA member. He is a business man with NASCAR activities.
- The home owner has a structure available from another project for an 80 ft wide by 120 ft deep hangar building. He intends to erect this building on the lot and add a further section at the rear of 80 ft wide by 60 ft deep. This extra 4,800 sq ft space will be made available to EAA 309. The cost to EAA 309 will be \$1.00 per year for 10 years for the owner's tax accounting reasons which take account of our 501 (c) 3 status. After 10 years, a lease deal will be arranged.
- The owner has asked that the activities in the EAA 309 section shall be for meetings, storage, workshop and kit building/restoration type work only. The owner does not wish that the space is used for storage or service of active aircraft.
- Separate access from the outside will be provided to the EAA 309 area. Bathroom facilities will be provided.

Movement of finished aircraft and components will be through the main hangar via a 20 ft garage type door.



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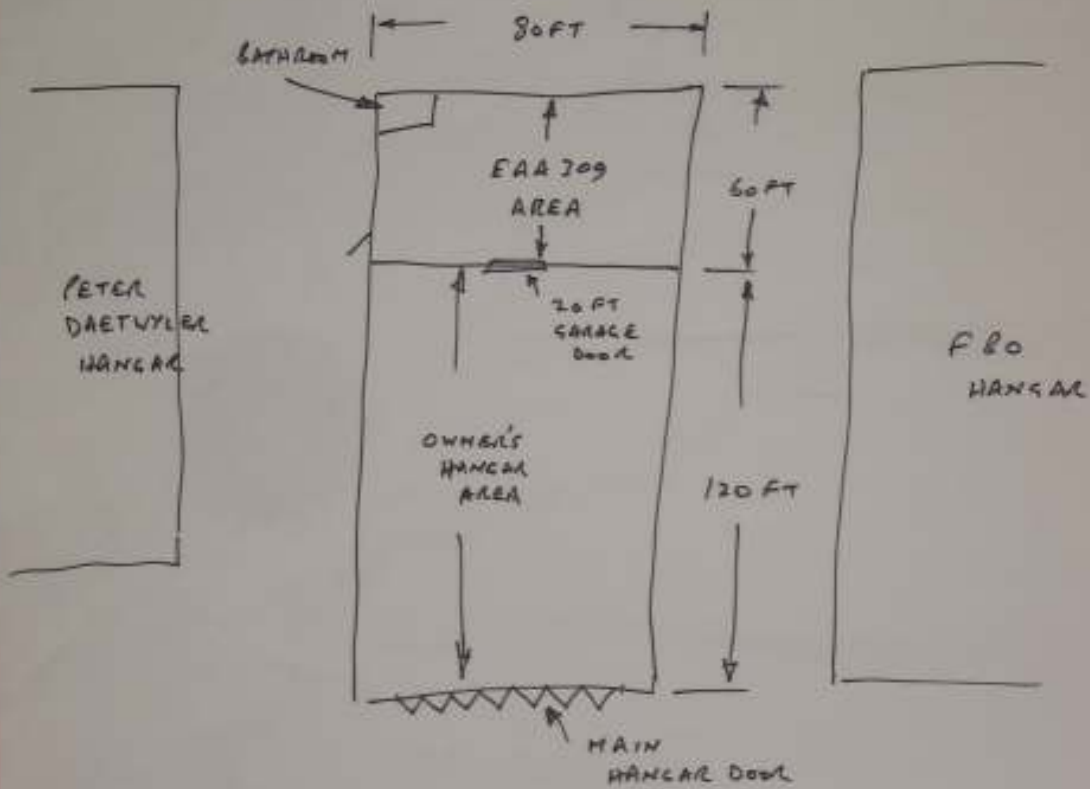
Pointer 35°36'35.38" N 80°53'42.79" W elev 841 ft

Streaming ||||| 100%

Eye alt 2452 ft

EAA309

- HANGAR PROPOSAL AT LAKE NORMAN AIR PARK (14A)



PETER
DAETVYLER
HANGAR

BATHROOM ← 80 FT →

EAA 309
AREA

60 FT

20 FT
GARAGE
DOOR

FBO
HANGAR

OWNER'S
HANGAR
AREA

120 FT

MAIN
HANGAR DOOR

← EXISTING TAXIWAY →



General view of FBO hangar with Peter Daetwyler hangar to left



Proposed location for hangar between Peter Daetwyler hangar and FBO hangar.

