

General Aviation Development Standards Guide

City of Williston

Williston Basin International Airport (XWA)

This document is meant to provide guidance for general aviation hangar development. The approved Williston Basin International Airport Development Standards are the final rules regarding all development on the airport. Please refer to the Development Standards or the Airport Director for any clarification to the following checklist.

1. Meet with Airport Director to discuss available lots for lease and concept plan which shall include the proposed hangar development. Guidance can be found on page 18 of Development Standards. There is up to a 30 day review period for the Airport Director to review the concept plan. This plan should include:
 - a. Location and legal description of the lot (airport can assist).
 - b. Proposed uses of the facility including dimensions and square footage and required setbacks.
 - c. Any utilities that may be requested.
 - d. Proposed access inside the fence (driving on airside for necessary vehicle access only).
 - e. Proposed completion of the development plan (see below).
2. Following the approval of the concept plan, a lease agreement will be developed and agreed upon by the lessee and the City of Williston. Construction cannot begin until the agreement is executed. (When completed around March, the Lease agreement attached to the back of this document).
 - a. XX-year lease with xx-year option.
 - b. Current lease rate is:
 - i. Improved (all utilities): \$.30 per square foot per year
 - ii. Unimproved (electricity only): \$.225 per square foot per year
 - c. Taxes with Williams County.
3. Once the lease agreement is executed, a development plan will need to be submitted to the Airport which includes (this can be done concurrently with the lease agreement):
 - a. Letter of intent describing the proposed hangar development and anticipated construction schedule.
 - b. Plans and construction drawings stamped by an architect certified or licensed in the State of North Dakota.
 - c. Construction drawings (airport can assist and charge back actual costs).
 - i. Building elevations, materials, colors, and finishes.
 1. Elevations can be provided at cost by Airport if requested.
 2. Engineered frames with pre-finished aluminum exterior are required.
 3. Colors must be earth tones.
 - ii. Floor plans.

- d. Utilities
 - i. Electricity – MVEC
 - ii. Natural Gas – MDU
 - iii. Water – City of Williston
 - iv. Sewer – City of Williston
 - e. Any waiver requests from the development standards documents.
 - f. Review Fee of TBD.
 - g. Copy of lease agreement.
 - h. Completed FAA Form 7460-1, Notice of Proposed Construction or Alteration (airport can assist and charge back actual costs).
4. Construction phase.
- a. Airport Director shall arrange a pre-construction meeting prior to initiating construction with the Lessee, contractors, or any other entities involved with the development.
 - b. Must have building permit from the City of Williston Building Department.
 - c. Must have insurance to meet the requirements in the Development Standards Section 5.4.
 - d. Must have required inspections by the City of Williston Building Department or the Fire Department.
5. After construction is completed, the lessee must provide the airport with as-built drawings in 24" x 36" and electronic PDF signed by an engineer or land surveyor certified in the State of North Dakota.