BERKELEY COUNTY AIRPORT

RUNWAY 23 OBSTRUCTION REMOVAL & AVIGATION EASEMENTS PROJECT

PUBLIC MEETING
MAY 29, 2013
Trying To Avoid This
Runway 23 Approach Clearance Project

- Obstruction Clearance Project
- Trees encroaching into protected airspace
- Safety issue
- Required by FAA – Grant Assurances
- Obtain Avigation Easements
- Removal of existing and future obstructions
What Is Airspace?
What Is Airspace?
Airspace Is Like A Football Stadium
Protected Airspace Defined By Imaginary Surfaces

- **Primary** = aligned longitudinally with each runway and extends 200 feet from each runway end.
- **Approach** – longitudinally centered with the runway and extends beyond the primary surface.
- **Horizontal** = horizontal plane 150 feet above the established airport elevation. Constructed by swinging arcs around the end of the primary surface.
- **Conical** – 20:1 slope surface extending beyond the horizontal surface.
- ** Transitional** = constructed to join approach and horizontal or approach and transitional surfaces.

Reference: FEDERAL AVIATION REGULATIONS (FAR) PART 77
Airspace Must Be Kept Clear

Obstructions to Approach Surface
Airspace Must Be Kept Clear

Obstructions to Approach Surface
Improving Your Community

BERKELEY COUNTY AIRPORT
Study Area
An Avigation Easement is a conveyance of a specified property interest that creates a servitude on a particular area that restricts the use by the owner of the surface and assures the owner of the easement the right and privilege of a specific use contained in the easement document. (FAA AC 5100.17, 2-7.a)
<table>
<thead>
<tr>
<th>Easement Scope</th>
<th>Property Rights Acquired</th>
<th>Duration</th>
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</thead>
<tbody>
<tr>
<td>Model Aviation and Hazard Easement</td>
<td>1. Right of flight at any altitude above acquired surfaces.</td>
<td>Until airport is abandoned</td>
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<td></td>
<td>2. Right to cause noise, vibration, fumes, dust, fuel particles.</td>
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<td>3. Prevent erection or growth of all objects above acquired surfaces.</td>
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<td>4. Right of entry to remove, mark, or light any structures or growth above acquired surfaces.</td>
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<td>5. Prohibit creation of electrical interference or directed lighting or glare from the property.</td>
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<td>6. Others as necessary.</td>
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<tr>
<td>Limited Avigation Easement</td>
<td>1. Right of flight at any altitude above acquired services.</td>
<td>Until airport is abandoned</td>
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<td>2. Prevent erection or growth of all objects above acquired surfaces.</td>
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<td></td>
<td>3. Right of entry to remove, mark, or light any structures or growth above acquired surfaces.</td>
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<tr>
<td>Clearance Easement</td>
<td>1. Prevent erection or growth of all objects above acquired surfaces.</td>
<td>Until airport is abandoned</td>
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<td></td>
<td>2. Right of entry to remove, mark, or light any structures or growth above acquired surfaces.</td>
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*Reference: FAA AC 150/5100-17 CHG 6*
A conveyance of airspace over another property for use by the airport:

- For over flight of a property and to place restrictions on the use and development of the underlying "servient" parcel.

- Includes the right-of-flight of aircraft; the right to remove all objects protruding into the airspace together with the right to prohibit future obstructions; and the right of ingress/egress on the land to exercise the rights acquired.

- Prevent incompatible development of land.

- Shall "run with the land" (survives a sale or title transfer) and any future owners use of the servient parcel is restricted as described in the avigation easement.

- Pre-existing liens and mortgages on a property shall be subordinated to the easement conveyed to the airport.

- Shall be recorded and enforceable under state law. (Airport project attorney will certify good title to FAA).
The Process of Acquiring Avigation Easements

- Title Reports for each identified property
- Invitations to identified property owners
- Public Meeting
- Introduction Letter stating process; right of entry
- Surveys for each parcel
- Meeting with the Agent, Appraiser, Review Appraiser and Property Owner
- Prepare Offer Letter with FMV
- Schedule and Present Offers to Property Owners
“Before and After” Appraisal Method

\[ FMV \text{ Easement Acquired} = \text{Appraised Before Value} - \text{Appraised After Value} \]

Before Value = Appraised FMV of the property prior to easement conveyance or considering any project market value affects. Existing location near the airport is considered in the before value.

After Value = Appraised FMV of the Property subject to the Easement restrictions and subject to project effects. Easement restrictions of any project development is considered.

An Avigation Easement Study will be performed to determine a range of fees.

**Valuation Cases are:**

- Complex Appraisal Problem: Easement acquisition may affect the development potential of the land.

- Simple Appraisal Problem: Clearly no effect over the current or highest and best use the property (e.g. easement over agricultural land with no development potential).
AVIGATION EASEMENT PARCEL 071-1C-000-040 (PARTIAL PARCEL)

A PERPENDICULAR AND ASSEMBLABLE EASEMENT FOR A CLEAR ZONE APPROACH AREA OVER THAT PORTION OF LAND LOTS 25 AND 26, OF THE 5TH DISTRICT, TROUP COUNTY, GEORGIA AS DESCRIBED AS FOLLOWS:

Commencing at a point marking the intersection of the easterly right of way of south boundary line of the said tract, and the southerly right of way of west point road; thence along the southerly right of way of west point road a distance of 283.08 feet to a point; thence along the right of way of west point road a distance of 617.74 feet; thence along the right of way of west point road a distance of 915.72 feet to a point having an elevation of 211.19 above datum; thence along the right of way of west point road a distance of 428.87 feet to a point having an elevation of 225.15 above datum; thence along the right of way of west point road a distance of 915.72 feet to a point having an elevation of 211.19 above datum; thence along the right of way of west point road a distance of 283.08 feet to the beginning, containing an area of 20.65 acres, more or less.

The description above is for the lower elevation limits for the clear zone for runway 32, Lagrange-Callaway Airport.

AVIGATION EASEMENT PARCEL 071-1C-000-039 (PARTIAL PARCEL)

A PERPENDICULAR AND ASSEMBLABLE EASEMENT FOR A CLEAR ZONE APPROACH AREA OVER THAT PORTION OF LAND LOTS 25 AND 26, OF THE 5TH DISTRICT, TROUP COUNTY, GEORGIA AS DESCRIBED AS FOLLOWS:

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Why an Avigation Easement?

- An Avigation Easement is about safety.
- Safety to the approach surfaces.
- Removal of the encroachments helps to ensure a lesser chance of a plane wreck from clipping a tree on take off or landing.
- The Easement takes the liability off the property owner and places it on the County to keep the approach surface clear.
- Tree growth is inevitable.
Improving Your Community

Tree Obstruction Removal

- Surveyors will identify specific trees for removal
- Plans and Specs will be developed
- Coordination with property owners
- Public bidding by contractors
- Remove specific trees and grind stumps
THANK YOU!

QUESTIONS?