



SECTION 6 – AIRPORT DEVELOPMENT PLAN

6.1 PURPOSE

This Section of the Airport Master Plan incorporates the facility requirements and preferred alternatives into a phased 20-year Airport Development Plan. This plan provides guidance and a strategic approach for continued maintenance, upgrade, and expansion of facilities; as consistent with the long-term role of the Airport. The Airport Layout Plan (ALP) drawing depict these improvements, in accordance with NCDOT/FAA planning and design criteria.

The development plan is broken-down into planning phases, as follows:

- **Phase 1 (0-5 Years) Year 2010** – Short Term Planning Period
- **Phase 2 (6-10 Years) Year 2015** – Intermediate Planning Period
- **Phase 3 (11-20 Years) Year 2025** – Long Term Planning Period

Note: Ultimate refers to project or space allocation anticipated beyond the 20-year AMP Update planning period.

Within each phase, projects are grouped into the following categories:

- Land Acquisition
- Airfield
- Terminal Area
- Navigational Aids / Weather Aids
- Other Non-Capital Improvements

Overall, the development plan is structured to provide facilities as demand warrants. Therefore, individual projects should not be considered as single improvements, but rather as a series of projects that accrue towards the ultimate development concept. The phasing and priority of the proposed actions have been determined with respect to 1) airport safety requirements, 2) demand levels, 3) compatibility with other airport projects, 4) funding resources, and 5) NCDOA/FAA programming schedules. Recommended master plan development projects provide general guidance on meeting anticipated activity levels.

The following pages outline the Airport Development Plan for the Dare County Regional Airport, followed by an opinion of probable project costs for airside development alternatives.

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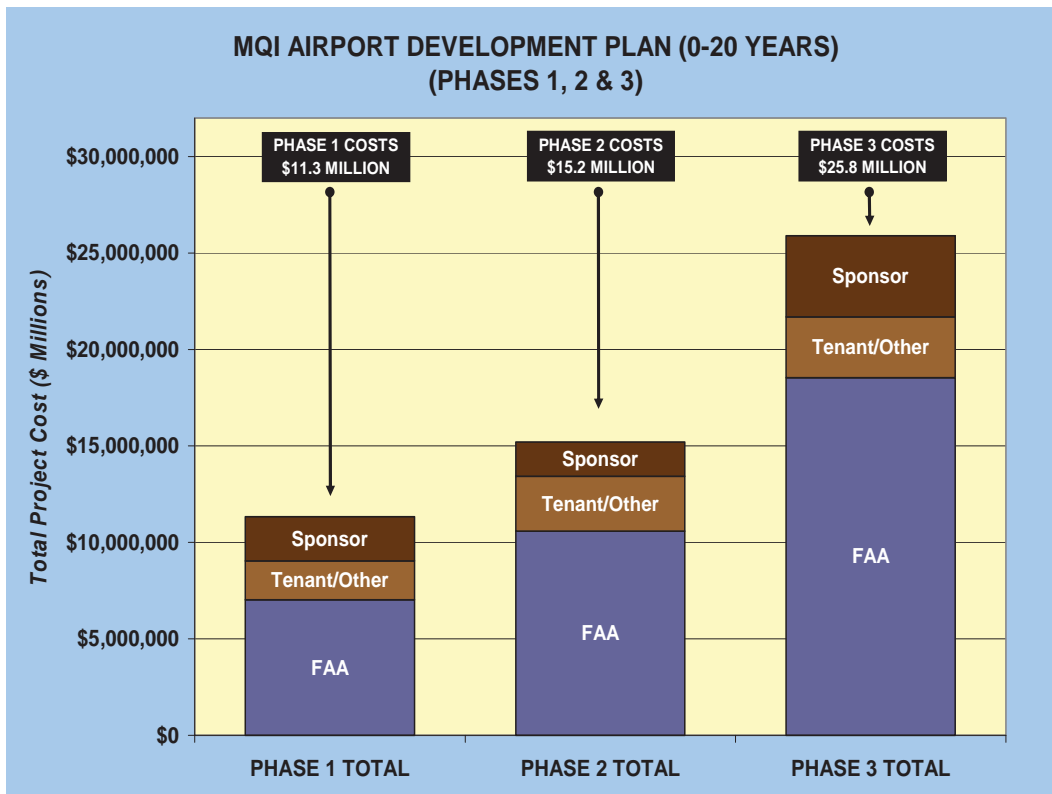


ESTIMATED AIRPORT CAPITAL DEVELOPMENT COSTS

Table 6.1 is the summary of Phase 1, 2, and 3 development costs. Tables 6.2, 6.3 and 6.4 respectively shows the Phase 1 (0-5 year), Phase 2 (6-10 year) and Phase 3 (11-20 year) airport development program for the Dare County Regional Airport.

Table 6.1: Project Development Program (0-5 Years)

Project Description (6 to 10 Years)	Cost
TOTAL - PHASE 1	\$ 11,327,000
TOTAL - PHASE 2	\$ 15,218,000
TOTAL - PHASE 3	\$ 25,893,000
GRAND TOTAL - PHASE 1, 2 & 3	\$ 52,440,000



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Table 6.2: Project Development Program (0-5 Years)

Project Description (6 to 10 Years)	Cost
Property Acquisition Costs (Fee) - Rwy 23 Extension to 4,400'	\$3,439,800
Property Relocation Costs - Rwy 23 Extension to 4,400'	\$1,345,500
Rwy 23 Extension (100' x 100': 30,000 Lbs. - No Shoulders)	\$524,849
Extend Taxiway 'A' to Rwy 23 End (700' x 35': 30,000 lbs.)	\$245,083
RWY 5 Localizer (NPI)	\$525,200
RWY 35 - OFA/RSA Clearing	\$19,500
Rehabilitate/Overlay Taxiway 'B' (1,500' x 50': 20,000 lbs.)	\$379,925
Rehabilitate/Overlay Taxiway 'C-N' (700' x 40': 20,000 lbs.)	\$143,325
Rehabilitate/Overlay Hangar Taxilane (300' x 25': 20,000 lbs.)	\$38,675
Overlay/Strengthen Apron – Section	\$1,140,620
New Common Hangar & Ramp (North Side)	\$1,061,840
New Common Hangar & Ramp (South Side)	\$645,840
New T-Hangars (South Side)	\$582,400
Rehabilitate/Seal Parking Lot (45,000 SF)	\$205,319
Relocate TVOR Station	\$650,000
RWY 23 Approach Clearing - RWY 23 Instrument Procedure	\$312,000
Replace/Purchase Used Airport Courtesy Vehicle	\$10,400
Purchase New/Used/Surplus Aircraft Tug / Universal (Jet) Tow Bar	\$41,600
Purchase New/Used/Surplus Auxiliary Power Unit (Turbine Aircraft)	\$15,600
TOTAL - PHASE 1	\$11,327,000

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Table 6.3: Project Development Program (6-10 Years)

Project Description (11 to 20 Years)	Total Cost
Acquire Property (Fee) - Restore Runway 17 Threshold *	\$156,000
Acquire Property (Easement) - Restore Runway 17 Threshold	\$669,760
Acquire Property (Fee) - Restore Runway 35 Threshold	\$1,885,000
Acquire Property (Easement) - Restore Runway 35 Threshold	\$1,229,540
Relocations (2) - Restore Runway 35 Threshold	\$351,000
Relocate Mausoleum	\$325,000
Rwy 5 Extension (600' x 100': 30,000 Lbs. - No Shoulders)	\$2,790,424
Extend Taxiway 'A' to Rwy 5 End (900' x 35': 30,000 lbs.) *	\$2,113,995
New Taxiway (1,600' x 35': 30,000 Lbs. - No Shoulders)	\$505,674
Ruwnay & Taxiway Geo-Technical Study	\$145,600
Clearing & Grubbing (Non Wooded Area)	\$250,250
Mill Pavement Edge	\$113,750
Stormwater Drainage Culvert / Pipe (30")	\$382,200
Rehabilitate/Overlay Apron 'A-S' (450' x 115': 60,000 lbs.)	\$87,295
Rehabilitate/Strengthen/Overlay Apron 'C' - Southside (30,000 lbs.)	\$267,735
Expand Main Apron – North of Apron 'B'	\$406,250
New Common Hangar & Ramp (North Side)	\$1,061,840
New Common Hangar & Ramp (South Side)	\$645,840
New T-Hangars (South Side)	\$358,800
New T-Hangars (South Side)	\$185,900
New T-hangars (North Side - TVOR SITE) *	\$962,000
Aircraft Wash Rack (100' x 100')	\$31,200
Fuel Storage Capacity	\$201,500
Install Fencing/Auto Access Gate(s) – Terminal Area	\$50,830
Rehabilitate Airport Beacon	\$15,600
Rehabilitate/Upgrade/Replace Lighting Vault	\$26,000
TOTAL - PHASE 2	\$15,218,000

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Table 6.4: Project Development Program (11-20 Years)

Project Description (11 to 20 Years)	Total Cost
Acquire Property (Easement) - Rwy 17 End (85' Tree) *	\$325,000
Acquire Property (Easement) - Rwy 35 End (85' Tree) *	\$325,000
Strengthen/Overlay/Mark Runway 5-23 (5,000' x 100': 60,000 lbs.)	\$5,632,900
Strengthen/Overlay Taxiway 'A' (5,600' x 35': 60,000 lbs.)	\$1,700,400
Strengthen/Overlay Taxiway 'C' (300' x 50': 60,000 lbs.)	\$130,260
Strengthen/Overlay Taxiway 'D' (300' x 35': 60,000 lbs.)	\$60,840
Strengthen/Overlay Taxiway 'E' (300' x 35': 60,000 lbs.)	\$60,840
Strengthen/Overlay Taxiway 'G' (300' x 35': 60,000 lbs.)	\$60,840
Strengthen/Overlay Taxiway 'H' (300' x 100'): 60,000 lbs.)	\$174,200
Rehabilitate/Replace Runway 5-23 MIRL (4,300')	\$89,440
Rehabilitate/Replace Runway 17-35 MIRL (3,300')	\$68,640
Rehabilitate/Replace Taxiway 'A' MITL (4,300')	\$101,920
Rehabilitate/Replace Taxiway 'C' MITL (300')	\$16,640
Rehabilitate/Replace Taxiway 'D' MITL (300')	\$16,640
Rehabilitate/Replace Taxiway 'G' MITL (300')	\$16,640
Rehabilitate/Replace Taxiway 'H' MITL (300')	\$16,640
Rehabilitate/Install Taxiway 'D-S' MITL (1,400')	\$49,920
Rehabilitate/Install Taxiway 'C-N' MITL (700')	\$29,120
New Taxiway (1,500' x 35': 30,000 Lbs. - No Shoulders)	\$416,455
Extend Runway 17-35 Takeoff Distance & Taxiway System	\$9,411,220
Overlay Main Apron	\$654,680
Expand Main Apron – East of Apron 'B'	\$1,163,760
New Common Hangar & Ramp (South Side)	\$645,840
New T-Hangar (North Side - TVOR Site)	\$962,000
New T-Hangar (North Side - TVOR Site)	\$962,000
Fuel Storage (Increase Capacity & Refurbishment)	\$715,000
New Common Hangar & Ramp (North Side)	\$1,061,840
Rehabilitate Existing Buildings / Hangars	\$693,420
Install Fencing / Auto Access Gate(s) – Terminal Area	\$67,275
Overlay Parking Lot (45,000 SF)	\$264,225
TOTAL - PHASE 3	\$25,893,000

END OF SECTION #6