

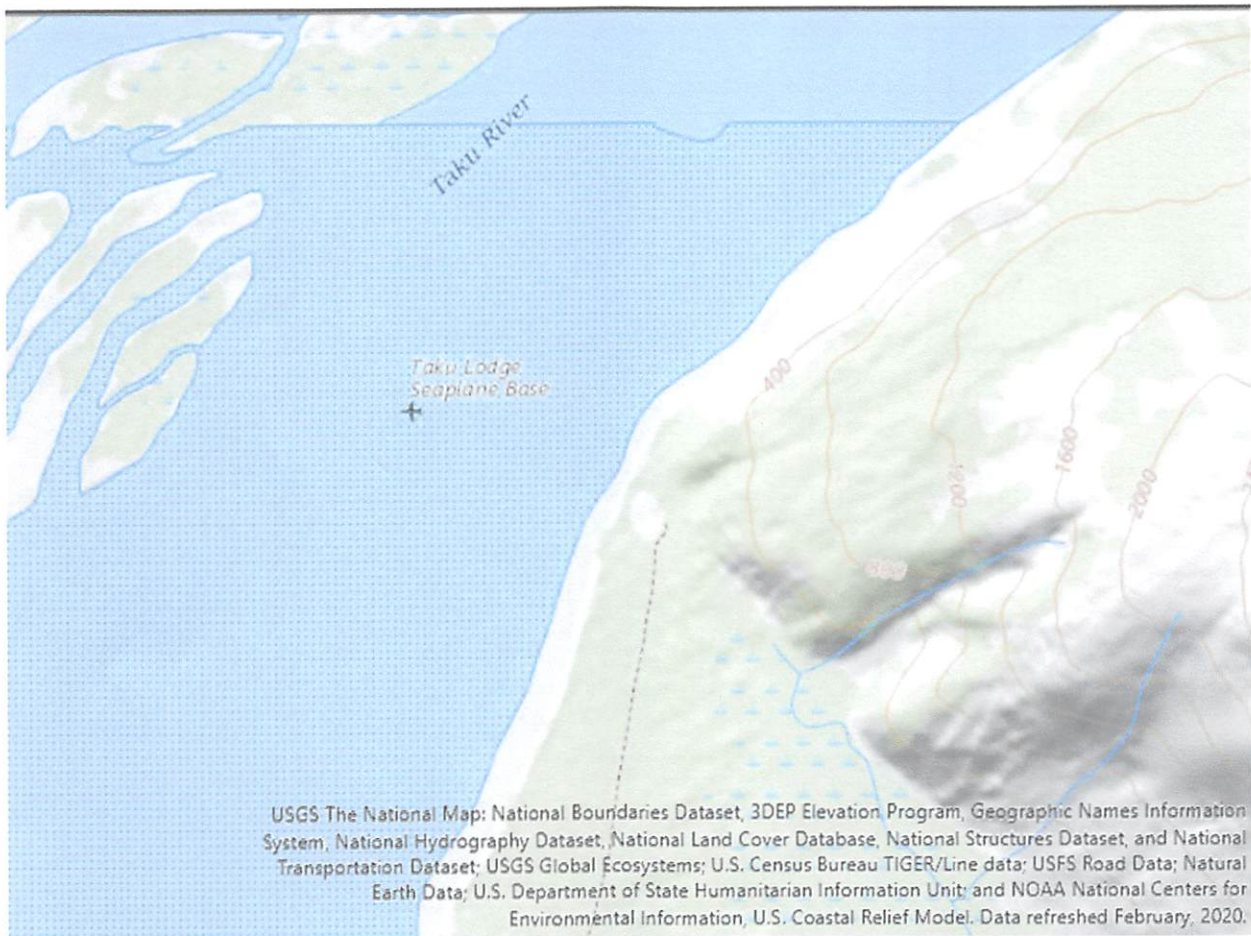
Development Plan for Taku Glacier Lodge Docks

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REGIONAL MANAGER
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1. The commercial docks at Taku Lodge are set up in a single row of nine 12ft wide docks connected end to end to reach a total length of 300 ft. The upper end of the dock is held in place by a single 4" piling. There is a safety line tied to the shore on the lower third of the dock. Finally, the lower end of the dock is secured to the shore by a 30'x6' ramp that also provides access on and off the dock. The dock will be in operation May- September primarily as a sea plane dock serving an average of 20 planes per day and up to 15,000 passengers per season. There is also occasional non-commercial use of the dock by boats. There are no current plans to change the dock's construction, layout, or use.



2. The Land adjacent to the dock and the land the ramp ties to is USFS property under lease by Taku Glacier Lodge (Lease attached). All infrastructures pertaining to our docks is all very nonpermanent except for the piling which does stay in place year round, but is fairly easily removed with the absolute minimum disturbance or damage to the area. Our nonpermanent structures would be the docks themselves and the ramp.

3. During the months of May-September the docks will receive daily seaplane dockings in order to load and unload passengers.

Legal Discription: The docks sit entirely above submerged land. The boundaries of the dock occupy a space of 300'x12' and the ramp occupies a space of 30'x6'. The dock is tied to a vertical piling such that the footprint that dock occupies does not change.

Terrain/Ground Cover: The dock itself is covered in aluminum grating and trex boards. The dock is floating above river bottom and attached to sandy/ gravel shoreline. There are gravel pathways up to and around the lodge as well as a dirt road. All other outdoor surfaces on lodge property are planted grass yard or natural forest.

Access: Arrival at the dock is either by boat or seaplane. We are able to access the dock from the grounds via ramp that connects the dock to the shore. Not all arrivals at Taku lodge must go to the dock. Boats can land on the shore or access the lodge via USFS the road from Bullards landing.

Building and Other Structures: There are 19 buildings on the lodge property. All structures are permanent. All floors are wood framed with subfloor plywood or car decking unless otherwise specified. I will list them in order from closest to the docks to the furthest away...

Building 1, Old Generator Shed: This is a 24'x16' shed roofed building. It is almost entirely on USFS property under lease by Taku Glacier Lodge. Built in 1930 it has been a power building housing generators for the property up until 2017 when the generators were moved. It has a full slab concrete foundation and floor. It is a 2x4 stick frame constructed building with metal siding and metal roof. It now serves us as a storage building to general household and non-hazardous waste before it goes to town.

Building 2, Boat House: This is a T-Shaped building that is roughly 36'x12' with an 8'x10' kick out. It was built in 1942. It has a continuous concrete floor and foundation and is a stick framed, wooden sided and metal roofed building. We use this building to store our Gasoline, 2 stroke oil, propane, outboard motors, fishing gear, lifejackets and other miscellaneous items related to boating and docks.

Building 3, Staff Quarters: This is a 24'x24' log constructed cabin with a metal roof and a concrete piling foundation. It was completed in 2016 to serve as housing for staff.

Building 4, Gift Shop: This is a 24'x30' log constructed building with a metal roof and a concrete and log piling foundation. It was built in 1997 and serves as a gift shop for visiting guests.

Building 5, Hotel: This is a 40'x24' stick frame constructed building with a metal roof and T1-11 siding. It was built in 1950 and serves as crew quarters and the guest restrooms.

Building 6, Taku Lodge: This is the main lodge on the property. It is a T shaped building with the main dining room being 40'x24' and the kick out being 20'x30'. It is a log constructed building with cedar shake roof and a continuous concrete foundation. It also has a 20x30 basement with full slab concrete

floor. It was built in 1923 and serves as our main dining hall for our guests as well as our kitchen, office, and food storage.

Building 7, Sourdough: This is a 12'x15' stick frame constructed building with a metal roof built on 8"x8" pressure treated runners. Build in 1940, this building serves as staff quarters.

Building 8, Wanagan: This is a 8'x12' stick frame constructed building with a cedar shingle roof build on 8"x8" pressure treated runners. It was built in the 1940's and serves as staff quarters.

Building 9, Fish House: This is a 10'x12' stick frame constructed building with a metal roof built on pressure treated pilings on concrete footings. It was built in the 1950's and serves as our fish processing building.

Building 10, Cedar: This is a 20'x24' log constructed building with a cedar and metal roof and is built on a continuous concrete foundation. It was built in 1930 and serves as crew quarters.

Building 11, Garden shed: This is a 6'x6' stick frame constructed building with a metal roof and is built on 8"x8" pressure treated runners. It was constructed in the 1970's and serves as a storage shed for all our garden equipment.

Building 12, Rec Hall: This is a 40'x12' stick frame constructed building with a metal roof and is built on a continuous concrete foundation with a solid concrete floor. It was built in the 1950's and serves as crew quarters.

Building 13, Steelhead: This is a 10'x12' log constructed building with a metal roof and is built on pressure treated pilings with concrete footings. It was built in 2000 and serves as staff quarters.

Building 14, Green Shop: This is a 20'x20' stick frame constructed building with a metal and cedar roof built on pressure treated pilings with concrete footers. It was built in 1940 and serves as a plumbing and material storage shop as well as the laundry facility.

Building 15, Killisnoo: This is a 20'x24' Log constructed building with a cedar roof and a continuous concrete foundation. It was built in 1930 and serves as crew quarters.

Building 16, Main Shop: This is a 24'x48' stick frame constructed building with a metal roof and a concrete piling foundation. The front half of the building is closed and serves as a mechanical shop. The back half is open to the outside on the rear gable wall making an open air wood shop. The upstairs serves as a materials storage area. The building was built in 2005.

Building 17, Generator Building: This is a 20'x16' stick frame constructed building with a metal roof and a concrete piling foundation. This building houses our generators, batteries, inverters, solar controllers, etc. It also serves as a electrical shop and housed most of our electrical supplies and materials. The building was built in 2015.

Building 18, Green Barn: This is a 40'x16' stick frame pole barn with a metal roof. It is built on 8"x8" pressure treated runners. It serves primarily as a wood shed, but also holds a few antiques/historical pieces that have relevance to the property. It was built in the 1940's

Building 19, A-Frame Wood Shed: This is a 30'x24' a frame log and stick frame open wood shed with a metal roof. It is partially built on pressure treated runners and log pilings. It serves as a wood storage shed. It was built in the 1970's.

Power Source: The property is completely off the grid. We have two 20KW diesel generators. We alternate their use and they are never run together. We also have two 3200W solar panels that charge a 52V bank of batteries that are controlled by four 3.5KW Inverters. There is no power run to or on the docks.

Waste Types, Waste Sources, and Disposal Methods: General household/restaurant trash, waste oil. We separate our, recyclables, burnable, compostable, and landfill trash. Recyclables and landfill trash are sent to town daily on airplanes. We process burnable and compostable trash on site. Waste oil is contained in sealed 5 gallon buckets and brought to town on a boat.

Hazardous Substances: Hazardous substances include; Gasoline, Diesel, Propane, and Motor Oil. Taku Lodge will use approx.

Diesel: We use approximately 2000 Gallons of diesel per year. Diesel is stored in a 650 gallon supply tank, and four 275 Gallon storage tanks. There is also a 275 gallon supply tank for the generators and two 275 gallon supply tanks for the gift shop and Rec hall. Each tank has a drip bucket to monitor for any drips. We use careful refueling practices and always a two man team to watch each tank as it fills and to always have two sets of eyes on the procedure. We always use oil absorbs rags and catch buckets during nozzle transfers or when separating fuel lines to eliminate drips or small spills. A basic spill kit is kept with the fuel pump.

Gasoline: We use approximately 500 Gallons of Gasoline per year. It is all stored in the Boat house except for a few jerry jugs used to fill lawn equipment. These would be kept in the exterior portion of the main shop. Careful refueling practices are taught to staff and followed. Oil absorb rags are available near the refill areas near the shop and boathouse.

Liquid propane: We use approximately 1200 gallons of Liquid propane per year. It is all stored in 20 gallon tanks in the boat house. Nine of the buildings have a 20 gallon propane tank to run a hot water heater. The lodge (included in the Nine) has 4 tanks that also run the ovens and stove tops. When changing tanks we are careful with the tanks as not to damage the nozzles or bottles.

Motor oil: We use approximately 30 gallons of motor oil. We store 4-stroke motor oil in the Generator building, and 2-stroke oil in the Boat house. Oil changes or oil mixing is always carefully done over catch pans with oil absorbent rags handy.

Water Supply: The lodge has a well that pumps water into a 1000 Gallon elevated holding tank. The water is then gravity fed to each of the buildings. Hot water is made with propane hot water heaters. We have a septic tank and drain field to accommodate the waste water.

Parking areas and Storage: We park our two ATV pickups near the back door of the lodge. We maintain them to minimize and drips. If a drip is detected we will provide a catch container until the drip is repaired. Lawn equipment is stored in the open area of the main shop. All storage was mentioned in the building descriptions and or hazardous waste section.

Number of people using the site: There are 10 staff on site including 2 managers. We receive an average of 15,000 guests per year.

Maintenance operation: The docks will require a certain amount of yearly disassembly and assembly as we pull them out of the water for the winter. During this time we asses and fix any damages or discrepancies. The work is done by the lodge maintenance staff unless professional welding or fabricating needs to be done. In the past we have used Harry's welding shop.

Closure/Reclamation plan: We can simply remove the docks and pull the piling and the area will be essentially the same as it was before.

4. Sketch is attached.