

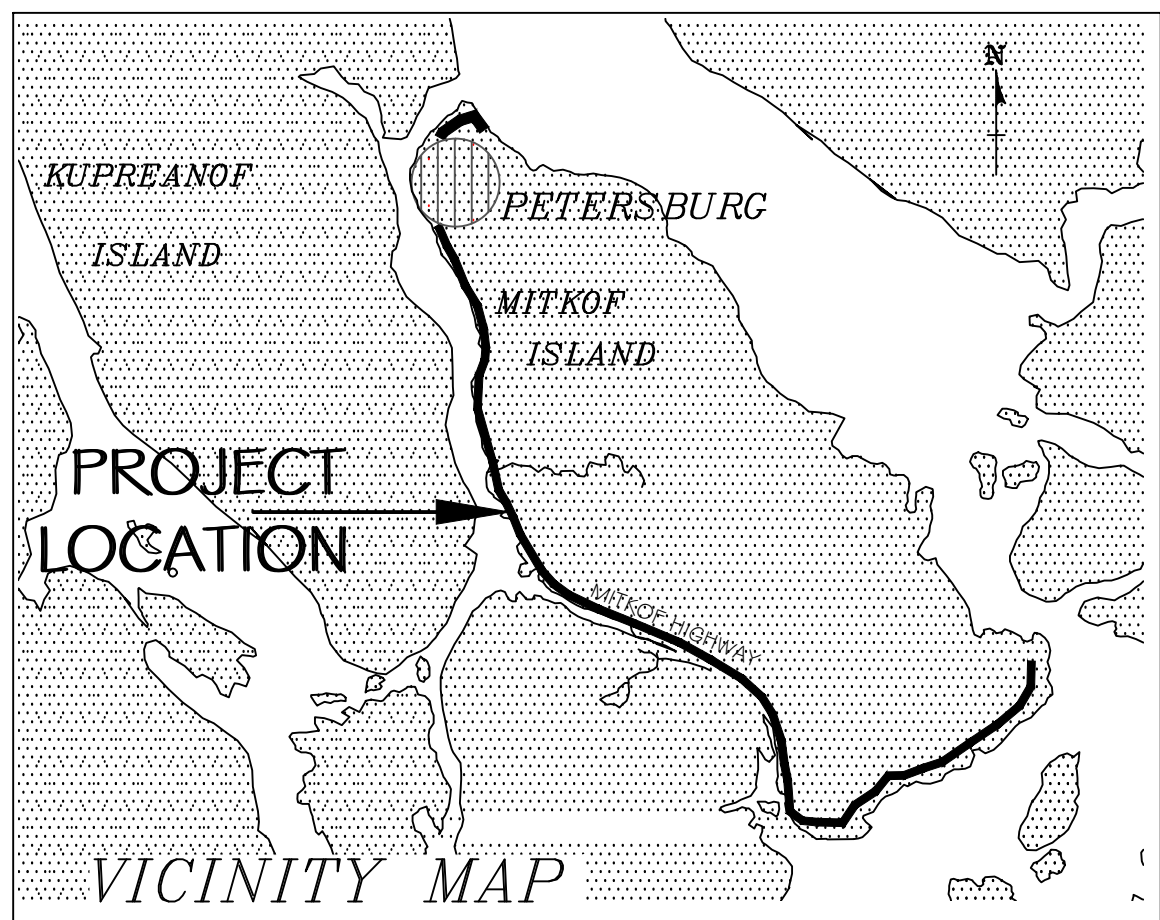
PROJECT SUMMARY: THE PURPOSE OF THIS PROJECT IS TO IMPROVE THE EXISTING PAPKE'S LANDING BOAT LAUNCH & DOCK. SHOTROCK FILL WILL BE PLACED ON THE TIDELANDS WHERE THE EXISTING WOODEN TRESTLE IS FOR A 255' x 215' PARKING LOT. CONSTRUCT A 22' x 24' APPROACH DOCK WITH 70' ALUMINUM GANGWAY SERVICING A 150' FLOAT DOCK. CONSTRUCT A NEW CONCRETE LAUNCH RAMP WITH ADJACENT RAMP FLOAT DOCK. THE EXISTING UPLAND PARKING AREA ADJACENT TO THE TIDELAND FILLED AREA WILL BE UPGRADED FROM LESS THAN 1/2 ACRE TO OVER 3/4 ACRE. THE BOROUGH PARCELS OF LAND ON THE ENTRANCE ROAD ABOVE THE DOCK AREA WILL BE DEVELOPED INTO ADDITIONAL PARKING AND ALSO A FENCED HARBOR DEPARTMENT AREA WITH 30' x 40' MAINTENANCE BUILDING. AREA LIGHTING WILL BE ADDED THROUGH OUT THE PROJECT AREA.

INDEX OF SHEETS	
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1.	TITLE PAGE
2.	PROPOSED OVERALL SITE PLAN
3.	PROPOSED DOCK SITE PLAN
4.	NEW APPROACH DOCK ELEVATION VIEW
5.	NEW UPPER & LOWER PARKING AREA ELEVATION VIEW
6.	NEW BOAT RAMP PLAN & PROFILE VIEW
7.	EXISTING SITE PLAN - LAND OWNERSHIP & COST ESTIMATE

PETERSBURG BOROUGH
 P.O. BOX 329, PETERSBURG, ALASKA 99833, (907) 772-4688



PAPKE'S LANDING MARINE FACILITY IMPROVEMENTS CONCEPTUAL



PROJECT BACKGROUND INFORMATION

PAPKE'S LANDING IS A STATE OF ALASKA-OWNED PUBLIC ACCESS POINT APPROXIMATELY 10 MILES SOUTH OF PETERSBURG ON THE MITKOF HIGHWAY. THE PAPKE'S LANDING SITE IS APPROXIMATELY 0.5-ACRES OF UPLAND PARKING WITH A SMALL LAUNCH RAMP AND A 100 FOOT FLOAT ON WRANGELL NARROWS. THE LAUNCH RAMP, OWNED BY THE ALASKA STATE DEPARTMENT OF NATURAL RESOURCES (ADNR), IS ACTUALLY A LOG TRANSFER RAMP OWNED BY THE US FOREST SERVICE, THE SURROUNDING TIDELAND OF THIS RAMP IS DESIGNATED A LOG STORAGE SITE AND UNDER US FOREST SERVICE LEASE. THE EXISTING FLOAT DOCK IS OWNED BY ADOT & PF. IT IS LOCATED FURTHER FROM THE SHORE AND IS IN POOR CONDITION. HOWEVER, IT IS USABLE THROUGHOUT THE FULL TIDAL RANGE. A 300-FOOT PEDESTRIAN TRESTLE CONNECTS THE PAPKE'S LANDING FLOAT DOCK TO THE SHORE. THE CONNECTING TRESTLE IS GENERALLY IN FAIR CONDITION.

PAPKE'S LANDING IS AN IMPORTANT FACILITY FOR SUBSISTENCE AND SPORT FISHING AND HUNTING, RECREATION, AND TOURISM IN THE AREA. IT IS THE PRIMARY ACCESS FOR RESIDENTS OF THE SOUTHERN PORTION OF LINDENBERG PENINSULA ON KUPREANOF ISLAND TO THE MITKOF ISLAND ROAD SYSTEM AND DOWNTOWN PETERSBURG AMENITIES, INCLUDING AIRPORT, SHOPPING, MEDICAL SERVICES, AND POST OFFICE. IT IS PART OF THE MULTI-MODAL TRANSPORTATION SYSTEM CONNECTING OUT-OF-TOWN VISITORS WITH THREE SPORT FISHING LODGES LOCATED ON KUPREANOF ISLAND.

RESIDENTS OF MITKOF ISLAND ALSO USE THE FACILITY TO ACCESS PRIVATE/PUBLIC RECREATION CABINS AND FOR GENERAL BOATING, SPORT FISHING, ACCESS TO NATIONAL FOREST LANDS. THE DOCK IS AT TIMES USED BY COMMERCIAL FISHERMEN TO TIE UP DURING CLOSURES RATHER THAN RUN THEIR BOATS ALL THE WAY BACK TO PETERSBURG HARBOR.

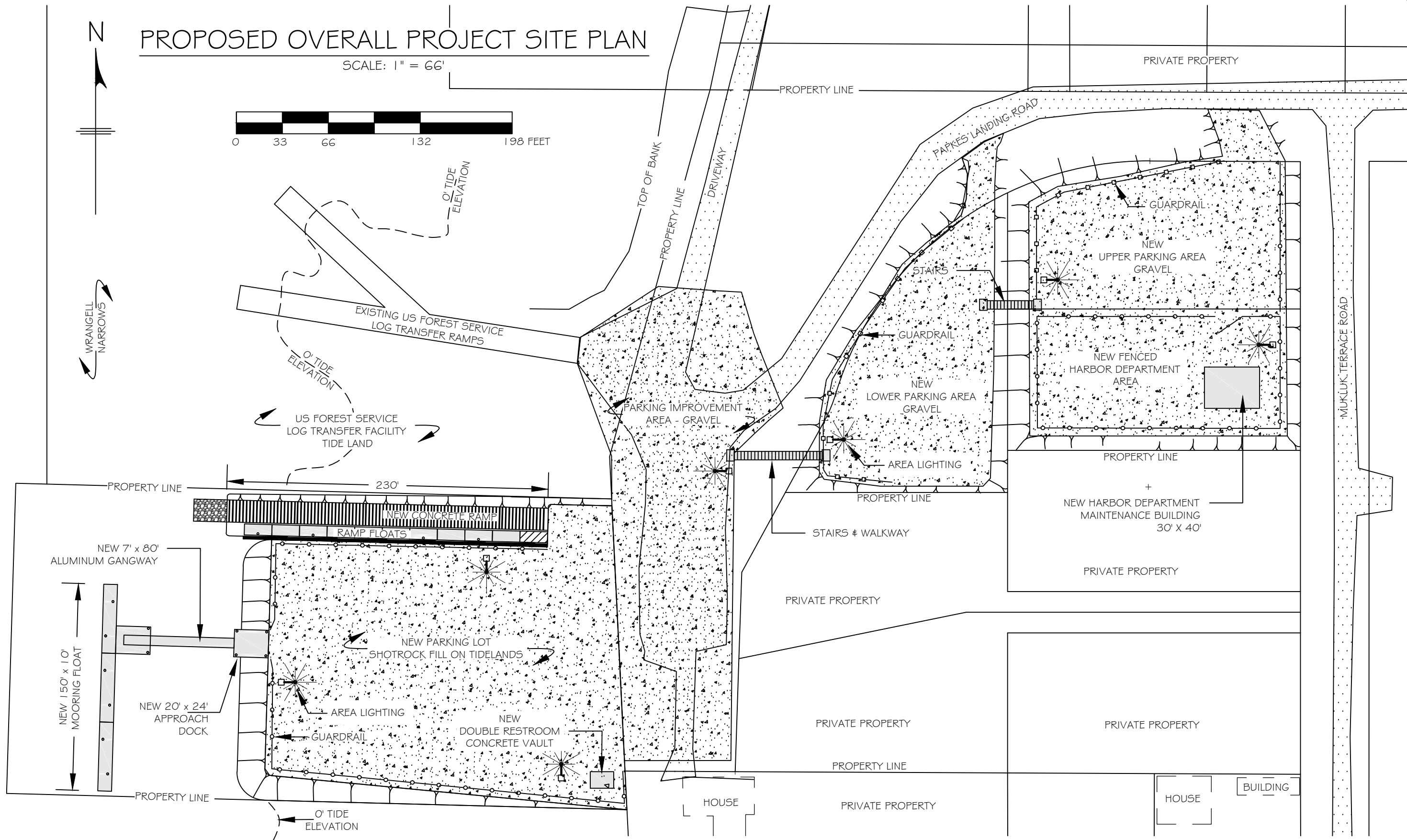
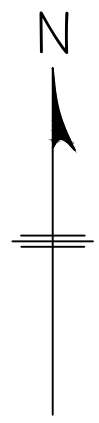
THE FACILITY IS IN POOR CONDITION AND IN NEED OF REPAIR AND ONGOING MAINTENANCE. THIS CONCEPTUAL DESIGN IS A PLANNED DEVELOPMENT OF THIS AREA. IN GENERAL, THERE ARE FIVE PARCELS OF LAND THAT CAN BE DEVELOPED. TWO PARCELS OWNED BY ALASKA DEPARTMENT OF NATURAL RESOURCES (PARCEL 1 WITH THE TRESTLE & DOCK, PARCEL 2 WITH THE EXISTING ENTRANCE ROAD & PARKING AREA). THERE ARE AN ADDITIONAL THREE PARCELS OWNED BY THE PETERSBURG BOROUGH THAT ARE UNDEVELOPED ALONG THE ENTRANCE ROAD. THE PARCEL WITH THE EXISTING RAMP IS NOT AVAILABLE FOR DEVELOPMENT DUE TO THE LEASE TO THE US FOREST SERVICE AS A LOG TRANSFER FACILITY.

DATE: MARCH, 2022

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 HARAI & ASSOCIATES, INC
 P.O. BOX 625
 PETERSBURG, ALASKA 99833

PROPOSED OVERALL PROJECT SITE PLAN

SCALE: 1" = 66'



PROPOSED
OVERALL
SITE PLAN

PAPKE'S LANDING
MARINE FACILITY IMPROVEMENTS
CONCEPTUAL

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PETERSBURG, ALASKA

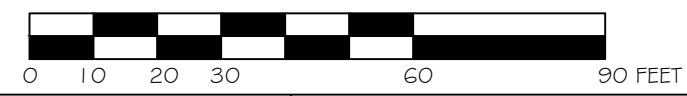
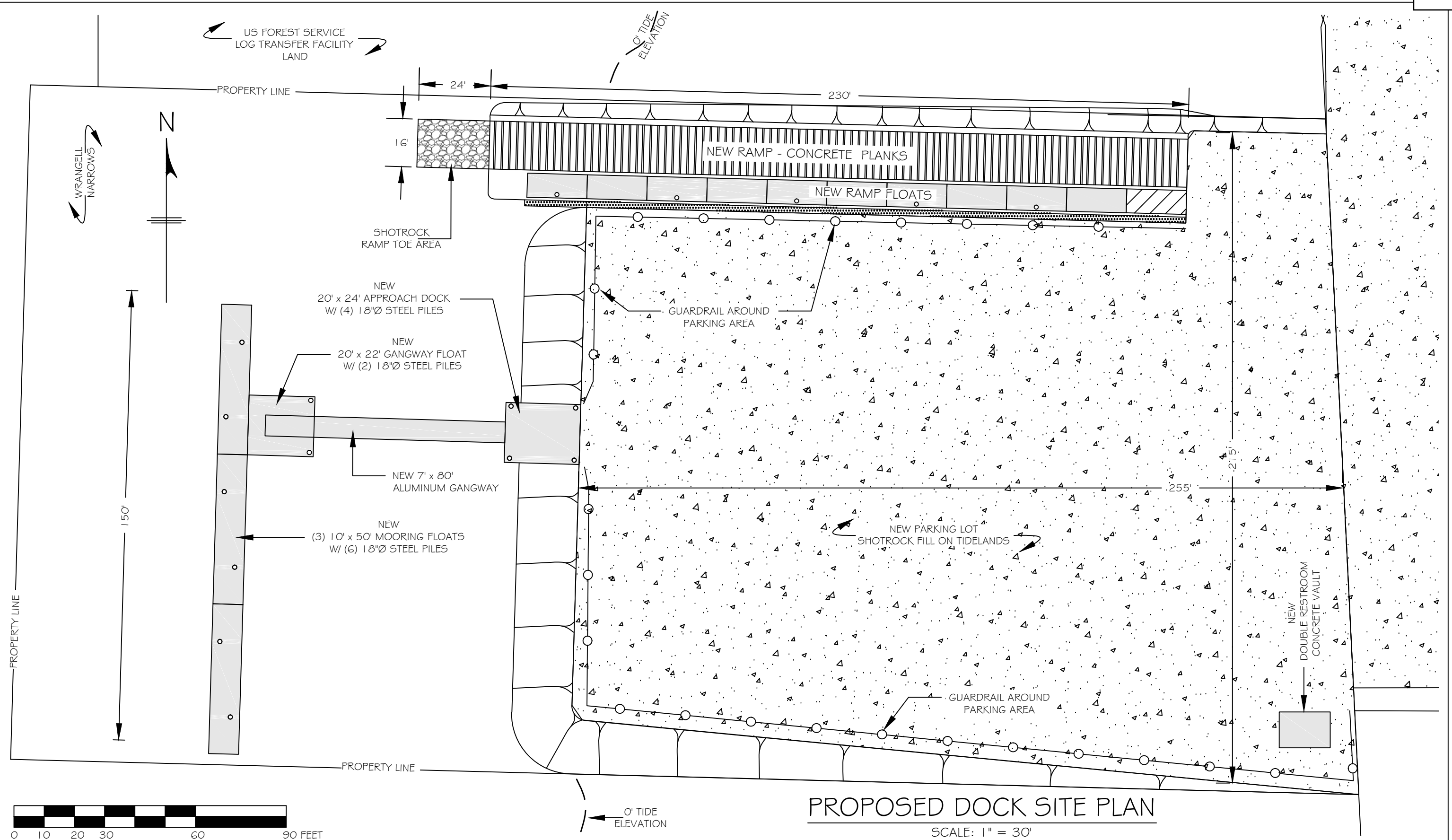
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SHEET NUMBER
2

OF 7



PROPOSED DOCK SITE PLAN
SCALE: 1" = 30'

PROPOSED DOCK SITE PLAN

PAPKE'S LANDING
MARINE FACILITY IMPROVEMENTS
CONCEPTUAL

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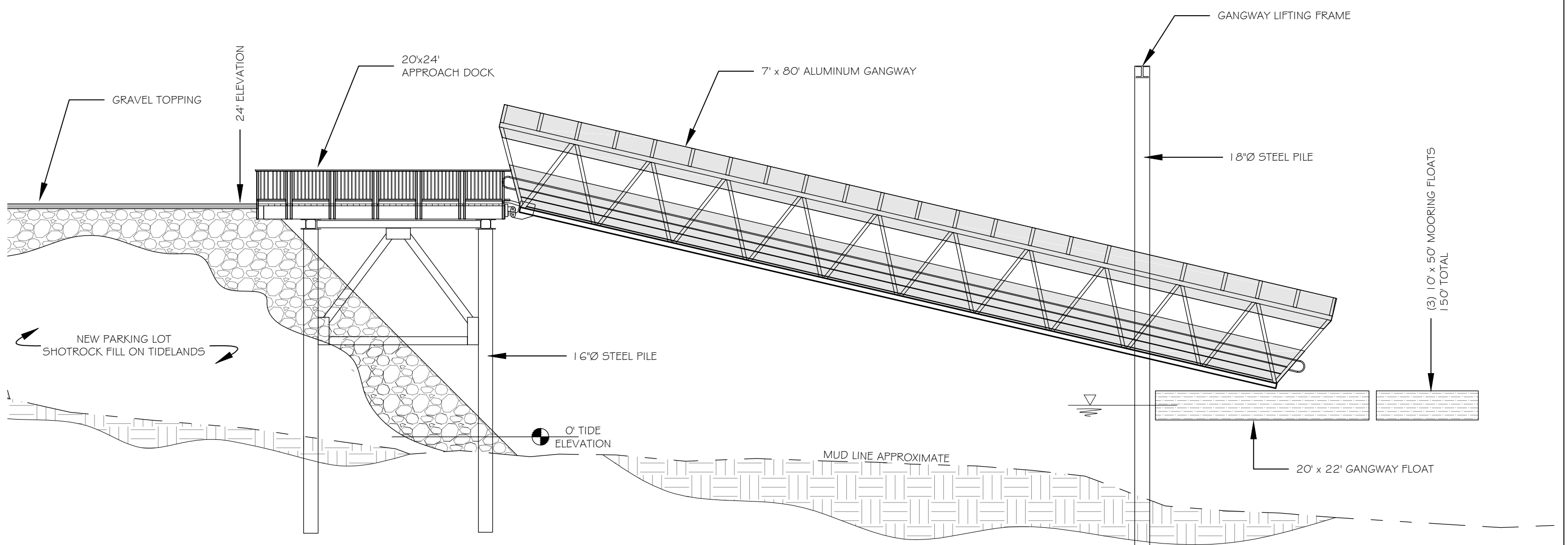
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NEW APPROACH DOCK & GANGWAY

SCALE: 1" = 10'



NEW APPROACH GANGWAY & DOCK ELEVATION

PAPKE'S LANDING
MARINE FACILITY IMPROVEMENTS
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PETERSBURG, ALASKA

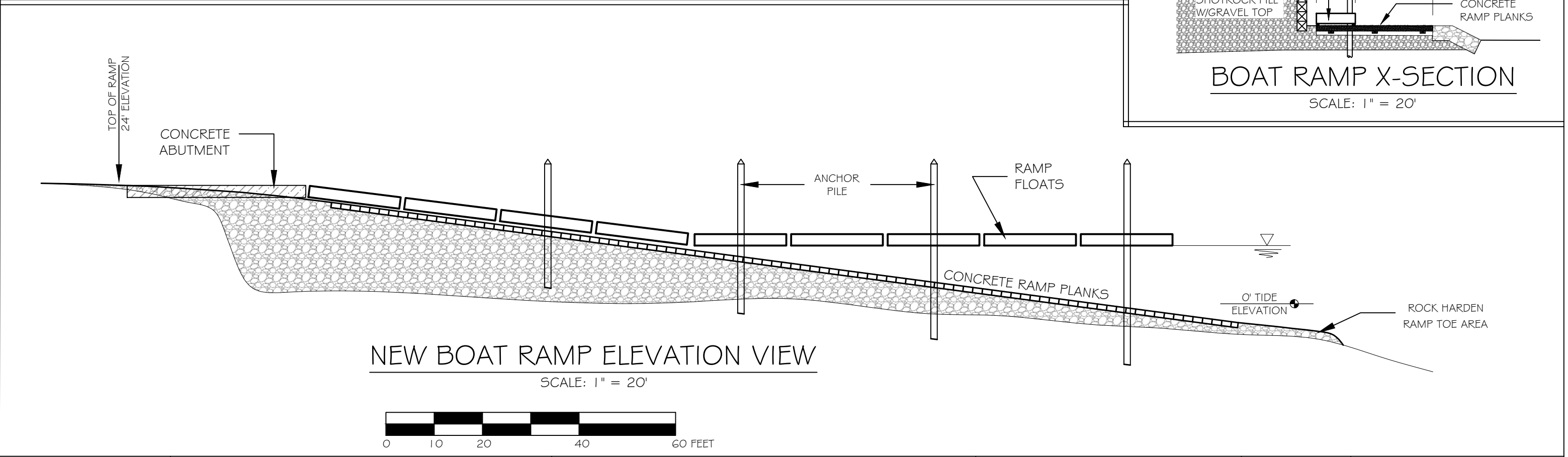
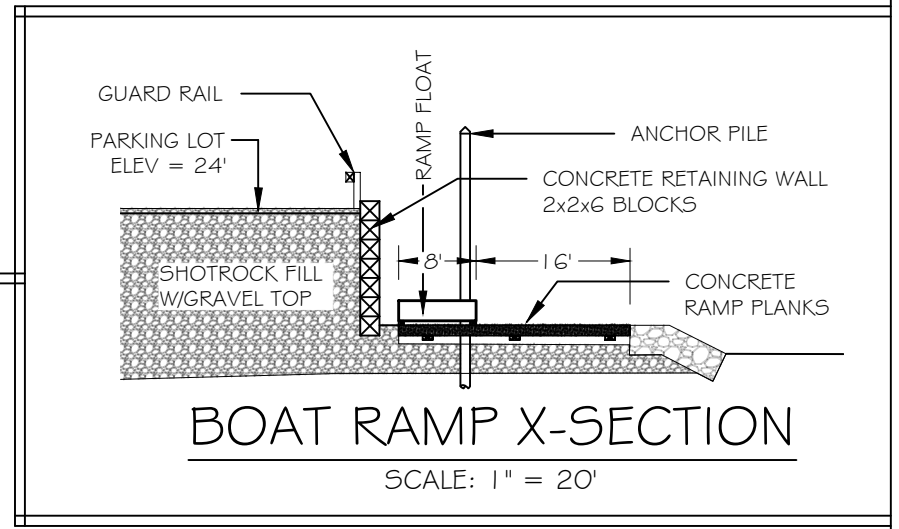
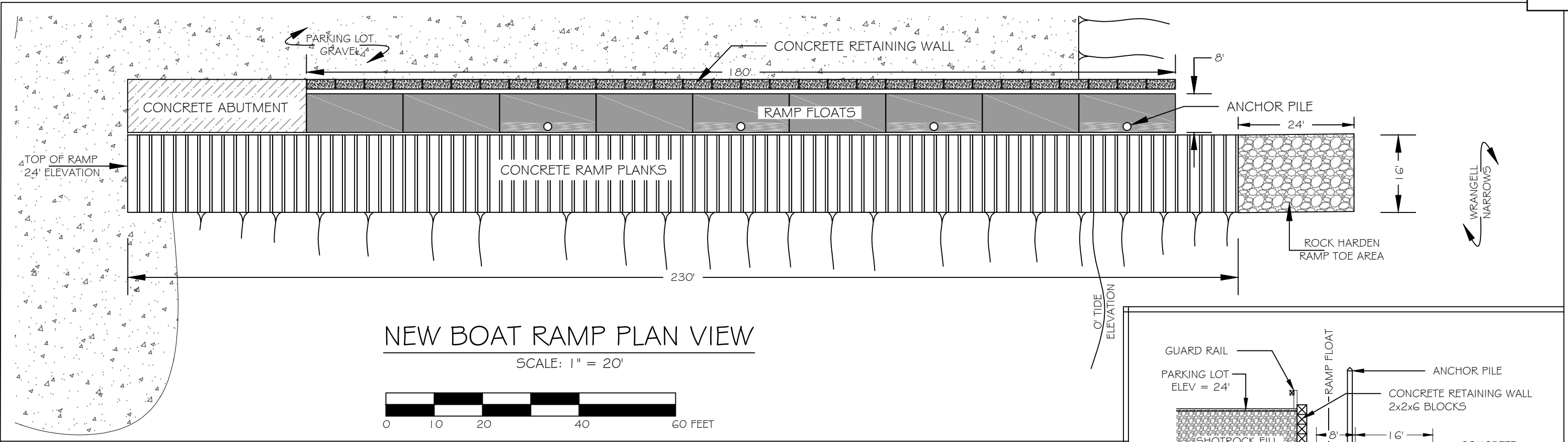
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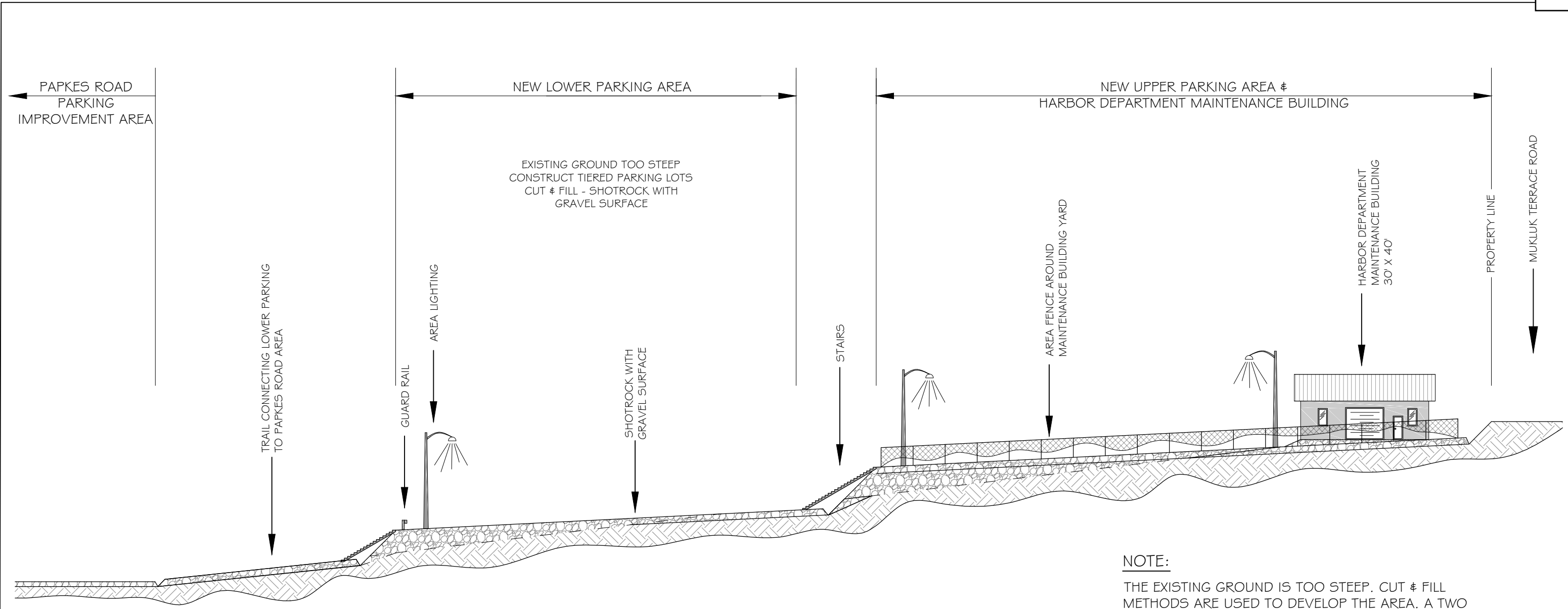
NEW BOAT LAUNCH PLAN & PROFILE VIEWS

PAPKE'S LANDING MARINE FACILITY IMPROVEMENTS CONCEPTUAL

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NEW UPPER & LOWER PARKING AREA

VIEW

SCALE: 1" = 30'



NOTE:

THE EXISTING GROUND IS TOO STEEP. CUT & FILL METHODS ARE USED TO DEVELOP THE AREA. A TWO TIERED PARKING LOT IS MADE WITH STAIRS AND WALKWAYS CONNECTING THE PARKING AREAS WITH THE MAIN PAPKES LANDING ROAD AND BOAT DOCK/RAMP.

**NEW
UPPER & LOWER
PARKING AREA
VIEW**

**PAPKE'S LANDING
MARINE FACILITY IMPROVEMENTS
CONCEPTUAL**

PETERSBURG BOROUGH
PETERSBURG, ALASKA

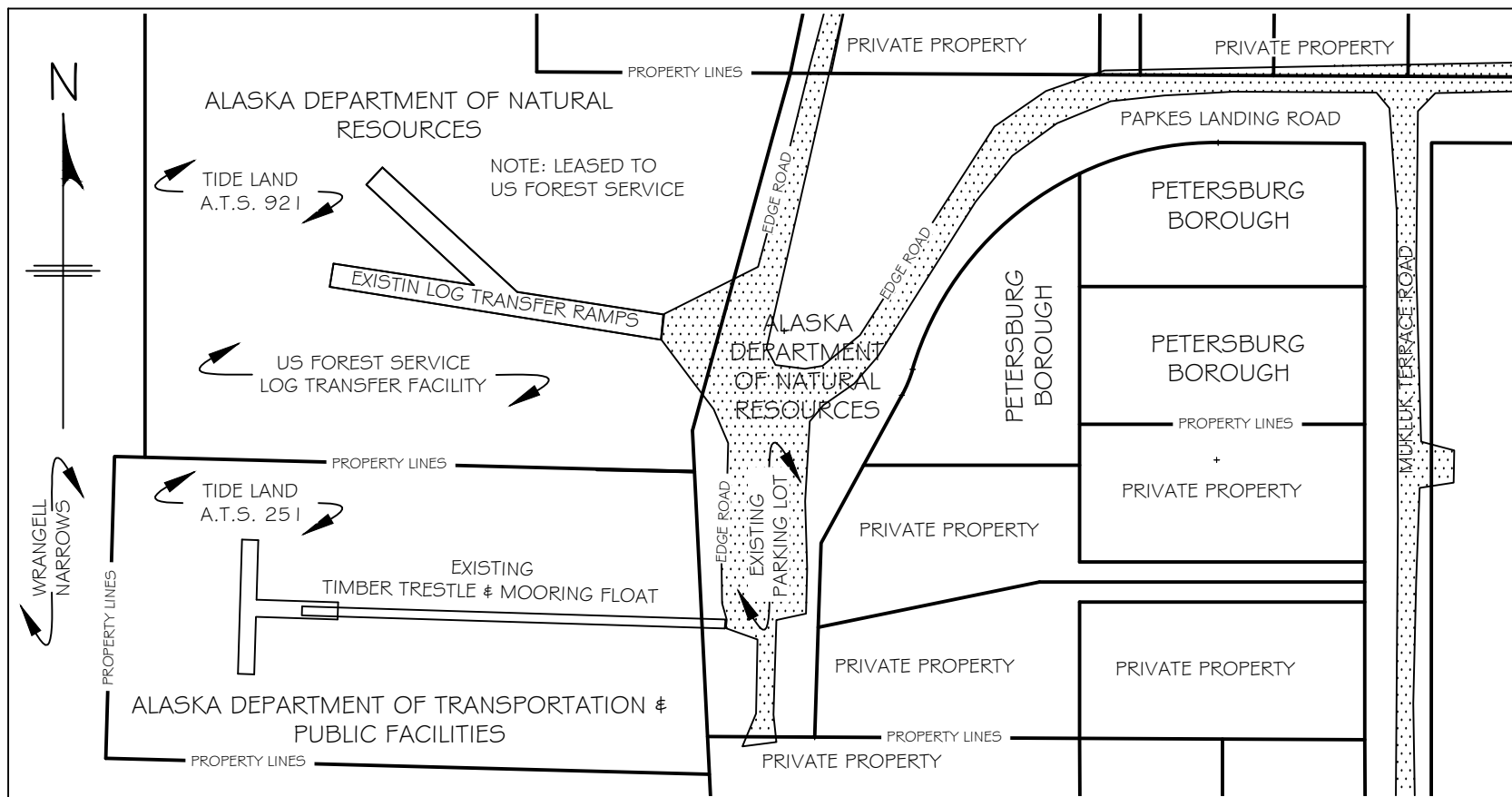
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EXISTING SITE PLAN & LAND OWNERSHIP
SCALE: 1" = 130'

PAPKE'S LANDING MARINE FACILITY IMPROVEMENTS

PRELIMINARY COST ESTIMATE - 2022

PROJECT PHASES	COST
NEW DOCK, PARKING LOT & RAMP	\$4,429,000
EXISTING PARKING LOT IMPROVEMENT	\$447,000
NEW UPPER PARKING AREA & HARBOR DEPARTMENT AREA	\$1,079,000
NEW LOWER PARKING AREA	\$455,000
PROJECT TOTAL	\$6,410,000

NEW DOCK, PARKING LOT & RAMP - PHASE – Construct new 215' x 255' fill and parking lot on tideland of existing wood trestle and docking float. This phase would include the new parking lot, restroom, boat ramp/ramp floats, approach dock, gangway & mooring floats.

ITEM	COST
Demolition of old trestle & float	\$105,000
215' x255' parking lot fill construction, guardrail & concrete retaining wall	1,260,000
Double restroom, concrete vault	98,000
Boat launch ramp and ramp float	1,074,000
Approach dock	570,000
Aluminum gangway	374,000
Gangway float	422,000
Mooring float	346,000
Permits, design & contract administration	180,000
SUBTOTAL	\$4,429,000

EXISTING PARKING LOT IMPROVEMENT - PHASE – Upgrade the existing parking lot from less than 1/2 acre to over 3/4 acre with lighting and drainage improvements.

ITEM	COST
Excavation, embankment & gravel topping area	\$345,000
Area lighting	60,000
Permits, design & contract administration	42,000
SUBTOTAL	\$447,000

NEW UPPER PARKING AREA & HARBOR DEPARTMENT AREA - PHASE – Construct a new additional parking area and also a fenced harbor department area with 30' x 40' maintenance building.

ITEM	COST
Excavation, embankment, gravel topping area & guard rail	\$410,000
Area lighting	60,000
30' x 40' maintenance building	467,000
Fencing	47,000
Permits, design & contract administration	95,000
SUBTOTAL	\$1,079,000

NEW LOWER PARKING AREA - PHASE – Construct a new additional parking area.

ITEM	COST
Excavation, embankment, gravel topping area & guard rail	\$273,000
Area lighting	30,000
Stairs & walkway	107,000
Permits, design & contract administration	45,000
SUBTOTAL	\$455,000

EXISTING SITE & LAND OWNERSHIP & COST ESIMATE

PAPKE'S LANDING MARINE FACILITY IMPROVEMENTS CONCEPTUAL

PETERSBURG BOROUGH
PETERSBURG, ALASKA

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