

**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 PARKING LOT. CONSTRUCT A 22' x 24' APPROACH DOCK WITH 70' ALUMINUM GANGWAY SERVICING TWO 150' FLOAT DOCKS. CONSTRUCT A NEW DOUBLE CONCRETE LAUNCH RAMP WITH ADJACENT RAMP FLOAT DOCK. CONSTRUCT A NEW DRIVE-DOWN RAMP WITH 50' x 65' FLOAT RATED FOR PICKUP TRUCK & HI O LOADING. THE EXISTING UPLAND PARKING AREA ADJACENT TO THE TIDELAND FILLED AREA WILL BE UPGRADED WITH ADDITIONAL FILLED TIDELANDS. 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**

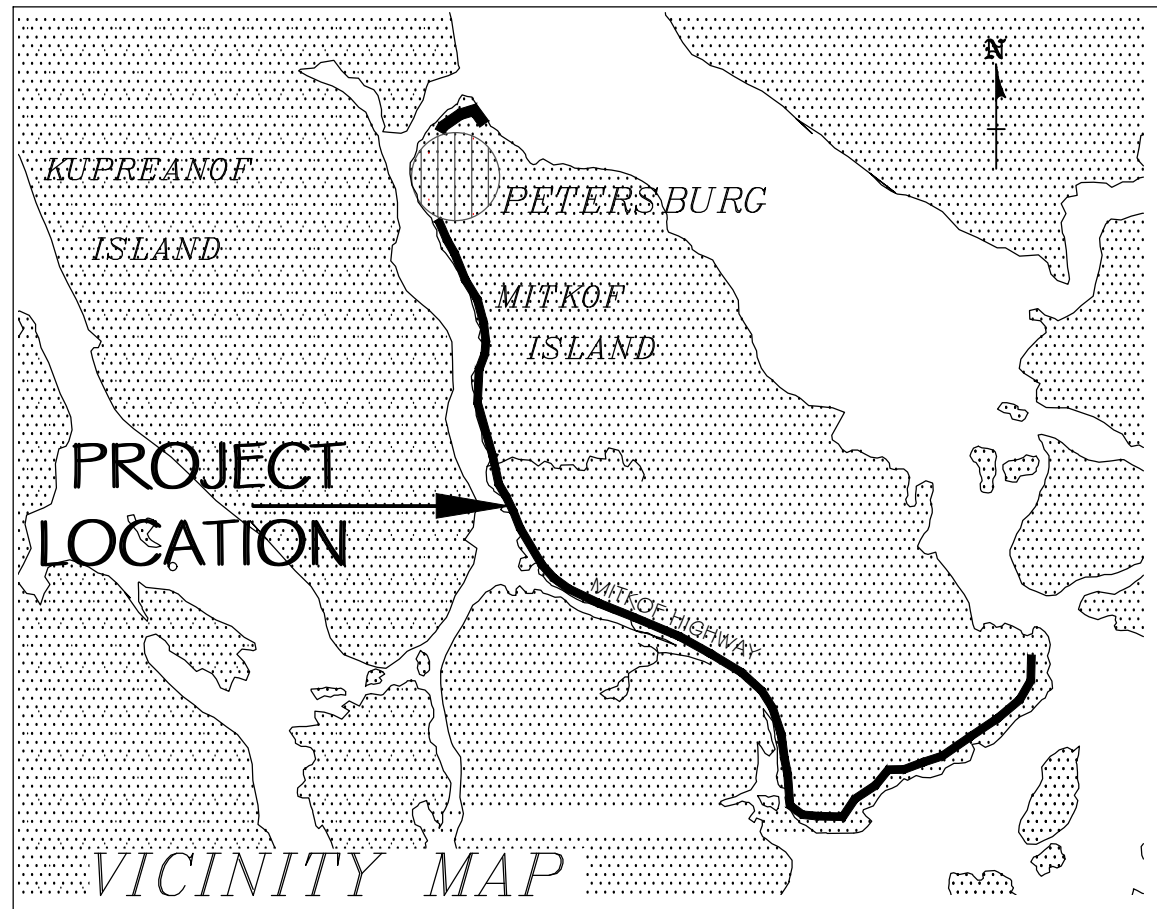
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1.	TITLE PAGE
2.	PROPOSED OVERALL SITE PLAN
3.	TRAFFIC & PARKING PLAN
4.	NEW APPROACH DOCK ELEVATION VIEW
5.	NEW DRIVE-DOWN DOCK ELEVATION VIEW
6.	NEW UPPER & LOWER PARKING AREA ELEVATION VIEW
7.	NEW BOAT RAMP PLAN & PROFILE VIEW
8.	EXISTING SITE PLAN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

**PETERSBURG BOROUGH**

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



**PAPKE'S LANDING  
MARINE FACILITY IMPROVEMENTS  
CONCEPTUAL ~ 2<sup>ND</sup> VERSION**



**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 THE 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, AND 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.

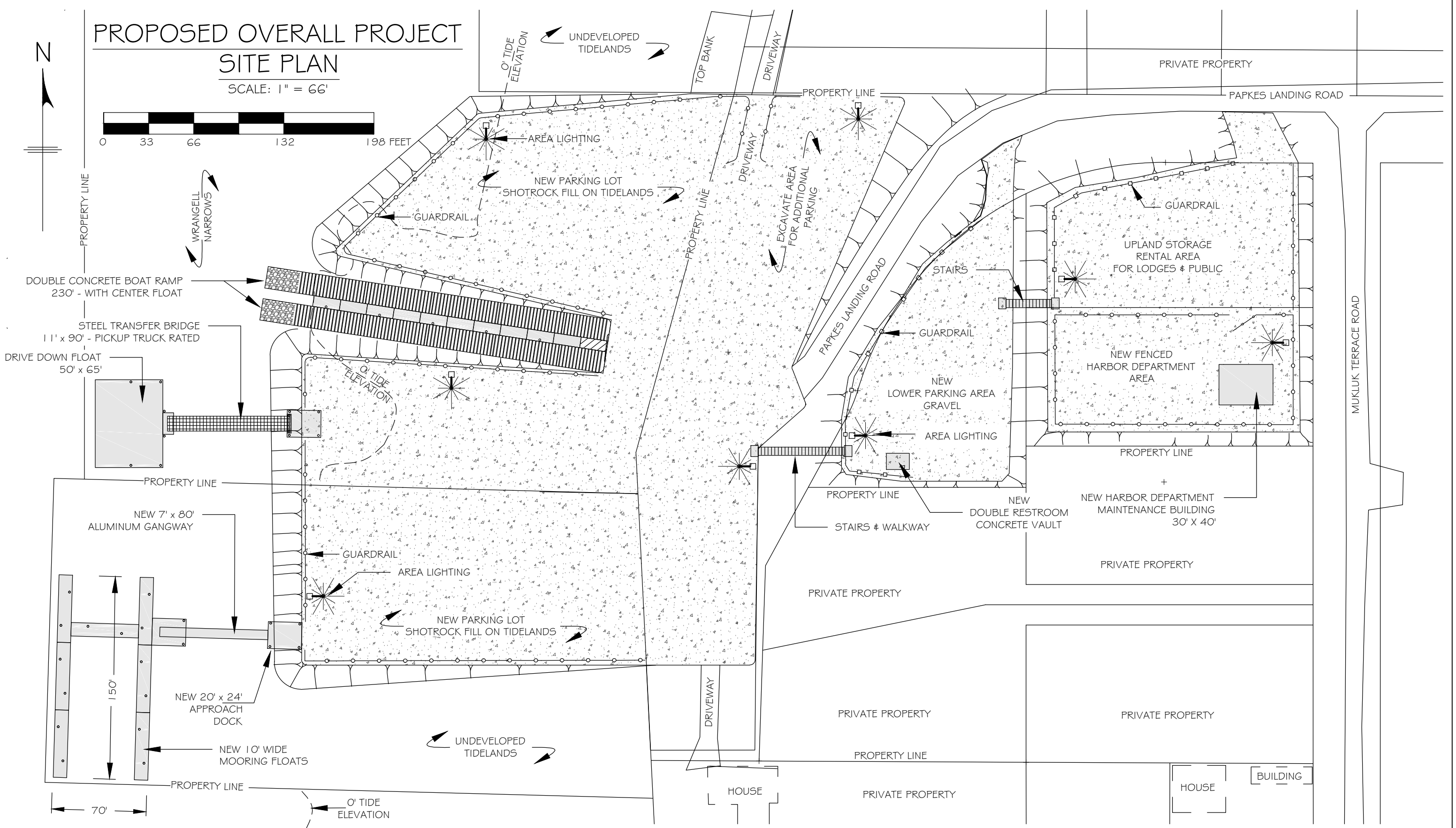
THE FACILITY IS IN POOR CONDITION AND IN NEED OF REPAIR AND ONGOING MAINTENANCE. THIS CONCEPTUAL DESIGN IS A PLANNED DEVELOPMENT OF THIS AREA. IN GENERAL, THERE ARE SIX PARCELS OF LAND THAT CAN BE DEVELOPED. THREE PARCELS OWNED BY ALASKA DEPARTMENT OF NATURAL RESOURCES (PARCEL 1 #2 WITH THE TRESTLE & DOCK & BOAT RAMP, PARCEL 3 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.

DATE: AUGUST, 2022

DESIGNED BY:  
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

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

REVISIONS		
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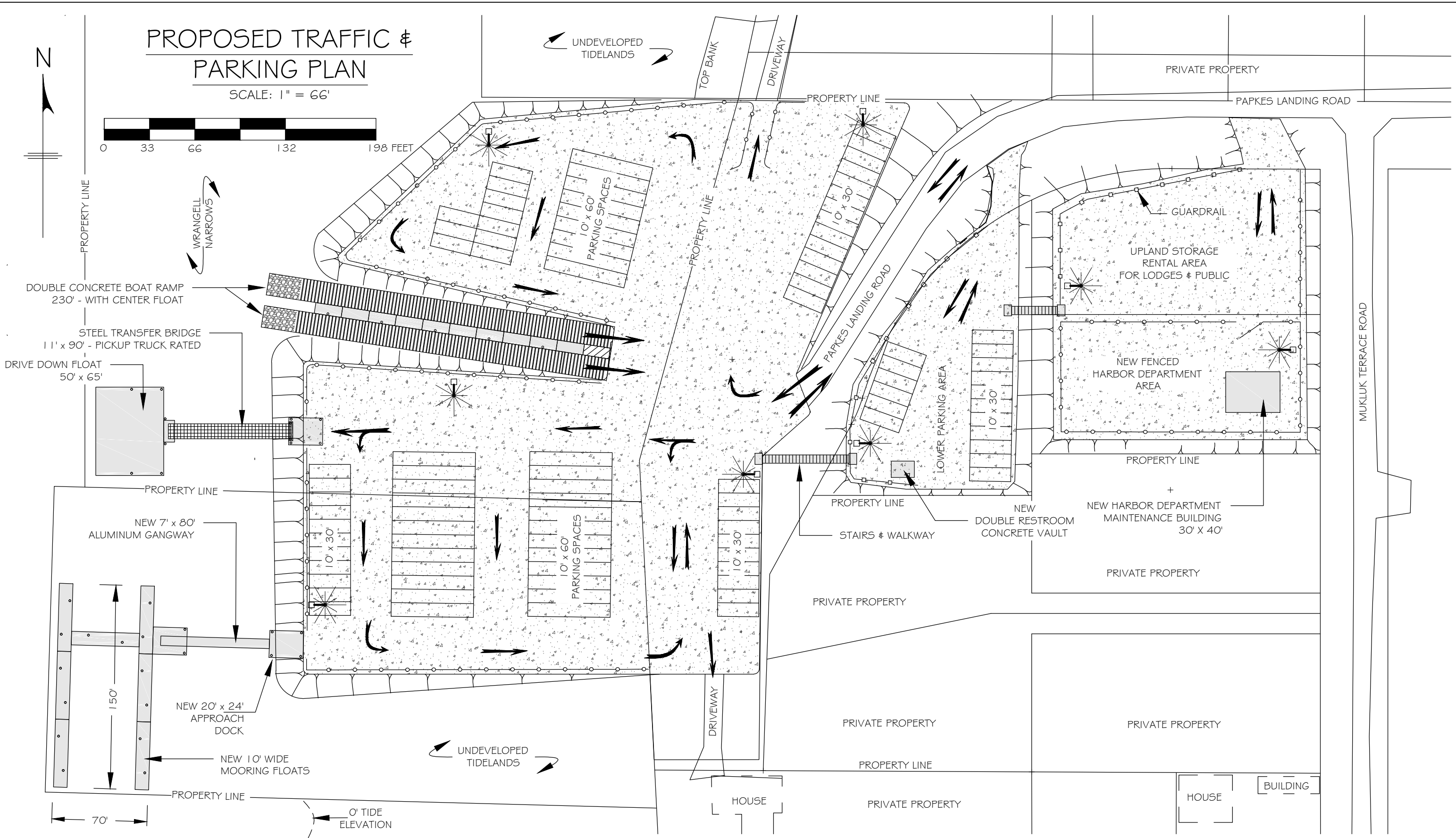
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# PROPOSED TRAFFIC & PARKING PLAN

SCALE: 1" = 66'



TRAFFIC & PARKING PLAN

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

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

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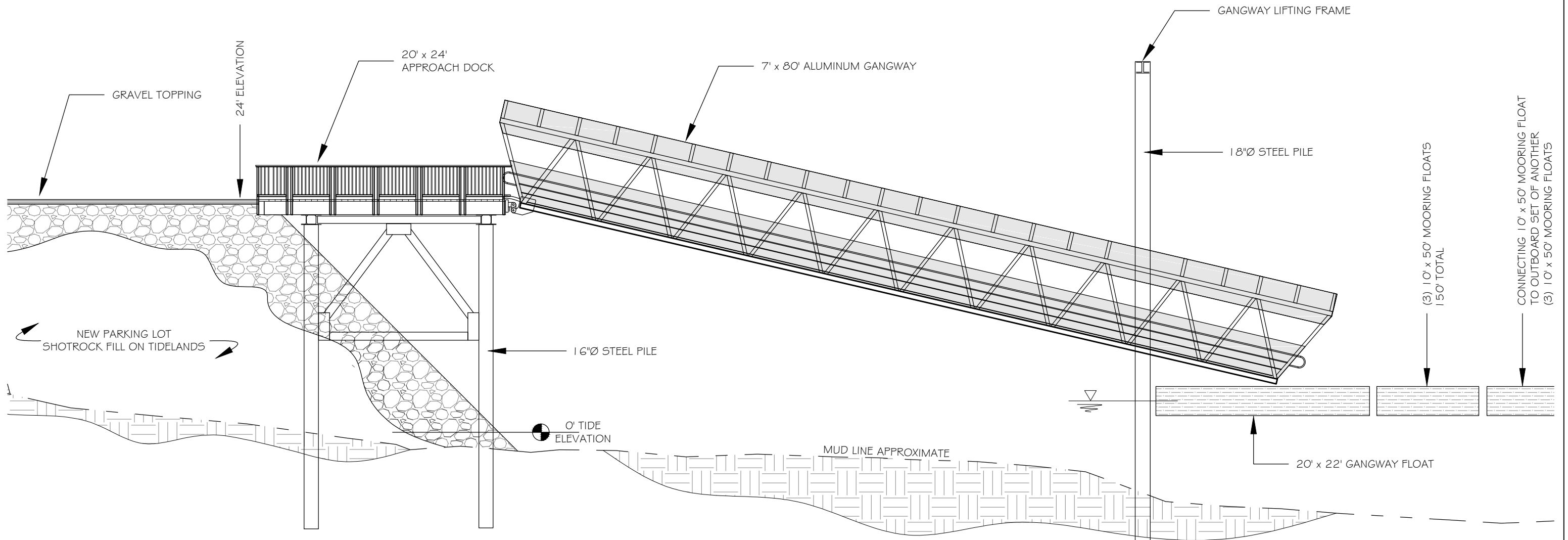
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# NEW APPROACH DOCK & GANGWAY

SCALE: 1" = 10'



NEW  
APPROACH  
GANGWAY & DOCK  
ELEVATION

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

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

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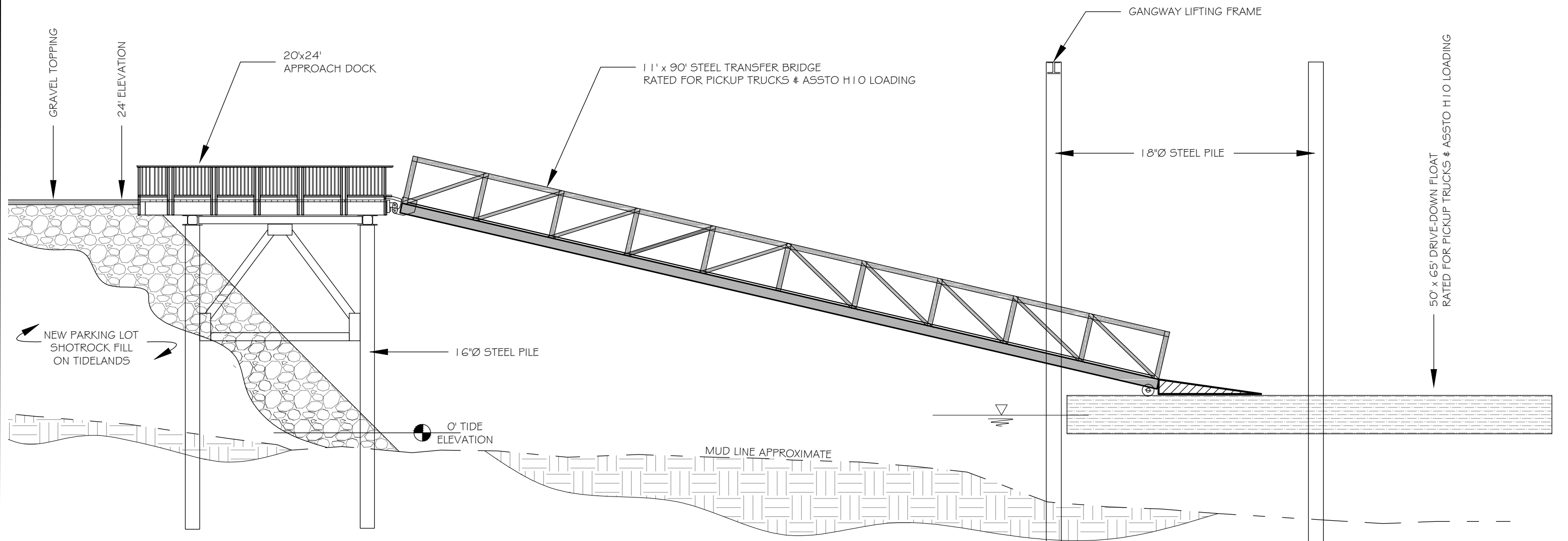
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DATE: AUGUST 2022

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# NEW DRIVE-DOWN DOCK STEEL TRANSFER BRIDGE

SCALE: 1" = 10'



NEW  
DRIVE-DOWN  
DOCK  
ELEVATION

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

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

REVISIONS

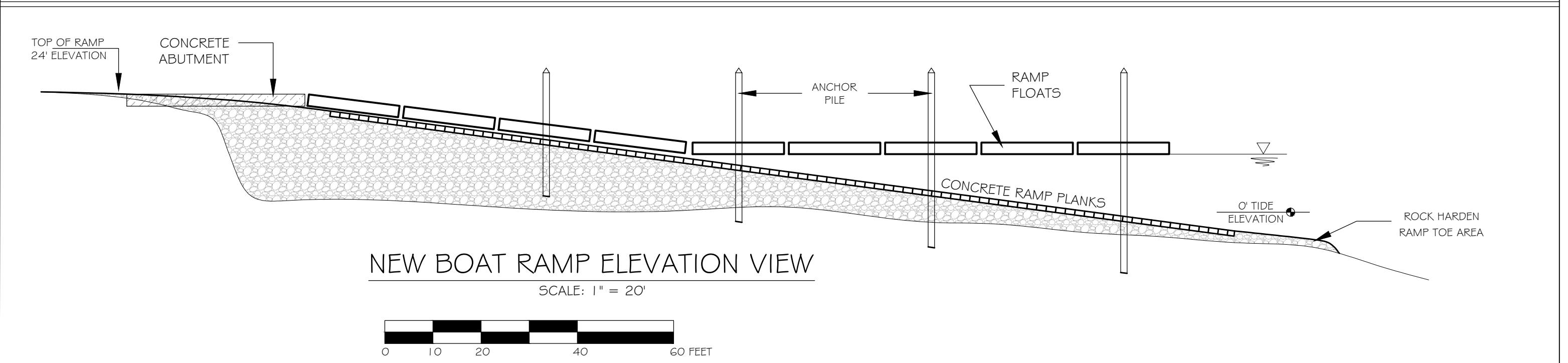
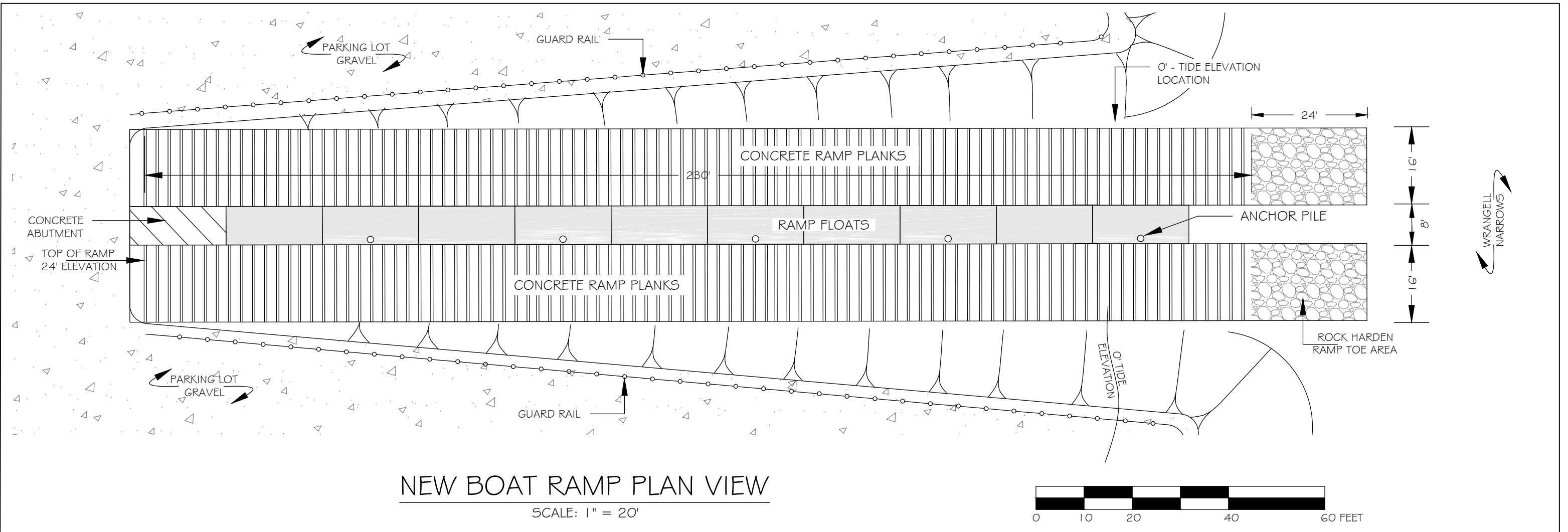
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DATE: AUGUST 2022

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**NEW BOAT LAUNCH PLAN & PROFILE VIEWS**

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

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

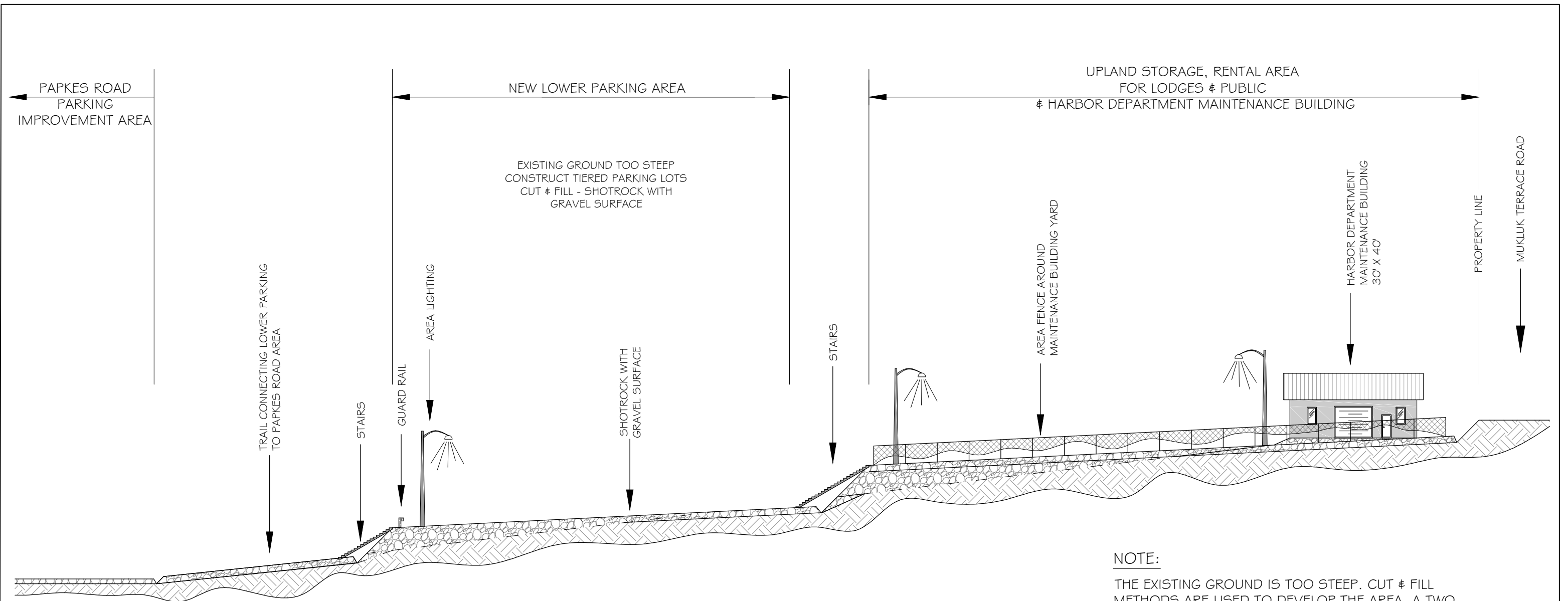
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**NEW UPPER & LOWER PARKING AREA  
VIEW**

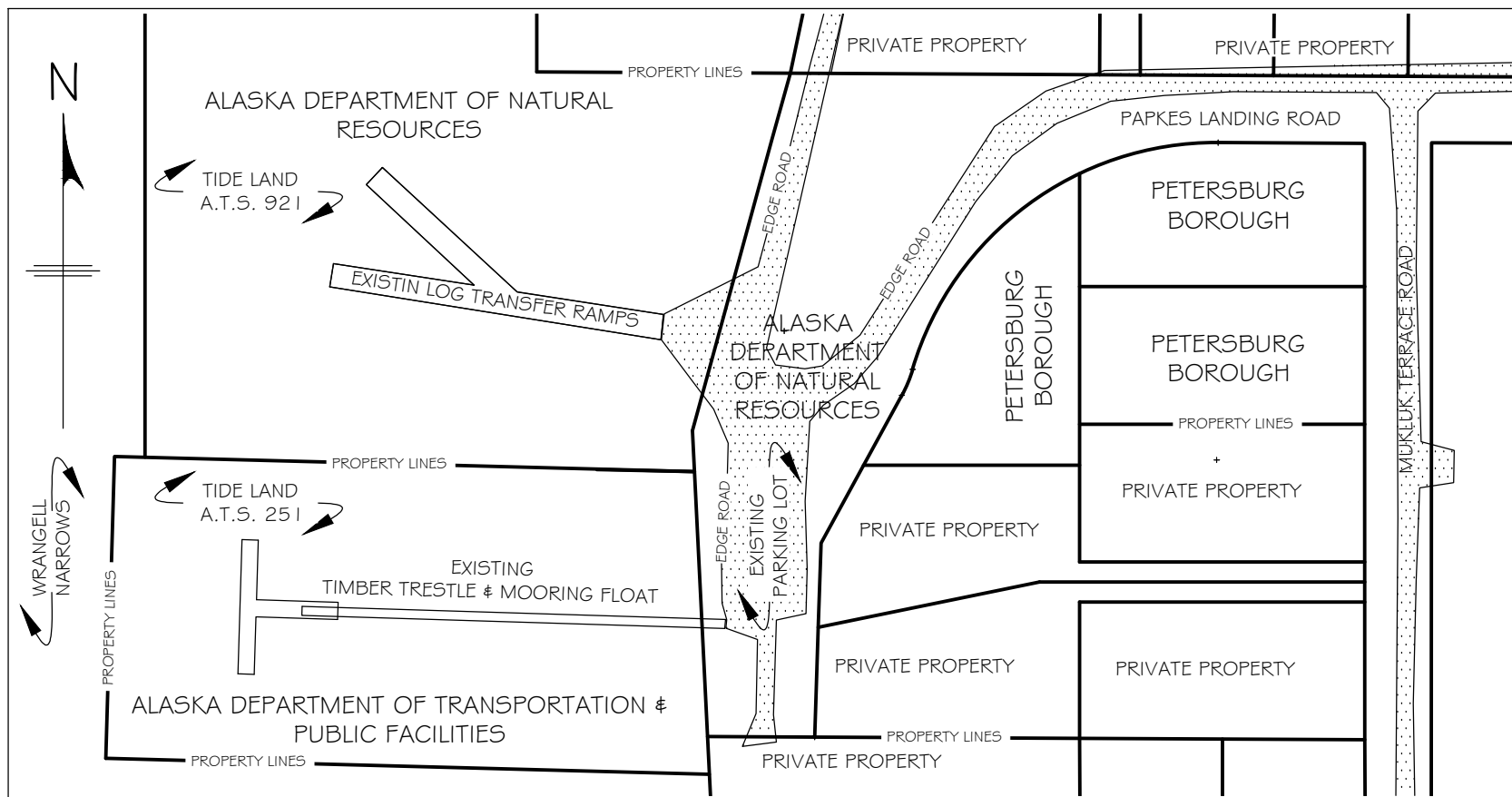
SCALE: 1" = 30'



**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.

<b>NEW UPPER &amp; LOWER PARKING AREA VIEW</b>	<b>PAPKE'S LANDING MARINE FACILITY IMPROVEMENTS CONCEPTUAL</b>	<b>PETERSBURG BOROUGH</b> PETERSBURG, ALASKA	REVISIONS			DESIGNED BY: HARAI & ASSOCIATES, INC P.O. BOX 625, PETERSBURG, ALASKA 99833  DATE: <b>AUGUST 2022</b>
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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
SOUTH PORTION OF PROJECT – new parking lot & mooring floats	\$3,503,000
NORTH PORTION OF PROJECT – new parking lot & double boat ramp/float	\$2,736,800
DRIVE-DOWN DOCK PORTION – Construct new drive-down dock.	\$1,653,000
NEW UPPER & LOWER PARKING AREAS & HARBOR DEPARTMENT AREA	\$1,329,000
<b>PROJECT TOTAL</b>	<b>\$9,221,800</b>

**SOUTH PORTION OF PROJECT** – Construct a new parking lot on tideland of the existing wood trestle. This phase would be the construction of the new south parking lot (200' x 330'), approach dock, aluminum gangway & mooring floats, replacing the old wood trestle & float.

ITEM	COST
Demolition of old trestle & float	\$105,000
Parking lot fill construction, guardrail, gravel topping, area lighting	1,160,000
Boat mooring docks & aluminum gangway, approach dock	2,058,000
Permits, design & contract administration	180,000
<b>SUBTOTAL</b>	<b>\$3,503,000</b>

**NORTH PORTION OF PROJECT** – Construct new parking lot on tideland of the existing boat ramp. Construct remaining new parking lot on tideland and new double boat launch ramps and ramp float.

ITEM	COST
Parking lot fill construction, guardrail, excavation, embankment & gravel topping, area lighting	\$972,800
Double boat launch ramps and ramp float	1,574,000
Permits, design & contract administration	190,000
<b>SUBTOTAL</b>	<b>\$2,736,800</b>

**DRIVE-DOWN DOCK PORTION OF PROJECT** – Construct new drive-down dock.

ITEM	COST
Approach dock	\$550,000
Steel transfer bridge	461,000
Drive-down float	472,000
Permits, design & contract administration	170,000
<b>SUBTOTAL</b>	<b>\$1,653,000</b>

**NEW UPPER & LOWER PARKING AREAS & HARBOR DEPARTMENT AREA OF PROJECT** – 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
Double restroom, concrete vault	98,000
Stairs & walkway	107,000
Permits, design & contract administration	140,000
<b>SUBTOTAL</b>	<b>\$1,329,000</b>

EXISTING SITE & LAND OWNERSHIP & COST ESIMATE

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

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

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