

1. Applicant Information

Name: **Sherril Gautreaux, City Administrator**

Address: **PO Box 186, Ranier, MN 56668**

Telephone #: **218.286.3311**

Email Address: **cityofranier@frontier.net**

Application #: *To be assigned by City.*

Signature: *Sherril Gautreaux*

Date: *02/23/24*

Owner, if different from above: **City of Ranier**

Address:

Telephone #:

Email Address:

2. Property Information

Street Address: **3475 Finstad Lane, Ranier, MN 56668**

Legal Description: **S30, T71N, R 23W**

Parcel #: **N/A**

Zoning District: **RTC**

Shoreland Overlay Zone: **Yes** or **No**

Floodplain Overlay Zone: **Yes** or **No**

Conditional Use Requested: **Dock**

Interim Use Requested: **N/A**

Property Size (Square Ft. or Acres): **8,280 sq ft (FIXED) + 1,992 sq ft (FLOATING) = 10,272 sq ft (TOTAL)**

3. Project Description (attach additional sheets if necessary)

A. Describe the proposed project. Describe the type of business or activity, type and function of proposed or existing buildings, and other proposed uses of the property:

The City of Ranier is proposing to renovate and expand the existing City Dock to provide up to 26 tie-up facilities for boaters. The proposed dock is intended to support larger watercraft that are used on the Rainy River and Rainy Lake. The existing dock is functioning, however is under-sized for larger watercraft. There are no other transient dock facilities on the Rainy Lake System. There is a need to construct a facility for recreational boats of all sizes due to a growing demand for recreational access for larger boats. Ranier is situated at the confluence of Rainy Lake and Rainy River and is considered the gateway to Voyageurs National Park (VNP), Minnesota's only national park. This project is needed to accommodate the boats of all sizes including personal watercraft and the more than 150 houseboats, sailboats and other larger vessels that are either privately or commercially owned on Rainy Lake. The proposed dock will also provide continuity of public access to the shore. The dock will be ADA compliant. Low level lighting on the dock is intended to minimize light pollution and preserve the dark skies.

B. Describe adjacent and surrounding land uses. How will your project impact these properties?

Land use at the project area is an existing City Dock; the continuing use of the location would be the same. The existing dock is open to the public, and proposed project will also remain open to the public. ~~Surrounding~~ *Surrounding* land uses are primarily residential and commercial properties. The project ~~page 1 of 1~~ *will influence* the surrounding properties, by allowing larger watercraft to access the City of Ranier. These impacts are anticipated to be beneficial to the economy of the City.

The property where the project is proposed is City-owned. Where the dock would extend across property lines waterward into the riparian rights of adjacent property owners, easements would be required for permission to cross the riparian property lines. Assurances from the four (4) abutting property owners have been secured, stating that they would be willing to sign an easement granting the City encroachment into the riparian property.

C. Describe proposed alterations to the existing landscape. Describe how storm water runoff will be collected and drained off the property or treated on-site.

Alterations to the existing landscape include the removal of the existing dock, and construction of a new dock with a larger footprint. Alterations to the aquatic areas will occur for the construction of structural support (i.e., sheet pile cells) for the dock. These include excavation and removal of sediments in these locations. No stormwater runoff will be collected or treated as part of this project.

D. Describe the proposed landscaping of the site. Describe how existing vegetation will be preserved or removed:
No landscaping is proposed. Existing aquatic vegetation in the project area will be removed as needed, for the construction of the structural supports. Aquatic vegetation will be allowed to recolonize following the project (i.e., no ongoing removals are planned).

E. Describe the quantity, type, and schedule of traffic that will be generated:
The proposed project is anticipated to generate more transient, recreational boat traffic for the City of Ranier. This additional traffic is desired, as it will allow visitors access to the City, and its businesses.

F. If applying for an interim use permit state the dates or events that will trigger the beginning and end of the interim use:
N/A

4. Other Services and Approvals

A. Will the proposed project require new or expanded public utility connections including water, sewer, or storm water?	Yes <input checked="" type="checkbox"/> or No
B. Will the proposed project require new or expanded electrical service?	Yes <input checked="" type="checkbox"/> or No
C. Will the proposed project require a street extension or new drive-way access?	Yes or No <input checked="" type="checkbox"/>
D. Will the proposed project require a building permit?	Yes or No <input checked="" type="checkbox"/>
E. Will the proposed project include new signage?	Yes <input checked="" type="checkbox"/> or No
F. Will the proposed project require another land use approval from the City of Ranier including, but not limited to rezoning, zoning text amendment, platting, or a variance? If so, indicate which approval is needed:	Yes or No <input checked="" type="checkbox"/>
G. Does the proposed project require approval or review from another governmental agency? This includes, but is not limited to Minnesota Department of Transportation, Minnesota Department of Natural Resources, Koochiching County Highway Department, and the Koochiching County Soil and Water District. If yes, indicate which agencies and if permits have been applied for or received: Minnesota DNR Public Waters Work Permit, USACE Permit	Yes <input checked="" type="checkbox"/> or No

Attach a site plan and landscaping plan consistent with the requirements of Article 2 Section 2.03.3 and Article 4 must be reviewed and approved prior to zoning approval.

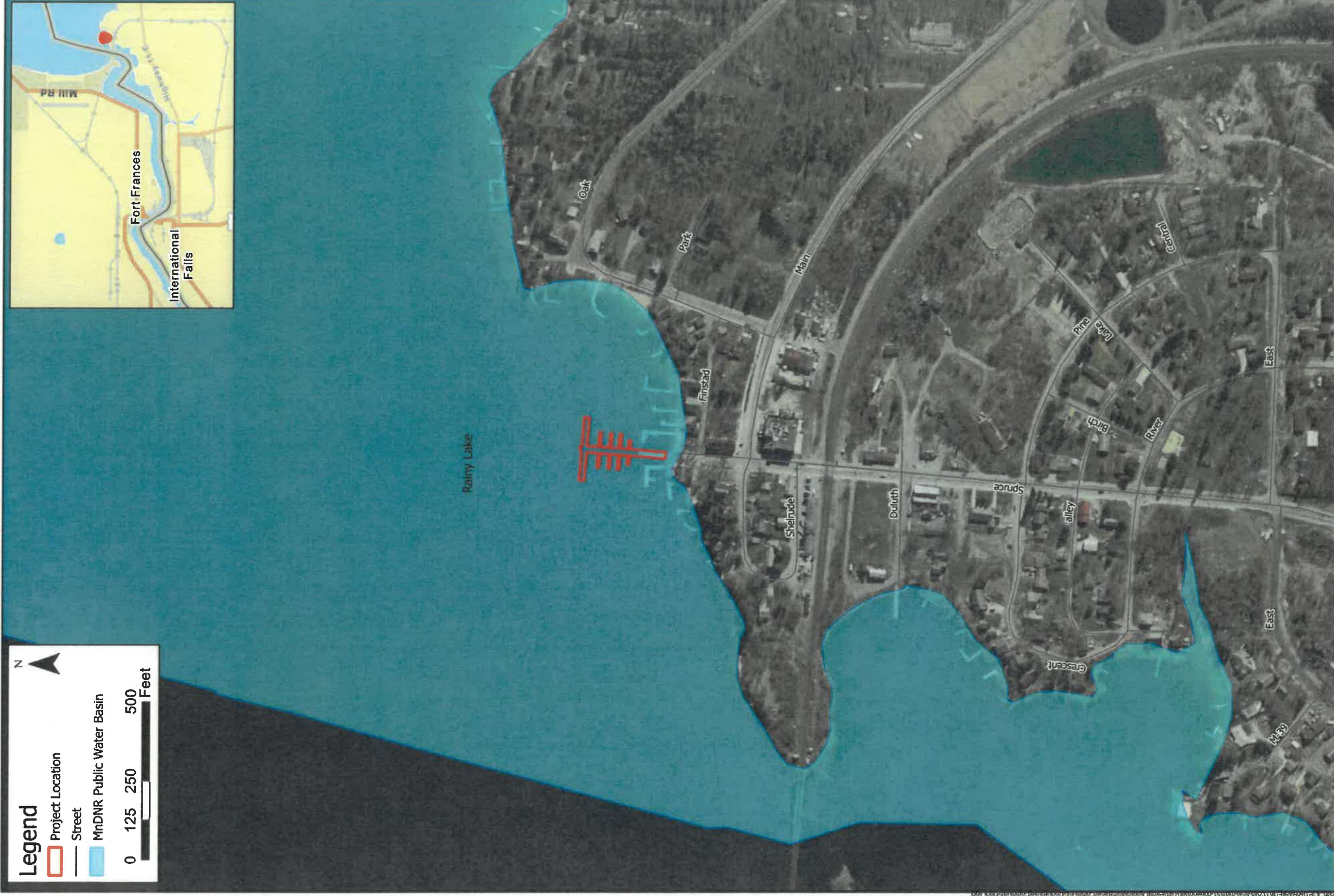
Preparation of the Site Plan- Make the drawing to scale. The scale that is used must be sufficient to show the project's necessary details. Please show:

A. Dimensions of the property: Length, Width, Depth	N/A
B. Location and size of existing and proposed structures (Please show the distance from the property lot lines to existing and proposed structures.)	See attached plans
C. Size and location of parking areas- include how many vehicles can be accommodated	Up to 26 boats, no additional car parking areas are proposed
D. Loading and unloading areas	Temporary contractor staging area shown in attached plans.
E. Landscaped areas, blacktopped or paved driving areas, snow storage areas	Existing landscaped area and paved driving areas shown in attached plans
F. Access driveways	Existing driveways shown in attached plans
G. Location of signs advertising the business	N/A
H. Show how runoff from the site will be collected and drained	N/A
I. Location and type of plantings and buffer areas	N/A

Properties within the Shoreland Overlay District are subject to the requirements of Section 6. Shoreland Overlay Ordinance. If applicable, submit the following information.

A. Stormwater management plan, if applicable.	N/A
B. Vegetation management plan, if applicable.	N/A
C. Erosion and sediment control plan, if applicable.	See attached plans for Erosion Control Plan

D. Wetland mitigation plan, if applicable	N/A
City Use Only	
The CUP application is complete:	<input checked="" type="checkbox"/>
The CUP application requires the modifications listed below:	<input type="checkbox"/>
Further information is required:	<input type="checkbox"/>
The project is not a use permitted with a conditional use permit:	<input type="checkbox"/>
Signature of Land Use Administrator/Date:	



2020 KOOCHICHIING COUNTY AERIAL
RANIER COMMUNITY DOCK
 City of Ranier, Koochiching County, Minnesota

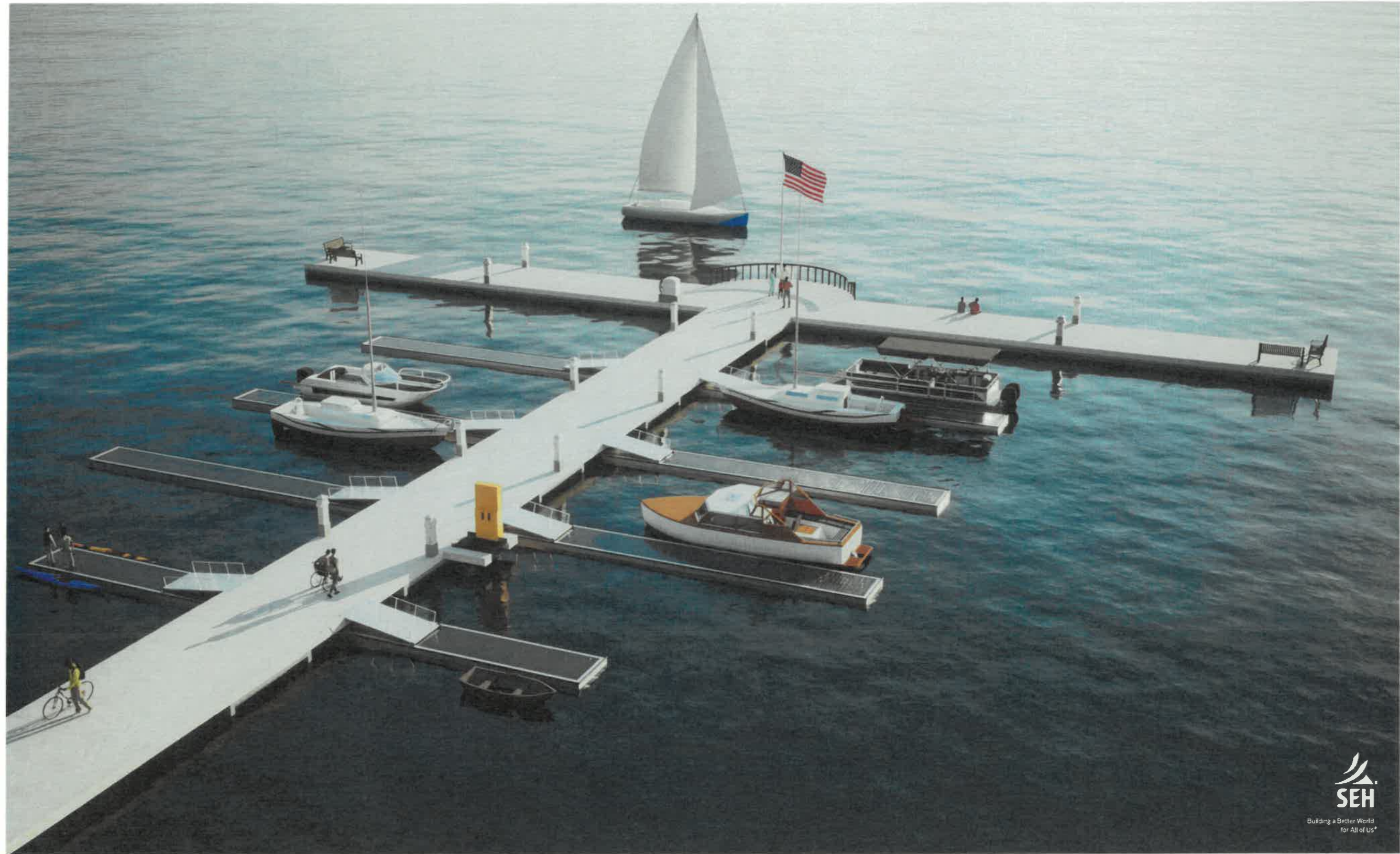


Project: RANIE 163129
 Print Date: 2/20/2024
 Map by: emasa
 Projection: WGS 84
 Source: Koochiching County, DNR, ESRI
 SEH

Figure
2

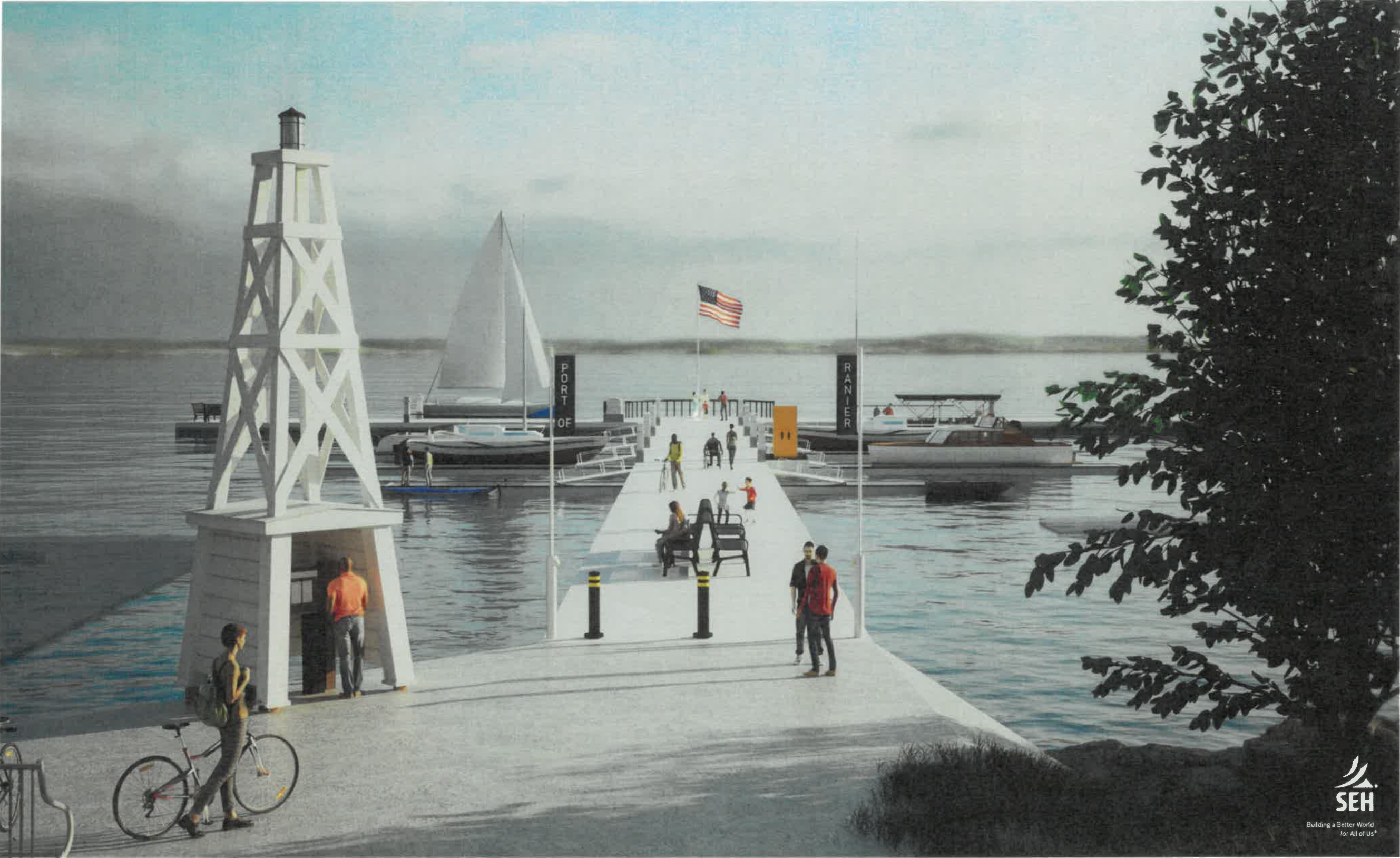
The map is neither a legally recorded map nor a survey map and is not intended to be used as such. This map is a compilation of records, information, and data generated from various sources based on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for transportation, building, or any other purpose requiring accurate measurements of distance or position in the depiction of geographic features. The user of this map acknowledges that SEH also will not be liable for any damages which arise out of the user's access or use of data provided.

RANIER DOCK RENDER ANGLE 1



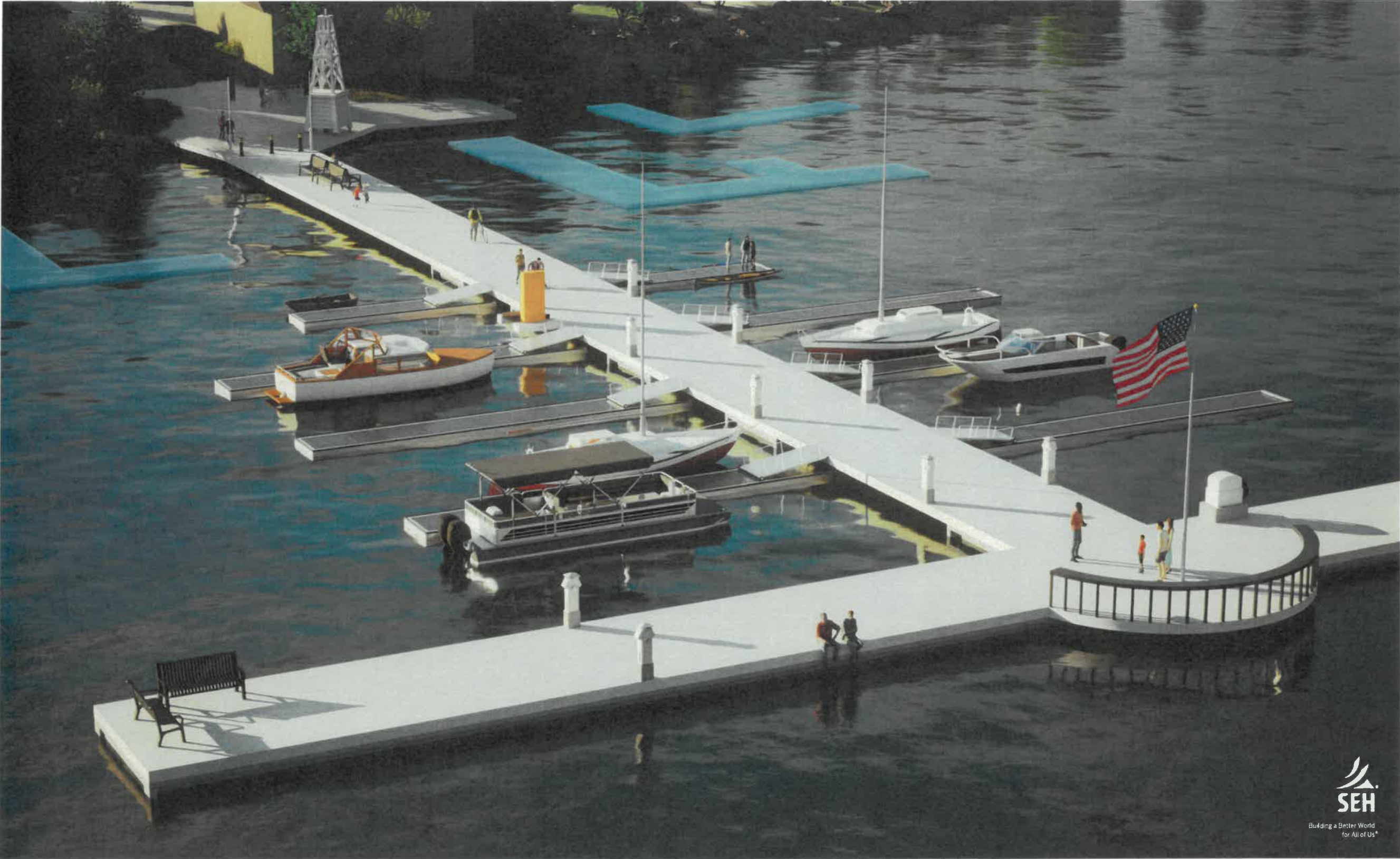
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RANIER DOCK RENDER ANGLE 3

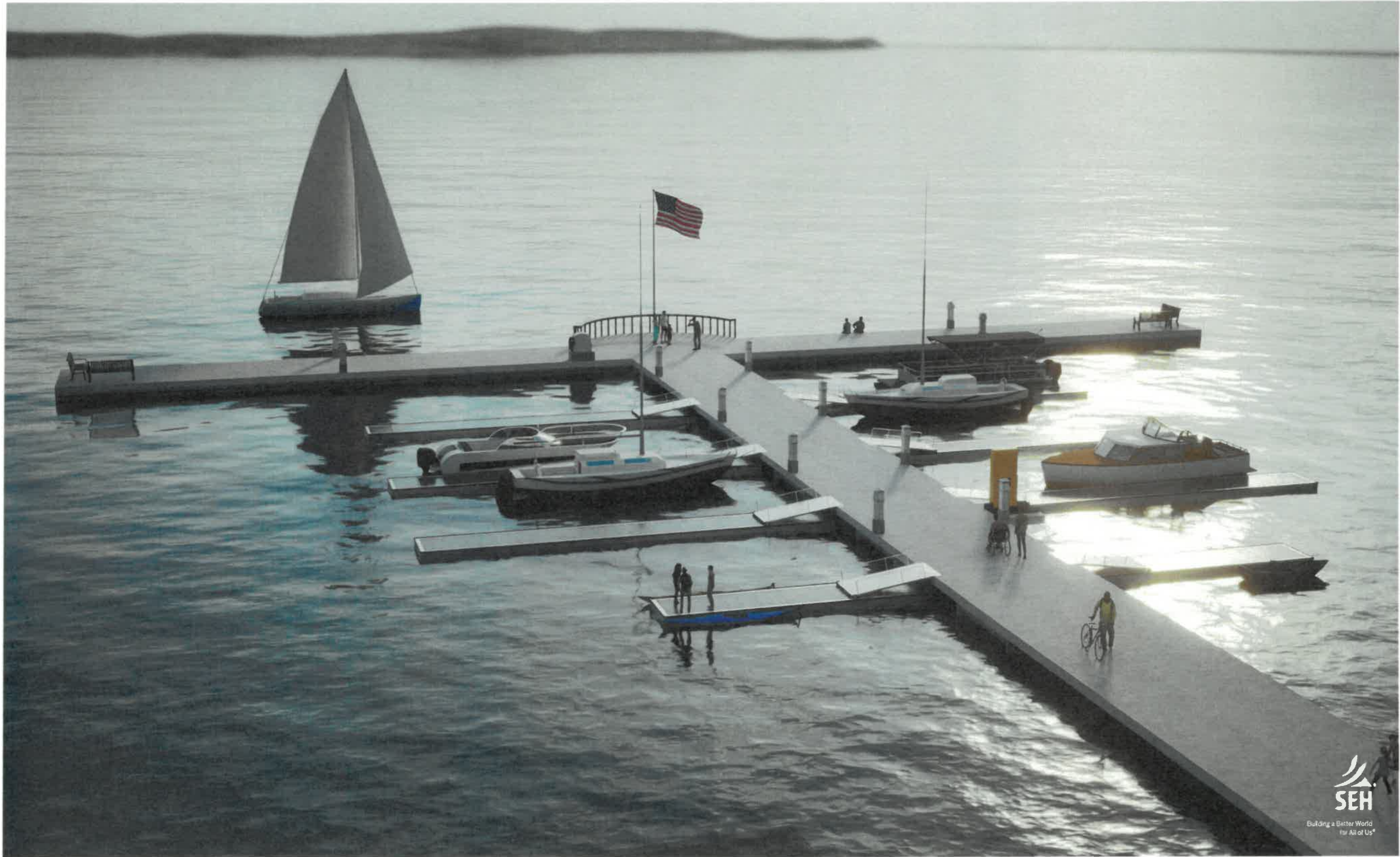


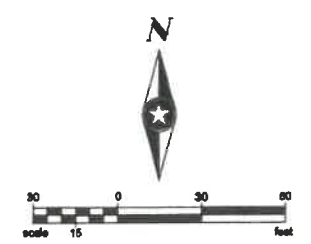
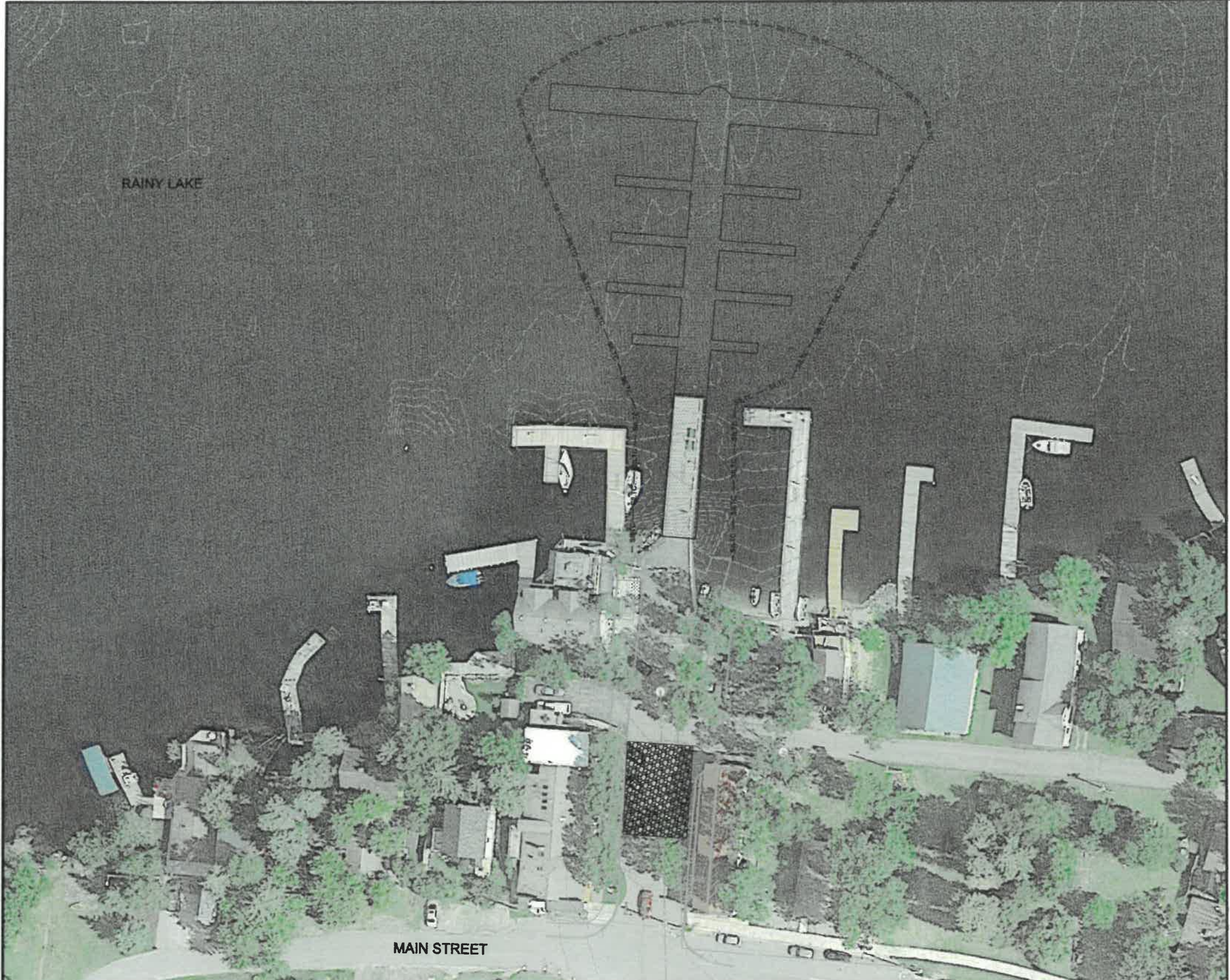
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RANIER DOCK RENDER ANGLE 4



RANIER DOCK RENDER ANGLE 5





LEGEND

	TEMPORARY ROCK CONSTRUCTION ENTRANCE
	FLOTATION SILT CURTAIN

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SEH Project	RA183128 (RANNE)	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	dk-						
Designed By	JW, dk-						
Checked By	JW						



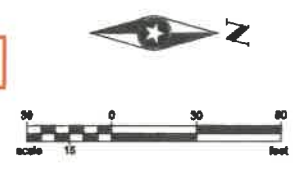
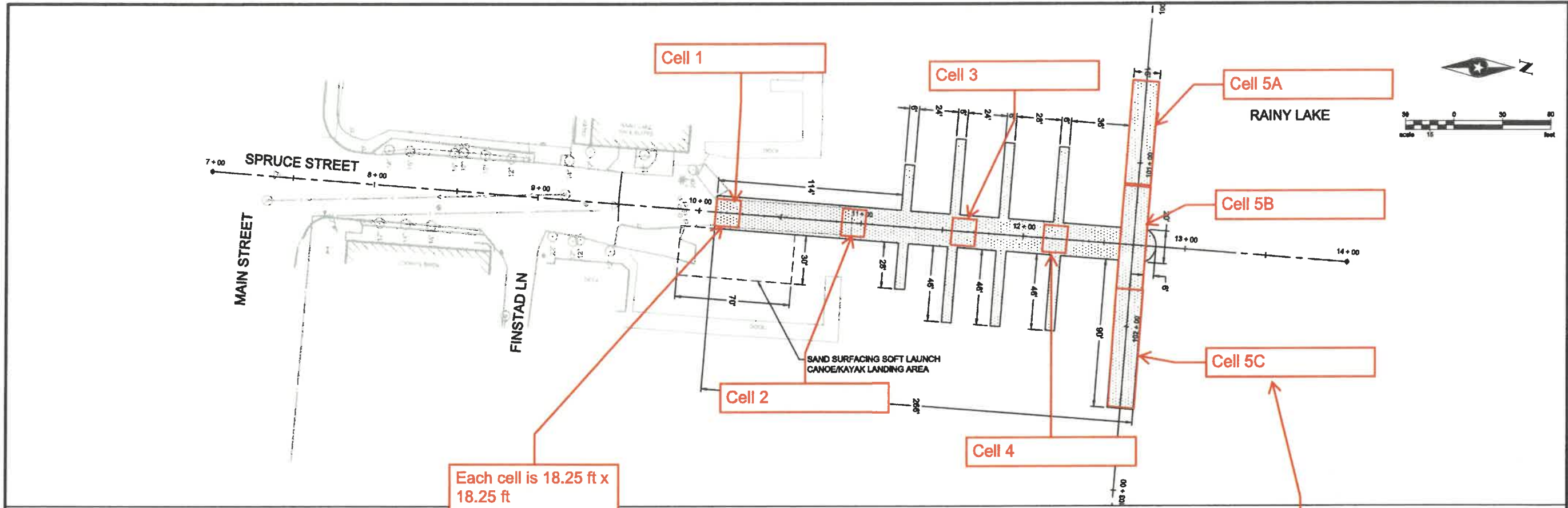
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED LICENSE PROFESSIONAL UNDER THE LAWS OF THE STATE OF MINNESOTA.

JEREMY WALBRAYE, PE
 DATE: 02/16/2024 LICENSE NO. 43131

SPRUCE STREET LANDING - DOCKSIDE
 RANIER, MINNESOTA

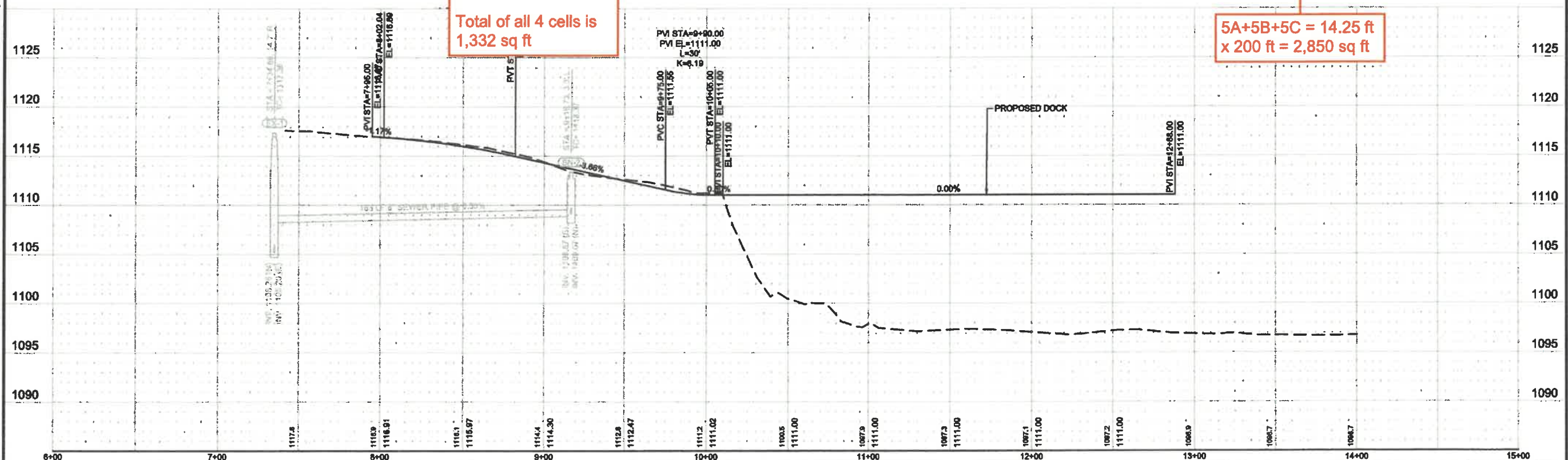
EROSION CONTROL

Source: 2/7/2024 3:22 PM User: POC 2/7/2024 3:25 PM K:\PT\RA\RA\163129\4-in\4-in\1-dwg\10-Ch\dockside\pp1.dwg RA163129 DOCKSIDE PP.dwg



Each cell is 18.25 ft x 18.25 ft
 Total of all 4 cells is 1,332 sq ft

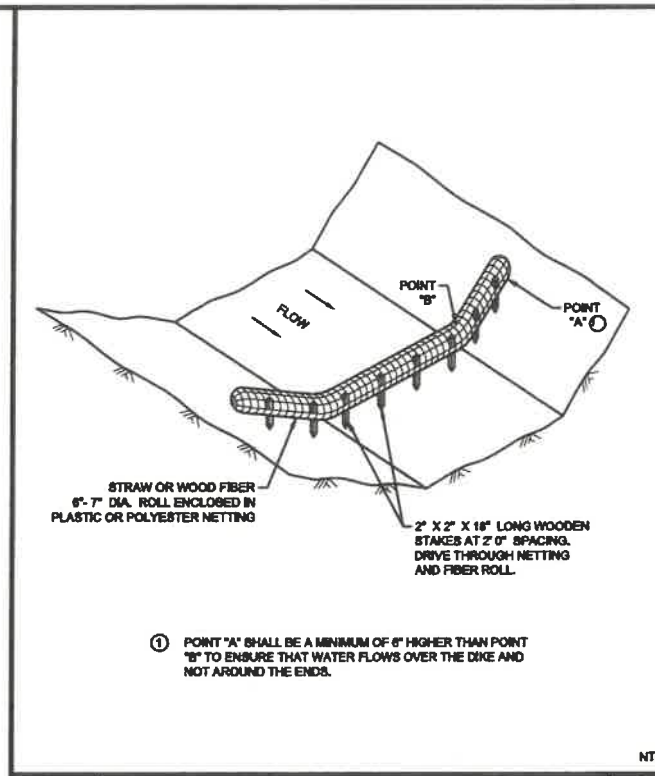
5A+5B+5C = 14.25 ft x 200 ft = 2,850 sq ft



Rev.#	Date	Revision Issue Description

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SEH
 JEREMY WILGRAVE, PE
 DATE 02/02/24 LICENSE NO. 43131

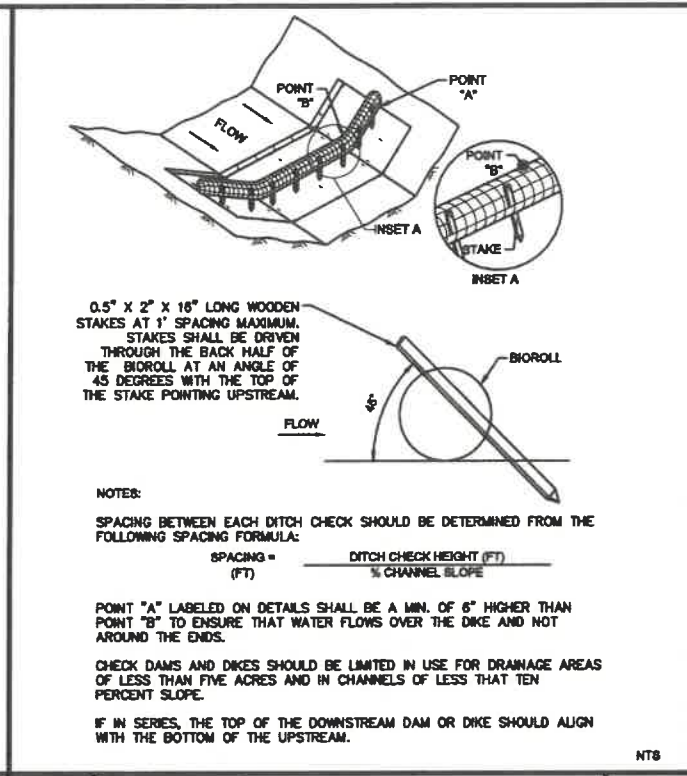
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① POINT "A" SHALL BE A MINIMUM OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

NTS

	SEDIMENT CONTROL LOG	Revised: Oct. 2011 SEH Plate No. ERO-05
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0.5" X 2" X 18" LONG WOODEN STAKES AT 1' SPACING MAXIMUM. STAKES SHALL BE DRIVEN THROUGH THE BACK HALF OF THE BIOROLL AT AN ANGLE OF 45 DEGREES WITH THE TOP OF THE STAKE POINTING UPSTREAM.

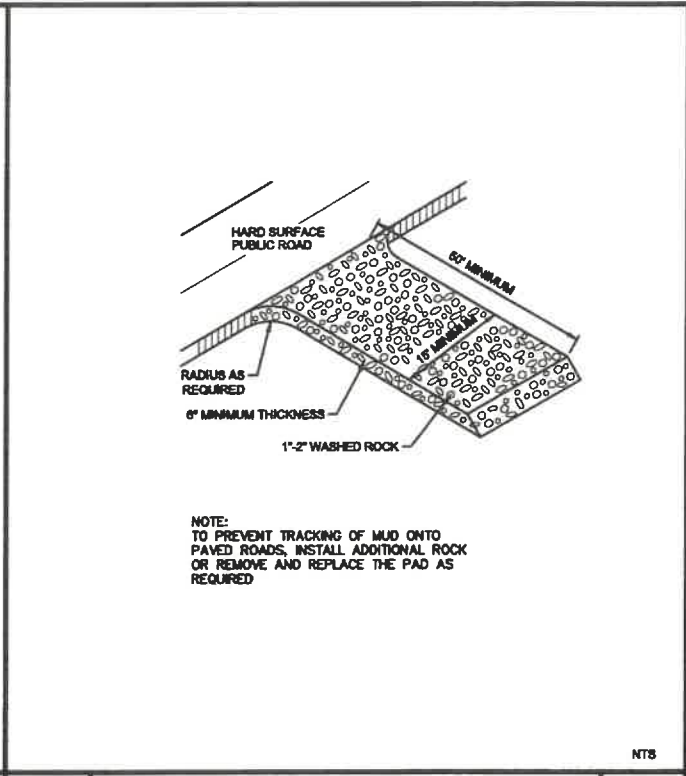
NOTES:
 SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:

$$\text{SPACING} = \frac{\text{DITCH CHECK HEIGHT (FT)}}{\% \text{ CHANNEL SLOPE}}$$

POINT "A" LABELED ON DETAILS SHALL BE A MIN. OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
 CHECK DAMS AND DIKES SHOULD BE LIMITED IN USE FOR DRAINAGE AREAS OF LESS THAN FIVE ACRES AND IN CHANNELS OF LESS THAN TEN PERCENT SLOPE.
 IF IN SERIES, THE TOP OF THE DOWNSTREAM DAM OR DIKE SHOULD ALIGN WITH THE BOTTOM OF THE UPSTREAM.

NTS

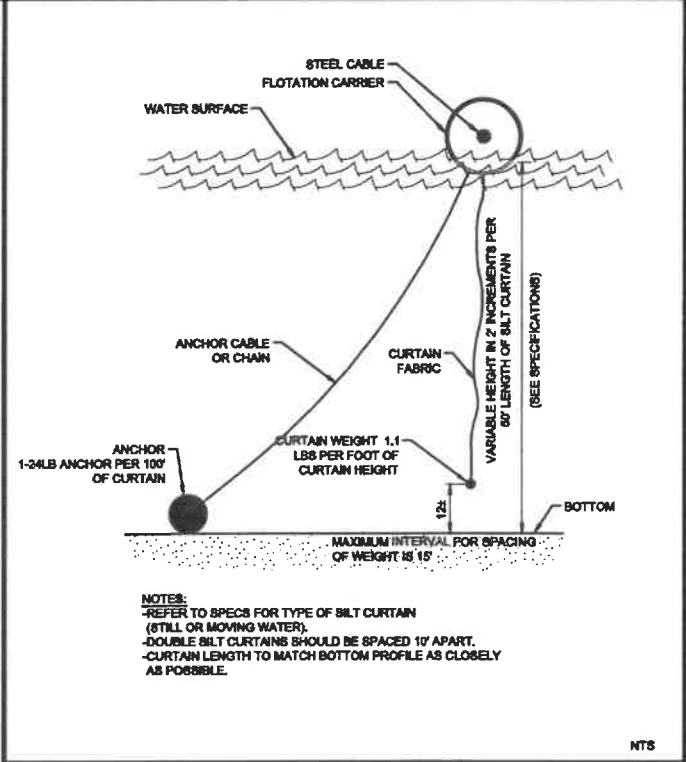
	SEDIMENT CONTROL LOG STAKING	Revised: Oct. 2011 SEH Plate No. ERO-07
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NOTE:
 TO PREVENT TRACKING OF MUD ONTO PAVED ROADS, INSTALL ADDITIONAL ROCK OR REMOVE AND REPLACE THE PAD AS REQUIRED

NTS

	STABILIZED CONSTRUCTION EXIT	Revised: Oct. 2011 SEH Plate No. ERO-35
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NTS

	FLOTATION SILT CURTAIN	Revised: Oct. 2011 SEH Plate No. ERO-14
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BEH Project	RA163129 (RAME)	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	dk-	.			.		
Designed By	JW, dk-	.			.		
Checked By	JW	.			.		

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 JEREMY WILDRIVE, PE
 DATE: 06/20/2011 LICENSE NO. 49131

SPRUCE STREET LANDING - DOCKSIDE
 RANIER, MINNESOTA

DETAILS AND EROSION CONTROL
 7
 of XX

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
2. ALL SEWER INVERTS, ELEVATIONS & GRADES ARE COMPUTED CENTER-TO-CENTER OF STRUCTURES. PIPES THAT INCLUDED APRONS DISPLAY THE TOTAL PIPE AND APRON LENGTH ON THE PLAN, HOWEVER QUANTITY WILL REFLECT ACTUAL PIPE LENGTH (MINUS APRON)
3. NO TREE SHALL BE CLEARED UNLESS MARKED BY THE ENGINEER IN FIELD.
4. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED IN THE FIELD BEFORE DIGGING. THERE WILL BE NO ADDITIONAL COMPENSATION TO THE CONTRACTOR FOR WORKING AROUND EXISTING UTILITIES.
5. CONTRACTOR TO CONTACT UTILITY COMPANIES TO RELOCATE UTILITIES AS REQUIRED.
6. TRAFFIC CONTROL SHALL COMPLY WITH MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SEE FIELD MANUAL LATEST VERSION.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. NO BURNING IS PERMITTED.
8. CONTRACTOR SHALL STRIP ALL TOPSOIL AND REUSE ON SITE WHERE NEEDED, EXCEPT WHERE NOTED. STRIPPING AND PLACEMENT IS INCIDENTAL TO COMMON EXCAVATION.
9. WHEN EVER THE WORD "INCIDENTAL" IS USED IN THIS PLAN SET, IT SHALL MEAN NO DIRECT COMPENSATION WILL BE MADE.
10. CONTRACTOR SHALL PROVIDE ACCESS TO ALL PROPERTIES, UNLESS ALTERNATE PROVISIONS ARE APPROVED BY THE PROPERTY OWNER AND THE ENGINEER.
11. CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS A MINIMUM OF 48 HRS IN ADVANCE OF DISRUPTION TO SERVICE.
12. CONTRACTOR SHALL SUPPLY A TRASH CONTAINER ON SITE FOR CONSTRUCTION DEBRIS/TRASH. ABSOLUTELY NO TRASH TO BE DISCARDED IN EXCAVATIONS. CONTRACTOR SHALL ENSURE TRASH IS COLLECTED FROM WORK ACTIVITIES AND DISCARDED IN APPROPRIATE TRASH CONTAINERS DAILY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REPAIRING ALL EXISTING AREAS, PAVEMENTS, STRUCTURES, OR OTHER FACILITIES DAMAGED DURING CONSTRUCTION ACTIVITIES TO EQUAL OR BETTER CONDITIONS.
14. TRACER WIRE SHALL BE CONSIDERED INCIDENTAL TO PIPE INSTALLATION.

TRAFFIC CONTROL NOTES:

1. CONTRACTOR SHALL SUPPLY A TRAFFIC CONTROL PLAN FOR ALL WORK.
2. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION MEETING, OR AT LEAST 2 WEEKS IN ADVANCE OF CONSTRUCTION ACTIVITIES COMMENCING. ENGINEER SHALL REVIEW AND APPROVE ALL TRAFFIC CONTROL PLANS.
3. ACCESS MUST BE PROVIDED AT ALL TIMES TO PEDESTRIANS.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES AS SHOWN OR NOT SHOWN ON THESE PLANS AND SPECIFICATIONS AND IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY IN ORDER TO PROTECT ADJACENT PROPERTY.
2. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN STABILIZED CONSTRUCTION EXITS AT ALL LOCATION WHERE TRAFFIC LEAVES THE CONSTRUCTION SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE STABILIZED CONSTRUCTION EXITS MAINTENANCE AND REPAIR ARE INCLUDED IN THE BID ITEM.

PROJECT CONTROL:

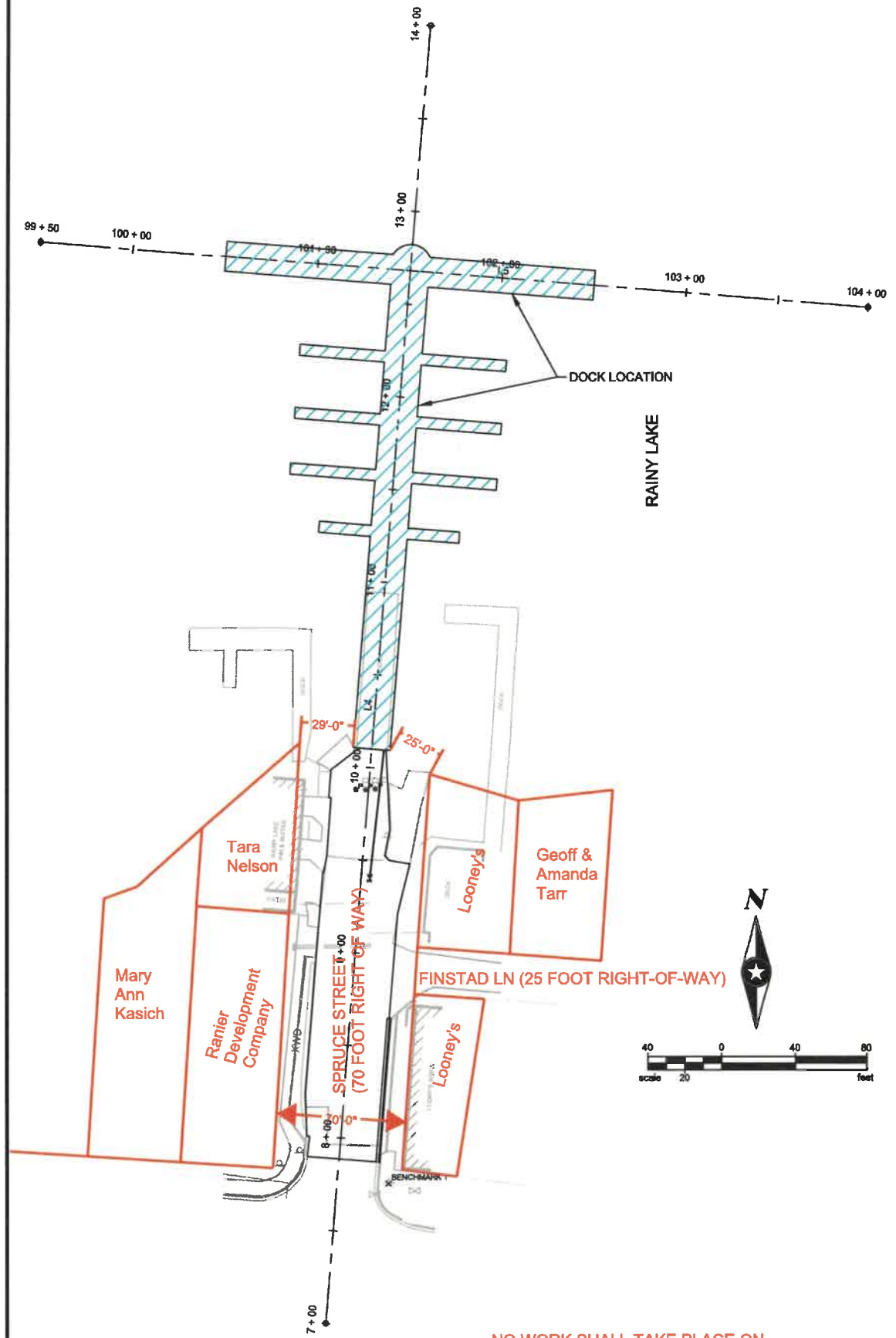
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ALIGNMENT TABULATION - DOCK ALIGNMENT - MAIN

POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	BEARING	END STATION	START NORTHING	START EASTING	END NORTHING	END EASTING
L4		7+00.00				700.00	N 04° 34' 09" E	14+00.00	380937.1743	597164.3515	381634.9497	597220.1140

ALIGNMENT TABULATION - DOCK ALIGNMENT - SIDE

POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	BEARING	END STATION	START NORTHING	START EASTING	END NORTHING	END EASTING
L5		99+50.00				450.00	S 85° 25' 51" E	104+00.00	381519.3017	597010.2345	381463.4545	597458.8044



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SEH Project	RA16129 (RANIE)	Rev.#		Revision Issue Description	Date	Rev.#		Revision Issue Description	Date
Drawn By	dk-								
Designed By	JW, dk-								
Checked By	JW								



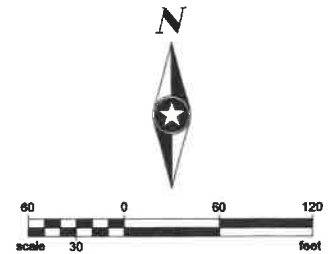
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JEREMY WALGRAVE, PE
DATE XX-XX-XX LICENSE NO. 43131

SPRUCE STREET LANDING - DOCKSIDE
RANIER, MINNESOTA

CONSTRUCTION NOTES AND ALIGNMENT PLAN

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SEH Project	RA163128 (RANIE)	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	dk-						
Designed By	JW, dk-						
Checked By	JW						

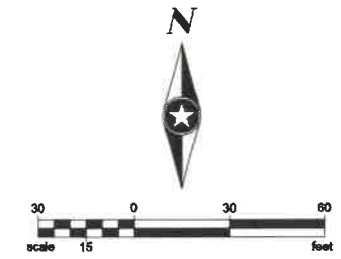


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JEREMY WALGRAVE, PE
 DATE XX-XX-XX LICENSE NO. 43131

**SPRUCE STREET
 LANDING - DOCKSIDE**
 RANIER, MINNESOTA

GENERAL LAYOUT



LEGEND

	TEMPORARY ROCK CONSTRUCTION ENTRANCE
	FLOTATION SILT CURTAIN

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SEH Project	RA163129 (RANIE)	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
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Designed By	JW, dk-						
Checked By	JW						



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JEREMY WALGRAVE, PE
 DATE XX-XX-XX LICENSE NO. 43131

**SPRUCE STREET
 LANDING - DOCKSIDE**
 RANIER, MINNESOTA

EROSION CONTROL

RAINY LAKE

PROJECT LOCATION

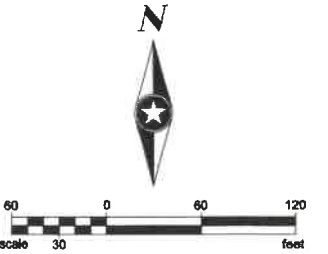
CONTRACTOR STAGING AREA

MAIN STREET

SPRUCE STREET

CN RAILROAD

DULUTH STREET



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SEH Project	RANIE 163129	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	KP						
Designed By	HS						
Checked By	JW						



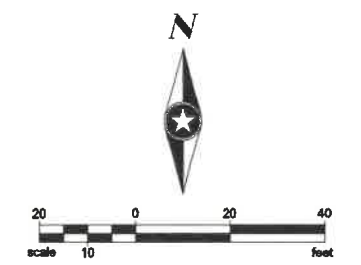
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JEREMY WALGRAVE, PE
 DATE: XX-XX-XX LICENSE NO. 43131

**SPRUCE STREET
 LANDING - LANDSIDE**
 RANIER, MINNESOTA

GENERAL LAYOUT

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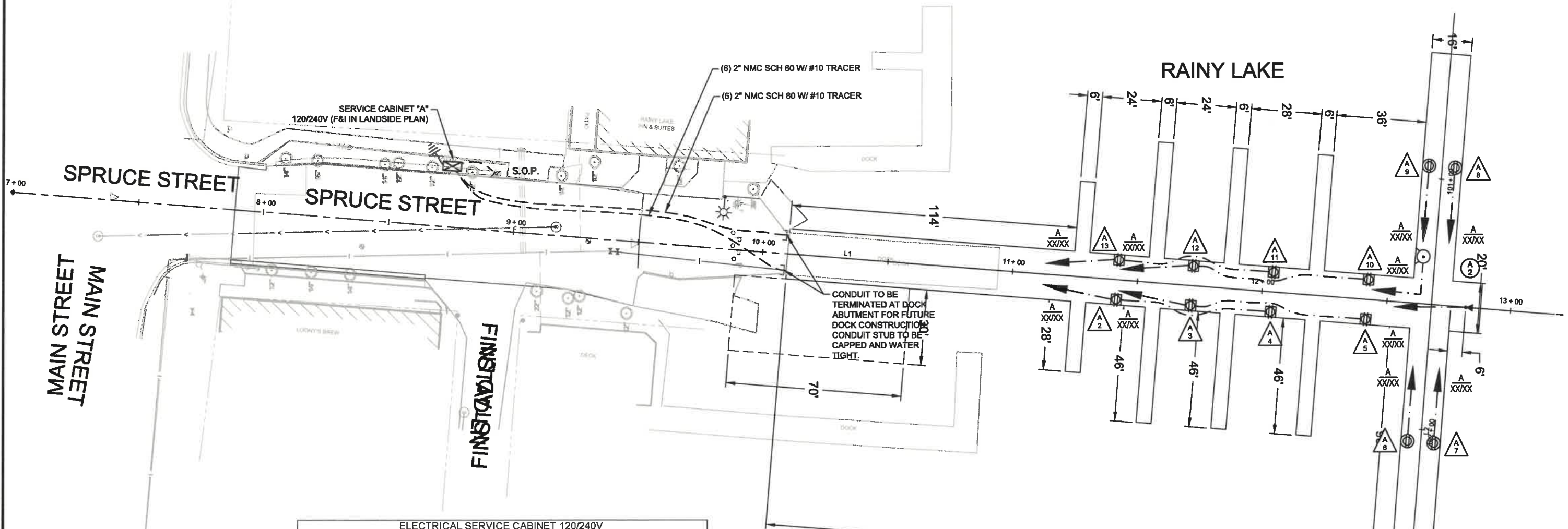
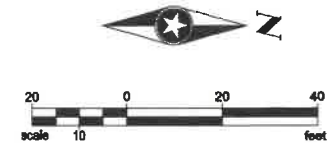
LEGEND

	EXISTING AND PROPOSED DRAINAGE DIRECTIONAL FLOW ARROW
	STABILIZED CONSTRUCTION EXIT
	SEDIMENT CONTROL LOG TYPE WOOD FIBER
	TURF ESTABLISHMENT 4" TOPSOIL, SEED MIX 33-36, FERTILIZER 17-10-7 @ 120 LBS/ ACRE, HYDRAULIC STABILIZED FIBER MATRIX (SFM)

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SPRUCE STREET LANDING - LANDSIDE
 RANIER, MINNESOTA



ELECTRICAL SERVICE CABINET 120/240V					
UNIT NO.	LOCATION	STATION	LEFT	RIGHT	TYPE
1	SPRUCE	9+83	X		TYPE 1

LEGEND

- LIGHTING UNIT (F&I IN LANDSIDE PLAN)
- FLAG POLE LUMINAIRE
- BOAT RECEPTACLE PEDESTAL 1
- BOAT RECEPTACLE PEDESTAL 2
- SANITARY BOAT PUMP
- UNDERGROUND WIRING IN CONDUIT
- CONDUIT (F&I IN LANDSIDE PLAN)
- SERVICE CABINET (F&I IN LANDSIDE PLAN)
- 25 OHM GROUND
- CONDUIT STUB
- S.O.P. SOURCE OF POWER
- LUMINAIRE NUMBER
- RECEPTACLE NUMBER

- NOTES:**
1. ALL CONDUIT SHALL BE 2" NMC SCHEDULE 80 UNLESS OTHERWISE NOTED.
 2. PROVIDE CAPPED CONDUIT STUB AS INDICATED.
 3. LIGHTING UNITS SHALL BE SET BACK AS DIRECTED BY THE ENGINEER.
 4. ALL CONDUCTORS SHALL BE COPPER, TYPE XHHW-2 UNLESS NOTED OTHERWISE.

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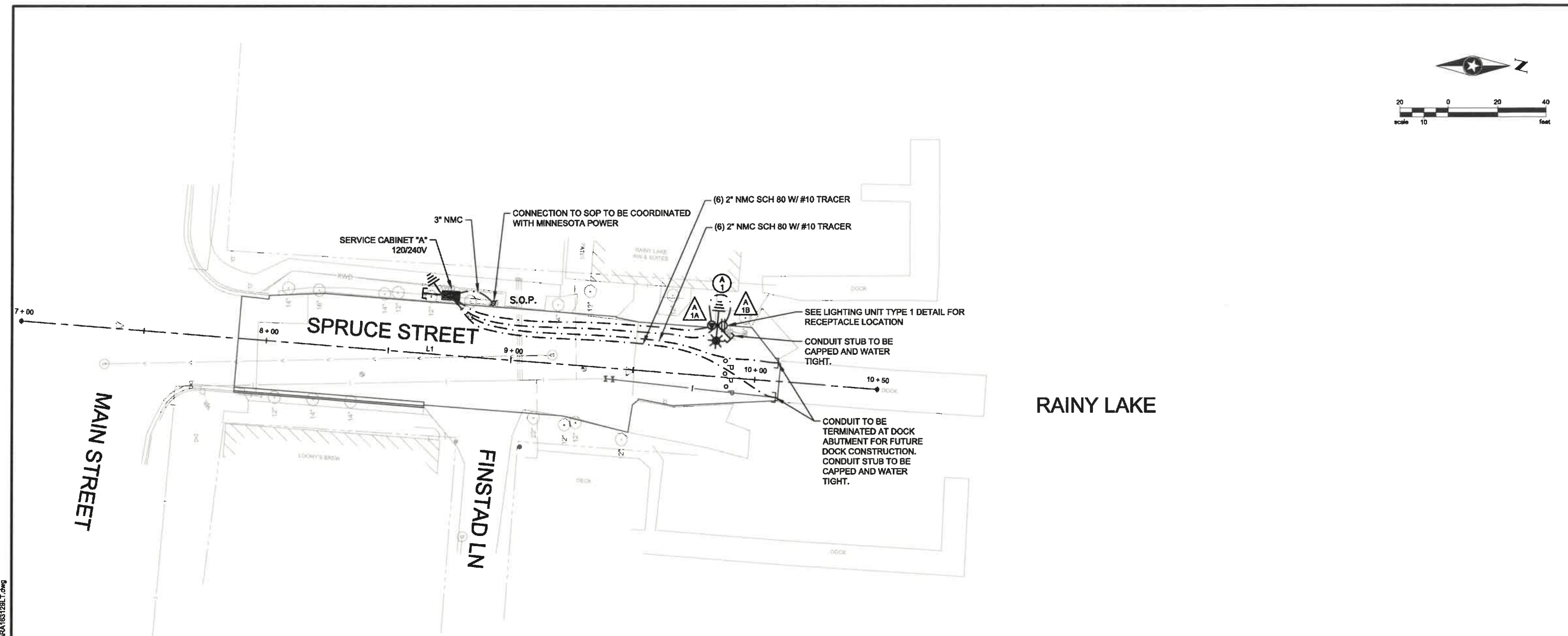
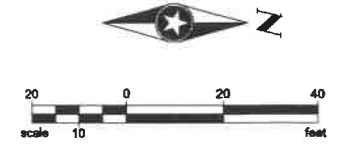
SEH Project	RA1631296 (RUBIE)	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	dk- JCL						
Designed By	JW, dk- JEK						
Checked By	JW AKF						

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LICENSE PROFESSIONAL UNDER THE LAWS OF THE STATE OF MINNESOTA.

JOHN P. CARLSON, PE
DATE: XX-XX-XX LICENSE NO. 24001

SPRUCE STREET LANDING - DOCKSIDE
RANIER, MINNESOTA

ELECTRICAL PLAN



ELECTRICAL SERVICE CABINET 120/240V					
UNIT NO.	LOCATION	STATION	LEFT	RIGHT	TYPE
1	SPRUCE	9+83	X		TYPE 1

LEGEND

- LIGHTING UNIT TYPE 1
- VENDOR RECEPTACLE BOX 1
- VENDOR RECEPTACLE BOX 2
- UNDERGROUND WIRING IN CONDUIT
- PAD MOUNTED SERVICE CABINET
- 25 OHM GROUND
- CONDUIT STUB
- SOURCE OF POWER
- LIGHTING UNIT NUMBER
- RECEPTACLE NUMBER

- NOTES:**
1. ALL CONDUIT SHALL BE 1.5" NMC SCHEDULE 80 UNLESS OTHERWISE NOTED.
 2. PROVIDE CAPPED CONDUIT STUB AS INDICATED.
 3. LIGHTING UNITS SHALL BE SET BACK AS DIRECTED BY THE ENGINEER.
 4. ALL CONDUCTORS SHALL BE COPPER, TYPE XHHW-2 UNLESS NOTED OTHERWISE.
 5. COORDINATE SERVICE CONNECTION WITH AT MINNESOTA POWER.
 6. ALL CONDUIT ROADWAY CROSSINGS SHALL BE DIRECTIONALLY DRILLED.

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SEH Project	RANIE 163129	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	JCL						
Designed By	JEK						
Checked By	AKF						

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LICENSE PROFESSIONAL UNDER THE LAWS OF THE STATE OF MINNESOTA.

 JOHN P. CARLSON, P.E.

 DATE: XX-XX-XX LICENSE NO. 24001

SPRUCE STREET LANDING - LANDSIDE
RANIER, MINNESOTA

ELECTRICAL PLAN (PLAN VIEW)