

RE: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

TABLE SETTING

MPEI Plat Review <mpeiplatreview@mpei.com>

Mon 8/5/2024 7:11 AM

To: Bob Brandeberry <BobB@sgm-inc.com>; David Kotz <DaveK@sgm-inc.com>; Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>; MPEI Plat Review <mpeiplatreview@mpei.com>

Cc: Mary Winkley <maryw@sgm-inc.com>; Deb Hess <dness@townofgranby.com>; Cathy Tindle <ctindle@townofgranby.com>

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Hello,

MPEI's comments have been addressed. MPEI has reviewed and approves the plat for WATER PLANT MAJOR SUBDIVISION.

Best regards,

Jessica Tain

Jessica Tain

[mpeiplatreview@mpei.com](mailto:mpeiplatreview@mpei.com)

970-281-0344



321 West Agate Ave • P.O. Box 170, Granby, CO 80446-0170 •  
970.887.3378

*We are owned by those we serve.*

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**From:** Bob Brandeberry <BobB@sgm-inc.com>

**Sent:** Saturday, July 27, 2024 9:21 AM

**To:** David Kotz <DaveK@sgm-inc.com>; Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>; MPEI Plat Review <mpeiplatreview@mpei.com>

**Cc:** Mary Winkley <maryw@sgm-inc.com>; Debbie Hess (dness@townofgranby.com) <dness@townofgranby.com>; Cathy Tindle <ctindle@townofgranby.com>

**Subject:** RE: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

**Caution:** This email originated from outside of MPEI. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi All,

Small revision on attached, the zoning hatch removed.

Thanks,

**Bob Brandeberry, PLS**  
Survey Manager / Principal



118 W Sixth St, Suite 200 | 317 E. Market St.  
Glenwood Springs, CO 81601 | Meeker, CO 81641  
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**From:** David Kotz <[DaveK@sgm-inc.com](mailto:DaveK@sgm-inc.com)>  
**Sent:** Thursday, July 25, 2024 11:51 AM  
**To:** Gittins, Julie K <[Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)>; [mpeiplatreview@mpei.com](mailto:mpeiplatreview@mpei.com)  
**Cc:** Mary Winkley <[maryw@sgm-inc.com](mailto:maryw@sgm-inc.com)>; Bob Brandeberry <[BobB@sgm-inc.com](mailto:BobB@sgm-inc.com)>; Debbie Hess ([dhess@townofgranby.com](mailto:dhess@townofgranby.com))  
<[dhess@townofgranby.com](mailto:dhess@townofgranby.com)>; Cathy Tindle <[ctindle@townofgranby.com](mailto:ctindle@townofgranby.com)>  
**Subject:** RE: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

Julie/Jessica:

Attached is a revised Preliminary Plat that addresses comments received from Xcel, MPEI and other reviewers. Please confirm that your comments are addressed.

Deb/Cathy:

We'd like anything new from any reviewers to be conditions of approval to be incorporated into the Final Plat. Does that work?

Thank you,

**David M. Kotz, PE, CFM**  
*Principal Civil Engineer*



118 W Sixth St, Suite 200  
Glenwood Springs, CO 81601  
970.384.9008 / 970.379.9792 cell  
www.sgm-inc.com



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**From:** Gittins, Julie K <[Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)>  
**Sent:** Wednesday, July 24, 2024 8:58 AM  
**To:** David Kotz <[DaveK@sgm-inc.com](mailto:DaveK@sgm-inc.com)>  
**Cc:** Mary Winkley <[maryw@sgm-inc.com](mailto:maryw@sgm-inc.com)>; Bob Brandeberry <[BobB@sgm-inc.com](mailto:BobB@sgm-inc.com)>; [mpeiplatreview@mpei.com](mailto:mpeiplatreview@mpei.com)  
**Subject:** RE: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

David,

Good morning!

The ROW dept did not find any easements, so we will go with the previous comment:

We are good with the easements shown and we would like to keep the 25' offsets that are shown in red to the north.

Thanks!

**Julie Gittins**

**Xcel Energy**

**Design Planner, Mountain Division**

**583 E. Jasper Ct., PO Box 528 Granby, CO 80446**

**C: 970-409-7613**

**E: [Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)**

**Direct Supervisor: [Kyle.C.Alsup@xcelenergy.com](mailto:Kyle.C.Alsup@xcelenergy.com)**

**My Office Hours: Tuesday thru Friday, 6:00 – 4:30 pm**

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**From:** David Kotz <[DaveK@sgm-inc.com](mailto:DaveK@sgm-inc.com)>

**Sent:** Tuesday, July 23, 2024 1:43 PM

**To:** Gittins, Julie K <[Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)>

**Cc:** Mary Winkley <[maryw@sgm-inc.com](mailto:maryw@sgm-inc.com)>; Bob Brandeberry <[BobB@sgm-inc.com](mailto:BobB@sgm-inc.com)>

**Subject:** RE: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

**EXTERNAL - STOP & THINK** before opening links and attachments.

Hi Julie,

It's Tuesday and we are checking back with you to see your ROW dept came up with anything.

If not, we'll keep the 25' offset easement line to the North??

Please let us know.

Thank you,

**David M. Kotz, PE, CFM**

*Principal Civil Engineer*



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**From:** Gittins, Julie K <[Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)>

**Sent:** Wednesday, July 17, 2024 10:55 AM

**To:** David Kotz <[DaveK@sgm-inc.com](mailto:DaveK@sgm-inc.com)>

**Subject:** RE: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

David,

I don't know. Check back with me next Tuesday if you haven't heard anything and I will follow up with them.

Have a great day!

**Julie Gittins**

**Xcel Energy**

**Design Planner, Mountain Division**

**583 E. Jasper Ct., PO Box 528 Granby, CO 80446**

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**E: [Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)**

**Direct Supervisor: [Kyle.C.Alsup@xcelenergy.com](mailto:Kyle.C.Alsup@xcelenergy.com)**

***My Office Hours: Tuesday thru Friday, 6:00 – 4:30 pm***

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**From:** David Kotz <[DaveK@sgm-inc.com](mailto:DaveK@sgm-inc.com)>

**Sent:** Wednesday, July 17, 2024 10:29 AM

**To:** Gittins, Julie K <[Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)>

**Subject:** RE: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

**EXTERNAL - STOP & THINK** before opening links and attachments.

Thanks Julie. We would need to have the Preliminary Plat revisions to the Town by next Friday 7/26.

Any idea on when the ROW will get back to you?

DMK

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**From:** Gittins, Julie K <[Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)>

**Sent:** Wednesday, July 17, 2024 10:15 AM

**To:** David Kotz <[DaveK@sgm-inc.com](mailto:DaveK@sgm-inc.com)>

**Subject:** RE: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

David,

Good morning!

I have sent this over to our Right of Way department so they can research any easements that might be out there.

As a side note, if there are no easements in place that cover the HP and distribution lines, I am told we would be good with the easements shown and that we would like to keep the 25' offsets that are shown in red to the north.

I will get back to you with anything they find.

Thanks!

**Julie Gittins**

**Xcel Energy**

**Design Planner, Mountain Division**

**583 E. Jasper Ct., PO Box 528 Granby, CO 80446**

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**E: [Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)**

**Direct Supervisor: [Kyle.C.Alsup@xcelenergy.com](mailto:Kyle.C.Alsup@xcelenergy.com)**

***My Office Hours: Tuesday thru Friday, 6:00 – 4:30 pm***

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**From:** David Kotz <[DaveK@sgm-inc.com](mailto:DaveK@sgm-inc.com)>

**Sent:** Tuesday, July 16, 2024 3:41 PM

**To:** Gittins, Julie K <[Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)>

**Subject:** FW: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

**EXTERNAL - STOP & THINK** before opening links and attachments.

Julie,

Attached and below emails are the Xcel comments we've received. There is a 60' ROW that allows for utilities.

Does Xcel require the full 25' offset easement to the N? Do the easements shown work?

Note: Survey may do some smoothing on the Final version.

Thank you,

**David M. Kotz, PE, CFM**

*Principal Civil Engineer*



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Glenwood Springs, CO 81601  
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www.sgm-inc.com



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**From:** Cathy Tindle <[ctindle@townofgranby.com](mailto:ctindle@townofgranby.com)>  
**Sent:** Thursday, July 11, 2024 3:02 PM  
**To:** David Kotz <[DaveK@sgm-inc.com](mailto:DaveK@sgm-inc.com)>; Josh Broady <[jbroaday@townofgranby.com](mailto:jbroaday@townofgranby.com)>  
**Subject:** Fw: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

This just came in.

Cathy

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**From:** Gittins, Julie K <[Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)>  
**Sent:** Thursday, July 11, 2024 2:58 PM  
**To:** Cathy Tindle <[ctindle@townofgranby.com](mailto:ctindle@townofgranby.com)>  
**Cc:** [mpeiplatreview@mpei.com](mailto:mpeiplatreview@mpei.com) <[mpeiplatreview@mpei.com](mailto:mpeiplatreview@mpei.com)>  
**Subject:** RE: NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

Cathy,

Good afternoon!

Xcel has reviewed the documents provided and has the following comments/concerns. Although some aspects of design may be mentioned in the response below, this plat/site plan review is not meant to be a design and is only to determine if easements are in place and adequate room is being given to meet required clearances. The final design will be done once the application is received upon recording of the final plat.

1. There should be a dedicated recorded easement covering Xcel's HP and distribution lines that run through the property, but I do not see it noted on the prelim plat. If there is not one in place the town will need to work with our Land Rights department to get one put into place before the final recording of the plat.

2. Any relocations of existing lines will be done at the developers cost.
3. Upon application, load information will be requested and reinforcements may be needed to accommodate the additional load which is at the developers cost.

Below are general guidelines in order for XCEL to provide service.

• Meters must be placed under an engineered gable on a non-drip edge on the front third of the structure in an easily seen and accessible location per Xcel standards Section 4.3, under number 3, page 33. ***Note: Due to excessive snowfall, ice and snow shields will not be permitted in the following Colorado counties: Grand, Eagle, Lake, Park and Summit. Meters shall be installed on the gable or non-drip side of a building or in an approved remote location from the building or structure in these counties.*** Xcel Energy Standard for Electric Installation and Use (Blue Book)

- Meters must also be placed in a protected area from vehicle damage. Bollards may be required.
  - If meter stacks are required, non-exclusive utility easement language will need to be provided on the recorded plat (see below).
  - No vents or anything electric can be above or beside the meter bank within 3' (electric) and 6' (vents).
  - Meters must be a minimum of 3' from any opening.
  - Gas Risers cannot be encased in concrete or asphalt.

□ Lateral service lines cannot be installed under or through a retaining wall or foundation. No landscaping can be planted over any gas line, with the exception of flowers and grass.

• Per Xcel standards- A building is only allowed one point of service unless the lot has been formally sub-divided and each unit will have no intermingling of pipe between units or proposed units, each unit must have an entrance and an egress, and the Authority of Jurisdiction must approve the installation. See section 4.1 Services in the Xcel Energy Standard for Electric Installation and Use (blue Book)

- In order to meet the clearance requirements from other utilities, the following guidelines must be adhered to:
  - There must be 5' between electric and gas service lines as we cannot joint trench.
  - Gas lines must be a minimum of 10' away from water/sewer and fire hydrants.
  - Water/sewer stubs must be at least 5' into the lot so our lines are not compromised when pits are dug.
  - There must be a 20' separation between two structures if installing gas and electric meters across from each other.
  - Service lines must be a minimum of 5' away from the foundation laterally.
  - No back lot installation
  - 10' utility easement on front AND side lot lines
  - Xcel requires gas main be installed on both sides of the road anywhere there are homes/service needs on each side.
  - Xcel does not sleeve under roads for service laterals (if applicable) for future build out.
  - Xcel avoids installing under asphalt, with the exception of gas service lines for crossings.
  - No trees or boulders over or within 5' of any gas line.
  - No fences within 5' of any gas line.
  - No decks, footers, structures can be installed inside the utility easement.

PSCo requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the lot/subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, distribution or modification to existing facilities via 1-800-628-2121 or Apply for service with Xcel's Building and Remodeling ap (<https://my.xcelenergy.com/BuildingRemodeling/s/>). This must be done for each unit needing service. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *may* need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Please note – this is not a final assessment of what the new service request will entail. There may be additional things in the field I cannot see. Once an application has been submitted to XCEL, upon final recording of the plat, we can start the full design process and identify the scope of work that will need to be done for this request.

Thank you for the opportunity to review this project.

**Julie Gittins**

**Xcel Energy**

**Design Planner, Mountain Division**

**583 E. Jasper Ct., PO Box 528 Granby, CO 80446**

**C: 970-409-7613**

**E: [Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)**

**Direct Supervisor: [Kyle.C.Alsup@xcelenergy.com](mailto:Kyle.C.Alsup@xcelenergy.com)**

**My Office Hours: Tuesday thru Friday, 6:00 – 4:30 pm**

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**From:** Cathy Tindle <[ctindle@townofgranby.com](mailto:ctindle@townofgranby.com)>

**Sent:** Tuesday, July 2, 2024 2:13 PM

**To:** PUBLIC ENTITIES <[publicentities@townofgranby.com](mailto:publicentities@townofgranby.com)>; Brad Ray <[brad.ray@egsd.org](mailto:brad.ray@egsd.org)>; Brad White <[bwhite@grandfire.org](mailto:bwhite@grandfire.org)>; Cindy McCoy <[cmccoy@co.grand.co.us](mailto:cmccoy@co.grand.co.us)>; CRWCD <[edinfo@grwcd.org](mailto:edinfo@grwcd.org)>; David Kotz <[davek@sgm-inc.com](mailto:davek@sgm-inc.com)>; [blm\\_co\\_info@blm.gov](mailto:blm_co_info@blm.gov); district office <[dsistrictoffice@gcld.org](mailto:dsistrictoffice@gcld.org)>; Gittins, Julie K <[Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)>; Jean Johnston <[JeanJ@mpei.com](mailto:JeanJ@mpei.com)>; Josh Broady <[jbroaday@townofgranby.com](mailto:jbroaday@townofgranby.com)>; K Borda <[kborda@co.grand.co.us](mailto:kborda@co.grand.co.us)>; Killian- CDOT, Brian <[brain.killian@state.co.us](mailto:brain.killian@state.co.us)>; Tom Weydert <[tweydert@co.grand.co.us](mailto:tweydert@co.grand.co.us)>; Kristen Manguso <[kmanguso@co.grand.co.us](mailto:kmanguso@co.grand.co.us)>; M McQuain <[mmcquain@co.grand.co.us](mailto:mmcquain@co.grand.co.us)>; Matt Girard <[matt.girard@plenarygroup.com](mailto:matt.girard@plenarygroup.com)>; Middle Park <[middleparkcd@gmail.com](mailto:middleparkcd@gmail.com)>; Middle Park wcd <[middleparkwcd@gmail.com](mailto:middleparkwcd@gmail.com)>; Nathan Krob <[nathan@kroblaw.com](mailto:nathan@kroblaw.com)>; R Good <[rgood@co.grand.co.us](mailto:rgood@co.grand.co.us)>; Serena Rocksund <[serena.rocksund@state.co.us](mailto:serena.rocksund@state.co.us)>; SO <[so\\_info@co.grand.co.us](mailto:so_info@co.grand.co.us)>; Tammy Granger <[tammy@granbysanitation.com](mailto:tammy@granbysanitation.com)>; Ted Cherry <[tcherry@townofgranby.com](mailto:tcherry@townofgranby.com)>; Tom Weydert <[tweydert@co.grand.co.us](mailto:tweydert@co.grand.co.us)>; Jolene Linke <[jlinke@co.grand.co.us](mailto:jlinke@co.grand.co.us)>; Heidi Troy <[HTroy@granbyranch.com](mailto:HTroy@granbyranch.com)>; Sara Bailey <[sarab@mountainmadness.net](mailto:sarab@mountainmadness.net)>

**Cc:** [mpeiplatreview@mpei.com](mailto:mpeiplatreview@mpei.com)

**Subject:** NORTH SERVICE WATER PLANT MAJOR SUBDIVISION

**EXTERNAL - STOP & THINK** before opening links and attachments.

Please see attached Plat information, please send comments by July 16, 2024

<https://www.townofgranby.com/index.asp?SEC=790F5DC2-741D-4371-9F8B-8E6DD0BE1BE0&DE=F8160270-93F5-4EB1-B232-68F2F47D8749>

Thank you,  
Cathy Tindle  
Planning & Building Tech  
Town of Granby