



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: August 24, 2021

EXPIRATION: August 24, 2022

Diane Reiser
412 Wood Street
Fort Collins, CO 80521

Dear Ms. Reiser:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Juan and Mary Barraza Property at 412 Wood Street has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- Surface-level & below surface-level site improvements to properly drain the site
- Construction of a fence, no more than 3' in height, of a wood picket fence or wood with framed chicken wire, in the front yard.
- Replacement of deteriorated concrete on the front walkway (re-approved from a previous Certificate from October 25, 2019 that has since expired).

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that work beyond that indicated in your permit application/correspondence requires additional approval.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, Article IV of the Fort Collins Municipal Code.

Applicant Information

Diane M Reiser 970 420 8725 same
 Applicant's Name Daytime Phone Evening Phone
412 Wood St FTC CO 80521
 Mailing Address (for receiving application-related correspondence) State Zip Code
dianemreiser@gmail.com
 Email

Property Information (put N/A if owner is applicant)

Diane M Reiser 970 420 8725 same
 Owner's Name Daytime Phone Evening Phone
412 Wood St FTC CO 80521
 Mailing Address (for receiving application-related correspondence) State Zip Code
dianemreiser@gmail.com
 Email

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

Complete engineer~~s~~ designed plan
to drain water away from house, garage,
& shed toward dry well.

The following attachments are REQUIRED:

- ☐ Complete Application for Design Review
- ☐ Detailed Scope of Work (and project plans, if available)
- ☐ Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name:	
Describe property feature and its condition: Drainage plan	Describe proposed work on feature: Create underground drainage to divert water away from house, garage + shed foundations, through ditches that slope downward toward an underground drywell. Ditches will be hidden w/ grass + pathways. Slope is from front to back of property, where the drywell is located.
Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

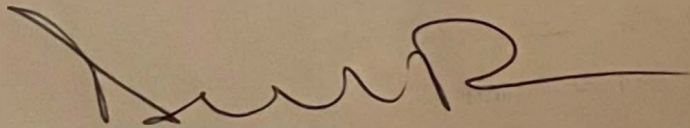
- ☒ At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled *On file*
- ☒ Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc. *Sent via email*

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- ☒ Drawing with dimensions.
- ☐ Product specification sheet(s).
- ☒ Description of materials included in the proposed work.
- ☒ Color sample(s) or chip(s) of all proposed paint colors. *N/A*

☐ **Partial or full demolition** is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition. *No demolition.*



Signature of Applicant

8-20-21

Date



Design Review Application Historic Preservation Division

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Diane M Reiser 970 420 8725 Same
Applicant's Name Daytime Phone Evening Phone

412 Wood St FHC CO 80521
Mailing Address (for receiving application-related correspondence) State Zip Code

dianemreiser@gmail.com
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Property Information (put N/A if owner is applicant)

Diane M Reiser 970 420 8725
Owner's Name Daytime Phone Evening Phone

412 Wood St FHC CO 80521
Mailing Address (for receiving application-related correspondence) State Zip Code

dianemreiser@gmail.com
Email

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

Build a fence around the perimeter of the front yard. Proposal is for either picket fence or wood framed fence with chicken wire. See photos & sketches.

The following attachments are REQUIRED:

- ☐ Complete Application for Design Review
- ☐ Detailed Scope of Work (and project plans, if available)
- ☐ Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name:

Describe property feature and its condition:

Front yard
fence
- hand built

Describe proposed work on feature:

Build a fence around the perimeter of front yard, no higher than 3'.

Either 1) picket fence with dogeared or straight topped pickets (wood)
or 2) wood framed fence with chicken wire inside frame.

See photos + sketches.
Color: either Dover White or natural stain.

Feature B Name:

Describe property feature and its condition:

Describe proposed work on feature:

Use Additional Worksheets as needed.

Required Additional Information

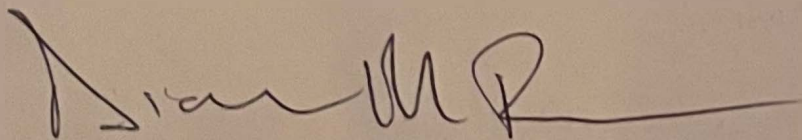
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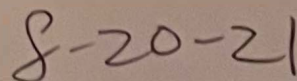
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- ☒ Drawing with dimensions.
- ☒ Product specification sheet(s).
- ☒ Description of materials included in the proposed work.
- ☒ Color sample(s) or chip(s) of all proposed paint colors. *- Dover white already on house trim or natural stain*
- ☐ Partial or full demolition is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.



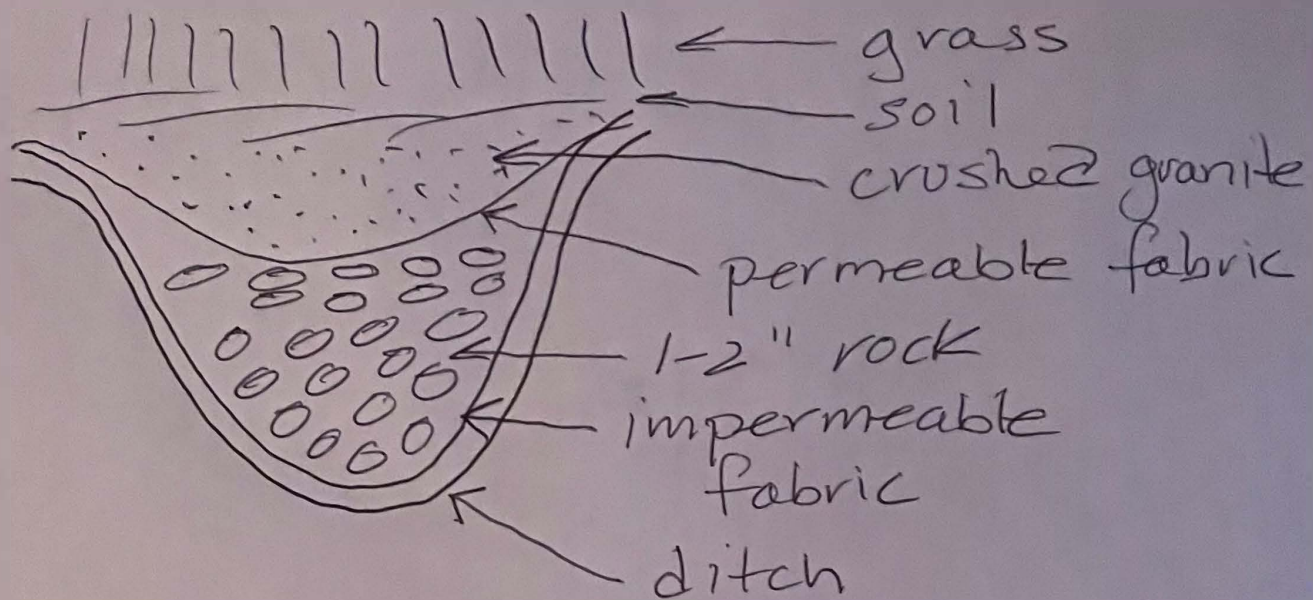
Signature of Applicant



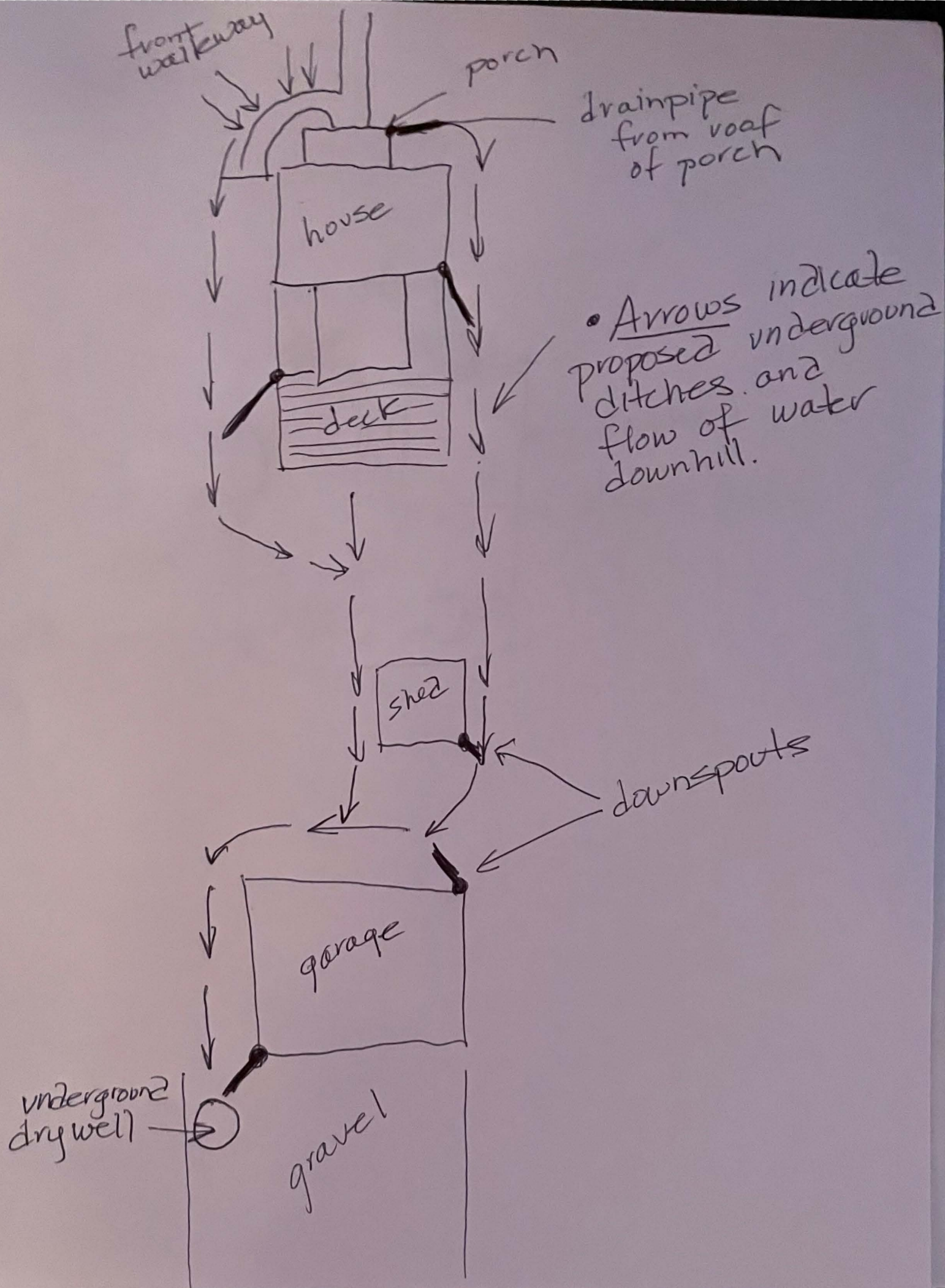
Date



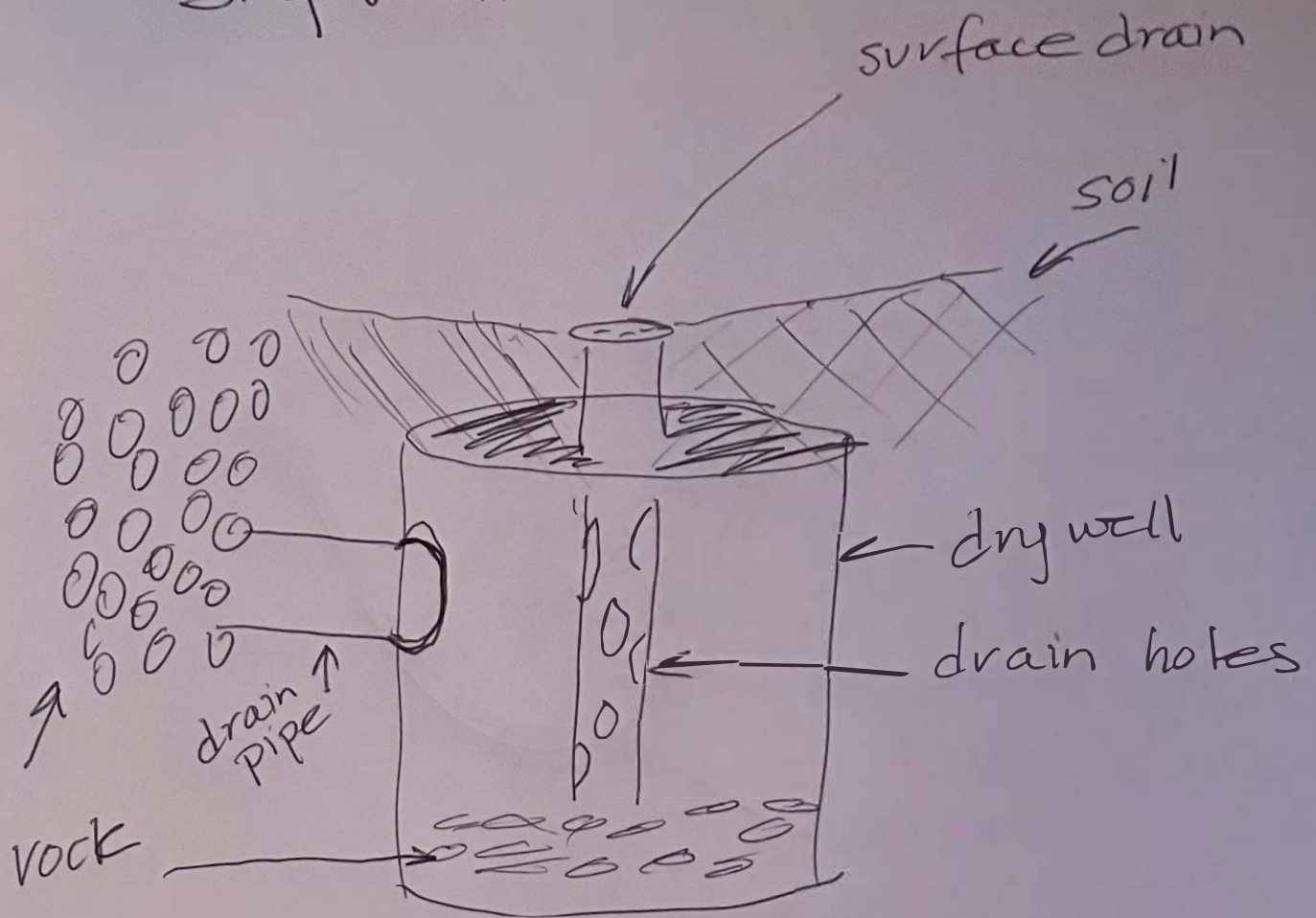
Drainage Ditches



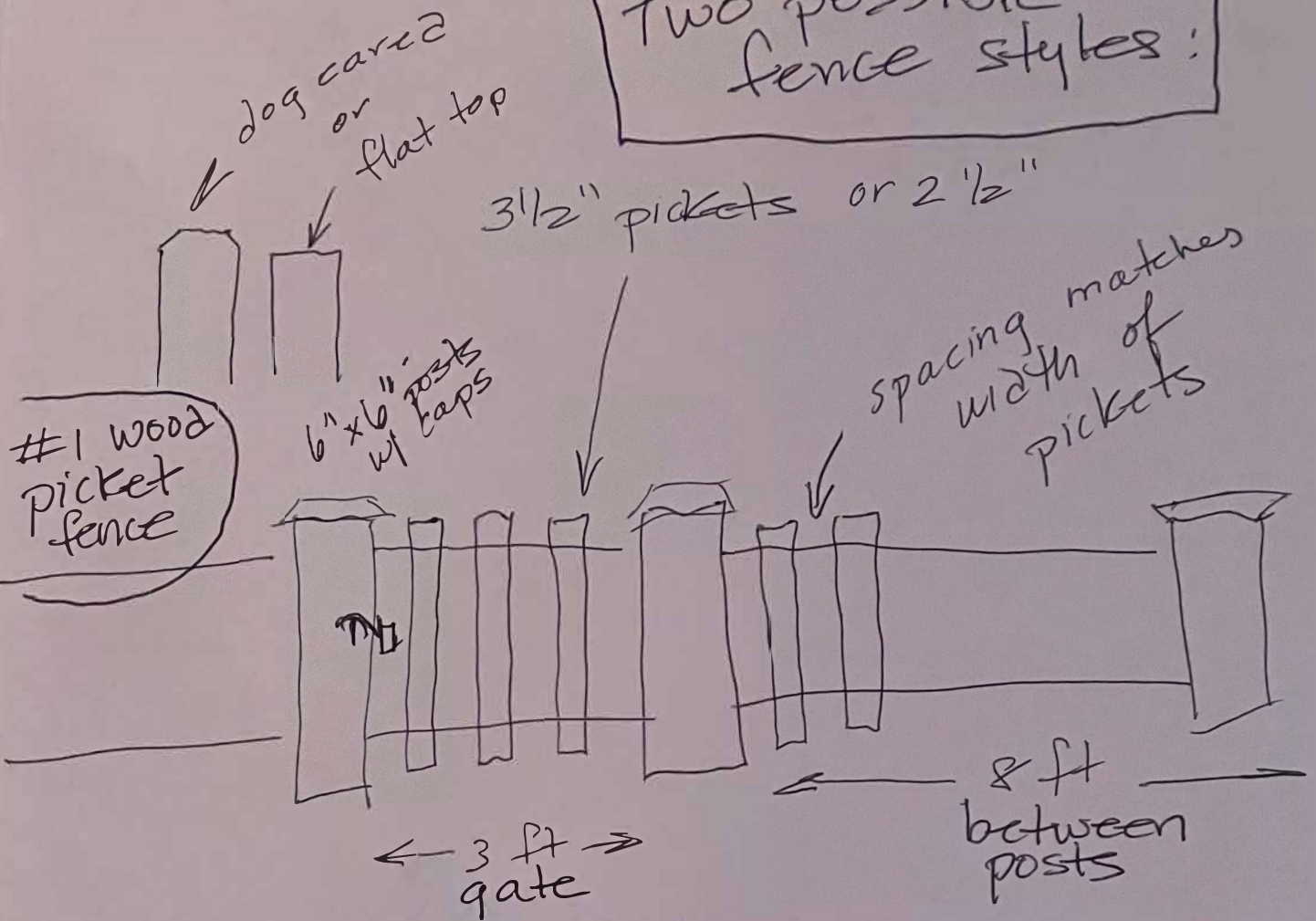
- width ~ 10"
- depth varies!
- most shallow at front of property;
deepest at alley.



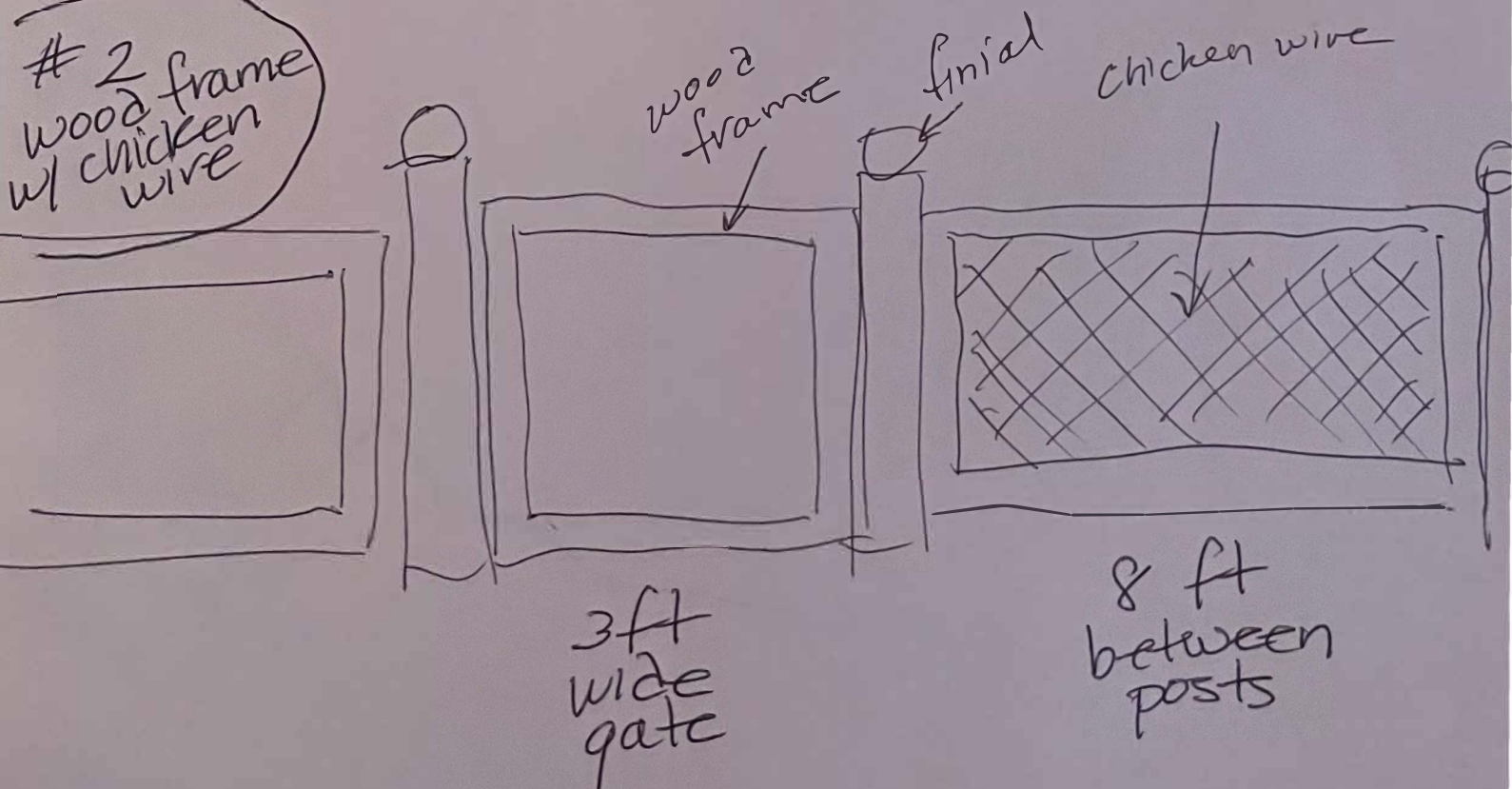
Dry Well

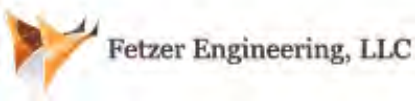


Two possible fence styles:



Alternative:





May 22, 2020

Mr. Diane Reiser
412 Wood St
Fort Collins, CO 80521

RE: **Drainage Memo**
for 412 Wood St, Fort Collins, CO

Dear Diane Reiser;

Attached is a grading plan showing the location of your proposed garage and the grading around this future residential site improvement. Drainage calcs for capturing additional storm flows that this rooftop will generate are also attached. A topographic survey was obtained by Colorado Licensed Land Surveyor to facilitate this effort. Small swales have been strategically placed to route stormwater away from the house and garage and towards the east portion of the lot where storm flows are captured into a proposed rock sump pit which is intended to infiltrate into the ground. All planned downspouts of the garage are located towards these swales which flow utilizing standard residential spouting to a splash block which empties into these swales. As a result of installing and routing runoff from the garage to the infiltration sump, runoff from this garage building is effectively mitigated and no adverse impacts to adjacent properties are anticipated. Rock sump has been sized per Fort Collins Drainage Manual criteria. Please refer any questions to myself at the contact information provided below. Thank you

Shawn Fetzer, P.E.



5/22/2020

Disclaimer:

This document, together with the concepts and recommendations presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization from Fetzer Engineering LLC shall be without liability to Fetzer Engineering LLC

412 Wood St, Fort Collins Detention Calcs										
Modified FAA Procedure - Assuming Storing Additional Post 100 yr Flows from 600 SF Garage Only										
Time Duration	Proposed					Existing				
	100 Year					100 Year				
	C _{proposed**}	I*	A (ac)	Q (cfc)	V (cf)	C _{existing**}	I*	A (ac)	Q (cfs)	V (cf)
5	0.95	9.95	0.01	0.130	39.133	0.50	9.95	0.01	0.069	20.597
10	0.95	7.72	0.01	0.101	60.726	0.50	7.72	0.01	0.053	31.961
15	0.95	6.52	0.01	0.085	76.929	0.50	6.52	0.01	0.045	40.489
20	0.95	5.60	0.01	0.073	88.099	0.50	5.60	0.01	0.039	46.368
25	0.95	4.98	0.01	0.065	97.932	0.50	4.98	0.01	0.034	51.543
30	0.95	4.52	0.01	0.059	106.663	0.50	4.52	0.01	0.031	56.138
35	0.95	4.08	0.01	0.053	112.326	0.50	4.08	0.01	0.028	59.119
40	0.95	3.74	0.01	0.049	117.675	0.50	3.74	0.01	0.026	61.934
45	0.95	3.46	0.01	0.045	122.474	0.50	3.46	0.01	0.024	64.460
50	0.95	3.23	0.01	0.042	127.036	0.50	3.23	0.01	0.022	66.861
55	0.95	3.03	0.01	0.040	131.087	0.50	3.03	0.01	0.021	68.993
60	0.95	2.86	0.01	0.037	134.981	0.50	2.86	0.01	0.020	71.042
65	0.95	2.71	0.01	0.036	138.560	0.50	2.71	0.01	0.019	72.926
70	0.95	2.59	0.01	0.034	142.611	0.50	2.59	0.01	0.018	75.058
75	0.95	2.48	0.01	0.033	146.308	0.50	2.48	0.01	0.017	77.004
80	0.95	2.38	0.01	0.031	149.769	0.50	2.38	0.01	0.016	78.826
85	0.95	2.29	0.01	0.030	153.112	0.50	2.29	0.01	0.016	80.585
90	0.95	2.21	0.01	0.029	156.455	0.50	2.21	0.01	0.015	82.345
95	0.95	2.13	0.01	0.028	159.169	0.50	2.13	0.01	0.015	83.773
100	0.95	2.06	0.01	0.027	162.040	0.50	2.06	0.01	0.014	85.284
105	0.95	2.00	0.01	0.026	165.186	0.50	2.00	0.01	0.014	86.940
110	0.95	1.94	0.01	0.025	167.860	0.50	1.94	0.01	0.013	88.348
115	0.95	1.88	0.01	0.025	170.063	0.50	1.88	0.01	0.013	89.507
120	0.95	1.84	0.01	0.024	173.681	0.50	1.84	0.01	0.013	91.411

* Rainfall Intensity per Table 3.4.1 of Fort Collins Drainage Manual

** C-values are based on Table 3.2.2 in the FC Drainage Manual. Proposed surface is a Rooftop at 0.95 and Existing is gravel at 0.50

Total Detention Required = **82.270** CF

Detainage Rock Sump Size

Width	5	FT
Length	14	FT
Depth	5	FT
Void %	25%	
	87.5	CF

Flo-Well Assembly and Installation Sheet

Thank you for purchasing the Flo-Well system by NDS, the following information can help you maximize the benefits Flo-Well has to offer.

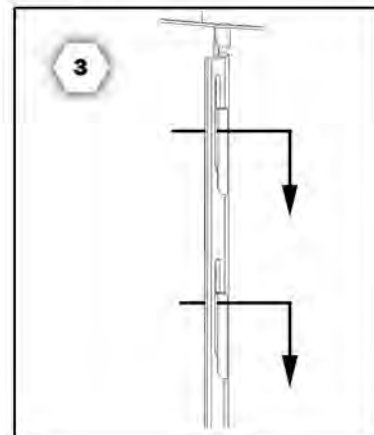
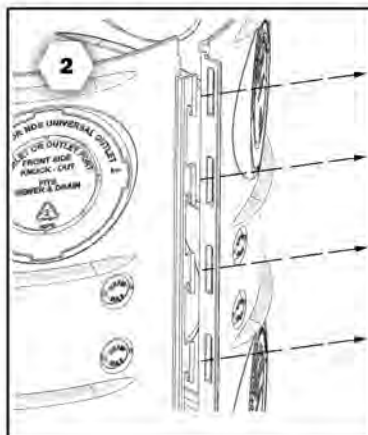
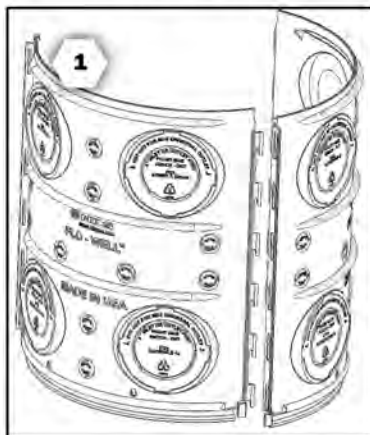
Form name LFWAS24WH

WARNING: Call before you dig. Contact your local utilities to create utility mark-out, and to avoid personal injury.
RECOMMENDED: For all Flo-Well configurations install at least an appropriate 10 feet from foundations or structures.

ASSEMBLY INSTRUCTIONS

BEFORE YOU DIG:
 Contact the local utilities to create utility markout.

1. Place two panels side by side and align male tabs with female flange.
2. Pinch tabs and flange flush until panels interlock.
3. For final lock, slide male tabs downward until panel edges are leveled at top.
4. Repeat steps 1-3 for the third panel assembly.
5. Set cover over panel assembly and rotate until all three panel flanges are aligned with cover screw locations.

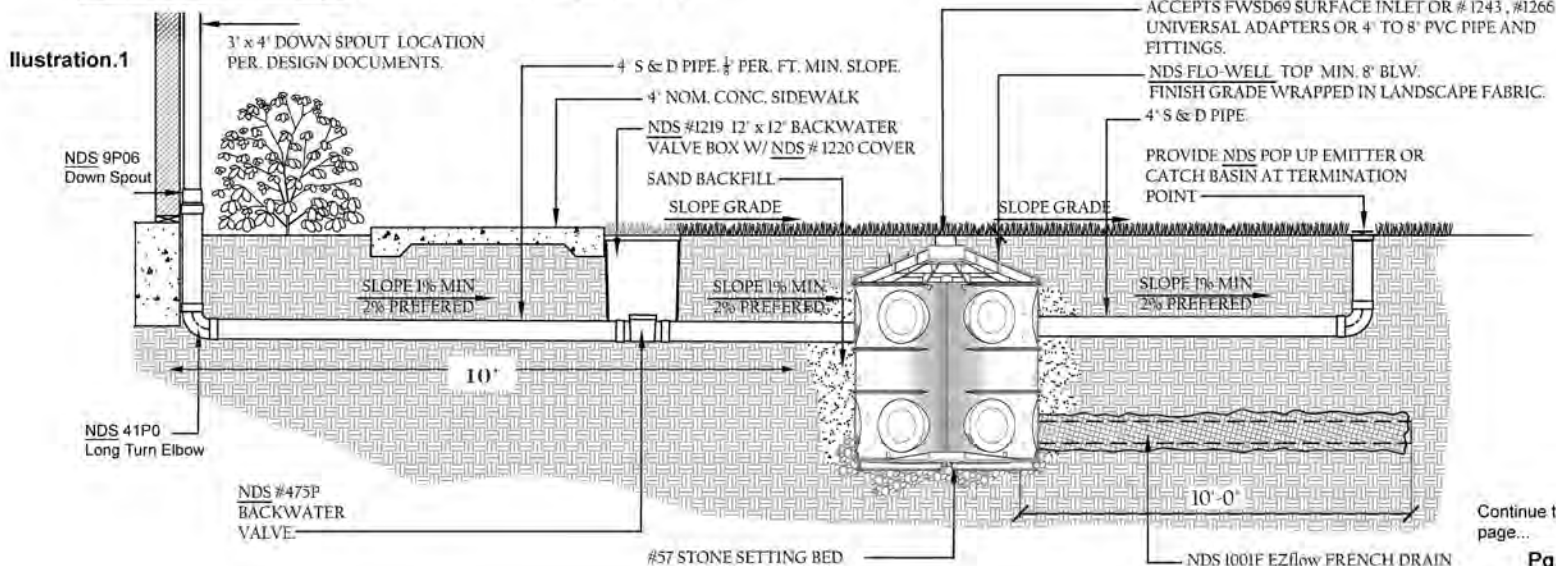


DRY WELL SETUP

Required items: Small hammer, tape, fabric pack, NDS Universal Adapter, shovel, sand or recommended 3/4" stone gravel, 4" PVC pipe, jig-saw, and catch basin or downspout adapter

1. Strategically plan Flo-Well's location at a minimum distance of 10' from foundations.
- a. Note: Take into consideration traffic and elevation conditions.
2. Once Flo-Well location is verified; dig a 4' wide by 4' deep hole.
3. Dig a trench from the end of the downspout at about 1' deep and 6" wide that slopes gradually towards the Flo-Well.
4. For pipe connection and leach direction, use small hammer to knock-out appropriate 1" and 4" panel ports or use jigsaw to cut out universal adapter port.
5. Wrap fabric around Flo-Well and secure with tape to prevent soil from entering drain holes.
6. Place Flo-Well assembly into ground and insert preferred 4" pipe into knocked-out port. Connect other end of 4" pipe to downspout either by catch basin or downspout adapter.
- a. Note: Use NDS Universal Adapter and lock within panel universal adapter cut out for 3" and 6" pipes.
7. Backfill evenly around the Flo-Well with sand or recommended 3/4" stone gravel.
8. Bury Flo-Well assembly with top at least 8" below the surface grade.

Installation Example: Groundwater Recharge Hardpipe.



Continue to other page...

Continued...

Optional 1: See Illustration #2

1. For light traffic applications:

Install perforated or slotted SDR35 Pipe to increase vertical loading strength as shown.

Optional 2: See Illustration #1

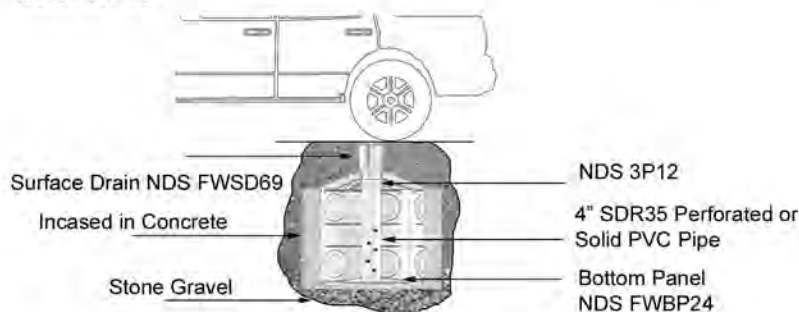
2. For water back up prevention:

Vent downspout and use surface drain to allow overflow of excess water away from Flow-Well.

3. To capture collected surface water:

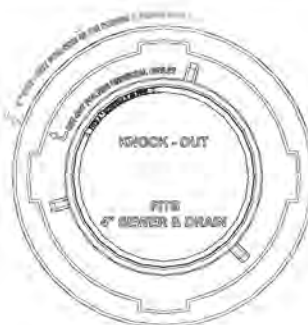
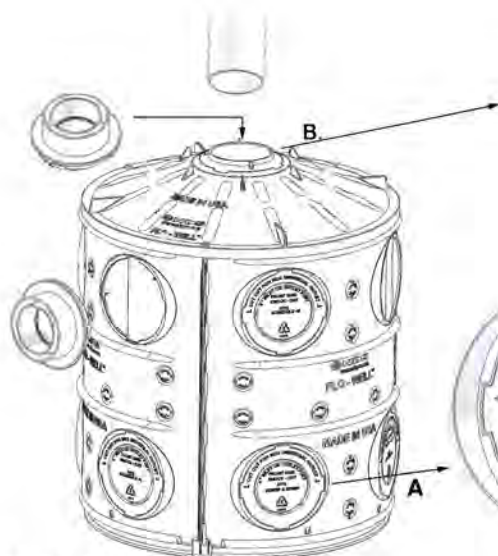
Place the Flow-Well at the lowest elevation point and install surface drain directly on top of cover.

Illustration #2

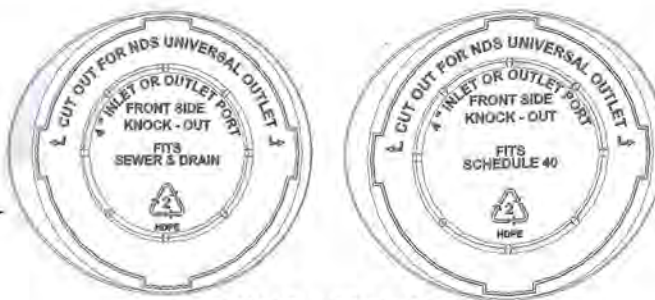


New Flo-Well Features:

- *Added center 4" cover knock-out
- *Added center 8" cover cut-out
- *Added center "Universal Adapter" cover cut-out
- *Added sump "U" cover cut-out
- *Added 4" SCH 40 and 4" SDR 35 panel knock-out ports
- *Added "Universal Adapter" panel cut-out



B. Cover Port Section.



A. Side Panel Ports Section

SUMP PUMP SETUP

Required items: Small hammer, tape, fabric pack, shovel, sand or recommended 3/4" stone gravel, jig saw, and pump

1. Follow assembly instructions in section 1 then dig a 4' wide by 4' deep hole at a minimum distance of 10' from foundations.
2. For leach direction, use small hammer to knock-out appropriate 1" panel drain holes.
3. Wrap fabric around Flo-Well and secure with tape to prevent soil from entering drain holes.
4. Place Flo-Well assembly into ground and back fill around evenly up to cover with sand or recommended 3/4" stone gravel.
5. For sump pumps there are (3) options:
6. a.) Knock-out the center 4" plug on the top cover if your pump has a center discharge.
- b.) Cut-out 8" circle template on cover with jigsaw for drop-in sump, cover with 8" S&D pipe, cap or install NDS 8" rnd. Grate part # 1040.
- c.) Cut out the "U" shaped section on the top of cover with a jig saw for pedestal pumps with cut-off floats.
7. Attach pump to cover to insure smooth operation of cut-off float.

For Installation details, please visit our website www.NDSPRO.com

Ndspro.com > Products and Solutions > Drainage Solutions > Flo-Well Drywell. The detail drawings will be under the 'Specify Flo-Well' category.

IMPORTANT NOTICE: It is your obligation to determine whether this product is suitable for your intended use and particular method of application. CONSULT YOUR LOCAL BUILDING OFFICIALS TO INSURE COMPLIANCE WITH ALL BUILDING CODES AND REQUIREMENTS.

CAUTION: The step-by-step installation instructions provided reflect mechanical assembly only. Additional information may be necessary to insure proper results for all applications. Consult with professionals to determine special soils conditions and structural requirements.



Another Quality Product brought to you by NDS, Inc.

851 N. Harvard Avenue, Lindsay CA 93247

If you have any questions or comments about this product, please call us at (800) 726-1994