

CASE NO. 691-S-11

SUPPLEMENTAL MEMORANDUM
FEBRUARY 14, 2012

Champaign
County
Department of



Petitioners: **Pastor David L. Rogers
and the Apostolic Life UPC Church**

Site Area: **4.7 acres**

Time Schedule for Development:
**Development contingent upon
funding**

Prepared by: **John Hall**
Zoning Administrator

Andy Kass
Associate Planner

Request: **Authorize the following on
land in the AG-2 Agriculture Zoning
District:**

- (1) **the Apostolic Life UPC Church
as a special use; and**
- (2) **the establishment and use of a
“Residential Recovery Center”
as a second special use.**

Location: **Lot 3 of the Almar First
Subdivision in the Northeast Quarter
of Section 3 of Urbana Township and
commonly known as the Apostolic Life
UPC Church located at 2107 High
Cross Road, Urbana.**

Brookens
Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

STATUS

This case was continued from the November 3, 2011, meeting. At the November 3, 2011, meeting the Petitioner and the objecting neighbor agreed to meet with each other in order to work out issues regarding drainage. A revised comprehensive site plan and stormwater drainage plan have been submitted by the petitioner. A third party engineer reviewed the proposed improvements to see if they meet the stormwater regulations of Champaign County.

RESULTS OF STORMWATER REVIEW

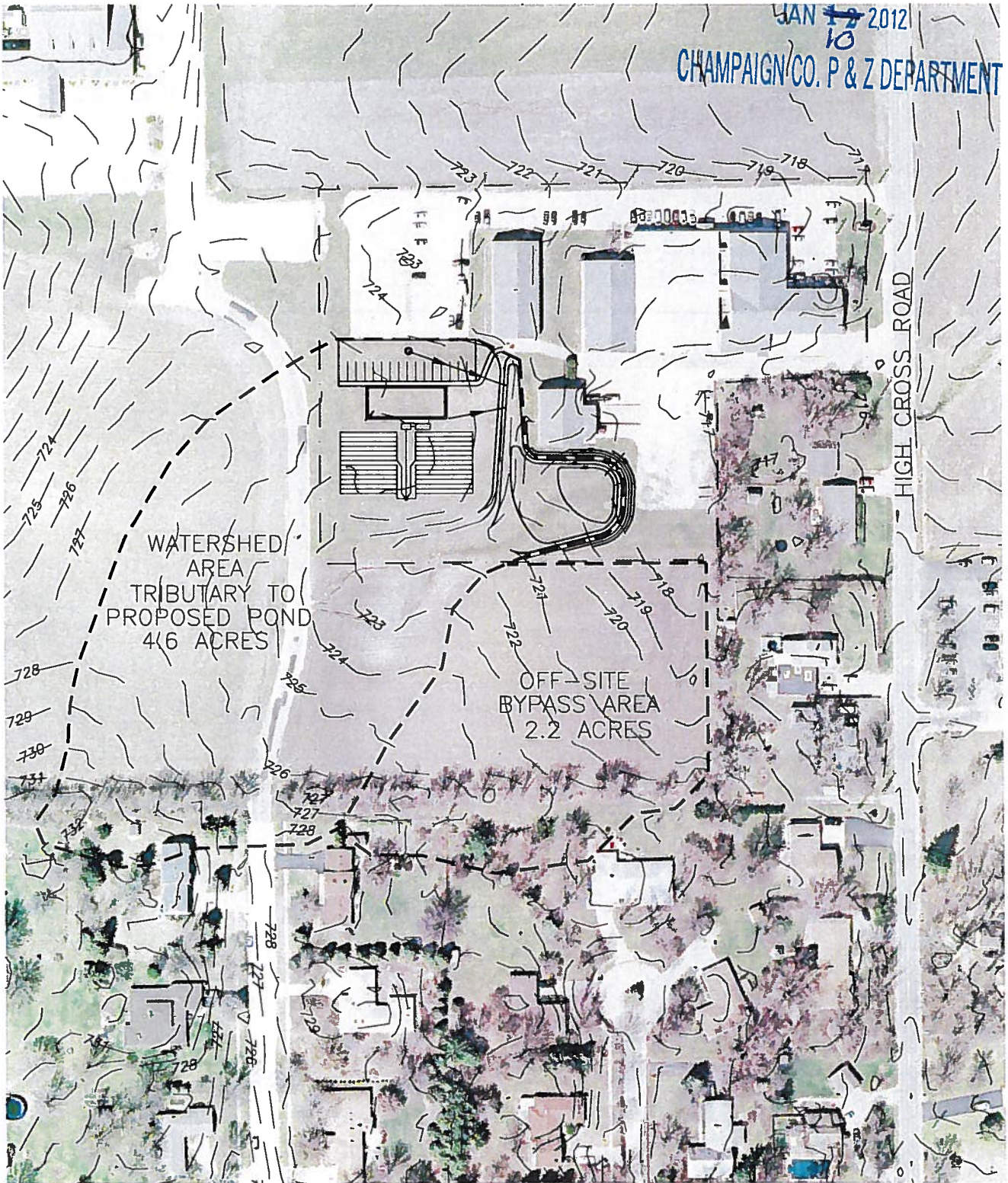
Carter (Gene) Sarver of Vegrzyn, Sarver, and Associates, Inc. conducted the third party review of the stormwater proposal submitted by the petitioner's engineer, Bryan Bradshaw. Mr. Sarver concluded that the calculations submitted are in substantial conformance with the 2003 Champaign County Stormwater Drainage Ordinance and that the site and pond plan are preliminary and does not show details such as grading, underdrains, paving, and pond details. These items and other related items will need to be reviewed for compliance when final plans are submitted.

ATTACHMENTS

- A Cover Letter, Watershed Plan, summary sheets of stormwater calculations, and Comprehensive Site Plan

RECEIVED

JAN 10 2012
CHAMPAIGN CO. P & Z DEPARTMENT



Phoenix Consulting Engineers, Ltd.

P.O. BOX 1187 • MAHOMET, IL 61853
217-586-1803 • FAX 217-586-6757

OVERALL WATERSHED PLAN

APOSTOLIC LIFE CHURCH
CHAMPAIGN COUNTY, ILLINOIS

PROJECT NO.
24-1101

SHEET NO.

1

POST-DEVELOPMENT (Appendix B)

Watershed Data

Use Hydrologic Group "C"

	Area (acres)	CN
On-Site - Open Space (Good)	0.98	74
On-Site - Paved Area	0.23	98
On-site - Pond	0.19	98
Off-Site - Residential (1/4 acre)	0.30	83
Off-Site - Paved Area	0.22	98
Off-Site - Row crops, SR+CR "Good"	2.65	82
AVERAGE CN		82

Time of Concentration

Tc = 27.1 min.

Pond Outflow

Storm Event (year)	Inflow (cfs)	Peak Discharge (cfs)	Pond Elevation (feet)
1	4.11	0.97	719.79
2	5.93	1.3	720.24
5	8.46	2.68	720.61
50	16.52	7.12	721.43
100	19.55	10.4	721.67

Compliance with Champaign County Ordinance

Pre-Development Storm Event (year)	Pre-Development Peak Discharge (cfs)	Post-Development Storm Event (year)	Post-Development Peak Discharge (cfs)	Complies
1	3.58	1	0.97	Y
2	5.3	2	1.3	Y
5	7.76	50	7.12	Y

POST-DEVELOPMENT (Appendix B)**Watershed Data**

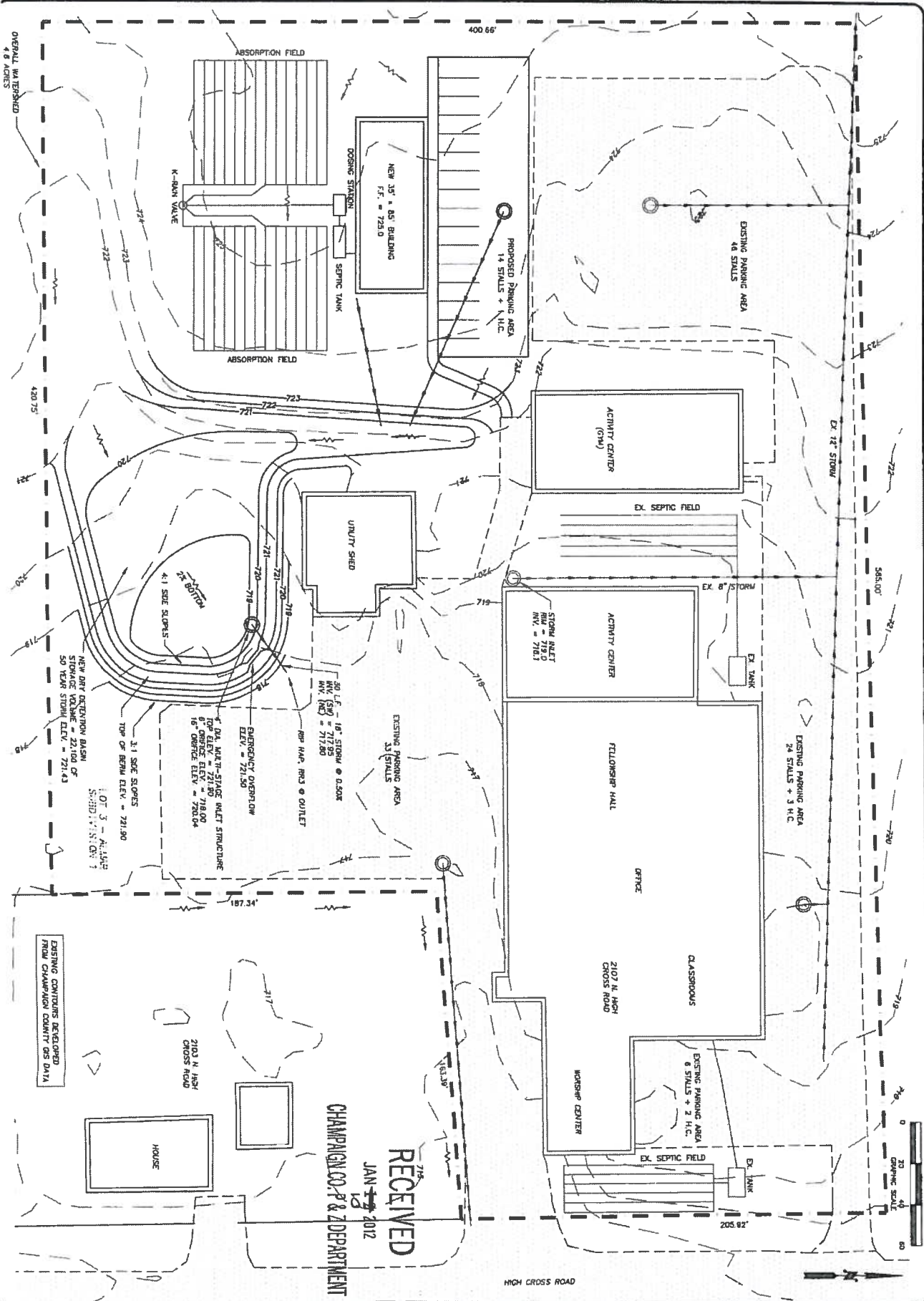
	Area (acres)	Hydrologic Group	CN
On-Site - Open Space (Good)	0.10	B	61
On-Site - Open Space (Good)	0.88	C	74
On-Site - Paved Area	0.23	-	98
On-site - Pond	0.19	-	98
TOTAL	1.40	AVERAGE	80

Time of ConcentrationT_c = 23.2 min.**Pond Outflow**

Storm Event (year)	Inflow (cfs)	Peak Discharge (cfs)	Pond Elevation (feet)
1	1.24	0.56	718.83
2	1.83	0.69	719.08
5	2.67	0.78	719.3
50	5.37	1.04	720.03
100	6.4	1.1	720.23

Compliance with Champaign County Ordinance

Pre-Development Storm Event (year)	Pre-Development Peak Discharge (cfs)	Post-Development Storm Event (year)	Post-Development Peak Discharge (cfs)	Complies
1	0.56	1	0.56	Y
2	1.01	2	0.69	Y
5	1.68	50	1.04	Y



OVERALL WATERSHED
4.8 ACRES

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DRAWN BY: BKB
 DATE: 12/14/11
 DESIGN BY: BKB
 DATE: 12/14/11
 APPROV BY:
 DATE:

PRELIMINARY SITE DEVELOPMENT PLAN
APOSTOLIC LIFE CHURCH
 2017 N. HIGH CROSS ROAD
 CHAMPAIGN COUNTY, ILLINOIS

B K B
 ENGINEERING
 P.O. BOX 1127 • MAHOMET, IL 61853
 217-588-1803 • FAX 217-588-8757

PROJECT NO.
 24-1101
 SHEET
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