



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 4/4/2018
 Re: **First State Bank (City File #18-003)**
Preliminary Site Plan - Planning Review #2

The applicant is proposing to construct a 6,100 sq. ft. drive-through bank on 1.31 acres on the northeast corner of Rochester Rd. and the realigned Eddington Blvd. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

8. **Zoning and Use** (Section 138-4.300 and 138-8.200). The site is zoned R-4 One Family Residential with FB-2 Flex Business Overlay. The applicant can opt to develop this site under either zoning district. As a proposed drive-through bank, the site would need to be developed under the FB-2 option, which allows financial institutions as permitted uses and drive-throughs as conditional uses. Conditional uses require a Planning Commission public hearing and recommendation to City Council. In addition, drive-through facilities need to be developed in accordance with the requirements of Section 138-4.410 as follows:
- a. *Drive-through uses must be built as an integral architectural element of the primary structure and use. Building materials shall be the same as those used in the primary structure. Drive-through facilities and structures separate from the primary structure are prohibited.* In compliance, the drive through is designed as part of the principal building on the site.
 - b. *Drive-through uses must be located to the rear or side of the primary structure, and set back a minimum of ten feet from the front building wall of the primary structure.* In compliance, the drive-through is located to the east side of the primary structure behind the proposed screen wall and building overhang.
 - c. *Drive-through uses shall be configured such that glare from headlights is obstructed from shining into a public right-of-way or neighboring residential use.* In compliance, landscape screening has been provided.
 - d. *Unless a more intense buffer is required by Section 138-12.300, a type B landscape buffer shall be provided along rear and side lot lines of a drive-through use located adjacent to a residentially zoned or used property.* In compliance, area to the east is planned for future development and area to the north is screened by City-owned open space.

Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential w/FB-2 Flex Business Overlay	Vacant	Business/Flexible Use 2
North	R-4 One Family Residential w/FB-2 Flex Business Overlay	Vacant	Business/Flexible Use 2
South	R-4 One Family Residential w/FB-2 Flex Business Overlay	Vacant	Business/Flexible Use 2
East	R-4 One Family Residential	Eddington Farms Subdivision	Residential 4
West	R-4 One Family Residential	Winchester Village	Residential 4

9. **Site Design and Layout** (Section 138-5.100-101, Section 138-8.400-402 and 138-8.500-502). Refer to the table below as it relates to the area, setback, and building requirements of this project.

Requirement	Proposed	Staff Comments
Front Yard Arterial Setback (Rochester Rd.) 15 ft. min./25 ft. max. optional 70 ft.	15 ft.	In compliance

Requirement	Proposed	Staff Comments
Min. Bldg. Frontage Build-To Area (Rochester Rd.) 40%	51.6%	In compliance
Front Yard Main Setback (Eddington New-south) 0 ft. min./7 ft. max.	5 ft.	In compliance
Min. Bldg. Frontage Build-To Area (Eddington New-south) 90%	13%	See c. below
Front Yard Minor Setback (Eddington New-east) 5 ft. min./20 ft. max.	235 ft.	See c. below
Min. Bldg. Frontage Build-To Area (Eddington New-east) 70%	0%	See c. below
Front Yard Minor Setback (Eddington Old-north) 5 ft. min./20 ft. max.	61 ft.	See c. below
Min. Bldg. Frontage Build-To Area (Eddington Old-north) 70%	0%	See c. below
Max. Height 2 stories/ 30 ft.	2 stories/33 ft. to midpoint of architectural feature	See b. below
Min. Facade Transparency Ground floor, non-residential use: 70% Upper floor, non-residential use: 30%	Ground floor: Min. 20% (north) Upper floor: Min. 23% (east)	See c. below – Applicant has indicated bank use needs privacy & security to function
Building Materials Primary Materials: 60% min. Accent Materials: 40% max.	Primary: min. 80% (south)	Applicant has included ACM panels as a primary material

- a. In FB-2 districts, the proposed building needs to be designed in accordance with one of the building standards identified in *Section 138-8.500*, likely as a Lawn Frontage building, as follows:
 - a. *The building shall be set back a minimum of 15 feet from the front lot line. Unenclosed front porches shall be set back a minimum of 5 feet from the front lot line.* In compliance, the proposed building is 15 ft. from the front lot line.
 - b. *The principal entrance to the building shall be located at ground level and shall face a street. Secondary entrances facing the side or rear of the building are permitted. Not in compliance, primary entrance faces future development area. The applicant has indicated due to bank security concerns, the site can only have one entrance which has been positioned toward the parking area. This standard can be modified by the Planning Commission. See c. below.*
 - c. *The maximum floor plate for a lawn frontage building along a minor street is 20,000 sq. ft. There is no maximum floor plate for a building of this type along an arterial street.* In compliance, the proposed building is 6,100 sq. ft.
 - d. *Parking may be located between the building and the street when a building of this type is used solely for retail purposes along an arterial street, and when the building is set back more than 70.* Not applicable.
 - e. *Garages shall be set back a minimum of 10 feet behind the primary street facing façade of the building.* Not applicable.
- b. Building heights up to 3 stories (45 feet) are permitted provided the following conditions are met:
 - 1) *Property has 100 ft. of frontage on Rochester Road.* In compliance, property has 180 ft. + of Rochester Road frontage.
 - 2) *Buildings are setback at least 100 ft. from any single family residential district.* In compliance.
- c. The Planning Commission has the ability to modify regulations on the FB-2 district upon a determination that the requested modifications:
 - 1) Meet the intent of the FB district.
 - 2) That evidence has been submitted demonstrating that compliance with the standard makes development impractical.
 - 3) Will not make future adjacent development impractical.
 - 4) Is the smallest modification necessary.
 - 5) Will permit innovative design.

10. **Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting has been provided. Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
Shielding/Glare Lighting shall be fully shielded & directed downward at a 90° angle Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	Information to be provided	Applicant should provide manufacturer's cut sheets for all fixtures to determine compliance. Fixture B must be revised to be a downward directing fixture.
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometric data provided	In compliance
Lamps Max. wattage of 250 watts per fixture LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	Max. 73.5	In compliance
Max. Height 15 ft.	15 ft.	In compliance

11. **Parking, Loading and Access** (Section 138-8.600 and 138-11.100-308). Refer to the table below as it relates to the parking and loading requirements of this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Nonresidential: 1 space per 400 sq. ft. = 15 spaces	25 spaces	In compliance
Max. # Parking Spaces 200% of Min. = 30 spaces		
Min. # Stacking Spaces Bank Service Window: 3 spaces per window=6 spaces	6 spaces	Per applicant, teller lane will only use one teller tube during normal business hours.
Min. Barrier Free Spaces 2 BF space 11 ft. in width w/ 5 ft. aisle for up to 25 parking spaces	2 spaces adequately dimensioned	In compliance
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	10 ft. x 18 ft., 24+ ft. aisles	In compliance
Min. Parking Front Setback (Rochester) 15 ft.	30 ft.	In compliance
Min. Parking Side Setback (south, east, north) 10 ft.	Min. 10 ft.	In compliance
Loading Space No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	Large deliveries not anticipated	
Main Street Design (Eddington New-south)		
Total Right-of-Way 76-100 ft.	Per the approved City Eddington Realignment Plans, in compliance	
Vehicle Zone 20 - 54 ft. width w/ 2-4 traffic lanes, 10 -11 ft. wide, optional left turn lane	Per the approved City Eddington Realignment Plans, in compliance	
On-Street Parking Zone Parallel or Angled (8 ft.)	Per the approved City Eddington Realignment Plans, in compliance	
Pedestrian Zone 2.5 ft. or lawn edge area, 3.5- 6 ft. or lawn furnishings area, 6-8 ft. walkway area, 0-2.5 ft. frontage area	2.5 ft. edge Variable lawn furnishings 8 ft. walkway	Per the approved City Eddington Realignment Plans, in compliance, the applicant has the required walkway
Street Tree Requirement 35 ft. o/c in tree grates or lawn	Refer to 8. below	

Requirement	Proposed	Staff Comments
Minor Street Design (Eddington New-east)		
Total Right-of-Way 58-76 ft.	76 ft.	Per the approved City Eddington Realignment Plans, in compliance
Vehicle Zone 20 - 22 ft. width w/ 2 traffic lanes, 10 -11 ft. wide, optional left turn lane	22 ft. w/ 2 11 ft. traffic lanes	Per the approved City Eddington Realignment Plans, in compliance
On-Street Parking Zone Parallel (7-8 ft.)	8 ft. parallel	Per the approved City Eddington Realignment Plans, in compliance
Pedestrian Zone 2.5 ft. or lawn edge area, 3.5- 6 ft. or lawn furnishings area, 5-8 ft. walkway area, 2- 3 ft. frontage area	2.5 ft. edge Variable lawn furnishings 0 ft. walkway	Per the approved City Eddington Realignment Plans, in compliance, the applicant will need to provide the walkway & frontage areas with future development
Street Tree Requirement 35 ft. o/c in tree grates or lawn	Refer to 8. below	
Minor Street Design (Eddington Old-north)		
Total Right-of-Way 58-76 ft.	Per the approved City Eddington Realignment Plans, in compliance	
Vehicle Zone 20 - 22 ft. width w/ 2 traffic lanes, 10 -11 ft. wide, optional left turn lane	Per the approved City Eddington Realignment Plans, in compliance	
On-Street Parking Zone Parallel (7-8 ft.)	Per the approved City Eddington Realignment Plans, in compliance	
Pedestrian Zone 2.5 ft. or lawn edge area, 3.5- 6 ft. or lawn furnishings area, 5-8 ft. walkway area, 2- 3 ft. frontage area	2.5 ft. edge Variable lawn furnishings 8 ft. walkway	Per the approved City Eddington Realignment Plans, in compliance, the applicant has provided the walkway
Street Tree Requirement 35 ft. o/c in tree grates or lawn	Refer to 8. below	

c. In an effort to improve pedestrian circulation, crosswalk striping has been used when crossing drive aisles. Bike racks have been added to encourage non-motorized access to the site.

12. **Outdoor Amenity Space (Section 138-8.601).** All developments in the FB districts shall provide outdoor amenity spaces with a minimum area of 2% of the gross land area of the development, or roughly 1,150 sq. ft. for this project, which must be indicated on the plans. Consistent with the new Eddington Park that is being created on the Old Eddington Blvd., the applicant has included landscaped open space that intersects with this feature along the northwest corner of the property. The applicant should confirm the exact area of the proposed amenity. Staff calculations indicate the open space is well over 2,000 sq. ft., consistent with the outdoor amenity space requirement.
13. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that may pertain to natural features protection.
 - c. **Environmental Impact Statement (EIS) (Section 138-2.204.G)** An EIS has been submitted.
 - d. **Tree Removal (Section 126 Natural Resources, Article III Tree Conservation).** The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced. Regulated trees to be removed require the approval of a tree removal permit and the appropriate number of tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 into the City's tree fund. 32 regulated trees will be removed on site and funds will be paid into the tree fund to mitigate the removal.
 - e. **Steep Slopes (Section 138-9 Chapter 2).** The site does not contain any regulated steep slopes.
 - f. **Wetlands (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection).** The site does not contain any regulated wetlands.
 - g. **Natural Features Setback (Section 138-9 Chapter 1).** The site does not contain any required natural features setbacks.
14. **Dumpster Enclosure (Section 138-10.311).** A dumpster is not indicated on the plans. Trash will be disposed of by a contracted commercial disposal and shredding company.

15. **Landscaping** (Section 138-8.602 and 138-12.100-308). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Right of Way (Rochester: 185 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 5 deciduous + 3 ornamental	5 deciduous 3 ornamental	In compliance
Front Yard in FB District (Rochester: 185 ft.) Arterial: 10 ft. width + 2 deciduous +4 ornamental + 12 shrubs per 100 ft. = 4 deciduous + 7 ornamental + 22 shrubs	5 ft. width 5 deciduous 7 ornamental 22 + shrubs	Modification required for deficient width. See a. below.
Right of Way (Eddington New-south: 303) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 9 deciduous + 5 ornamental	9 deciduous 0 ornamental	Waiver of 5 ornamental trees requested – see c. below
Front Yard in FB District (Eddington New-south: 303) Main: None	NA	NA
Right of Way (Eddington New-east: 200) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 6 deciduous + 3 ornamental	Area of future development to be landscaped as property is developed	
Front Yard in FB District (Eddington New-east: 200) Minor: 5 ft. + 3 ornamental + 8 shrubs per 100 ft. = 6 ornamental + 16 shrubs	Area of future development to be landscaped as property is developed	
Right of Way (Eddington Old-north: 170 ft. – area of development) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 5 deciduous + 3 ornamental	5 deciduous 0 ornamental	Waiver of 3 ornamental trees requested – see c. below
Front Yard in FB District (Eddington Old-north: 170 ft. – area of development) Minor: 5 ft. + 3 ornamental + 8 shrubs per 100 ft. = 2 ornamental + 16 shrubs	5 ft. 0 ornamental 16 + shrubs	Waiver of 2 ornamental trees requested – see c. below
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 942 sq. ft. + 7 deciduous	2,848 sq. ft. 4 deciduous	Waiver of 3 additional deciduous trees requested – see c. below

- a. The Planning Commission has the ability to modify regulations on the FB-2 district upon a determination that the requested modifications:
 - 1) Meet the intent of the FB district.
 - 2) That evidence has been submitted demonstrating that compliance with the standard makes development impractical.
 - 3) Will not make future adjacent development impractical.
 - 4) Is the smallest modification necessary.
 - 5) Will permit innovative design.
- b. A landscape planting schedule has been provided including the size of all proposed landscaping. **A unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes must be provided.**
- c. If required trees cannot fit or planted due to infrastructure and corner clearance conflicts, a payment in lieu of may be made to the City’s tree fund at a rate of \$216.75 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
- d. A note has been provided on the landscape plan that states that all landscape areas must be irrigated and that watering will only occur between the hours of 12am and 5am.
- e. Site maintenance notes listed in Section 138-12.109 have been included on the plans.
- f. A note stating “Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings.” has been included on the plans.

16. **Architectural Design** (Section 138-8.502 and Architectural Design Standards). Elevations have been provided indicating a façade composed of mainly stone and metal with a significant amount of transparency. The proposed building has generally been designed in accordance with Section 138-8.502 and the City’s Architectural Design Standards.

17. **Signs.** (*Section 138-10.302*). A note has been added to the plans that states that all signs must meet Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



FIRE DEPARTMENT
Sean Canto
Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: April 3, 2018
Re: First State Bank

SITE PLAN REVIEW

FILE NO: 18-003

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Please remove landscaping from in front of the Fire Department Connection so that is it not obscured or obstructed.

FIRE PREVENTION ORDINANCE Chapter 58, Sec. 912.7 & Sec. 58-90

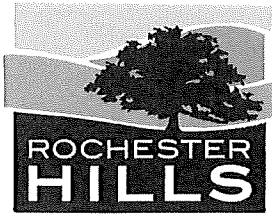
William A. Cooke
Assistant Chief / Fire Marshal



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 1/18/18
Re: Project: First State Bank Review #1
Parcel No: 70-15-23-300-039
File No.: 18-003 Escrow # 287.314
Applicant: First State Bank

No comment.



BUILDING DEPARTMENT
Scott Cope

MICHIGAN

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
To: Kristen Kapelanski, Planning Department
Date: March 27, 2018
Re: First State Bank – Review #2
S. Rochester Rd.
Sidwell: 15-23-300-039
City File: 18-003

The Building Department has reviewed the site plan approval documents received March 21, 2018 for the above referenced project. Our review was based on the Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted. Approval recommended base on the following being addressed on the next submittal or on the building permit documents:

1. Final site grading plans should confirm that grades at the building and drainage around the building complies with Building Code requirements.
 - a. Coordinate the finish grade at the building with the Architect and their exterior wall details.
 - b. Plans should clearly show landscaped areas grade pitching away from the foundation at a 5-percent slope for a minimum distance of 10 feet per Section 1804.4. If physical obstructions prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting the water away from the foundations.
 - c. Plans should clearly show impervious surfaces within 10 feet of the building foundation sloped a minimum of 2-percent away from the building per Section 1804.4.
 - d. Walking surfaces and ramps shall be dimensioned and shall meet requirements of A117.1 Section 403 and 405. Clearly show grades elevations.
2. Please show roof top equipment screening on all building elevations as required by City Ordinance Section 138-10.310, Item J.
3. Please provide details of sidewalk ramps that comply with the Americans with Disability Act (ADA). At sidewalk ramps located in the right-of-ways, please refer to the Americans with Disabilities Act of 1990 for requirement details. The City of Rochester Hills does not enforce the ADA requirements, conformance to these requirements is the responsibility of the design team and the owner.
4. When providing photometrics for site lighting please also provide evidence of compliance with the Michigan Energy Code for lighting power. Controls for exterior lighting complying with ASHRAE 90.1-213, Section 9.4.1.4 will be reviewed with during the building permit review process.

Though not a code issue, has the geometry of the drives for the ATM been fully considered? Drive up facilities on the outside curve need careful consideration so that the vehicle can make the curve and still get close to the building.

Should the applicant have any questions or require addition information they can call the Building Department at 248-656-4615.



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Matt Einheuser
Date: March 23, 2018
Re: First State Bank
Review No. 2
File No. 18-003

Natural Resources review pertains to public right-of-way (r/w) tree issues only.

Sheet C-7 Tree Survey

All trees within the Eddington Blvd. right-of-way (17 Regal Princeton Oak, 5 Princeton Elms, and 5 Exclamation Planetrees) are considered city trees and must be protected or replaced if removed regardless of size or condition.

Clarify in Tree Survey table how many of each species of ROW trees will be removed and that the number of replacements matches that total. Current table shows (Y) for Exclamation Planetrees being removed, however they do not seem to be accounted for in "Tree Replacement Requirement" numbers or labeled either way on landscape plan.

Sheet C-6 Landscape Plan

No plant material with an unmaintained height of greater than 30" may be planted in the 25' corner clearance zones on northwest and southwest corners. This includes Little Bluestem proposed to be planted within southwest corner clearance, which has a mature height over 30".

Delete proposed shade trees shown on the Rochester Rd. ROW. Underground utilities and overhead conductors are present. Also, applicant would have to get permission from Oakland County Road Commission prior to planting.

Show protection fencing around remaining trees.

Consider planting other shade tree species other than Red Maple (*Due to popularity, red maples have been overplanted*). This is a recommendation, rather than a requirement.

ME/cf

cc Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: April 6, 2018
Re: First State Bank, City File #18-003, Section #23
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on March 21, 2018 for the above referenced project. Engineering Services recommends site plan **approval** with the following comments:

Sanitary Sewer

1. Provide how the secondary building will be connected to sanitary sewer.

Water Main

1. Maintain 10 foot of horizontal separation, between the proposed water main and storm sewer, revise as necessary.

Storm Sewer

1. Provide soil borings for the proposed development in the location of the underground storage system. A high water ground table will influence the use of using an underground storage to meet the flood protection requirement.
2. The infiltration calculation was provided with the drainage calculations but it was not shown on the plan view how the infiltration would be achieved.

Traffic/Pathway/Sidewalk

1. The proposed 8-foot wide concrete pathway detail needs revision. Stamped decorative concrete is not permitted within the public right-of-way along Rochester Rd, Eddington Blvd, or the pocket park area.
2. The path ramp details should illustrate the required brick red cast in place ADA Detectable Waning Plates. Acceptable products are ADA Solutions, Armor Tile, or approved equal.
3. Include reference to MDOT R-28-J sidewalk ramp detail.
4. The corner clearance triangle includes the triangle line extended towards the roadway back of curb. This area should be free of plantings over 30-inches in height as well. This applies to all corner clearance locations intersection the public ROW. Revise plans accordingly.

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB/jf

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Manager; DPS
Russell George, Engineering Aide; DPS
Keith Depp, Staff Engineer; DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul Shumajko, P.E., PTOE, Trans..Engineering Mgr.; DPS
File

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DPS/Engineering
Allan E. Schneck, P.E., Director

From: Michael Taunt, Survey Technician *MTS*
To: Kristen Kapelanski, AICP, Manager of Planning
Date: January 18, 2018
Re: First State Bank, City File #18-003, Section 23
Site Plan Review #1

The site plan for the above referenced project, received by the Department of Public Services on January 12, 2018, has been reviewed. Site plan approval is recommended, with following comments:

1. The legal description closes and matches the tax description. The area is confirmed.
2. In due course, a storm water maintenance agreement will be required.

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Nick Costanzo, Engineering Aide; DPS
Keith Depp, Project Engineer; DPS