



ENGINEERING DESIGN SERVICES, INC.

Engineering, Manufacturing and Integration

2960 BOND STREET
ROCHESTER HILLS,
MICHIGAN 48309
PH. (248) 299-9440
FAX (248) 299-8191
Website:
www.edsiinc.com

To whom it may concern,

April 29, 2015

Engineering Design Services Inc. (EDSI) is currently housed in a 24,000 square foot facility. We are focused on the Design and Manufacturing of Robotic Paint and Sealing Systems for mainly the Automobile Industry.

In our existing facility, we design paint and sealing systems electrically and mechanically along with Robotic training carts and other assorted robotic systems.

The shop area consists of a control panel manufacturing area, a robotic training cart assembly area, a pneumatic panel assembly area, a sealer cell modular build area, a part storage area and a machine shop area.

The control panel build is our primary business and will remain in its current location. The robotic training cell assembly area will move to the building expansion to allow it to grow and present itself better. The pneumatic panel assembly will also move to the building expansion as it needs an isolated clean area. The sealer cell modular build area will occasionally overflow into the building expansion when necessary as it is seasonal work. The part storage area will remain in its current location. The machine shop will move to the building expansion as it needs to be in a larger area to accommodate more machinery and allow us to load and unload inside our current building. The remainder of the 8750 square feet will just be general warehouse storage space.

Sincerely,

**Rock Haas
Engineering Design Services, Inc.**



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

From: Michael Taunt
To: Sara Roediger
Date: March 31, 2015
Re: Engineering Design Services Inc. 2960 Bond Street
City File #86-658.2, Section 29

I have reviewed the site plan received by the Department of Public Services on March 26, 2015 for the above referenced project. there are no issues related to the parcel boundary or easements. I recommend approval.

I:\Eng\PRIV\86658.2 Eng Design Services 2960BondSt\Site Plan Review 1.doc



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 5/11/2015
 Re: **2960 Bond St. Addition (City File #86-658.2)**
Preliminary/Final Site Plan - Planning Review #2

The applicant is proposing to construct an 8,790 sq. ft. addition onto the south side of the existing 23,887 sq. ft. building to accommodate warehouse space for a growing business, EDSI, who designs and manufactures robotics systems. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance and is scheduled for the upcoming May 19, 2015 Planning Commission meeting.

1. **Zoning and Use** (*Section 138-4.302*). The site is zoned REC-W Regional Employment Center Workplace District which permits the manufacture and processing of semi-finished products where the external and physical effects are restricted to the site as a permitted use subject to the requirements of *Section 138-4.419*. The applicant must ensure that all activities shall comply with the Performance Standards in *Section 138-10.310* including airborne emissions, odors, gasses, noise and vibrations, hazardous substances, waste, etc.. 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
Proposed Site	REC-W Regional Employment Center-Workplace	EDSI	Regional Employment Center
North	REC-W Regional Employment Center-Workplace	Sehi Computer Products	Regional Employment Center
South	R-4 One Family Residential	Single Family Homes	Residential 4
East	REC-W Regional Employment Center-Workplace	GLT International	Regional Employment Center
West	REC-W Regional Employment Center-Workplace	Eagle Ottawa	Regional Employment Center

2. **Site Layout** (*Section 138-6.600-601*). The proposed project is in compliance with the area, setback, and building requirements of the REC-W district as indicated in the table below.

Requirement	Proposed	Staff Comments
Min. Front Setback (Bond St.) 10 ft.	50+ ft.	In compliance
Min. Side Setback (north/Auburn Rd.) 25 ft.	65+ ft (north)/53+ ft. (south)	In compliance
Min. Rear Setback (west) 30 ft.	48+ft.	In compliance
Max. Height 42 ft.	22 ft. 8 in.	In compliance

3. **Exterior Lighting** (*Section 138-10.200-204*). Changes to the exterior lighting are not proposed.
4. **Dumpster Enclosure** (*Section 138-10.311*). An existing dumpster enclosure is located in the rear yard, screened with a wood enclosure meeting ordinance requirements.

5. **Parking and Loading** (Section 138-11.100-308). Refer to the table below as it relates to the parking and loading requirements for this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Light Industrial (existing): 1 space per 500 sq. ft. + 1 per 350 sq. ft. of office=51 spaces plus Warehousing (proposed): 1 space per 500 sq. ft. = 5 spaces TOTAL = 56 spaces	62 spaces	In compliance
Max. # Parking Spaces 125% of Min. = 70 spaces		
Min. Parking Space Dimensions 75° to 90° = 10 ft. x 18 ft. w/ 24 ft. aisle, width may be reduced to 9 ft. for employee parking	9/10 ft. x 20 ft. w/ 24+ ft. aisle	In compliance
Min. Barrier Free Spaces 1 + 4% parking for 51+ parking spaces = 3 BF spaces 11 ft. in width w/ 5 ft. aisle	6 existing BF spaces	In compliance
Loading Space 1 space, 10 x 50 ft, 14 ft. clearance	Existing loading space at northwest corner of building	In compliance

6. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). Five healthy trees are proposed to be removed and are being replaced with three trees resulting in five credits.
7. **Landscaping** (Section 138-8.602 and 132-12.100-308). A landscape plan 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 (Bond St.: 266 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 4 ornamental	1 deciduous (existing) 7 deciduous 1 ornamental (existing) 3 ornamental	In compliance
Right of Way (Auburn Rd.: 340 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 10 deciduous + 6 ornamental	10 deciduous 6 ornamental	
TOTAL 18 deciduous 10 ornamental	17 deciduous 10 ornamental	In compliance

- a. The minimum size of the deciduous trees must be increased to 3" caliper to meet ordinance requirements.
 - b. An irrigation plan must be submitted prior to staff approval of the final site plan (after Planning Commission approval).
8. **Architectural Design** (Architectural Design Standards). The existing building consists of brick facing Bond St. and Auburn Rd. and split face block along the north and west façades. The addition consists of brick veneer facing Bond St. and Auburn Rd. and split face block along the west façade consistent with the existing building.



Parks & Forestry
Michael A. Hartner, Director

To: Sara Roediger
From: Gerald Lee
Date: April 14, 2015
Re: 2960 Bond St. Addition
Review No. 1
File No. 86-658.2

Forestry review pertains to right-of-way tree issues only.

No comment at this time.

GL/cf

cc: Sandi DiSipio, Planning Assistant



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, R. A., Building Inspector/Plan Reviewer
To: Sara Roediger, Planning Department
Date: May 7, 2015
Re: EDSI Addition - Review #2
Sidwell: 15-29-351-014
City File: 86-658.2

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: C1 through C7, A-0 through A-5, E-1, M-1, S-1

Section references are based on the Michigan Building Code 2012.

Approval recommended based on the following conditions being prior to issuance of the Building Permit:

1. Correct the analysis of allowable Building Height and Area base on a one story building.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



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

From: Jason Boughton *JRB*
To: Sara Roediger, Manager of Planning
Date: May 1, 2015
Re: Engineering Design Services Inc. 2960 Bond Street
City File #86-658.2, Section 29
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on April 29, 2015 for the above referenced project. Engineering Services recommends site plan approval with the following comment:

Storm Sewer

1. Verify the C factor for both the existing and proposed on sheet C5. Attached is from the initial civil drawings showing the proposed C factor, revise as necessary.

The applicant needs 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/bd

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., City Engineer/ Deputy Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
File



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: May 11, 2015
Re: 2960 Bond St. Addition

SITE PLAN REVIEW

FILE NO: 86-658.2

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. Provide documentation, including calculations that a flow of 3750 GPM can be provided.
IFC 2006 508.4
 - Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.

Note: Final approval cannot be issued until the above fire flow requirements have been verified with the fire flow test results.

Lt. William A. Cooke
Fire Inspector



WRC
WATER RESOURCES COMMISSIONER

Jim Nash

April 1, 2015

Ms. Sara Roediger, Manager of Planning
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **2960 Bond Street Addition**
Part of the Southwest ¼ of Section 29, City of Rochester Hills, Michigan

Dear Ms. Roediger:

This office has received one (1) set of plans for the referenced project which were submitted for review.

Our review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit will not be required from this office. However, the project does lie within the Sprague and Gabler Drainage Districts and runoff shall be restricted to 0.2 cfs/acre. It shall be the responsibility of the local municipality, in their review and approval of the site plan, to ensure compliance with their runoff and detention requirements.

Please note that, permits, approvals or clearances from federal, state or local authorities and public utilities and private property owners must be obtained as applicable.

Related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. **An application for the required soil erosion permit shall be submitted to this office.**

If there are any questions regarding this matter, please contact Paul Gibbs at 248-858-1329.

Sincerely,



Glenn R. Appel, P.E.
Chief Engineer

GRA/pg

RECEIVED

APR 1 2015

PLANNING DEPT.





Planning and Economic Development
Ed Anzek, AICP, Director

From: Sandi DiSipio
To: Sara Roediger
Date: May 1, 2015
Re: Street Name

2960 Bond St. Addition
City File #86-658.2

Plans stamped received May 1, 2015 – as previously noted, Auburn Road should be correctly labeled as W. Auburn Road. Bond Street is correctly labeled. Thanks.

cc: V. Foisy
B. Sauer



Maureen Gentry <gentrym@rochesterhills.org>

Re: 2960 Bond St.

1 message

Gerry Lee <leeg@rochesterhills.org>
To: Maureen Gentry <gentrym@rochesterhills.org>

Tue, May 12, 2015 at 10:08 AM

Moe,

The 25' corner clearance/sight distance triangle needs to be shown and labelled at the intersection of the r/w lines of Auburn and Bond St. No plant material with a mature, unmaintained height of 30" can be planted in that area. The following statements need to be on the plan. The plan needs to adhere to the requirements.

Gerald Lee
Forestry Operations Manager
248-656-4673
www.rochesterhills.org
**

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On Mon, May 11, 2015 at 12:20 PM, Maureen Gentry <gentrym@rochesterhills.org> wrote:

Hi Gerry,

I don't think we got a landscape plan prior to now. It looks like they're proposing to plant trees in the right of way? I only have an 11 x 17 copy of this submittal, so I've attached the plan (last sheet, I think) and I hope you can comment by the end of this week if you have any comments? You didn't have any comments the first review, but now we have the landscape plan.

File is 86-658.2.

Thanks much,
Moe

--

Maureen Gentry
Economic Development Assistant
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575
www.rochesterhills.org
**

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Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35 mph.) Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the city's Landscape Architect requires a greater distance.

Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.

The plan incorporates the above requirements into the plan.