

# preview

ARCHITECTURE+PLANNING

## **Nakkash Eye Clinic – Statement of Planning Objectives**

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January 12, 2009  
Project – Nakkash Eye Clinic  
Dr. Emad Nakkash

### **Statement of Planning Objectives**

#### **Project Description:**

The Nakkash Eye Clinic project is proposed for a site located on the west side of John R Road approximately three parcels south of Auburn Road. The site is 100 feet wide and 360 feet deep for a total of .823 gross acres. Neighboring properties include a paint store to the north, and residential properties to the south and west. The site is zoned B-2 General Business and the permitted use of the zoning supports the proposed uses of this project, an Ophthalmology Clinic. The building is approximately 5,600 square feet of space solely dedicated to the Dr. Nakkash's practice. There are provided 21 exterior and 3 interior parking spaces for a total of 24 spaces that exceed the parking standards required for the building use. An emergency turnaround at the rear of the property allows for expedient ingress and egress of fire safety vehicles. The building is anchored to its site with a wide, parallel running pedestrian walkway which connects to the city sidewalks, enhanced with a landscape plan which responds to the building, site and city standards. Because of its proximity with the surrounding residential neighborhoods, the project provides plenty of bike racks to promote non-vehicular travel options for patients.

#### **Design Intent:**

The building's style of architecture reflects a progressive modern manner supporting the environmental concerns and medical practice philosophy of Dr. Nakkash. Bold forms and layers dominate and provide visual impact to an otherwise simple rectangular plan. Instead of a non-descript medical building that could have been proposed, the project contributes to the positive character of the area through the relationships of building materials, architectural details, colors, building massing, and relationships to streets and sidewalks. As such the proposed project supports and further enhances the Rochester Hills suburban and community fabric. While many standardized building and design models would have suited the intended use of this project, the project proposes to subscribe to a higher design goal. The design standards set

for this project aim to establish the significance and permanence of this project within the City of Rochester Hills, and as such contribute to the impression of the City itself.

**LEED Goals:**

Our firm believes that sustainability and environmental design is inherent to the practice of architecture and building. This building will attempt to become LEED (Leadership in Energy and Environmental Design) Silver certified as administered by the United States Green Building Council (USGBC). Some features the project will or may incorporate are: roof rainwater harvesting for irrigation, pervious concrete pavement for aquifer recharge and reduced heat island effect, geothermal heating system, native plant species irrigated with a low drip system, daylighting through the use of clerestory and expansive thermal glazing with sunshade protection, optimized energy performance through whole building modeling, water use reduction by providing high performance water fixtures, building commissioning to verify that the building mechanical and electrical systems are operating properly, recycling of construction material, purchasing of regional building materials, low-emitting VOC materials, lighting, thermal and ventilation controls for a healthy interior environment, and light pollution reduction of the site lighting. An attached goal summary outlines some of the LEED credits that we believe are reachable for this project.

## **SUSTAINABLE GOALS**

### **USGBC LEED SILVER**

#### **SUSTAINABLE SITES**

CONSTRUCTION ACTIVITY POLLUTION PREVENTION  
COMMUNITY CONNECTIVITY  
PARKING CAPACITY  
STORMWATER DESIGN, QUANTITY CONTROL  
STORMWATER DESIGN, QUALITY CONTROL  
HEAT ISLAND EFFECT, NON ROOF  
HEAT ISLAND EFFECT, ROOF  
LIGHT POLLUTION REDUCTION

#### **WATER EFFICIENCY**

WATER EFFICIENT LANDSCAPING  
WATER USE REDUCTION

#### **ENERGY AND ATMOSPHERE**

FUNDAMENTAL & ENHANCED COMMISSIONING  
MINIMUM ENERGY PERFORMANCE  
FUNDAMENTAL REFRIGERANT MANAGEMENT  
OPTIMIZE ENERGY PERFORMANCE 28%  
ON-SITE RENEWABLE ENERGY 7.5%  
ENHANCED COMMISSIONING  
ENHANCE REFRIGERANT MANAGEMENT  
GREEN POWER

#### **MATERIALS AND RESOURCES**

STORAGE & COLLECTION OF RECYCLABLES  
CONSTRUCTION WASTE MANAGEMENT DIVERT 75%  
RECYCLED CONTENT, 20%  
REGIONAL MATERIALS, 20% EXTRACTED

#### **INDOOR ENVIRONMENTAL QUALITY**

MINIMUM IAQ PERFORMANCE  
ENVIRONMENTAL TOBACCO CONTROL  
INCREASED VENTILATION  
CONST. IAQ MANAGEMENT PLAN, DURING CONST.  
CONST. IAQ MANAGEMENT PLAN, BEFORE OCCUPANCY  
LOW-EMITTING MATERIALS, ADHESIVES & SEALANTS  
LOW-EMITTING MATERIALS, PAINTS & COATINGS  
LOW-EMITTING MATERIALS, CARPET  
INDOOR CHEMICAL & POLLUTANT SOURCE CONTROL  
CONTROLLABILITY OF SYSTEMS, LIGHTING  
CONTROLLABILITY OF SYSTEMS, THERMAL COMFORT

**Nakkash Eye Clinic**


Sustainable Goals

**P**lanning and  
Development

DATE: January 14, 2009

TO: Derek Delacourt  
Deputy Director,  
Planning & Development

RE: Nakkash Medical Office Bldg.  
2nd Landscape Review  
City File #08-008

FROM: Carla J. Dinkins, ASLA   
Landscape Architect  
Planning & Development

For this review I have reviewed the following documents:

- Sheet 1 of 3 Site Plan, stamped as last revised November 12, 2009 (no change)
- Sheet 2 of 3 Existing Conditions Plan, dated November 12, 2008 (no change)
- Sheet 3 of 3 Preliminary Grading & Utility Plan, dated November 12, 2008 (no change)
- Sheet LS1.0 of 2 Landscape Plan, dated last revised January 13, 2009
- Sheet LS1.1 of 2 Landscape Notes & Details, dated last revised January 13, 2009
- Sheet IR 1.0 Irrigation Plan, dated for SPA resubmittal January 13, 2009
- Sheet IR 1.1 Irrigation Details, dated for SPA resubmittal January 13, 2009
- Sheet PH 1.0 Site Photometric Plan, dated last revised November 12, 2008 (no change)
- Sheet PH 1.1 Lighting Cut Sheets, dated for SPA submittal November 12, 2008

**My comments and findings are as follows:**

**Important: If you have any questions pertaining to this review please contact the City's Landscape Architect at [dinkinsc@rochesterhills.org](mailto:dinkinsc@rochesterhills.org)**

**Tree removal and replacement status:**

**Requirement:**

- The Tree Conservation Ordinance (TCO) regulates this site, however, there does not appear to be any regulated trees located on this site. A "No Affected Regulated Tree" affidavit must be prepared and submitted with the next submitted.

**Status:**

- A "No Affected Regulated Tree" affidavit has been submitted. This meets with the Zoning Ordinance.

## Buffer requirements and status:

### Requirements:

- The Zoning Ordinance requires a type “B” buffer along both the western and southern property lines of this development.
- A type “B” buffer has the following requirements:
  - A width of 25 feet
  - A 6’ high opaque wall/fence
  - Tree planting sufficient to meet the Intermittent Visual Obstruction (IVO).
- To meet the IVO requirement it will be necessary to plant a mixture of shade and evergreen trees. The shade trees must be a minimum of 3 ½” caliper in size and the evergreen trees a minimum of 14’ in height. Trees shall be planted a maximum of 15’ on center. Buffer trees may not be planted within 5’ of any curb and 4’ of a property line.

### Status:

- **Along the western limit of the property** the required 25-foot width of the type “B” buffer has been met. The proposed 6 foot high masonry wall indicated on the plan meets the type “B” buffer 6-foot high opaque wall/fence requirement.

The IVO requirement of the type “B” buffer has not been met. In my previous review I indicated that the American Arborvitae indicated on the plan did not meet the size or type requirement of the IVO for the type “B” buffer. The IVO requires that in two years at a level of 20’ above the ground there are no openings greater the 10 feet in width. This requirement is not a requirement that is obtainable using Arborvitae. Additionally, the plan specifies that the Arborvitaes are to be installed at a height of 10 feet. Even if the Arborvitaes were the appropriate plant for the type “B” buffer it would be very difficult to find them stocked in a nursery at a purchase size of 10 feet in height. Also, if they could be located the price would be in the \$300 range not the \$100 as specified in the cost estimate. Hence, I cannot classify the Arborvitaes indicated on the plan as part of the required IVO for the western property line. I would suggest that the Arborvitaes be removed from the plan and that the requirements of the IVO be met by adding additional White Pine and Honeylocust trees spaced at the required 15’ on center.

While there are overhead utilities running along the western property line that prohibits the planting of buffer trees immediately adjacent to the property line (the typical location for buffer trees) there appears that there is sufficient room to plant the required buffer trees in the area between the overhead utilities and the actual parking area. Also, while it was not possible to relocate the overhead wires along the southern property line it appears that the overhead utilities along the western property line could

be shifted closer to the property line (currently there appears to be a space of approximately 10 feet between the overhead wires and the property line). Shifting of these overhead utilities closer to the property line would eliminate any problems with meeting all the requirements of the type "B" buffer along the western property line.

It is important to note that to meet the requirements of the IVO either shade trees or evergreen trees or a mixture of the two must be planted along the length of the property line with a maximum spacing of 15' on center.

Based on the plans submitted it appears that all the requirements of the type "B" buffer can be met along the western limit, thus eliminating the need for a Buffer Modification along the western property line. Revise plans as necessary to fully meet the type "B" buffer requirements.

- **Along the southern limit of the property** the required 25-foot width of the type "B" buffer has not been met. In lieu of the required 25' width being provided a width of 10 feet is being proposed.

It should also be noted that due to overhead utilities running the entire length of this proposed narrow buffer it is not possible to plant 3 ½" caliper shade trees or 14' evergreen trees to meet the IVO requirements of the type "B" buffer. A Buffer Modification will be necessary to dismiss the IVO requirement for the type "B" buffer along the southern property line. In lieu of buffer trees being planted in this area the plan indicates the planting of (1) one Eastern Redbud tree (near the entrance) and decorative shrubs along almost the entire length of the southern property line.

The existing 8 foot tall wood fence located along the southern property line meets the requirements of the 6' high opaque screen wall/fence requirement of the type "B" buffer providing that the fence is in good condition.

Based on the limitations of the proposed plan submitted, the Developer will need to seek Buffer Modifications from the Planning Commission for both the reduced buffer width and the elimination of the IVO along the southern property line.

**Along the northern and eastern property** lines buffer are not required.

### **Parking lot island planter requirement and status:**

#### **Requirements:**

- Parking lot island planters and trees are required. 150 square feet of parking lot island planters is required for every 10 parking stalls and fraction thereof. One tree is required for every 300 square feet of parking lot island area. Additionally, one tree is required for every parking lot island planter required.

- The 24 parking stalls require 450 square feet of parking lot island planter area and 3 planter island trees (minimum of one for each island).

**Status:**

- 493 square feet of parking lot island area and 3 planter island trees have been provided. This meets with the requirements of the Zoning Ordinance.

**Recommendation:**

**With the exception of the following all the concerns and issues of my review dated December 8, 2008 have been addressed in a satisfactory manner, however the following items must be addressed before the Landscape and Irrigation Plans can be approved by Staff and prior to the Land Improvement Permit being issued.**

- The plans need to be revised to meet the requirements of the type “B” buffer along the western property line. The Plant Schedule and Cost Estimate must be adjusted accordingly.
- Buffer Modifications must be obtained for the type “B” buffer along the southern property line.
- In the Plant Material List in the “Ordinance Requirement” column a type “C” buffer is noted for the Hackberry trees. Remove this notation a type “C” buffer is not required along the eastern (John R) limit of the development. Also remove notation from plan.
- If the Flower Dogwood tree located adjacent to the rear parking area is a “Buffer Tree” it must be a least 3 ½” in caliper size. The Plant Schedule and Cost Estimate will need to be adjusted accordingly.
- Prior to issuing the Land Improvement Permit for this development the Tree Protective Fencing (TPF) must be installed, inspected and approved by the City of Rochester Hill’s Landscape Architect.
- Irrigation system design may need revision due to required landscape changes. Review irrigation system design for any necessary revision and make them accordingly.
- Prior to issuing the Land Improvement Permit for this development the following Performance Bonds must be posted:

Island trees and all other landscaping costs	\$ 000.00**
<u>Buffer trees</u>	<u>000.00**</u>
Total	\$ 000.00

\*\* The total of these bonds cannot be determined until the plan is corrected and the cost estimate is adjusted accordingly.

- As previously advised the cost estimate must be divided into two classifications: 1) buffer trees and 2) island trees. All other landscaping expenses such as turf establishment, irrigation system, mulch, etc.... are to be included in the second category. The easiest way to do this is to divide the Planting Material List into the same categories and make the cost estimate part of the Plant Material List.
- As previously requested on the plan indicate that the entire ROW will be seeded, not just the portion to the south of the entrance drive.

I:\Pla\DEVELOP\2008\08-008\1st Landscape Review, December 8, 2008, CJD.doc



CITY OF ROCHESTER HILLS

**B**uilding  
Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer  
Mark McLocklin, Ordinance Services

*D.L.*

DATE: December 11, 2008

TO: Derek Delacourt, Planning

RE: Nakkash Medical Office Bldg.  
Review #1  
City File# 08-008

Sidwell #15-35-226-023

The site plan review for Nakkash Medical Office Bldg., City File #08-008, was based on the following drawings and information submitted:

Sheet No. 1 of 3, 2 of 3, 3 of 3, LS1.0, LS1.1, PH 1.0, PH 1.1, A 2.0, A 2.1, A 3.0

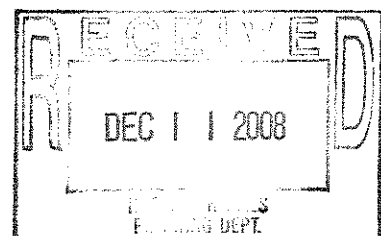
Building code comments: Dick Lange

References are based on the Michigan Building Code 2006.

1. Correct Sheets A2.0 and A2.1 where the building data calls for a 4 car garage which conflicts with the 3 car garage shown on the Floor Plan.
2. The Lower Level of the building as proposed shall be provided with an accessible route complying with Chapter 4 of ICC/ANSI A117.1-2003 as required by Section 1104.3 of MBC-2006. The accessible route to the Lower Level is not required if the provisions of Section 1104.4, Exception #1 are complied with. (i.e. Lower Level Floor Area not greater than 3,000 s.f.)
3. Revise the area calculated for the Lower Level to include the area within the inside perimeter of the exterior walls. (See definition of gross floor area – Section 1002 of MBC-2006)
4. Provide a curb ramp detail on the plans to show compliance with ICC/ANSI A117.1-2003, Section 406.
5. Revise the pavement surface grades at the west side of the building shown on Sheet #3 to comply with MBC-2006, Section 1803.3. (slope pavement away from building 2% minimum within the first 10 feet.)

Ordinance comments: Mark McLocklin *MM*

1. Note on Site Plan individual sign permits are required.





HUBBELL, ROTH & CLARK, INC  
Consulting Engineers

**Principals**  
George E. Hubbell  
Thomas E. Biehl  
Walter H. Alix  
Peter T. Roth  
Michael D. Waring  
Keith D. McCormack  
Curt A. Christeson  
Thomas M. Doran

**Chief Financial Officer**  
J. Bruce McFarland

**Senior Associates**  
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Gary J. Tressel  
Lawrence R. Ancypa  
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Dennis M. Monsere  
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**Associates**  
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Nancy M.D. Faught  
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Michael C. MacDonald  
Marvin A. Olane  
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William R. Davis  
Daniel W. Mitchell  
Jesse B. VanDeCreek  
Robert F. DeFrain  
Marshall J. Grazioli  
Thomas D. LaCross  
Dennis J. Benoit

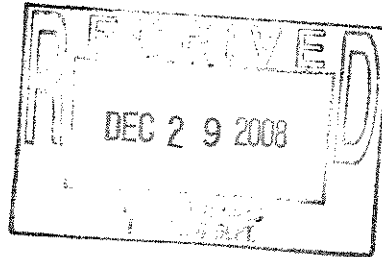
December 23, 2008

City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

Attention: Mr. Derek Delacourt

Re: Nakkash Medical Office Building  
City File #08-008, Section 35  
Site Plan Review #1

HRC Job No. 20080615.21



Dear Mr. Delacourt:

We have reviewed the site plan for the above referenced project, as prepared by Apex Engineering Group, Inc., dated November 17, 2008, in accordance with the City requirements for site plan review. The plans were stamped "Received" by the City of Rochester Hills Department of Public Service on November 21, 2008, and by this office on December 2, 2008.

**It is our opinion that the plans submitted are in general compliance with the engineering-related City ordinances and standards for Site Plan review, and therefore, we would recommend conditional site plan approval.** There are a number of issues that should be addressed on the final site plan submittal, as well as some others that can be addressed when construction plans are submitted. We recommend that the following items be addressed or corrected on the final site plan submittal:

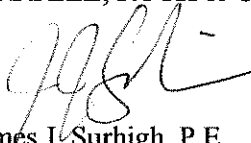
1. The City file number must be included on every plan sheet.
2. Note that the proposed water main crossing John R Road pavement must be installed by bore & jack methods.
3. Extend the proposed water main further west so that the proposed transformer is not located within the water main easement.
4. Relocate the proposed storm sewer and/or water main so that there is 10 feet of clearance between them.
5. Provide a maintenance plan for the pervious pavement on the plans.
6. According to the 2005 traffic counts for John R Road (as posted on the City website), a right-turn deceleration taper appears to be warranted. Revise the drive approach to have the right-turn taper and entrance radii of 25 feet. Show any offsite easements that would be required to provide for the revised drive approach.

The proposed method of storm water storage for the site is within the pore space of aggregate underlying the pervious pavement in the parking lot. Although this method of storage is feasible under appropriate conditions, more information is required to prove that. The storm water storage may need to be attained in layer of open-graded aggregate (such as MDOT 4G) that is separate from the dense-graded aggregate base needed for the pavement cross-section. The basis of design for this system and site conditions must be further evaluated during the construction plan review stage to determine if this method of storm water storage is appropriate for this particular site.

The plans have been stamped "Reviewed, Exceptions Noted". Should you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

A handwritten signature in black ink, appearing to read 'J. Surhigh', is written over the printed name.

James J. Surhigh, P.E.  
Senior Project Engineer

pc: City of Rochester Hills – Paul Davis, Tracey Balint, Roger Moore, Paul Shumejko  
HRC – W. Alix, D. Mitchell, File

CITY OF ROCHESTER HILLS

DATE: December 2, 2008

# Fire Department

TO: Planning Department

RE: Nakkash Office Building

Lt. William Cooke, Ext. 2703

FILE NO: 08-008

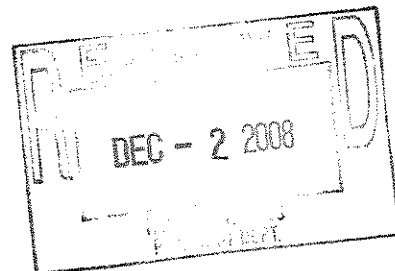
REVIEW NO: 1

APPROVED     X    

DISAPPROVED                     

Lt. William Cooke  
Fire Inspector

I:\Fir\Site\ Nakkash Office Building 2008.1



CITY OF ROCHESTER HILLS

# Parks and Forestry

Gerald Lee, Forestry Operations Manager  
Gerald Pink, Forestry Ranger



DATE: December 12, 2008

TO: Derek Delacourt  
Deputy Director of Planning

RE: Nakkash Office Building  
File No. 08-008

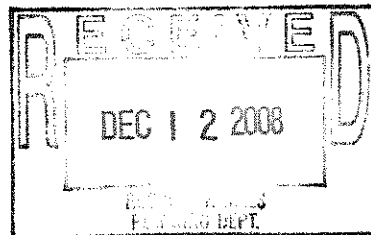
Forestry review pertains to right-of-way tree issues only.

## Landscape Plan LS-1.0:

Show apex of the corner clearance triangle at the south side of the intersection of the driveway and the John R right-of-way.

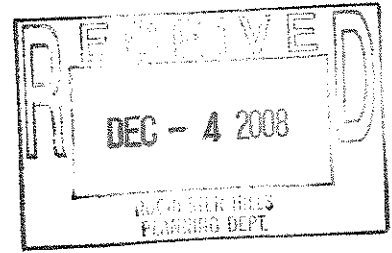
GL/ksd

cc: Carla Dinkins, Landscape Architect  
Sandi DiSipio, Planning Coordinator





December 2, 2008



Mr. Derek Delacourt, Deputy Director  
Planning and Development Department  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

John P. McCulloch  
DRAIN COMMISSIONER  
OAKLAND COUNTY

Reference: **Proposed: Nakkash Medical Office Building; City File 08-008**  
**Location: Part of Northeast 1/4 of Section 35, City of Rochester Hills**

Kevin R. Larsen  
CHIEF DEPUTY  
DRAIN COMMISSIONER

Dear Mr. Delacourt:

This office has received one (1) set of drawings for the referenced project. These plans were submitted by your office for review.

Our review indicated that the proposed project lies within the Ferry Drainage District, and the Ferry Drain is a legally established County Drain under the jurisdiction of this office. No direct involvement with the drain is proposed, therefore this office will not make a storm drainage review of the plans and a storm drain permit is not required from this office. It is the responsibility of the local municipality, in their review and approval of the site plan, to assure compliance with any local storm drainage and detention requirements.

In addition this office will not review the plans for sanitary sewer. Approval and permits for sewer are not required by this office for this project.

Furthermore, permits, approvals or clearances from federal, state or local authorities, the public utilities and private property owners must be obtained as may be required.

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. **Application should be made to this office for the required soil erosion permit.**

If there are any questions regarding this matter, contact Joel Kohn at 248-858-5565.

Sincerely,

Steven A. Korth, P.E.  
Chief Engineer



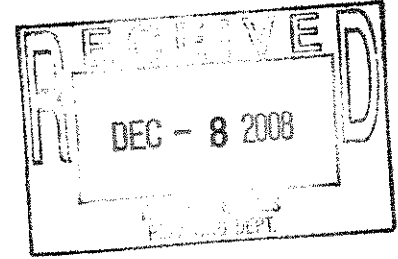
SAK/jk/dd

c: Apex Engineering

Department of Health & Human Services

Kathleen Forzley, R.S., M.P.A., Manager  
HEALTH DIVISION

December 3, 2008



ED ANZEK DIRECTOR  
CITY OF ROCHESTER HILLS  
PLANNING DEPARTMENT  
1000 ROCHESTER HILLS DR  
ROCHESTER HILLS MI 48309 3033

**RE: SITE PLAN REVIEW FOR NAKKASH MEDICAL OFFICE BLDG  
15-35-226-023**

Dear Mr. Anzek:

Based upon the site plans submitted to this office, Oakland County Health Division has no objection to the project served by sanitary sewer and municipal water, as proposed.

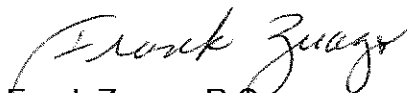
As per submitted site plan, the following concerns were noted:

- Site plan does not indicate a floor drain in garage. Floor drains in garage must be connected to sewer line.
- "Dry well overflow catch basin" terminology misleading if (2) separate units are proposed to function together then no detail is shown.

Should there be any changes to the proposed development in relation to either the water supply or the sewage system, please do not hesitate to contact this office at (248) 858-1381.

Sincerely,

**OAKLAND COUNTY HEALTH DIVISION**  
**Department of Health and Human Services**



Frank Zuazo, R.S.  
Senior Public Health Sanitarian  
Environment Health Services

cc: Teresa Brooks, Environmental Health Supervisor  
Rochester Hills Engineering Department

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CITY OF ROCHESTER HILLS

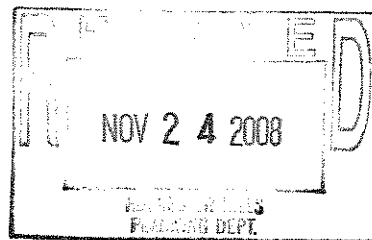
**A**ssessing  
**Department**  
Laurie Taylor, Chief Appraiser

DATE: November 24, 2008

TO: Derek Delacourt

RE: 08-008 Nakkash Med Off Bldg

No Comment.







Box 32  
54 North Mill Street  
Pontiac, MI 48342

December 3, 2008

City of Rochester Hills  
Planning and Development Department  
1000 Rochester Hills Dr  
Rochester Hills, MI 48309-3033

Job No: 08-008

Dear Derek Delacourt, Deputy Director:

The attached plans have been reviewed. As of the date of this letter, there are no known AT&T underground utilities in the area of the proposed construction activity. There is AT&T conduit running on the east side of John R Rd.

**Please call "MISS DIG", 800-482-7171, at least 72 hours before digging.**

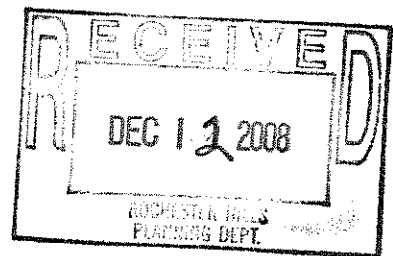
If there are any further questions, please contact me at (248) 456-0821.

Sincerely,

A handwritten signature in cursive script that reads "Larry Zdan".

Larry Zdan, Engineer  
Metro North Engineering

LZ/nas



# ENVIRONMENTAL IMPACT STATEMENT

PROPOSED "NAKKASH EYE CLINIC" FACILITY

**Part of Section 35  
Rochester Hills, Michigan  
November 2008**

Prepared for:

Dr. Emad Nakkash  
22039 John R Road  
Hazel Park, Michigan 48030  
(248) 336-3938

Prepared by:

APEX ENGINEERING GROUP, INC.  
512 Madison Avenue  
Rochester, Michigan 48307  
(586) 739-5200

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## PART I ANALYSIS REPORT

### PAST AND PRESENT STATUS OF LAND

A. *What are the characteristics of the land, waters, plant and animal life present?*

1. Location:  
The property is located in the northeast 1/4 of Section 35, City of Rochester Hills and contains approximately 0.823 acres. The parcel ID number is 70-15-35-226-023. The parcel is situated on the west side of John R between Auburn Road and South Boulevard. State Highway M-59 is just North of South Boulevard, but there is not any access to the highway from John R. Road.
2. Current Use:  
The land is currently zoned B-2, General Business and is vacant. The minimum building setbacks are fifty (50) feet in the front, interior of zero (0) feet with no windows or openings and an exterior side of twenty-five (25) feet, and fifty (50) feet in the rear.
3. Characteristics of the Land:  
The property is generally rectilinear in shape with access frontage along John R Road. The elevation is highest at the Northwest corner and the lowest at the Southeast corner. There are approximately two (2) feet of elevation change from South to the North.
4. Soils:  
The soil on the site consists of an upper layer of dark brown loamy sand with an underlying stratum of pale brown sand and yellow-brown loose sand. The permeability is moderately rapid with slow runoff characteristics and low available moisture capacity. The site consists of soil type 15B Spinks loamy sand (0-6% slopes). Information was taken from the Soil Survey of Oakland County as published from the United States Department of Agriculture, Soil Conservation Service.
5. Ground Water:  
Ground water elevations may vary with the slope of the land. The ground water elevation will be determined upon completion of the soil borings. An existing lead off of the public water main will provide potable water for the development.
6. Watershed and Drainage:  
The site watershed drains from the northwest to the southeast. Porous pavement is going to be used to allow the storm water to readily recharge into the ground. The soils are well suited for this design technique. It is anticipated that little or no storm sewer is going to be needed for this project.

7. Flood Plains and Wetlands:

Based on current maps there is no flood plain on this site. There is no evidence of wetlands on this site.

8. Vegetation:

The site is brushy without any regulated trees on the site. Scrub-shrub species exist on the perimeter of the site. A majority of the site has been routinely mowed.

9. Wildlife:

A wildlife survey indicates signs of (or likelihood of), rabbits, raccoons, skunks, snakes, field mice and a variety of birds such as robins, grackles, jays and sparrows. Basically, wildlife associated with a typical vacant, suburban, lot is present.

B. *Is there any historical or cultural value to the land?*

There appears to be no historical or cultural value to this site.

C. *Are there any manmade structures on the parcel?*

An existing shed exists on the site. Several utility poles and a concrete slab are also present.

D. *Are there important scenic features?*

There is not an important scenic feature associated with this site.

E. *What access to the property is available at this time?*

Access is available across the entire frontage on John R Road. Several attempts were made from the neighboring business to the North to obtain a cross access easement and were told never to contact them again and not to bother them. They were not interested in helping in any manner. Emergency vehicles could gain access from the North by driving over the curbing if deemed necessary.

F. *What utilities are available?*

Detroit Edison (electric), telephone and Internet services, Consumers Energy (natural gas), cable and satellite television, public sanitary sewer, storm sewer conveyance system and public water main are among the services that can be provided.

PART II  
THE PLAN – COMMERCIAL

A. *Description of the Project:*

a. *Number of Employees by establishment and shift unless leased.*

The facility consists of a 4,641 s.f., single owner occupied eye clinic medical office building (with a 3805 s.f. basement) with a 959 s.f. attached three (3) car garage. There will be approximately twelve (12) to fifteen employees.

b. *Operating Hours.*

The anticipated typical Office hours are to be 8 am to 6 pm.

c. *Types of Traffic generated by the project.*

Approximately 165 trips will be generated in a 24-hour period.

### PART III IMPACT FACTORS

A. *What are the natural and urban characteristics of the plan?*

1. *Total number of acres of undisturbed land: Zero.*
2. *Number of acres of wetlands or water existing: Zero*
3. *Number of acres of water to be added: Zero.*
4. *Number of acres of private open space: 0.16 Acres of buffer at the southerly and westerly perimeters.*
5. *Extent of off-site drainage: Additional run-off will be directed into a storm water collection system and routed to an existing storm sewer and then released at the pre-development rate. The site plan has been designed so that the natural drainage is changed as little as possible. However, some grade changes are inevitable. Any increase of run-off will be not leave the site. Ground water reuse and recharge methods are to be implemented as an integral part of this development. The rate of run-off will remain the same, however if designed properly there should be very little, if any downstream impact.*
6. *List any community facilities included in the plan: Two sets of bicycle racks are proposed. The goal of this project is to achieve a level of Silver Certification through the Green Building Council's LEED program.*
7. *How will utilities be provided? All utilities that will service the development will be brought to the site at the developer's expense under supervision of the City of Rochester Hills and Oakland County inspectors. The water main proposed for this development will be connected to the existing water main in the right of way for John R Road. A sanitary sewer lead will be brought to the proposed building from the existing sanitary sewer also located in the right of way for John R Road. Very little storm sewer is proposed for this site. The installation of porous pavement is proposed as part of design to allow for the reuse and recharge of the storm water.*

B. *What is the current planning status?*

The property is currently zoned B-2, General Business. The comments obtained during the concept plan review have been addressed and incorporated into the site plan. If the site plan is approved, the land development process will proceed. Following site plan approval, engineering plans will be submitted to the appropriate agencies for review.

C. *Projected timetable for the proposed project?*

The construction of the project will commence upon final engineering approval. The total utility installation and building construction will most likely be on the order of six (6) months to one (1) year.

D. *Describe or map the plan's special adaptation to the geography.*

The project will be designed to compliment the area. The existing grades must be met at the property lines. Green space buffers, landscaping and decorative walls have been provided in order to aid in the screening of the adjacent properties.

E. *Relation to surrounding development or areas.*

The project sits amongst a typical suburban setting at the intersection of a commercial and retail corridor. Access to the major north-south corridor, Rochester Road, is a mile to the West. Approximately one (1) mile along Rochester Road to the South is a connection to a major east-west corridor, State Highway, M-59.

F. *Has the project regional impact? Of what extent and nature?*

Regional impact is not anticipated.

G. *Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.*

The main adverse effects expected during construction are in the areas of soil erosion and sedimentation control and typical noise and dust associated with the construction trades. In order to keep these effects to a minimum, a soil erosion and sedimentation control plan will be implemented as a part of the engineering plans. The site will be monitored and all rules and regulations will be followed in accordance with the law. The minor disruptions of traffic flow on John R Road will be kept to a minimum when pavement connections are installed, as well as any utility connections that are required for the extension of public services.

H. *List any possible pollutants.*

No known pollutants exist on site. No unusual pollutants are expected from this specific development, barring any unexpected or unavoidable accidents (e.g. sewer or gas line break, fire, or natural disaster).

I. *What adverse or beneficial changes must inevitably result from the proposed development?*

I. **Physical:**

- a. Air Quality: This development should have little effect on air quality because electricity or gas will be used for the high efficiency heating and cooling systems. There will be little pollutant discharge into the air. The small amount of vehicular traffic generated from this project will also have little effect on the quality of the air, especially with the increase of pollution control devices on newer vehicles. One of the components of the LEED



certification is to obtain higher interior air quality and achieve thermal comforts for all employees and patients.

b. Water Effects:

i. *Sanitary Sewerage:*

All sewerage resulting from this project will flow into the municipal system and be transported away from the site in an enclosed pipe system to a regional treatment facility.

ii. *Storm Water:*

Two storm water management objectives are proposed for this project: reuse and recharge. Building rooftop drainage considerably increases the runoff for any developed property. However, this project includes rainwater cisterns located within the building that collect rooftop rainwater for reuse on site, including landscape irrigation and grey water for toilet flushing. The balance of the site focuses on groundwater recharge. This is accomplished through the use of porous concrete pavement within the parking areas. Porous concrete pavement significantly reduces storm water runoff and has a very high infiltration rate. A stone bed beneath the porous concrete pavement serves not only as a supportive sub base, but also as a storm water detention layer. This detention layer is spread out uniformly across the paved portion of the site and allows for a uniform distribution of storm water to the underlying native granular soils. Storm water generated from the developed site enters the groundwater, thereby reducing the need for drainage structures and pipes and eliminating concerns for flooding on neighboring properties or properties located further downstream in this drainage district.

c. Wildlife Habitat:

Very little of the existing vegetation is proposed to remain. The birds, squirrels and raccoons may be displaced to neighboring, offsite parcels during the construction period. However, as part of the development process, new trees and substantial landscaping will be planted and the displaced creatures may return in time.

d. Vegetation Cover:

Tree and brush removal will be according to the City requirements and the tree plantings will be accounted for during the land development process. All of the disturbed areas will be sodded or planted with drought resistant ground cover and grasses in conjunction with a high efficiency drip irrigation system. Every effort is being made to create a highly efficient, environmentally conscious *Silver Certified* LEED medical office building.

e. Noise:

All noise associated with the building will be normal sounds typical of any medical office/clinic building. The hours of operation should limit any late night noises. The only adverse noise may result during the construction phase.

f. Night Light:

It is not anticipated that there will be much night-light associated with this development. Once again as part of the LEED certification process, only the necessary lighting is encouraged. Exterior building and pole mounted low wattage bulbs will be proposed for safety. A photometric plan has been included in the submittal package. These nighttime lights will be for security purposes and should not pose any additional adverse effects when compared to the adjacent uses. Headlights from vehicles may sweep across neighboring parcels, which will be reduced or eliminated by the design of the landscaping and the proposed walls and existing fences. The site will be in compliance with any city light ordinances.

2. Social:

a. Visual:

The proposed office building will have high visibility from the John R Road public right-of way. The new construction will add visual appeal along this stretch of access road. Every effort has been made to create a high quality building of lasting appeal.

b. Traffic:

The development of an office site will ultimately increase the vehicular traffic in the area. The trips generated are derived from a highway capacity manual and will be approximately twenty-five (25) trips per thousand square feet of gross shell space. The gross building square footage will generate approximately 116 trips per day. However, the proposed medical use has a tendency to generate a greater number of trips. The number of trips will be

approximately 165 trips per day. These trips included employee, garbage collection, postal delivery and also work related. The level of service on the John R Road system will not be changed by the additional trips generated from this development. In fact, a center, left turn lane has recently been installed on this segment of John R Road that will aid with the turning maneuvers into this project.

c. Modes of Transportation:

The proposed use will not alter or influence modes of transportation in the greater Rochester Hills area.

d. Accessibility of Tenants to:

1. Recreation:

The future employees of this development will be provided with many recreational activities. A bike path has been installed on the East side of John R Road. City and regional metropolitan parks and trail way systems are within a few minutes driving time of this site.

2. Schools, Libraries:

School locations are not really applicable to this type of development. A public library is located in downtown Rochester.

3. Shopping:

The future employees at the facility will have easy access and have a beneficial impact on convenience and community shopping in and around the proposed site.

4. Employment:

It is anticipated that there will be twelve (12) to fifteen (15) employees upon completion of this project.

5. Health Facilities:

The health needs for the future clients can be accommodated by the numerous private medical practices and clinics in the greater Rochester Hills Area. Crittenton Hospital, the community's main health center, is located in Rochester. Beaumont Hospitals are ever expanding their facility located four (4) miles to the southeast of the development. This specific clinic will provide high quality eye care to the residents in the immediate area.

3. **Economic:**

a. Influence on Surrounding Land Values.

This portion of the City has already been substantially developed. This development should not devalue any land in the area; it should actually protect land values and usually increases the base value for the new construction.

b. Growth Inducement Potential.

The few vacant parcels in this area will ultimately be developed, as recent activity demonstrates. Several new development opportunities as well as redevelopment sites still exist along the John R and Auburn Road corridors. The area will most likely see more renovations rather than new construction due to the current economic climate in the region.

c. Offsite Costs of Public Improvements.

There will be costs associated with extending the utility connections to the site. The developer shall incur these costs for the utilities that serve the project. The specifics of the utility construction and paving are to be determined during the engineering phase of the project.

d. Availability of Utilities.

All public utilities and necessary utility services are available for this parcel of land.

e. Proposed Tax Revenues.

At the present time we have not been given the final cost estimates of the building, therefore a true representation of the tax revenue cannot be completed at this time.

J. *Additional Factors.*

1. *In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?*

The proposed development will not disrupt any existing uses or intended future uses. One (1) newly constructed eye clinic facility will be constructed on the

vacant lot. The subject parcel is surrounded by R-3; single family residential to west and south and B-2, General Business zoning to the north. B-1 is located on the east side of John R Road. Generally, any newly constructed building will increase the appeal of the area in which it is located.

2. *What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?*

Drought resistant landscaping will be planted as part of the development. A high efficiency, drip irrigation system is to be installed as part of the project. Also, any disturbed areas will be sodded or seeded and the required erosion control measures will be installed and checked systematically throughout construction.

3. *What beautification steps are built into the development?*

Quality contractors will construct the development. The architectural style of the building will be an added benefit to the area and will be aesthetically pleasing. The grounds will be professionally landscaped to ensure quality.

4. *What alternate plans are offered?*

The small size of the parcel and grading of the site places severe design limitations on the layouts of any proposed developments options. This area of the City is a mixture of uses and is Master Planned for a mixture of uses as well.

An alternate layout was proposed. The parking spaces and drive aisle were reversed; however, during the review process, Planning Department personnel expressed concern over the glare from vehicle headlamps shining onto the residential area to the south and a change was made to remove the potential for unwanted glare on the neighbors property.

## PART IV THE SUMMARY

With any new development project, the initial shock of earth moving and underground utility construction will disturb the immediate area. However, all required environmental protection methods would be in place to lessen the initial impact (i.e. soil erosion/sedimentation control and noise control). This project should economically strengthen the surrounding area by providing a newly medical office/eye clinic facility into the real estate market. The City of Rochester Hills is a very desirable location in which to live and work, and the need for high quality Physician care is always a wanted service and benefit to any community.

The number of trees and landscaping on site will be increased, providing additional screening and beautification of the project. One building will be constructed on a vacant lot, therefore increasing revenue for the City. The location of this project in relation to Rochester Road, a high volume collector roadway system is ideal, only one (1) mile away. Access to M-59 can be obtained within two (2) miles to the west and south. The site is also positioned between two (2) heavily traveled, north and south corridors, I-75 and M-53. Also, by good site planning in conjunction with the architectural design, the proposed design of the development will create an aesthetically unifying project.

The developer of the project has asked the design team to try and achieve the Silver Certification of the Green Building Council's LEED program. We believe it to be the first sought after Silver Certification within the City of Rochester Hills. The entire project is planned, designed and anticipates to be constructed to attain the certification. The LEED process is more expensive and timely, but we hope it will be a benchmark for all others to follow within the City. The landscaping will be drought tolerant, hope to utilize porous pavements to reduce storm water into the system and renewable and recycled building materials. We look forward to working with the City to achieve our goals.

**"No Affected Regulated Trees" Affidavit**

Tree Conservation Ordinance Chapter 4-12

City of Rochester Hills

Project Name: Eye Clinic  
Applicant: Emad Nakkash  
Address: 22039 John R Rd Hazel Park, MI 48030  
Telephone: 248-336-3937 Fax: 248-336-3938

I state that I am the applicant for the above referenced project and that I am familiar with the property on which the project will be developed.

I hereby certify that the site contains no trees of six (6) inches diameter or greater at breast height (4 1/2 feet above ground level) and that no trees of six (6) inches in diameter or greater at breast height will be affected.

Any regulated trees in the proximity of the construction area will be protected as described on the Tree Preservation Detail and Tree Conservation Ordinance Number 4-12 (see Tree Protection Notes and Details page 12 of this manual or obtain a copy of the Tree Conservation Ordinance in the Planning Department). I will be responsible for replacing protected trees if damage is caused by my failure to maintain the protective fencing throughout the project.

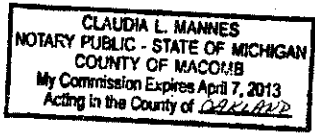
I request and hereby consent to inspections of the site by employees and representatives of the City of Rochester Hills for the purpose of verification of the previously stated facts.

x [Signature] 02-07-2007  
(Applicant's Signature) Emad Nakkash, MD (Date)  
(Print Name)

Subscribed and sworn before me, a Notary Public, this 7<sup>th</sup> day of FEBRUARY, 2007

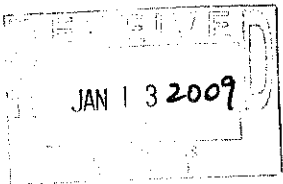
[Signature]  
(Notary Public) Claudia L. Mannes

OAKLAND County, Michigan  
My commission expires 04-07-2007



\_\_\_\_\_  
(Parks, Forestry & Facilities Department Signature) (Date)  
\_\_\_\_\_  
(Print Name, Title) (Date)

The **Tree Protection Notes and Detail** sheet is on page 12 of this manual. Tree Preservation must be indicated on the site plan to show a detail of how tree protection is to be achieved. If you have any questions regarding tree protection or regulated trees on your site, contact the Planning Department at 248-656-4660.



**DEVELOPMENT APPLICATION**

City of Rochester Hills

Applicant EMAD NAKKASH, M.D., P.C.

Address P.O. BOX 278, HAZEL PARK, MI 48030

Telephone 248-336-3937 Fax 248-336-3938

Applicant's Legal Interest in Property OWNER

Property Owner (s) SAME AS ABOVE

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Project Name NAKKASH EYE CLINIC Present Zoning B-2, GENERAL BUSINESS

Project Location NE 1/4 SEC 35, WEST SIDE OF JOHN R RD, SOUTH OF AUBURN

Existing Use VACANT Proposed Use MEDICAL OFFICE

Required number of hydrants 2 Required average spacing of hydrants (chart on page 14)

Land Area (Acres) 0.823 Floor Area of Proposed Structure 4641 OFFICE, 959 GARAGE  
3805 BASEMENT

Sidwell No. 70-15-35-226-023 BOCA construction type VB

**Type of Development:**

- Multiple Family
- Commercial
- Industrial
- Institutional or Public
- Composting Facility License
- Planned Unit Development (PUD)
- Concept  Preliminary  Final
- Special Land Use
- One-Family Detached Condominium
- Preliminary  Final
- Subdivision
- Tent. Preliminary  Final Preliminary
- Final Plat

**Wetlands Use Permit:**

- Boundary Determination needed
- There are MDEQ regulated wetlands on the property
- There are City regulated wetlands on the property
- There are **NO** regulated wetlands on the property

**Tree Removal Permit:**

- There are Regulated Trees on the property
- There are **NO** regulated trees on the property

**Check List:**

The following items must be provided with application to start the review process:

- 22 Copies (folded & sealed) Site Plans or Plat (Including detailed landscape/screening plan sheets) 24"x36" sheet
- 12 Copies (folded & sealed) Floor Plans and Elevations (if applicable)
- Fire flow test (new structures and small additions)
- Information per Tree Preservation Ord. OR  "No Affected Regulated Trees Affidavit"
- Review Fee
- 2 Copies Environmental Impact Statement
- Copy of Purchase or Lease Agreement
- Wetland Boundary Determination

I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

[Signature]

(Signature of Property Owner)

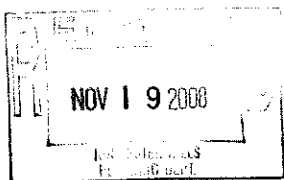
I certify that all the above statements and those contained in documents submitted herewith are true and correct.

[Signature]

11-11-2008

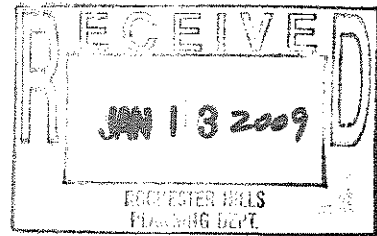
(Signature of Applicant)

(Date)



For Official Use Only  
File No: 08-008  
Escrow No: \_\_\_\_\_





# preview

ARCHITECTURE PLANNING

January 12, 2009

Planning Department  
Derek Delacourt  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

RE: City File No. 08-008  
Nakkash Eye Clinic

Subject: Response to First Plan Review

Mr. Delacourt:

This letter is a supplement to the preliminary plans resubmitted by our office in response to the reviews by the building department, landscape consultant and parks and forestry. Only plans relating to the landscape design have been resubmitted with revisions. All other plans will be revised for final approval at a later date. They comments are addressed as follows:

Building Department review (to be revised at final approval)

1. Sheets A2.0 and A2.1 are corrected to note a 3 car garage.
2. There will be an elevator provided to the Lower Level to comply with Section 1104.3 of the 2006 MBC.
3. The area of the Lower Level is corrected to conform to Section 1002 of the 2006 MBC.
4. A curb ramp detail will be provided on Sheet 3 of the civil documents to conform to Section 406 of the ICC/ANSI A117.1-2003.
5. The pavement surface will be revised on Sheet 3 of the civil documents to conform to Section 1803.3 of the 2006 MBC.

Ordinance review (to be revised at final approval)

1. A note stating that an individual sign permit is required will be placed on Sheet 3 of the civil documents.

Parks and Forestry (plans have been revised)

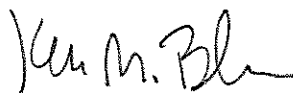
1. The vision triangle at the south side of the entry has been revised on Sheet LS1.0.

Landscape (plans have been revised)

1. A "No Affected Regulated Tree" affidavit shall be submitted as required.
2. Understood.
3. Understood.
4. Understood.
5. The Arborvitae along the western property line are now 10'-0" high. Due to the existing utility line running the entire rear of the property, it is not possible to place anymore buffer trees within the type "B" buffer.
6. The utility line currently runs down the western property line. The owner is contracting DTE to move 1 pole and raise the height of the utility lines. There are no other opportunities to place the utility line anywhere else on the site. We have explored the possibility of placing the line underground but DTE did not approve of the plan.
7. Understood. This would be our intent for both western and southern buffers.
8. This has been revised on Sheet LS1.0. 3 trees are shown as island trees. The other 2 trees previously shown as island trees still remain, however they do not carry the "island tree" designation.
9. The cost estimate on Sheet LS1.1 has been revised as requested.
10. The ROW is hatched to show designate that it will be seeded.
11. The spacing guide was revised with the information provided in the review letter.
12. A note was placed on Sheet LS1.0 to verify location of Tree Protective Fencing (TPF) prior to construction.
13. The Tree Protective Fencing (TPF) detail is provided on Sheet LS1.1.
14. An irrigation plan with details (Sheets IR1.0 and IR1.1) are provided with this submittal.
15. The correct key designation is PiS. The number of ThO trees is 19. The schedule on Sheet LS1.0 has been corrected for both. Tree PrV has been change to CoF on the plan. The 3 HyS shrubs have been changed to RhO.
16. The "tree to tree" spacing notes have been removed as requested.

If there are any questions or comments, please do not hesitate to call.

Sincerely,



Kevin M. Brandon  
Partner  
Preview Architecture + Planning, L.L.C.

**A P E X**  
ENGINEERING GROUP INC.  
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

P.O. BOX 183787  
SHELBY TOWNSHIP, MI 48318-3787

TELEPHONE: 586-739-5200  
FACSIMILE: 586-254-5314

January 12, 2009

Derek Delacourt  
Planning Department  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

Re: Nakkash Eye Clinic  
John R Road, Section 35

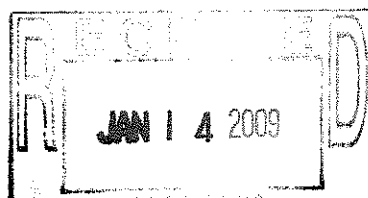
Dear Mr. Delacourt:

The following is an itemized list to the review comments received from the various Departments as part of the Site Plan submission process for the above referenced development. Please also refer to the correspondence from Kevin Brandon of *Preview Architecture and Planning* for the comments as it relates to the Building Department, Ordinance review, Parks and Forestry and the Landscape Architect of the Planning Department.

As part of the approval process, we will be requesting a buffer modification for the requirement along the South property line. The property is only one hundred (100) feet wide and the twenty-five (25) feet required could not be met and also provide for the necessary access drives, parking and functional width of the proposed building. The site has been designed utilizing a zero lot line setback along the North Property line. An existing fence along the South property line will provide the necessary screening to the residential parcel. The fence is the property of the neighbor to the South. The property owner to the South has been contacted and has not voiced any objections to the proposed project. However, the neighbor prefers the wood fence to a masonry wall and has stated that he would like to see the fence remain. Additional drought tolerant landscaping has been provided to soften the appearance of the fence when viewed from the proposed development.

*Hubbell, Roth and Clark, Inc.:*

1. The city file number will be added to the sheets.
2. A note will be provided for the bore and jack methods for the water main crossing of John R Road.
3. The water main will be location will be extended and revised.
4. The storm sewer and /or water main will be relocated to provide minimum clearances.
5. A maintenance plan will be provided for the pervious pavement.
6. The need for the deceleration lane will be analyzed and will be addressed as part of final engineering.



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TELEPHONE: 586-739-5200  
FACSIMILE: 586-254-5314

As part of the LEED certification, alternate means of storm water run-off, detention and maintenance is strongly encouraged. The final storm water design will be determined as part of the final engineering approval process. Every effort will be made to construct the storm sewer as depicted on the Site Plan and Preliminary Utility Plan. However, if the proposed methods cannot meet the requirements of the City a more traditional design will be provided.

Public Services:

1. A copy of the existing easement will be provided.
2. Documentation of the proposed easements will be provided as part of the final engineering process.
3. The necessary easements for the proposed construction will be obtained and provided.

Oakland County Health Division:

The floor drain in the garage will be addressed as part of final engineering and construction documents for the building.

“Dry well overflow catch basin” terminology will be addressed as part of the final engineering process.

Oakland County Drain Commissioner:

The necessary permits shall be obtained as part of the final engineering process

The Site Plan, Existing Conditions Plan and Preliminary Grading and Utility plans have **NOT** been revised as part of this submission. All comments shall be addressed as conditions of Site Plan approval and will be made on the Final Site Plan submission. A majority of the concerns are engineering related and will be finalized during the engineering approval process.

Please feel free to contact our office if you have any questions or have any additional concerns.

Sincerely,



William E. Mosher, IV, P.E.  
President

Cc: Dr. Emad Nakkash