

APN #58-00-17449-007
UNIT 24, BLOCK 6
LANDS W/P
SCHUYLKILL GULPH ASSOCIATES LP
D.B. 5450 P.C. 2312

PENNSYLVANIA STATE HIGHWAY ROUTE 76

(A.K.A. S.R. 0076) (A.K.A. SCHUYLKILL EXPRESSWAY)
(A.K.A. ROUTE 76) (A.K.A. L.R. 769)

SITE / RECORD PLAN GENERAL NOTES

- THIS DRAWING REFERENCES:
 - A PLAN BY: CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 120 CHALFONT, PA 18914 ENTITLED: "ALTA/ACSM LAND TITLE SURVEY" PREPARED FOR: CARMAX AUTO SUPERSTORES, INC. FILE NO: CP04169.02 DATED: 10/31/2006
 - A PLAN BY: BOHLER ENGINEERING, INC. 1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 ENTITLED: "OVERALL SITE/SUBDIVISION PLAN, CYPRESS EQUITIES NORTHEAST, L.L.C., PROPOSED DEVELOPMENT, SOUTH GULPH ROAD, UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA" FILE NO: PO4-0695 DATED: 4/13/2005 LAST REVISED: 10/11/2006 SHEETS: 1-58
- ALL ELEVATIONS SHOWN ARE BASED UPON BM *562, ELEV.=198.59, 34.9' RTA. STA. 55+76.34 SURVEY CENTERLINE S.R. 3039, SQUARE CUT ON N.E. CORNER OF CONCRETE COLLAR OF STEEL PLATE COVER. ALL ELEVATIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
- TRACT/USE DATA:

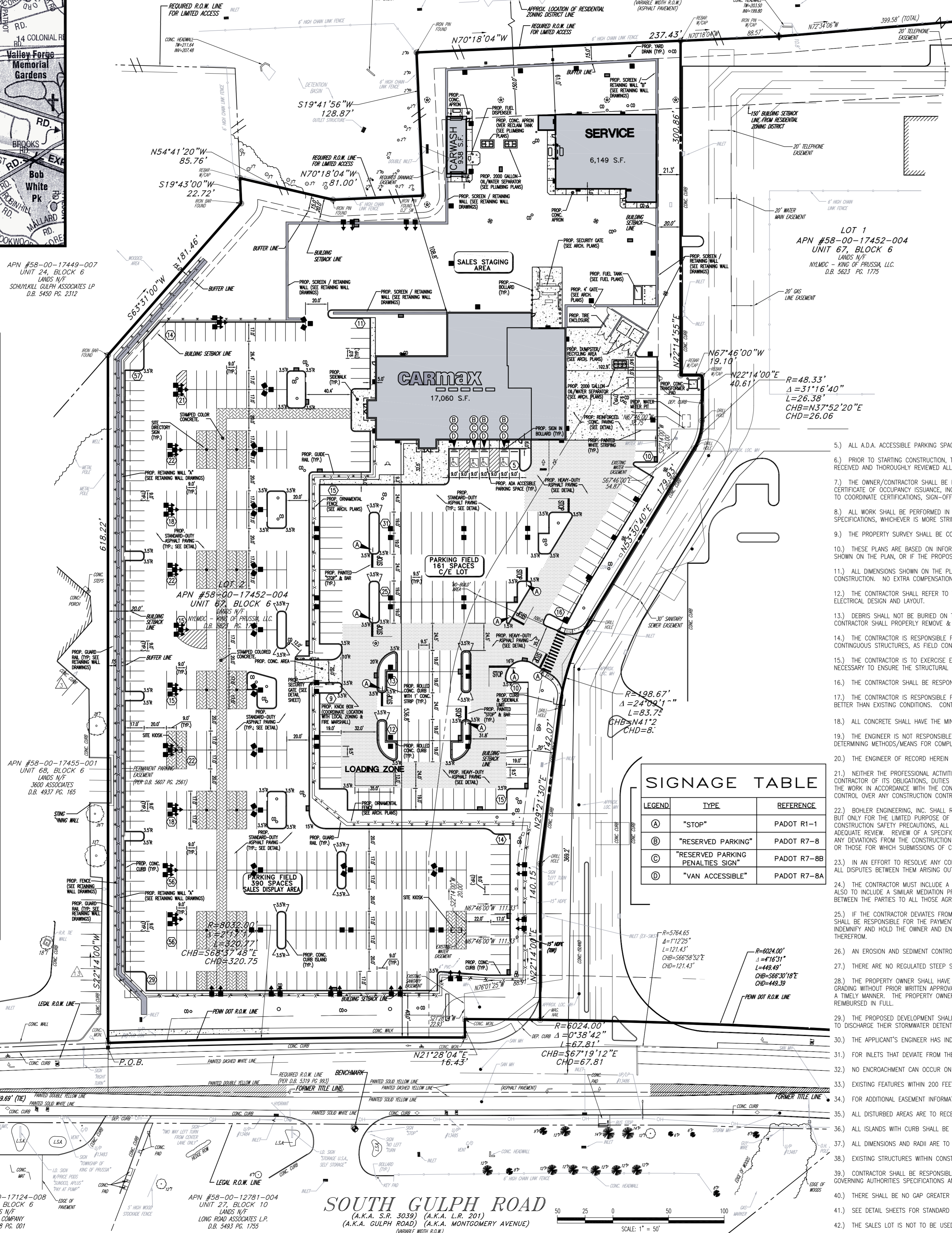
PARCEL DATA: BLOCK 6, UNIT 67; APN #58-00-17452-00-4
PROPOSED USE(S): AUTOMOBILE DEALERSHIP

	REQUIRED (L.ZONE)	EXISTING	PREVIOUSLY APPROVED LOT 1	PREVIOUSLY APPROVED LOT 2	PROPOSED LOT 2
MIN. BUILDING SETBACKS:					
FRONT:	40'	142.4'	564.0'	551.3'	551.3'
SIDE:	15' (40' AGGREGATE)	9.9'	116.0'	21.3'	21.3'
REAR:	20'	20'	81.0'	51.9'	51.9'
MAX. BUILDING COVERAGE:	75%	36.86% (409,128 SF)	17.99% (131,932 SF)	8.15% (29,822 SF)	6.65% (24,147 SF)
BUILDING SETBACK FROM RESIDENTIAL ZONING DISTRICT:	150'	80.08'	167.00'	150.00'	150.00'
MAX. BUILDING HEIGHT:	50'	<50'	<50'	<50'	<50'
MIN. GREEN SPACE:	15%	24.96% (277,012 SF)	29.35% (215,261 SF)	20.29% (73,217 SF)	20.19% (73,376 SF)
LOT AREA:	N/A	25,478 AC. (1,109,822 SF)	16,838 AC. (733,443.41 SF)	8,342 AC. (363,384.33 SF)	8,342 AC. (363,384.33 SF)
- PARKING DATA:

RETAIL SALES AND SERVICE NOT OTHERWISE SPECIFIED: 4 SPACES / 1000 SF OF GFA
REQUIRED: 97 SPACES (24,147' * 1000' * 4 = 96.58)
PROVIDED: 551 SPACES (INCLUDING 4 SPACES FOR THE PHYSICALLY DISABLED)

SITE LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING ADJACENT TRACT LINE
	EXISTING IRON PIN OR P.K. NAIL
	EXISTING MANHOLE
	EXISTING STORM INLET
	EXISTING UTILITY POLE
	EXISTING TREE LINE
	EXISTING UTILITY POLE WITH LIGHT
	EXISTING TRAFFIC SIGNAL
	EXISTING BOLLARD
	EXISTING FENCE
	PROPOSED TYPE 'C' INLET
	PROPOSED TYPE 'W' INLET (OR PROP. OUTLET STRUCTURE)
	PROPOSED ENDWALL OR HEADWALL
	PROPOSED RIP-RAP APRON
	PROPOSED MANHOLE
	PROPOSED CLEAN-OUT
	PROPOSED FIRE HYDRANT LOCATION
	PROP. ELECTRICAL TRANSFORMER
	PROPOSED AREA LIGHT
	PROP. CURB ISLAND
	PROPOSED SIGN
	PROPOSED PIPE BOLLARD
	PROP. FENCE
	PROP. RETAINING WALL
	PROP. GUARD RAIL
	PROPOSED ADA CURB RAMPS
	PROP. RESERVED PARKING SPACES
	PROP. "STOP" SIGN, PAVEMENT MARKING, AND BAR
	PROP. DIRECTIONAL ARROWS
	PROPOSED TREE LINE



SIGNAGE TABLE

LEGEND	TYPE	REFERENCE
(A)	"STOP"	PADOT R1-1
(B)	"RESERVED PARKING"	PADOT R7-B
(C)	"RESERVED PARKING PENALTIES SIGN"	PADOT R7-BB
(D)	"VAN ACCESSIBLE"	PADOT R7-BA

- ALL A.D.A. ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSEDOUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY OR CARMAX'S STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE & DISPOSE OF HAZARDOUS/UNSATURABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC.. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS AND REFERENCED DOCUMENTS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.
- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, INC. NOR THE PRESENCE OF BOHLER ENGINEERING, INC. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF HIS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING, INC. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTRACT OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
- BOHLER ENGINEERING, INC. SHALL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING, INC. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING, INC. IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING, INC. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, BOHLER ENGINEERING, INC. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- AN EROSION AND SEDIMENT CONTROL PERMIT AND NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT SHALL BE OBTAINED PRIOR TO ANY EARTH DISTURBANCE.
- THERE ARE NO REGULATED STEEP SLOPES LOCATED WITHIN THE PROJECT.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES. NO CHANGES SHALL BE MADE TO THE STORMWATER MANAGEMENT FACILITIES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL HAVE THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.
- THE PROPOSED DEVELOPMENT SHALL PROVIDE FOR CONVEYANCE OF STORMWATER RUNOFF FROM THE PENNDOT STORMWATER BASIN (LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT) THROUGH THE SITE. PENNDOT HAS THE RIGHT TO DISCHARGE THEIR STORMWATER DETENTION FACILITY INTO THE EXISTING EASEMENT.
- THE APPLICANT'S ENGINEER HAS INDICATED THAT THERE IS NO WRITTEN EASEMENT AGREEMENT FOR THE EXISTING EASEMENT DOWNSTREAM OF THE PADOT BASIN.
- FOR INLETS THAT DEVIATE FROM THE PENNDOT STANDARD, SHOP DRAWINGS SHOULD BE SUBMITTED FOR REVIEW AND APPROVAL.
- NO ENCROACHMENT CAN OCCUR ON THE ADJACENT PROPERTIES UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED.
- EXISTING FEATURES WITHIN 200 FEET OF LOT 2 BOUNDARY ARE BASED ON DESIGN INFORMATION FROM PHASE 1, NOT BASED ON AS-BUILT INFORMATION.
- FOR ADDITIONAL EASEMENT INFORMATION ON THE ENTIRE TRACT (PHASES 1&2) REFERENCE SHEET 7 (EASEMENT PLAN) OF THE CYPRESS EQUITIES, L.L.C. PROPOSED LAND DEVELOPMENT PLANS (SEE 16 ABOVE).
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB SHALL BE LANDSCAPED. ALL REMAINING ISLANDS ARE TO BE STRIPED OR GRASSED AS SHOWN.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THERE SHALL BE NO GAP GREATER THAN 48" BETWEEN THE GUARDRAIL AND ANY OTHER OBJECTS SUCH AS BUILDINGS, SITE WALLS, ORNAMENTAL FENCE OR SECURITY GATES CONCRETE AT THE SALES LOT AND THE WIP AREAS.
- SEE DETAIL SHEETS FOR STANDARD AND HEAVY DUTY PAVEMENT SECTIONS. HEAVY-DUTY PAVEMENT TO FULLY ENCLOSE BUILDING FOR EMERGENCY ACCESS DRIVE.
- THE SALES LOT IS NOT TO BE USED FOR PUBLIC CUSTOMER OR EMPLOYEE PARKING NOW OR IN THE FUTURE.

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES:
SOUTH BRIDGEMAN, PA
BOWIE, MD
PUNTSVILLE, OH
STRELSING, VA
WARRINGTON, VA
CENTERSVILLE, VA
PORT JACOB, PA

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

PA 1
1-800-242-1776

PCS SERIAL NUMBER
357549, 0146372 &
0146381

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C. BROWN

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE075317

NOT RELEASED FOR CONSTRUCTION

APPROVAL		
CARMAX PE	0307	
REVISIONS		
REV. NO.	DATE	DESCRIPTION
1	06-21-12	PER MDCD COMMENTS
2	08-01-12	PER MDCD COMMENTS
3	08-19-12	PER CLIENT COMMENTS

CARMAX

THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE, INC.
18800 TUCKAHOE CREEK PARKWAY
RICHMOND, VA 23288
(804) 747-0452

KING OF PRUSSIA, PA STORE NO. 7271

PROJECT NO	PH12-0501
DATE	06 APR 12
SHEET TITLE	

SITE LAYOUT PLAN

SHEET NO	C3.0
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BASED ON SP-20