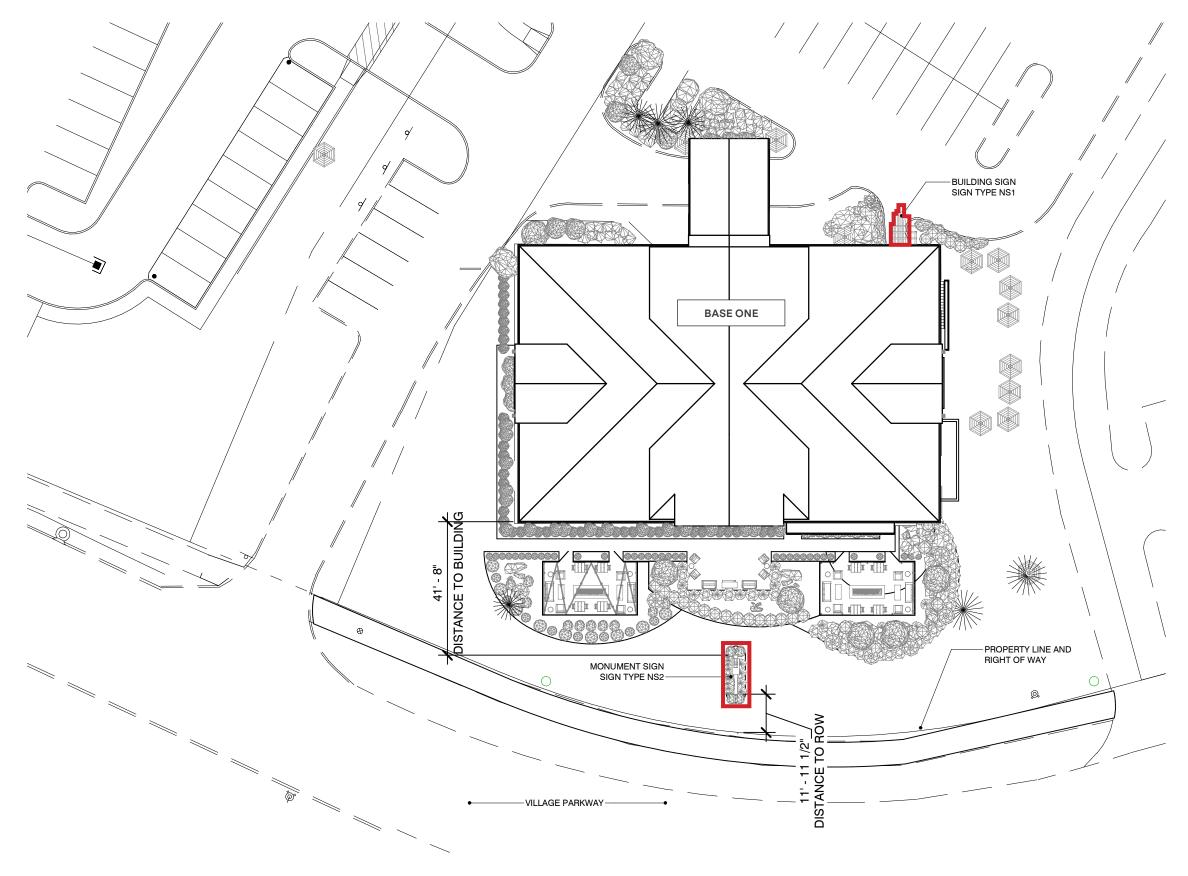


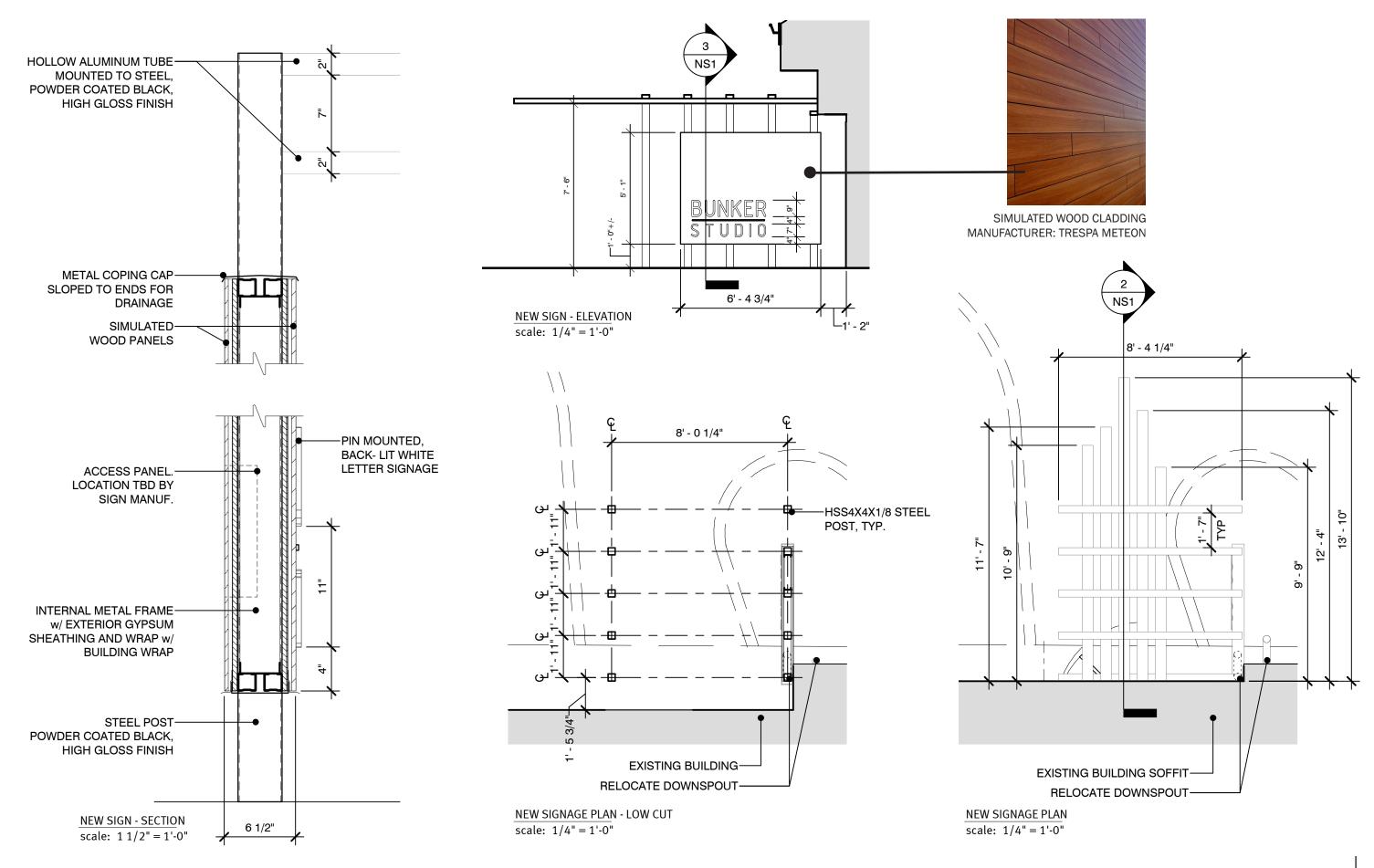
PENZONE BASE ONE

DUBLIN SIGN PACKAGE DECEMBER 5TH, 2022

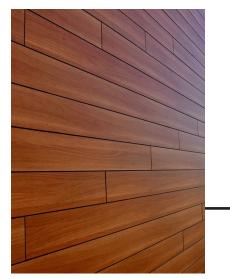


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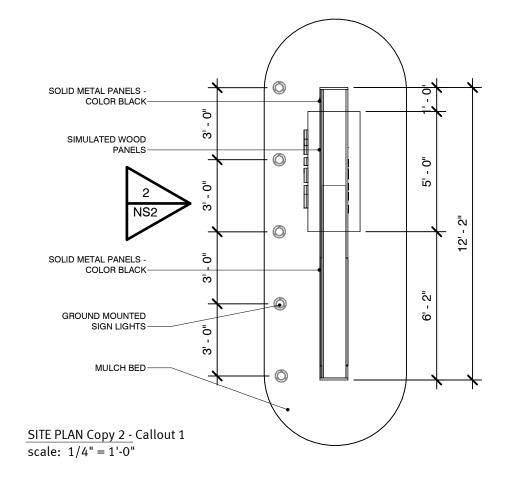


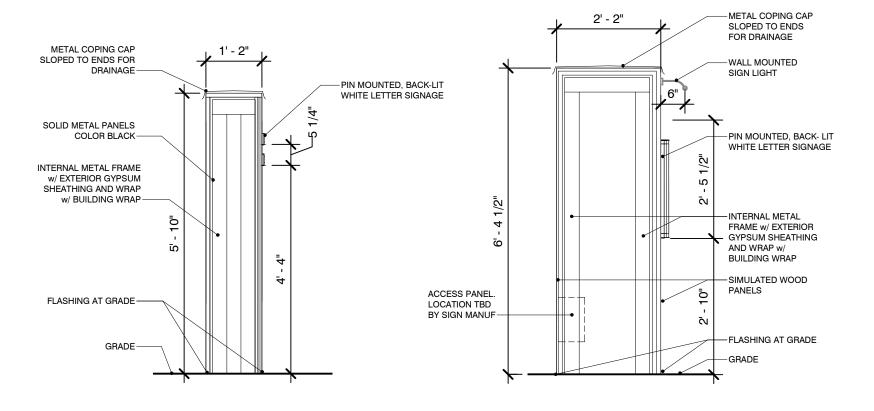


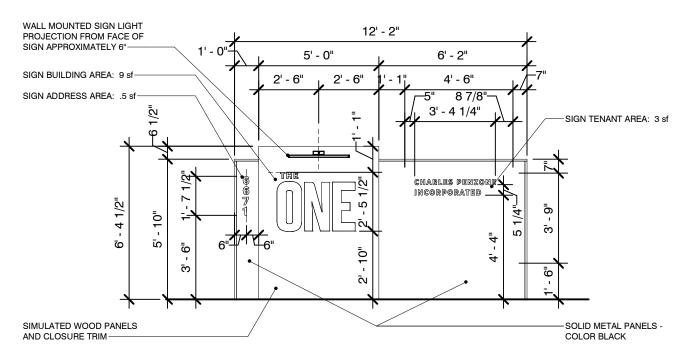


SIMULATED WOOD CLADDING
MANUFACTURER: TRESPA METEON







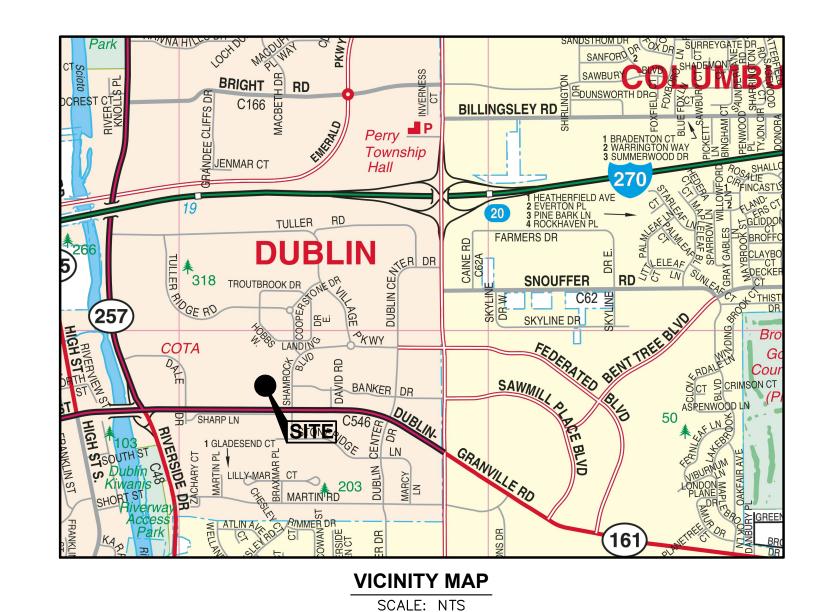


MONUMENT SECTION b scale: 1/2" = 1'-0"

MONUMENT SECTION a scale: 1/2" = 1'-0"

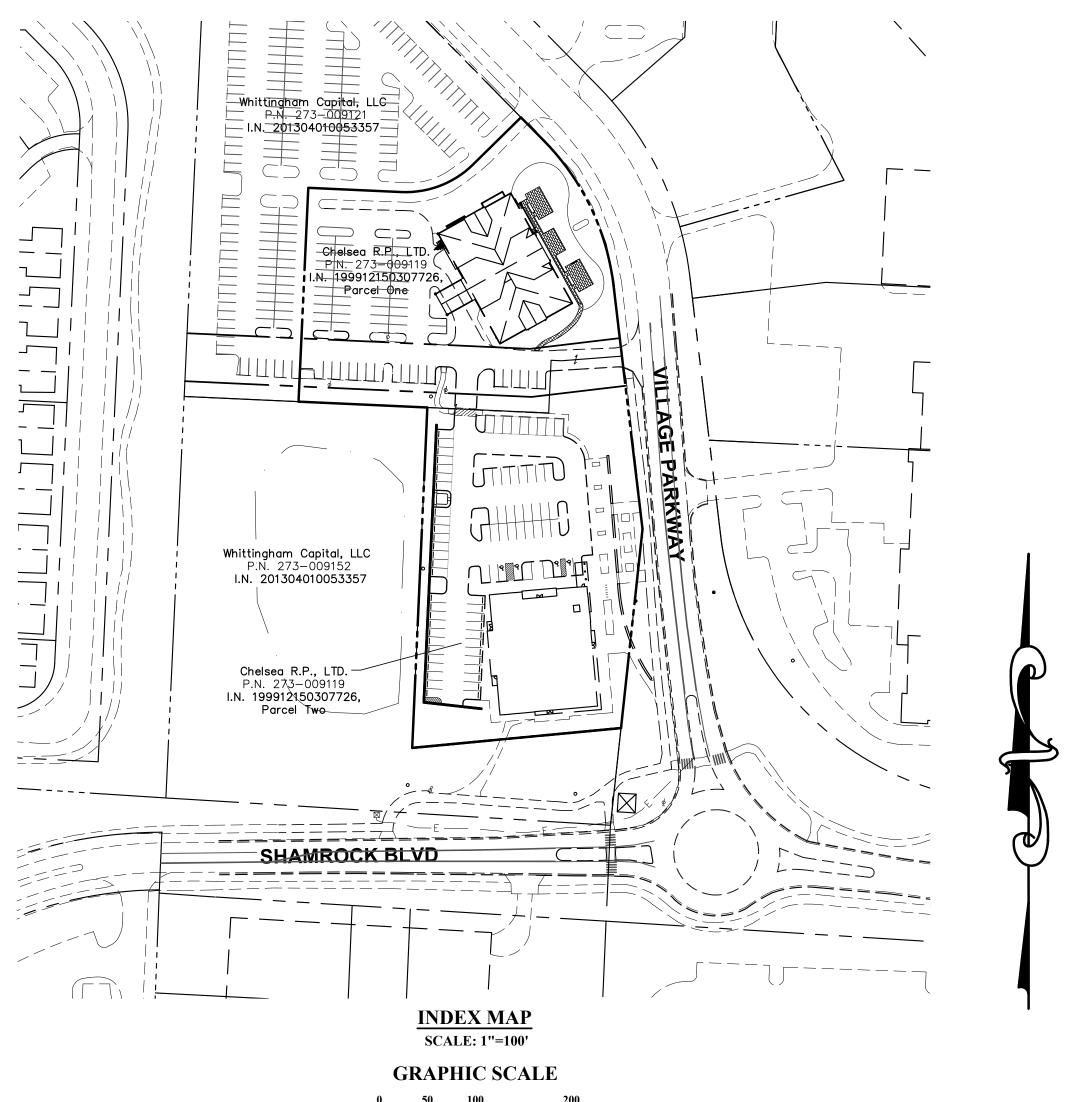
 $\frac{\text{ELEVATION}}{\text{scale: } 1/4" = 1'-0"}$

Exterior Design Concept | New Signage



CITY OF DUBLIN, OHIO FINAL DEVELOPMENT PLAN **FOR** CHARLES PENZONE PENZONE BASE ONE

2022



CITY OF DUBLIN APPROVAL

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND THE GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER

CITY ENGINEER, CITY OF DUBLIN, OHIO PAUL A. HAMMERSMITH, P.E.

DIRECTOR OF LAND USE AND LONG RANGE PLANNING CITY OF DUBLIN, OHIO

PREPARED BY:



REGISTERED ENGINEER

Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755

NUMBER

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LANDSCAPE ARCHITECT



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750 BROOKSEDGE BLVD. **WESTERVILLE, OH 43081** TEL:(614) 839 4639

project team

ARCHITECT OF RECORD:

232 n third street, 300, columbus oh 43215 t (614) 221 9433 f (614) 221 9441 www.meyersarchitects.com



ADVANCED

CIVIL DESIGN

Gahanna, Ohio 43230

ph 614.428.7750 fax 614.428.7755

AMENDMENT TO DUBLIN PROJECT NUMBER: 17-002-COM

INDEX OF DRAWINGS

C-001 C-002 C-003 C-004

TITLE SHEET GENERAL NOTES EXISTING CONDITIONS

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C-001

1. City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of Columbus Item Numbers unless otherwise noted.

2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.

3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Ohio EPA Permits to Install (PTI) and Notices of Intent (NOI), Building Permits, etc.

4. The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.

5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.

6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the Division of Engineering that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.

7. The Contractor shall restrict construction activity to public right—of—way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.

8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers in cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the City Engineer.

9. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.

10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the arades and cross-sections that existed before construction

11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited according to Section 97.38 of the Dublin Code of Ordinances. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.

12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) is not permitted.

13. All signs, landscaping, structures or other appurtenances within right—of—way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.

14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall bethe responsibility of the Contractor.

15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of Columbus. Precast concrete products without proof of inspection shall not be approved for installation.

16. Backfill within a 1:1 influence line of existing structures (houses, paths, etc.) shall be compacted granular backfill according to Item 912 of the Standard Specifications or Flowable CDF, Type III according to Item 636. Item 911 of the Standard Specifications shall be used

17. The Contractor shall submit a copy of the approved construction drawings and a list of proposed precast concrete product manufacturers to the City of Columbus Construction Inspection Division before commencing construction.

Send the information to the following address:

Construction Inspection Division City of Columbus 1800 East 17th Avenue Columbus, Ohio 43219

Send a copy of the transmittal letter to the following address:

Division of Engineering City of Dublin 5800 Shier Rings Road Dublin, Ohio 43016

18. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching

19. All trees within the construction area not specifically designated for removal shall be preserved whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.

20. Delete

21. Delete 22. Delete

> 23. Tree trimming within the construction zone is to be completed by a certified Arborist. At the completion of the project, the Arborist is to return and trim any broken branches as needed.

24. Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.

25. All inlets shall be channelized.

26. Park areas shall be fine-graded and seeded with the following mixture:

Improved Kentucky Bluegrass: 40% of weight (2 varieties in equal parts) Improved Perennial Rye: 60% of weight (2 varieties in equal parts) Germination Rate: 85% Application Rate: 7 lbs per 1000 sq ft or as directed by the Division of Parks and Recreation, City of

27. Traffic control and other regulatory signs shall be Type S with a sauare post anchor base installation and meet all requirements of ODOT TC-41.20 and applicable City of Dublin specifications.

28. Street signs shall meet all City of Dublin specifications with lettering colored in white displayed over a brown background. Sign tubing shall be brown in color and conform with the Type S, square post anchor base installation requirements of ODOT TC-41.20. UTILITIES

1. The following utilities are known to be located within the limits of this

COLUMBIA GAS OF OHIO, INC. 1600 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 481-1000

ELECTRIC AMERICAN ELECTRIC POWER 850 TECH CENTER DRIVE GAHANNA, OHIO 43230 (614) 883-6817

COMMUNICATION TIME WARNER CABLE 1266 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 481-5000

FRONTIER COMMUNICATIONS (800) 982-8772

111 N. 4TH STREET COLUMBUS, OHIO 43215

(614) 223-5780

CITY OF DUBLIN 6555 SHIER-RINGS ROAD DUBLIN, OHIO 43016

(614) 410-4750 SANITARY, STORM, WATER CITY OF DUBLIN 6555 SHIER-RINGS ROAD DUBLIN, OHIO 43016

(614) 410-4750

CITY OF COLUMBUS DIVISION OF POWER AND WATER 3368 INDIANOLA AVENUE COLUMBUS, OHIO 43214 (614) 645-7360

CITY OF COLUMBUS DIVISION OF SEWERS AND DRAINS 1250 FAIRWOOD AVENUE COLUMBUS, OHIO 43206 (614) 645-7102

2. The Contractor shall give notice of intent to construct to Ohio Utilities Protection Service (telephone number 800-362-2764), Producer's Underground Protection Service (telephone number 614-587-0486), and to owners of underground utilities that are not members of a registered underground protection service. Notice shall be given at least 2 working days before start of construction.

3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underaround utility. The City of Dublin and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.

5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

6. Public street lighting may be in the vicinity of this project. Contact the City of Dublin, Division of Engineering at 410—4637, two days prior to beginning work.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Ohio Manual of Uniform Traffic Control Devices (OMUTCD), current edition.

2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one-lane two-way traffic. Uniformed, off-duty police officers shall replace flagmen designated by the OMUTCD, and shall be present whenever one-lane, two-way traffic control is in effect. Police cruisers may be required as directed by the City Engineer.

3. If the City Engineer determines that the Contractor is not providing proper provisions for traffic control, the City Engineer shall assign uniformed, off-duty police officers to the project at no cost to the

4. Steady—burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.

5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Ohio EPA. The NOI must be submitted to OEPA 45 days prior to the start of construction and may entitle coverage under the Ohio EPA General Permit for stormwater Discharges associated with construction activity. A project location map must be submitted with the NOI. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times. The design of erosion control systems shall follow the requirements of Ohio EPA, Item 207 of Ohio Department of Transportation Standard Specifications, and the City Engineer. An individual NPDES Stormwater Discharge Permit may be required. The

Contractor shall be considered the permittee. 2. The Contractor shall provide sediment control at all points where storm water runoff leaves the project, including waterways, overland sheet flow, and storm sewers.

3. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

4. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices

5. Disturbed areas that will remain unworked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground

BLASTING (If Permitted)

1. The Contractor must obtain a blasting permit from Washington Township Fire Department prior to blasting for rock excavation. The Contractor shall submit blasting reports upon completion of blasting to the City Engineer, the Owner, and the Owner's engineer. Top of rock elevations shall be shown on "as-built" construction drawings. SANITARY SEWERS

1. Connections to the sanitary sewer will be permitted upon receiving an OEPA Permit to Install (PTI), and upon receiving a satisfactory letter from the design engineer stating that the project has been constructed as per the plans, and all of the conditions of the PTI have been met. The developer is responsible for obtaining all required Ohio EPA approvals and paying review fees.

2. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Dublin, Ohio EPA, Ohio Department of Health and the current edition of the Great Lakes-Upper Mississippi River Board (Ten States) -Recommended Standards for Wastewater Facilities.

3. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of Columbus Construction Inspection Division quality control requirements.

4. The minimum requirements for sanitary sewer pipes with diameters greater than 15 inches shall be reinforced concrete pipe ASTM C76 with Class designation specified in the approved construction drawings.

5. All in-line wye and tee connections in concrete sewers, 18-inch diameter and larger, shall be either Kor-N-Tee or Kor-N-Seal connections conforming to the manufacturer's recommendations. 6. Granular backfill shall be compacted granular material according to

Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 636, Type III of the Standard Specifications as directed by the City Engineer. 7. All manhole lids shall be provided with continuous self—sealing

gaskets. The approved construction drawings shall show where bolt-down lids are required. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of Dublin sanitary manhole standard drawing. Manhole lids shall include City of

8. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations. All other requirements shall be according to Item 901.21 of the Standard Specifications. 9. Temporary bulkheads shall be placed in pipes at locations shown on the approved construction drawings and shall remain in place until the Permit to Install (PTI) has been issued by the OEPA and the sewers have been approved for use by the City Engineer. The cost for furnishing, installing, maintaining, and removing bulkheads shall be included in the contract unit bid price for the various sanitary sewer

10. All sanitary sewers including sanitary sewer service lines shall be subjected to and pass infiltration or exfiltration tests according to Item 901 of the Standard Specifications and must be approved for use by the City Engineer before any service connections are tapped into sewers. 11. For sanitary sewer infiltration, leakage through joints shall not exceed

100 aallons per inch of tributary sewer diameter per 24 hours per mile

of length or the computed equivalent. All sanitary sewers shall be 12. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior

to final acceptance by the City. This work shall be completed by the Contractor at his expense.

13. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer. 14. Roof drains, foundation drains, field tile or other clean water

connections to the sanitary sewer system are strictly prohibited

according to Section 51.23 of the Dublin Code of Ordinances. 15. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the areatest extent practicable. Where sanitary sewers cross watermains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to Item 912 of the Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall

16. Service risers shall be installed where the depth from wves to proposed ground elevation exceeds 10 feet. Tops of risers shall be no less than 9 feet below proposed ground elevation if basementservice is

be concrete encased or consist of ductile iron pipe material.

17. Where service risers are not installed, a minimum 5-foot length of sanitary sewer service pipe of the same size as the wye opening shall be installed.

18. The Contractor shall furnish and place, as directed, approved wye poles made of 2 inches x 2 inches lumber at all wye locations, ends of extended services, or at the end of each riser where risers are required. Wye poles shall be visible before acceptance by the City. The cost of these poles shall be included in the contract unit price for the various

19. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

20. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and watertight. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1 inch beyond the inside face of the manhole. To maintain flexibility in the connection, a 1-inch space shall be left between the end of the pipe inside the manhole and the concrete channel; this space shall be filled with a waterproof flexible joint filler. Any metal that is used shall be Type 300 Series Stainless Steel. The connection may be any of the following types:

A. Rubber sleeve with stainless steel banding.

1) Kor—N—Seal as manufactured by National Pollution Control 2) Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Or equal as approved by the City Engineer.

B. Rubber gasket compression.

1) Press Wedge II as manufactured by Press—Seal Gasket

2) Dura Seal III as manufactured by Dura Tech, Inc. 3) Link—Seal as manufactured by Thunderline Corporation. 4) Or equal as approved by the City Engineer.

The cost for this work along with a new channelized base for the manhole shall be included in the unit bid price for the related items of

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of Columbus Division of Water.

2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54. Public water pipe 20 inches in diameter or larger may be prestressed concrete pipe. Private water pipe shall meet the approval of the City of Columbus Division of Water prior to approval of the construction drawings.

3. Only fire hydrants conforming to City of Columbus standards will be

4. Public water lines shall be disinfected by the City of Columbus Division of Water. Requests for water line chlorination shall be made through the City of Dublin Division of Engineering. The cost for chlorination shall be paid for by the Contractor.

5. All water lines shall be disinfected according to Item 801.13 of the Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chloringting valves and fire hydrants (Section 7). Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications. When water lines are ready for disinfection, the City of Dublin shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of Columbus, Division of Water. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications.

6. The Contractor shall paint all fire hydrants according to City of Dublin standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.

7. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of Columbus Division of Water and have been accepted by the City Engineer. A tap permit for each water service must be obtained from the City of Dublin and the City of Columbus Division of Water before making any taps into public water lines.

8. The Contractor shall notify the City of Columbus Division of Water at 645—7788 and the City of Dublin Division of Engineering at least 24 hours before tapping into existing water lines.

9. All water main stationing shall be based on street centerline

10. All bends, joint deflections and fittings shall be backed with concrete per City of Columbus standards.

11. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

12. Water meters shall be installed inside proposed structures unless a meter pit installation is approved by the City of Columbus Division of Water. Meter pits must conform to standard drawings L-7103, A&B for 5/8" through 1" meters or L-6317, A, B, C&D for 1-1/2" or larger

13. Water lines to be installed in embankment areas shall be placed after the embankment has been placed and compacted according to the Standard Specifications.

14. Curb stop boxes shall be located at least 1 foot inside the right—of—way and set at finished grade.

15. If the top of the operating nut of any valve is greater than 36 inches below finished grade, an extension stem shall be furnished to bring the top of the operating nut to within 24 inches offinished grade

16. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of

17. Two 3/4 inch taps shall be installed within 2 feet of the end of the line on all dead—end water lines.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro—seeded and hydro-mulched according to Items 203 and 659 of the Standard

2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class Il unless otherwise shown on the approved construction drawings. Inspection is required by the City of Dublin's Division of

3. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 636, Type III of the StandardSpecifications as directed by the City Engineer.

4. All storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved

5. Headwalls and endwalls shall be required at all storm sewer inlets or outlets to and from stormwater management facilities. Natural stone and/or brick approved by the City Engineer shallbe provided on all visible headwalls and/or endwalls surfaces.

6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include City of Dublin logo and all curb inlet and catch basin grates shall indluce engraved lettering: "DUMP NO WASTE: DRAINS TO RIVER."

7. Storm sewer outlets greater than 18 inches in diameter accessible from stormwater management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer. MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location. Any relocation of mailbox services must be first coordinated

with the US Postal Service and the homeowner.

2. Before relocating any mailboxes, the Contractor shall contact the U.S. mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the Dublin Service Department and the Columbus Division of Water for the use of fire hydrants when used for work performed under this contract and provide the city of Dublin a copy of the Hydrant Usage Permit obtained from the City of Columbus. The Contractor shall also send a copies of permits obtained from Dublin and Columbus to the Washington and/or Perry Township Fire Department, Permits shall be kept at the construction site at all times.

2. Before the final estimate is paid, the Contractor shall submit a letter from the City of Columbus Division of Water to the City Engineer stating that the Contractor has returned the Siamese Valve to the City of Columbus and has paid all costs arising from the use of the fire

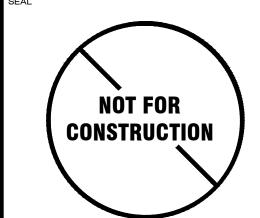
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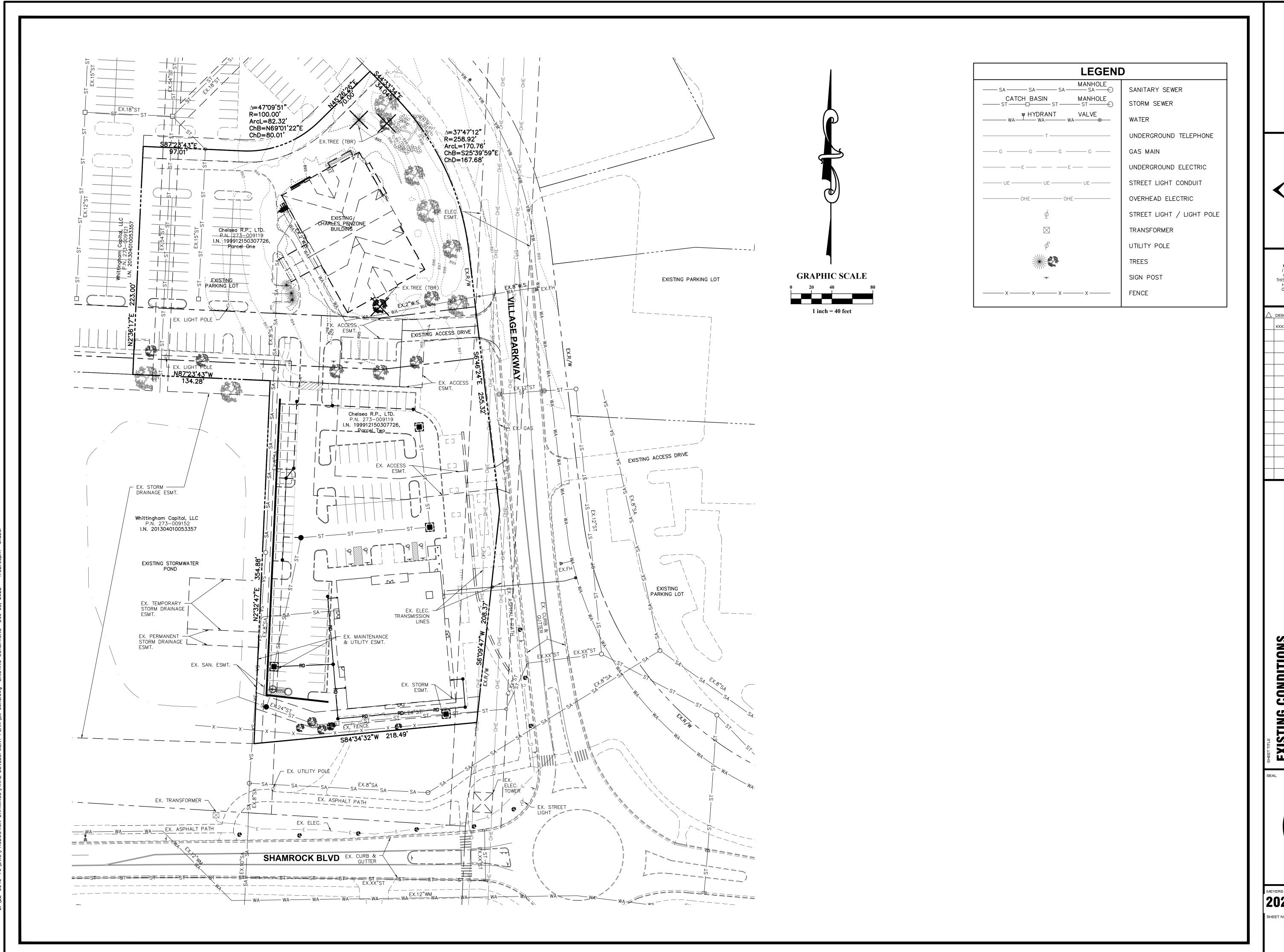
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