

Commercial/Industrial Floodplain Development Permit

Doddridge County, WV Floodplain Management

This permit has been issued to Dominion Transmission Inc., and is for the approved commercial and/or industrial development project associated with this permit that impacts the FEMA-designated floodplain and/or floodway of Doddridge County, WV, pursuant to the rules and regulations established by all applicable Federal, State and local laws and ordinances, including the Doddridge County Floodplain Ordinance. This permit must be posted at the site of work as to be clearly visible, and must remain posted during entirety of development.

Permit: #14-179A

Date Approved: 07/01/2014

Expires: N/A

Issued to: Dominion Transmission Inc.

**POC: Jeffrey Louk
304-269-3517**

Company Address:

Project Address:

Firm: N/A

Purpose of development: Pipeline. Project does not impact floodplain.

Issued by: Edwin L. "Bo" Wriston, Doddridge County FPM (or designee)

Date: 07/01/2014

For additional information regarding this permit, please contact
Doddridge County Floodplain Manager at 304.873.2631, or via email at
doddridgecountyfpm@gmail.com
118 East Court Street; West Union, WV 26456

#14-179A

FILED



2014 MAR 21 AM 11:14

March 20, 2014
Project C131790.00

BETH A. ROGERS
COUNTY CLERK
DODDRIDGE COUNTY, WV

Mr. Ralph Sandora
Doddridge County Floodplain Manager
Doddridge County Commission
118 East Court Street
West Union, West Virginia 26456

**Floodplain Development Permit Application
Dominion Transmission, Inc.
H-49 Pipeline Replacement
Doddridge County, West Virginia**

Dear Mr. Sandora:

GAI Consultants, Inc. (GAI), on behalf of Dominion Transmission, Inc. (Dominion), is pleased to submit this cover letter with the enclosed Doddridge County Floodplain Development Permit Application for the proposed H-49 Pipeline Replacement Project (Project) located in Doddridge County, West Virginia.

The Project includes the installation of approximately 160 linear feet (LF) of 8-inch diameter plastic natural gas pipeline within a 25-foot right-of-way. Flood Insurance Rate Map information (FIRM Panel 54017C0105C) obtained from the Federal Emergency Management Agency (FEMA) shows that the project area is located outside of FEMA Flood Zones subject to a one percent annual chance flood event (100-year flood or Base Flood).

Construction activities will include the installation of the underground pipeline using open ditch techniques, waterbars for surface water control, trench plugs for open trench water control, and trench breakers for subsurface water control following pipeline installation. Following installation of the pipeline, the trench will be backfilled and compacted to approximate original contours, and the area will be returned to approximate original surface conditions with no permanent above ground structures. No access road construction is proposed as all access roads are existing.

The proposed pipeline construction will include crossing of an Unnamed Tributary of Middle Island Creek. This stream is an intermittent stream with a bank to bank width at the crossing location of approximately 2.5 feet. If flow is present at the time of construction, the pump around or flume pipe methods will be used to divert water around construction activities. The stream will be restored to pre-construction stream channel dimensions, and the banks will be stabilized prior to removal of the water diversion measures. If flow is not present at the time of construction, the crossing will be constructed and the stream restored within 24 hours.

A Project Location map, Flood Hazard map, and Floodplain Project map for this project have been included with the enclosed permit application. The Flood Hazard and Floodplain Project maps show the approximate location of the flood plain relative to the Project area.


If you have any questions or need additional information, please contact me at 304-926-8100 or at m.tanner@gaiconsultants.com.

Sincerely,

GAI Consultants, Inc.



Matthew Tanner, P.E.
Senior Project Engineer



Charles Straley, P.E.
Engineering Manager



MTT:CFS/lmt

Enc.: Doddridge County Floodplain Development Permit Application, Figure 1 – Project Location Map, Figure 2 – Flood Hazard Map, Figure 3 – Floodplain Project Map, FEMA FIRMette

cc: Jeffrey J. Louk, Dominion Transmission, Inc.
Randal Rogers, GAI Consultants, Inc.

#14-179 A
Dominion Transmission
H-49 P/L Replacement

DODDRIDGE COUNTY FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

SECTION 1: GENERAL PROVISIONS (APPLICANT TO READ AND SIGN)

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit will expire if no work is commenced within six months of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal requirements.
7. Applicant hereby gives consent to the Floodplain Administrator/Manager or his/her representative to make inspections to verify compliance.
8. **I THE APPLICANT CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.**

APPLICANT'S SIGNATURE Brain C. Appert

DATE 03/17/14

SECTION 2: PROPOSED DEVELOPMENT (TO BE COMPLETED BY APPLICANT).

IF THE APPLICANT IS NOT A NATURAL PERSON, THE NAME, ADDRESS, AND TELEPHONE NUMBER OF A NATURAL PERSON WHO SHALL BE APPOINTED BY THE APPLICANT TO RECEIVE NOTICE PURSUANT TO ANY PROVISION OF THE CURRENT DODDRIDGE COUNTY FLOODPLAIN ORDINANCE.

APPLICANT'S NAME: Dominion Transmission, Inc. c/o
Jeffrey J. Louk, Manager – G&P
ADDRESS: 1333 Valley Chapel Road, Weston, WV 26452
TELEPHONE NUMBER: (304) 269-3517

CONTRACTOR NAME: Dominion Transmission, Inc.
ADDRESS: 1333 Valley Chapel Road, Weston, WV 26452
TELEPHONE #: (304) 269-3517
WV CONTRACTOR LICENCE #: Not Applicable

ENGINEER'S NAME: GAI Consultants, Inc.
ADDRESS: 300 Summers St., Suite 1100, Charleston, WV 25301
TELEPHONE NUMBER: (304) 926-8100

PROJECT LOCATION:

NAME OF SURFACE OWNER/OWNERS (IF NOT THE APPLICANT):

Parcels: 13 and 15.1 - Richard J. and S. Jean Kruse;

Parcel: 15 - Jonathan E. and Laura M. Troyer

ADDRESS OF SURFACE OWNER/OWNERS (IF NOT THE APPLICANT):

Parcels 13 and 15.1 - HC 69 Box 41A, West Union, WV 26456;

Parcel 15 - 471 S Swinehart Road, Apple Creek, OH 44606

DISTRICT: West Union

LAND BOOK DESCRIPTION:

Parcel: 3-13 - 2 TRS M I Creek, 10.14 AC;

Parcel: 3-15 - M I Creek, 32.31 AC;

Parcel: 3-15.1 - M I Creek, 0.56 AC.

DEED BOOK REFERENCE:

Parcel: 3-13 - Book 225, Page 655;

Parcel: 3-15 - Book 292, Page 652;

Parcel: 3-15.1 - Book 235, Page 236

TAX MAP REFERENCE: Tax Map 3

EXISTING BUILDINGS/USES OF PROPERTY: Property forested, Cleared in ROW. Residence and buildings located on Parcel 13.

NAME OF AT LEAST ONE ADULT RESIDING IN EACH RESIDENCE LOCATED UPON THE SUBJECT PROPERTY: Parcel 13: Richard J. and S. Jean Kruse. No residences on other parcels.

ADDRESS OF AT LEAST ONE ADULT RESIDING IN EACH RESIDENCE LOCATED UPON THE SUBJECT PROPERTY: Parcel 13: HC 69 Box 41A, West Union, WV 26456

To avoid delay in processing the application, please provide enough information to easily identify the project location.

DESCRIPTION OF WORK (CHECK ALL APPLICABLE BOXES)

A. STRUCTURAL DEVELOPMENT

<u>ACTIVITY</u>	<u>STRUCTURAL TYPE</u>
<input type="checkbox"/> New Structure	<input type="checkbox"/> Residential (1 – 4 Family)
<input type="checkbox"/> Addition	<input type="checkbox"/> Residential (more than 4 Family)
<input type="checkbox"/> Alteration	<input type="checkbox"/> Non-residential (floodproofing)
<input type="checkbox"/> Relocation	<input type="checkbox"/> Combined Use (res. & com.)
<input type="checkbox"/> Demolition	<input type="checkbox"/> Replacement
<input type="checkbox"/> Manufactured/Mobil Home	

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill Mining Drilling Pipelining
 - Grading
 - Excavation (except for STRUCTURAL DEVELOPMENT checked above)
 - Watercourse Alteration (including dredging and channel modification)
 - Drainage Improvements (including culvert work)
 - Road, Street, or Bridge Construction
 - Subdivision (including new expansion)
 - Individual Water or Sewer System
 - Other (please specify)
-

C. STANDARD SITE PLAN OR SKETCH

1. **SUBMIT ALL STANDARD SITE PLANS, IF ANY HAVE BEEN PREPARED (ENGINEERING PLANS MUST BE SIGNED AND SEALED).**
2. **IF STANDARD SITE PLANS HAVE NOT BEEN PREPARED:**
SKETCH ON A SEPARATE 8 ½ X 11 INCH SHEET OF PAPER THE SHAPE AND LOCATION OF THE LOT. SHOW THE LOCATION OF THE INTENDED CONSTRUCTION OR LAND USE INDICATING BUILDING SETBACKS, SIZE & HEIGHT. IDENTIFY EXISTING BUILDINGS, STRUCTURES OR LAND USES ON THE PROPERTY.
3. **SIGN AND DATE THE SKETCH.**

**ACTUAL TOTAL CONSTRUCTION COSTS OF THE COMPLETE DEVELOPMENT/
PROPOSED CONSTRUCTION PROJECT WITHIN THE FLOODPLAIN**

\$ 0 (Not located within floodplain)

D. ADJACENT AND/OR AFFECTED LANDOWNERS:

1. NAME AND ADDRESS OF ALL OWNERS OF SURFACE TRACTS ADJACENT TO THE AREA OF THE SURFACE TRACT (UP & DOWN STREAM) UPON WHICH THE PROPOSED ACTIVITY WILL OCCUR AND ALL OTHER SURFACE OWNERS UP & DOWN STREAM) WHO OWN PROPERTY THAT MAY BE AFFECTED BY FLOODING AS IS DEMONSTRATED BY A FLOODPLAIN STUDY OR SURVEY (IF ONE HAS BEEN COMPLETED.

NAME: Project not within flood plain

NAME: _____

ADDRESS: _____

ADDRESS: _____

NAME: _____

NAME: _____

ADDRESS: _____

ADDRESS: _____

1. NAME AND ADDRESS OF AT LEAST ONE ADULT RESIDING IN EACH RESIDENCE LOCATED UPON ANY ADJACENT PROPERTY AT THE TIME THE FLOODPLAIN PERMIT APPLICATION IS FILED AND THE NAME AND ADDRESS OF AT LEAST ONE ADULT RESIDING IN ANY HOME ON ANY PROPERTY THAT MAY BE AFFECTED BY FLOODING AS IS DEMONSTRATED BY A FLOODPLAIN STUDY OR SURVEY.

NAME: Project not within flood plain

NAME: _____

ADDRESS: _____

ADDRESS: _____

E. CONFIRMATION FORM

THE APPLICANT ACKNOWLEDGES, AGREES, AND CONFIRMS THAT HE/IT WILL PAY WITHIN 30 DAYS OF RECEIPT OF INVOICE BY THE COUNTY FOR ALL EXPENSES RELATIVE TO THE PERMIT APPLICATION PROCESS GREATER THAN THE REQUIRED DEPOSIT FOR EXPENSES INCLUDING:

- (A) PERSONAL SERVICE OF PROCESS BY THE DODDRIDGE COUNTY SHERIFF AT THE RATES PERMITTED BY LAW FOR SUCH SERVICE.
- (B) SERVICE BY CERTIFIED MAIL RETURN RECEIPT REQUESTED.
- (C) PUBLICATION.
- (D) COURT REPORTING SERVICES AT ANY HEARINGS REQUESTED BY THE APPLICANT.

(E) CONSULTANTS AND/OR HEARING EXPERTS UTILIZED BY DODDRIDGE COUNTY FLOODPLAIN ADMINISTRATOR/MANAGER OR FLOODPLAIN APPEALS BOARD FOR REVIEW OF MATERIALS AND/OR TESTIMONY REGARDING THE EFFICACY OF GRANTING OR DENYING THE APPLICANT'S FLOODPLAIN PERMIT.

NAME (PRINT): _____

SIGNATURE: _____ DATE: _____

After completing SECTION 2, APPLICANT should submit form and fees to Clerk of Doddridge County Court or his/her representative for review.

SECTION 3: FLOODPLAIN DETERMINATION (to be completed by Floodplain Administrator/Manager or his/her representative)

THE PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT IS LOCATED ON:

FIRM Panel: 105 C

Dated: 10-4-11

Is **NOT** located in a Specific Flood Hazard Area (Notify applicant that the application review is complete and **NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED**).

Is located in Special Flood Hazard Area.

FIRM zone designation _____

100-Year flood elevation is _____ NGVD.

Stream name _____

Profile # _____

Unavailable

The proposed development is located in a floodway.

See section 4 for additional instructions.

SIGNED Ralph Sander

DATE 3-31-14

Mr. Ralph Sandora
March 20, 2014
Project C131790.00

ATTACHMENT 1

DODDRIDGE COUNTY FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

**SECTION 4: ADDITIONAL INFORMATION REQUIRED FOR DEVELOPMENT IN
SPECIAL FLOOD HAZARD AREA (To be completed by Floodplain
Administrator/Manager or his/her representative)**

The applicant must submit the documents checked below before the application can be processed.

- A plan showing the location of all existing structures, water bodies, adjacent roads and proposed development.

- Development plans, drawn to scale, and specifications, including where applicable: details for anchoring structures, storage tanks, proposed elevation of lowest floor, (including basement or crawl space), types of water resistant materials used below the first floor, details of flood proofing of utilities located below the first floor and details of enclosures below the first floor. Also _____

- Subdivision or other development plans (If the subdivision or development exceeds 10 lots or 2 acres, whichever is the lesser, the applicant must provide 100-year flood elevations if they are not otherwise available).

- Plans showing the extent of watercourse relocation and/or landform alterations.

- Top of new fill elevation _____ Ft. NGVD.
For floodproofing structures applicant must attach certification from registered engineer or architect.

- Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood. A copy of all data and calculations supporting this finding must also be submitted.

- Manufactured homes located in a Flood Hazard Area must have a West Virginia Contractor's License and a Manufactured Home Installation License as required by the Federal Emergency Management Agency (FEMA).

- Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Administrator/Manager or his/her representative)

I have determined that the proposed activity (**type is or is not**) in conformance with provisions of the Floodplain Ordinance adopted by the County Commission of Doddridge County on May 21, 2013. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED _____ DATE _____

If the Floodplain Administrator/Manager found that the above was not in conformance with the provisions of the Doddridge County Floodplain Ordinance and/or denied that application, the applicant may appeal.

APPEALS: Appealed to the County Commission of Doddridge County? Yes No
 Hearing Date: _____
 County Commission Decision - Approved Yes No

CONDITIONS: _____

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Compliance is issued).

The following information must be provided for project structures. This section must be completed by a registered professional engineer or a licensed land surveyor (or attach a certification to this application).

COMPLETE 1 OR 2 BELOW:

- 1 Actual (As-Built) Elevation of the top of the lowest floor (including basement or crawl space is _____ FT. NGVD.
- 2 Actual (As Built) elevation of floodproofing is _____ FT. NGVD.

Note: Any work performed prior to submittal of the above information is at risk of the applicant.

SECTION 7: COMPLIANCE ACTION (To be completed by the Floodplain Administrator/Manager or his/her representative).

The Floodplain Administrator/Manager or his/her representative will complete this section as applicable based on inspection of the project to ensure compliance with the Doddridge County Floodplain Ordinance.

INSPECTIONS:

DATE: _____ BY: _____
DEFICIENCIES ? Y/N

COMMENTS _____

SECTION 8: CERTIFICATE OF COMPLIANCE (To be completed by Floodplain Administrator/Manager or his/her representative).

Certificate of Compliance issued: DATE: _____ BY: _____

**CERTIFICATE OF COMPLIANCE
FOR DEVELOPMENT IN SPECIAL FLOOD HAZARD AREA
(OWNER MUST RETAIN)**

PERMIT NUMBER: _____

PERMIT DATE: _____

PURPOSE –

CONSTRUCTION LOCATION: _____

OWNER'S ADDRESS: _____

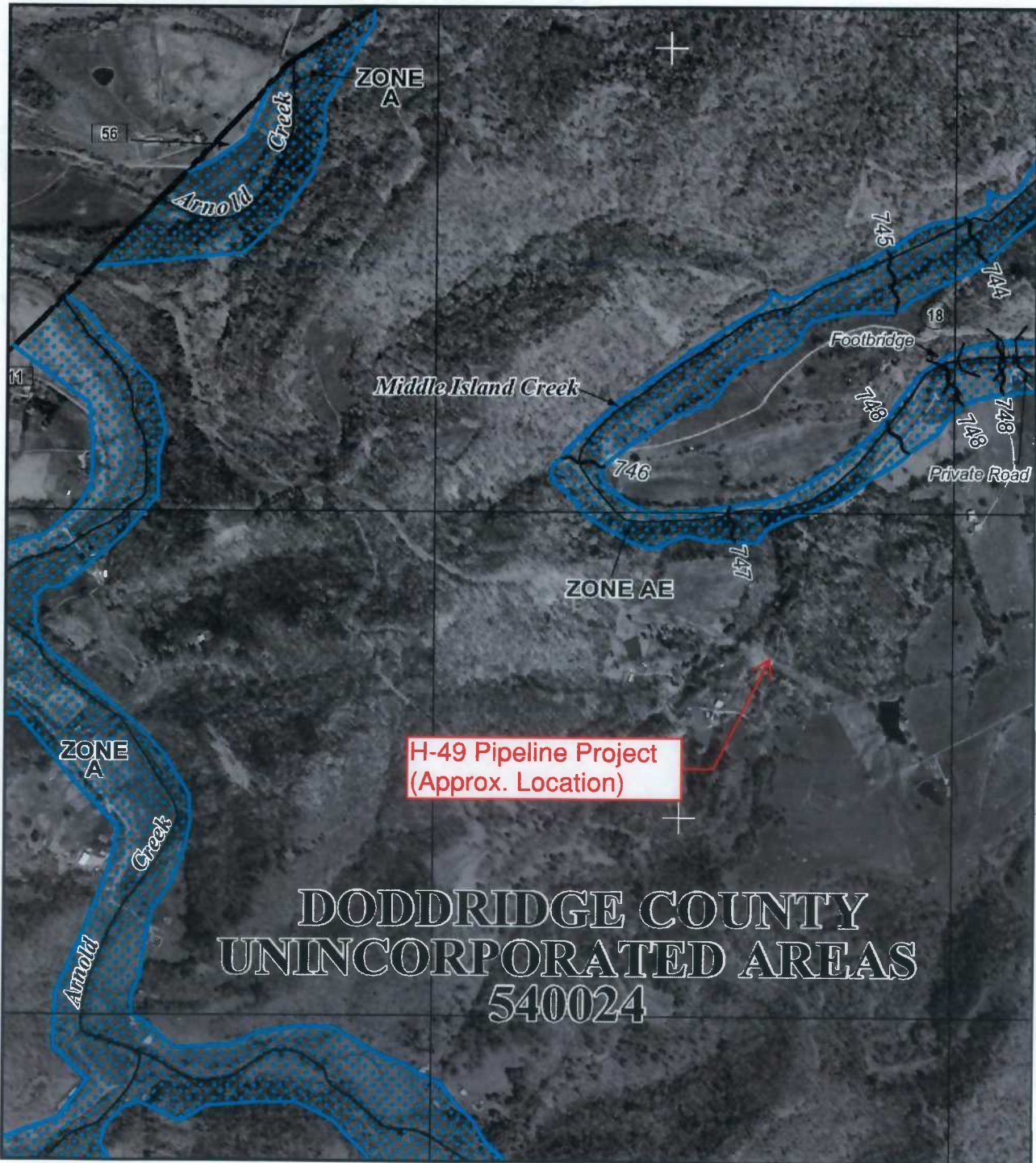
**THE FOLLOWING MUST BE COMPLETED BY THE FLOODPLAIN
ADMINISTRATOR/MANAGER OR HIS/HER AGENT.**

**COMPLIANCE IS HEREBY CERTIFIED WITH THE REQUIREMENT OF THE
FLOODPLAIN ORDINANCE ADOPTED BY THE COUNTY COMMISSION OF
DODDRIDGE COUNTY ON MAY 21, 2013.**

SIGNED _____ **DATE** _____

Mr. Ralph Sandora
March 20, 2014
Project C131790.00

ATTACHMENT 2
FIGURES
AND FIRMETTE



**DODDRIDGE COUNTY
UNINCORPORATED AREAS
540024**

**H-49 Pipeline Project
(Approx. Location)**



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0105C

FIRM
FLOOD INSURANCE RATE MAP
DODDRIDGE COUNTY,
WEST VIRGINIA
AND INCORPORATED AREAS

PANEL 105 OF 325
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DODDRIDGE COUNTY	540024	0105	C

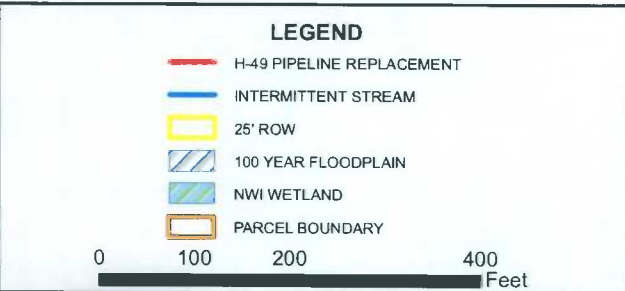
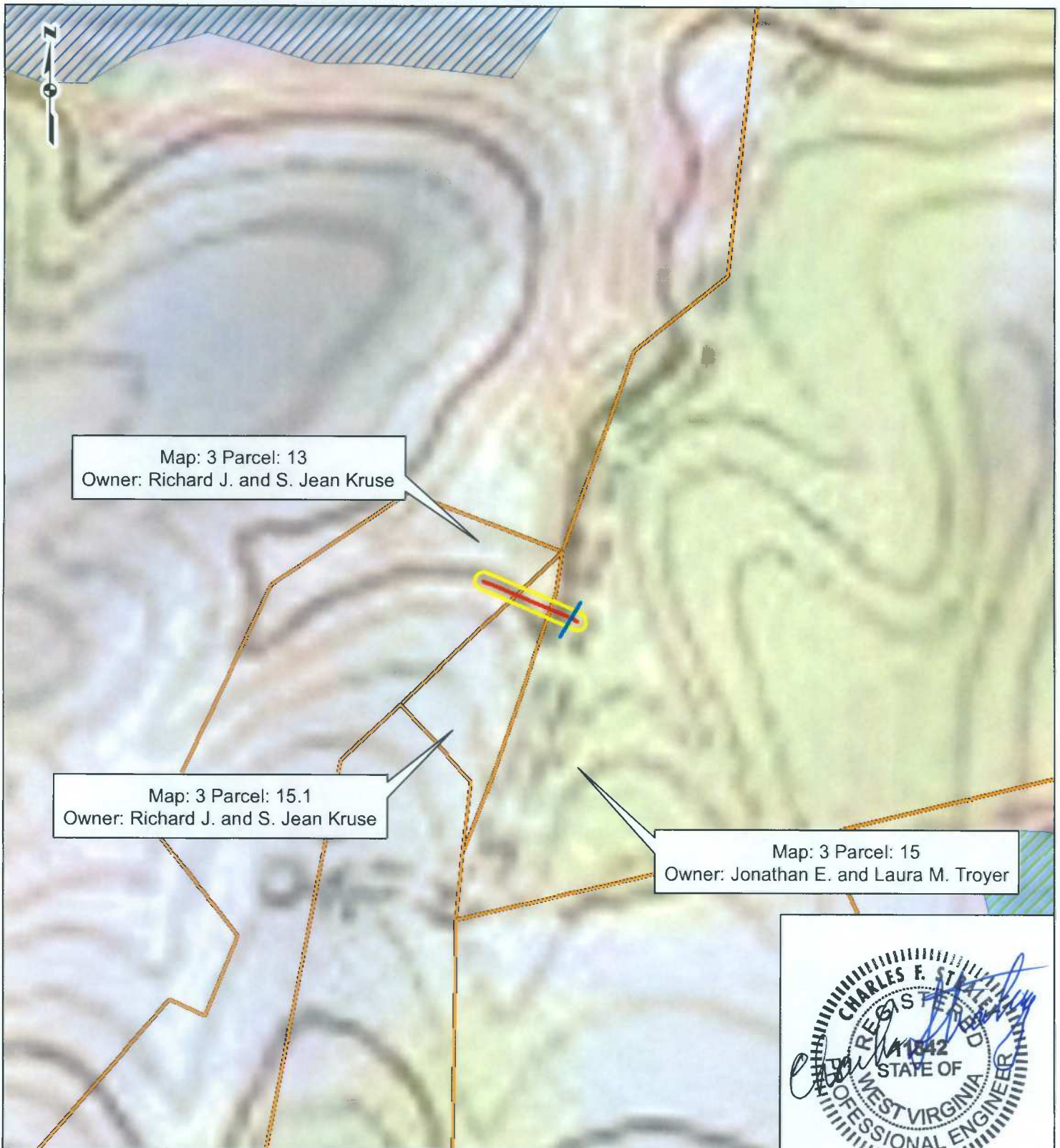
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
54017C0105C
MAP REVISED
OCTOBER 4, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.mec.fema.gov

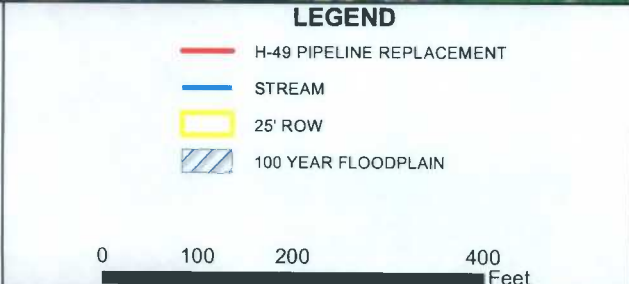


**FIGURE 3
FLOODPLAIN PROJECT MAP**

H-49 PIPELINE REPLACEMENT PROJECT
DOMINION TRANSMISSION, INC.

DRAWN BY: SCS DATE: 2/5/2014
CHECKED: SJS APPROVED: MTT

REFERENCE: USGS 7.5' TOPOGRAPHIC QUADRANGLE: WEST UNION (1979), WEST VIRGINIA, OBTAINED VIA ESRI USA TOPO MAPS, NATIONAL GEOGRAPHIC TOPO, AND USGS, ACCESSED 01/2014. NATIONAL WETLAND INVENTORY (NWI) WETLANDS, USFWS, 2012. STATEWIDE 100-YEAR FLOODPLAIN POLYGONS FOR WV, WV GIS TECHNICAL CENTER, 04/10/2013. POLYGON DATA COMPILED FROM THE BEST FLOOD DATA CURRENTLY AVAILABLE FROM FEMA. <http://wvgis.wvu.edu>



**FIGURE 2
FLOOD HAZARD MAP**

H-49 PIPELINE REPLACEMENT PROJECT
DOMINION TRANSMISSION, INC.

DRAWN BY: SCS DATE: 2/5/2014
CHECKED: SJS APPROVED: MTT

REFERENCE: WORLD IMAGERY, MICROSOFT, 10/2011, OBTAINED VIA ESRI WORLD IMAGERY, ACCESSED 01/2014. STATEWIDE 100-YEAR FLOODPLAIN POLYGONS FOR WEST VIRGINIA, WEST VIRGINIA GIS TECHNICAL CENTER, 04/10/2013. POLYGON DATA COMPILED FROM THE BEST FLOOD DATA CURRENTLY AVAILABLE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). <http://wvqgis.wvu.edu>

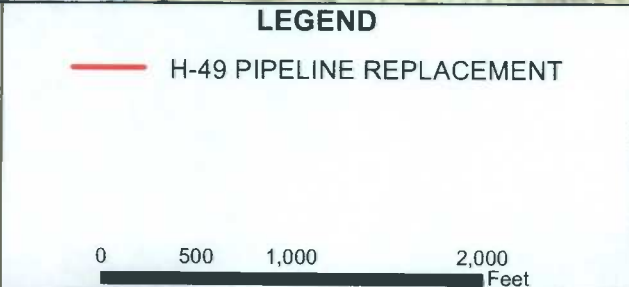
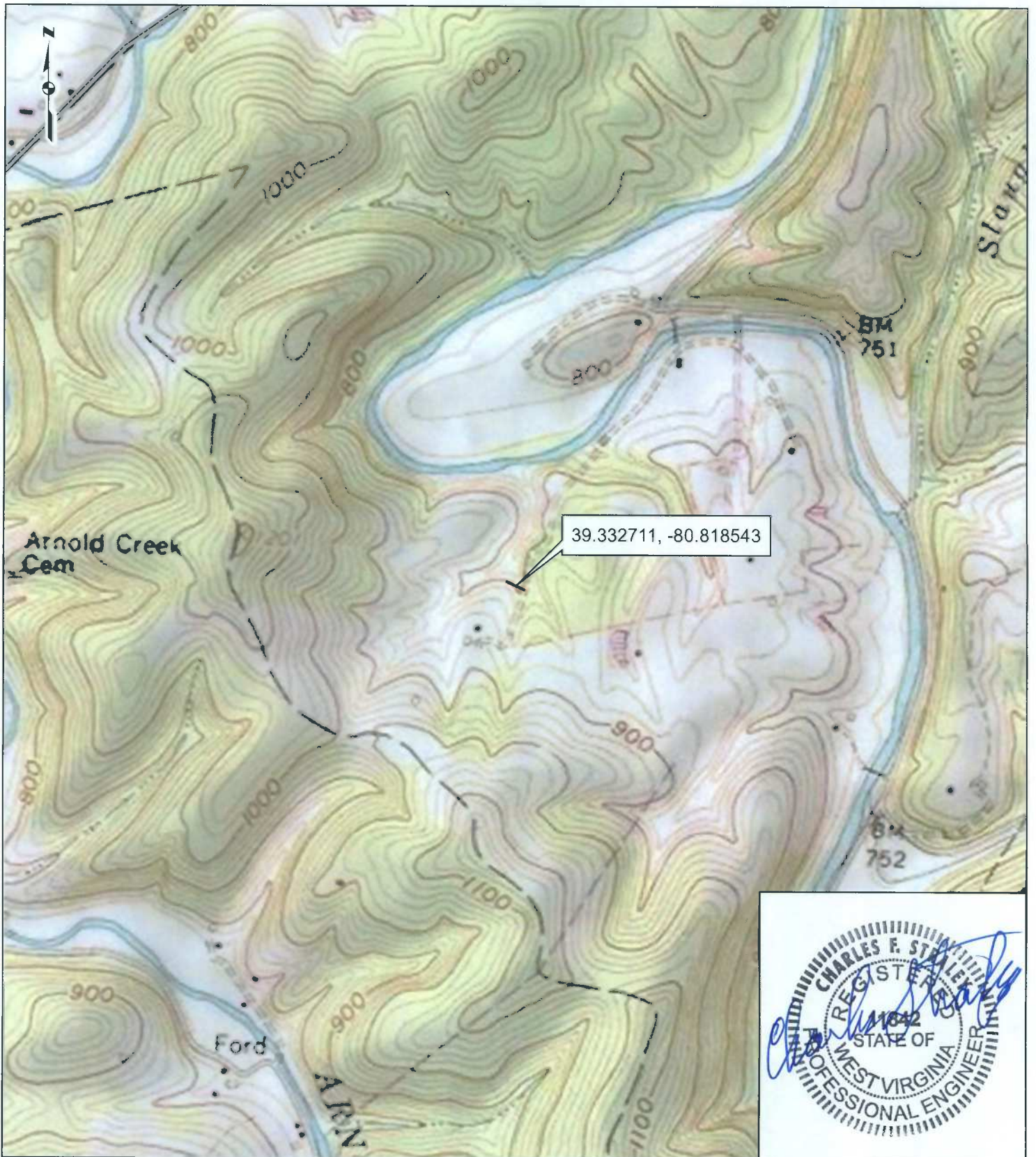


FIGURE 1
PROJECT LOCATION MAP

H-49
REPLACEMENT PROJECT
DOMINION TRANSMISSION, INC.

DRAWN BY: SCS DATE: 12/06/2013
CHECKED: APPROVED: MTT

REFERENCE: USGS 7.5' TOPOGRAPHIC QUADRANGLES: WEST UNION (1979), WEST VIRGINIA, OBTAINED VIA ESRI USA TOPO MAPS, NATIONAL GEOGRAPHIC TOPO, AND USGS, ACCESSED 01/2014.

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Dominion Transmission H-49, H-120, H-152, H-1669, H-3884, H-10362, H-15001, and H-18066 Pipeline Replacement Floodplain Permit Applications

Wednesday, April 9, 2014 6:24 PM
0, H-152, H-1669, H-3884, H-10362, H-15001, and H-18066 Pipeline Replacement Floodplain Permit Applications

From: "Matt Tanner" <M.Tanner@gaiconsultants.com>

To: "blslater.4774@yahoo.com" <blslater.4774@yahoo.com>

Full Headers Printable View

Mr. Sandora,

GAI Consultants, Inc. (GAI), on behalf of Dominion Transmission, Inc., is pleased to submit the information below to the Doddridge County Floodplain Manager for the proposed H-49, H-120, H-152, H-1669, H-3884, H-10362, H-15001, and H-18066 Pipeline Replacement Projects located in Doddridge County, West Virginia. As per my phone conversation with Catie today, the purpose of this email is to provide the selected contractor's information required for the Floodplain Permit applications for the above referenced projects. The contractor to be used for the construction of all of these projects will be Robey Excavating, LLC. The contractor's information is as follows:


Name: Robey Excavating, LLC
Physical Address: 568 Bennetts Run Rd., Lumberport, WV 26386
Mailing Address: PO Box 429, Lumberport, WV 26386
Phone: (304) 783-4491
WV Contractor's License No.: WV037143

Please feel free to contact us if you have any questions or require additional information.

Thank you
Matthew T. Tanner, PE
Senior Project Engineer

GAI Consultants, Inc.
300 Summers Street, Suite 1100
Charleston, WV 25301

304.926.8100 ext. 2621 | F 304.926.8180 | You f in

 Transforming ideas into reality, for over 50 years. GAI is an employee-owned multidisciplinary engineering and environmental consulting firm, serving our clients in the energy, transportation, real estate, water, municipal, government, and industrial markets from U.S. offices throughout the Northeast, Midwest, and Southeast. For information about GAI's history, services, and people, visit www.gaiconsultants.com

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Dominion Transmission H-49, H-120, H-152, H-1669, H-3884, H-10362, H-15001, and H-18066 Pipeline Replacement Floodplain Permit Applications

Wednesday, April 9, 2014 6:24 PM
0, H-152, H-1669, H-3884, H-10362, H-15001, and H-18066 Pipeline Replacement Floodplain Permit Applications

From: "Matt Tanner" <M.Tanner@gaiconsultants.com>

To: "blslater.4774@yahoo.com" <blslater.4774@yahoo.com>

Full Headers Printable View

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Mailing Address: PO Box 429, Lumberport, WV 26386
Phone: (304) 783-4491
WV Contractor's License No.: WV037143

Please feel free to contact us if you have any questions or require additional information.

Thank you
Matthew T. Tanner, PE
Senior Project Engineer

GAI Consultants, Inc.
300 Summers Street, Suite 1100
Charleston, WV 25301

304.926.8100 ext. 2621 | F 304.926.8180 | f You in

 Transforming ideas into reality, for over 50 years. GAI is an employee-owned multidisciplinary engineering and environmental consulting firm, serving our clients in the energy, transportation, real estate, water, municipal, government, and industrial markets from U.S. offices throughout the Northeast, Midwest, and Southeast. For information about GAI's history, services, and people, visit www.gaiconsultants.com

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