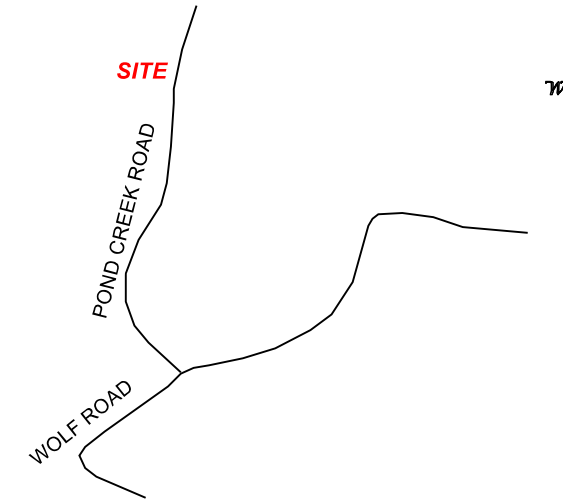
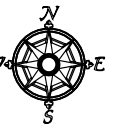
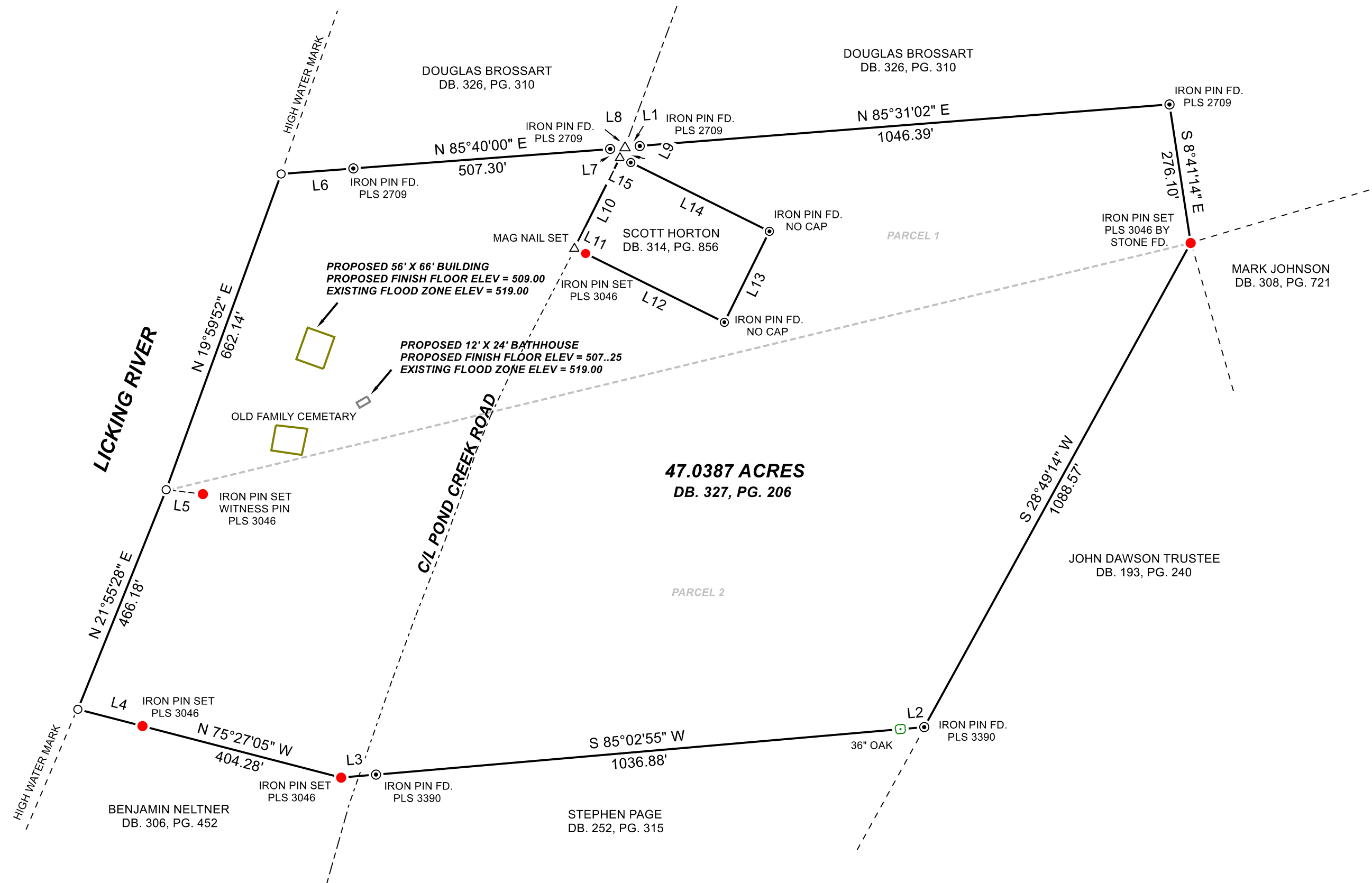


BASIS OF BEARING
US STATE PLANE 1983
KENTUCKY SINGLE ZONE
NAD 1983 (CONUS)
GEOID 12A



VICINITY MAP
NOT TO SCALE
PROPERTY LOCATION
ON THE EAST & WEST SIDE OF POND CREEK
ROAD, APPROX. 0.60 MILES NORTH OF WOLF
ROAD, CAMPBELL COUNTY.



LINE	BEARING	HORIZ DIST
L1	N85°31'02"E	28.84'
L2	S85°02'51"W	46.89'
L3	S85°02'55"W	68.73'
L4	N75°27'05"W	131.62'
L5	S83°22'36"E	72.81'
L6	N85°40'00"E	142.54'
L7	N85°40'00"E	28.88'
L8	N26°37'31"E	1.70'
L9	S26°36'27"W	22.36'
L10	S26°36'58"W	200.00'
L11	S63°36'34"E	24.22'
L12	S63°36'38"E	305.00'
L13	N26°22'02"E	200.00'
L14	N63°36'37"W	305.00'
L15	N63°36'34"W	23.35'



SCALE: 1" = 200'
PLAT OF SURVEY
THE BENJAMIN NELTNER PROPERTY
12001 POND CREEK ROAD
ALEXANDRIA, KY 41001
CAMPBELL COUNTY
DECEMBER 5, 2017
JOB 11 - 05 - 17
PREPARED BY

PATRICK A. McLAFFERTY
P.L.S. 3046
411 FAIRVIEW ROAD
WILLIAMSTOWN, KY 41097
(859) 801 - 7424

I, PATRICK A. McLAFFERTY, A REGISTERED LAND SURVEYOR IN THE
STATE OF KENTUCKY, HEREBY CERTIFY THAT THIS PLAT REPRESENTS
A BOUNDARY SURVEY (SP80 - RTK & TOPCON ROBOTIC) IN COMPLIANCE
WITH 201 KAR 18:150 AND WAS DONE BY ME BY THE METHOD OF RANDOM
TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF
THE TRAVERSE EXCEEDS 1 : 12,250 AND WAS NOT ADJUSTED. THE
SURVEY AS SHOWN HEREON IS AN RURAL SURVEY AND THE ACCURACY
AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF SAID CLASS.

PATRICK A. McLAFFERTY, P.L.S. 3046
DATE

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name BENJAMIN & HEATHER HETNER				Policy Number:	
A2. Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 12001 Pond Creek Road				Company NAIC Number:	
City ALEXANDRIA		State Ky		ZIP Code 41001	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 999-99-31-042.00 DB 327 Pg. 286					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Now Residential.					
A5. Latitude/Longitude: Lat. 38° 52' - 34.94" Long. -84° 26' - 45.54" Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 1A					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) N/A sq ft 3696' (Pole Barn Structure)					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade					
c) Total net area of flood openings in A8.b sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage N/A sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade					
c) Total net area of flood openings in A9.b sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Campbell County 210034			B2. County Name Campbell County		B3. State Ky
B4. Map/Panel Number 0152	B5. Suffix E	B6. FIRM Index Date Sept 30, 2004	B7. FIRM Panel Effective/Revised Date March 3, 2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 519.00
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source:					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 12001 ROAD CREEK ROAD			Policy Number:	
City ALEXANDRIA	State KY	ZIP Code 41001	Company NAIC Number	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>509.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>—</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>—</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>—</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>—</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>507.9</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>508.4</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>507.9</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters

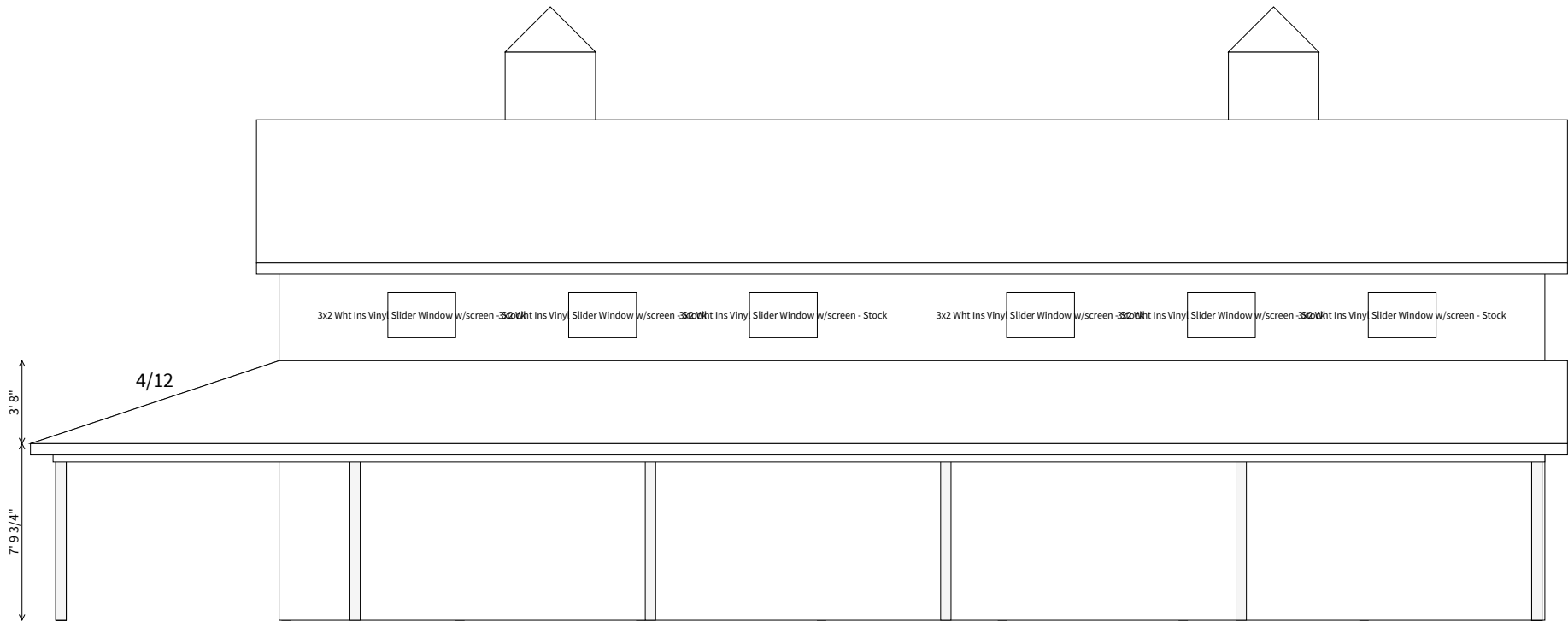
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

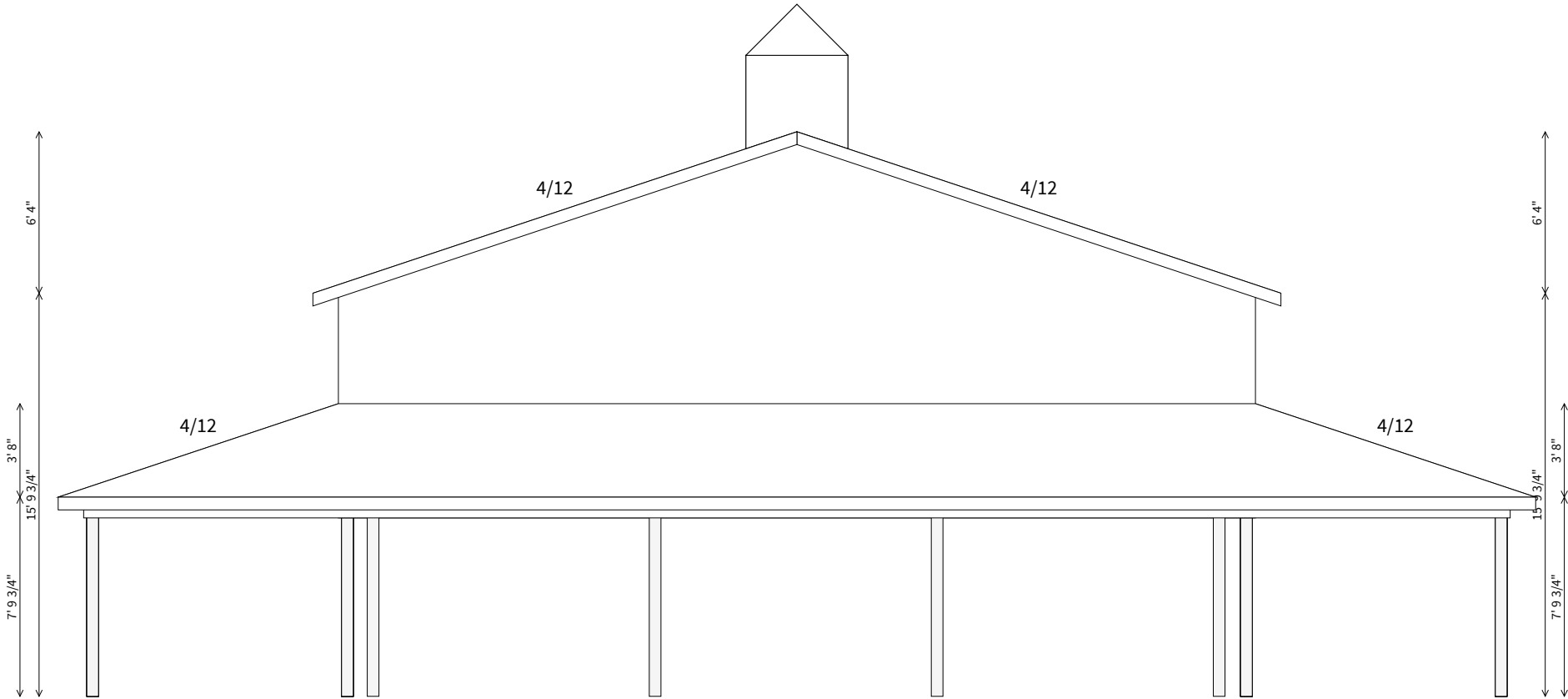
Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name PATRICK A. McLAFFERTY	License Number 7LS 3046	<div>STATE of KENTUCKY PATRICK A McLAFFERTY 3046 LICENSED PROFESSIONAL LAND SURVEYOR</div>	
Title			
Company Name			
Address P.O. Box 132			
City WILLIAMSTOWN KY	State KY		
ZIP Code 41097			
Signature Patrick A. McLafferty	Date Oct 30, 2021	Telephone 859-801-7424	Ext.
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.			
Comments (including type of equipment and location, per C2(e), if applicable)			

Left Elevation



Front Elevation



Job: Heather Neltner
Date: 10/22/2021
Time: 8:56 AM

Cross Section - EXT-1

ROOF MATERIAL: Black 16 Standing Seam 26 Ga

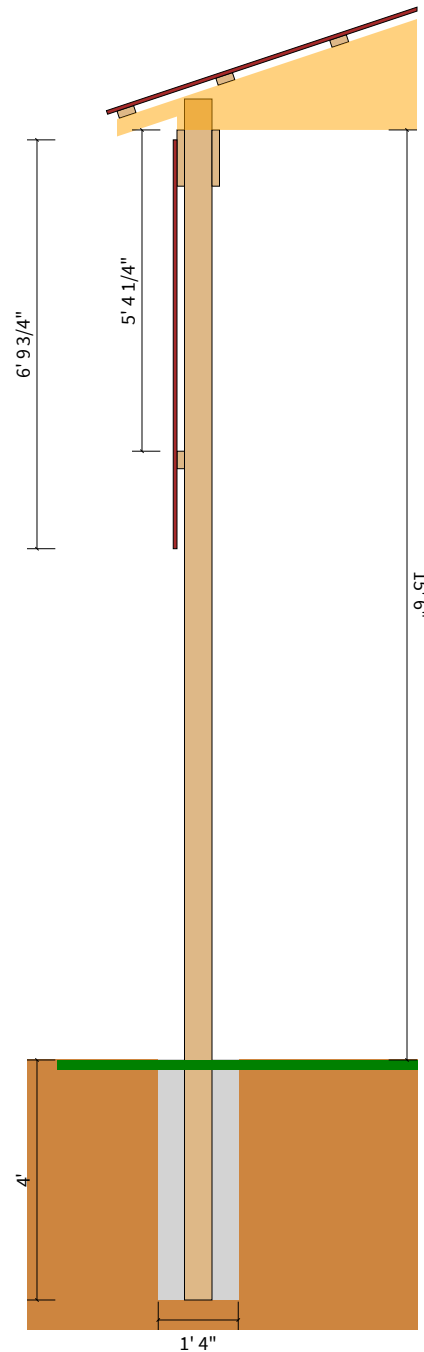
PURLINS: Framing Material Calculator (NONE) Flat

WALL MATERIAL: Clay G-Rib 40 Yr. 29 Ga
WAINSCOT MATERIAL: (none)

EXTERIOR CARRIER: SYP 2x12

EXTERIOR WALL GIRTS: Spruce 2x4

CORNER POSTS: 3 Ply 2x6 Nail Lam
INTERMEDIATE POSTS: 3 Ply 2x6 Nail Lam



4.0/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 6 3/16"
TRUSS SPACING: 24 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR CARRIER: SYP 2x12

FOUNDATION NOTES:
POST HOLE: 4' X 1' 4" DIAMETER
FASTENER: 80 # Bag Of Sackrete
BASE: 15" Precast Concrete Cookie
UPLIFT: (none)





Graber Post Buildings, Inc

7716 N 900 E Montgomery, IN 47558 · Phone: (812) 636-7355
<https://www.graberpost.com>

PO Number:
 Preparer: Rich Graber
 Contract # 32038
 Date: 09/18/2020
 Page: 1 of 6

Materials Only Contract

COMPLETED DATE: _____

Owner

Heather Neltner

Alexandria, KY 41001

Phone: (859) 409-1689

Email: none

Deliver-To

Alexandria, KY 41001

County: Campbell

Phone: (859) 409-1689

Description

Building Size: 36'x56'x16'

Roof: 16 Standing Seam 26 Ga

Siding: None

Wainscote: None

Soffit: G-Rib Soffit

Trim: Painted - Standard Color

Attached Buildings

1: Porch - 10'x56'x8'

2: Porch - 10'x56'x8'

3: Porch - 10'x36'x8'

9/18/2020

Building Specifications and Materials

Width	Length	Height	Roof Pitch
36'	56'	16'	4/12

Foundation: Post Hole

- 15" Precast Concrete Cookie

- 80 # Bag Of Sackrete

Roof: Gable, 4 / 12 Pitch

- 36' Trusses 2' O.C

- Framing Material Calculator (NONE) Roof Purlins - 2' O.C.

Wall Framing: 3 Ply 2x8 Nail Lam Columns

- 10' O.C. Eave - 10' O.C. EndWall

- 1.5 x 9.5 LVL Double Truss Supports

- Spruce 2x4 Wall Girts - 2' O.C.

- 2 Row 2x6 Skirtboard

Base Building Additional Options

Overhang:	1'
Wainscote:	None
Roof Insulation Type:	Solex
Sidewall Insulation:	None
Interior Liner Walls:	None
Interior Insulation Walls:	Unfinished
Interior Wainscote:	None
Interior Liner Ceiling:	None
Interior Insulation Ceiling:	None
Ridgecap:	Non-Vented
Gutter Options:	None
Snowguard:	None
Leafguard:	None

DS



Grabber Post Buildings, Inc

7716 N 900 E Montgomery, IN 47558 · Phone: (812) 636-7355
<https://www.graberpost.com>

PO Number:
 Preparer: Rich Graber
 Contract # 32038
 Date: 09/18/2020
 Page: 2 of 6

Materials Only Contract

COMPLETED DATE: _____

Wing #1 (Porch -)

Width	Length	Height	Roof Pitch
10'	56'	8'	4/12

Building-Type: Porch

Roof: Shed, 16 Standing Seam 26 Ga

Wing #1 Additional Options

Overhang: 1'
 Wainscote: None
 Roof Insulation Type: Solex
 Sidewall Insulation: None
 Interior Liner Walls: None
 Interior Insulation Walls: Unfinished
 Interior Wainscote: None
 Interior Liner Ceiling: None
 Interior Insulation Ceiling: None
 Ridgecap: Non-Vented
 Gutter Options: None
 Snowguard: None
 Leafguard: None

Wing #2 (Porch -)

Width	Length	Height	Roof Pitch
10'	56'	8'	4/12

Building-Type: Porch

Roof: Shed, 16 Standing Seam 26 Ga

Wing #2 Additional Options

Overhang: 1'
 Wainscote: None
 Roof Insulation Type: Solex
 Sidewall Insulation: None
 Interior Liner Walls: None
 Interior Insulation Walls: Unfinished
 Interior Wainscote: None
 Interior Liner Ceiling: None
 Interior Insulation Ceiling: None
 Ridgecap: Non-Vented
 Gutter Options: None
 Snowguard: None
 Leafguard: None

Wing #3 (Porch -)

Width	Length	Height	Roof Pitch
10'	36'	8'	4/12

Building-Type: Porch

Roof: Shed, 16 Standing Seam 26 Ga

Wing #3 Additional Options

Overhang:
 Wainscote:
 Roof Insulation Type:
 Sidewall Insulation:
 Interior Liner Walls:
 Interior Insulation Walls:
 Interior Wainscote:
 Interior Liner Ceiling:
 Interior Insulation Ceiling:
 Ridgecap:
 Gutter Options:
 Snowguard:

DS

 9/18/2020



Graber Post Buildings, Inc

7716 N 900 E Montgomery, IN 47558 · Phone: (812) 636-7355
<https://www.graberpost.com>

PONumber:

Preparer: Rich Graber

Contract # 32038

Date: 09/18/2020

Page: 4 of 6

Materials Only Contract

COMPLETED DATE: _____

None

Add-Ons

Ridge Closures--Non-Vented

Roof Insulation--Solex

Roof - Solid OSB Decking 5/8"

Cupolas

2 - 4 Ft. Cupola Kit w/windows & 30" weathervane

Windows

12 - 3x2 Wht Ins Vinyl Slider Window w/screen - Stock

Images/Drawings



3d View for Heather Neltner



3d View for Heather Neltner



Color Selections

Colors to be determined

DS
A handwritten signature in black ink, appearing to read "Rich Graber", enclosed within a blue rectangular box.

9/18/2020



Graber Post Buildings, Inc

7716 N 900 E Montgomery, IN 47558 · Phone: (812) 636-7355
<https://www.graberpost.com>

PO Number:
 Preparer: Rich Graber
 Contract # 32038
 Date: 09/18/2020
 Page: 5 of 6

Materials Only Contract

COMPLETED DATE: _____

Price, Payment Terms and Signature

Graber Post Buildings, Inc ("Graber") proposes to furnish material in accordance with the Terms and Conditions of this Proposal contained herein for the sum of:

Forty-three Thousand Four Hundred and Fifty-six Dollars and Zero Cents **Dollars** **\$43,456.00**

Price shown is only good for acceptance by customer for 30 days from the date of this Proposal.

Payment to Graber of the Price shall be made as follows:

Deposit due at signing: \$43,456.00

Due to IRS regulations, cash payments in excess of \$5,000 need to have prior arrangements made with your salesperson

*Note: This Proposal shall be deemed withdrawn if not executed by the Owner within 30 days

Acceptance of Proposal - The Price, Terms and Conditions contained in this Proposal are satisfactory and are hereby accepted. Payment will be made as outlined herein.

"Owner"

X Heather Neltner 09/18/2020
 (Authorized Signer Name) (date)

Authorized Signature of Graber

Rich Graber

X DocuSigned by: 9/18/2020
 (Authorized Signer Signature)

Terms & Conditions

1. By signing this Proposal, Owner agrees to all terms and conditions of Proposal ("Terms & Conditions") including the terms and conditions on the reverse side of the Proposal.
2. Any change to the Specifications stated above must be approved by Graber and Owner in writing and Owner agrees to pay Graber all additional costs arising out of such changes.
3. Payment terms are stated above and payment shall be due within [10 days] after date of Graber's invoice. Interest shall accrue on any amounts not paid when due at the rate of [2% per month 24% per annum compounding monthly] from the date of invoice until paid. Owner is responsible for and hereby agrees to pay all of Graber's costs and expenses, including reasonable attorney's fee, incurred to collect any and all delinquent payment(s). No deductions or set off shall be taken without prior written authorization from Graber.
4. Unless otherwise provided in this Proposal, the price includes all applicable federal, state, and local taxes.
5. This Proposal, once executed by both parties, binds and benefits the parties and their respective successors and assigns. Owner may not assign this Proposal without the prior written consent of Graber.
6. In the event any provision of this Proposal shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of this Proposal.
7. This Proposal shall be governed by and construed under the laws of the State of Indiana.
8. This Proposal represents the entire agreement between the Owner and Graber and supersedes all prior negotiations, representations or agreements. This Proposal may be amended only by written instrument signed by both the Owner and Graber.
9. Graber's maximum liability shall not in any case exceed the Price, and shall in no event include any damages arising out of loss of use, lost profits or any other consequential damages.
10. Any controversy or claim arising out of or relating to this Proposal or the breach thereof, shall be settled by arbitration held in Daviess County, Indiana, in accordance with the Rules of the American Arbitration Association, and judgment upon any award thereon may be entered in any court having jurisdiction thereof.
11. This Proposal shall be governed by and shall be construed according with the laws of the State of Indiana without reference to choice of law



Graber Post Buildings, Inc

7716 N 900 E Montgomery, IN 47558 · Phone: (812) 636-7355
<https://www.graberpost.com>

PONumber:	
Preparer:	Rich Graber
Contract #	32038
Date:	09/18/2020
Page:	6 of 6

Materials Only Contract

COMPLETED DATE: _____

principles.

12. This Proposal, once executed by the parties and subject to the Terms and Conditions stated herein, may not be changed or terminated orally, and no change, termination or waiver of any of its provisions shall be valid unless in writing and signed by the party against whom such claimed change, termination or waiver is sought to be enforced.
13. Any action or claim against Graber arising out of this Proposal must be commenced within one year following Substantial Completion.
14. The officer executing the Proposal on behalf of Owner represents to Graber that he or she is duly authorized by Purchaser to do so.
15. Owner agrees they have reviewed and accepted the Graber Post material List. Any material not listed will be sold separately at additional costs.
16. Graber Post will accept returns on items deemed to be in re-sellable condition. Graber Post will charge a 25% restocking fee those items.

DS
A blue ink signature, appearing to be "RG", is written over a blue rectangular box. The box has a small "DS" in the top left corner.

9/18/2020

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name <u>BENJAMIN . HEATHER NELTNER</u>				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>12001 Pined Creek Rd.</u>				Company NAIC Number:	
City <u>ALEXANDRIA</u>		State <u>Ky</u>		ZIP Code <u>41001</u>	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>999-99-31-042.00 DB. 327 PG. 286</u>					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non Residential</u>					
A5. Latitude/Longitude: Lat. <u>38° 52' 34.20</u> Long. <u>-84° 26' 43.81</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1986</u> sq ft <u>BATH HOUSE</u>					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number <u>Campbell County 210034</u>			B2. County Name <u>Campbell</u>		B3. State <u>Ky</u>
B4. Map/Panel Number <u>0152</u>	B5. Suffix <u>E</u>	B6. FIRM Index Date <u>Sept 30, 2004</u>	B7. FIRM Panel Effective/ Revised Date <u>MARCH 3, 2004</u>	B8. Flood Zone(s) <u>Reg. Floodway AE</u>	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) <u>519.00</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 12001 Pond Creek Rd.			Policy Number:	
City ALEXANDRIA	State KY	ZIP Code 41001	Company NAIC Number	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: LPS Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

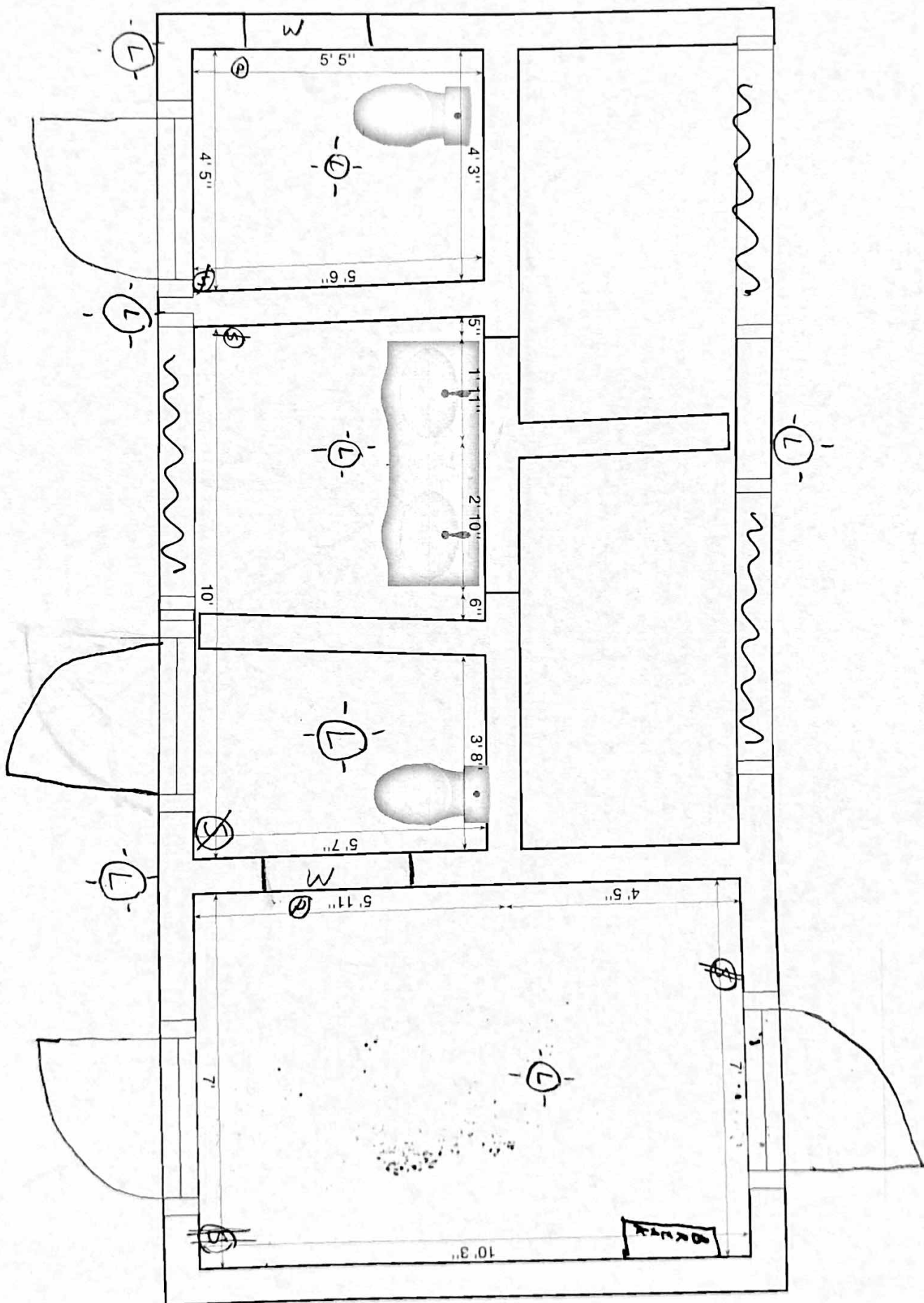
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>508.00</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>-</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>-</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>-</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>-</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>507.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>508.20</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>-</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No ☐ Check here if attachments.

Certifier's Name <u>Patricia Mclafferty</u>	License Number <u>PLS 3046</u>	<div>STATE of KENTUCKY PATRICKA MCLAFFERTY 3046 LICENSED PROFESSIONAL LAND SURVEYOR</div>	
Title			
Company Name			
Address <u>P.O. Box 132</u>			
City <u>Williamstown</u>	State <u>KY</u>		
	ZIP Code <u>41097</u>		
Signature <u>Patricia Mclafferty</u>	Date <u>OCT. 30, 2021</u>	Telephone <u>859-801-7424</u>	Ext.
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.			
Comments (including type of equipment and location, per C2(e), if applicable)			





February 26, 2021

Ben Neltner
11288 Pond Creek Rd
Alexandria, KY 41001

RE: Stop Work Order at 12001 Pond Creek Rd, Alexandria, KY 41001

Dear Mr. Neltner

Pursuant to National Flood Insurance Program Requirements, the Kentucky Building Code, and the Zoning Ordinance of Unincorporated Campbell County, notice is hereby given to all persons to immediately STOP ALL WORK on this property located at 12001 Pond Creek Road for the following reason(s):

1. Two (2) structures have been constructed within a flood hazard area. Neither a permit from the Kentucky Division of Water nor a zoning permit has been issued.
2. The two (2) structures have not been issued building permits.

Prior to obtaining building permits, a zoning permit and stream construction permits must be obtained. No occupancy permit has been approved.

A request has been made for a full survey and elevation certificate.

Should you have any questions regarding this issue, please feel free to call Campbell County Planning and Zoning at 859-292-3880.

Sincerely,

A handwritten signature in blue ink that reads 'Cynthia Minter'.

Cynthia Minter, AICP CFM
Director of Planning and Zoning, Campbell County

ANDY BESHEAR
GOVERNOR



REBECCA W. GOODMAN
SECRETARY

ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION

ANTHONY R. HATTON
COMMISSIONER

300 SOWER BOULEVARD
FRANKFORT, KENTUCKY 40601

May 12, 2022

Benjamin Neltner
11288 Pond Creek Road
Alexandria, KY 41001

RE: Benjamin Neltner Property CIV20220001, AI: 173115: RE: Construction of open sided pole barn and bath house facility with utilities in the floodway of Licking River (FEMA effective map- 21037C0089E, March 3, 2014) without a floodplain construction permit, site general coordinates 37.210416, -83.131769, in Campbell County.

Dear Mr. Neltner:

Above construction without a permit is a violation of 401 KAR 4:060. This office require you to complete one of the following actions in order to be in compliance with above regulations:

1. Remove all structures constructed in the floodway. Floodway limits are identified in the FEMA map # 21193C0310D, August 2, 2006. Above remedial action need to be certified by a KY licensed surveyor/engineer and must be verified by the local floodplain coordinator and Div of Water Florence Regional Office personnel. Above certification shall be submitted to this office by June 30, 2022.
2. If you want to keep the structures constructed in the floodway as it is, then you need to submit no-rise/no-impact certification to this office by a professional engineer supported by a hydraulic analysis model and a report by June 30, 2022.

Failure to act on one of the above options by the specified date(s) may result in further enforcement, including the assessment of civil penalties. If you have any questions concerning the above, please contact Solitha Dharman at 502782-6936 or me at 502-782-6296.

Sincerely,

A handwritten signature in black ink that reads "David Ray Coe".

David Coe, P.E., Supervisor
Floodplain Management Section
Water Resources Branch/KY Div. of Water

SD

pc: Div of Water, Florence Regional Office
Cindy Minter, Campbell County Floodplain Coordinator
Director of Planning and Zoning, Campbell County
Donald T. Roenker, PE., Agent
File





**The
Community
Press**

Because community matters.



**The
Community
Recorder**

Because community matters.

Advertiser:

NELTNER REALTY LLC
2439 ALEXANDRIA PIKE SUITE A

NEWPORT KY 41076

**LEGAL NOTICE
ATTACHED**

This is not an invoice
Account #: 8598160228
Total Cost of the Ad: \$24.72
Last Run Date: 04/21/2022

of Affidavits: 1

AFFIDAVIT OF PUBLICATION

Newspaper: CIN-CR KY Campbell Enq Bundle

State of Wisconsin

RE: Order # 0005202927

I, D. Roberts
of the The Enquirer, a newspaper printed in Cincinnati, Ohio and published in Cincinnati, in said County and State, and of general circulation in said county, and as to the Kentucky Enquirer published in Ft. Mitchell, Kenton County, Kentucky, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper times, once in each issue dated as follows::

Legal Notice

Notice is hereby given that Benjamin Neltner has filed an application with the Commonwealth of Kentucky Energy and Environmental Cabinet Department for Environmental Protection division of Water to allow construction of a barn and bath house located at 12001 Pond Creek Rd, Alexandria KY 41001. Any comments or objections shall be directed to:
Kentucky Division of Water,
Floodplain Management
Section, 300 Sower Blvd 3rd
Floor, Frankfort, Kentucky
40601. Phone (502) 564-3410
CAM, Apr 14, 21, '22 #5202927

04/14/2022, 04/21/2022

D. Roberts

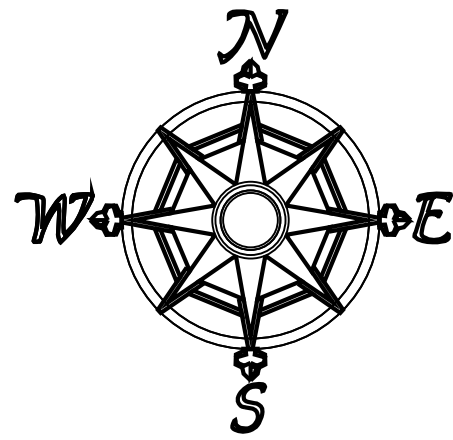
Subscribed and sworn to before me this
6th day of May, 2022

Sarah Berelsen
Notary Public

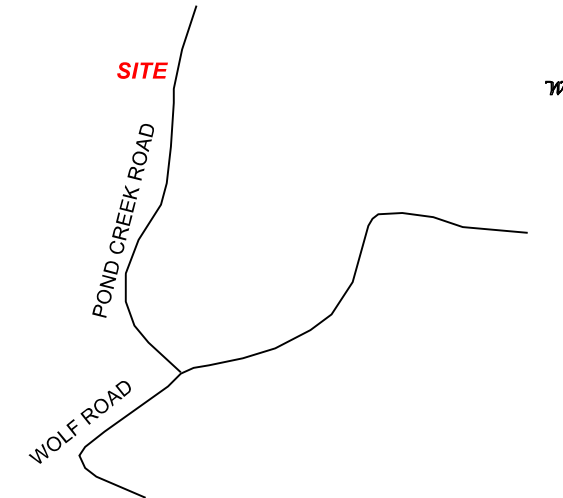
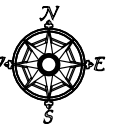
7/27/25

Commission expires

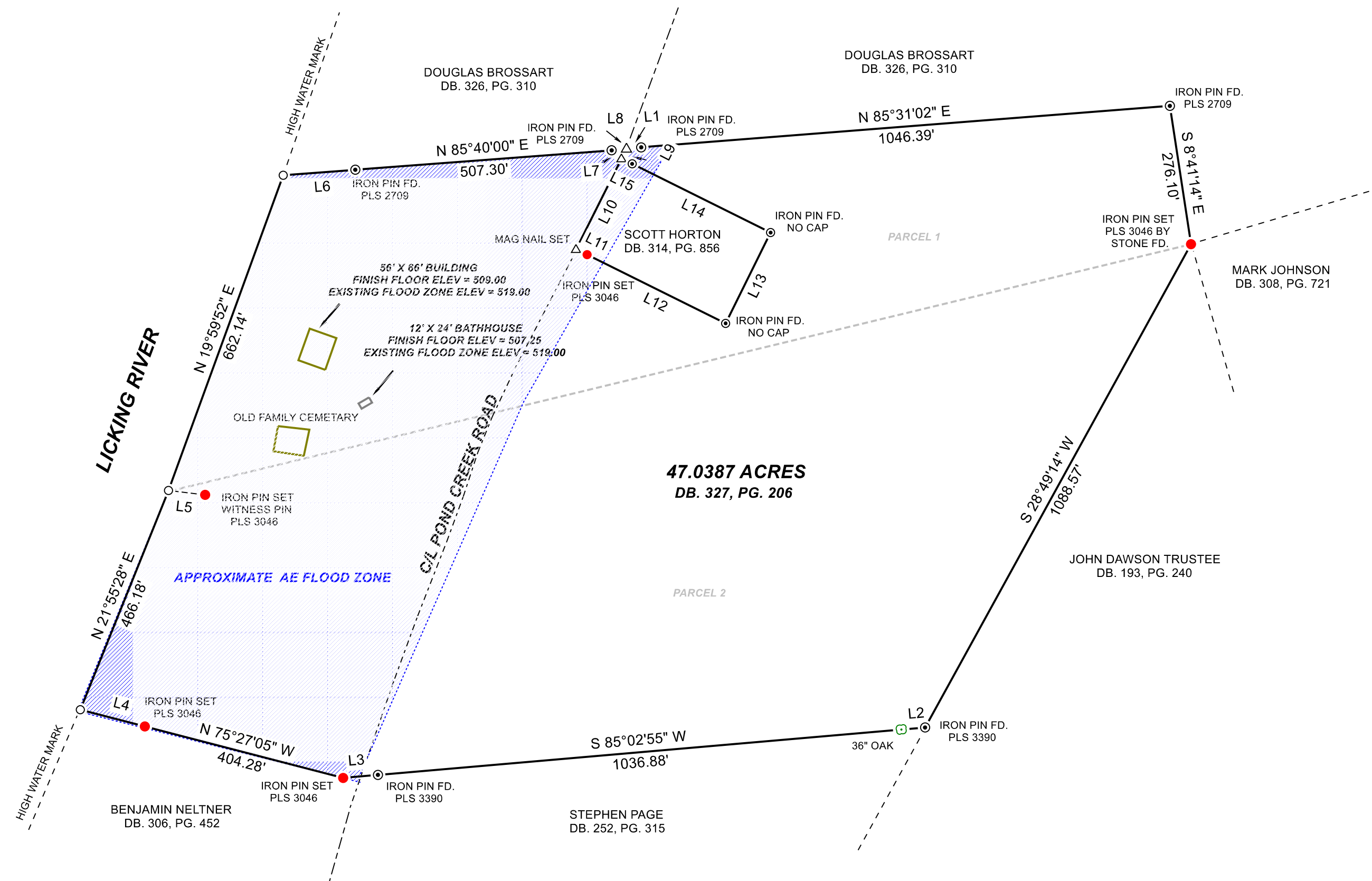
SARAH BERTELSEN
Notary Public
State of Wisconsin



BASIS OF BEARING
US STATE PLANE 1983
KENTUCKY SINGLE ZONE
NAD 1983 (CONUS)
GEOID 12A



VICINITY MAP
NOT TO SCALE
PROPERTY LOCATION
ON THE EAST & WEST SIDE OF POND CREEK
ROAD, APPROX. 0.60 MILES NORTH OF WOLF
ROAD, CAMPBELL COUNTY.



LINE	BEARING	HORIZ DIST
L1	N85°31'02"E	28.84'
L2	S85°02'51"W	46.89'
L3	S85°02'55"W	68.73'
L4	N75°27'05"W	131.62'
L5	S83°22'36"E	72.81'
L6	N85°40'00"E	142.54'
L7	N85°40'00"E	28.88'
L8	N26°37'31"E	1.70'
L9	S26°36'27"W	22.36'
L10	S26°36'58"W	200.00'
L11	S63°36'34"E	24.22'
L12	S63°36'38"E	305.00'
L13	N26°22'02"E	200.00'
L14	N63°36'37"W	305.00'
L15	N63°36'34"W	23.35'



SCALE: 1" = 200'
PLAT OF SURVEY
THE BENJAMIN NELTNER PROPERTY
12001 POND CREEK ROAD
ALEXANDRIA, KY 41001
CAMPBELL COUNTY
DECEMBER 5, 2017
JOB 11 - 05 - 17
PREPARED BY

PATRICK A. McLAFFERTY
P.L.S. 3046
411 FAIRVIEW ROAD
WILLIAMSTOWN, KY 41097
(859) 801 - 7424

I, PATRICK A. McLAFFERTY, A REGISTERED LAND SURVEYOR IN THE STATE OF KENTUCKY, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY (SP80 - RTK & TOPCON ROBOTIC) IN COMPLIANCE WITH 201 KAR 18:150 AND WAS DONE BY ME BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE EXCEEDS 1 : 12,250 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS AN RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF SAID CLASS.

PATRICK A. McLAFFERTY, P.L.S. 3046 DATE



Zoning Review, Conditional Use Permit, Request for Variance or Waiver

Campbell County Planning, Zoning and Building Inspection
1098 Monmouth Street, Suite 343
Newport, Kentucky 41071

Phone: (859) 292-3880

Fax: (859) 547-1868

Email: pzadmin@campbellcountky.gov

www.campbellcountky.gov

1. Project Located In:
☒ Unincorporated Campbell County:
☐ Bellevue ☐ Dayton ☐ Southgate
☐ Cold Spring ☐ Melbourne ☐ Woodlawn
☐ Crestview ☐ Silver Grove
2. Project Address: 12001 Pond Creek Rd.
City: Alexandria State: Ky Zip: 41001
3. PIDN: 999-99 31-042-00 Zone: A1
4. Applicant: ☒ Property Owner ☐ Other:
Applicant: Brian Neltner / Heather Contact: Jim Morgan, a.k.a.
Address: 11288 Pond Creek Rd.
City: Alexandria State: Ky Zip: 41001
Phone: 859-816-0228 Email: Brian Neltner Realty, Com OR
JAMES.MORGAN@MSP&Law.com
Property Owner: (SAME)
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____
5. Did you complete a pre-application meeting with Staff? ☐ Yes ☐ No
6. Request for Review:
Describe Request: Appeal of stop work Notice regarding new
structure at 12001 Pond Creek Rd Alexandria, Ky.
and request for variance regarding structure
in flood zone (see attached)
☐ Zoning review of a specific property. (Attach information requested.)
☒ Conditional Use Permit: (Per KRS, uses not listed for the zone cannot be granted)
Use Requested: Event Facility / church / family and other
gatherings. (see attached)

- ☐ Change from one Non-Conforming use to another lesser Non-Conforming use
Current use: _____ Is this use conforming: ☐ Yes ☐ No
Proposed use: _____ Is this use conforming: ☐ Yes ☐ No

☒ Zoning Variance (*Per KRS, density variances cannot be granted*)

☐ Waiver of Subdivision Regulations

7. Supporting Information for Conditional Uses, Changes for Non-Conforming Uses, Variances or Waivers. Each applicant shall submit a statement in their own words to reflecting the following: (*attach additional sheets if needed*)

- A. That the proposed use at this location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood or community.
- B. That the proposed use will NOT be detrimental to the health, safety or overall welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- C. That such use will comply with any regulations in the Zoning Ordinance and Subdivision Regulations for such use.

Variance and Waiver request must also submit a statement in their own words to reflecting the following:

- D. That the requested variance/waiver arises from special existing circumstance, which does not generally apply to land in the general vicinity.
- E. That the manner in which the application of the provisions of the Zoning Ordinance would deprive the applicant of a reasonable use of the land, or would create unnecessary hardship for the applicant,

- or -

That the circumstance is the result of actions taken following the adoption of the zoning regulation from which relief is sought.

- F. That the variance will not allow unreasonable conditions of the requirements of zoning regulations and will not alter the essential character of the neighborhood.
- G. That granting the waiver/variance will not confer on the applicant any special privilege that is not conferred by this ordinance to other land, structures or buildings in the same zone.

8. Acknowledgement:

I hereby certify that I am requesting this review on behalf of all owners of this property. All fees are due at the time of application and are not refundable, regardless of the decision of the Planning Commission, Board of Adjustment and/or their authorized agent.


Applicant Signature

4/14/23
Date

Attachments: *Digital submittals accepted at pzadmin@campbellcountky.gov*

- ☒ Two copies of the draft plans and all supporting plans
- ☐ Two copies of the revised plans upon approval
- ☐ Fees

-----INFORMATION BELOW TO BE COMPLETED BY STAFF-----

PZ -

Fees Recd.

\$ _____ Waiver
\$ _____ Variance
\$ _____ Conditional Use
\$ _____ Non-Conforming
\$ _____ Appeal
\$ _____ Other
\$ _____ Total

Date Recd. _____

- ☐ Credit Card
- ☐ Cash
- ☐ Check (#) _____

Applicants/Owners: Benjamin and Heather Neltner
11288 Pond Creek Road
Alexandria, KY 41001

Contact: Ben Neltner
Phone: (859) 816-0228
Email: ben@neltnerreality.com

1. Project Located In: Unincorporated Campbell County
2. Project Address: 12001 Pond Creek Road, Alexandria, KY 41001
3. PIDN: 999-99-31-042.00 Zone: A-1 Agriculture
4. Applicant: Property Owners (Details above)
5. Preapplication Meeting: Yes Date: _____

6. **Request for Review:**

- A conditional use permit for an event facility in the A-1 Agriculture Zone
- A variance for construction within a flood zone.

7. **Supporting Information**

- **Conditional Use** - While this application is being submitted for an event facility, the Neltner's intend for the **primary use of this property** to be for gatherings of family, and friends, and church related functions. Additionally, the pavilion/barn also serves as storage for their farm equipment. Additionally, hay has been and will continue to be grown on this property and harvested for horses the Neltner's have at their twenty-acre farm located north of this site at 11288 Pond Creek Road.

7.A. **That the proposed use at this location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood or community.**

Uses proposed in this application are enhancements to or extensions of generally accepted activities within agricultural zones. As noted above one land use that will be maintained is the continued growing/harvesting of hay to provide feed for horses owned by the Neltner's. Furthermore, along the Licking River and Ohio River within Campbell County and adjoining Kenton County, many properties identified for agricultural use utilize access to the river for recreational uses, including some that have gatherings such as those commonly associated with "event facilities". Isn't it feasible that on

some of this land, owners invite friends and family to gather and even perhaps there have been events/weddings? The Neltner's therefore consider the proposed and existing activities be contributing land uses within the Pond Creek area.

- 7.B. That the proposed use will NOT be detrimental to the health, safety or overall welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

The Neltner's, as described in the following information, have or will be providing necessary improvements to and/or operational procedures to ensure that use of their property will not be detrimental to health, safety, or welfare of adjoining or nearby residents. Examples, described in more detail on following pages, include a restroom/bathhouse currently in place that handles sewerage waste per health department standards; location of primary activities are in the vicinity of the pavilion that sits over 150 feet from Pond Creek Road and the property lines of the two nearest properties (11909 Pond Creek Rd. and 11955 Pond Creek Rd.). The Neltner property contains over 45 acres. The amount of land being proposed as part of this activity is approximately 8.44 acres. Remaining land is forest/woodlands that create a natural buffer between adjoining properties all of which are significantly further away than the two properties previously described.

- 7.C. That the use will comply with any regulations in the Zoning Ordinance and Subdivision Regulations for such use.

Information provided herein (See Attachment A) describing specific usage of this property during event activities will confirm that all Zoning and Subdivision requirements will be met. For example, the previously mentioned setbacks from adjoining properties far exceed the minimums for the A-1 Agriculture Zone District.

- **Variance (Flood Zone)** – Buildings on this property were constructed absent necessary approvals from the KY Division of Water. Attached to this application is a copy of the letter from the KY Division of Water approving the project that had been built by the Neltner's on their property at 12001 Pond Creek Road.

8. Acknowledgement: See attached signed form

9. Attachments:

Attachment A: PROPERTY USE HISTORY FROM PURCHASE TO PRESENT

Attachment B: OPERATION CHARACTERISTICS AND SCHEDULE

Attachment C: FLOOD ZONE APPROVAL DOCUMENT FROM KY DIVISION OF WATER

10. Exhibits:

ATTACHMENT A: PROPERTY USE FROM PURCHASE TO PRESENT

Benjamin and Heather Neltner purchased the farm located at 12001 Pond Creek Road, Alexandria, KY, 41001 on December 1, 2017. The property is located along the Licking River, on a little more than 45 acres, spanning both sides of Pond Creek Road. It is only about one mile south on the road from the 20-acre Neltner family horse farm.

The new property was the heart of a large family farm, originally owned by the Baker family. Through the generations, parcels were surveyed off, leaving this large piece where the original family home once stood. The Baker family cemetery remains and is located near the pavilion and the Licking River. The Neltner's are the first non-Baker descendants to own the land. The Neltner family stays in touch with the prior owners, encouraging them to visit and camp along the river as they come back annually to pay respects to the cemetery. Many conversations, desiring to keep the integrity of the property, and keep it one large parcel, for the Neltner family and generations to come, were a large part of the purchase process.

At the time of purchase, the large, cleared field was still actively being cut each year for hay. The cemetery had grown over a bit, and the only structures still standing on the property were an old cinder block chicken coop, and the original dry house. The chicken coop had to be torn down, for safety reasons, and there are plans to work on the dry house in the future to keep it structurally sound.

The Neltner's originally purchased the property to ensure enough hay for their horses, to keep their larger farm equipment, and for recreational purposes for their large family, comprised of six children. The river access has created the ability to float and paddle down the river to their home and beyond and provided a beautiful space to camp and host friends and extended family. Long trails have been cut into the wooded space along the river for walking/hiking, and mountain bikes.

The Neltner's also own the adjoining property located at 12098 Pond Creek Road, where until recently, family members have rented and kept watch over the property. The trails link the two properties and make traversing and maintaining the land extremely helpful. Many dead trees have been taken down, and the riverbank has been cleaned up and is being maintained, creating a picturesque landscape and water view. The cemetery has been restored, flowers have been planted, and the woods have been pushed back to reveal a peaceful and serene space.

On the opposite side of the road, the original pond has been cleaned out and repaired, leaving a naturally fed water source from the hillside. The family enjoys swimming in the pond, and plans to stock it with local fish for private fishing for their young boys.

The Neltner's have enjoyed camping, swimming, hunting, picking wild blackberries each summer to preserve and tapping the maple trees in the winter to make syrup. The first four years with the property, hay was cut and transported up the road to their home to feed their

horses during the winter months, this cycle will continue into the future. With the wide-open space now available, and the beauty of the land and river exposed, it's been a common family and friend gathering space. As more loved ones have come and experienced the property, it's been a common occurrence that they ask for permission to camp, and for the Neltner's to host private events.

The Neltner's are members of a small growing church community that meets in homes, called Grants Lick Community Church. In 2020, as the pandemic unfolded, and families were forced to isolate or gather outside in open air locations, the land became a safe retreat space for their church, using tarps and easy ups for shelter in rainy weather. As cold weather approached, and no end to the pandemic was in sight, it became apparent that there was a need for a more permanent structure, along with a storage location for the ever-expanding necessary farm equipment required to maintain the property. Plans to erect a functional shelter and storage space were designed, so that the unit would double as both useful and beautiful.

In December of 2020, the Pavilion/shelter was completed, and the dual space was put to use immediately. Outdoor church gatherings became the winter weekend norm. The tractors, farm implement and trailers have all found shelter from the elements and have been easier to maintain and access than the previous muddy unsheltered parking situation available elsewhere.

Hosting many families, including young children, and nursing mothers, having an appropriate place to use the restroom was also a growing need. Portable restrooms had been rented in the past, but they proved inconvenient and unsanitary. Ideas were tossed around, to construct a simple outhouse, to be used while farming, camping, and having family events. Desiring to keep the integrity of the natural environment, a simple bath house was designed instead, with two, enclosed stalls, along with plumbing for two shower stalls in the back to rinse after playing in the river. A cistern and holding tank were installed, water gets delivered as needed, and the holding tank gets emptied annually. A simple water pump was put in, and is winterized and removed in the winter months, to prevent breakage.

In the spring of 2022, an elevation survey was completed, and paperwork was submitted to the Kentucky Department for Environmental Protection—Division of Water. It was determined that the structures that have been built had an insignificant impact to the flood elevation and floodway widths of the Licking River. The Division of Water has approved the location of the structures, and now the Neltner's are seeking the appropriate permits from Campbell County to ensure compliance with the County Zoning Ordinance. See Attachment C.

ATTACHMENT B: OPERATION CHARACTERISTICS AND SCHEDULE

Purpose and Intent: Attachment A provides a history of this property from the purchase by the Neltner's in 2017 to the present. While this application is for conditional use for an event facility, in actual practice the plan is to operate in a manner that would likely not resemble a typical event facility. As discussed in Attachment A, the Neltner family purchased this property for family, friends, and church related activities. Improvements (restrooms and covered open-sided pavilion) the family made to accommodate their pleasurable use and that of friends also will serve gatherings for other events. Usage up to this point has been just that – family/Church, friends. The sole wedding held was for their daughter. The Neltner's intent is to honor and retain the original integrity of the site. Maintaining the woods, river access and natural backdrop. There will be minimal new construction, focus on maintaining what they've provided already to create a convenient and enjoyable place, and maintain the beauty and integrity that drew people to the land in the first place. It is this setting that has initiated friends to ask about using the area for weddings. It appears likely that when this request is approved, most users besides family will have some connection through either having visited the site or be acquaintances of those who have.

Since the wedding held on the property, the Neltner's have received several requests to hold wedding and other events at this beautiful outdoor site. Their intent is to start with fewer events than might seek to use the site. The idea is to see how management of a few events goes and decide how many they want to or will be able to handle. As noted, the primary use of the property is for family, so how much other usage impedes that for the family?

Compatibility With Adjoining Properties and Area.

Compatibility considers **two** primary features: Event timing/ending time and setbacks/distance from neighboring property/screening. The intent is to help assure that neighbors, particularly the two closest properties, do not experience or consider use of this property as intrusions. All setbacks significantly exceed the minimums established by the Campbell County Zoning Ordinance.

Site Details (Note: all measurements, acres and distance, are derived from the use of LINK GIS and have not been field verified and therefore are approximate.)

Total acres: 45.18

Acres used for Conditional Use: Approximately 8.44 (see Exhibit 1)

Approximate Setbacks (measured from circle drive at Pavilion) to adjoining property lines			
Address	Required by Zoning	Link GIS Estimate	
11909 Pond Creek	Min. Front 50 feet	300 Feet	No house on this site
11955 Pond Creek	Min. Side 25 combined for both	475 Feet	This house is surrounded on 3 sides by Neltner property
All other adjoining properties exceed these distances and are screened by forest.			

Approximate Setbacks from Tenting Area (See Exhibit _____)			
Address	Required by Zoning	Link GIS Estimate	
11909 Pond Creek	Min. Front 50 feet	175 feet	
11955 Pond Creek	Min. Side 25	300 feet	
Pond Creek Road	combined for both	180 feet	

Site Plan Details:

Existing Structures

Pavilion/Shelter: Size 56' X 66', used for the general gathering space.

Bathhouse/Restrooms: Size 12' X 24' containing two matching private enclosed rest room stalls, measuring 5' X 6', with 36" entrance, each with both toilet and urinal for guest use.

Centered between the stalls is a double sink common area, measuring 5' X 8'.

On the far side is an unfinished storage room for cleaning supplies and refrigerator for food.

The rear area is unfinished, but plumbed for 2 shower stalls for rinsing off after being in the river.

Original Dry House: Size 10' X 9', used for storing chopped firewood for bon fires. (Located across Pond Creek Road in the Primary Parking area. See Exhibit 3A)

Proposed Structures and Off-Street Parking:

Tent: A tent will be erected for events larger than what Pavilion/shelter can contain, and taken down after each event. Exhibit 2 identifies the area in which a tent or tents will be located adjacent to the circle driveway across from the Pavilion. (Note: Tent will be supplied by others via rental and set-up/take down agreement.)

Primary Parking: Approximately 1 acre across Pond Creek Road. Estimated number of spaces is 120 based on dimensions from the County Zoning Ordinance (10X20ft. spaces/24ft wide aisles). There will be a 30-foot setback from the adjoining property and perpendicular parking facing the road and/or hillside to avoid lights shining in that direction. (See Exhibit 3A)

Overflow Parking: An area of approximately .36 acre, which can be expanded, if necessary, will be across Pond Creek and immediately adjacent to the driveway and fence along Pond Creek Road. (See Exhibit 3B)

Handicap Parking: Five to Six spaces will be provided adjacent to the Pavilion. (Refer to Exhibit 1 for location of Pavilion in relation to other parking areas.)

Fencing and Gates: Fencing will be installed along Pond Creek Road (both sides) and around the primary parking area. Entrances on both sides of Pond Creek Road will be gated.

Driveway aprons: Concrete or asphalt aprons will be installed at each driveway entrance to allow for easier entry/exit and to assist in decreasing the spread of gravel onto the roadway.

Dumpster/Pad: Will be located next to the bath house, along the driveway. A concrete pad will be poured, and an 8' fence with a latched gate would surround the pad for visual purposes.

Signage: One (1) Class 8 ground sign will be installed at the entrance per the A-1 zone district sign regulations.

Additional Features: lighting/lighting control (reference pictures); sound control and time limitations.

Operational Details

Information provided above, especially regarding location of buildings and other structures, including those that will be temporary, shows that setback from adjoining property owners and Pond Creek Road is a component of both providing a quiet, secluded atmosphere for those attending gatherings as well as separation for nearby residents. The following information on operations is intended to continue that approach.

Hours of Operation will vary for the seasons:

(Note: The property is primarily for use by family and friends as well as farm equipment storage.)
Larger activities/events will comply with the following schedule.

- Open: March – November for Event Facility
Monday – Sunday 8am – 11pm
- Closed December – February for personal events only, such as camp/bon fires and family/church groups.

Event attendance will be limited to 300 people and may not include staff assisting with catering or others helping manage the property.

Lighting and Sound:

Lighting will be provided by the tent company under the tent. Lighting within the Pavilion/shelter is in place. Any additional lighting will be supplied by others. Appropriate outdoor lighting will also be installed on exterior posts of the Pavilion/shelter for safe walking for guests. Appropriate lighting and electricity for the restrooms will also be installed.

Food and Drink:

Food and drink will be provided by licensed caterers. The caterers will also carry the Alcohol license for the events. They will prep and clean up. The responsibility of alcohol consumption will be the party hosting the event.

List of Exhibits

Exhibit 1: Area of Conditional Use

Exhibit 2: Tent Area and Setbacks

Exhibit 3A: Off-Street Parking (Primary)

Exhibit 3B: Off-Street Parking (Overflow)



Exhibit 1: Conditional Use Area (8.44 acres)

A Pavilion/Restrooms

B Primary Parking Area



Exhibit 2: Tent Area and Setbacks

A. 100 ft. B. 100 ft. C. 160 ft D. 175 ft. E. 185 ft. to road F. 180 ft.



EXHIBIT 3A: Off-Street Parking

Off-Street Parking: Primary Lot
 Approx. Acres: 1.01
 Approx. Number of Spaces
 (Including Aisles): 120, with a
 30 foot setback from adjoining
 property.

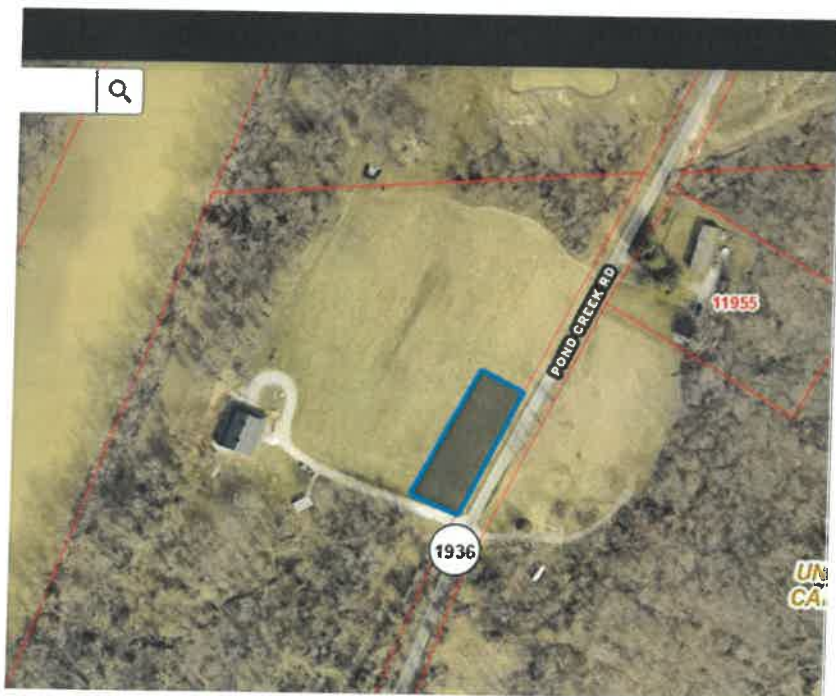
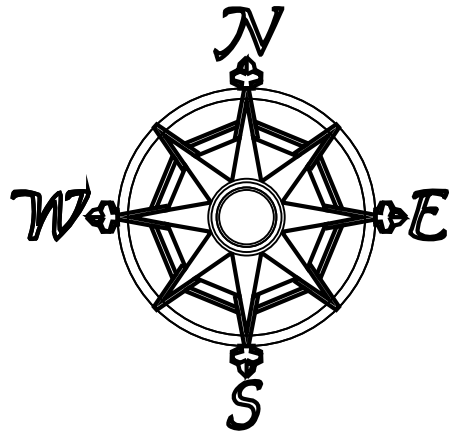
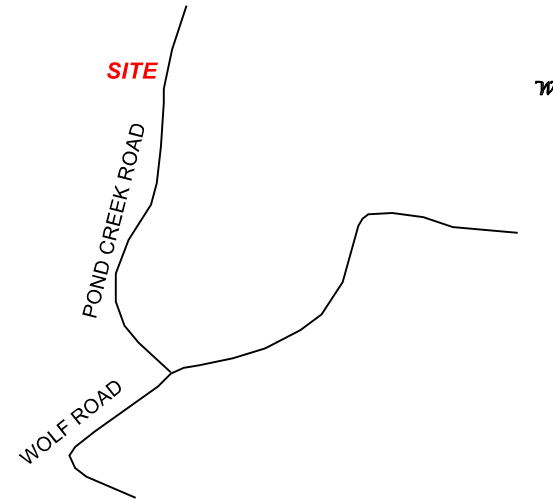
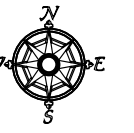


EXHIBIT 3B: Off-Street Parking

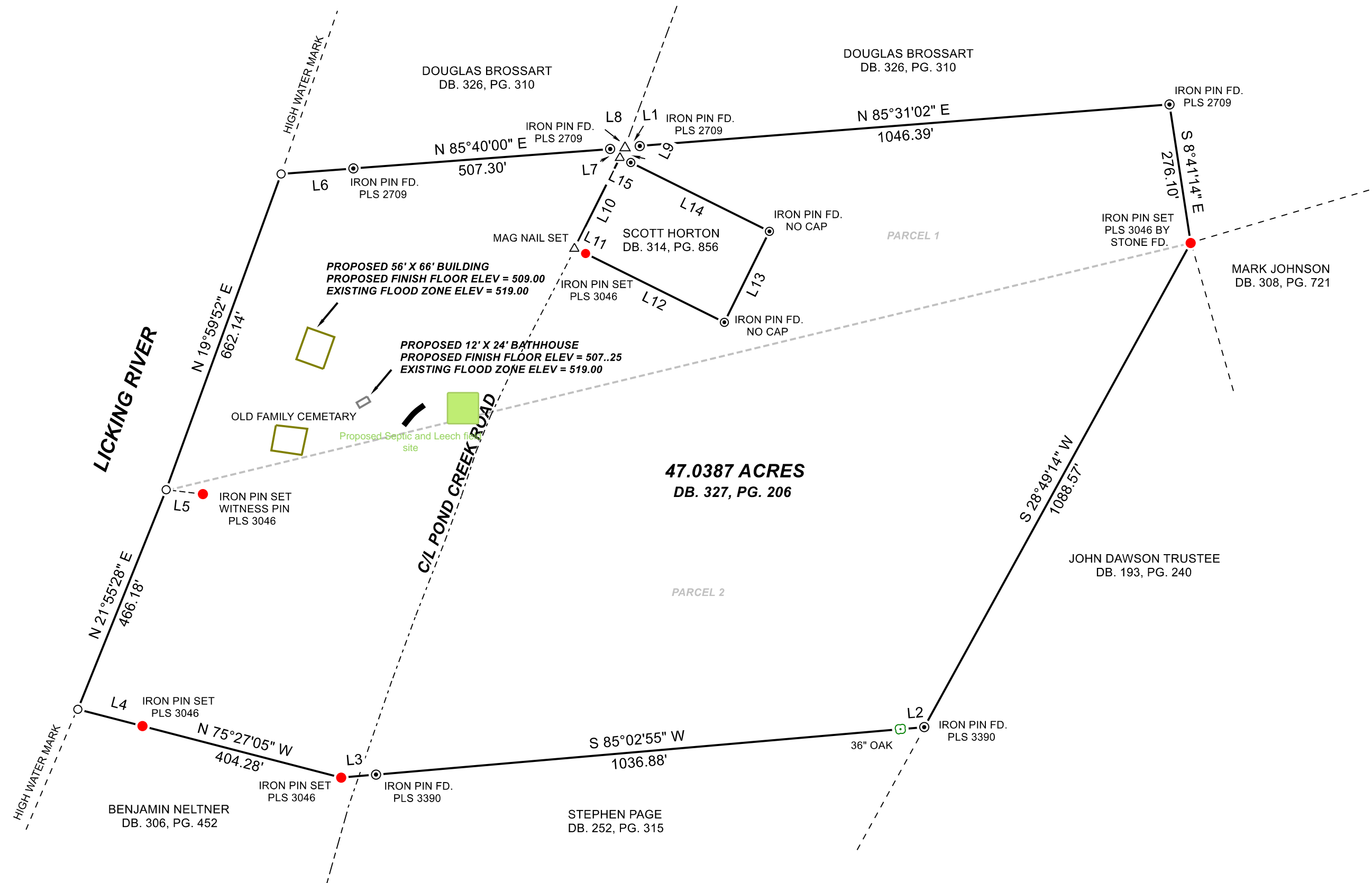
**Off-Street Parking: Overflow
 Lot**
 Approx. Acres: .36
 Approx. Number of Spaces
 (Including Aisles): 50



BASIS OF BEARING
US STATE PLANE 1983
KENTUCKY SINGLE ZONE
NAD 1983 (CONUS)
GEOID 12A



VICINITY MAP
NOT TO SCALE
PROPERTY LOCATION
ON THE EAST & WEST SIDE OF POND CREEK
ROAD, APPROX. 0.60 MILES NORTH OF WOLF
ROAD, CAMPBELL COUNTY.



LINE	BEARING	HORIZ DIST
L1	N85°31'02"E	28.84'
L2	S85°02'51"W	46.89'
L3	S85°02'55"W	68.73'
L4	N75°27'05"W	131.62'
L5	S83°22'36"E	72.81'
L6	N85°40'00"E	142.54'
L7	N85°40'00"E	28.88'
L8	N26°37'31"E	1.70'
L9	S26°36'27"W	22.36'
L10	S26°36'58"W	200.00'
L11	S63°36'34"E	24.22'
L12	S63°36'38"E	305.00'
L13	N26°22'02"E	200.00'
L14	N63°36'37"W	305.00'
L15	N63°36'34"W	23.35'



SCALE: 1" = 200'
PLAT OF SURVEY
THE BENJAMIN NELTNER PROPERTY
12001 POND CREEK ROAD
ALEXANDRIA, KY 41001
CAMPBELL COUNTY
DECEMBER 5, 2017
JOB 11 - 05 - 17
PREPARED BY

PATRICK A. McLAFFERTY
P.L.S. 3046
411 FAIRVIEW ROAD
WILLIAMSTOWN, KY 41097
(859) 801 - 7424

I, PATRICK A. McLAFFERTY, A REGISTERED LAND SURVEYOR IN THE STATE OF KENTUCKY, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY (SP80 - RTK & TOPCON ROBOTIC) IN COMPLIANCE WITH 201 KAR 18:150 AND WAS DONE BY ME BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE EXCEEDS 1 : 12,250 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS AN RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF SAID CLASS.

PATRICK A. McLAFFERTY, P.L.S. 3046
DATE

CERTIFICATE OF COMPLIANCE

Electric Inspection

P.O. Box 98
Union KY, 41091
(859) 746-9111

Certificate Number: C-720542

Type of Occupancy: **RESIDENTIAL**

This certifies that the wiring and apparatus in the premises of: **BEN NELTNER**

Location: **12001 POND CREEK ROAD**

Lot #/Job #:

City: **ALEXANDRIA**

County: **CAMPBELL**

Owner's/Contractor's Name: **SAME**

Phone: **859-816-0228**

Address:

City:

State:

Zip:

Installer: **SAME**

License#: CE-

Phone:

Address:

City:

State:

Zip:

Has this day of: **SEPTEMBER 5TH 2018**

Been Inspected.

Service Conductors: **BY OWEN**

Volts: **120/240 1P 3W**

AMPS: **200**

Service Type: OH: ☐ UG: ☒ # Of Meters : **1**

Light Fixtures:

Panels: **1**

1 Ø Motors:

Total Horsepower:

Welder Receptacles:

Receptacles: **1**

Circuits: **1**

3 Ø Motors:

Total Horsepower:

Sp. Recepts./Attach List:

Disposals/HP:

WtrHtr./Tot.KW:

Blw. Motors:

Elect. Sp. Htrs.:

Total KW:

Dishwashers:

Range/Top/Tot.KW:

AC/HP Units:

Electric Furnace:

Total KW:

Kitchen Equip.:

Ovens/Total KW:

HVAC/RTU Units:

Duct Heaters:

Total KW:

Exit/EM Lights:

Dryers/Total KW:

Controllers:

Em. Generators:

Total KW:

Septic Temp:

Septic Perm.:

Feeders:

Other: **FINAL VISIBLE WIRING & EQUIPMENT ONLY - POLE SERVICE**
FO: 186034

TYPE OF CERTIFICATE

Construction Temporary

Permanent Service Only

98% Partial Final

Expiration Date:



(Temp. Meter/ Temp Basis)



(Perm. Meter/ Temp Basis)



(Perm. Meter/ Perm. Basis)

This equipment is ready as marked and any changes or additions made without our endorsement hereon invalidates this certificate.

The Contractor assumes all responsibility for life and property on all temporary releases and the right of re-inspection is hereby reserved.

☒ **FINAL CERTIFICATE - VISIBLE WIRING AND EQUIPMENT ONLY.**

The Undersigned further certifies that to the best of their ability and knowledge the above noted wiring has been installed in compliance with the National Electrical Code. It is a condition of this certificate that no additions of alterations shall be made to the above electrical wiring and equipment without first requesting a re-inspection. Any changes or additions made without our endorsement hereon invalidates this certificate.

Electrical Inspector: **ADAM GRAYSON**

Certification #: **2542-C**

Typists: **KLW**

ATTACHMENT C: Flood Documents from KY Division of Water and Engineer

ANDY BESHEAR
GOVERNOR



REBECCA W. GOODMAN
SECRETARY

ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION

ANTHONY R. HATTON
COMMISSIONER

300 SOWER BOULEVARD
FRANKFORT, KENTUCKY 40601

June 13, 2022

Benjamin Neltner Property
12001 Pond Creek Rd
Alexandria (Campbell), Kentucky 41001

RE: Benjamin Neltner Property CIV20220001, AI: 173115: RE: Construction of open sided pole barn and bath house facility with utilities in the floodway of Licking River (FEMA effective map- 21037C0089E, March 3, 2014) without a floodplain construction permit, site general coordinates 37.210416, -83.131769, in Campbell County.

Dear Mr. Neltner:

Personnel from the Division of Water have reviewed the information submitted for the above referenced activity that was completed without receiving approval from the Division of Water. Kentucky Revised Statutes (KRS) 151.250 and associated regulations (401 KAR 4:060) prohibit any structure/improvements in or along a stream without a permit having first been obtained from this office.

After review of your hydraulic impact justification submitted by your agent, we have determined that the constructed structures in the floodway and floodplain have insignificant impact to base flood elevation and floodway widths of Licking River. As you have no previous violations, no enforcement action is deemed necessary at this time. This letter may be treated as an approval of the project in lieu of a permit. You may complete the remaining part of the project after obtaining all local permits required from Campbell County.

Therefore, it is considered this case will be closed. In the future, please note that this incident will be made part of your record. Any future deviations from the above requirements could result in enforcement actions/civil penalties initiate against you. Should you have any questions in this matter, please contact DOW regional office or this office at 502-564-3410.

Sincerely,

A handwritten signature in black ink that reads "David Ray Coe".

David Coe, P.E., Supervisor
Floodplain Management Section
Water Resources Branch/KY Div. of Water

pc: Div. of Water, Florence Regional Office
Cindy Minter, Campbell County Floodplain Coordinator
Donald T. Roenker, PE., Agent
Shawn Hokanson, Manager, Water Resources Branch, KYDOW
File





Roenker Engineering, Inc.

Structural Consultants
3276 Highridge Drive
Taylor Mill, Kentucky 41015

June 9th, 2022

Mr. Ben Neltner

12001 Pond Creek Road

Alexandria, Kentucky 41001

Subject: Review of New Structures at 12001 Pond Creek Road;

Alexandria, Kentucky

Roenker Engineering Comm. No. 2021656

Dear Mr. Neltner:

Pursuant to your request I visited the above referenced site and met with you. The intent of the visit was to review the two existing wood framed structures that were constructed in the floodway of the Licking River and determine if the as-built construction was suitable to resist the buoyancy forces resulting from a 100-year flood event. The first structure was a 65'-9" by 55'-9" open sided pavilion supported on a series of wood posts embedded in concrete pier footings. The second structure was a single-story bathroom building framed with 2 X 4 stud walls and wood roof structure supported on a 4" (minimum) thick concrete slab. The existing ground surface at the pavilion was 508 feet. The existing ground surface at the bathroom building was 507 feet. Based on the FEMA National Flood Hazard information the 100-year recurrence interval flood elevation at this site is 519 feet.

Based on the above elevations and construction of the two structures I have calculated the buoyancy forces on each structure resulting from a flood elevation of 519 feet. Based on my calculations each structure has sufficient concrete footing dead load to exceed the buoyancy forces resulting from the submerged wood structures during a 100-year flood event. Neither structure has a net upward buoyancy in a 100-year floor at elevation 519 feet.

Subsequent to my original letter, dated March 9th, 2022, a concern was raised that the newly constructed buildings would affect or impede the flow of water during a 100-year flood event. Specifically, the concern was centered on Kentucky's Division of Water's floodplain management regulation 401 KAR 4:060 which requires that any new construction not result in an obstruction to the 100-year flood flow and would not cause the Base Flood Elevation (BFE) to rise locally around the new construction. Both buildings were located on the essentially flat broad East bank of the northward flowing Licking River. The buildings were located at the southern end of a large open clearing directly

against the tree line to the South. The stand of mature trees to the South extended for at least several hundred yards. The open sided pavilion building would present an obstruction to the water flow that is less than the current stand of mature trees located immediately upstream from the building. The 100-year flood flow would already be impeded by the stand of mature trees upstream before the flow reached the newly constructed buildings. Based on this fact, along with the broad width of the East bank of the Licking River, it is my professional opinion that the two newly constructed buildings would have a negligible effect on the 100-year flood flow through and around the buildings.

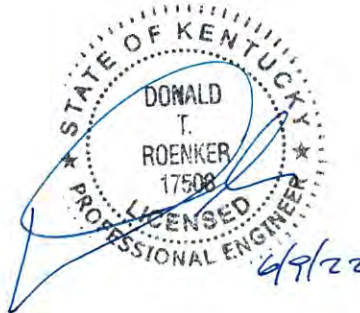
Additionally, I have performed a cross sectional analysis of the Licking River and the flood plains on each side at the location of the new buildings. Based on LINK-GIS data the obstructed area of the new buildings is less than 2 percent of the cross-sectional flow area of the 100 year flood event (elevation 519.0').

I trust this meets with your needs. Thank you for this opportunity to be of service. If you have any questions or need further assistance, please contact me.

Very truly yours,

ROENKER ENGINEERING, INC.

Donald T. Roenker, PE; Principal



100 Year Flood Rec Row Study

Cross Section Output

File Type Options Help

River: Licking River Profile: 100 Year Plan: 100 year(WOB)

Reach: Reach 1 RS: 1110

Plan: 100 year(WOB) Licking River Reach: RS: 1110 Profile: 100 Year

Element	Left OB	Channel	Right OB
E.G. Elev (ft)	170.72		
Vel Head (ft)	0.32	0.045	0.045
W.S. Elev (ft)	170.40	150.70	150.70
Crit W.S. (ft)		11471.45	2651.27
Flow Area (sq ft)	0.000411	3099.67	2651.27
Area (sq ft)	70000.00	3099.67	2651.27
Q Total (cfs)	1298.72	19953.23	8905.66
Top Width (ft)	4.06	123.30	234.46
Vel Total (ft/s)	26.40	3.59	3.36
Max Chl Dpth (ft)	3451074.0	12.19	11.31
Conv. Total (cfs)	150.70	25.14	439058.5
Length Wtd. (ft)	144.00	949.32	236.06
Min Ch El (ft)	1.26	0.31	0.29
Alpha	0.06	1.11	0.97
Frict Loss (ft)	0.01	200.40	59.42
C & E Loss (ft)		15.86	4.63

Warning: Divided flow computed for this cross-section.

Select Profile

Without Building

Cross Section Output

File Type Options Help

River: Licking River Profile: 100 Year Plan: 100 year(WB)

Reach: Reach 1 RS: 1110

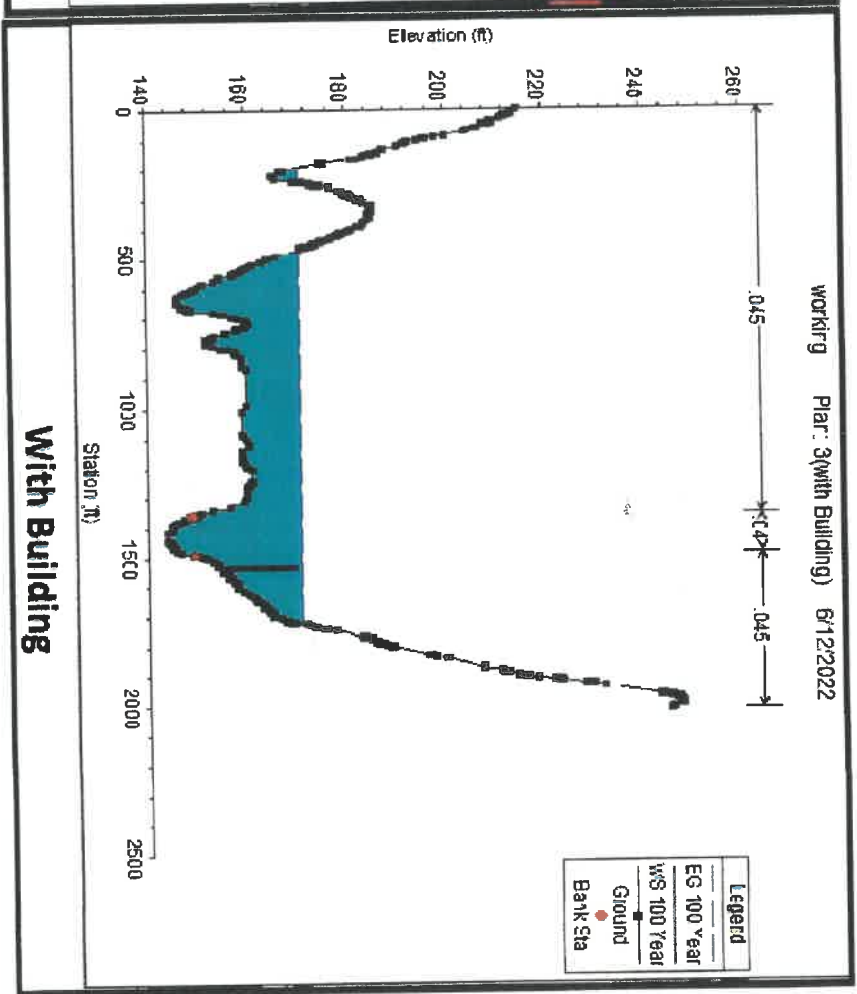
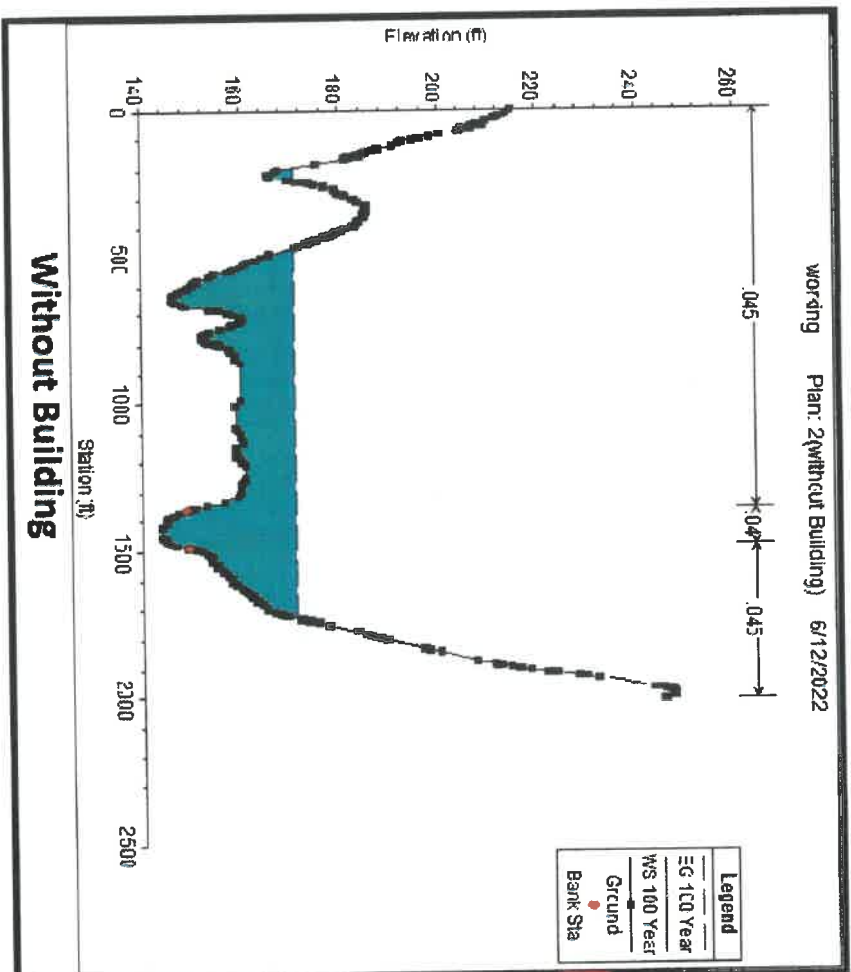
Plan: 100 year(WB) Licking River Reach: RS: 1110 Profile: 100 Year

Element	Left OB	Channel	Right OB
E.G. Elev (ft)	170.73		
Vel Head (ft)	0.35	0.045	0.040
W.S. Elev (ft)	170.38	150.70	150.70
Crit W.S. (ft)		11458.20	2341.27
Flow Area (sq ft)	0.000440	3097.93	2341.27
Area (sq ft)	70000.00	3097.93	2341.27
Q Total (cfs)	1298.53	20621.30	6888.33
Top Width (ft)	4.14	940.81	234.42
Vel Total (ft/s)	26.38	3.71	2.95
Max Chl Dpth (ft)	3336153.0	12.18	9.99
Conv. Total (cfs)	150.70	2024586.0	328769.5
Length Wtd. (ft)	144.00	949.16	266.97
Min Ch El (ft)	1.30	0.33	0.24
Alpha	0.06	1.23	0.71
Frict Loss (ft)	0.02	200.38	57.59
C & E Loss (ft)		15.86	4.63

Warning: Divided flow computed for this cross-section.

Select Profile

With Building





Farm
Production
and
Conservation

Farm
Service
Agency

Burlington Service
Center
Boone/Campbell/
Kenton Counties
6028 Camp Ernst
Road
Burlington, KY
41005-8369

Voice: 859-586-6175
Fax: 855-541-8630

July 14, 2022

Benjamin Neltner
Heather Neltner
11288 Pond Creek Road
Alexandria, KY 41001

The Boone/Kenton/Campbell County Farm Service Agency Office has completed the request for a Farm Serial Number for your land in **Campbell County**. Your Farm Serial Number is as follows:

Farm Serial Number 1821 and Tracts 235, 8260, 8590, & 8711

This is effective beginning with crop year 2022. Enclosed is the current map and an Abbreviated 156 Farm Record, please keep this information for your records. If you plan to row crop your farm you will need to complete a farm plan with Natural Resources Conservation Service (NRCS). To maintain your agriculture status, we suggest you file a crop report each year, even if you will be using your land for hay or pasture.

If you have any questions, please contact this office at 859-586-6175, option 2. More information on the Farm Service Agency can be found at www.farmers.gov.

Any affected person who is not satisfied with this initial determination may file a written request for reconsideration with the Boone/Campbell/Kenton County FSA Committee within 30 days of the date of this letter.

Sincerely,

/s/Mike Benton

Michael C. Benton
County Executive Director

Cc: file



United States Department of Agriculture
Farm Service Agency

Farm: 1821
Tract: 8590

Campbell County, KY

1:3,573

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. THIS MAP IS FOR FSA PURPOSES ONLY.

2022 CROP REPORT



July 14, 2022

Legend

National_Wetland.SDE.wetlands
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- GIS_KY.sde.clu_a_ky037



Abbreviated 156 Farm Record

Operator Name : BENJAMIN JOSEPH NELTNER

Farms Associated with Operator : 21-037-1821

CRP Contract Number(s) : None

Recon ID : 21-037-2022-41

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
98.00	12.38	12.38	0.00	0.00	0.00	0.00	0.00	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	12.38	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 235

Description : B4 2B OLD STATE RD 3

FSA Physical Location : KENTUCKY/CAMPBELL

ANSI Physical Location : KENTUCKY/CAMPBELL

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : BENJAMIN JOSEPH NELTNER, HEATHER DAWN NELTNER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
31.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES



Abbreviated 156 Farm Record

Tract Number : 8260

Description : Pond Creek Road
FSA Physical Location : KENTUCKY/CAMPBELL
ANSI Physical Location : KENTUCKY/CAMPBELL
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BENJAMIN JOSEPH NELTNER, HEATHER DAWN NELTNER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
4.99	3.27	3.27	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	3.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES**Tract Number : 8590**

Description :
FSA Physical Location : KENTUCKY/CAMPBELL
ANSI Physical Location : KENTUCKY/CAMPBELL
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BENJAMIN JOSEPH NELTNER
Other Producers : None
Recon ID : 21-037-2021-16

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
47.75	4.99	4.99	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	4.99	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

KENTUCKY

CAMPBELL

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

FARM : 1821

Prepared : 7/14/22 7:35 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Tract 8590 Continued ...

NOTES

Tract Number : 8711

Description :
FSA Physical Location : KENTUCKY/CAMPBELL
ANSI Physical Location : KENTUCKY/CAMPBELL
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BENJAMIN JOSEPH NELTNER, HEATHER DAWN NELTNER
Other Producers : None
Recon ID : 21-037-2022-39

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
13.92	4.12	4.12	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	4.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

From: [Ben Neltner](#)
To: [Minter, Cindy](#)
Subject: Re: 12001 Pole Barn & Bathhouse
Date: Monday, August 8, 2022 11:42:02 PM
Attachments: [image002.png](#)

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Is it possible for you to release the stop work order so I can have my plumber and electrician apply for the permits please? Also need the release for Cincinnati Bell so we can get security set up please.

Thank you,
Ben Neltner

Broker/Owner
859-816-0228
NeltnerRealty.com

A referral is the best compliment I can receive

Sent from my iPhone

On Aug 8, 2022, at 4:27 PM, Minter, Cindy <cminter@campbellcountyky.gov> wrote:

Ben

I have a electrical permits from 2018 for a new service panel. But you also installed electric within the bathhouse.

Was that work inspected? (This is not the Owen County hookup). You would have a green tag on the breaker box.

Do you have any of the plumbing inspected?



<!--[if !vml]--><!--[endif]-->**Cindy Minter AICP CFM**
Director of Planning and Zoning
Campbell County Fiscal Court
O: 859-292-3880 · F: 859-547-1868
<http://www.campbellcountyky.gov>