

(Please read and retain this page for your information)



UTAH COUNTY COMMUNITY DEVELOPMENT APPLICATION FOR CONDITIONAL USE

A conditional use is a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

PROCEDURE

The Planning Commission holds a public hearing for all conditional use applications. The Planning Commission meets on the third Tuesday of the month. The public hearing by the Planning Commission begins at 5:30 p.m. in the Commission Chambers, Utah County Administration Building (100 E. Center Street, Provo, Suite 1400). It is recommended that you or your appointed representative be present at the public hearing at 5:30 p.m. to explain your case and answer questions.

For all requests for a conditional use an "Application for a Conditional Use," shall be obtained from the Community Development Department and completed.

The application shall contain all requested information and be submitted to the Community Development Department for review **by 5:00 p.m. on the Monday 28 days prior to the next regularly scheduled meeting** (Planning Commission meetings are held on the third Tuesday of each month).

The administrative fee of **\$500.00** must be paid before the application can be accepted and is not refundable.

The Community Development Department will notify all affected entities and accept comments on the application.

The Planning Commission will review the application at a public meeting and will typically make a decision on the request the day of the public hearing. They will either approve, approve with conditions, continue, or deny the application. You will receive written notice of the decision approximately one week after the hearing date.

A conditional use approval expires -one year from the date the Planning Commission approval is given if the applicant does not obtain a building permit (or other applicable permit or license) unless a different expiration date is approved, or an extension is granted by the Planning Commission.



File # _____

UTAH COUNTY COMMUNITY DEVELOPMENT
APPLICATION FOR A CONDITIONAL USE

Meeting Date: _____ Date Received: _____ Received By: _____

Fee Paid (*Application Fee is Non-refundable*): _____ Receipt # _____

Applicant's Name: Jeremy Rigtrup - Rigtrup Egg Farm, Elberta, Utah Phone: [REDACTED]

Mailing Address: [REDACTED]

E-Mail Address: [REDACTED] Subject Parcel ID: 61:107:0019

Property Owner's Name (*if different from the applicant's a written owner consent must be provided with this application*): Tunnel Road LLC

Subject Property Address: 17582 South Tunnel Road, Elberta, Utah 84626

Tax No. 61:107:0019 Zone: M&G-1 Section 30 Township 10S Range 1W

As part of the application, the applicant is required to submit:

- Application Fee
- A site plan which includes:
 - The property boundaries, a legal description of the property (this can be from a tax notice)
 - Location and dimensions of all existing and proposed improvements (i.e. building(s), hard surfacing, landscaping, storage areas, mitigation measures)
 - The uses within those boundaries
 - Parking and on-site traffic circulation
 - Access point(s) from the public right-of-way to the site
 - Buildings on adjoining lots which are within 200 feet of applicant's property line
- A Letter of Intent: a document which details the proposed use(s) and the effects on the surrounding area.

- A list of names and addresses of all abutting property owners.
- Any additional information as required by law or as requested by staff.

1. State the conditional use desired: Height requirement for the new Feedmill for Rigtrup Egg Farm, Elberta, Utah to exceed M&G-1 Zone of 40 feet. 130'-5" Mill roof height. 158' structure height max.
2. State the section in the ordinance which allows the Planning Commission to approve the conditional use applied for: UTCLUO 12.28(G)(1)(F) For unoccupied structures not referenced in 12.28(G)(1)(a)-(e), the Planning Commission may approve a Conditional Use for a height in excess of 40 feet according to the terms of UCLUO 16

State how the land is being used at the present time and what changes are proposed by this appeal:
The site is currently used as a egg production facility. The area were the feed mill is proposed is currently vacant. The mill would be for feeding the chickens on site only.

3. Are any standards stated in Chapters 4, 6, 8 and 12 of the Utah County Land Use Ordinance required to be met by this appeal?
- Yes. Section: _____
- No
- Please explain how the standards were met: _____

4. Will granting this request result in a situation which has a disproportionate demand for government services on any of the following essential services: roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; water, sewer, and storm water facilities; and garbage removal?
- Yes
- No
- Please explain why: _____

5. Please identify any mitigation measures or conditions of approval you are proposing which will lessen the impacts of this conditional use to the surrounding area (*please identify all which would apply including those not included in this list with an explanation*).

- | | |
|---|--|
| <input type="checkbox"/> Parking | <input type="checkbox"/> Requirement for the management and maintenance of the facilities |
| <input type="checkbox"/> Traffic improvements (acceleration, deceleration and /or turn lanes) | <input type="checkbox"/> Limited hours of operation |
| <input type="checkbox"/> On-site storm water retention facilities | <input type="checkbox"/> Limited use of equipment emanating offensive noise, light, dust, or traffic |
| <input type="checkbox"/> Site security improvements | <input type="checkbox"/> Structure modifications (increased setbacks, height, color) |
| <input type="checkbox"/> Fire protection facilities | <input type="checkbox"/> Light pollution mitigation |
| <input type="checkbox"/> Water, sewer, and/or garbage facilities | <input type="checkbox"/> Other measures |
| <input type="checkbox"/> Landscape screening to protect neighboring properties | |

Other measures: _____

6. State any other details about this application which the Planning Commission should be aware: _____

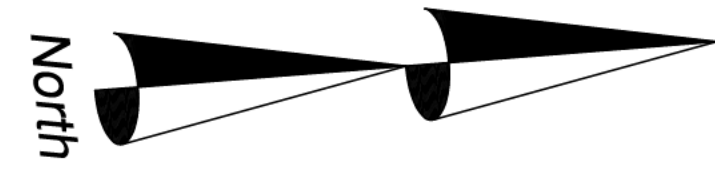
7. To the best of my knowledge, the above information is accurate and complete.



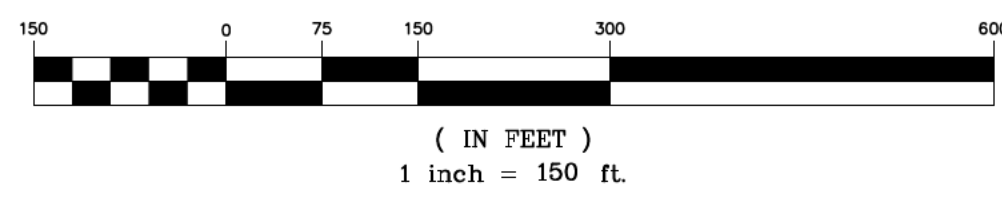
AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!



(ATTACH ADDITIONAL SHEETS IF NECESSARY)



GRAPHIC SCALE



QUIT CLAIM DEED
ENTRY: 135430 YEAR: 2008 PARCEL 3
OWNER: RIGTRUP PROPERTIES, INC.
SERIAL NUMBER: 61:107:0019

WEST QUARTER CORNER OF SECTION 30
TOWNSHIP 10 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

RIGTRUP POULTRY FARM - NEW FEED MILL SITE PLAN

Located in the NW Quarter of Section 30, T10S, R1W, and
NE Quarter of Section 25, T10S, R2W, S.L.B. & M.
Parcel Number: 61:107:0019
17582 Tunnel Rd, Elberta, Utah

RIGTRUP PROPERTIES, INC. - PARCEL NO: 61:107:0019 - BOUNDARY DESCRIPTION:
Beginning at the West quarter corner of Section 30, Township 10 South, Range 1 West, Salt Lake Meridian; thence South 88°35'51" East 2134.94 feet;
thence South 04°46'25" West 2599.16 feet; thence South 89°45'59" West 1873.84 feet to the Southwest Corner of Section 30; thence North 00°57'34"
West along the section line 2650.41 feet to the point of beginning.

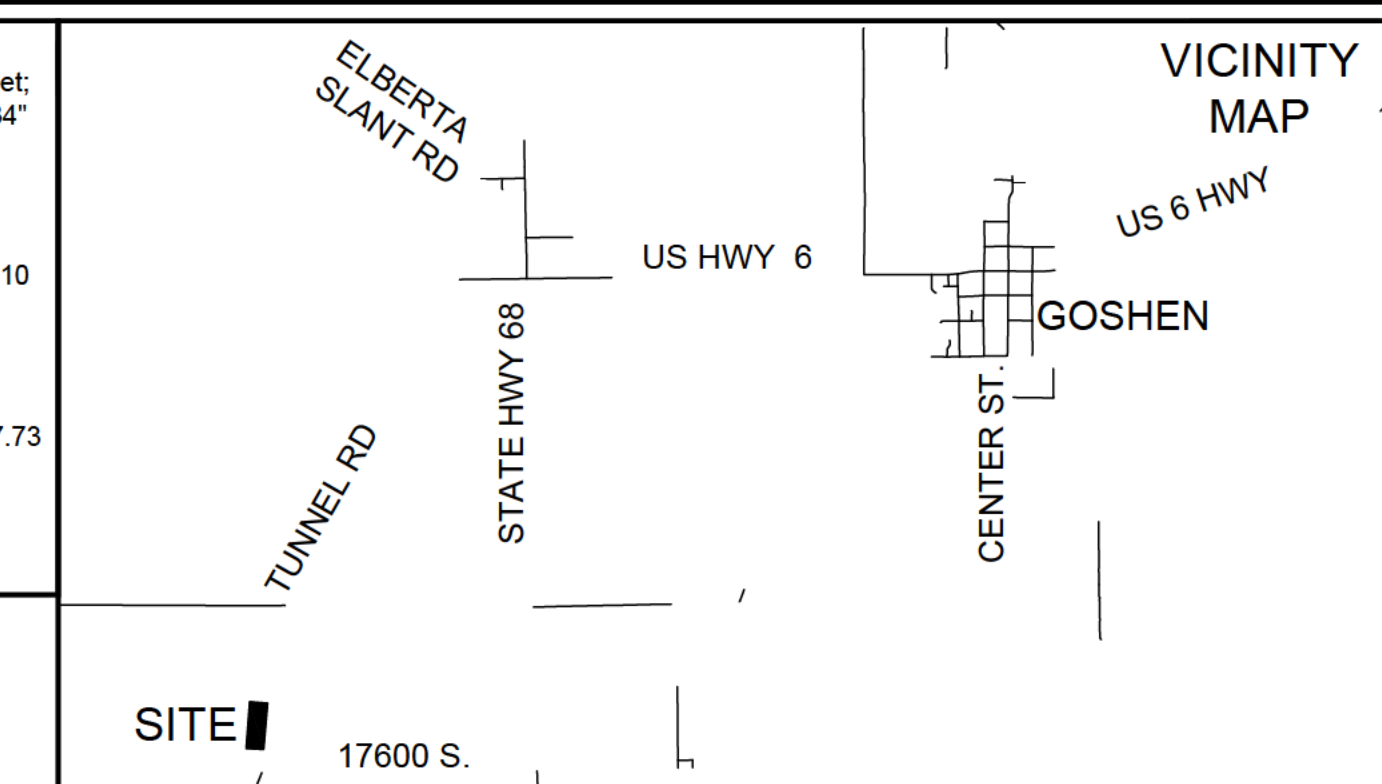
Area 5,252,490.57 Square Feet / 120.58 Acres

The Basis of Bearing being South 88°44'41" East along the Section from the Northwest Corner to the North Quarter Corner of Section 30, Township 10
South, Range 1 West, Salt Lake Base and Meridian.

NEW FEED MILL SITE BOUNDARY DESCRIPTION:

Beginning at a fence corner, said point being located South 75°33'30" East 2121.15 feet from the West quarter corner of Section 30, Township 10
South, Range 1 West, Salt Lake Meridian; thence South 88°35'51" East 2134.94 feet; thence South 04°47'48" West along an existing fence line 1507.73
feet to an existing fence corner; thence North 87°14'27" West along an existing fence line 571.68 feet to an existing fence corner; thence North
04°21'53" East along an existing fence line 1525.84 feet to the point of beginning.

Area 875,347.66 Square Feet / 20.01 Acres



2230 North University Parkway, 6D
Provo, Utah 84604
801-374-6262

Bluestakes.org
1-800-662-4111

SHEET INDEX:

C1.0	COVER SHEET
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	SITE PLAN
C2.3	SITE PLAN
C3.0	GRADING & DRAINAGE
C3.1	GRADING & DRAINAGE
C3.2	GRADING & DRAINAGE
C4.0	WATER SYSTEM
C5.0	SWPPP
C5.1	SWPPP DETAILS
C6.0	SITE DETAILS

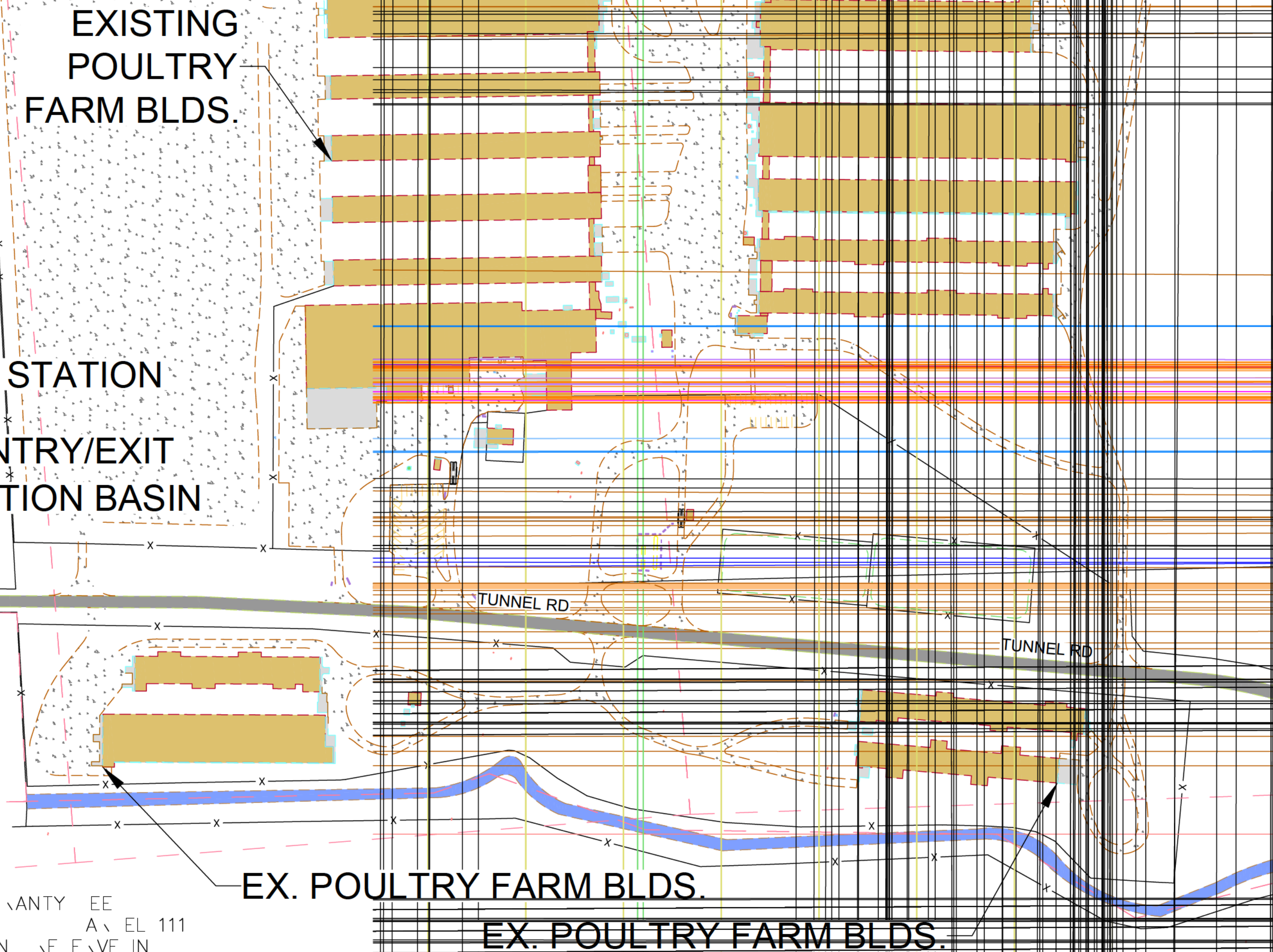
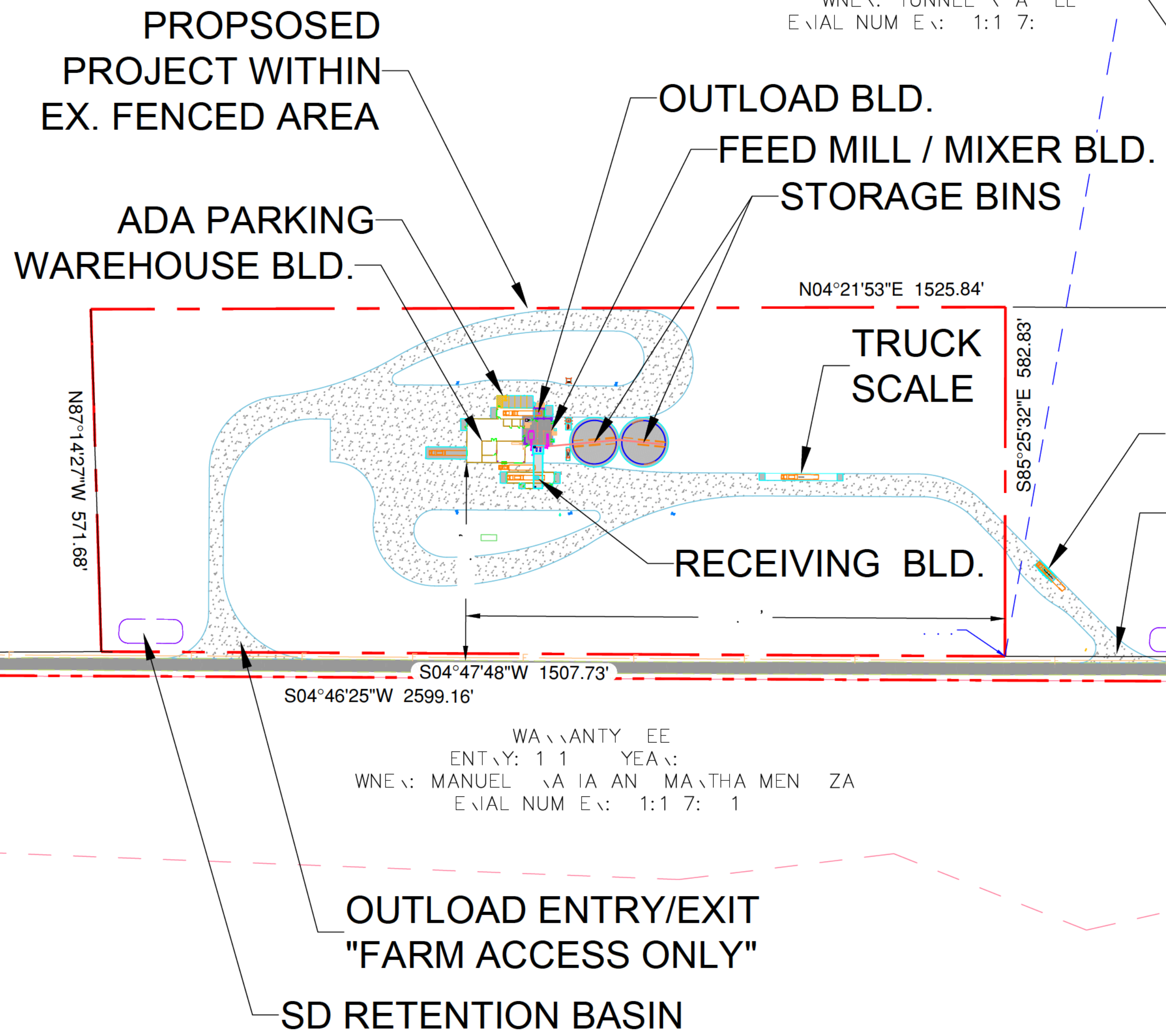
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND
DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS
NOT INTENDED FOR CONSTRUCTION, RECORDING
PURPOSES, OR IMPLEMENTATION.

RP RATE WARRANTY DEED
ENTRY: 114 YEAR:
OWNER: RIGTRUP PROPERTIES, INC.
SERIAL NUMBER: 1:17: 4

WARRANTY DEED
ENTRY: 64366 YEAR: 2025 PARCEL 5
OWNER: TUNNEL ROAD LLC
SERIAL NUMBER: 61:107:0019

WARRANTY DEED
ENTRY: 4 YEAR: 20 PARCEL 1
OWNER: TUNNEL ROAD LLC
SERIAL NUMBER: 1:17: 17

WARRANTY DEED
ENTRY: 4 YEAR: 20 PARCEL 1
OWNER: TUNNEL ROAD LLC
SERIAL NUMBER: 1:17: 17



Project:
NEW FEED MILL
17582 Tunnel Rd, Elberta, UT 84626

Owner:
Rigtrup Properties, Inc. - Rigtrup Poultry Farm
17582 Tunnel Rd, Elberta, UT 84626

Project #: 966-2348

Revisions:
No. Description: Date:

Title:
COVER SHEET

Sheet:
C1.0

WARRANTY DEED
ENTRY: 17 YEAR: 20 PARCEL 111
OWNER: FARM LAND DEVELOPMENT, INC.
SERIAL NUMBER: 1:17: 17

C:\sfs\B\j\p\p\Symbology\Drive\966-2348\Draw\2348-Site Plan-South Feed Mill.rvt.dwg 11 May 2026 6:49pm

BUILDING NOTES (See Sheet LS02):
Construction type: Type II-B.

Use Group:
Group B (business) - offices and control rooms
Group F-1 (moderate - hazard factory industrial) - feed mill rooms
Group S-1 (moderate - hazard storage) - liquid storage & warehouse
Group A (accessory storage spaces) - a room or space used for storage purposes that is accessory to another occupancy shall be classified as part of that occupancy.
Group U (accessory agricultural building) - receiving tunnel, receiving bays, & grain storage tunnels

Sprinkler: Non-Sprinklered
F-1 / U Occupancy, Non-Sprinklered = 2 Hour Separation

Fire resistance ratings:
Primary structural frame: 0hr
Bearing walls: 0hr
Nonbearing walls: 0hr
Floor construction: 0hr
Roof construction: 0hr

BUILDING NOTES (See Sheet LS02):
Occupant Load:
Maximum floor area allowances per occupant

Function of space: occ. load factor
Accessory storage 300 gross
Mechanical equipment room 300 gross
Agricultural building 300 gross
Business areas 150 gross
Industrial areas 100 gross
Storage, stock, shipping areas 300 gross
Warehouses 500 gross

Risk Category:

Building Square Footage:
Group B 642 SF
Group F 11,117 SF
Group S 15,474 SF
Group U 5,595 SF
Total 22,828 SF

Building Height:

BUILDING NOTES (See Sheet LS02):
Plumbing Systems:

The primary function of these buildings is to receive, store, and ship product. For required operation of facility, the actual occupant load will typically be less than 30 occupants in the entire facility. There will be (1) water closet and (1) lavatory located in the warehouse upon approval of the building official.

Minimum number of req. plumbing fixtures factory:

Water Closets
M: 1 Per 100
F: 1 Per 100

Lavatories

M: 1 Per 100
F: 1 Per 100

Drinking Fountains
1 Per 400

Service Sink
1 Required

UTAH COUNTY HEALTH DEPARTMENT REQUIREMENTS:

Division of Environmental Health
151 South University Ave, Suite 2600, Provo, UT 84601
(801) 851-7525
eh@utahcounty.gov

Type of Septic System: Deep Wall Trench
Minimum Tank Size: 1000 gallons
Trench Width: 2 feet
Maximum Depth of Trenches: 16 feet
Minimum Length of Drain Field: 27 feet
Depth of Gravel: 8 feet
Minimum Number of Drain Field Lines: 2

All systems will require inspection by this office before backfilling. System design changes will require approval from this office in writing. Owner and/or contractor assume responsibility for compliance to all applicable state and local building codes.

Septic Designer:
Ron Price
9388 South 3500 West, Payson, UT 84651
(801) 376-2951

UTAH COUNTY FIRE MARSHALL REQUIREMENTS:

Kirk Bertelsen, Utah County Fire Marshal
51 S. University Ave Suite #117, Provo, UT 84601
801.851.8341 Office - 801.830.2712 Cell

133,898 Gallons needed for this structure if it is not equipped with Automatic Fire Sprinklers. 33,474 Gallons needed for this structure if it is equipped with Automatic Fire Sprinklers. 1,000 Gallons Per Minute Required

Note: These plans are currently being reviewed by DEQ and may change. Approval of this site plan is subject to the approval of the Fire Marshal.

UTAH COUNTY PARKING REQUIREMENTS (4.60.2.4):
Industrial, manufacturing, warehousing, and wholesale establishments shall have 1 Parking Space/2 employees based on the largest shift.

PARKING SHOWN FOR NEW FEED MILL SITE: 6

SURVEYOR, CIVIL ENGINEER, PLANNER:

A.L.M. & Associates, Inc
2230 North University Parkway, Suite 6D, Provo, UT 84604
801-374-6262
MGreenwood@ALMonline.com
Mark S. Greenwood, P.E.

ARCHITECT:

KC Engineering
1615 SW Main Street, Suite 202, Ankeny, IA 50023
712-224-4166

CONTRACTOR:

Empire AG, LLC
1784 NW 84th Ave, Ankeny, IA 50023
515-344-9680

GEOTECHNICAL:

Geostrata
14425 South Center Point Way, Bluffdale, UT 84065
801-501-0583

SITE INFORMATION:

Rigtrup Poultry Farm - New Feed Mill
Parcel Number: 61:107:0040
Address: 17122 Tunnel Road, Elberta, Utah 84626
Current Zone: M&G (Mining and Grazing Zone)

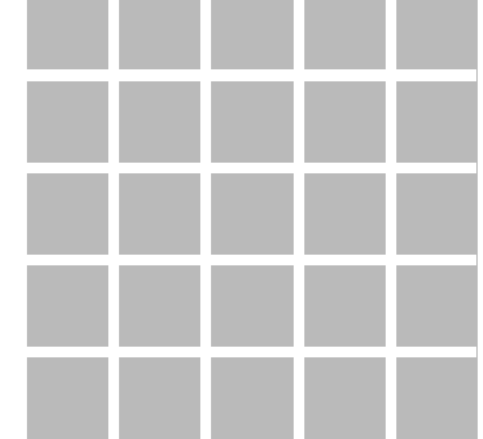
This property lies entirely within Flood Zone X (unshaded) as designated on FEMA Flood Insurance Rate Map for the Utah County Community Map No. 49049C0950F dated June 19, 2020. Flood Zone X (unshaded) is defined as "Area of Minimal Flood Hazard".

OWNER:

Rigtrup Properties, Inc - Rigtrup Poultry Farms
PO Box 60, Elberta, UT 84626

DEVELOPER:

Rigtrup Properties, Inc - Rigtrup Milling, LLC
17122 Tunnel Road, Elberta, Utah 84626
(801) 361-1969
Jeremy@Rigtrup.com



2230 North University Parkway, 6D
Provo, Utah 84604
801-374-6262

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION



THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM A.L.M. & ASSOCIATES, INC.

Project:
NEW FEED MILL
17582 Tunnel Rd, Elberta, UT 84626

Owner:
Rigtrup Properties, Inc. - Rigtrup Poultry Farm
17582 Tunnel Rd, Elberta, UT 84626

Project #: 966-2348

Revisions:
No. : Description: Date:

Title:
OVERALL SITE PLAN

Sheet:
C2.0

RIGTRUP POULTRY FARM - NEW FEED MILL SITE PLAN
Located in the NW Quarter of Section 30, T10S, R1W, and NE Quarter of Section 25, T10S, R2W, S.L.B. & M.
Parcel Number: 61:107:0019
17582 Tunnel Rd, Elberta, Utah

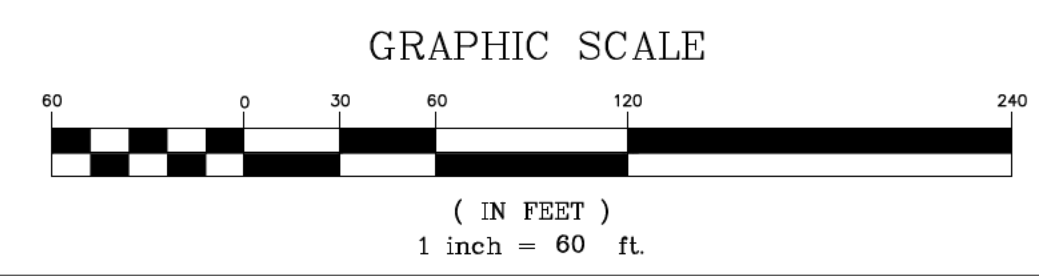
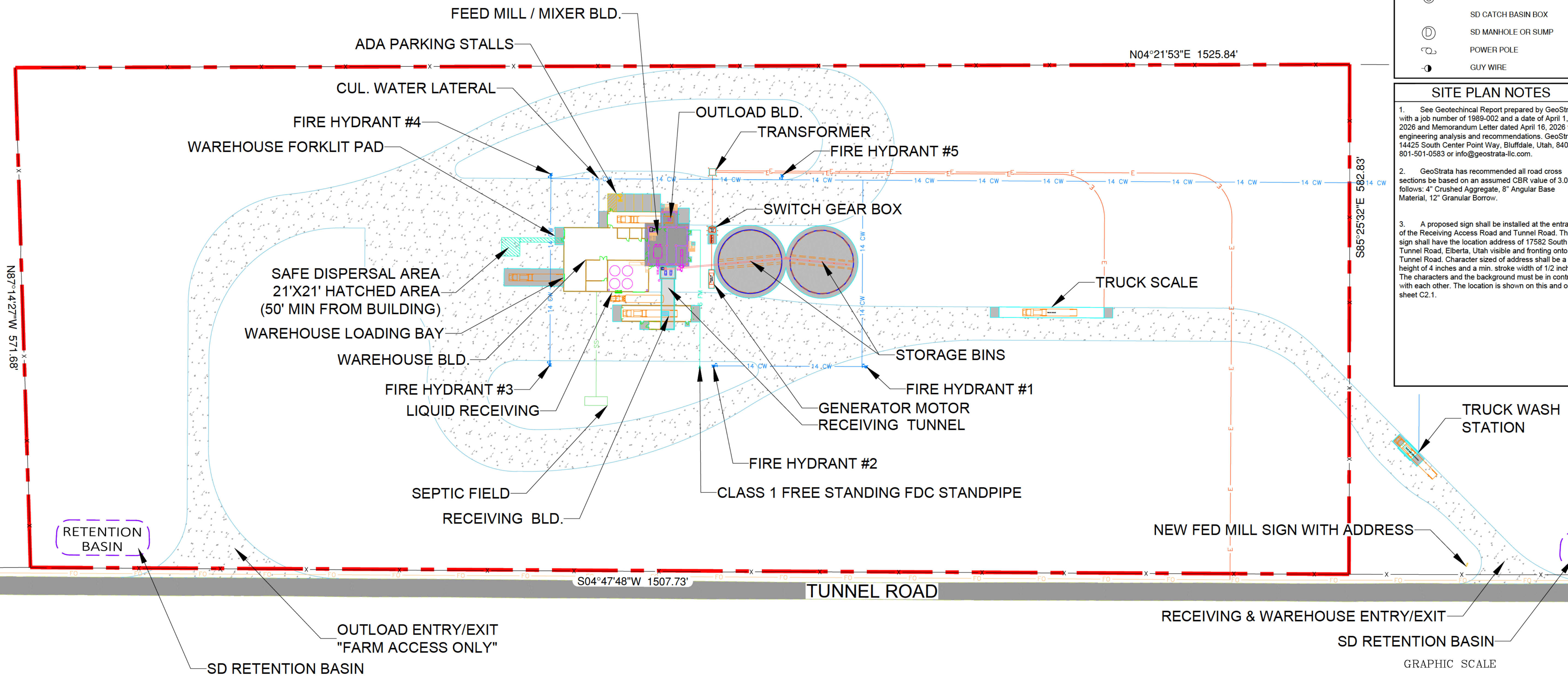


SITE PLAN SYMBOL LEGEND

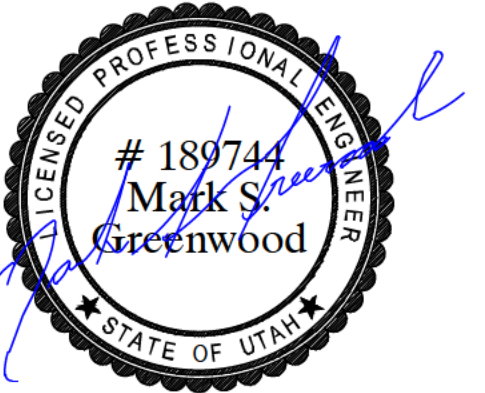
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- IRRIGATION LINE
- ELECTRICAL LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- EXISTING FEATURES
- WATER VALVE
- WATER METER
- FIRE HYDRANT / FDC
- SEWER MANHOLE
- SD CATCH BASIN BOX
- SD MANHOLE OR SUMP
- POWER POLE
- GUY WIRE

SITE PLAN NOTES

1. See Geotechnical Report prepared by GeoStrata with a job number of 1989-002 and a date of April 1, 2026 and Memorandum Letter dated April 16, 2026 for engineering analysis and recommendations. GeoStrata 14425 South Center Point Way, Bluffdale, Utah, 84065. 801-501-0583 or info@geostrata-llc.com.
2. GeoStrata has recommended all road cross sections be based on an assumed CBR value of 3.0 as follows: 4" Crushed Aggregate, 8" Angular Base Material, 12" Granular Borrow.
3. A proposed sign shall be installed at the entrance of the Receiving Access Road and Tunnel Road. The sign shall have the location address of 17582 South Tunnel Road, Elberta, Utah visible and fronting onto Tunnel Road. Character size of address shall be a min. height of 4 inches and a min. stroke width of 1/2 inches. The characters and the background must be in contrast with each other. The location is shown on this and on sheet C2.1.



RIGTRUP POULTRY FARM - NEW FEED MILL STORAGE BINS



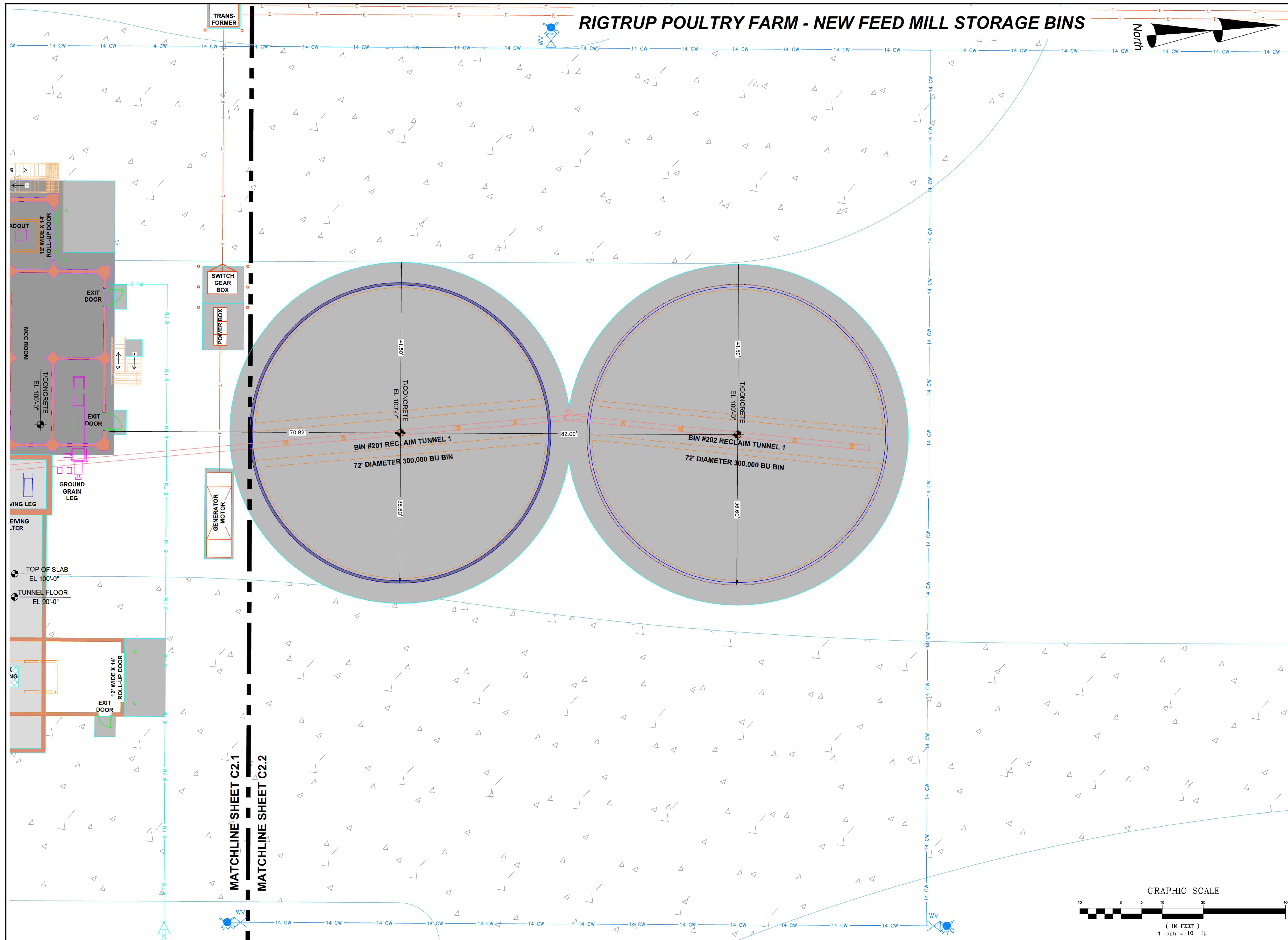
Project:
NEW FEED MILL
17582 Tunnel Rd, Elberta, UT 84626

Owner:
Rigtrup Properties, Inc. - Rigtrup Poultry Farm
17582 Tunnel Rd, Elberta, UT 84626

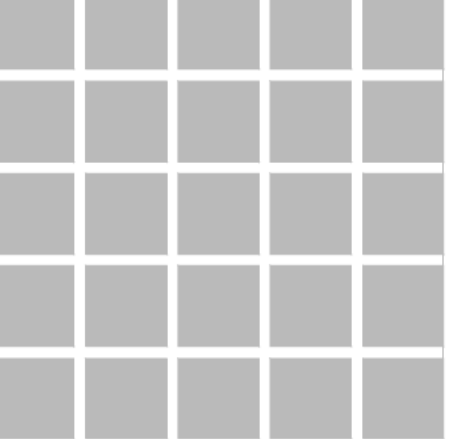
Project #: 966-2348
Revisions :
No. : Description: Date:

Title:
SITE PLAN - STORAGE BINS

Sheet:
C2.2



RIGTRUP POULTRY FARM - NEW FEED MILL TRUCK SCALE



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS APPLIED THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.



THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ALM & ASSOCIATES, INC.

Project:
NEW FEED MILL
17582 Tunnel Rd, Elberta, UT 84626

Owner:
Rigtrup Properties, Inc. - Rigtrup Poultry Farm
17582 Tunnel Rd, Elberta, UT 84626

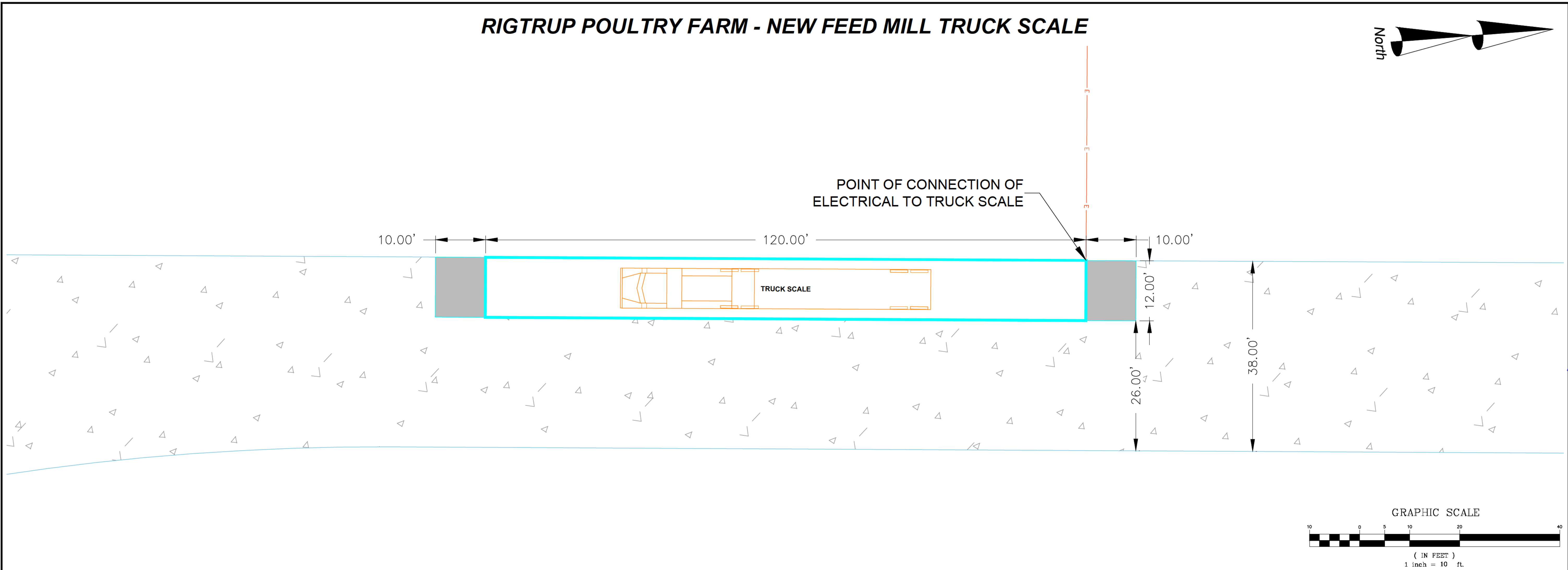
Project #: 966-2348

Revisions:
No. : Description: Date:

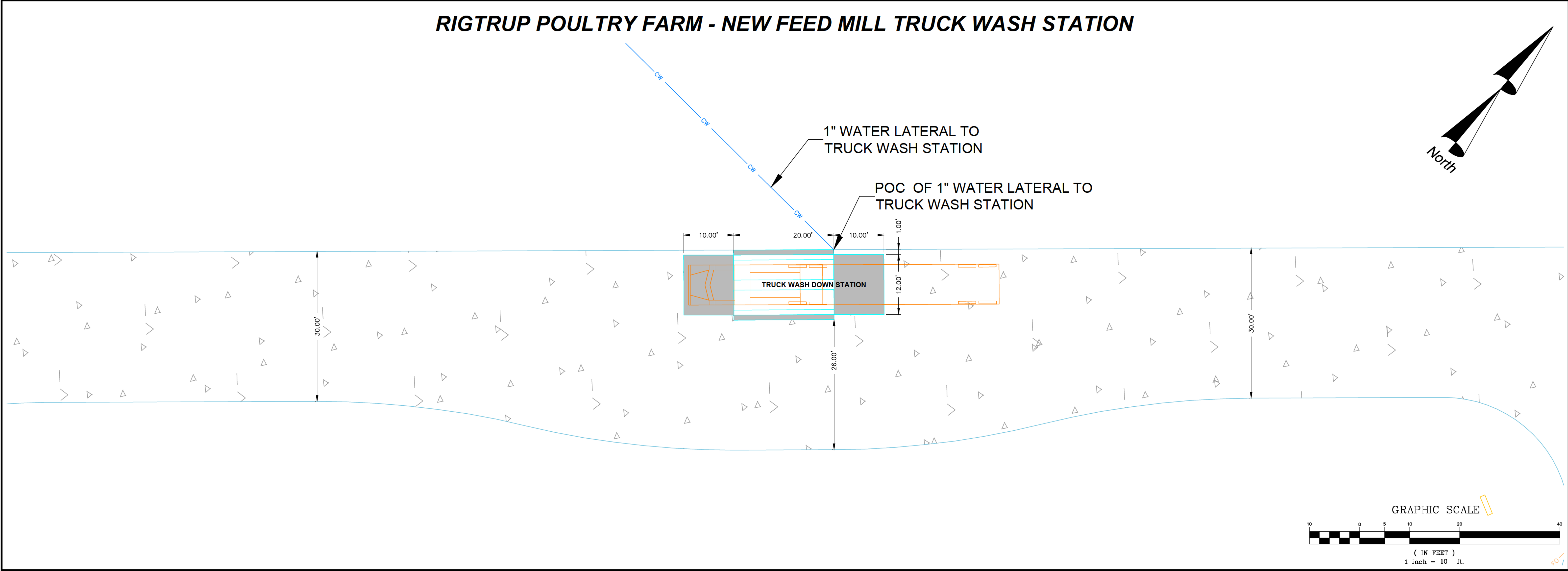
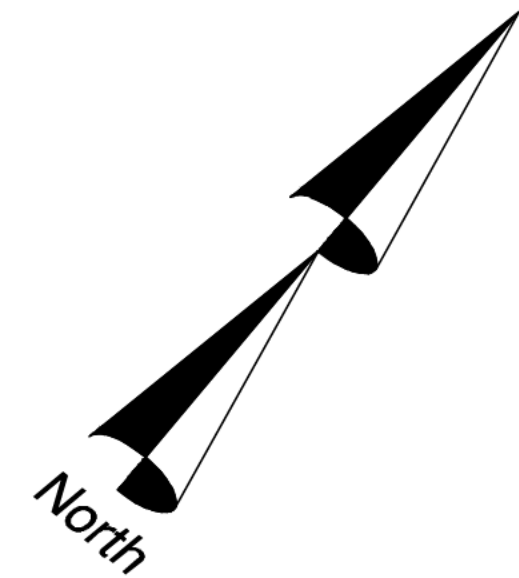
Title:
SITE PLAN - TRUCK SCALE AND WASH STATION

Sheet:
C2.3

C:\Users\BZollinger\SynologyDrive\966-2348\Drawings\Site Plan-South Feed Mill.rvt.dwg 11 May 2026 6:49pm



RIGTRUP POULTRY FARM - NEW FEED MILL TRUCK WASH STATION



6/7

FIRE ACCESS ROUTE NOTES:

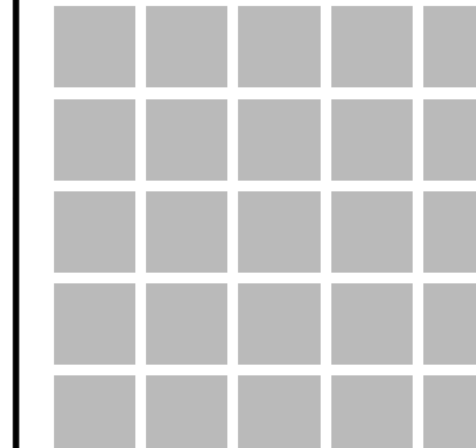
1. Safe dispersal area (SDA) 21'x21' hatched area (50' min from building) represent safe dispersal area made of compacted gravel as per IBC 1028 with a 5' wide path (hatched area) made of compacted gravel will connect the egress doors to the safe dispersal area and wall mounted flood light to provide egress illumination. Typical
2. Fire Hydrant detail is APWA Detail #511 on sheet C6.0
3. Free Standing Fire Department Connection (FDC) Standpipe detail on sheet C6.0
4. 26' Wide Main Fire Apparatus Access Road to and around buildings is shown at a min. of 15' and a max. of 30' from any building and will remain fully accessible and unobstructed at all times. See Sheet C2.5 for more details.
5. Fire Access Roads have been designed and shall be installed to support an imposed load of 75,000 pounds as per code, as stated in the GeoStrata Geotechnical Report dated April 1, 2026 and Memorandum Letter dated April 16, 2026. Road cross section detail is also shown on Sheet C3.0 as 4" Crushed Aggregate, 8" Angular Base Material, 12" Granular Borrow.
6. All roads shown on plans will be installed during the construction of the New Feed Mill structure. All roadways will remain fully accessible and unobstructed at all times.
7. A sign of "FDC" shall be place on the Free Standing FDC Standpipe as per fire code. See detail on sheet C6.0.
8. A proposed sign shall be installed at the entrance of the Receiving Access Road and Tunnel Road. The sign shall have the location address of 17582 South Tunnel Road, Elberta, Utah visible and fronting onto Tunnel Road. Character sized of address shall be a min. height of 4 inches and a min. stroke width of 1/2 inches. The characters and the background must be in contrast with each other. The location is shown on this sheet and Site Plans see Sheet C2.0.

RIGTRUP POULTRY FARM - NEW FEED MILL FIRE ACCESS ROUTE

Located in the NW Quarter of Section 30, T10S, R1W, and NE Quarter of Section 25, T10S, R2W, S.L.B. & M.

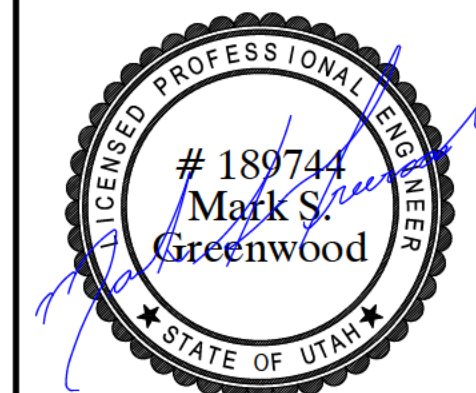
Parcel Number: 61:107:0019

17582 Tunnel Rd, Elberta, Utah



2230 North University Parkway, 6D
Provo, Utah 84604
801-374-6262

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION



THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ALM & ASSOCIATES, INC.

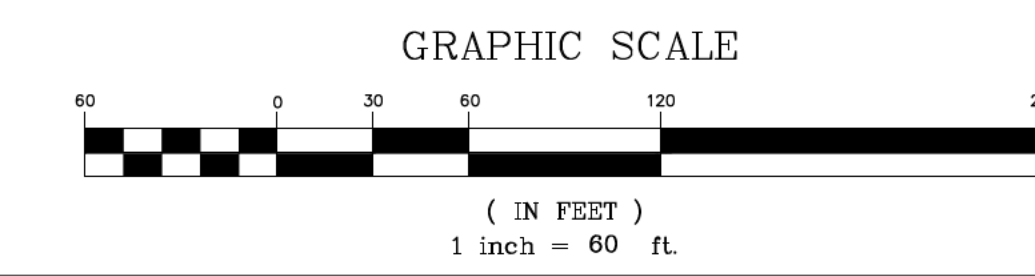
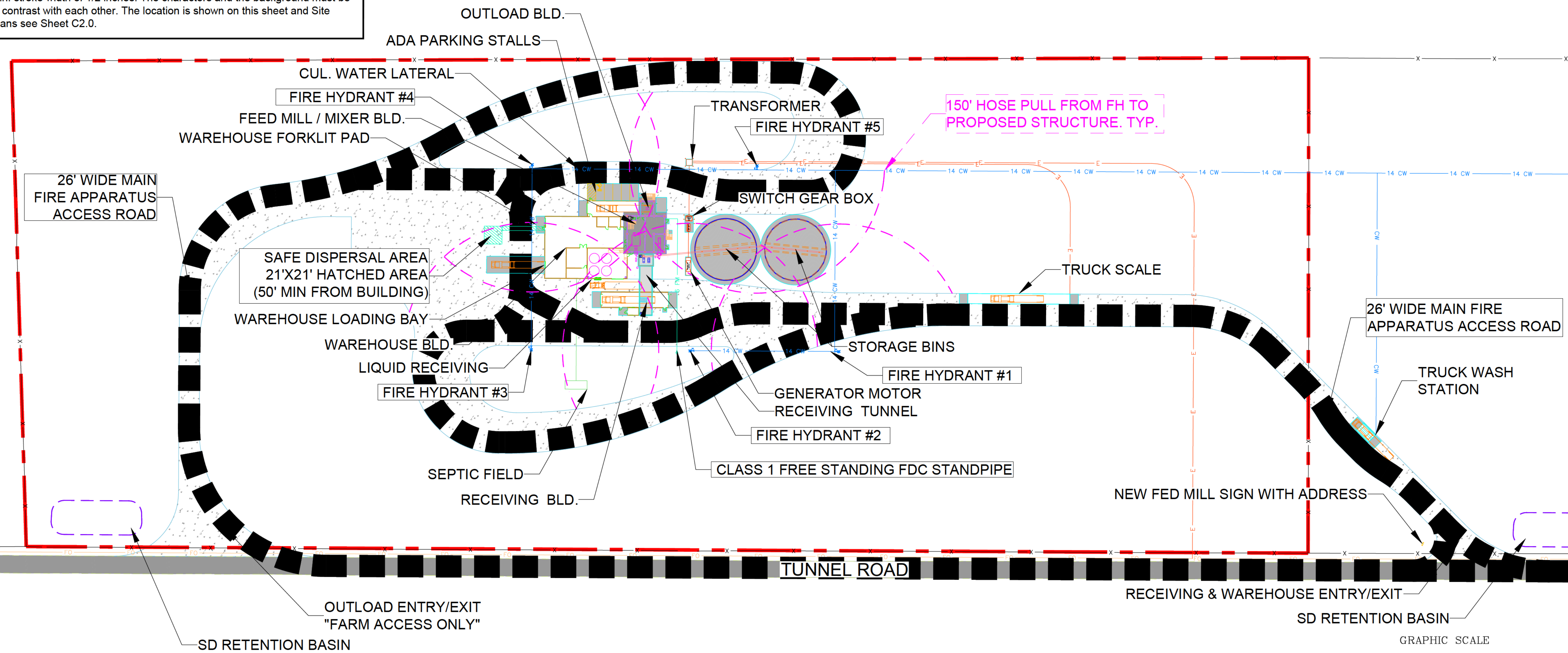
Project:
NEW FEED MILL
17582 Tunnel Rd, Elberta, UT 84626

Owner:
Rigtrup Properties, Inc. - Rigtrup Poultry Farm
17582 Tunnel Rd, Elberta, UT 84626

Project #: 966-2348
Revisions :
No. : Description: Date:

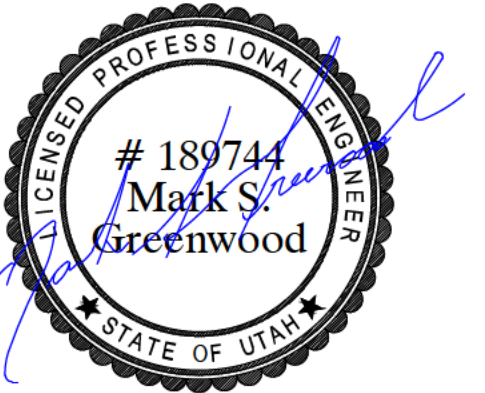
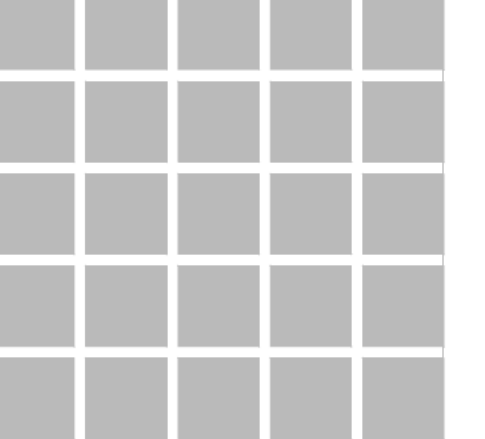
Title:
FIRE ACCESS ROUTE

Sheet:
C2.4



C:\Users\BZcollinger\Symlong\Drive\966-2348\Drawings\Site Plan-South Feed Mill.rvt.dwg 11 May 2026 6:49pm

RIGTRUP POULTRY FARM - NEW FEED MILL BUILDINGS



Project:
NEW FEED MILL
17582 Tunnel Rd, Elberta, UT 84626

Owner:
Rigtrup Properties, Inc. - Rigtrup Poultry Farm
17582 Tunnel Rd, Elberta, UT 84626

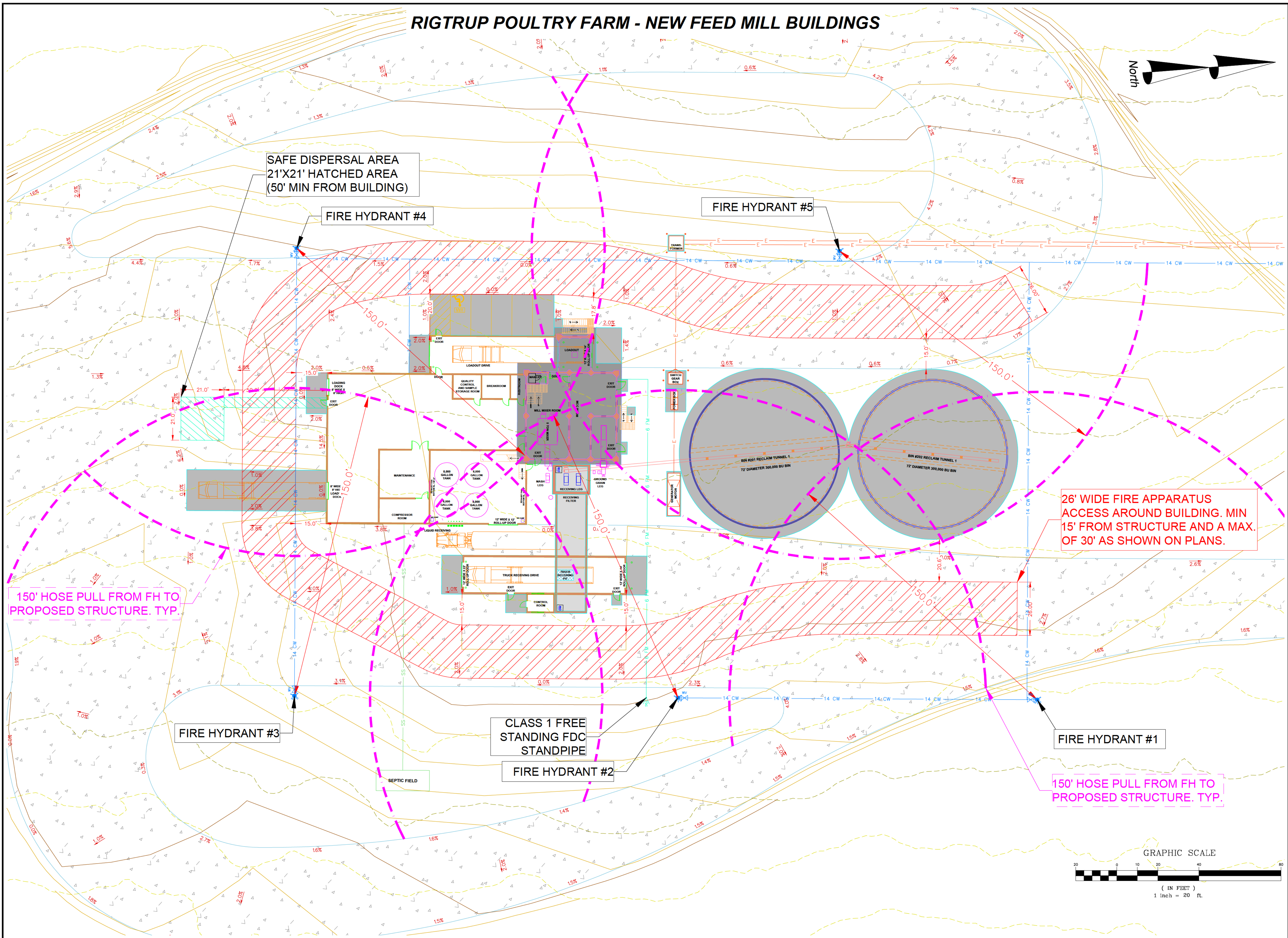
Project #: 966-2348

Revisions:
No. : Description: Date:

Title:
FIRE ACCESS ROUTE - RECEIVING OUTLOADING WAREHOUSE

Sheet:

C2.5



SAFE DISPERSAL AREA
21'X21' HATCHED AREA
(50' MIN FROM BUILDING)

FIRE HYDRANT #4

FIRE HYDRANT #5

26' WIDE FIRE APPARATUS
ACCESS AROUND BUILDING. MIN
15' FROM STRUCTURE AND A MAX.
OF 30' AS SHOWN ON PLANS.

150' HOSE PULL FROM FH TO
PROPOSED STRUCTURE. TYP.

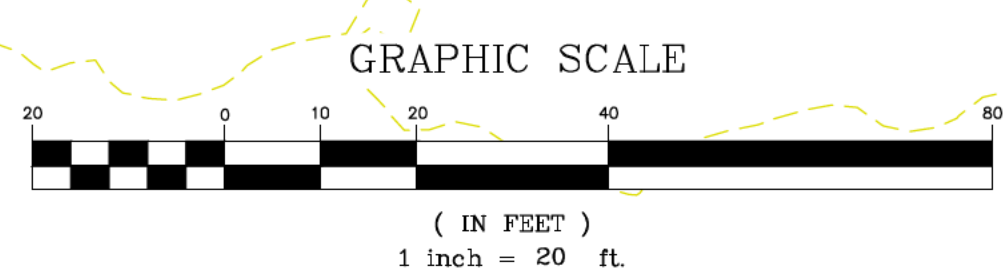
FIRE HYDRANT #3

CLASS 1 FREE
STANDING FDC
STANDPIPE

FIRE HYDRANT #2

150' HOSE PULL FROM FH TO
PROPOSED STRUCTURE. TYP.

FIRE HYDRANT #1

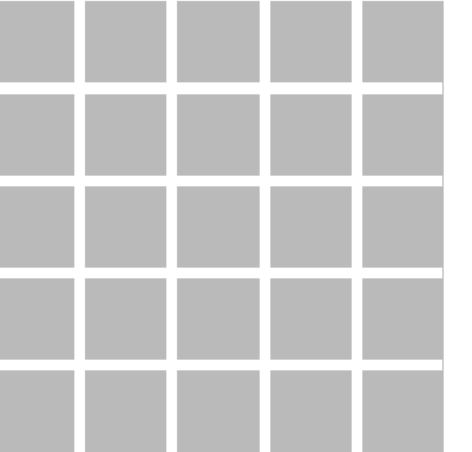


GRADING AND DRAINAGE NOTES

1. See Geotechnical Report prepared by GeoStrata with a job number of 1989-002 and a date of April 1, 2026 and Memorandum Letter dated April 16, 2026 for engineering analysis and recommendations. GeoStrata 14425 South Center Point Way, Bluffdale, Utah, 84065. 801-501-0583 or info@geostrata-llc.com.
2. GeoStrata has recommended all road cross sections be based on an assumed CBR value of 3.0 as follows: 4" Crushed Aggregate, 8" Angular Base Material, 12" Granular Borrow.
3. Surface drainage shall be directed away from proposed buildings.

RIGTRUP POULTRY FARM - NEW FEED MILL GRADING AND DRAINAGE PLAN

Located in the NW Quarter of Section 30, T10S, R1W, and NE Quarter of Section 25, T10S, R2W, S.L.B. & M.
 Parcel Number: 61:107:0019
 17582 Tunnel Rd, Elberta, Utah



2230 North University Parkway, 6D
 Provo, Utah 84604
 801-374-6262

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING, REVISION, OR IMPLEMENTATION.



THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ALM & ASSOCIATES, INC.

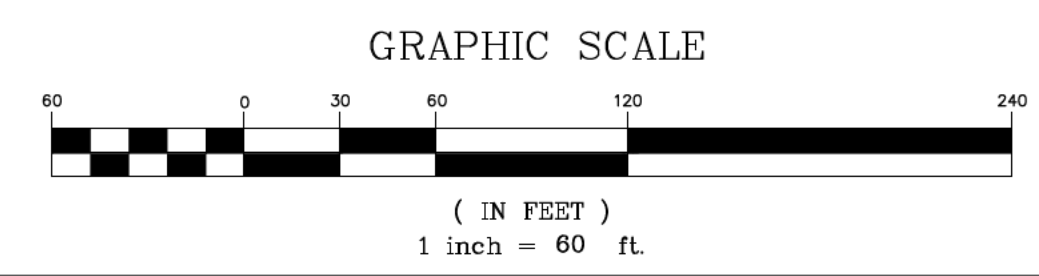
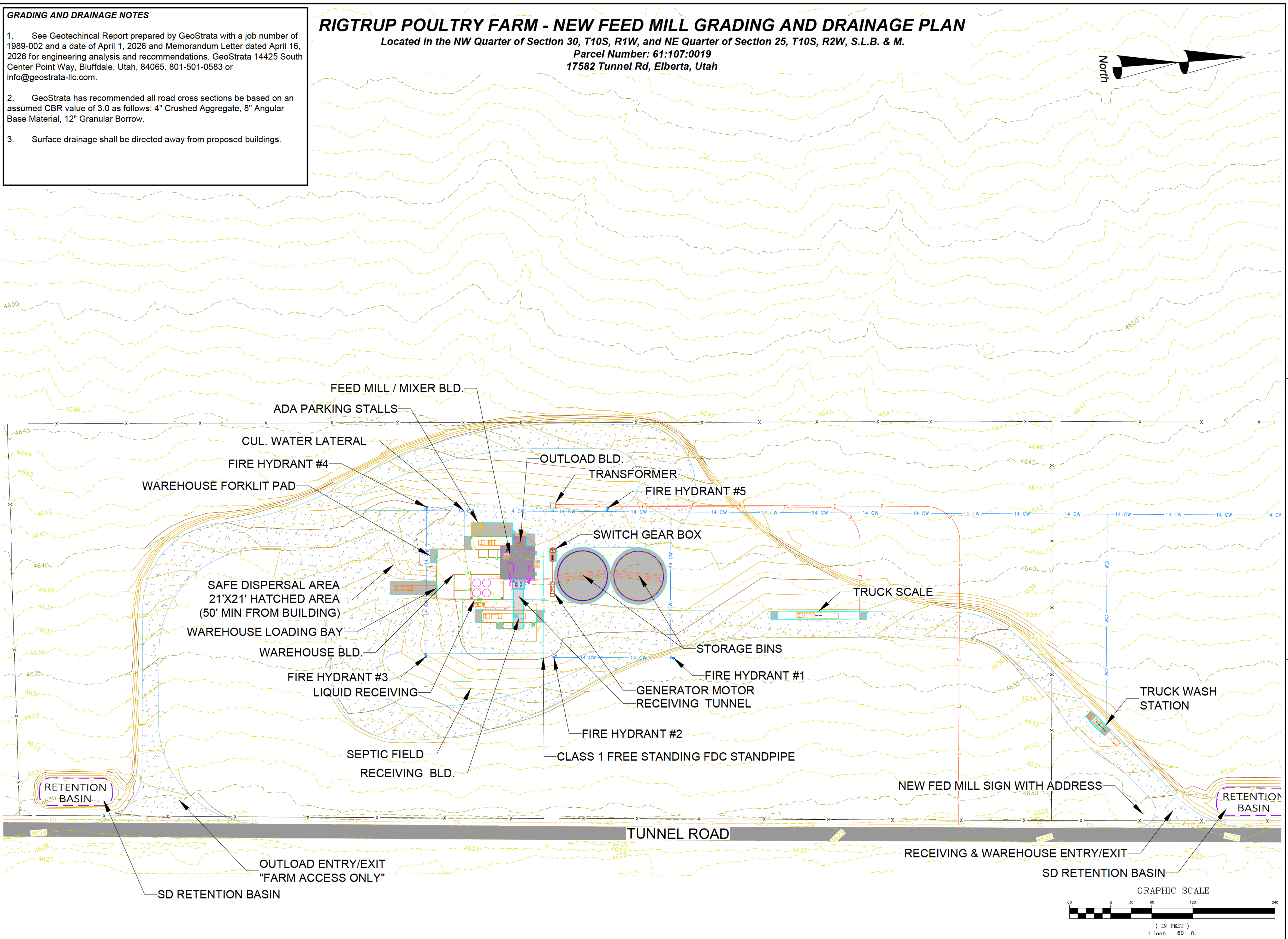
Project:
NEW FEED MILL
 17582 Tunnel Rd, Elberta, UT 84626

Owner:
Rigtrup Properties, Inc. - Rigtrup Poultry Farm
 17582 Tunnel Rd, Elberta, UT 84626

Project #: 966-2348
 Revisions :
 No. : Description: Date:

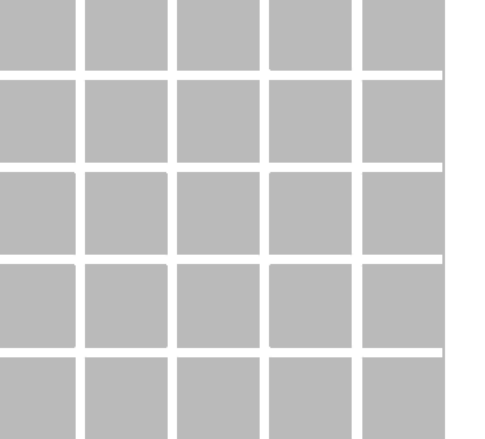
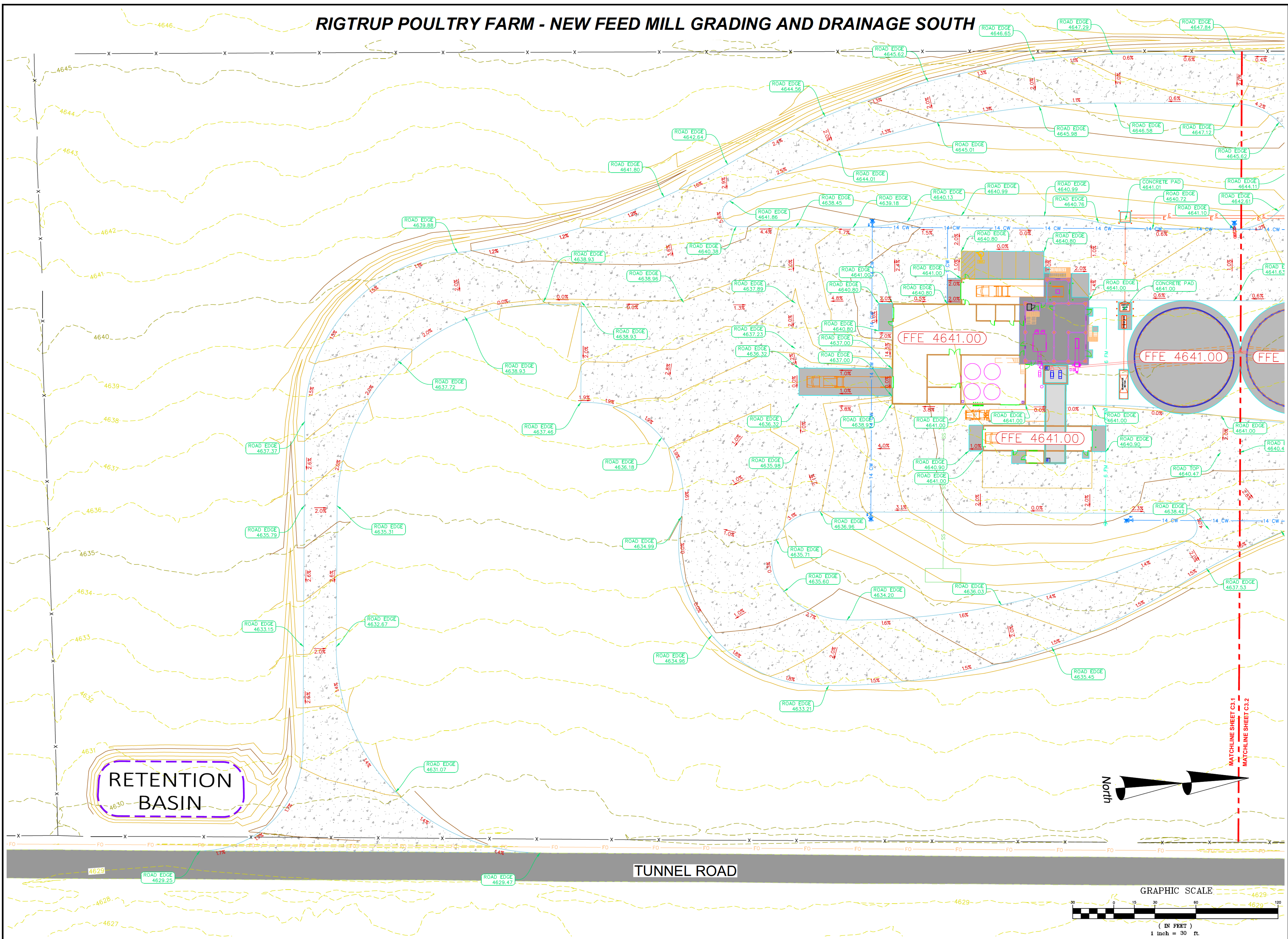
Title:
OVERALL GRADING AND DRAINAGE PLAN

Sheet:
C3.0



C:\Users\BZcollinger\Symlog\Drive\966-2348\Drawings\Site Plan-South Feed Mill r3.dwg 11 May 2026 6:49pm

RIGTRUP POULTRY FARM - NEW FEED MILL GRADING AND DRAINAGE SOUTH



2230 North University Parkway, 6D
Provo, Utah 84604
801-374-6262

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING, PURPOSES, OR IMPLEMENTATION.



THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ALM & ASSOCIATES, INC.

Project:
NEW FEED MILL
17582 Tunnel Rd, Elberta, UT 84626

Owner:
Rigtrup Properties, Inc. - Rigtrup Poultry Farm
17582 Tunnel Rd, Elberta, UT 84626

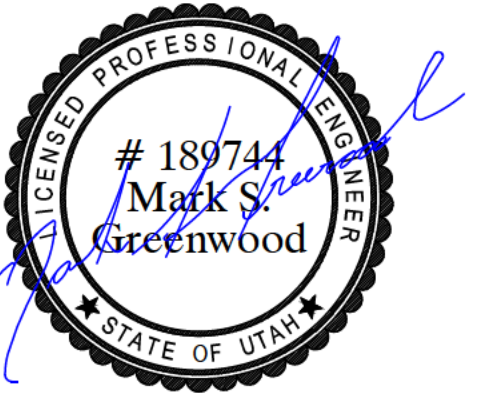
Project #: 966-2348

Revisions :
No. : Description: Date:

Title:
GRADING AND DRAINAGE PLAN

Sheet:
C3.1

RIGTRUP POULTRY FARM - NEW FEED MILL GRADING AND DRAINAGE NORTH



Project:
NEW FEED MILL
17582 Tunnel Rd, Elberta, UT 84626

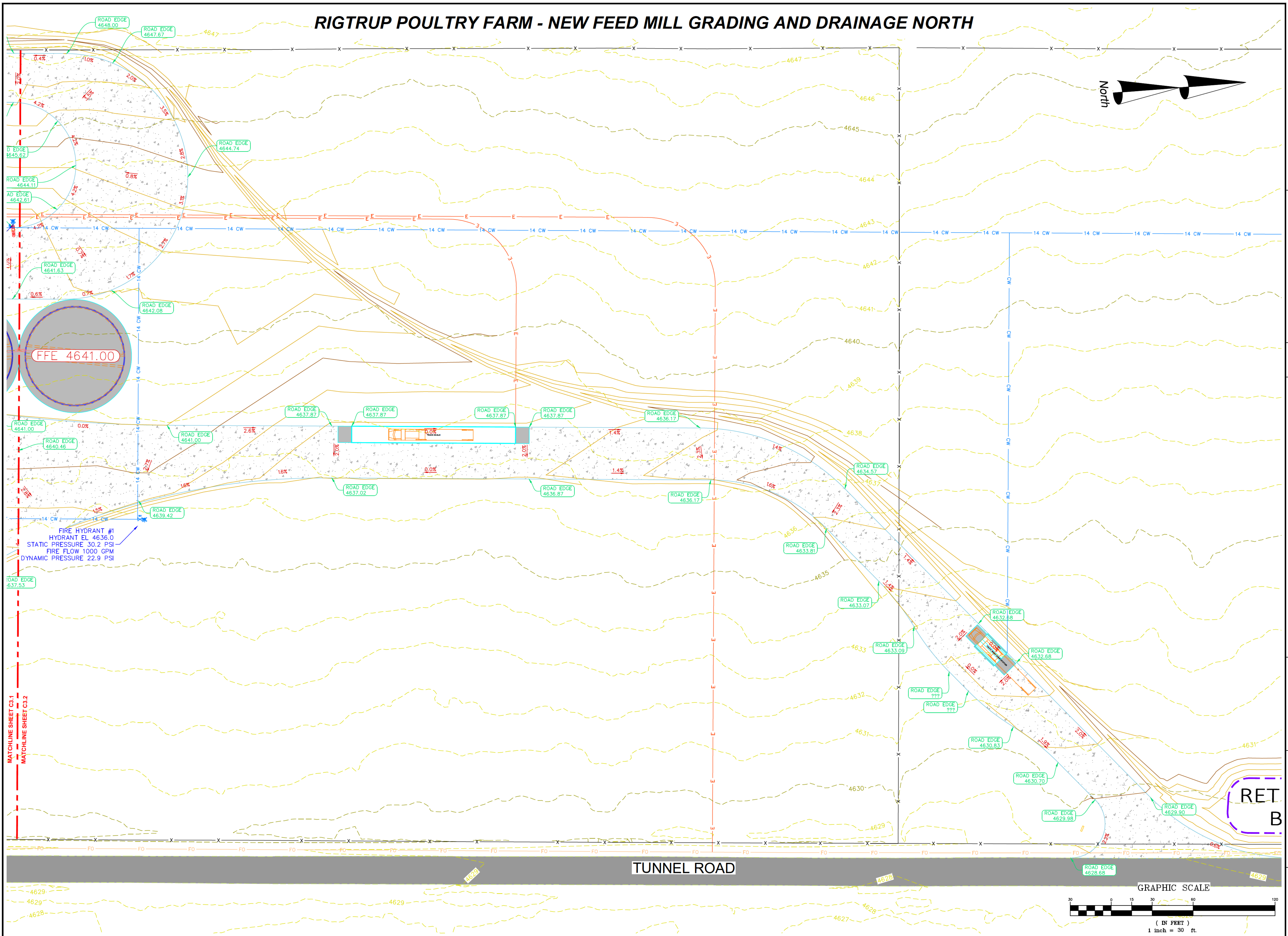
Owner:
Rigtrup Properties, Inc. - Rigtrup Poultry Farm
17582 Tunnel Rd, Elberta, UT 84626

Project #: 966-2348

Revisions :
No. : Description: Date:

Title:
GRADING AND DRAINAGE PLAN

Sheet:
C3.2



RIGTRUP POULTRY FARM - NEW FEED MILL SWPPP

Located in the NW Quarter of Section 30, T10S, R1W, and NE Quarter of Section 25, T10S, R2W, S.L.B. & M.
 Parcel Number: 61:107:0019
 17582 Tunnel Rd, Elberta, Utah



EROSION CONTROL GENERAL NOTES:

1. NO SITE WORK WILL BEGIN UNTIL CONSTRUCTION FENCE AND SILTATION FABRIC ARE IN PLACE.
2. TAKE ALL PRECAUTIONS NECESSARY TO PREVENT EROSION AND TRANSPORTATION OF SOILS TO ADJACENT PROPERTIES, STREETS, SIDEWALKS, AND INTO ON-SITE DRAINAGE SYSTEMS.
3. REPAIR AND CORRECT DAMAGE CAUSED BY EROSION WITHIN 48 HOURS.
4. THE SURFACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS MAY INCLUDE PLANTINGS. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND BEFORE CALLING FOR FINAL APPROVAL.
5. DUST/MUD SIGN MUST BE POSTED PER UTAH COUNTY SPECIFICATIONS.

AIR QUALITY CONTROL GENERAL NOTES:

1. ALL ON-SITE WORK THROUGHOUT THE LENGTH OF THE PROJECT MUST CONFORM WITH THE UTAH DIVISION OF AIR QUALITY REGULATIONS.
2. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO MINIMIZE FUGITIVE DUST FROM BECOMING AIRBORNE. SUCH CONTROL MAY INCLUDE WATERING, TEMPORARY HYDRO-SEEDING AND/OR CHEMICAL STABILIZATION. KEEP ACTIVE AREAS OF CONSTRUCTION DAMP. SPRAYING AS OFTEN AS REQUIRED TO PREVENT FUGITIVE DUST. DO NOT PROCEED WITH WORK DURING HIGH WIND PERIODS IF DUST CANNOT BE CONTROLLED.
3. NO SITE GRADING CAN BEGIN UNTIL A PROPOSED AIR QUALITY CONTROL PLAN HAS BEEN PRESENTED TO UTAH COUNTY OUTLINING CONSTRUCTION METHODS, EQUIPMENT TO BE USED AND CONSTRUCTION SEQUENCING.
4. ON-SITE BURNING OF REFUSE IS STRICTLY FORBIDDEN.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING A NPDES PERMIT FROM THE DIVISION OR WATER QUALITY, DEPARTMENT OF ENVIRONMENTAL QUALITY, STATE OF UTAH (PERMIT # _____)

CONSTRUCTION ACCESS:

1. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
2. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF THE DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT FROM BEING CARRIED OFF SITE.
3. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED AND REPAIRED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT.
5. EQUIPMENT TO CLEAN VEHICLES (BROOMS, WATER HOSE, ETC.) MUST BE AVAILABLE ON SITE IN ORDER TO CLEAN VEHICLES PRIOR TO EXITING CONSTRUCTION SITE.

STORM WATER POLLUTION PREVENTION NOTES:

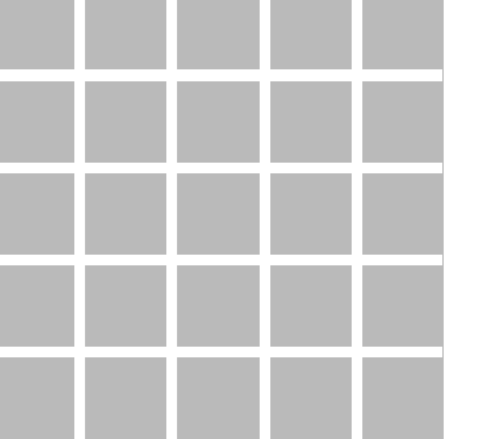
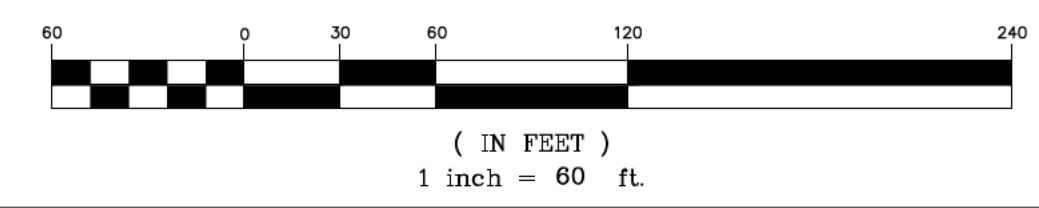
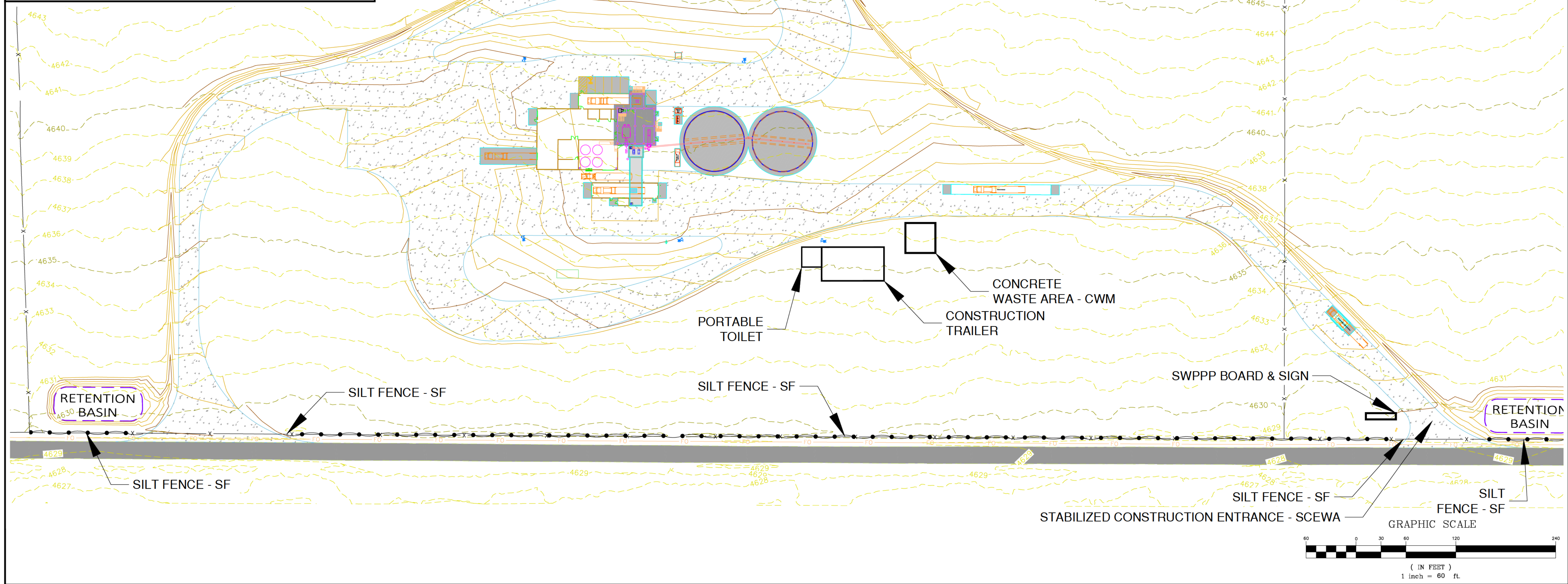
1. DESCRIPTION OF CONSTRUCTION ACTIVITY: NEW FEED MIL
2. SEQUENCE OF MAJOR ACTIVITIES:
 - A. INSTALL CONSTRUCTION FENCE WITH SEDIMENTATION CONTROL FABRIC
 - B. STRIPPING OF SITE AND INSTALLATION OF STAGING/WASHING AREA
 - C. ROUGH GRADING
 - D. INSTALLATION OF UNDERGROUND UTILITIES
 - E. FINISH GRADING
 - F. INSTALLATION OF ROAD BASE
 - G. FINAL LANDSCAPING - NATIVE SEEDING

BEST MANAGEMENT PRACTICES (BMP):

1. PROPOSED BMPs TO REDUCE POLLUTANTS DETAILS FOUND ON SHEET 5.1
2. TOTAL AREA: 875,346 SQ.FT. / 20.01 ACRES
3. TOTAL DISTURBED AREA: 283,988 SQ.FT. / 6.52 ACRES (33%)
4. DRAINAGE PATTERNS AND SLOPE FOUND ON SHEET C3.0-3.2

SITE ACTIVITY INFORMATION:

1. RECEIVING WATER BODY: COUNTY STORM DRAIN SYSTEM.



2230 North University Parkway, 6D
 Provo, Utah 84604
 801-374-6262

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.



THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ALM & ASSOCIATES, INC.

Project:
NEW FEED MILL
 17582 Tunnel Rd, Elberta, UT 84626

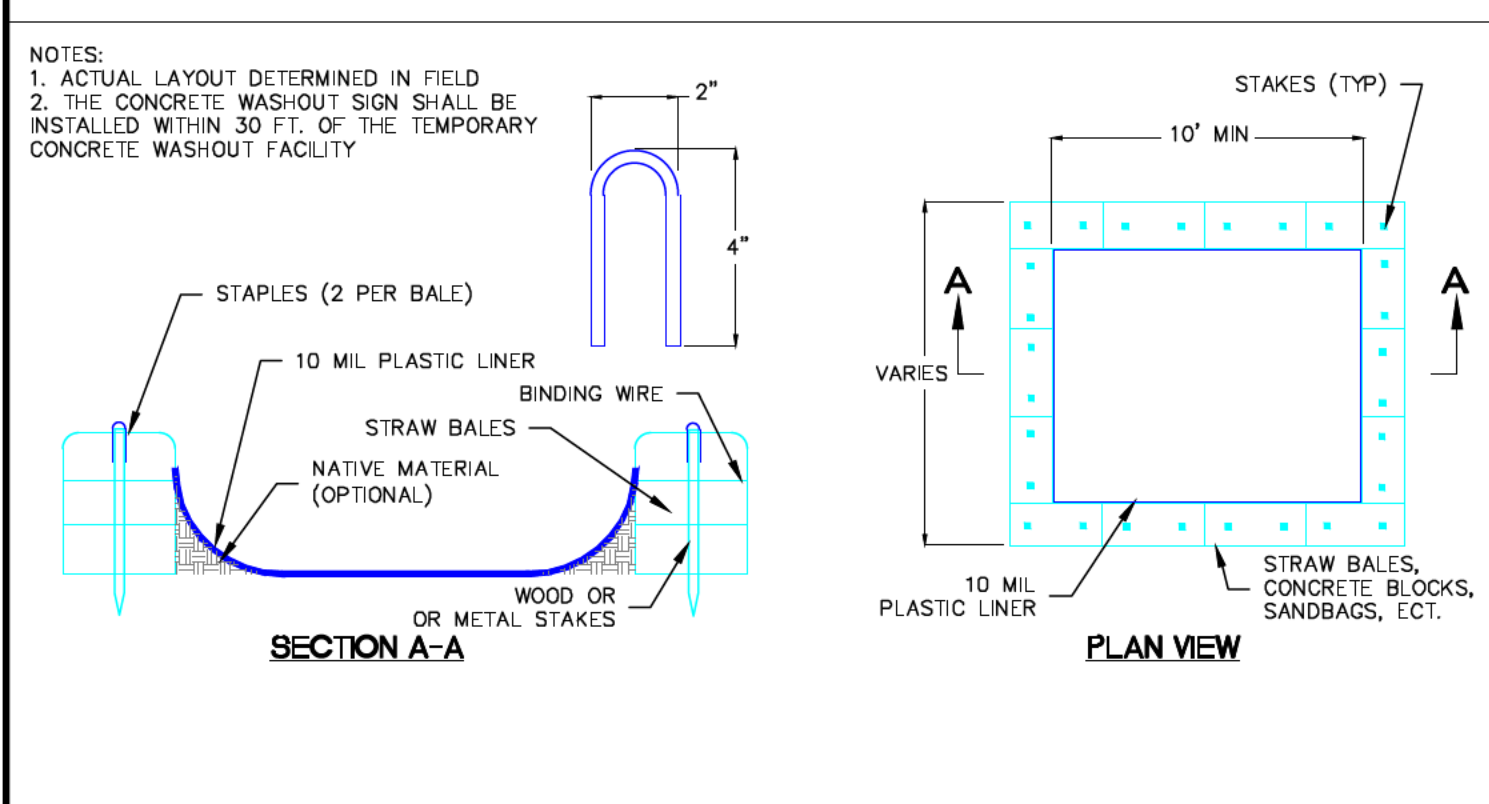
Owner:
Rigtrup Properties, Inc. - Rigtrup Poultry Farm
 17582 Tunnel Rd, Elberta, UT 84626

Project #: 966-2348
 Revisions :
 No. : Description: Date:

Title:
SWPPP

Sheet:
C3.0

BMP: Concrete Waste Management CWM



NOTES:
 1. ACTUAL LAYOUT DETERMINED IN FIELD
 2. THE CONCRETE WASH-OUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

DESCRIPTION:
 Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
 This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
 > Store dry and wet materials under cover, away from drainage areas.
 > Avoid mixing excess amounts of fresh concrete or cement on-site.
 > Perform washout of concrete trucks off-site or in designated areas only.
 > Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
 > Do not allow excess concrete to be dumped on-site, except in designated areas.
 > When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information sheet.)
 > Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
 > Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
 > Inspect subcontractors to ensure that concrete wastes are being properly managed.
 > If using a temporary pit, dispose hardened concrete on a regular basis.

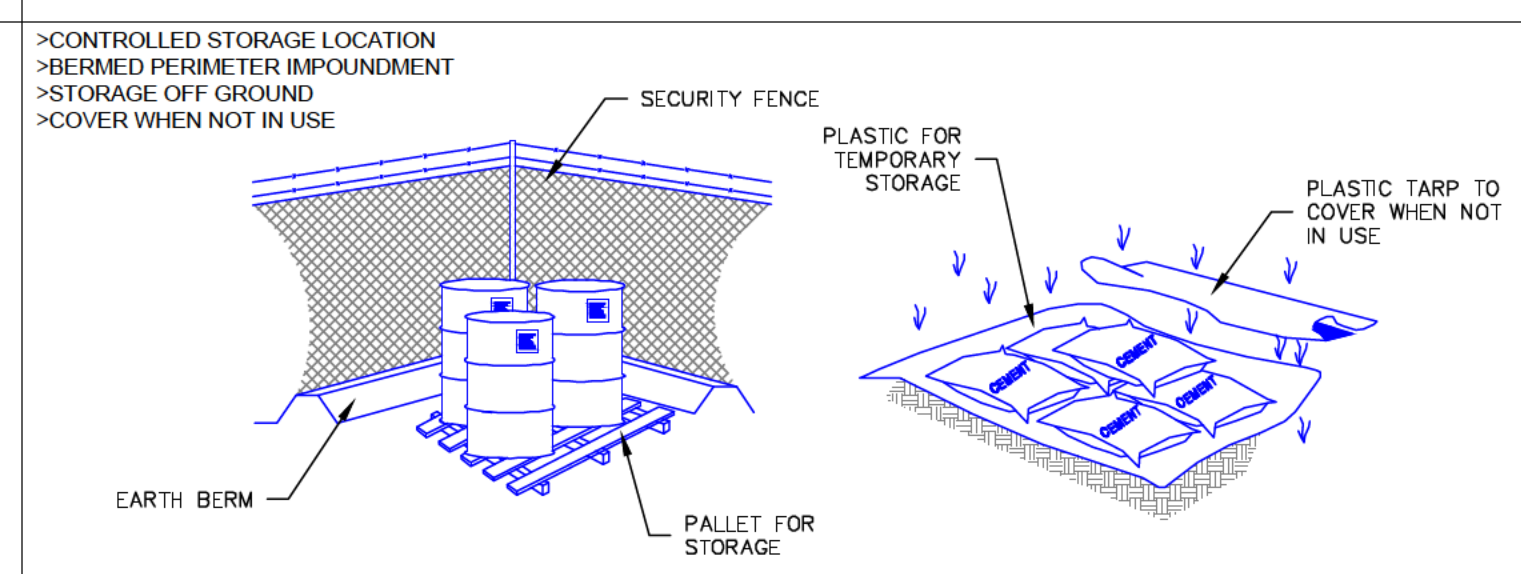
OBJECTIVES:
 Housekeeping Practices
 Contain Waste
 Minimize Disturbed Areas
 Stabilize Disturbed Areas
 Protect Slopes/Channels
 Control Site Perimeter
 Control Internal Erosion

TARGETED POLLUTANTS:
 Sediment
 Nutrients
 Toxic Materials
 Oil & Grease
 Floatable Materials
 Other Waste

IMPLEMENTATION REQUIREMENTS:
 Capital Costs
 O&M Costs
 Maintenance
 Training

■ High Impact
 Medium Impact
 Low or Unknown Impact

BMP: Materials Storage MS



DESCRIPTION:
 Controlled storage of on-site materials.

APPLICATION:
 > Storage of hazardous, toxic, and all chemical substances.
 > Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:
 > Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
 > Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
 > Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
 > For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
 > Does not prevent contamination due to mishandling of products.
 > Spill Prevention and Response Plan still required.
 > Only effective if materials are actively stored in controlled location.

MAINTENANCE:
 > Inspect daily and repair any damage to perimeter impoundment or security fencing.
 > Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

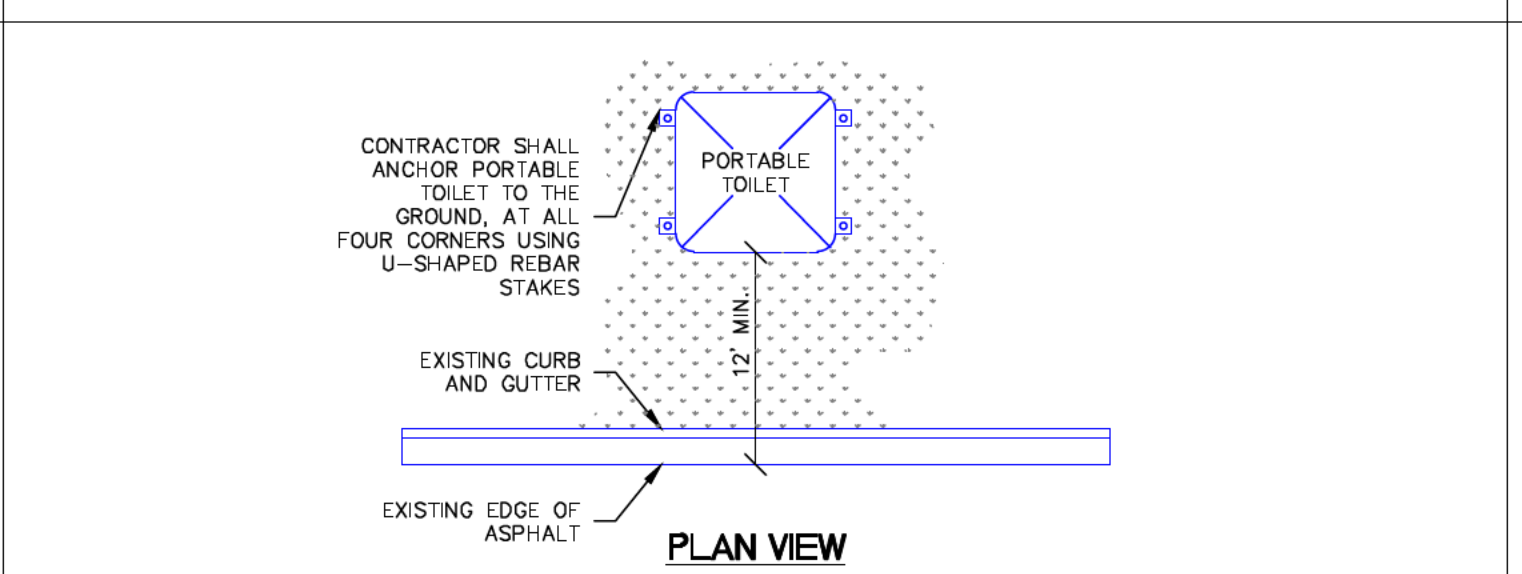
OBJECTIVES:
 Housekeeping Practices
 Contain Waste
 Minimize Disturbed Areas
 Stabilize Disturbed Areas
 Protect Slopes/Channels
 Control Site Perimeter
 Control Internal Erosion

TARGETED POLLUTANTS:
 Sediment
 Nutrients
 Toxic Materials
 Oil & Grease
 Floatable Materials
 Other Waste

IMPLEMENTATION REQUIREMENTS:
 Capital Costs
 O&M Costs
 Maintenance
 Training

■ High Impact
 Medium Impact
 Low or Unknown Impact

BMP: Portable Toilets PT



DESCRIPTION:
 Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
 All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
 < Locate portable toilets in convenient locations throughout the site.
 < Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
 < Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.
 < Stake toilets to prevent them from tipping.

LIMITATIONS:
 No limitations.

MAINTENANCE:
 < Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
 < Regular waste collection should be arranged with licensed service.
 < All waste should be deposited in sanitary

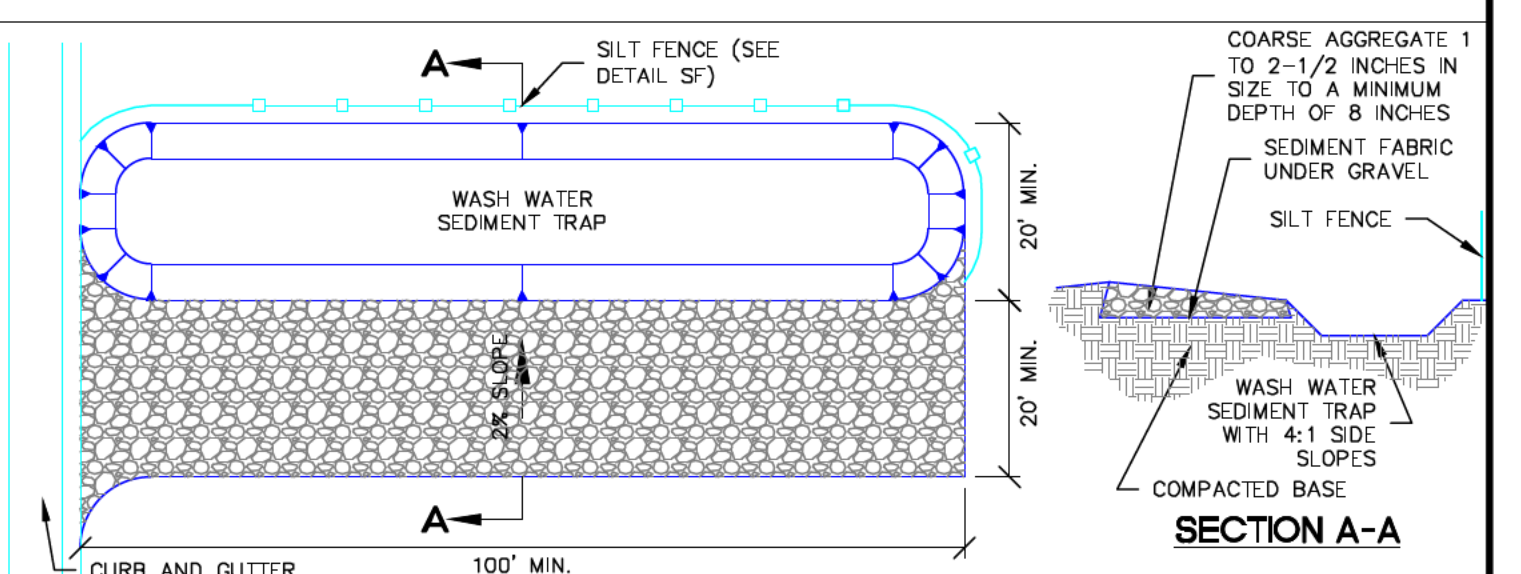
OBJECTIVES:
 Housekeeping Practices
 Contain Waste
 Minimize Disturbed Areas
 Stabilize Disturbed Areas
 Protect Slopes/Channels
 Control Site Perimeter
 Control Internal Erosion

TARGETED POLLUTANTS:
 Sediment
 Nutrients
 Toxic Materials
 Oil & Grease
 Floatable Materials
 Other Waste

IMPLEMENTATION REQUIREMENTS:
 Capital Costs
 O&M Costs
 Maintenance
 Training

■ High Impact
 Medium Impact
 Low or Unknown Impact

BMP: Stabilized Construction Entrance & Wash Area SCEWA



DESCRIPTION:
 A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:
 At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
 < Clear and grub area and grade to provide maximum slope of 2%.
 < Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
 < Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
 < Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
 < Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:
 < Requires periodic top dressing with additional stones.
 < Should be used in conjunction with street sweeping on adjacent public right-of-way.
 < Must be situated such that waste water does not run off site.

MAINTENANCE:
 < Inspect daily for loss of gravel or sediment buildup.
 < Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
 < Repair entrance and replace gravel as required to maintain control in good working condition.

OBJECTIVES:
 Housekeeping Practices
 Contain Waste
 Minimize Disturbed Areas
 Stabilize Disturbed Areas
 Protect Slopes/Channels
 Control Site Perimeter
 Control Internal Erosion

TARGETED POLLUTANTS:
 Sediment
 Nutrients
 Toxic Materials
 Oil & Grease
 Floatable Materials
 Other Waste

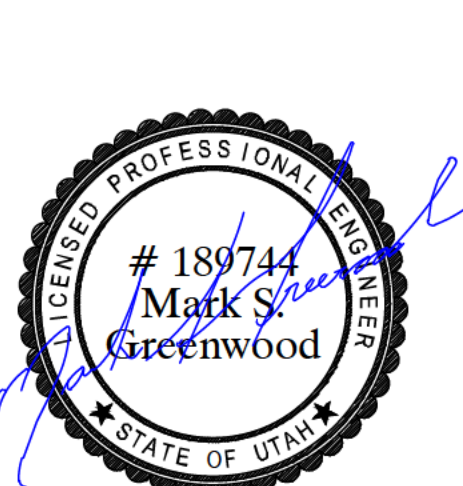
IMPLEMENTATION REQUIREMENTS:
 Capital Costs
 O&M Costs
 Maintenance
 Training

■ High Impact
 Medium Impact
 Low or Unknown Impact



2230 North University Parkway, 6D Provo, Utah 84604
 801-374-6262

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

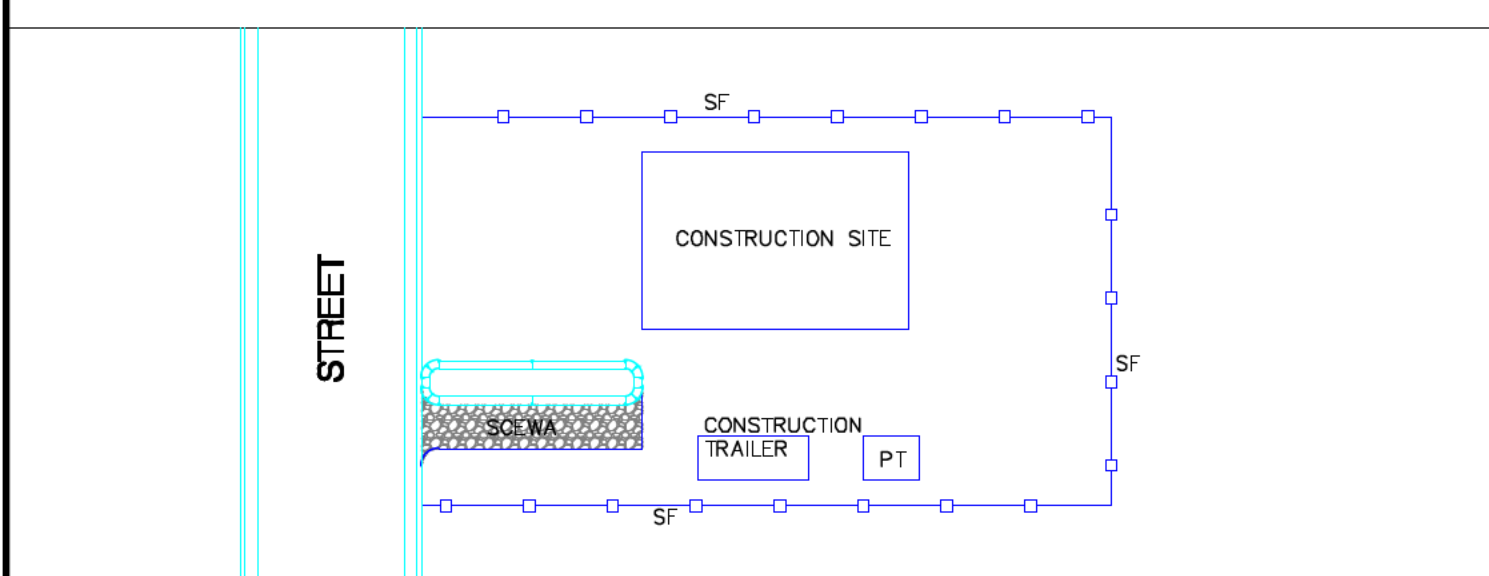


THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ALM & ASSOCIATES, INC.

Project: NEW FEED MILL
 17582 Tunnel Rd, Elberta, UT 84626

Owner: Rigtrup Properties, Inc. - Rigtrup Poultry Farm
 17582 Tunnel Rd, Elberta, UT 84626

BMP: Sediment Control on Small Construction Sites SCSCS



DESCRIPTION:
 Control the perimeter, vehicular access, and the delivery of materials to small construction sites so that sediment, landscaping materials and other construction debris is not in the street. This BMP is intended to be applied to residential construction sites and small nonresidential sites.

APPROACH:
 > Prior to any building construction on a site, identify the point of access to the property. This should generally be the location of the future driveway. Fence the remainder of the street frontage of the property, as well as side lot lines (as far as necessary to prevent access) with temporary fencing (silt fence may be used where silt fence is needed). This fencing is to remain in place until all construction or landscape material deliveries are complete. No access is to be made at any point other than the designated point of access.
 > Control the perimeter of the site so that sediment-laden storm water does not leave the site during construction. This may involve sediment control measures such as silt fences, drainage swales or berms, straw or hay bale barriers, or rock check dams.
 > Either utilize the curb cut or leave the curb, gutter and sidewalk in place (and replace it if needed when work is complete). Do not place anything in the gutter, including dirt ramps.
 > Excavate for and place a bed of gravel or drain rock the full width of the future driveway (16" minimum), a distance of 27 feet back from the back of sidewalk. Place the rock to the depth necessary to prevent material delivery vehicles from contacting the on-site soils.
 > At the proper time, the gravel or rock bed can be modified to serve as the base for concrete driveway placement. At that point, the concrete driveway will prevent delivery and other vehicles from coming into contact with on-site soils.

LIMITATIONS:
 > It may be necessary to pump concrete to locations away from the bed of gravel or rock.
 > Parking of workers' vehicles may require that the bed of gravel or rock be enlarged to make space for vehicle parking that keeps the vehicles from contacting the on-site soils.
 > Builders, subcontractors, material suppliers, vendors and other visitors to the site must be educated to adhere to the practices outlined.
 > Landscaping and construction materials must be placed on the lot, not the street or walk.

MAINTENANCE:
 > Repair fencing as needed to maintain control of access.
 > Repair sediment control measures as needed during construction.
 > Replenish and dress up the gravel/rock area as needed during the course of construction.
 > Any tracking of soil onto the adjacent street indicates inadequate performance of this BMP. Remove soil tracked onto the street at the end of any day that it occurs and take corrective measures to prevent soil tracking onto the street from recurring.

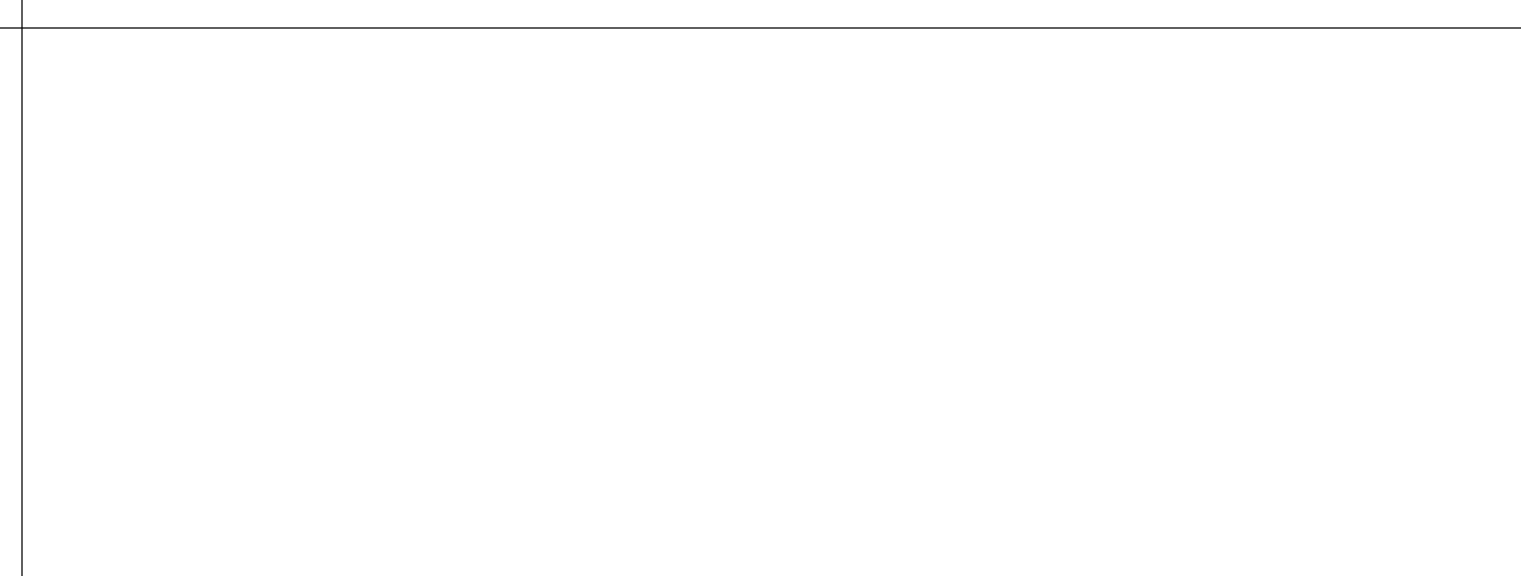
APPLICATIONS:
 Manufacturing
 Material Handling
 Vehicle Maintenance
 Construction
 Commercial Activities
 Roadways
 Waste Containment
 Housekeeping Practices

TARGETED POLLUTANTS:
 Sediment
 Nutrients
 Toxic Materials
 Oil & Grease
 Floatable Materials
 Other Waste

IMPLEMENTATION REQUIREMENTS:
 Capital Costs
 O&M Costs
 Maintenance
 Training

■ High Impact
 Medium Impact
 Low or Unknown Impact

BMP: Spill Clean UP SCU



DESCRIPTION:
 Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
 All sites

GENERAL:
 > Store controlled materials within a storage area.
 > Educate personnel on prevention and clean-up techniques.
 > Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
 > Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
 > Clean-up spills/leaks immediately and remediate cause.
 > Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL MATERIAL.
 > Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
 > Document all spills with date, location, substance, volume, actions taken and other pertinent data.
 > Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

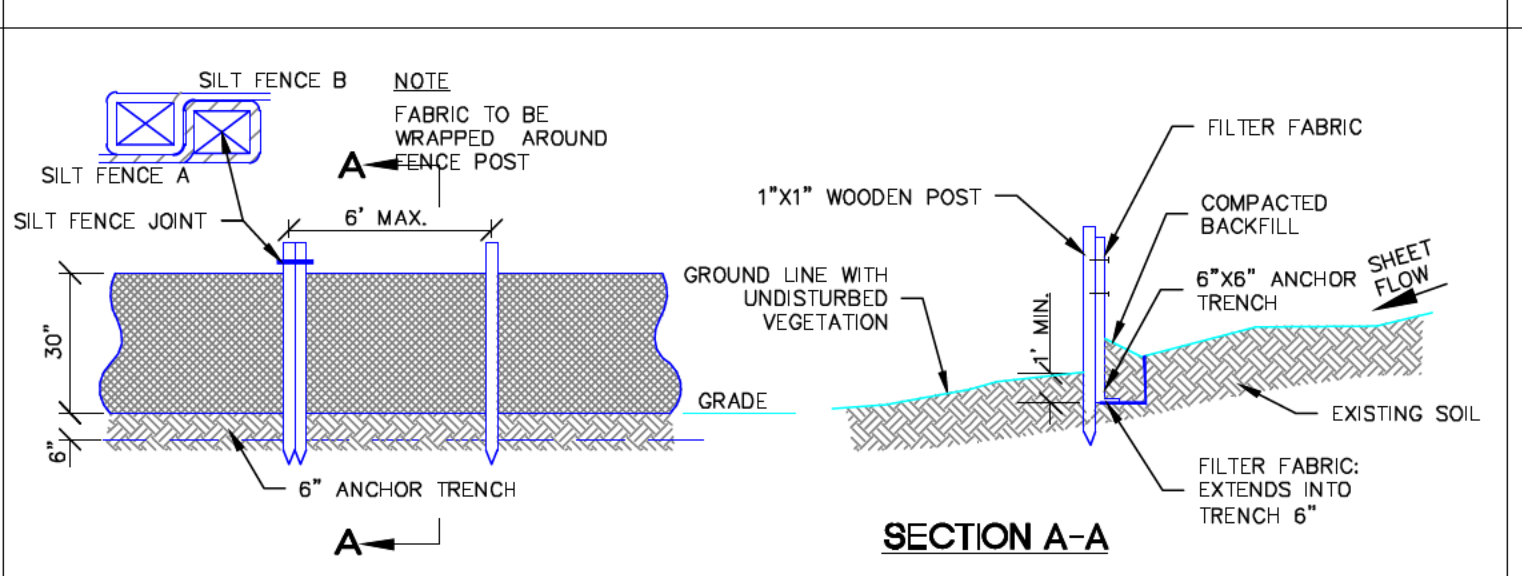
OBJECTIVES:
 Housekeeping Practices
 Contain Waste
 Minimize Disturbed Areas
 Stabilize Disturbed Areas
 Protect Slopes/Channels
 Control Site Perimeter
 Control Internal Erosion

TARGETED POLLUTANTS:
 Sediment
 Nutrients
 Toxic Materials
 Oil & Grease
 Floatable Materials
 Other Waste

IMPLEMENTATION REQUIREMENTS:
 Capital Costs
 O&M Costs
 Maintenance
 Training

■ High Impact
 Medium Impact
 Low or Unknown Impact

BMP: Silt Fence SF



DESCRIPTION:
 A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:
 > Perimeter control: place barrier at downgradient limits of disturbance
 > Sediment barrier: place barrier at toe of slope or soil stockpile
 > Protection of existing waterways: place barrier near top of stream bank
 > Inlet protection: place fence surrounding catch basins

INSTALLATION/APPLICATION CRITERIA:
 > Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
 > Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
 > Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
 > Backfill trench over filter fabric and anchor.

LIMITATIONS:
 > Recommended maximum drainage area of 0.5 acre per 100 feet of fence
 > Recommended maximum upgradient slope length of 150 feet
 > Recommended maximum uphill grade of 2:1 (50%)
 > Recommended maximum flow rate of 0.5 cfs
 > Ponding should not be allowed behind fence

MAINTENANCE:
 > Inspect immediately after any rainfall and at least daily during prolonged rainfall.
 > Look for runoff bypassing ends of barriers or undercutting barriers.
 > Repair or replace damaged areas of the barrier and remove accumulated sediment.
 > Reanchor fence as necessary to prevent shortcutting.
 > Remove accumulated sediment when it reaches 1/2 the height of the fence.

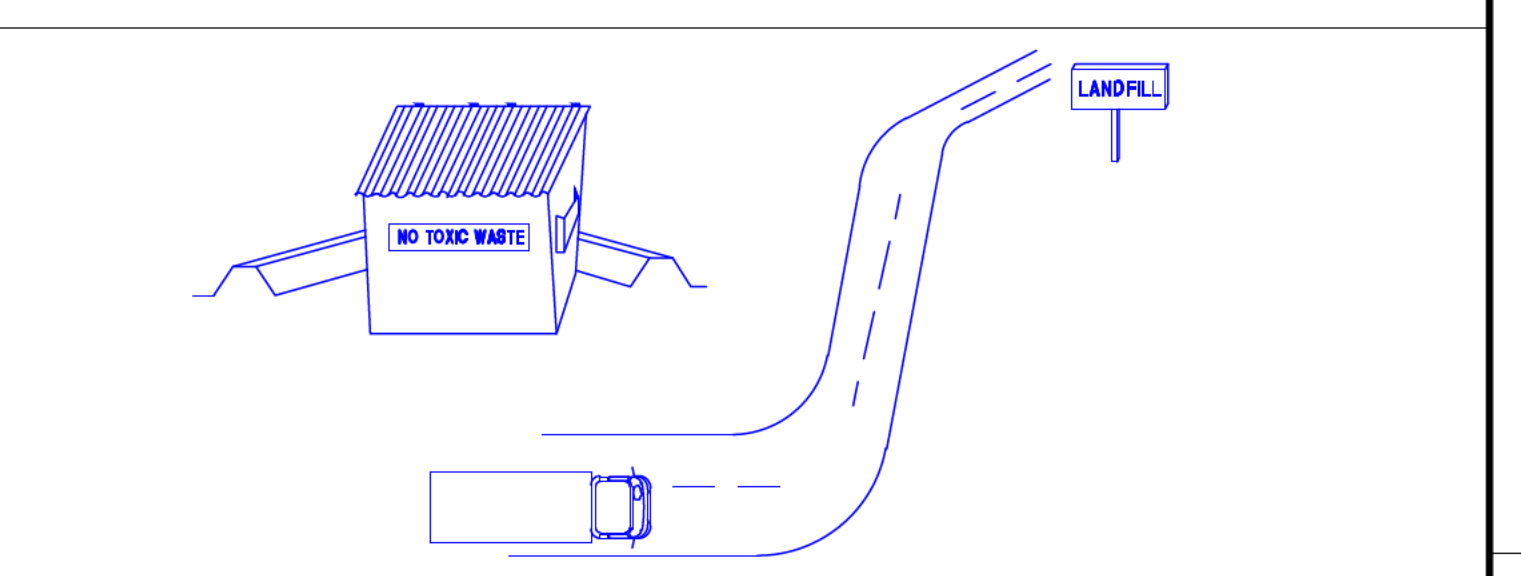
OBJECTIVES:
 Housekeeping Practices
 Contain Waste
 Minimize Disturbed Areas
 Stabilize Disturbed Areas
 Protect Slopes/Channels
 Control Site Perimeter
 Control Internal Erosion

TARGETED POLLUTANTS:
 Sediment
 Nutrients
 Toxic Materials
 Oil & Grease
 Floatable Materials
 Other Waste

IMPLEMENTATION REQUIREMENTS:
 Capital Costs
 O&M Costs
 Maintenance
 Training

■ High Impact
 Medium Impact
 Low or Unknown Impact

BMP: Waste Disposal WD



DESCRIPTION:
 Controlled storage and disposal of solid waste generated by construction activities.

APPLICATION:
 All construction sites.

INSTALLATION:
 > Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
 > Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
 > Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
 > Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
 > Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

LIMITATIONS:
 > On-site personnel are responsible for correct disposal of waste.

MAINTENANCE:
 > Discuss waste management procedures at progress meetings.
 > Collect site trash daily and deposit in covered containers at designated collection areas.
 > Check containers for leakage or inadequate covers and replace as needed.
 > Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
 > During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

OBJECTIVES:
 Housekeeping Practices
 Contain Waste
 Minimize Disturbed Areas
 Stabilize Disturbed Areas
 Protect Slopes/Channels
 Control Site Perimeter
 Control Internal Erosion

TARGETED POLLUTANTS:
 Sediment
 Nutrients
 Toxic Materials
 Oil & Grease
 Floatable Materials
 Other Waste

IMPLEMENTATION REQUIREMENTS:
 Capital Costs
 O&M Costs
 Maintenance
 Training

■ High Impact
 Medium Impact
 Low or Unknown Impact

Project #: 966-2348

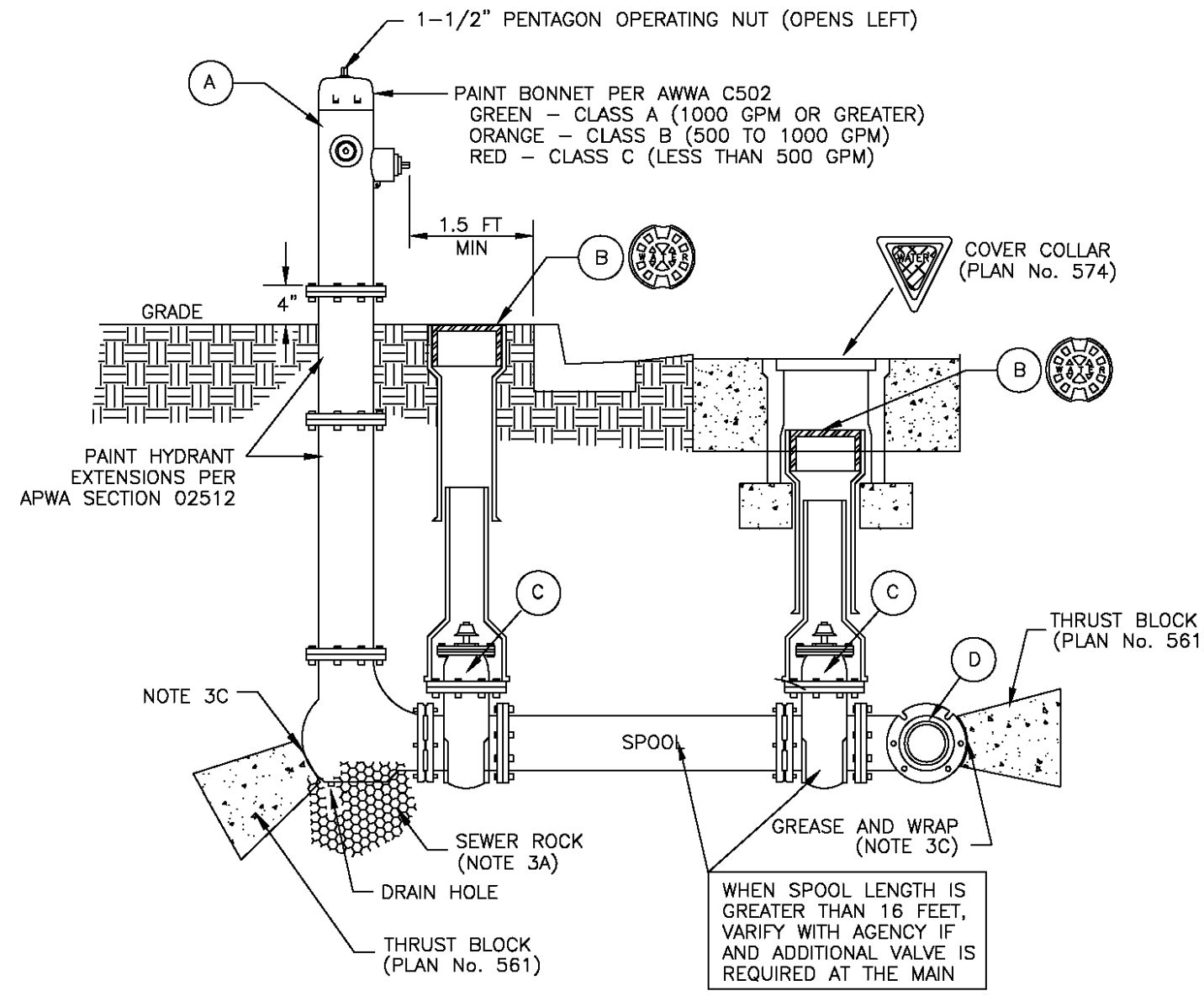
Revisions :
 No. : Description: Date:

Title: SWPPP DETAILS

Sheet: C5.1

Fire hydrant with valve

- INSPECTION: Prior to backfilling, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
- HYDRANT: Dry barrel per AWWA C502. Additional water system requirements are specified in APWA Section 33 11 00.
 - Provide at least 1 cubic yard of APWA Section 31 05 13 sewer rock around drain hole at base of hydrant. Wrap plastic over sewer rock to prevent silting.
 - Paint fire hydrant to agency's fire hydrant paint code.
 - Apply non-oxide grease to all buried metal surfaces. Wrap with 8 mil thick polyethylene sheet and tape wrap.
 - Notify fire department as soon as hydrant is placed in service.
- THRUST BLOCKS:
 - Prior to pouring concrete, wrap pipe system with 8 mil thick plastic sheet to prevent bonding of concrete to pipe system.
 - Not required for flange or welded pipe systems.



LEGEND		
No.	ITEM	DESCRIPTION
(A)	FIRE HYDRANT	AWWA C502
(B)	VALVE BOX WITH LID	2 PIECE CAST IRON
(C)	GATE VALVE WITH 2"x2" NUT	AWWA C509
(D)	TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

SECTION

Fire hydrant with valve

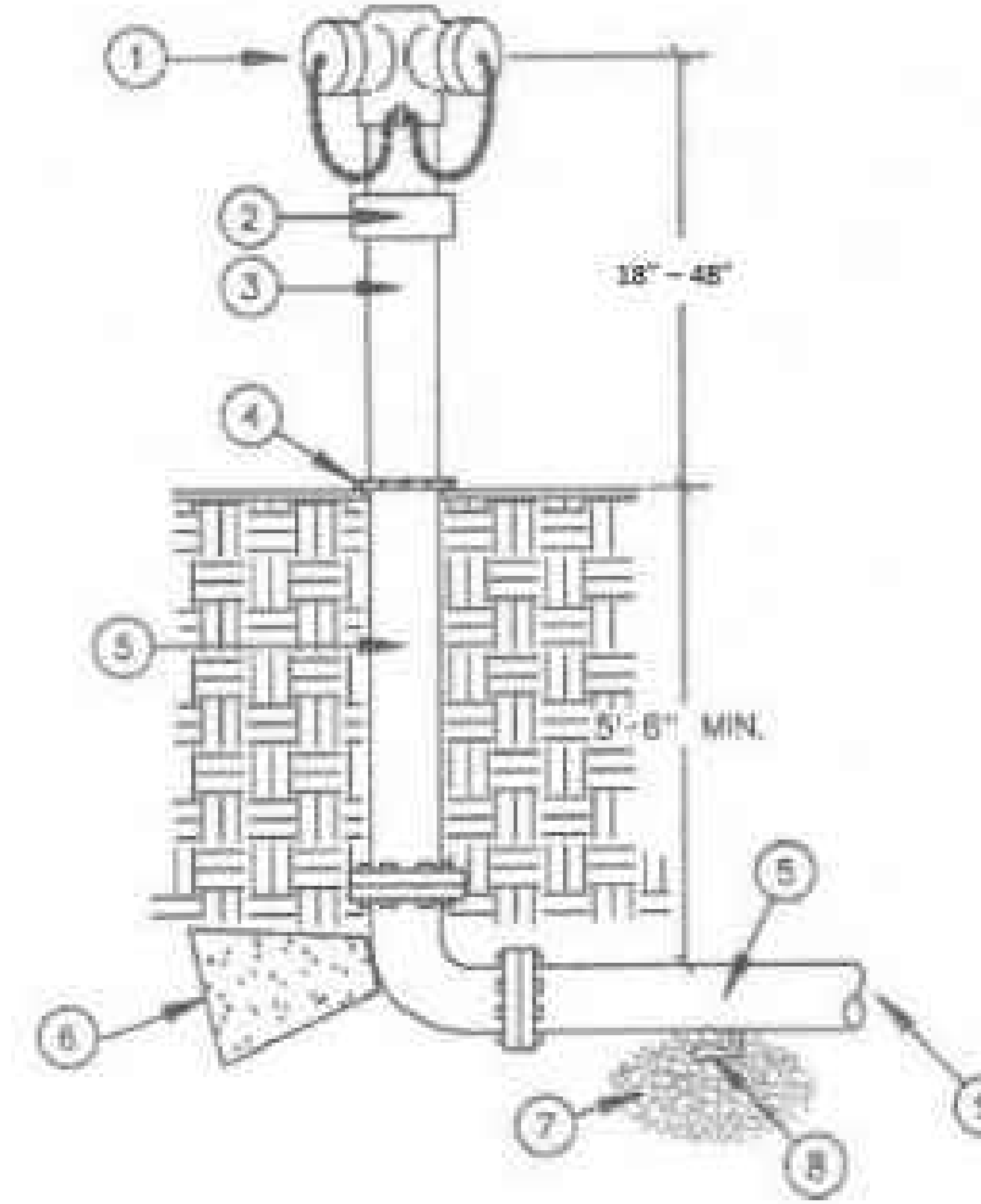
Plan No. **511**

212

January 2003

213

**CLASS 1
FREE STANDING FIRE
DEPARTMENT CONNECTION
NO SCALE**



LEGEND

- FREE STANDING FIRE DEPARTMENT CONNECTION WITH KNOX CAPS.
- IDENTIFICATION NAME PLATE.
- 6" SCHEDULE 40 GALVANIZED PIPE.
- CORROSION RESISTANT ESCUTCHEON.
- 6" GALVANIZED PIPING BURIED BELOW GRADE TO BE TARRED AND WRAPPED.
- CEMENT THRUST BLOCK TO BE SIZED PER NFPA #24.
- GRAVEL DRAIN FIELD TO BE SIZED TO ADEQUATELY ACCOMMODATE DRAINAGE.
- AUTOMATIC BALL DRIP DRAIN VALVE LOCATED AT LOWEST POINT IN PIPING.
- RUN 6" GALVANIZED PIPING INTO BUILDING BELOW FOOTING AND UP THROUGH FLOOR. DO NOT RUN EXPOSED OUT THROUGH WALL.

**CLASS 1
2 1/2 INCH FIRE DEPARTMENT
CONNECTIONS THAT PROVIDE THE
REQUIRED PRESSURE AND FLOW
FOR STRUCTURAL FIREFIGHTING.**



2230 North University Parkway, 6D
Provo, Utah 84604
801-374-6262

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.



THE DESIGNER SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & FACILES THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM A.L.M. & ASSOCIATES, INC.

Project:
**NEW
FEED MILL**
17582 Tunnel Rd, Elberta, UT 84626

Owner:
**Rigtrup
Properties,
Inc. - Rigtrup
Poultry Farm**
17582 Tunnel Rd, Elberta, UT 84626

Project #: 966-2348

Revisions :
No. : Description: Date:

Title:
DETAILS

Sheet:
C6.0

Direct bearing thrust block

- CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
- PIPE JOINTS: Do not cover with concrete. Leave completely accessible.
- GREASE: Apply poly-fm grease to all buried metal surfaces. Wrap with 8 mil thick polyethylene sheet and tape wrap.
- SPECIAL CONSTRUCTION REQUIREMENTS:
 - Thrust design for pipe sizes or configurations not shown require special design.
 - Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
 - Reinforcing steel bars to be epoxy coated at least 15 mils thick. Minimum stress yield strength of tie down bars is 70,000 psi.
 - Locking restraint devices may be used in conjunction with concrete thrust blocking (at option of ENGINEER).
- INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

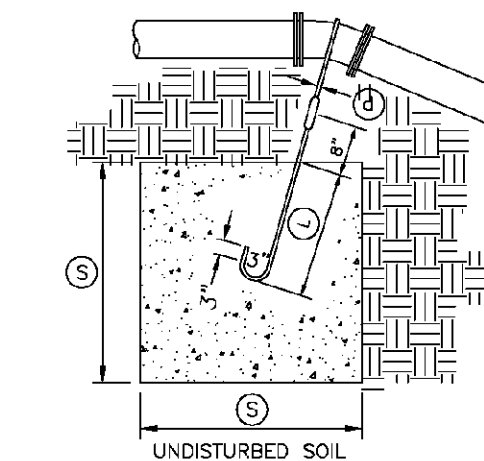
238

Tie-down thrust restraints

- CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
- PIPE JOINTS: Do not cover with concrete. Leave completely accessible.
- GREASE: Apply poly-fm grease to all buried metal surfaces. Wrap with 8 mil thick polyethylene sheet and tape wrap.
- SPECIAL CONSTRUCTION REQUIREMENTS:
 - Thrust design for pipe sizes or configurations not shown require special design.
 - Bearing areas, volumes, and special thrust blocking details shown on drawings take precedence over this plan.
 - Reinforcing steel bars to be epoxy coated at least 15 mils thick. Minimum stress yield strength of tie down bars is 70,000 psi.
 - Locking restraint devices may be used in conjunction with concrete thrust blocking (at option of ENGINEER).
 - Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing stress of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
 - Concrete must be allowed to cure in thrust restraints for 5 days prior to pressurizing water lines or have additional approved thrust restraints installed prior to pressurizing the water line.
- INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

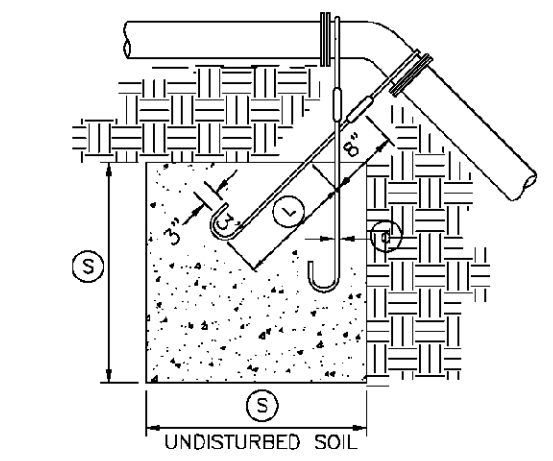
240

April 1997



**TYPE A RESTRAINT
FOR 11 1/4" - 22 1/2" VERTICAL BENDS**

PIPE SIZE NOMIN. DIAMETER - INCH	VERTICAL BEND DEGREES	TABLE OF DIMENSIONS			
		VB	(S)	(C)	(L)
4"	11 1/4"	8	2.0	5/8"	1.5
	22 1/2"	15.6	2.5	5/8"	2.0
6"	11 1/4"	15.6	2.5	5/8"	2.0
	22 1/2"	34.3	3.25	5/8"	2.0
8"	11 1/4"	27	3.0	5/8"	2.0
	22 1/2"	64	4.0	5/8"	2.0
12"	11 1/4"	64	4.0	3/4"	2.0
	22 1/2"	125	5.0	3/4"	3.0
16"	11 1/4"	107	4.25	7/8"	3.0
	22 1/2"	216	6.0	7/8"	4.0
20"	11 1/4"	138	5.17	1"	3.5
	22 1/2"	334	6.94	1"	4.0
24"	11 1/4"	240	6.22	1"	4.0
	22 1/2"	476	7.81	1"	4.0
30"	11 1/4"	369	7.17	1"	4.0
	22 1/2"	733	9.02	1"	4.0



**TYPE B RESTRAINT
FOR 45" VERTICAL BENDS**

PIPE SIZE NOMIN. DIAMETER - INCH	VERTICAL BEND DEGREES	TABLE OF DIMENSIONS			
		VB	(S)	(C)	(L)
4"	45"	1	3.0	5/8"	2.0
			2.37	4.0	5/8"
8"	45"	3.07	4.75	5/8"	2.0
			9.04	6.25	5/8"
16"	45"	17.24	7.75	3/4"	4.0
			26.52	9.217	3/4"
24"	45"	37.82	10.07	3/4"	4.0
			58.26	11.63	3/4"

Tie-down thrust restraints

Plan No. **562**

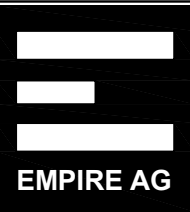
241

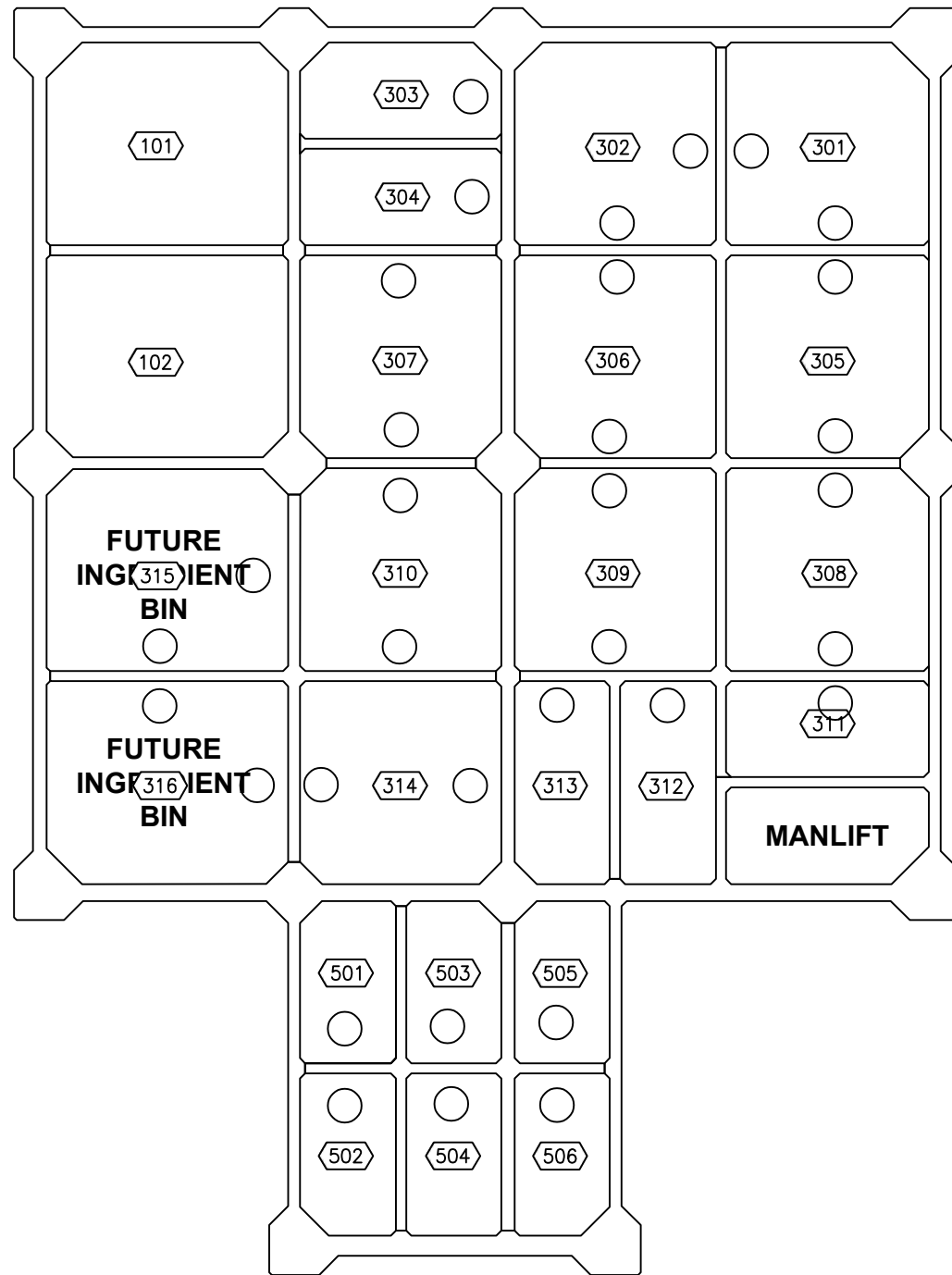
C:\Users\BZellinger\SynologyDrive\966-2348\Drawings\Site Plan-South Feed Mill.rvt.dwg 11 May 2026 6:49pm

NEW 60 TPH FEEDMILL FOR RIGTRUP MILLING, LLC ELBERTA, UTAH

GENERAL			
G001	TITLE SHEET	3p	03/11/26
BD100	BIN DATA CHART	1	07/31/25
PFD100	FLOW DIAGRAM	3p	03/11/26
GENERAL ARRANGEMENTS			
GA100	SITE PLAN	2p	03/11/26
GA108	TUNNEL PLAN	1	08/29/25
GA110	GRADE PLAN	3p	03/11/26
GA112	MIXER LEVEL	3p	03/11/26
GA114	WORKFLOOR	3p	03/11/26
GA116	SCREW FEEDER LEVEL	3p	03/11/26
GA118	UPPER LEVEL PLANS	3p	03/11/26
GA120	SECTIONS	3p	03/11/26
GA122	SECTION	3p	03/11/26

No	REVISIONS	DATE	BY	FEEDMILL FOR RIGTRUP MILLING, LLC ELBERTA, UTAH	SCALED FOR SHEET SIZE B	Designed By JAL	Date Printed	Drawing Title TITLE SHEET		
0	ORIGINAL ISSUE	05/27/25	JAL							
1	REVISED ISSUE	07/31/25	JAL							
2	REVISED ISSUE	08/29/25	EELL							
3	REVISED ISSUE	03/11/26								
4										
					PROPRIETARY AND CONFIDENTIAL: DO NOT REPRODUCE, TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT WRITTEN CONSENT OF EMPIRE AG LLC. © 2018	Drawn By JAL	Date Drawn 12/27/24	Project No. 1163	Drawing No. G001	Rev No. 3p
						Checked By	Scale 3/32"=1'			





BIN CAPACITY CHART									
BIN NO	INGREDIENT	PCF	BIN SIZE			BIN HT. (FT.)	VOLUME (CF)	TOTAL (TON)	
302	GROUND CORN	44	10	X	10 X	50	5000	110	
303	GROUND CORN	44	4.73	X	10 X	50	2325	51	
304	GROUND CORN	44	4.73	X	10 X	50	2325	51	
301	SOYBEAN MEAL	40	10	X	10 X	50	5000	100	
305	SOYBEAN MEAL	40	10	X	10 X	50	5000	100	
307	SOYBEAN MEAL	40	10	X	10 X	50	5000	100	
306	SPARE(MAJOR SCALE)	40	10	X	10 X	50	5000	100	
308	DDGS	40	10	X	10 X	50	5000	100	
309	MEAT & BONE	40	10	X	10 X	50	5000	100	
310	WHEAT MIDDS	40	10	X	10 X	50	5000	100	
311	FINE LIMESTONE	80	4.73	X	10 X	50	2325	93	
312	COARSE LIMESTONE	80	4.73	X	10 X	50	2325	93	
313	FINE LIMESTONE	80	4.73	X	10 X	50	2325	93	
314	SPARE(MAJOR SCALE)	40	10	X	10 X	50	5000	100	
TOTAL INGREDIENT STORAGE							56,625	1,291	
BIN NO	MASH FEED	PCF	BIN SIZE			BIN HT. (FT.)	VOLUME (CF)	TOTAL (TON)	
501	LOADOUT MASH FEED	38	4.73	X	8 X	68.00	2117	40	
502	LOADOUT MASH FEED	38	4.73	X	8 X	68.00	2117	40	
503	LOADOUT MASH FEED	38	4.73	X	8 X	68.00	2117	40	
504	LOADOUT MASH FEED	38	4.73	X	8 X	68.00	2117	40	
505	LOADOUT MASH FEED	38	4.73	X	8 X	68.00	2117	40	
506	LOADOUT MASH FEED	38	4.73	X	8 X	68.00	2117	40	
TOTAL LOADOUT STORAGE							12,701	241	
BIN NO	Whole Corn	PCF	BIN SIZE				VOLUME (CF)(USEABLE)	TOTAL (BU) WITH NO COMPACTION.	
101	Rollermill Surge	45	12	X	10		8160	6,559	
102	Rollermill Surge	45	12	X	10		8160	6,559	
201	Steel Bin Whole Corn	45	72	X	103		373200	300,000	

No	REVISIONS	DATE	BY
0	ORIGINAL ISSUE	05/27/25	JAL
1	REVISED ISSUE	07/31/25	JAL
2			
3			
4			

FEEDMILL
 FOR
RIGTRUP MILLING, LLC
 ELBERTA, UTAH

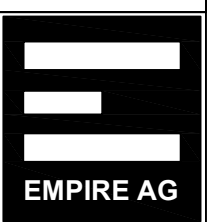
SCALED FOR SHEET SIZE
B

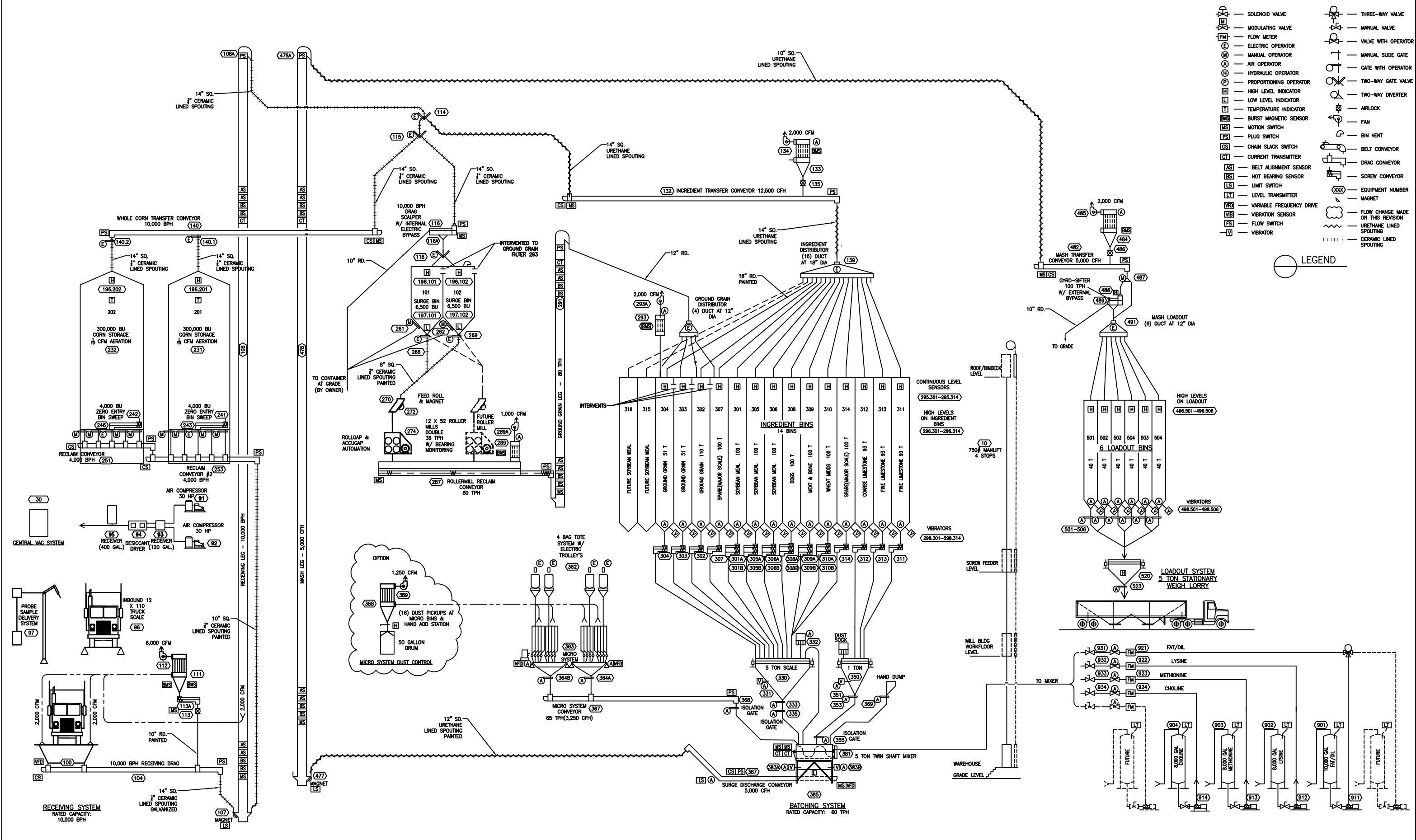
PROPRIETARY AND CONFIDENTIAL: DO NOT REPRODUCE, TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT WRITTEN CONSENT OF EMPIRE AG LLC. © 2018

Designed By
JAL
 Drawn By
JAL
 Checked By

Date Printed
 Date Drawn
12/27/24
 Scale
3/32"=1'

Drawing Title
BIN DATA CHART
 Project No.
1163
 Drawing No.
BD100
 Rev No.
1





No	REVISIONS	DATE	BY
0	ORIGINAL ISSUE	05/27/25	JAL
1	REVISED ISSUE	07/31/25	JAL
2	REVISED ISSUE	08/29/25	JAL
3	REVISED ISSUE	03/11/26	
4			

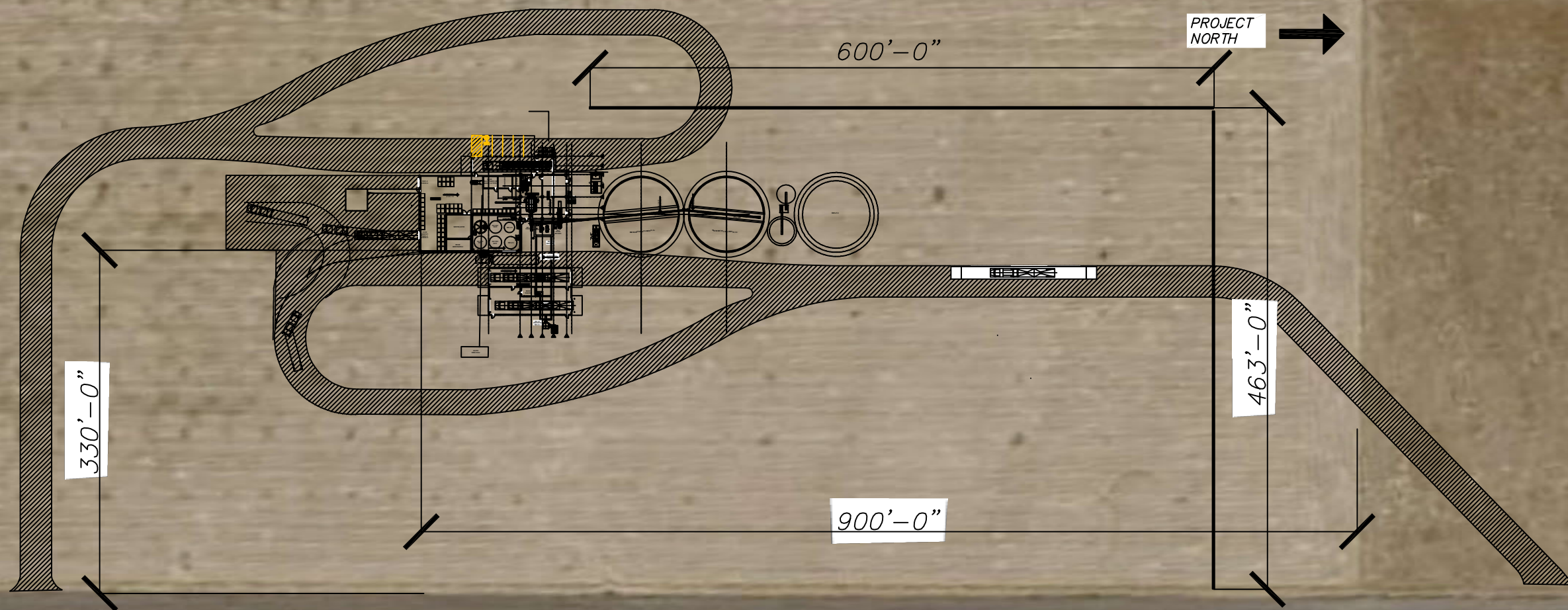
FEEDMILL
 FOR
 RIGTRUP MILLING, LLC
 ELBERTA, UTAH

SCALED FOR SHEET SIZE
 B
 PROPRIETARY AND CONFIDENTIAL: DO NOT REPRODUCE,
 TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT
 WRITTEN CONSENT OF EMPIRE AG LLC. © 2018

Designed By
 JAL
 Date Printed
 Date Drawn
 12/24/24
 Checked By
 Scale
 NA

Drawing Title
 FLOW DIAGRAM
 Project No.
 1163
 Drawing No.
 PFD100
 Rev No.
 3p





No	REVISIONS	DATE	BY
0	ORIGINAL	05/27/25	JAL
1	REVISED ISSUE	07/31/25	JAL
2	REVISED ISSUE	2/20/26	
3			
4			

FEEDMILL
 FOR
 RIGTRUP MILLING, LLC
 ELBERTA, UTAH

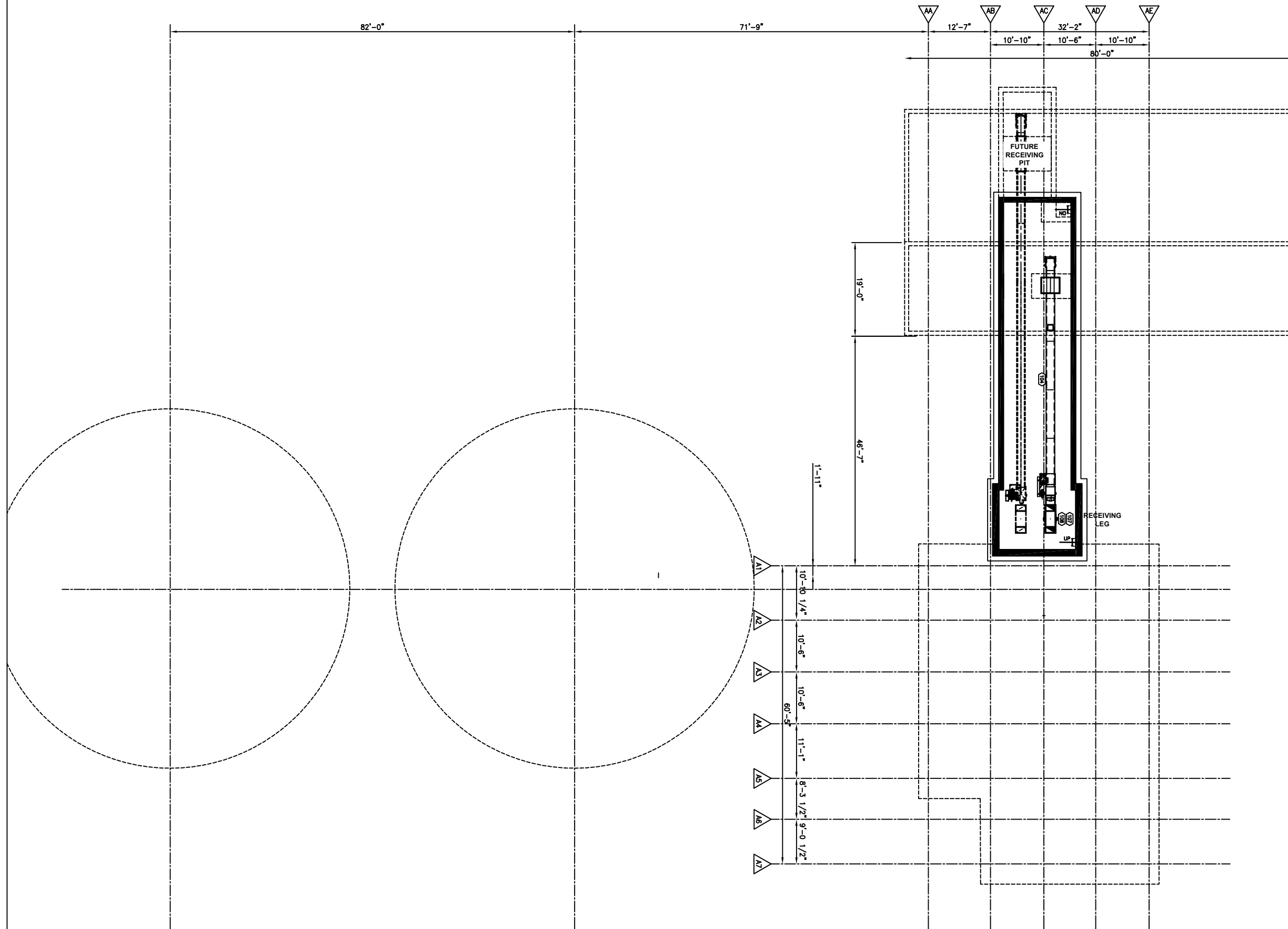
SCALED FOR SHEET SIZE
 B

PROPRIETARY AND CONFIDENTIAL: DO NOT REPRODUCE,
 TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT
 WRITTEN CONSENT OF EMPIRE AG LLC. © 2018

Designed By JAL	Date Printed
Drawn By JAL	Date Drawn 12/27/24
Checked By	Scale 1/64"=1'

Drawing Title SITE PLAN		
Project No. 1163	Drawing No. GA100	Rev No. 2p





No	REVISIONS	DATE	BY
0	ORIGINAL ISSUE	07/31/25	JAL
1	REVISED ISSUE	08/29/25	JAL
2			
3			
4			

FEEDMILL
 FOR
RIGTRUP MILLING, LLC
ELBERTA, UTAH

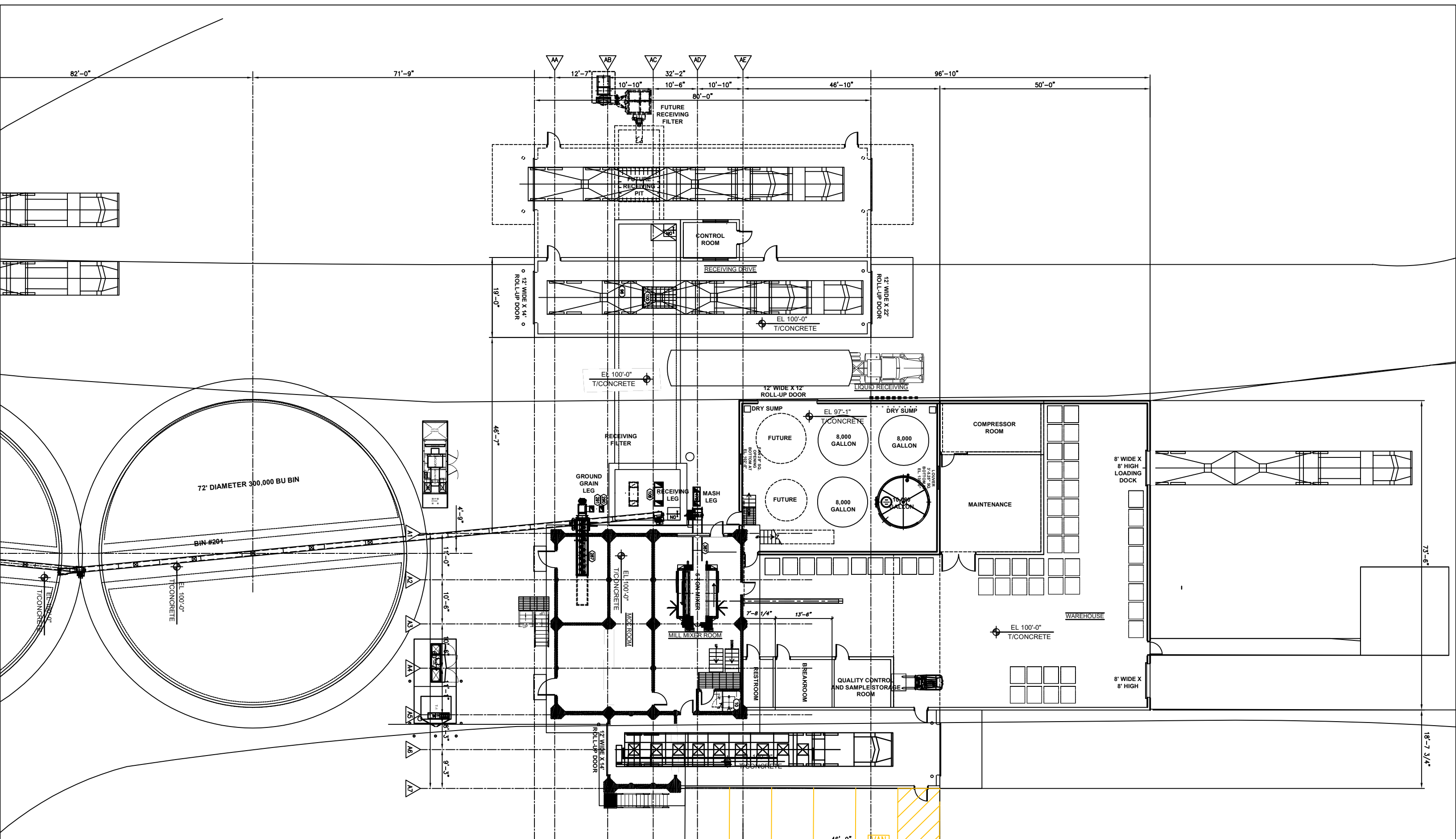
SCALED FOR SHEET SIZE
B

PROPRIETARY AND CONFIDENTIAL; DO NOT REPRODUCE,
 TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT
 WRITTEN CONSENT OF EMPIRE AG LLC. © 2018

Designed By JAL	Date Printed
Drawn By JAL	Date Drawn 12/27/24
Checked By	Scale 3/32"=1'

Drawing Title TUNNEL PLAN		
Project No. 1163	Drawing No. GA108	Rev No. 1





No	REVISIONS	DATE	BY
0	ORIGINAL ISSUE	06/20/25	JAL
1	REVISED ISSUE	07/31/25	JAL
2	REVISED ISSUE	08/29/25	JAL
3	REVISED ISSUE	03/11/26	
4			

FEEDMILL
 FOR
RIGTRUP MILLING, LLC
 ELBERTA, UTAH

SCALED FOR SHEET SIZE
B

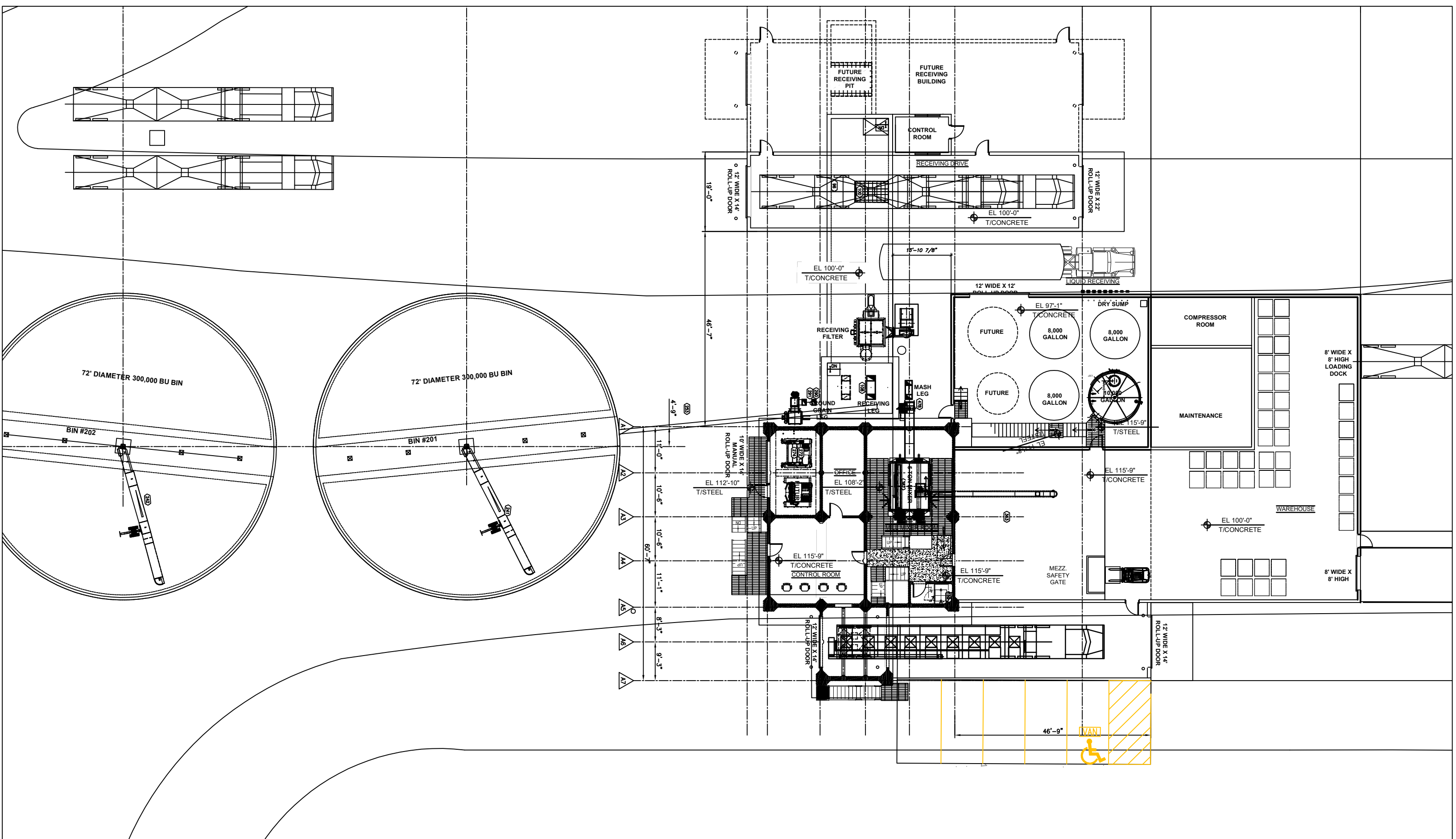
PROPRIETARY AND CONFIDENTIAL. DO NOT REPRODUCE,
 TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT
 WRITTEN CONSENT OF EMPIRE AG LLC. © 2018

Designed By
JAL
 Drawn By
JAL
 Checked By

Date Printed
 Date Drawn
12/27/24
 Scale
3/32"=1'

Drawing Title
GRADE PLAN
 Project No.
1163
 Drawing No.
GA110
 Rev No.
3p





No	REVISIONS	DATE	BY
0	ORIGINAL ISSUE	06/20/25	JAL
1	REVISED ISSUE	07/31/25	JAL
2	REVISED ISSUE	08/29/25	JAL
3	REVISED ISSUE	03/11/26	
4			

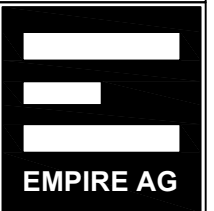
FEEDMILL
 FOR
RIGTRUP MILLING, LLC
 ELBERTA, UTAH

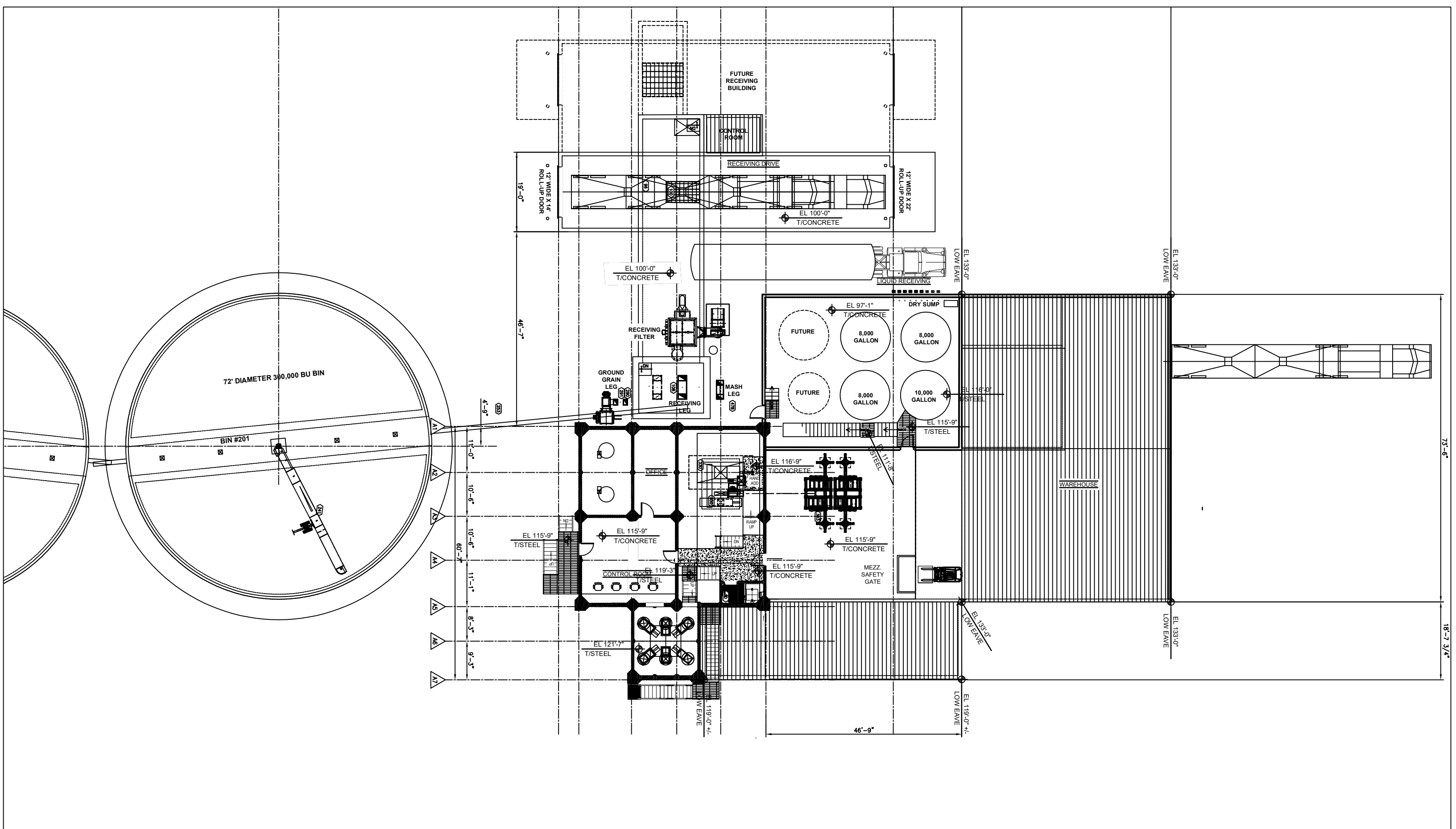
SCALED FOR SHEET SIZE
B

PROPRIETARY AND CONFIDENTIAL: DO NOT REPRODUCE,
 TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT
 WRITTEN CONSENT OF EMPIRE AG LLC. © 2018

Designed By JAL	Date Printed
Drawn By JAL	Date Drawn 12/27/24
Checked By	Scale 3/32"=1'

Drawing Title MIXER LEVEL		
Project No. 1163	Drawing No. GA112	Rev No. 3p

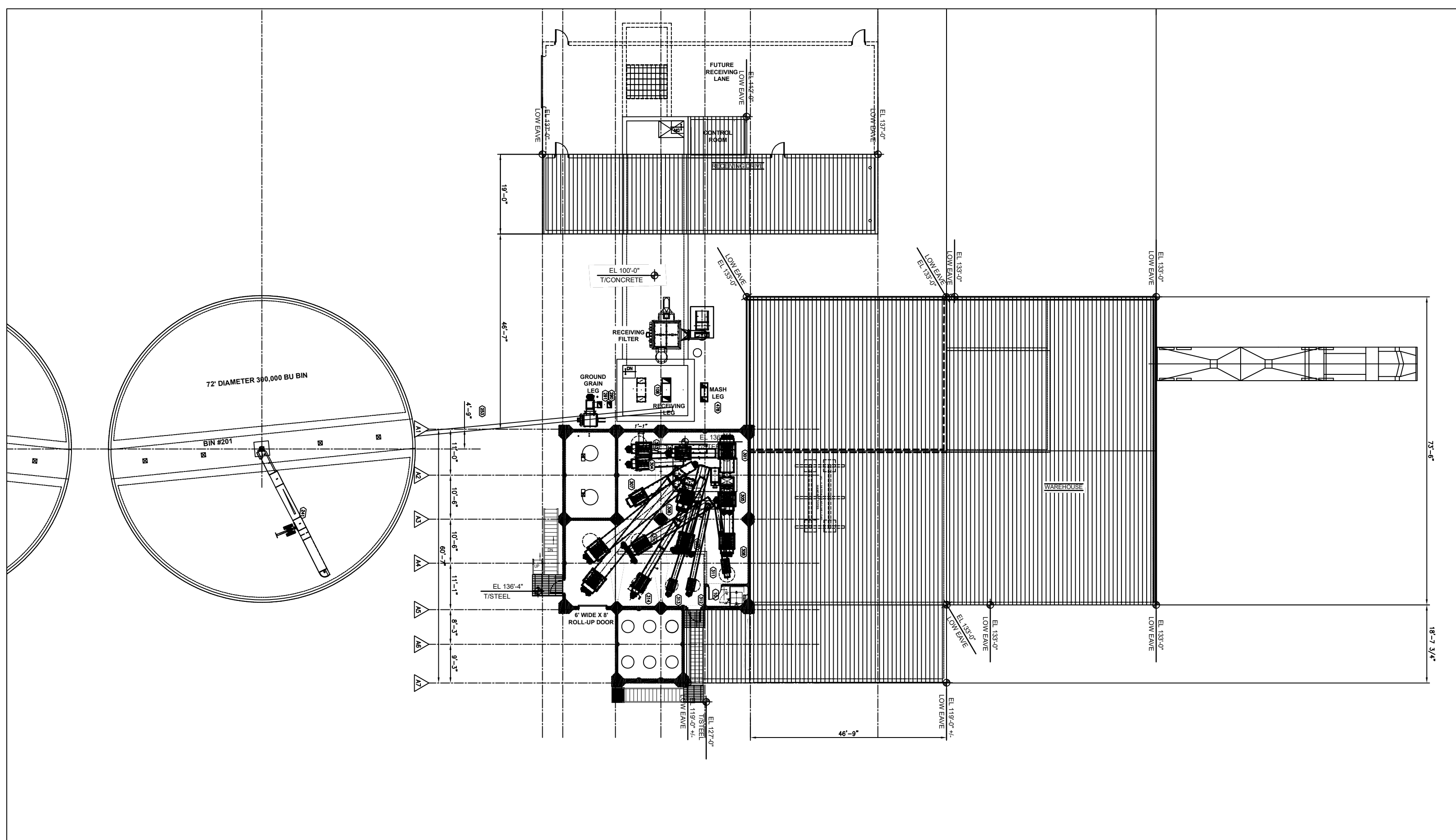




No	REVISIONS	DATE	BY	FEEDMILL FOR RIGTRUP MILLING, LLC ELBERTA, UTAH	SCALED FOR SHEET SIZE B	Designed By	Date Printed	Drawing Title			
0	ORIGINAL ISSUE	05/9/25	JAL			JAL		WORKFLOOR LEVEL			
1	REVISED ISSUE	07/31/25	JAL			JAL	Drawn By	Date Drawn	Project No. 1163	Drawing No. GA114	Rev No. 3p
2	REVISED ISSUE	08/29/25	JAL			JAL	12/27/24				
3	REVISED ISSUE	03/11/26					Checked By	Scale			
4						3/32"=1'					

PROPRIETARY AND CONFIDENTIAL! DO NOT REPRODUCE, TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT WRITTEN CONSENT OF EMPIRE AG LLC. © 2018





No	REVISIONS	DATE	BY
0	ORIGINAL ISSUE	05/27/25	JAL
1	REVISED ISSUE	07/31/25	JAL
2	REVISED ISSUE	08/29/25	JAL
3	REVISED ISSUE	03/11/26	
4			

FEEDMILL
 FOR
RIGTRUP MILLING, LLC
 ELBERTA, UTAH

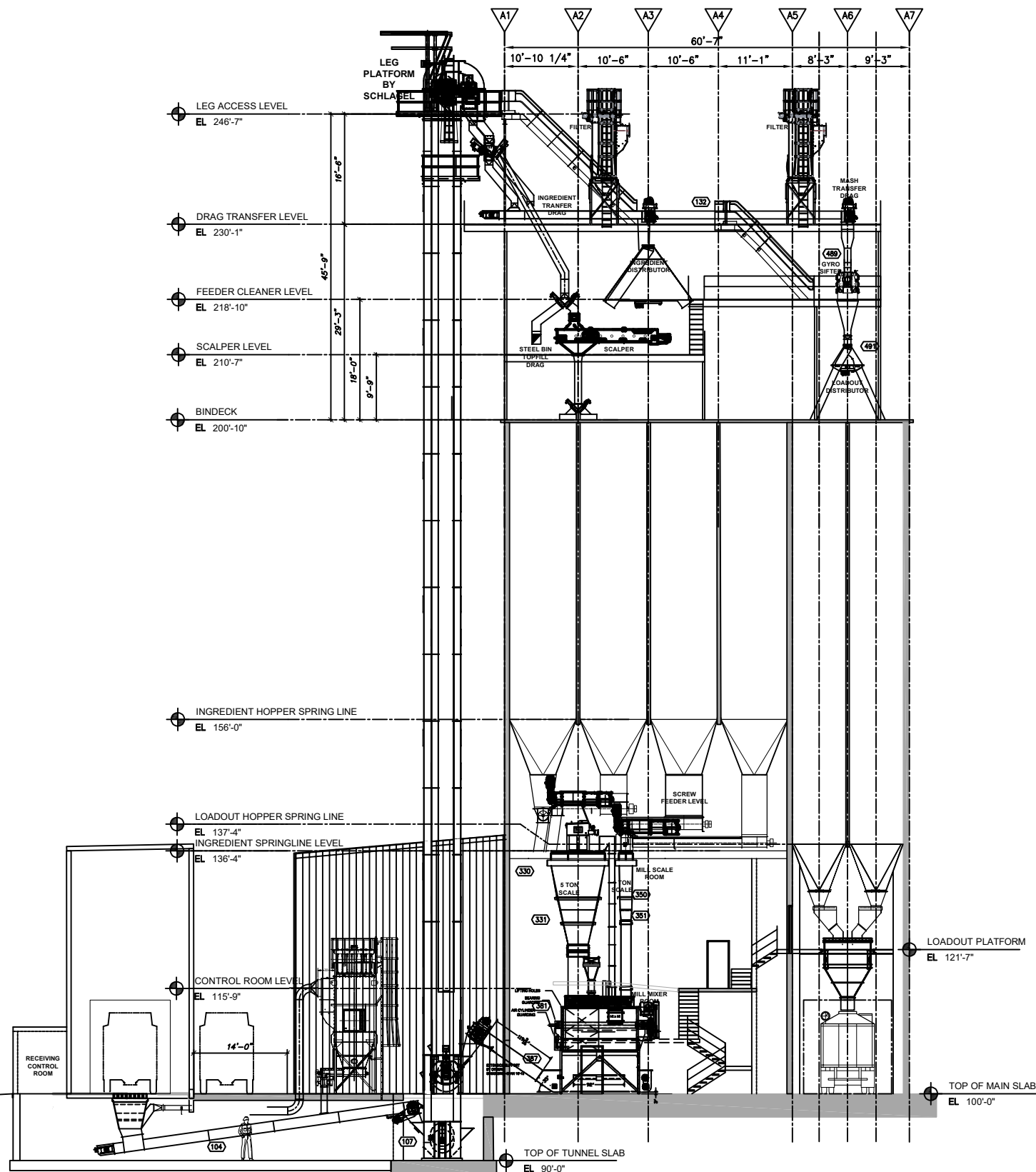
SCALED FOR SHEET SIZE
B

PROPRIETARY AND CONFIDENTIAL: DO NOT REPRODUCE,
 TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT
 WRITTEN CONSENT OF EMPIRE AG LLC. © 2018

Designed By JAL	Date Printed
Drawn By JAL	Date Drawn 12/27/24
Checked By	Scale 3/32"=1'

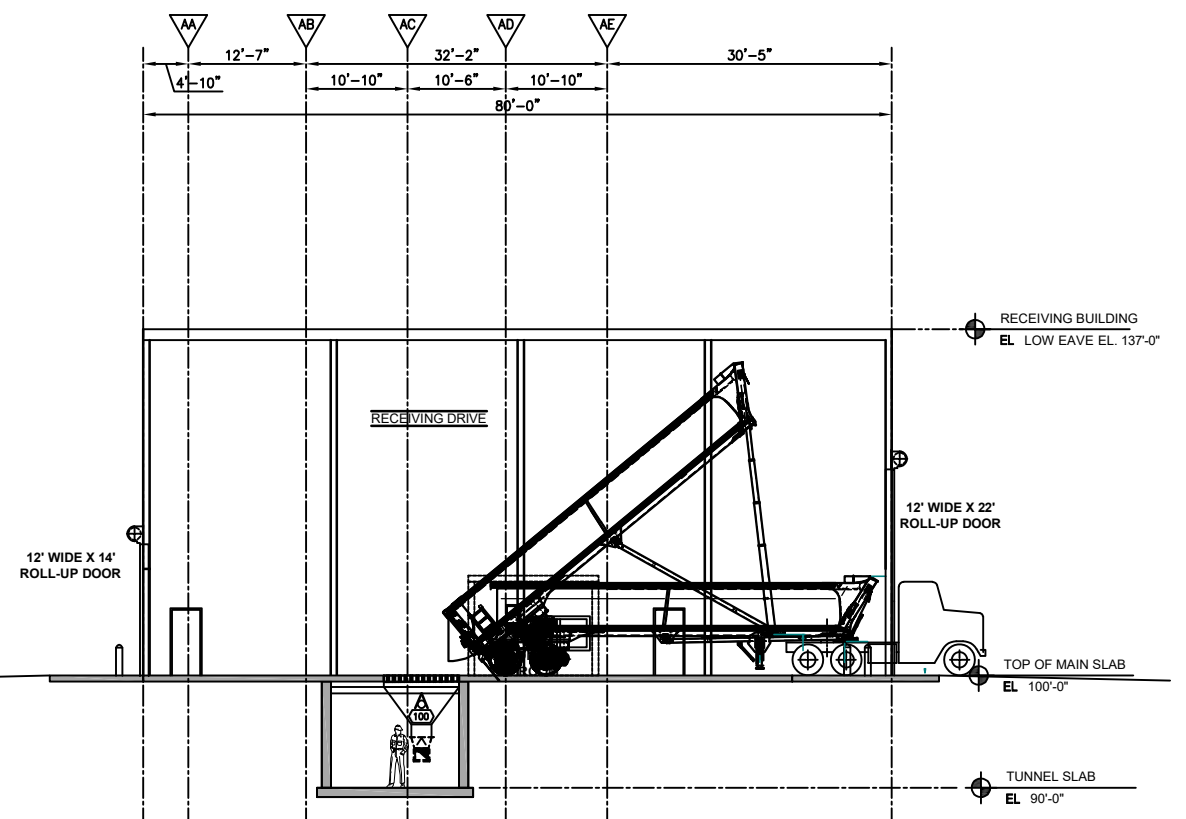
Drawing Title SCREW FEEDER LEVEL		
Project No. 1163	Drawing No. GA116	Rev No. 3p





SECTION

SCALE: 3/32"=1'-0"



RECEIVING SECTION

SCALE: 3/32"=1'-0"

No	REVISIONS	DATE	BY
0	ORIGINAL ISSUE	05/27/25	JAL
1	REVISED ISSUE	07/31/25	JAL
2	REVISED ISSUE	08/29/25	JAL
3	REVISED ISSUE	03/11/26	
4			

FEEDMILL
FOR
RIGTRUP MILLING, LLC
ELBERTA, UTAH

SCALED FOR SHEET SIZE

B

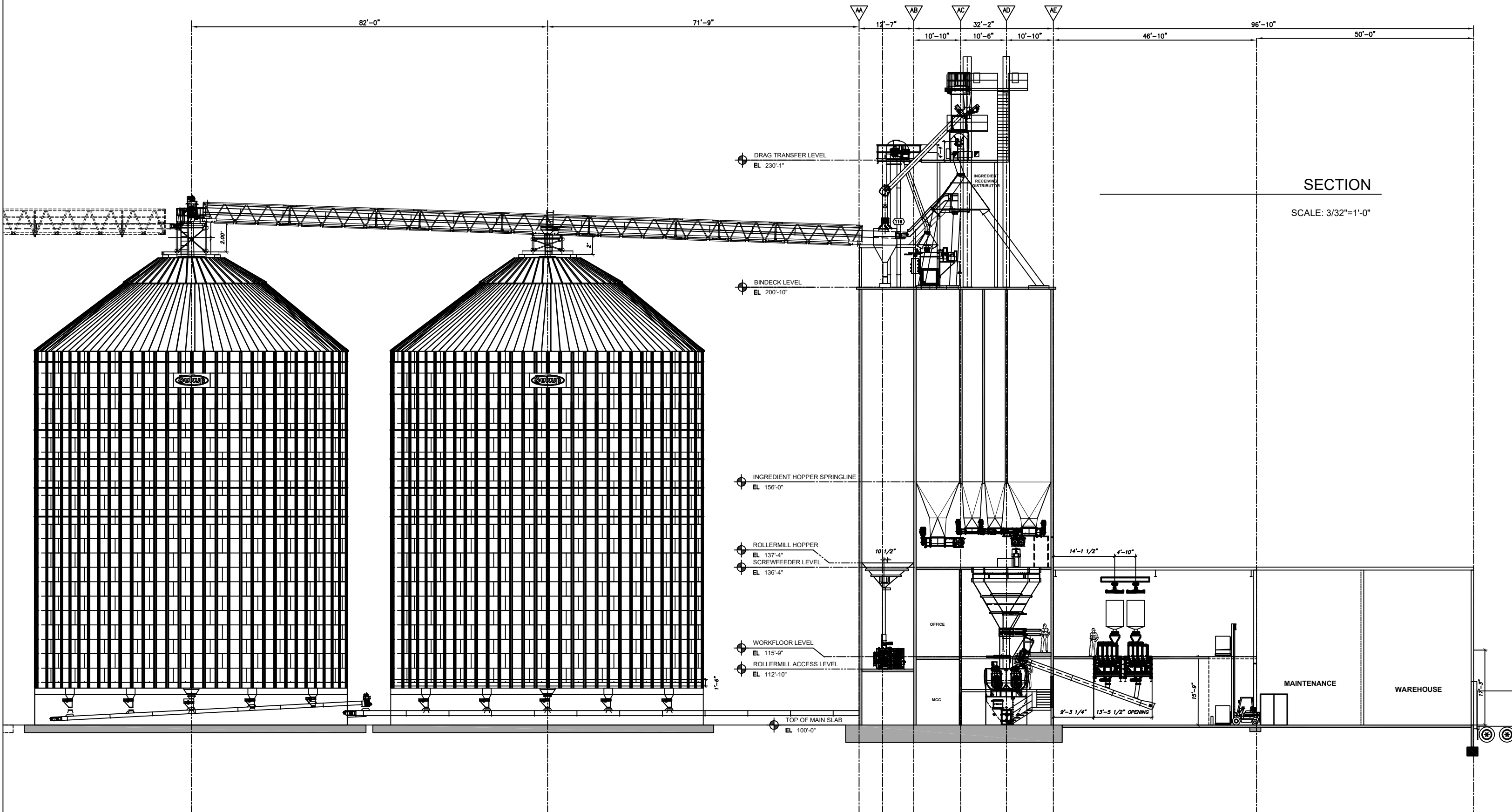
PROPRIETARY AND CONFIDENTIAL: DO NOT REPRODUCE, TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT WRITTEN CONSENT OF EMPIRE AG LLC. © 2018

Designed By
JAL
Drawn By
JAL
Checked By

Date Printed
Date Drawn
12/27/24
Scale
3/32"=1'

Drawing Title		
SECTIONS		
Project No.	Drawing No.	Rev No.
1163	GA120	3p





SECTION

SCALE: 3/32"=1'-0"

No	REVISIONS	DATE	BY
0	ORIGINAL ISSUE	05/27/25	JAL
1	REVISED ISSUE	07/31/25	JAL
2	REVISED ISSUE	11/3/25	JAL
3	REVISED ISSUE	03/11/26	
4			

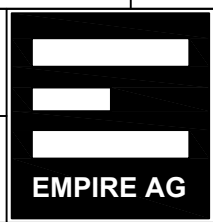
FEEDMILL
FOR
RIGTRUP MILLING, LLC
ELBERTA, UTAH

SCALED FOR SHEET SIZE
B

PROPRIETARY AND CONFIDENTIAL: DO NOT REPRODUCE,
TRANSMIT, OR DISCLOSE THIS INFORMATION WITHOUT
WRITTEN CONSENT OF EMPIRE AG LLC. © 2018

Designed By
JAL
Date Printed
Date Drawn
12/27/24
Scale
3/32"=1'

Drawing Title
SECTION
Project No.
1163
Drawing No.
GA122
Rev No.
3p



Rigtrup Egg Farm, LLC
PO Box 60
17122 S. Tunnel Road
Elberta, UT 84626
801-667-3567

September 22, 2025

Letter of Intent:

Utah County,

Our intent for the conditional use permit is to build a feed mill. The intent of the feed mill is to mill and mix feed for our own chickens here at Rigtrup Egg Farm.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Rigtrup". The signature is stylized and cursive.

Jeremy Rigtrup
Co-Owner

Rigtrup Egg Farm – Conditional Use Permit
List of Abutting Property Owners
2026-05-05

Owner: FARMLAND RESERVE INC
Mailing Address: PO BOX 511196 Salt Lake City, UT 84151-1196
Serial Number: 61:096:0014
Serial Number: 61:096:0003
Serial Number: 61:107:0026
Serial Number: 61:108:0016
Serial Number: 61:138:0002

Owner: MANUEL GARCIA
Property Address: 17579 S TUNNEL RD - ELBERTA
Mailing Address: PO BOX 146 ELBERTA, UT 84626-0146
Serial Number: 61:107:0018

Owner: TUNNEL ROAD LLC
Property Address: 17582 S TUNNEL RD - ELBERTA
Mailing Address: PO BOX 60 ELBERTA, UT 84626-0060
Serial Number: 61:107:0038
Serial Number: 61:107:0019
Serial Number: 61:135:0002
Serial Number: 61:135:0006

MAIL TAX NOTICE TO:

Tunnel Road, LLC, a Utah limited liability company
PO Box 60
Elberta, UT 84626

WARRANTY DEED

George Thurman Barber and Teresa Healey Barber, Trustees of The Barber Family Trust, dated July 12th, 2005, **GRANTOR**, hereby CONVEYS AND WARRANTS to Tunnel Road, LLC, a Utah limited liability company, **GRANTEES**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Utah County, State of Utah described as follows:

See exhibit AThe land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

Parcel 1: (61:107:0038)

Beginning at a point South 2,640 feet from the Northwest corner of Section 30, Township 10 South, Range 1 West, Salt Lake Meridian; running thence East 2,640 feet; thence North 247.5 feet; thence West 2,640 feet; thence South 247.5 feet to the point of beginning.

Less and excepting therefrom the following legal description:

Beginning at a fence intersection of the East side of a County Road, which point lies South 88°22'12" East along the section line 1,873.04 feet and North 44.88 feet from the Southwest corner of Section 30, Township 10 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°49'4" East along a fence and its extension 281.09 feet to the centerline of a canal; thence along said canal centerline the following (6) courses: North 06° 53' 00" East 410.75 feet; North 06°44'00" East 1,158.70 feet; North 02° 21' 30" West 361.39 feet; North 26° 08' 00" East 345.83 feet; North 08°17'00" West 361.09 feet; North 05°19' 20" East 257.26 feet; thence North 88° 25' 56" West along a fence 328.44 feet to the East side of a County Road; thence South 04° 46' 25" West along said fence and road 2,862.23 feet to the point of beginning.

Also Less and Excepting any portion conveyed in that certain Quit Claim Deed recorded June 1, 2007, as Entry No. 81045:2007, more particularly described as follows:

Commencing at a point which lies South 2640.00 feet and East 43.60 feet from the Northwest corner of Section 30, Township 10 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°56'46" East 13.60 feet; thence South 88°34'30" East 2134.64 feet; thence North 04°46'25" East 66.91 feet; thence West 2139.77 feet to the point of beginning.

Parcel 2: (61:107:0039)

Commencing at a point which lies South 2640.00 feet and East 43.60 feet from the Northwest corner of Section 30, Township 10 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°56'46" East 13.60 feet; thence South 88°34'30" East 2134.64 feet; thence North 04°46'25" East 66.91 feet; thence West 2139.77 feet to the point of beginning.

Parcel 3: (61:135:0006)

Beginning at a point on the East Quarter corner of Section 25, Township 10 South, Range 2 West, Salt Lake Meridian; running thence North 247.5 feet; thence West 2,640 feet; thence South 247.50 feet; thence East 2,640 feet to the point of beginning.

Parcel 4: (61:135:0002)

The Southeast One-Quarter of Section 25, Township 10 South, Range 2 West, Salt Lake Meridian.

Parcel 5: (61:107:0019)

Beginning at the West quarter corner of Section 30, Township 10 South, Range 1 West, Salt Lake Meridian; running thence South 88° 35' 51" East 2,467.15 feet; thence South 03°19' 20" West 9.89 feet; thence South 08° 17' East 361.09 feet; thence South 26°08' West 345.83 feet; thence South 2°21'30" East 361.39 feet; thence South 06° 44' West 572.46 feet; thence West 2,285.33 feet; thence North 00°58'12" West 1.650.35 feet to the point of beginning.

Also:

Beginning at the Southwest corner of Section 30, Township 10 South, Range 1 West, Salt Lake Meridian; running thence North 00°58'12" West 1,000 feet; thence East 2,285.33 feet; thence South 6° 44' West 586.24 feet; thence South 6° 53' West 411.86 feet; thence South 89° 45' 59" West 2,150.32 feet to the point of beginning.

Less and excepting therefrom the following legal description:

Beginning at a fence intersection of the East side of a County Road, which point lies South 88°22'12" East along the section line 1,873.04 feet and North 44.88 feet from the Southwest corner of Section 30, Township 10 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°49'4" East along a fence and its extension 281.09 feet to the centerline of a canal; thence along said canal centerline the following (6) courses: North 06° 53' 00" East 410.75 feet; North 06°44'00" East 1,158.70 feet; North 02° 21' 30" West 361.39 feet; North 26° 08' 00" East 345.83 feet; North 08°17'00" West 361.09 feet; North 05°19' 20" East 257.26 feet; thence North 88° 25' 56" West along a fence 328.44 feet to the East side of a County Road; thence South 04° 46' 25" West along said fence and road 2,862.23 feet to the point of beginning.

Tax ID No.'s 61-107-0038 (Parcel 1), 61-107-0039 (Parcel 2), 61-135-0006 (Parcel 3), 61-135-0002 (Parcel 4), 61-107-0019 (Parcel 5)

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 25th day of August, 2025.

The Barber Family Trust, dated July 12th, 2005

George Thurman Barber Trustee
George Thurman Barber, Trustee

Teresa Healey Barber Trustee
Teresa Healey Barber, Trustee

State of Utah
County of Utah

On this 25th day of August, 2025, personally appeared before me, the undersigned Notary Public, George Thurman Barber and Teresa Healey Barber, Trustees of The Barber Family Trust, dated July 12th, 2005, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Creed K. Stephenson
Notary Public
My commission expires: November 24, 2026

