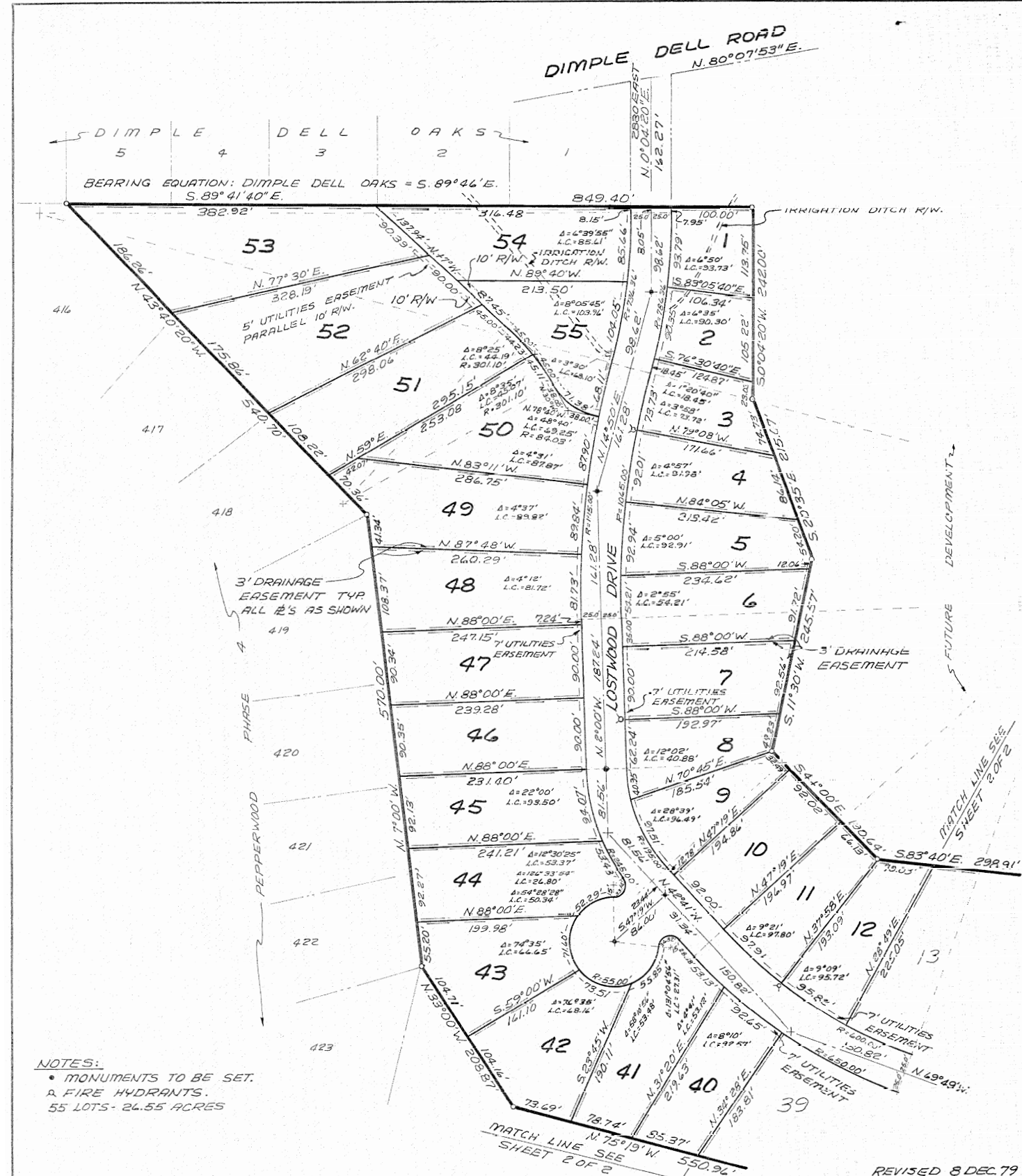


EXHIBIT "A"

SALT LAKE COUNTY SURVEYOR STANDARD SUBDIVISION FORM



LOT#	ADDRESS	SQ. FT.
1	10805 S. LOSTWOOD DRIVE	10,972
2	10819 " "	11,105
3	10833 " "	12,909
4	10847 " "	16,174
5	10861 " "	17,543
6	10873 " "	20,048
7	10885 " "	18,340
8	10899 " "	14,016
9	10915 " "	13,435
10	10927 " "	18,024
11	10939 " "	16,052
12	10951 " "	16,113
13 THRU 39 SEE SHEET 2 OF 2		
40	10952 S. LOSTWOOD DRIVE	17,366
41	10942 " "	21,917
42	10936 " "	21,024
43	10930 " "	19,911
44	10922 " "	22,515
45	10910 " "	21,407
46	10894 " "	21,181
47	10882 " "	21,889
48	10870 " "	24,856
49	10858 " "	28,847
50	10846 " "	25,420
51	10840 " "	28,521
52	10834 " "	37,321
53	10828 " "	37,886
54	10804 " "	24,106
55	10822 " "	18,800

SURVEYOR'S CERTIFICATE

I, ROBERT R. GOFF, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3078, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as LOST CANYON #1 and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S. 35° 25' 06" W. 182.30 FT. FROM THE NORTH 1/4 CORNER STONE OF SECTION 23, T.35.-R.1E., S.L.B.M. AND RUNNING THENCE N. 74° 08' W. 222.00 FT. THENCE S. 15° 52' W. 220.24 FT.; THENCE N. 64° 00' W. 731.01 FT.; THENCE N. 75° 19' W. 550.96 FT.; THENCE N. 33° 00' W. 208.87 FT.; THENCE N. 7° 00' W. 570.00 FT.; THENCE N. 43° 44' W. 540.10 FT.; THENCE S. 82° 41' 40" E. 849.40 FT.; THENCE S. 0° 04' 20" W. 242.00 FT.; THENCE S. 20° 35' E. 215.07 FT.; THENCE S. 11° 30' W. 245.57 FT.; THENCE S. 44° 00' E. 190.64 FT.; THENCE S. 83° 40' E. 298.91 FT.; THENCE N. 77° 00' E. 50.42 FT.; THENCE S. 17° 30' E. 166.00 FT.; THENCE S. 53° 00' E. 87.59 FT.; THENCE N. 61° 00' E. 223.26 FT. TO A POINT ON A CURVE. RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 47.92 FT.; THENCE N. 85° 40' E. 126.83 FT.; THENCE S. 41° 40' E. 241.00 FT.; THENCE S. 64° 05' E. 181.79 FT.; THENCE S. 15° 52' W. 222.00 FT. TO THE P.O.B.

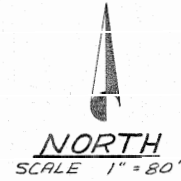
DATE 5/14/81

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the PEPPERWOOD CANYON #1 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof have hereunto set this 16 day of March A.D., 19 80.

BELL MOUNTAIN CORP.
Charles H. Herman Pres.

CONDITIONS OF APPROVAL ON PAGE 2



ACKNOWLEDGMENT
COUNTY OF SALT LAKE STATE OF UTAH } S.S.
ON THE 16 DAY OF MARCH, 19 80, PERSONALLY APPEARED BEFORE ME Charles H. Herman
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS/ARE THE PRESIDENT OF BELL MOUNTAIN CORPORATION AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID BELL MOUNTAIN CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THE SAID Charles H. Herman
ACKNOWLEDGED TO ME THAT SAID BELL MOUNTAIN CORPORATION
EXECUTED THE SAME
MY COMMISSION EXPIRES AUGUST 8, 1983
Patricia J. Lowman
NOTARY PUBLIC
RESIDING IN W. Jordan, Utah

ACKNOWLEDGMENT

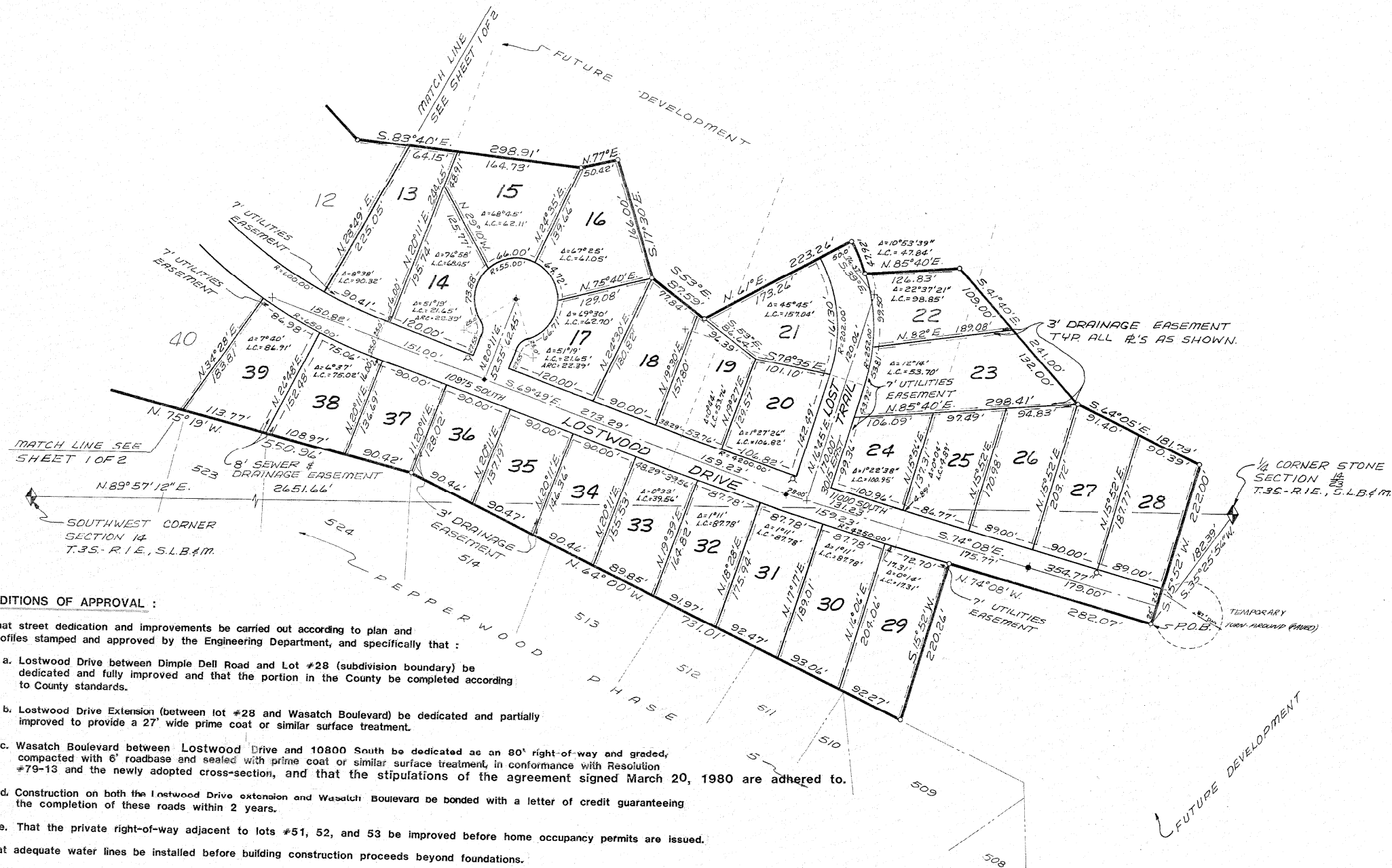
STATE OF UTAH } S.S.
County of Salt Lake }
On the 16 day of MARCH, A.D., 19 80, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer () of the above Owner's dedication, in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

PEPPERWOOD CANYON #1

A SUBDIVISION IN THE S.W. 1/4 OF SECTION 14 & THE N.W. 1/4 OF SECTION 23, T.35.-R.1E., S.L.B.M. & MPTDIAN

PLANNING COMMISSION APPROVED THIS <u>27th</u> DAY OF <u>February</u> A.D. 19 <u>80</u> BY THE <u>SANDY CITY</u> PLANNING COMMISSION. <u>Chairman SANDY CITY PLANNING COMM.</u>	BOARD OF HEALTH APPROVED THIS <u>3rd</u> DAY OF <u>December</u> A.D. 19 <u>79</u> <u>Director S. L. CO. BOARD OF HEALTH</u>	FLOOD CONTROL DEPT. APPROVED THIS <u>5th</u> DAY OF <u>December</u> A.D. 19 <u>79</u> <u>FLOOD CONTROL COORDINATOR</u>	ENGINEERS' CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>DATE SANDY CITY ENGINEER</u>	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>20th</u> DAY OF <u>March</u> A.D. 19 <u>80</u> <u>SANDY CITY ATTORNEY</u>	SANDY CITY COUNCIL PRESENTED TO THE BOARD OF <u>SANDY CITY</u> COUNCILORS THIS <u>15th</u> DAY OF <u>March</u> A.D. 19 <u>80</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <u>ATTEST: SANDY CITY CLERK</u>	RECORDED # <u>3527835</u> STATE OF <u>UTAH</u> , COUNTY OF <u>SALT LAKE</u> , RECORDED AND FILED AT THE REQUEST OF <u>Security Title Co.</u> DATE <u>1-27-81</u> TIME <u>9:50 A.M.</u> BOOK <u>81-1</u> PAGE <u>18</u> FEE \$ <u>6.75</u> DEPUTY <u>SALT LAKE COUNTY RECORDER</u>
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EXHIBIT "A"



LOT#	ADDRESS	SQ. FT.
1 THRU 12	SEE SHEET 1 OF 2	
13	2925 E. LOSTWOOD DRIVE	18,545
14	2937 " "	15,819
15	2945 E. " "	17,853
16	2957 " "	18,108
17	2961 E. LOSTWOOD DRIVE	15,407
18	2975 " "	13,971
19	2987 " "	13,224
20	3001 " "	16,821
20	10982S. LOST TRAIL	"
21	10914 " "	16,103
22	10961 " "	14,516
23	10973 " "	24,065
24	10985 " "	11,828
24	3025 E. LOSTWOOD DRIVE	"
25	3037 " "	14,115
26	3051 " "	16,674
27	3065 " "	17,617
28	3079 " "	16,010
29	3034 " "	17,635
30	3022 " "	16,346
31	3010 " "	15,240
32	2996 " "	14,185
33	2984 " "	13,584
34	2972 " "	12,760
35	2960 " "	11,934
36	2948 " "	11,912
37	2936 " "	14,300
38	2924 " "	16,346
39	2912 " "	"
40 THRU 55	SEE SHEET 1 OF 2	

CONDITIONS OF APPROVAL :

- That street dedication and improvements be carried out according to plan and profiles stamped and approved by the Engineering Department, and specifically that :
 - Lostwood Drive between Dimple Dell Road and Lot #28 (subdivision boundary) be dedicated and fully improved and that the portion in the County be completed according to County standards.
 - Lostwood Drive Extension (between lot #28 and Wasatch Boulevard) be dedicated and partially improved to provide a 27' wide prime coat or similar surface treatment.
 - Wasatch Boulevard between Lostwood Drive and 10800 South be dedicated as an 80' right-of-way and graded, compacted with 6" roadbase and sealed with prime coat or similar surface treatment, in conformance with Resolution #79-13 and the newly adopted cross-section, and that the stipulations of the agreement signed March 20, 1980 are adhered to.
 - Construction on both the Lostwood Drive extension and Wasatch Boulevard be bonded with a letter of credit guaranteeing the completion of these roads within 2 years.
 - That the private right-of-way adjacent to lots #51, 52, and 53 be improved before home occupancy permits are issued.
- That adequate water lines be installed before building construction proceeds beyond foundations.
- That compliance be made with the City's Water Policy.
- That building permits on lots #1 and 55 be subject to acceptable home placement plans and/or approved re-alignment of the existing ditch.
- That acceptable grading and home placement plans be submitted to the Engineering Department for all lots, in conformance with Section 15-9-7H of the Hillside Ordinance, before building permits are issued and that the hillsides remain substantially undisturbed, with any proposed grading or vegetation removal by residents to be approved by the City.
- That all lots conform to the flood control stipulations of the Declaration of Covenants, conditions and restriction for Lost Canyon Phase I. And, pursuant to applying for a building permit, each property owner shall submit a flood control plan for his lot as described in the approved Salt Lake County Flood Control Plan for this subdivision and shall construct on said lot such facilities as approved by Sandy City and/or Salt Lake County Flood Control.
- That the developer fully apprise potential builders and/or residents of the above requirements.

PEPPERWOOD CANYON# 1

A SUBDIVISION IN THE S.W. 1/4 OF SECTION 14,
THE N.W. 1/4 OF SECTION 23, T.35-S-R.1E, S.L.B.#17.

RECORDED #3527835

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED
AND FILED AT THE REQUEST OF
Security Title Co.

DATE 1-27-81 TIME 9:50AM BOOK 81-1 PAGE 18

\$6750
FEE

SAULT LAKE COUNTY RECORDER

REVISED 8 DEC. 79

SHEET 2 OF 1 SHEETS

21-110

81-1-18

2 OF 4



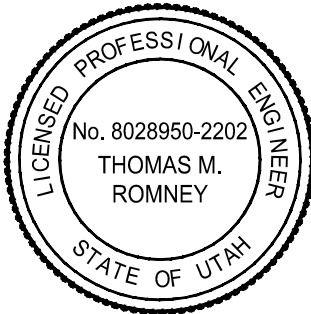
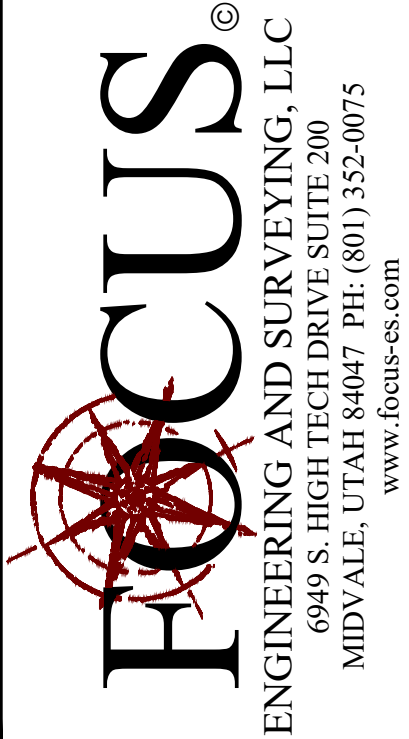
GRAPHIC SCALE



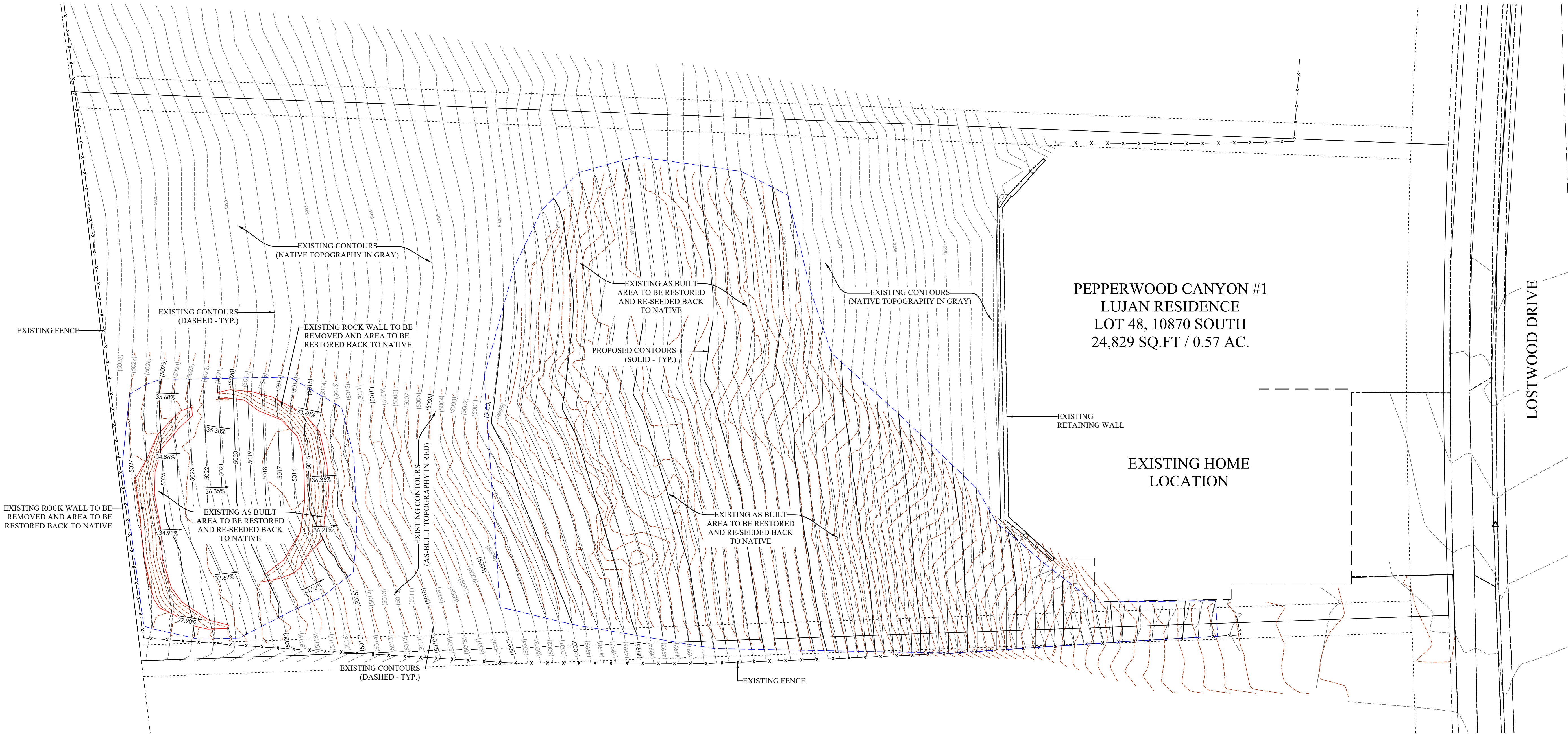
(IN FEET)
1 inch = 10 ft.

NOTES:

1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INCLUDING THE ELEVATION OF THE SEWER LATERAL.
5. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%) R401.3
6. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
7. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.) R311.6.2
8. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
9. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS
10. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
11. NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG



PEPPERWOOD CANYON #1
LOT 48
10870 SOUTH LOSTWOOD DRIVE, CITY, UTAH
SITE PLAN



REVISION BLOCK	
#	DESCRIPTION
1	###
2	###
3	###
4	###
5	###
6	###

SITE PLAN

Scale: 1:10 Drawn: TS
Date: 5/23/2025 Job #: 24-0434
Sheet:

SP-1





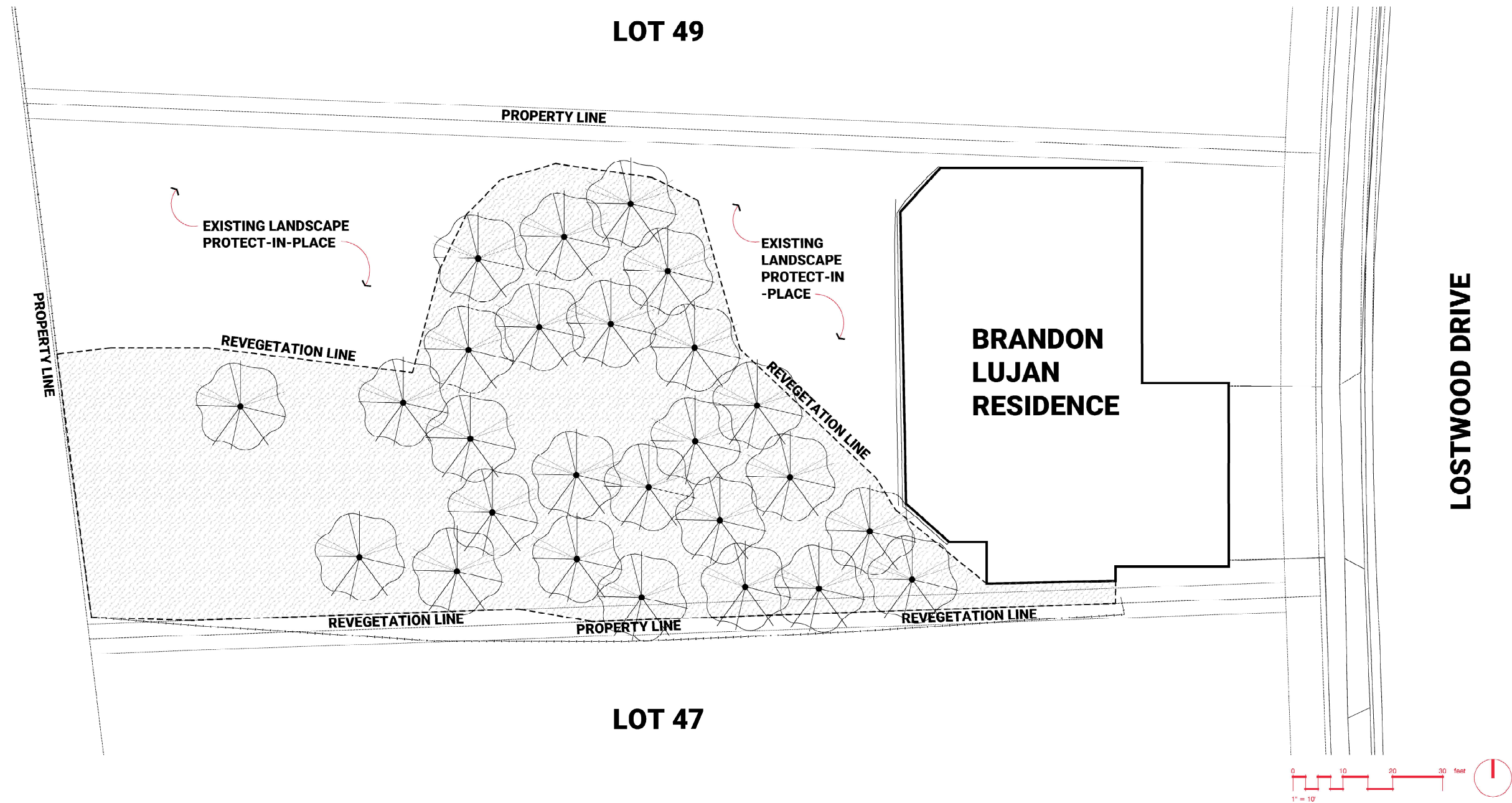
EXHIBIT "B"

GENERAL NOTES:

ALL TREES TO RECEIVE A COMMERCIAL PLASTIC MESH TREE GUARD - PER A.M. LEONARD HORTICULTURE OR APPROVED EQUAL TO PROTECT ALL TREES FROM WILDLIFE - PER SANDY CITY COMMENT (TYP. ALL TREES)

PLANT SCHEDULE

<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>	<u>QTY</u>	
<u>TREES</u>					
	QUERCUS TURBINELLA / SHRUB OAK	2" CAL.	B&B	27	
<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>HZONE</u>	<u>SPACING</u>	<u>QTY</u>
<u>GROUND COVERS</u>					
	CABIN SEED MIX	SEED			10,491 SF



NOT FOR CONSTRUCTION

SHEET //

TITLE *H*

REVEGETATION
PLAN

LP101

REVISIONS

REVISIONS

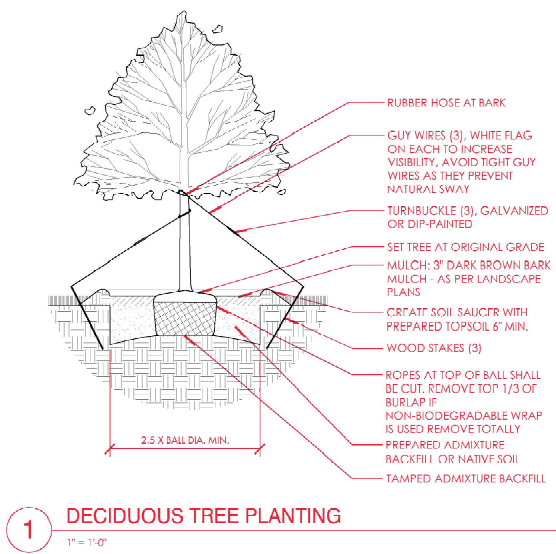
DATE *##* 05.30.25
PROJECT NO. *##* 2512
DRAWN BY *##* NKJ
CHECKED BY *##* BAR

LUJAN RESIDENCE
10870 SOUTH LOSTWOOD DRIVE
SANDY / UT



**DESIGNING OUTDOOR
LIVING EXPERIENCES.**
A: 9500 S 500 W STE 21
SANDY JT 84073
P: 801 878 4717
W: LOFTSIXFOJR.COM

[illegible]



NOT FOR CONSTRUCTION

SHEET #	TITLE #
LP501	PLANTING DETAILS

REVISIONS #

DATE #	05.30.25
PROJECT NO. #	2512
DRAWN BY #	NKJ
CHECKED BY #	BAR

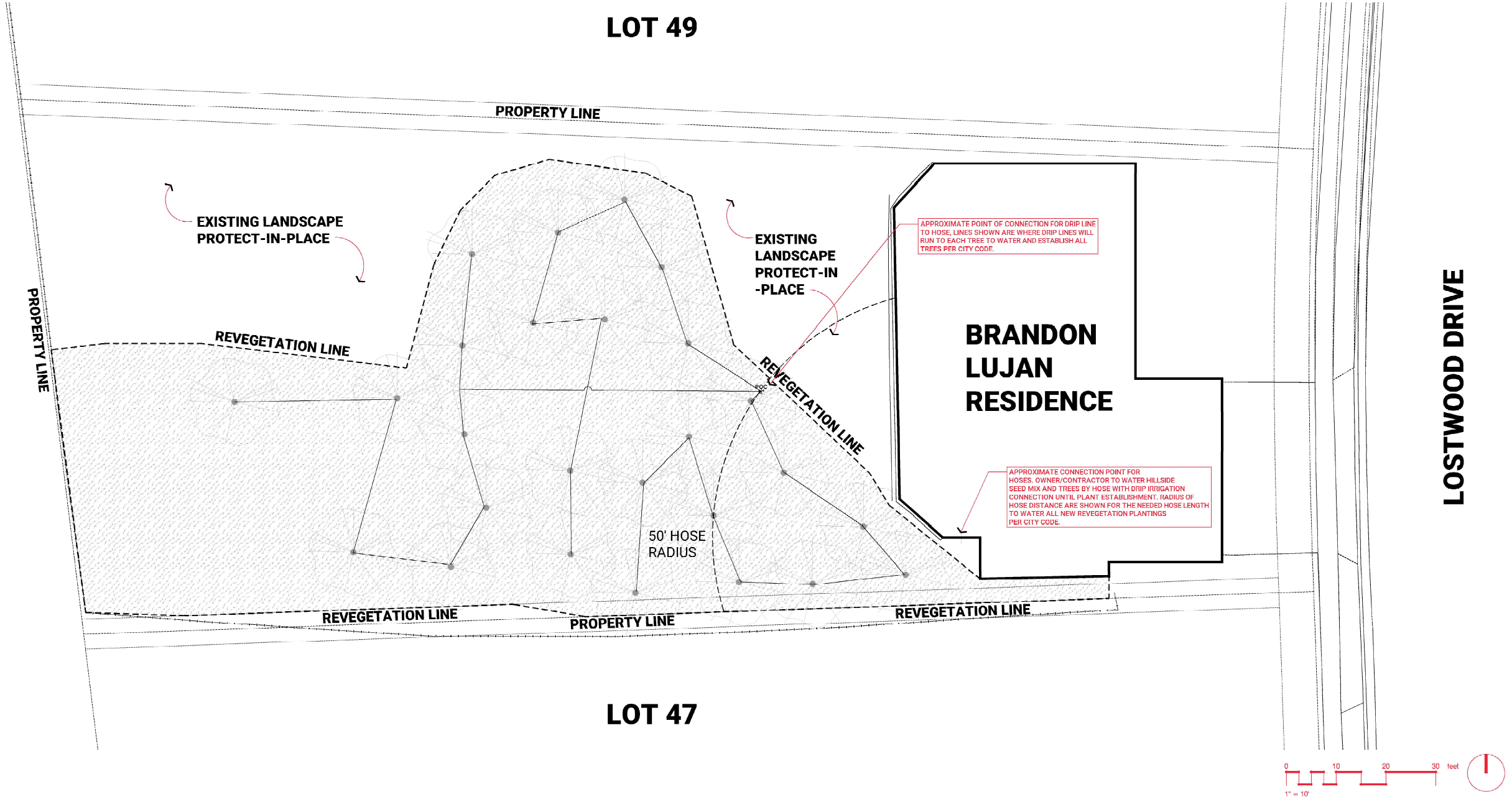
LUJAN RESIDENCE
10870 SOUTH LOSTWOOD DRIVE
SANDY / UT



THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT COMPLETES THE PROJECT AND TO PROVIDE A DESIGN THAT IS IN ACCORDANCE WITH THE CITY OF SANDY'S LANDSCAPE DESIGN STANDARDS. THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT IS IN ACCORDANCE WITH THE CITY OF SANDY'S LANDSCAPE DESIGN STANDARDS. THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT IS IN ACCORDANCE WITH THE CITY OF SANDY'S LANDSCAPE DESIGN STANDARDS.

DESIGNING OUTDOOR LIVING EXPERIENCES.
A: 9130 S. 300 W. STE. 215
SANDY, UT 84073
P: 801 878 4777
W: LOFTSIXFOUR.COM

EXHIBIT "B"



NOT FOR CONSTRUCTION

SHEET #	LI101	TITLE #	TEMPORARY IRRIGATION PLAN
		REVISIONS #	
DATE #		05.30.25	
PROJECT NO. #		2512	
DRAWN BY #		NKJ	
CHECKED BY #		BAR	
DESIGNING OUTDOOR LIVING EXPERIENCES.		A: 91500 S 500 W STE 215 SANDY UT 84073	
P: 801 878 4717		W: LOFTSIXFOUR.COM	
REGISTERED LANDSCAPE ARCHITECT		# 5197921	
REED		REED	
STATE OF UTAH		STATE OF UTAH	
LUJAN RESIDENCE		10870 SOUTH LOSTWOOD DRIVE SANDY / UT	

EXHIBIT "C"

Aerial Photos

Year 2025



Year 2022



EXHIBIT "C"

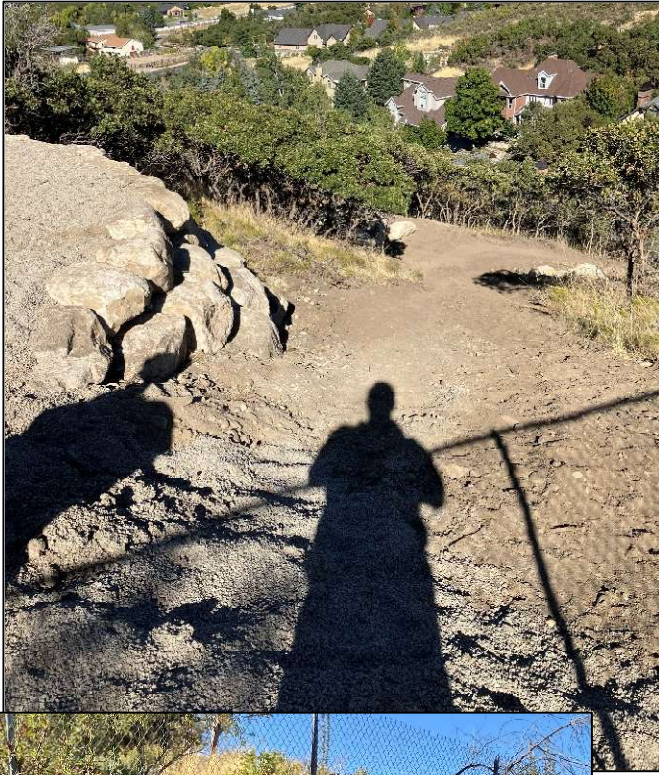
September 2024:

Unauthorized alteration into the protected slope and a stop work order is issued.



EXHIBIT "C"

October 2024
Site Visit Inspection





SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

City Engineer Recommendation Letter

DATE: June 12, 2025
TO: Melissa Anderson, Zoning Administrator
FROM: Britney Ward, P.E., Assistant Public Works Director/City Engineer
SUBJECT: 10870 S Lostwood Dr, SPX05162025-006969 *Britney Ward*

Background:

In March of 1980, 10870 S Lostwood Dr was platted as Lot 48 of the Pepperwood Canyon 1 subdivision. Notably, the plat's Condition of Approval 5 requires grading plans in conformance with Sandy's Hillside Ordinance, to be submitted to the City and approved before building permits are issued. Further, it requires that the hillsides remain substantially undisturbed, and any grading or vegetation removal be approved by the City. Subsequently, a house site plan for Lot 48 was approved and constructed. The subject property is located within Sandy's Sensitive Area Overlay Zone.

Recent Development:

In September of 2024, the city was alerted to unauthorized grading into the protected slope of this lot. Investigations revealed that the homeowner engaged a contractor to build level backyard areas, install a playground, and provide access trails. The contractor took the liberty to cut into the protected slope to access higher ground and rearrange boulders on the hillside to use as retention for a level playground area. In addition, extensive mature native landscaping was removed and wide access cuts were made.

Following the discovery, a Violation Notice and Stop Work Order were promptly issued for the property. In response, the city collaborated with the owners of Lot 48 to submit a plan to restore the disturbed slope. Mrs. Heidi Lujan and Mr. Brandon Lujan, the owners of Lot 48, have included the restoration of the affected area in the proposed plan.

Restoration Plan:

The restoration plan involves the following:

- Restoring the terrain to its original contours, aligning it as closely as feasible to its former undisturbed state.
- Implementation of erosion control measures to safeguard the region until the native vegetation fully reestablishes itself.
- Scattering the boulders from the retained areas sporadically over the hillside to represent the natural ground as removing the boulders completely will cause further damage to the hillside.
- Revegetate the hillside with plant species matching those of the adjacent undisturbed area.

EXHIBIT "D"



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

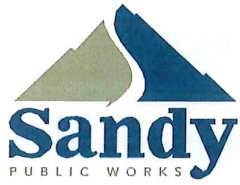
- Safeguarding the residual scrub oak.

The overarching objective is to restore the original protected slope without making any alterations to the existing plat.

Recommendation:

Having assessed the details of the restoration proposal, Sandy City Engineering recommends the Planning Commission's approval of this restoration plan for 10870 S Lostwood Drive.

EXHIBIT "D"



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

Exhibit "B"

2025 Aerial Map



EXHIBIT "D"



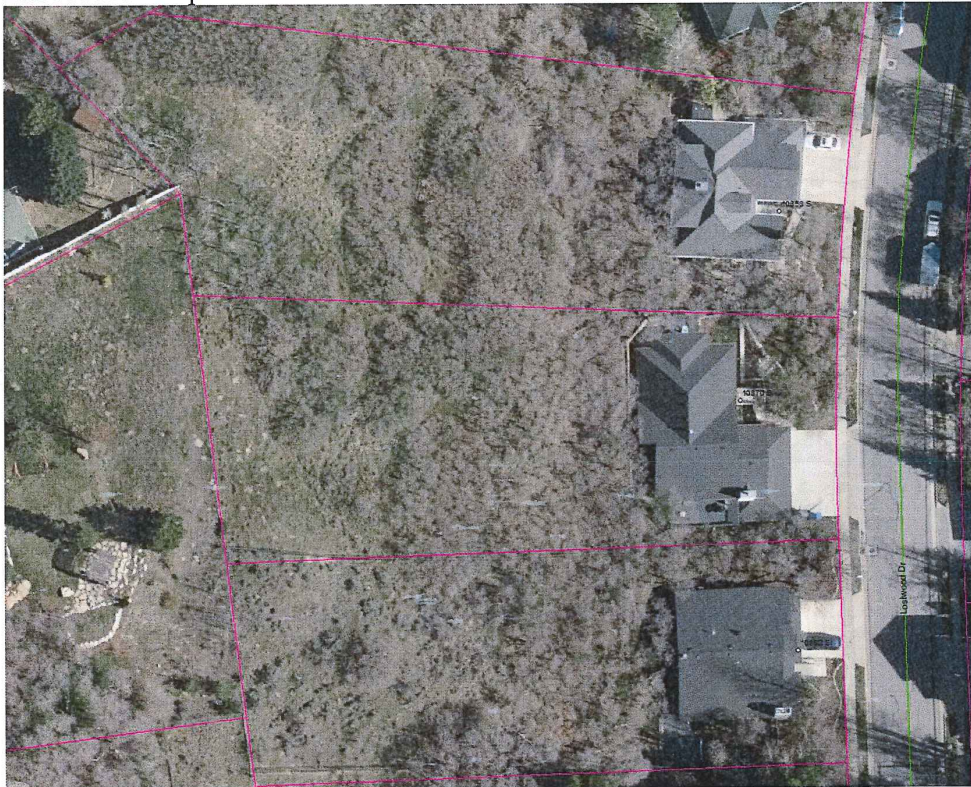
SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

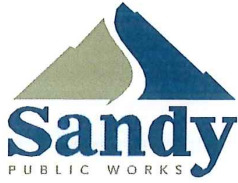
2024 Aerial Map



September 2024
Site Photo



EXHIBIT "D"



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

Contour Map

