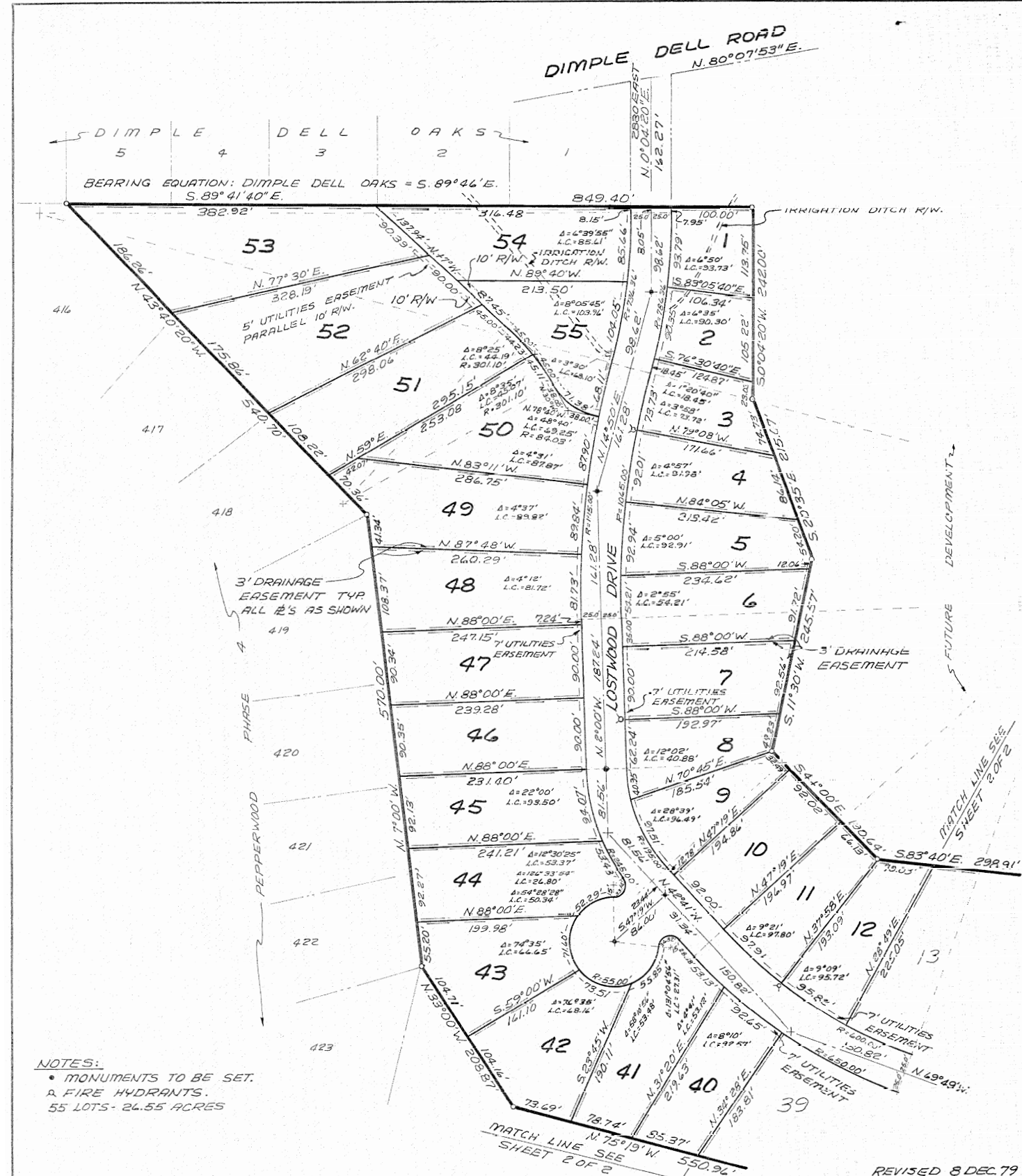


EXHIBIT "A"

SALT LAKE COUNTY SURVEYOR STANDARD SUBDIVISION FORM



NOTES:  
• MONUMENTS TO BE SET.  
• FIRE HYDRANTS.  
55 LOTS - 24.55 ACRES

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

CONDITIONS OF APPROVAL ON PAGE 2



ACKNOWLEDGMENT  
COUNTY OF Salt Lake STATE OF UTAH } S.S.  
ON THE 16th DAY OF March, 1980, 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  
NOTARY PUBLIC  
RESIDING IN W. Jordan, Utah

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. 222.07 FT. THENCE S. 15° 52' W. 220.24 FT.; THENCE N. 64° 00' W. 731.01 FT.; THENCE N. 75° 19' W. 550.94 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.

5/1/81  
DATE

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  
16th day of March A.D., 1980

BELL MOUNTAIN CORP.  
Charles H. Herman Pres.

ACKNOWLEDGMENT

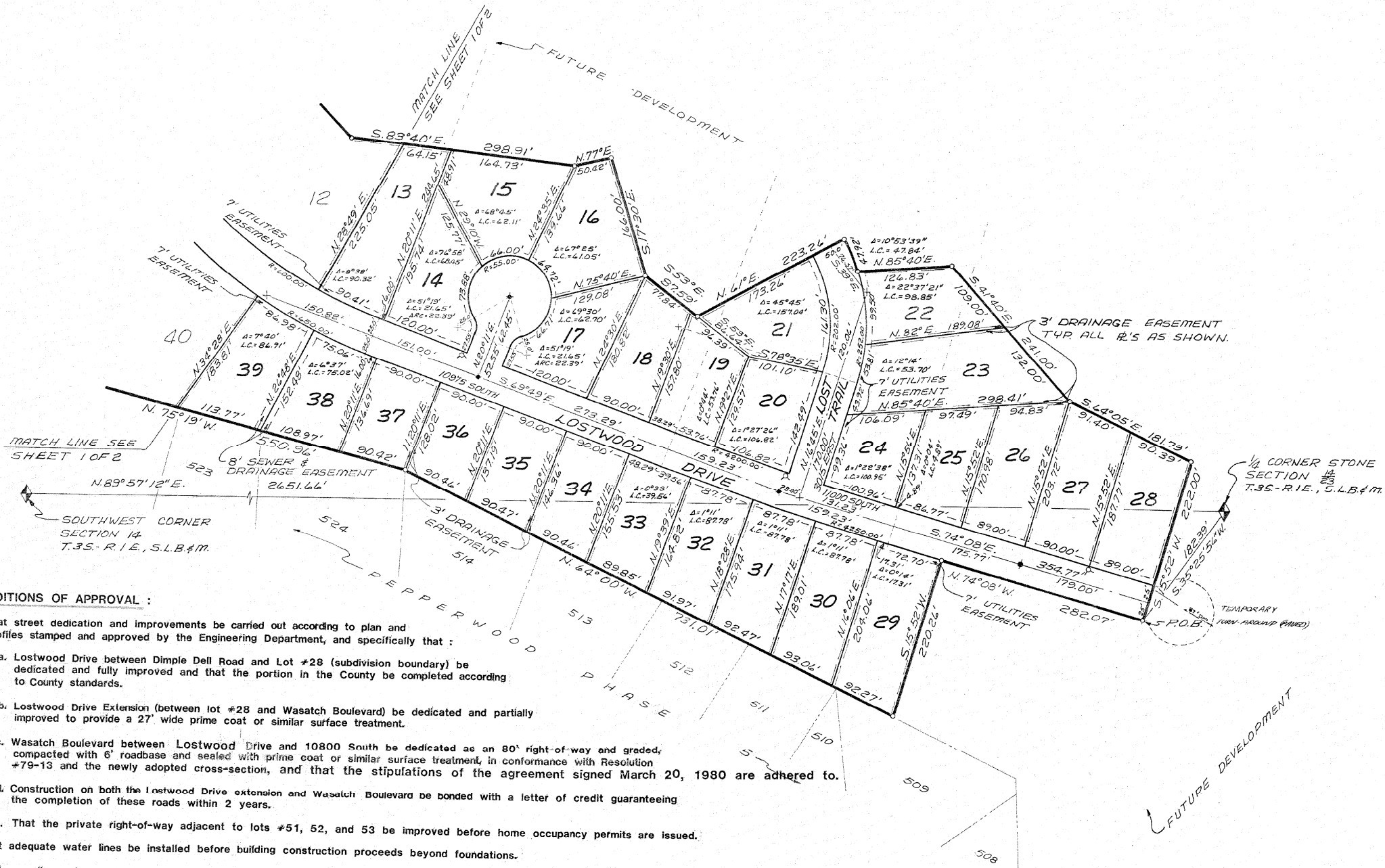
STATE OF UTAH } S.S.  
County of Salt Lake }  
On the 16th day of March, A.D., 1980, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer ( ) of the above Owner's dedication, in number, who duly acknowledged to me that  
signed 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. SECTION

PLANNING COMMISSION APPROVED THIS 27th DAY OF February, A.D., 1980 BY THE SANDY CITY PLANNING COMMISSION. CHAIRMAN SANDY CITY PLANNING COMM.	BOARD OF HEALTH APPROVED THIS 3rd DAY OF December, A.D., 1979 DIRECTOR S. L. CO. BOARD OF HEALTH	FLOOD CONTROL DEPT. APPROVED THIS 5th DAY OF December, A.D., 1979 FLOOD CONTROL COORDINATOR	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. DATE SANDY CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 20th DAY OF March, A.D., 1980 SANDY CITY ATTORNEY	SANDY CITY COUNCIL PRESENTED TO THE BOARD OF SANDY CITY COUNCILORS THIS 15th DAY OF March, A.D., 1980, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST SANDY CITY CLERK MAYOR	RECORDED # 3527835 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Security Title Co. DATE 1-27-81 TIME 9:50 A.M. BOOK 81-1 PAGE 18 FEE \$ 6.75 DEPUTY SALT LAKE COUNTY RECORDER
--	--	---	---	--	--	---

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 "	"
31	3010 "	16,346
32	2996 "	15,240
33	2984 "	14,185
34	2972 "	13,584
35	2960 "	12,740
36	2948 "	11,934
37	2936 "	11,912
38	2924 "	14,300
39	2912 "	16,346
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  
SALT LAKE COUNTY RECORDER

81-1-18  
2 OF 4





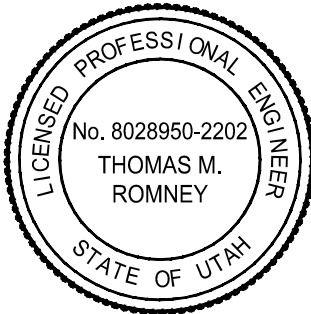
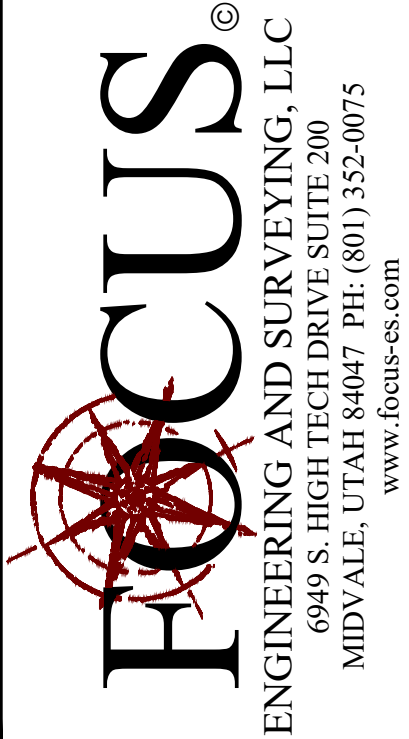
GRAPHIC SCALE



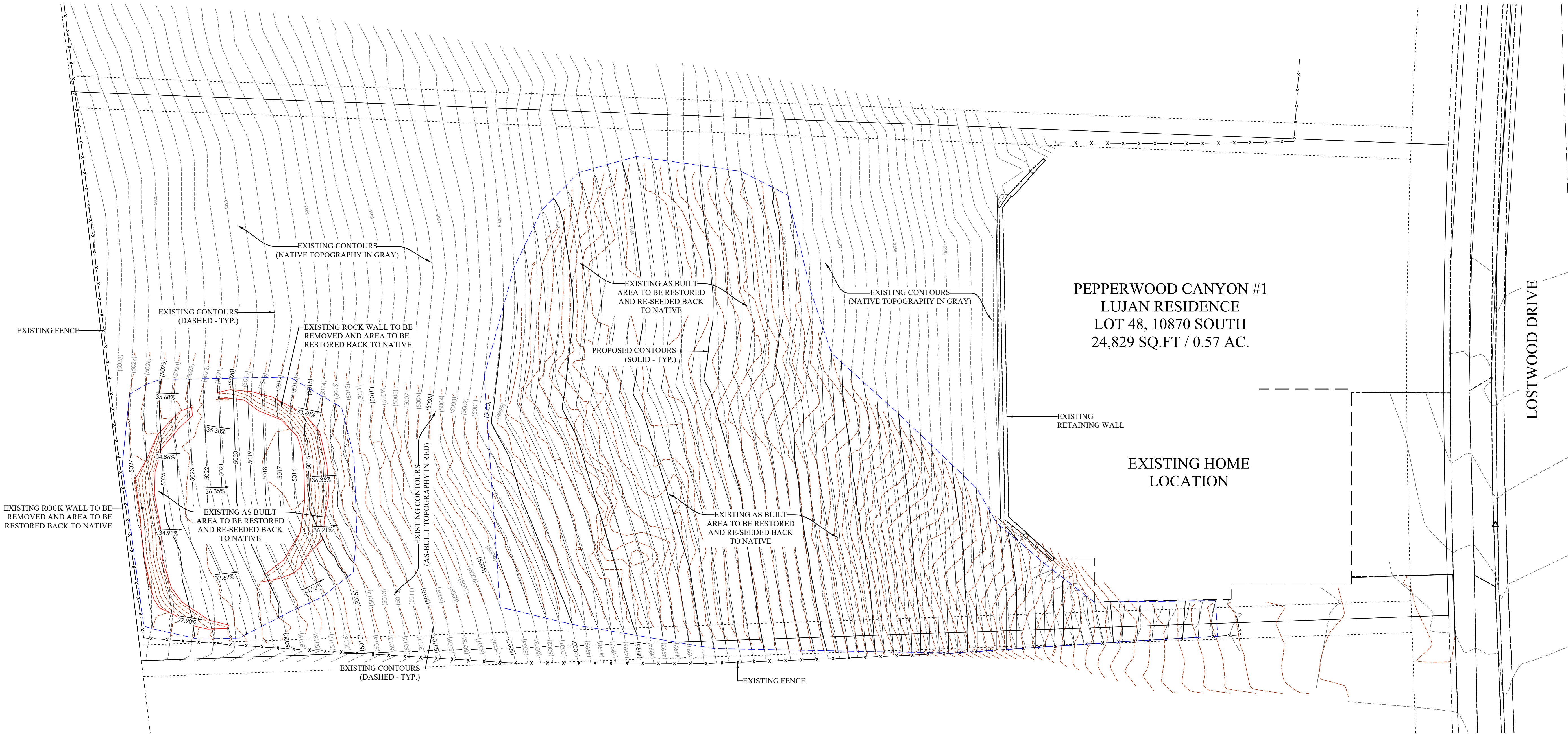
(IN FEET)  
1 inch = 10 ft.

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





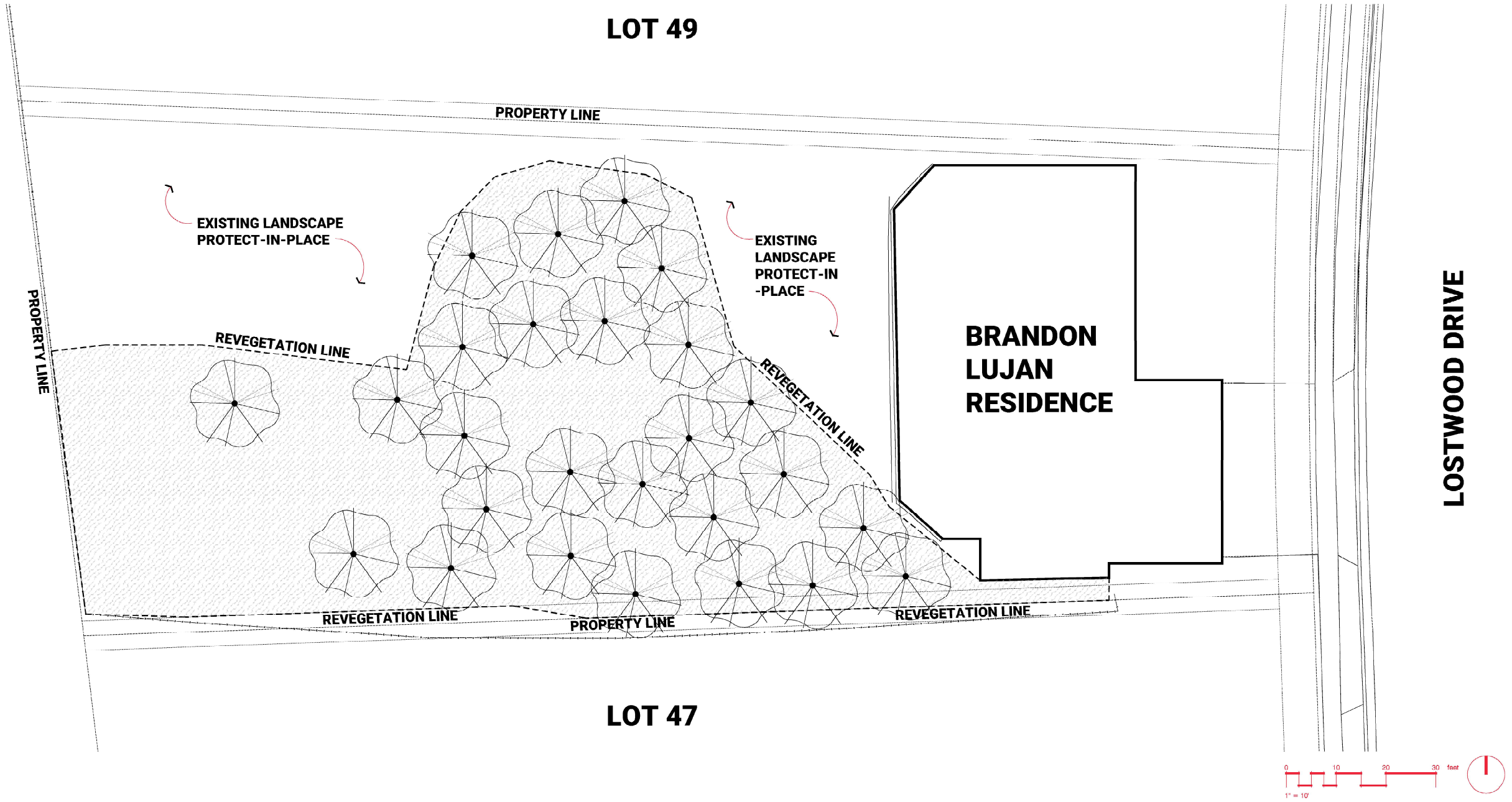
EXHIBIT "B"

GENERAL NOTES:

ALL TREES TO RECEIVE A COMMERCIAL PLASTIC MESH TREE GUARD - PER A.M. LEONARD HORTICULTURE OR APPROVED EQUAL TO PROTECT ALL TRESS 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



DESIGNING OUTDOOR LIVING EXPERIENCES.  
A: 9100 S. 500 WEST STE. 215  
SANDY, UT 84070  
P: 801 878 4777  
W: LOFTSIXFOUR.COM

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT OR ENGINEER OR LANDSCAPE ARCHITECT AND THE ARCHITECT OR ENGINEER OR LANDSCAPE ARCHITECT IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETION OF THE PROJECT. THE ARCHITECT OR ENGINEER OR LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR OMISSIONS IN THE PROJECT. THE ARCHITECT OR ENGINEER OR LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGES OR INJURIES TO PERSONS OR PROPERTY. THE ARCHITECT OR ENGINEER OR LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. THE ARCHITECT OR ENGINEER OR LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS THAT MAY ARISE IN CONNECTION WITH THE PROJECT.



LUJAN RESIDENCE  
10870 SOUTH LOSTWOOD DRIVE  
SANDY / UT

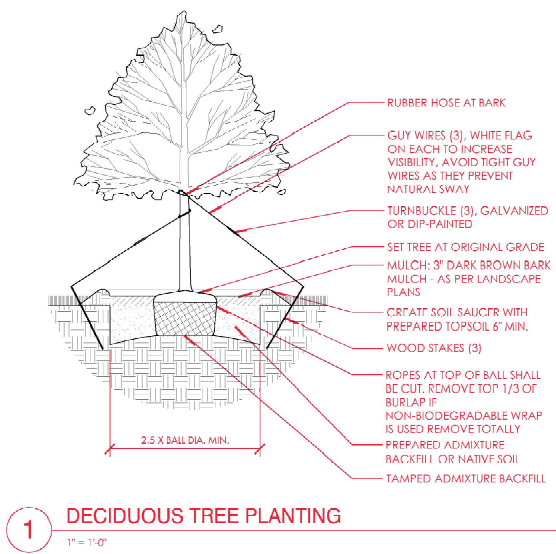
DATE: 05.30.25  
PROJECT NO.: 2512  
DRAWN BY: NKJ  
CHECKED BY: BAR

REVISIONS	BY	DATE

TITLE: REVEGETATION PLAN

NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION

SHEET #	TITLE #
LP501	PLANTING DETAILS

REVISIONS #

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

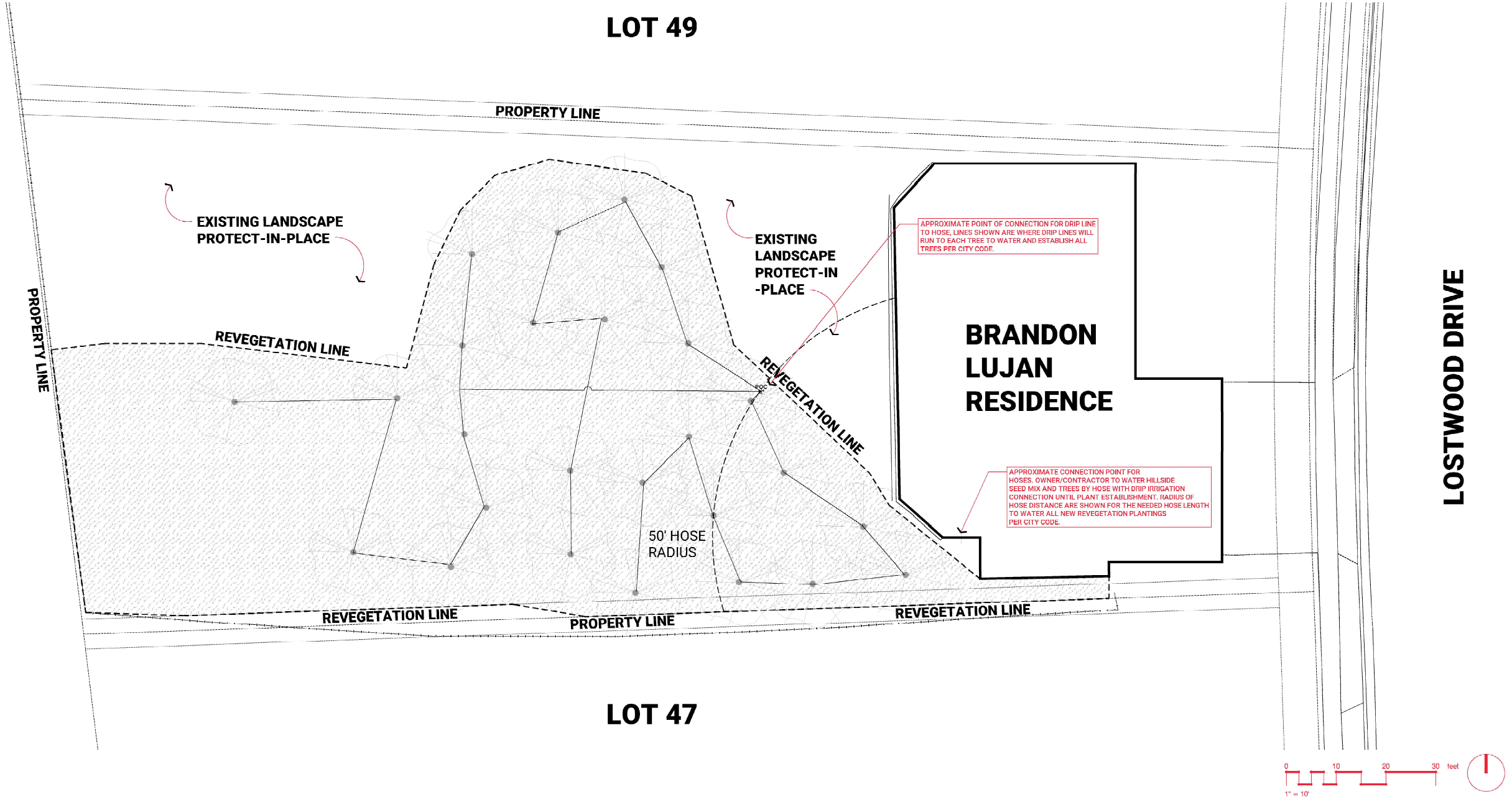
**LUJAN RESIDENCE**  
10870 SOUTH LOSTWOOD DRIVE  
SANDY / UT



THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT MEETS THE REQUIREMENTS OF THE PROJECT AND TO PROVIDE A DESIGN THAT IS IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH PROFESSIONAL LANDSCAPE ARCHITECTURE ACT AND RULES. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS NOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT MEETS THE REQUIREMENTS OF THE PROJECT AND TO PROVIDE A DESIGN THAT IS IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH PROFESSIONAL LANDSCAPE ARCHITECTURE ACT AND RULES.

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

EXHIBIT "B"



LOSTWOOD DRIVE

NOT FOR CONSTRUCTION

6/4

LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES.

A: 9500 S 500 W STE 215 SANDY UT 84073

P: 801 878 4717

W: LOFTSIXFOUR.COM

THE DESIGN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGN IS NOT A GUARANTEE OF PERFORMANCE. THE DESIGN IS NOT A GUARANTEE OF ACCURACY. THE DESIGN IS NOT A GUARANTEE OF COMPLETION. THE DESIGN IS NOT A GUARANTEE OF SATISFACTION. THE DESIGN IS NOT A GUARANTEE OF ANY OTHER MATTER.

# 5197921  
Brandon A. Reed  
STATE OF UTAH

LUJAN RESIDENCE

10870 SOUTH LOSTWOOD DRIVE  
SANDY / UT

DATE: 05/30/25

PROJECT NO.: 2512

DRAWN BY: NKJ

CHECKED BY: BAR

REVISIONS

TITLE: TEMPORARY IRRIGATION PLAN

SHEET: LI101



# EXHIBIT "C"

## Aerial Photos

Year 2025



Year 2022



## EXHIBIT "C"

**September 2024:**

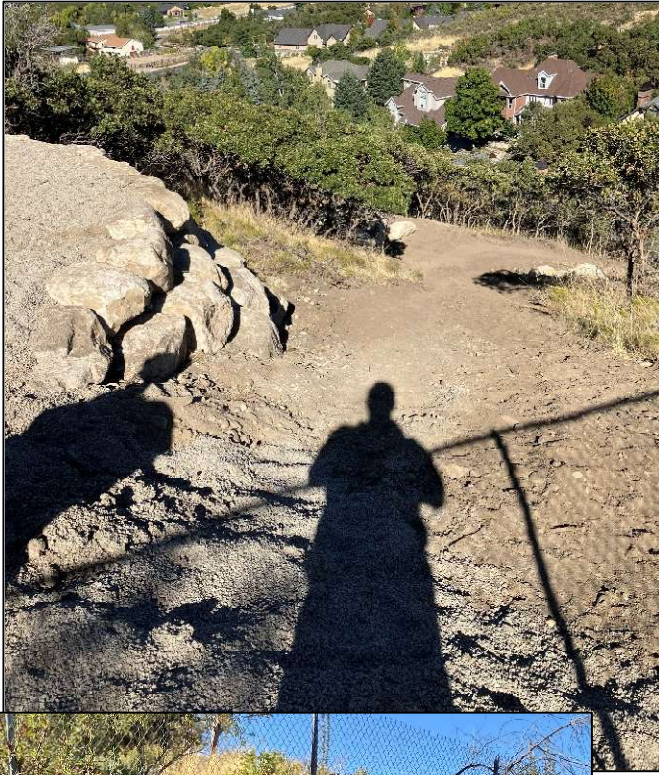
Unauthorized alteration into the protected slope and a stop work order is issued.





## 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

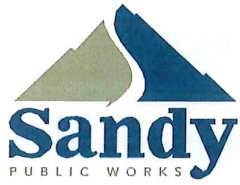
- Safeguarding the residual scrub oak.

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"



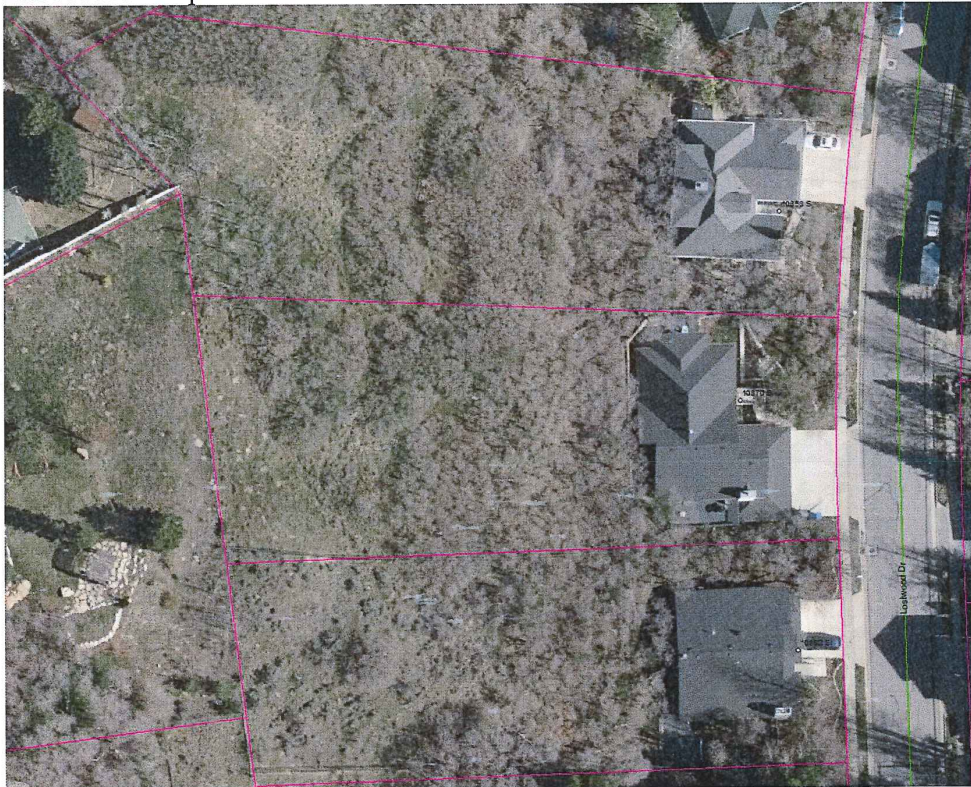
## SANDY CITY PUBLIC WORKS

RYAN KUMP, PE  
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE PACE  
CHIEF ADMINISTRATIVE OFFICER

2024 Aerial Map

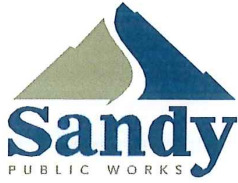


September 2024  
Site Photo





## EXHIBIT "D"



## SANDY CITY PUBLIC WORKS

RYAN KUMP, PE  
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE PACE  
CHIEF ADMINISTRATIVE OFFICER

Contour Map

