



- ## NOTES

SSWS

EP XXX.XX

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3D

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 $AB$ 

*SBL*

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Sc

**LEGEND**

*SANITARY SEWER SERVICE*

*WATER SERVICE*

*FIRE HYDRANT*

*EDGE OF PAVEMENT GRADE*

*SLOPE BANK*

*BUILDING ENVELOPE*

*RETAINING WALL*

*DRY UTILITY SERVICE*

*TRANSFORMER*

*AT&T PULLBOX*

*UTILITY VAULT*

*PRIMARY PULLBOX*

*UTILITY PEDESTAL*

## ABBREVIATIONS

AGGREGATE BASE  
MULTI-PURPOSE EASEMENT  
SETBACK LINE



*LDR-06 Lot 1  
Marketing Exhibit*

*BICKFORD RANCH*

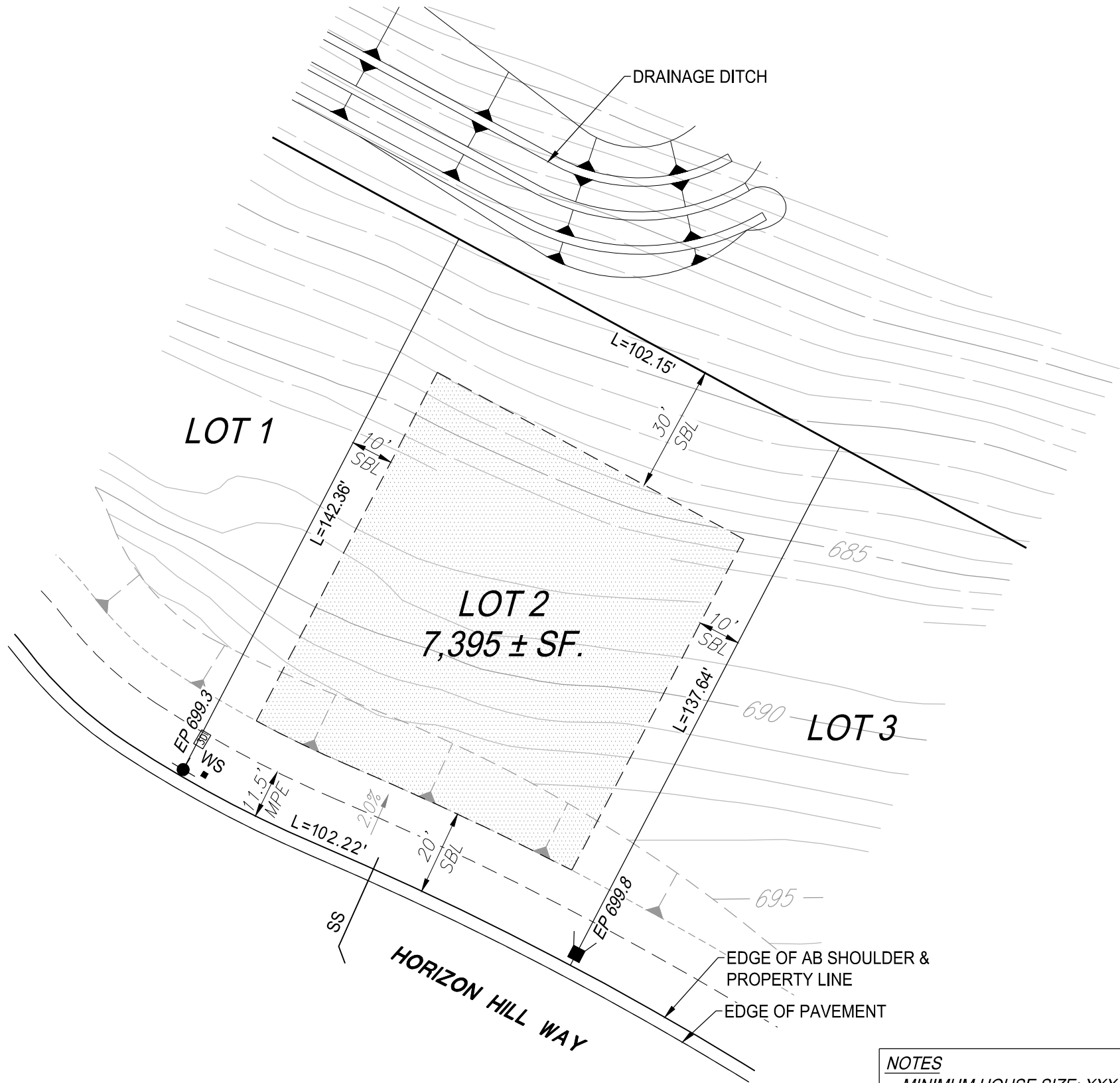
*Placer County*  
*Scale 1"=30'*

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California  
April 2026  
Job No.18451

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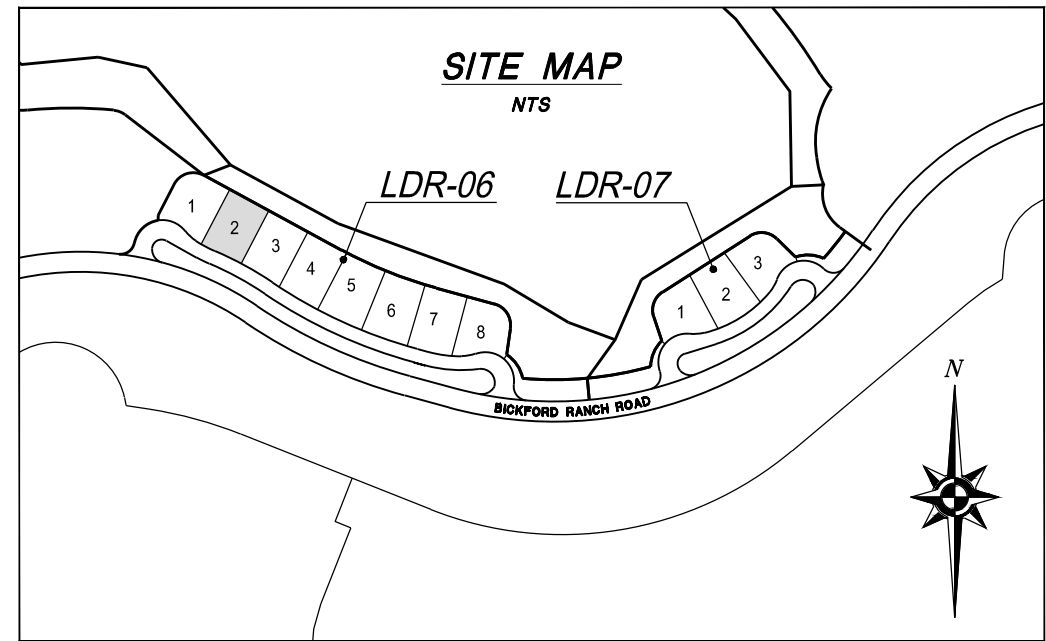
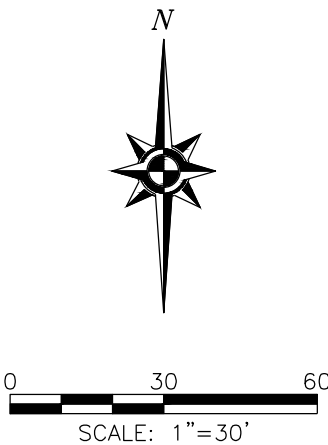
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**NOTES**

- MINIMUM HOUSE SIZE: XXX.XX SF.
- LOT AREA: 14,305± SF.
- BUILDING PAD AREA: 7,395± SF.
- LOT DIMENSIONS ARE PRELIMINARY PENDING FINAL MAP RECORDATION
- FOR ARCHITECTURAL CONTROL REFER TO CC&R'S.
- FOR FENCING REQUIREMENTS REFER TO CC&R'S.

| LEGEND        |                        |
|---------------|------------------------|
| SS            | SANITARY SEWER SERVICE |
| WS            | WATER SERVICE          |
| EP XXX.XX     | FIRE HYDRANT           |
|               | EDGE OF PAVEMENT GRADE |
|               | SLOPE BANK             |
|               | BUILDING ENVELOPE      |
|               | RETAINING WALL         |
|               | DRY UTILITY SERVICE    |
|               | TRANSFORMER            |
|               | AT&T PULLBOX           |
|               | UTILITY VAULT          |
|               | PRIMARY PULLBOX        |
|               | UTILITY PEDESTAL       |
| ABBREVIATIONS |                        |
| AB            | AGGREGATE BASE         |
| MPE           | MULTI-PURPOSE EASMENT  |
| SBL           | SETBACK LINE           |



LDR-06 Lot 2  
Marketing Exhibit

# BICKFORD RANCH

Placer County  
Scale 1"=30'

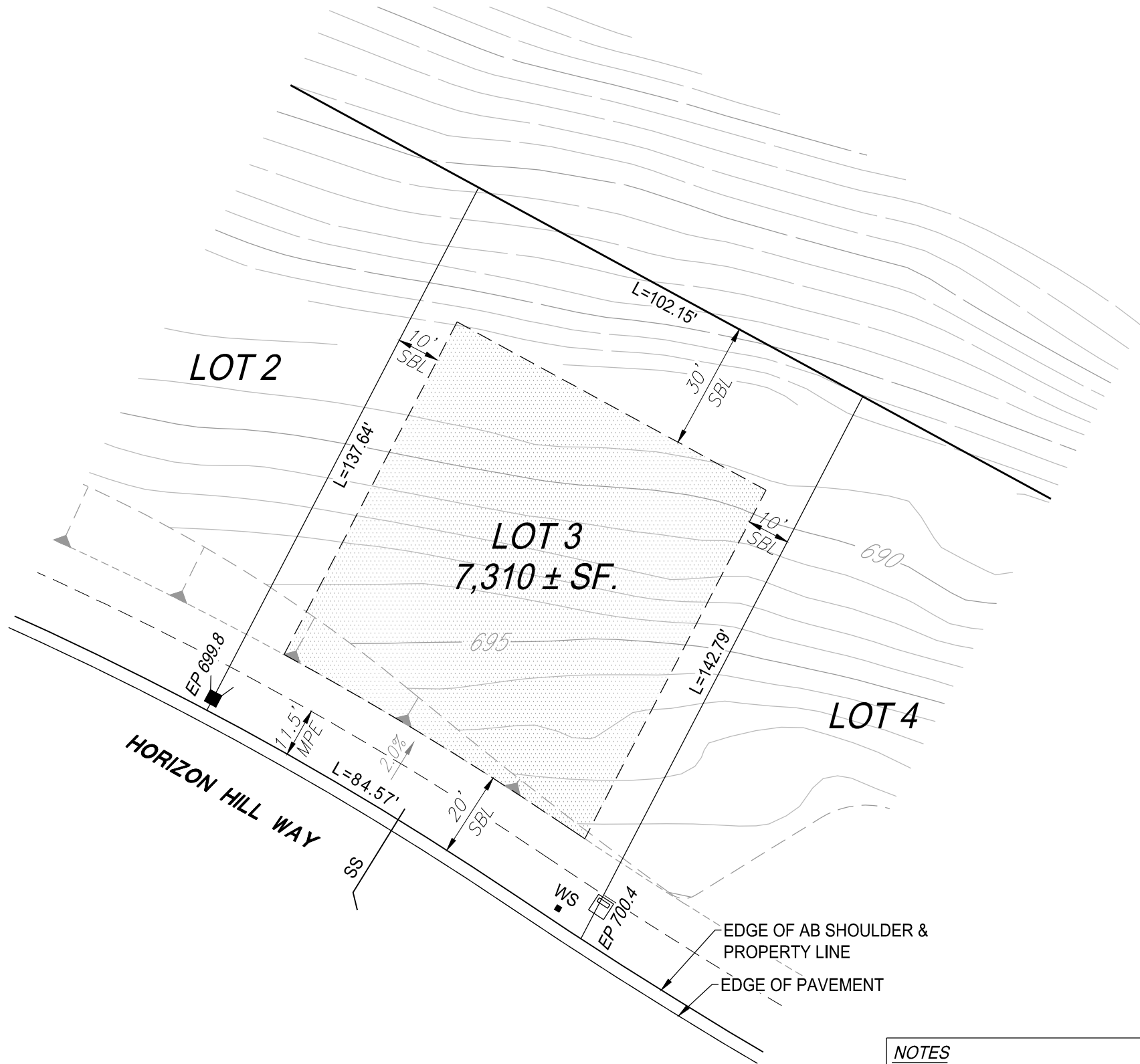
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April 2026  
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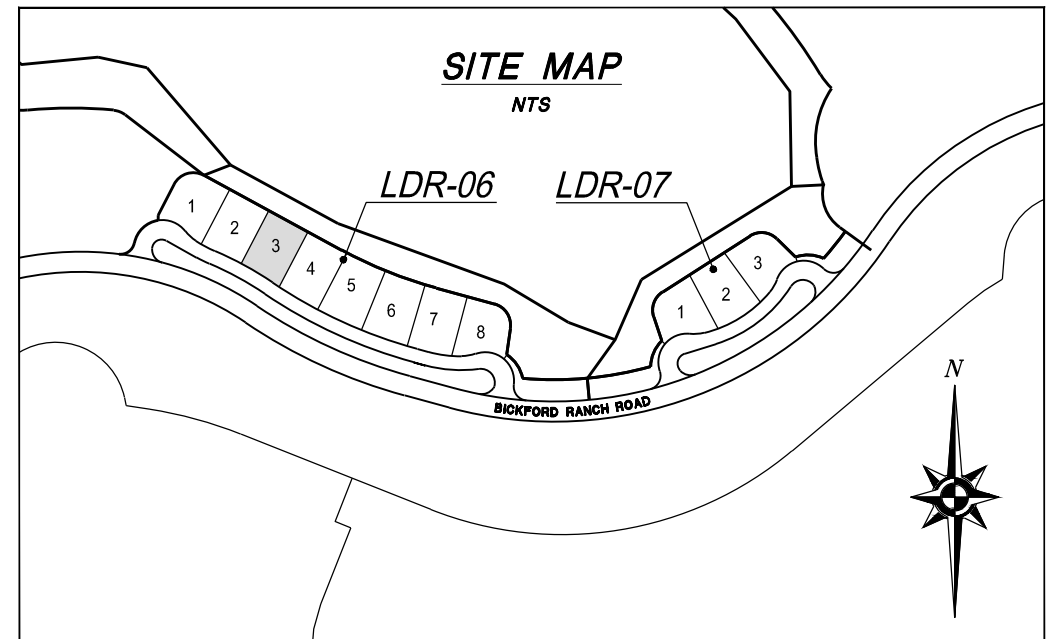
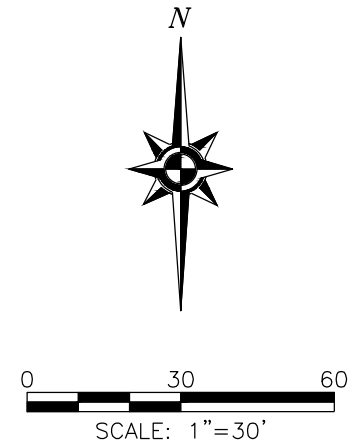
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#### NOTES

- MINIMUM HOUSE SIZE: XXX.XX SF.
- LOT AREA: 14,222± SF.
- BUILDING PAD AREA: 7,310± SF.
- LOT DIMENSIONS ARE PRELIMINARY PENDING FINAL MAP RECORDATION
- FOR ARCHITECTURAL CONTROL REFER TO CC&R'S.
- FOR FENCING REQUIREMENTS REFER TO CC&R'S.

| LEGEND        |                        |
|---------------|------------------------|
| SS            | SANITARY SEWER SERVICE |
| WS            | WATER SERVICE          |
| EP XXX.XX     | FIRE HYDRANT           |
|               | EDGE OF PAVEMENT GRADE |
|               | SLOPE BANK             |
|               | BUILDING ENVELOPE      |
|               | RETAINING WALL         |
|               | DRY UTILITY SERVICE    |
|               | TRANSFORMER            |
| ATT           | AT&T PULLBOX           |
| 3D            | UTILITY VAULT          |
| 5             | PRIMARY PULLBOX        |
| C             | UTILITY PEDESTAL       |
| ABBREVIATIONS |                        |
| AB            | AGGREGATE BASE         |
| MPE           | MULTI-PURPOSE EASMENT  |
| SBL           | SETBACK LINE           |



LDR-06 Lot 3  
Marketing Exhibit

## BICKFORD RANCH

Placer County  
Scale 1"=30'

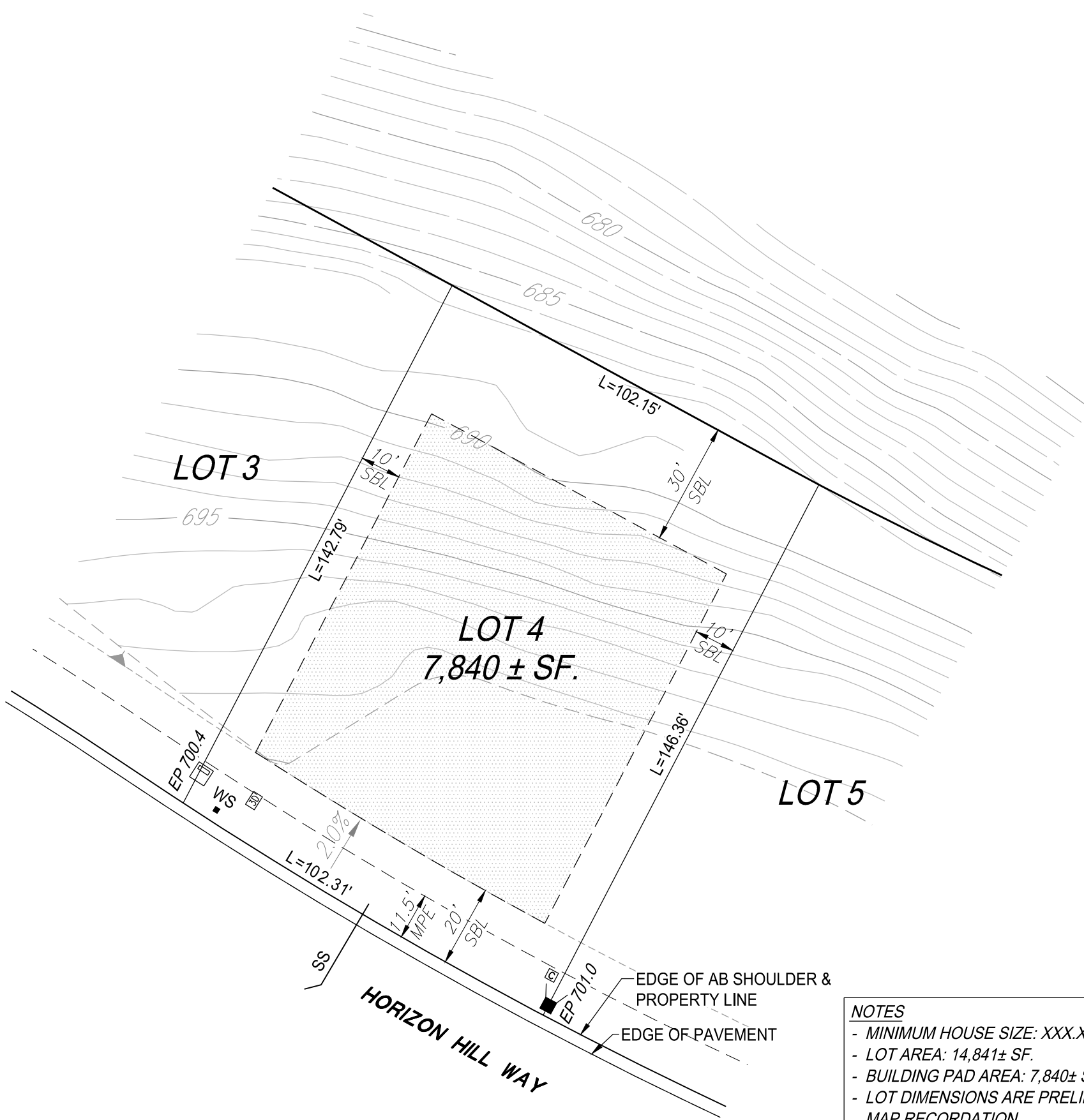
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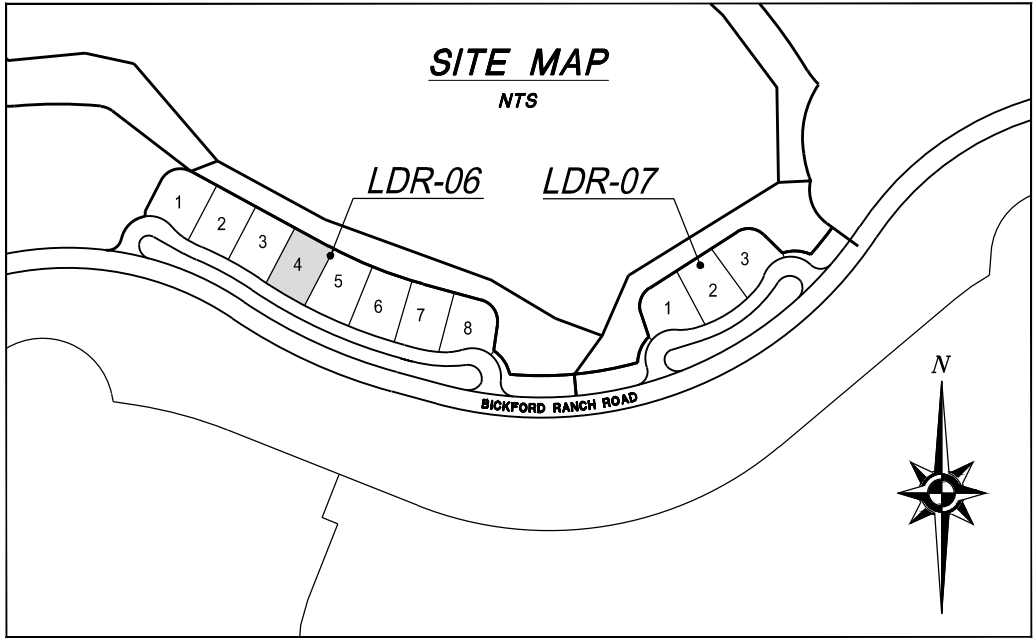
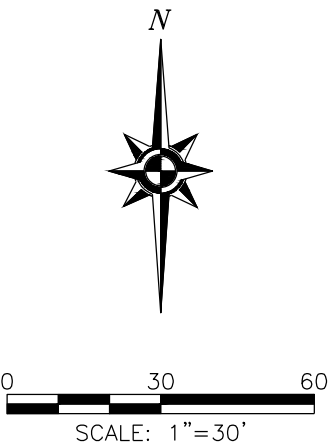
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- NOTES**
- MINIMUM HOUSE SIZE: XXX.XX SF.
  - LOT AREA: 14,841± SF.
  - BUILDING PAD AREA: 7,840± SF.
  - LOT DIMENSIONS ARE PRELIMINARY PENDING FINAL MAP RECORDATION
  - FOR ARCHITECTURAL CONTROL REFER TO CC&R'S.
  - FOR FENCING REQUIREMENTS REFER TO CC&R'S.

| LEGEND        |                        |
|---------------|------------------------|
| SS            | SANITARY SEWER SERVICE |
| WS            | WATER SERVICE          |
| EP XXX.XX     | FIRE HYDRANT           |
|               | EDGE OF PAVEMENT GRADE |
|               | SLOPE BANK             |
|               | BUILDING ENVELOPE      |
|               | RETAINING WALL         |
|               | DRY UTILITY SERVICE    |
|               | TRANSFORMER            |
|               | AT&T PULLBOX           |
|               | UTILITY VAULT          |
|               | PRIMARY PULLBOX        |
|               | UTILITY PEDESTAL       |
| ABBREVIATIONS |                        |
| AB            | AGGREGATE BASE         |
| MPE           | MULTI-PURPOSE EASMENT  |
| SBL           | SETBACK LINE           |



LDR-06 Lot 4  
Marketing Exhibit

Placer County  
Scale 1"=30'

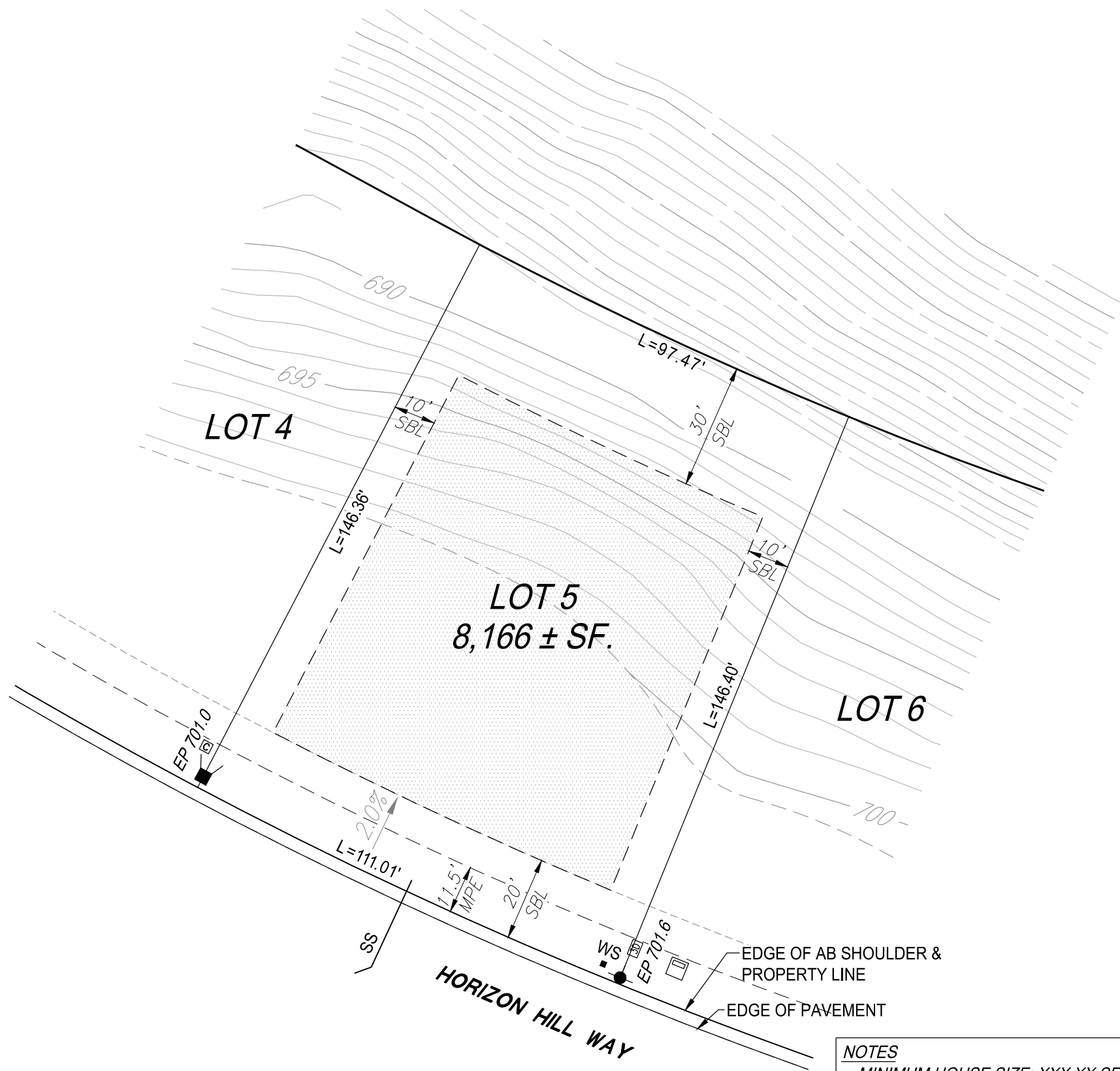
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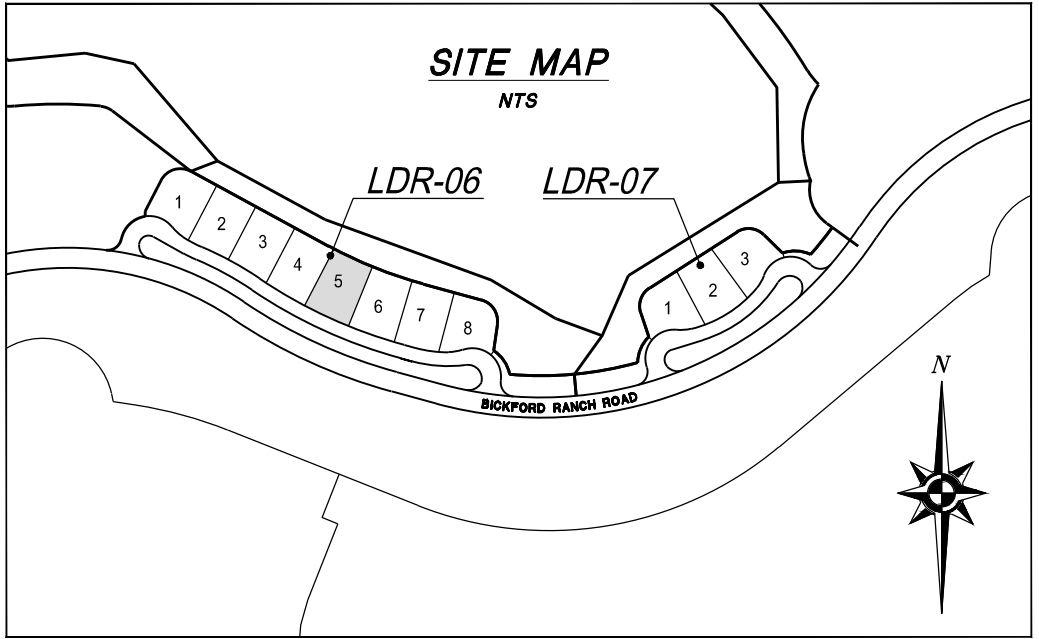
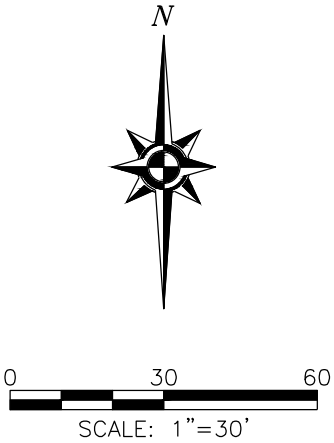
- NOTES**
- MINIMUM HOUSE SIZE: XXX.XX SF.
  - LOT AREA: 15,261± SF.
  - BUILDING PAD AREA: 8,166± SF.
  - LOT DIMENSIONS ARE PRELIMINARY PENDING FINAL MAP RECORDATION
  - FOR ARCHITECTURAL CONTROL REFER TO CC&R'S.
  - FOR FENCING REQUIREMENTS REFER TO CC&R'S.

**LEGEND**

|           |                        |
|-----------|------------------------|
| SS        | SANITARY SEWER SERVICE |
| WS        | WATER SERVICE          |
| EP XXX.XX | FIRE HYDRANT           |
| ▬▬▬▬▬▬    | EDGE OF PAVEMENT GRADE |
| ▬▬▬▬▬▬    | SLOPE BANK             |
| ▬▬▬▬▬▬    | BUILDING ENVELOPE      |
| ▬▬▬▬▬▬    | RETAINING WALL         |
| ▬▬▬▬▬▬    | DRY UTILITY SERVICE    |
| ▬▬▬▬▬▬    | TRANSFORMER            |
| ATT       | AT&T PULLBOX           |
| 3D        | UTILITY VAULT          |
| 5         | PRIMARY PULLBOX        |
| C         | UTILITY PEDESTAL       |

**ABBREVIATIONS**

|     |                       |
|-----|-----------------------|
| AB  | AGGREGATE BASE        |
| MPE | MULTI-PURPOSE EASMENT |
| SBL | SETBACK LINE          |



LDR-06 Lot 5  
Marketing Exhibit

**BICKFORD RANCH**

Placer County  
Scale 1"=30'

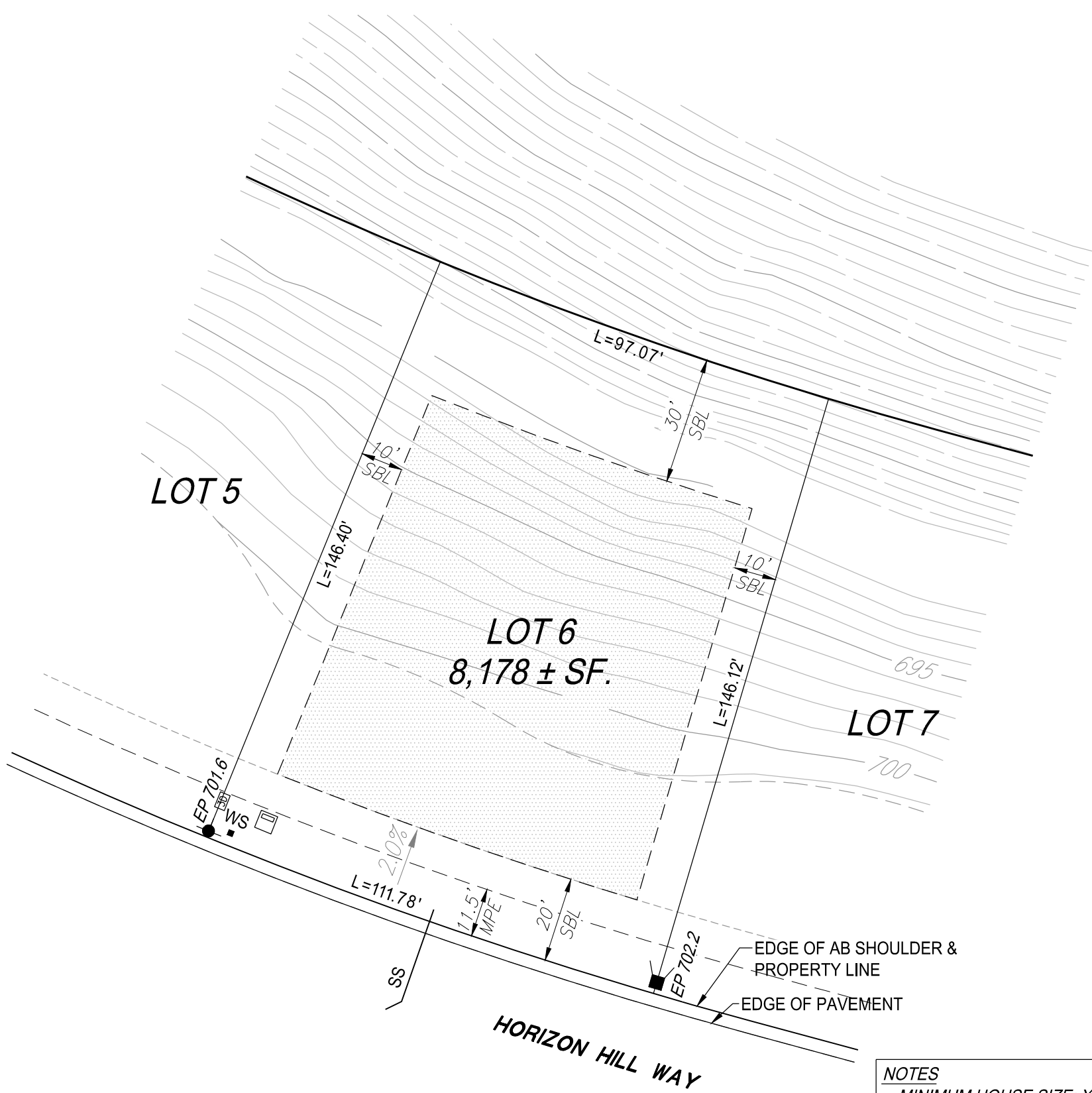
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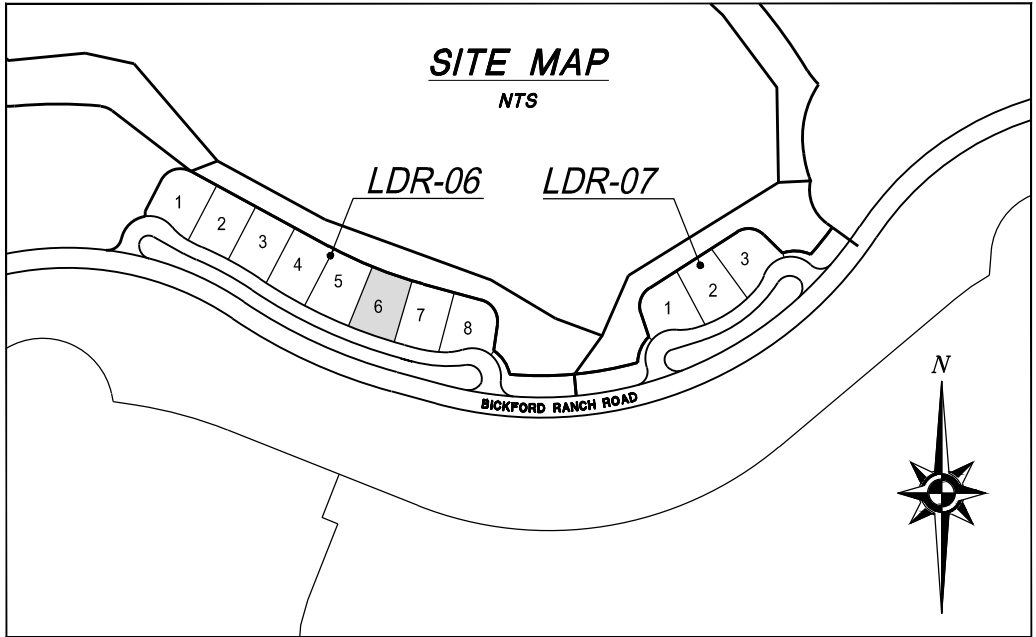
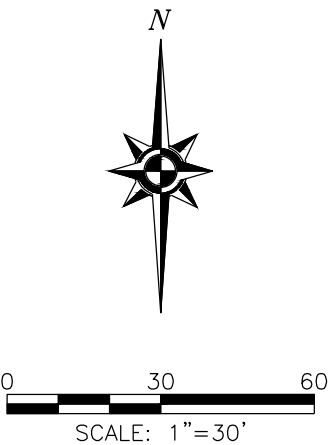
- NOTES**
- MINIMUM HOUSE SIZE: XXX.XX SF.
  - LOT AREA: 15,276± SF.
  - BUILDING PAD AREA: 8,178± SF.
  - LOT DIMENSIONS ARE PRELIMINARY PENDING FINAL MAP RECORDATION
  - FOR ARCHITECTURAL CONTROL REFER TO CC&R'S.
  - FOR FENCING REQUIREMENTS REFER TO CC&R'S.

**LEGEND**

|           |                        |
|-----------|------------------------|
| SS        | SANITARY SEWER SERVICE |
| WS        | WATER SERVICE          |
| EP XXX.XX | FIRE HYDRANT           |
| ▬▬▬▬▬▬    | EDGE OF PAVEMENT GRADE |
| ▬▬▬▬▬▬    | SLOPE BANK             |
| ▬▬▬▬▬▬    | BUILDING ENVELOPE      |
| ▬▬▬▬▬▬    | RETAINING WALL         |
| ▬▬▬▬▬▬    | DRY UTILITY SERVICE    |
| ▬▬▬▬▬▬    | TRANSFORMER            |
| ATT       | AT&T PULLBOX           |
| 3D        | UTILITY VAULT          |
| 5         | PRIMARY PULLBOX        |
| C         | UTILITY PEDESTAL       |

**ABBREVIATIONS**

|     |                       |
|-----|-----------------------|
| AB  | AGGREGATE BASE        |
| MPE | MULTI-PURPOSE EASMENT |
| SBL | SETBACK LINE          |



LDR-06 Lot 6  
Marketing Exhibit

# BICKFORD RANCH

Placer County  
Scale 1"=30'

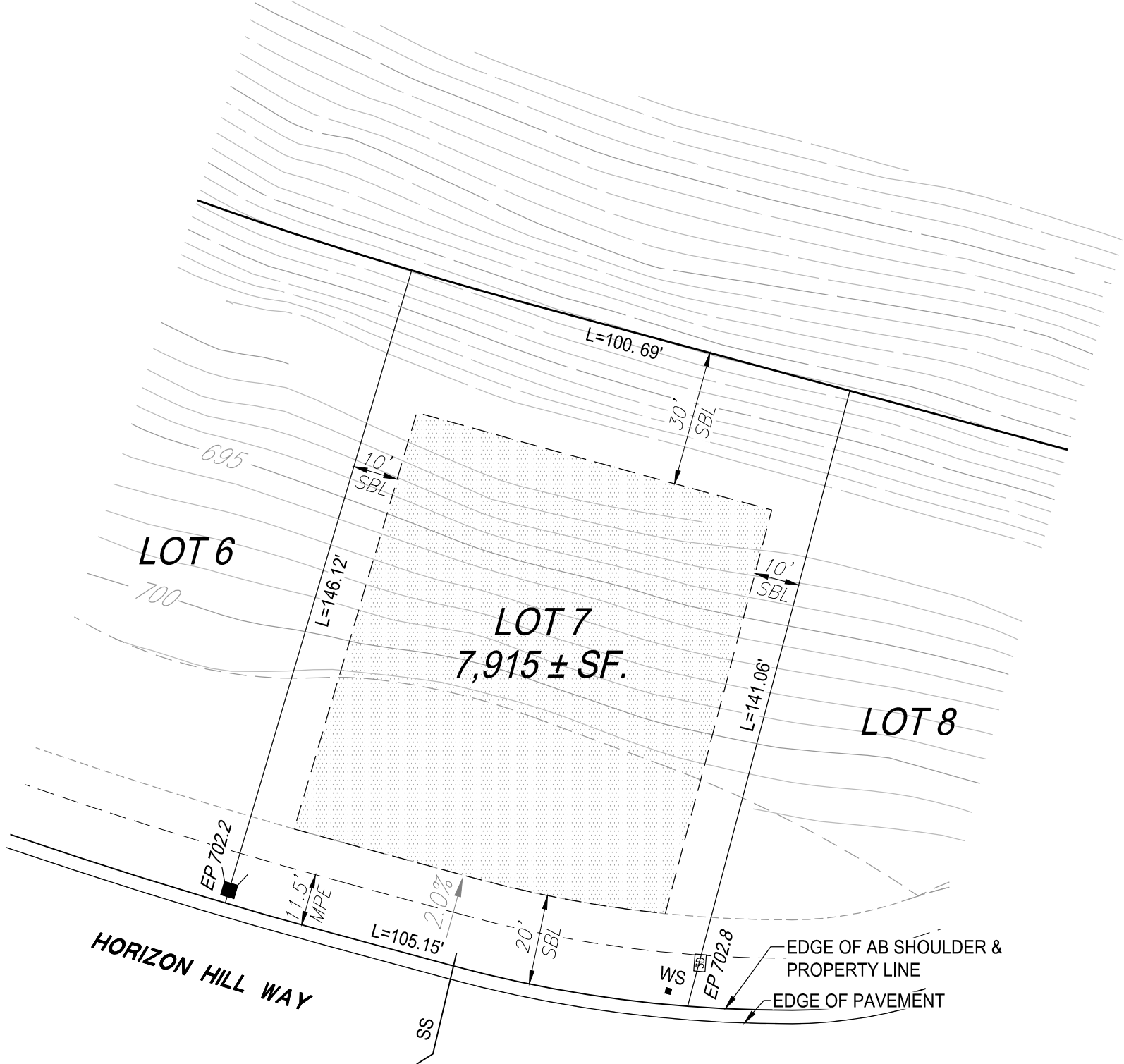
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April 2026  
Job No.18451

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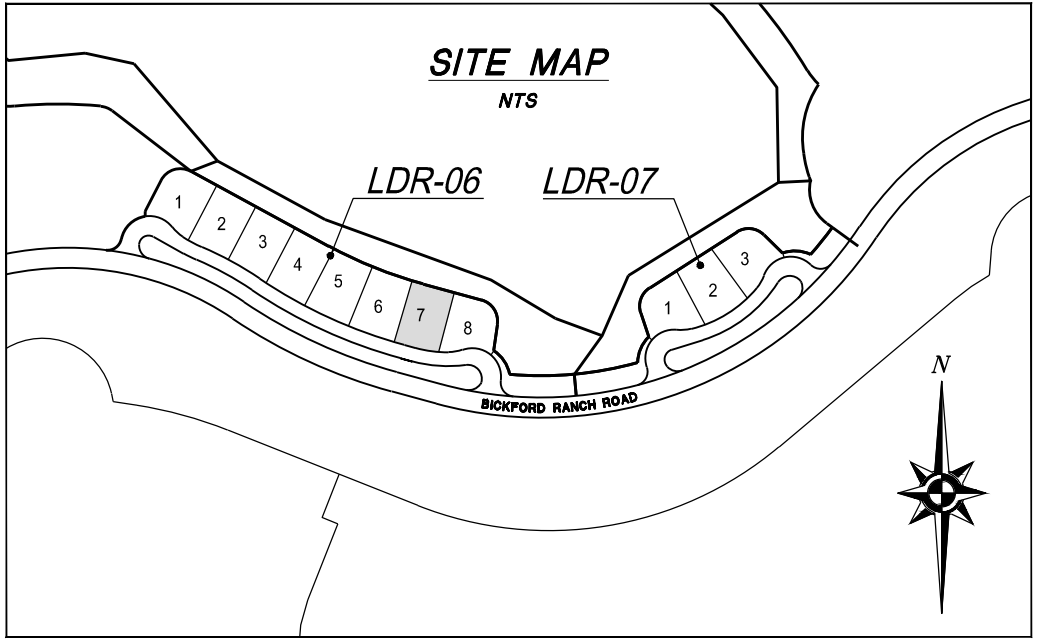
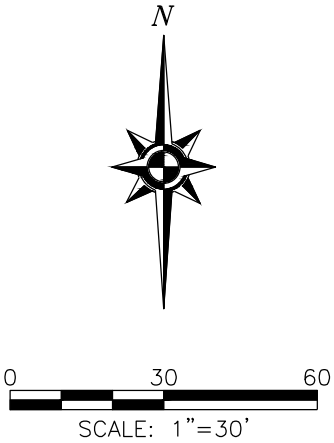
- NOTES**
- MINIMUM HOUSE SIZE: XXX.XX SF.
  - LOT AREA: 14,922± SF.
  - BUILDING PAD AREA: 7,915± SF.
  - LOT DIMENSIONS ARE PRELIMINARY PENDING FINAL MAP RECORDATION
  - FOR ARCHITECTURAL CONTROL REFER TO CC&R'S.
  - FOR FENCING REQUIREMENTS REFER TO CC&R'S.

**LEGEND**

|           |                        |
|-----------|------------------------|
| SS        | SANITARY SEWER SERVICE |
| WS        | WATER SERVICE          |
| EP XXX.XX | FIRE HYDRANT           |
|           | EDGE OF PAVEMENT GRADE |
|           | SLOPE BANK             |
|           | BUILDING ENVELOPE      |
|           | RETAINING WALL         |
|           | DRY UTILITY SERVICE    |
| ATT       | TRANSFORMER            |
| 3D        | AT&T PULLBOX           |
| 5         | UTILITY VAULT          |
| C         | PRIMARY PULLBOX        |
|           | UTILITY PEDESTAL       |

**ABBREVIATIONS**

|     |                       |
|-----|-----------------------|
| AB  | AGGREGATE BASE        |
| MPE | MULTI-PURPOSE EASMENT |
| SBL | SETBACK LINE          |



LDR-06 Lot 7  
Marketing Exhibit

# BICKFORD RANCH

Placer County  
Scale 1"=30'

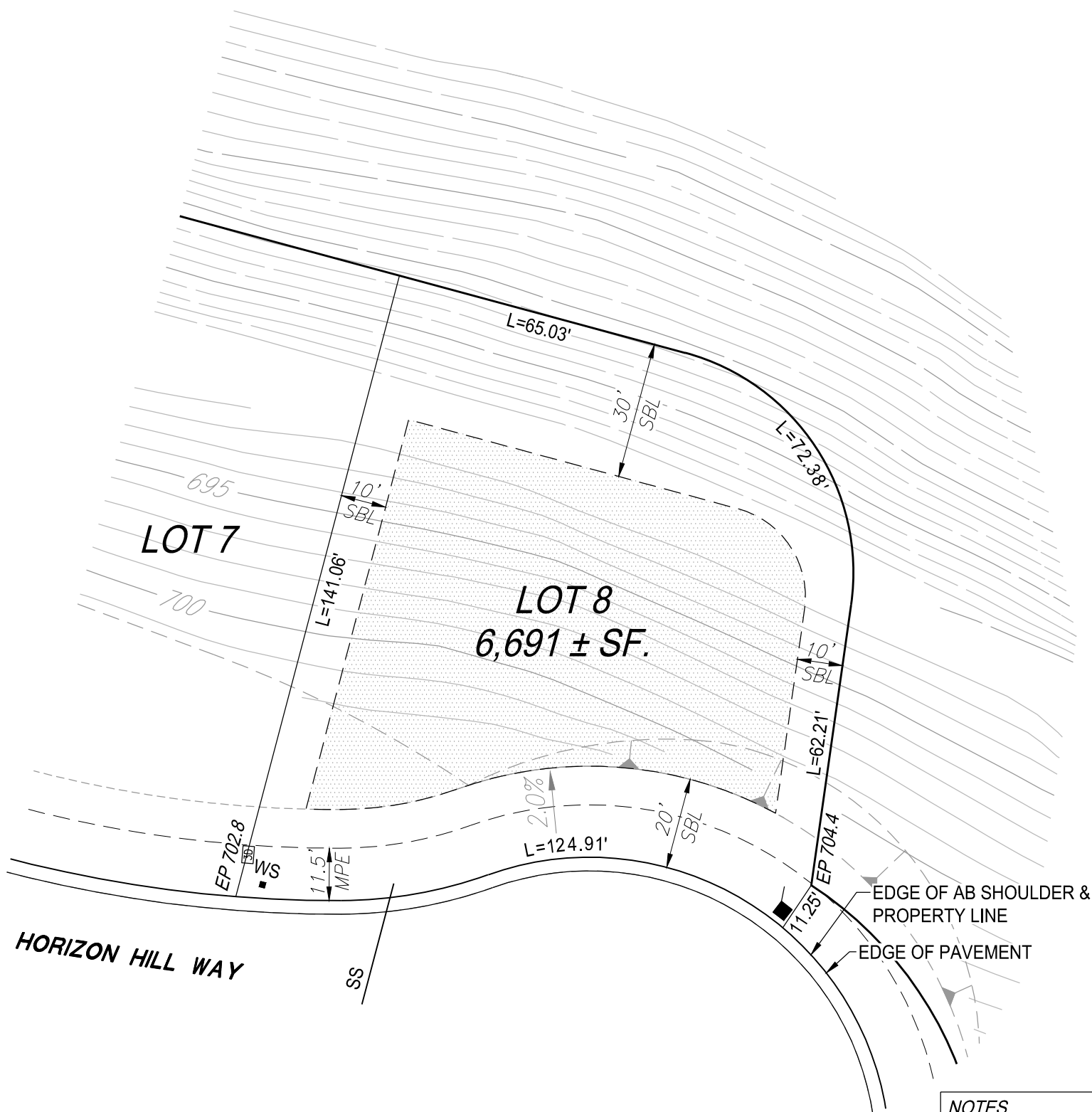
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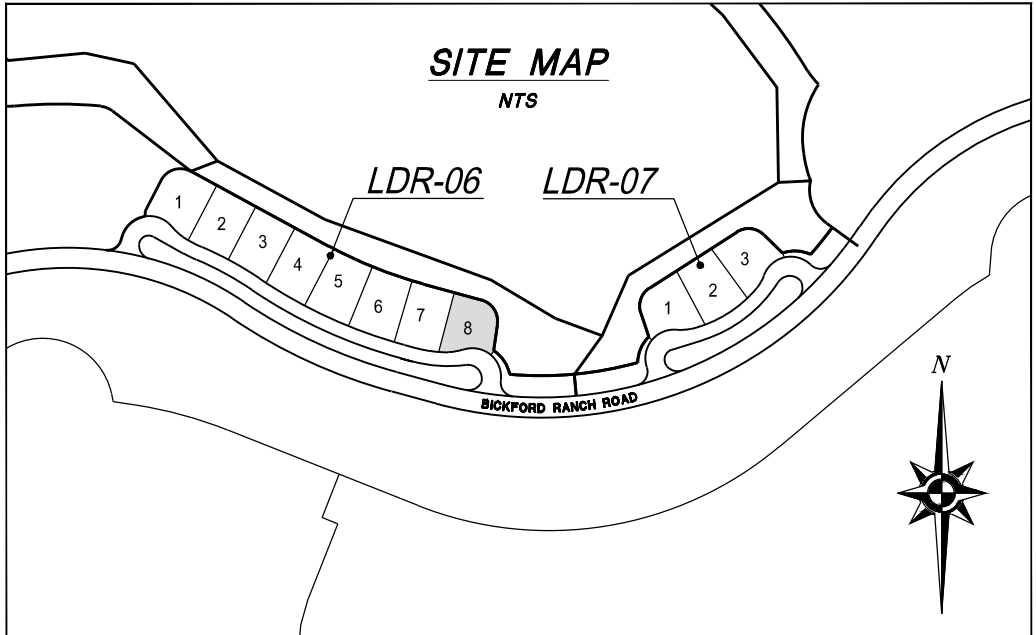
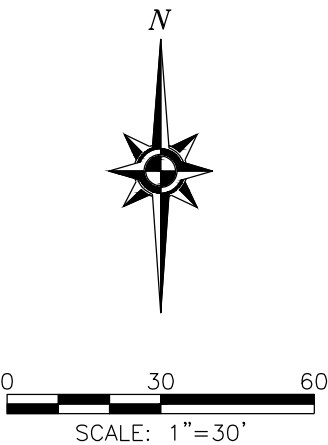
- NOTES**
- MINIMUM HOUSE SIZE: XXX.XX SF.
  - LOT AREA: 13,768± SF.
  - BUILDING PAD AREA: 6,691± SF.
  - LOT DIMENSIONS ARE PRELIMINARY PENDING FINAL MAP RECORDATION
  - FOR ARCHITECTURAL CONTROL REFER TO CC&R'S.
  - FOR FENCING REQUIREMENTS REFER TO CC&R'S.

**LEGEND**

|           |                        |
|-----------|------------------------|
| SS        | SANITARY SEWER SERVICE |
| WS        | WATER SERVICE          |
| EP XXX.XX | FIRE HYDRANT           |
| EP XXX.XX | EDGE OF PAVEMENT GRADE |
| SBL       | SLOPE BANK             |
| ATT       | BUILDING ENVELOPE      |
| 3D        | RETAINING WALL         |
| 5         | DRY UTILITY SERVICE    |
| C         | TRANSFORMER            |
|           | AT&T PULLBOX           |
|           | UTILITY VAULT          |
|           | PRIMARY PULLBOX        |
|           | UTILITY PEDESTAL       |

**ABBREVIATIONS**

|     |                       |
|-----|-----------------------|
| AB  | AGGREGATE BASE        |
| MPE | MULTI-PURPOSE EASMENT |
| SBL | SETBACK LINE          |



LDR-06 Lot 8  
Marketing Exhibit

# BICKFORD RANCH

Placer County  
Scale 1"=30'

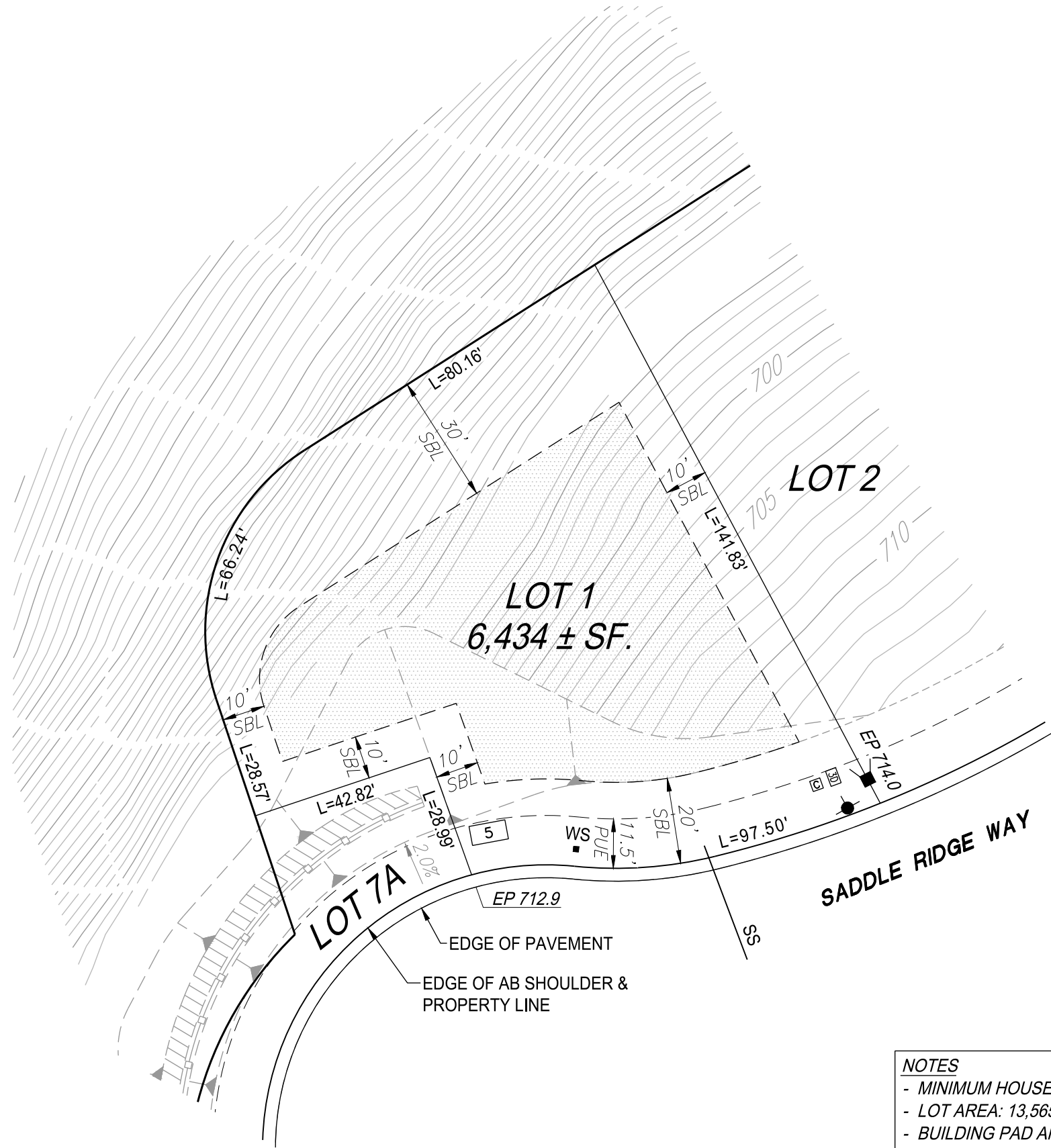
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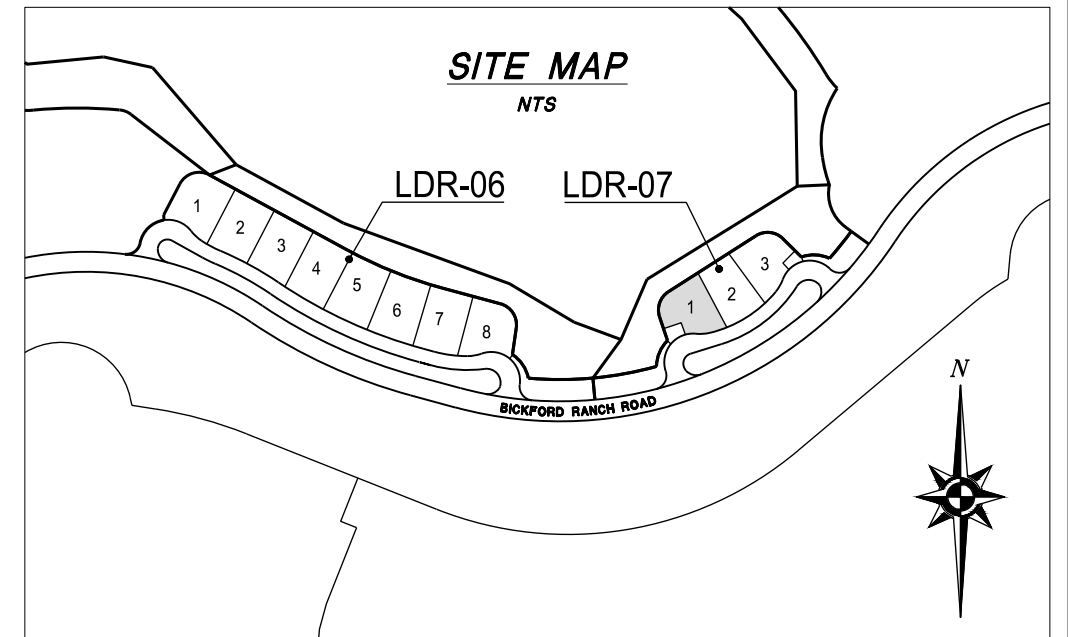
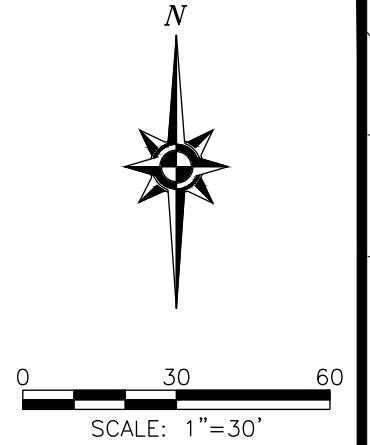
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**NOTES**

- MINIMUM HOUSE SIZE: XXX.XX SF.
- LOT AREA: 13,565± SF.
- BUILDING PAD AREA: 6,434± SF.
- LOT DIMENSIONS ARE PRELIMINARY PENDING FINAL MAP RECORDATION
- FOR ARCHITECTURAL CONTROL REFER TO CC&R'S.
- FOR FENCING REQUIREMENTS REFER TO CC&R'S.

| LEGEND        |                        |
|---------------|------------------------|
| SS            | SANITARY SEWER SERVICE |
| WS            | WATER SERVICE          |
| EP XXX.XX     | FIRE HYDRANT           |
|               | EDGE OF PAVEMENT GRADE |
|               | SLOPE BANK             |
|               | BUILDING ENVELOPE      |
|               | RETAINING WALL         |
|               | DRY UTILITY SERVICE    |
|               | TRANSFORMER            |
|               | AT&T PULLBOX           |
|               | UTILITY VAULT          |
|               | PRIMARY PULLBOX        |
|               | UTILITY PEDESTAL       |
| ABBREVIATIONS |                        |
| AB            | AGGREGATE BASE         |
| MPE           | MULTI-PURPOSE EASMENT  |
| SBL           | SETBACK LINE           |



**LDR-07 Lot 1**  
**Marketing Exhibit**

# BICKFORD RANCH

Placer County  
Scale 1"=30'

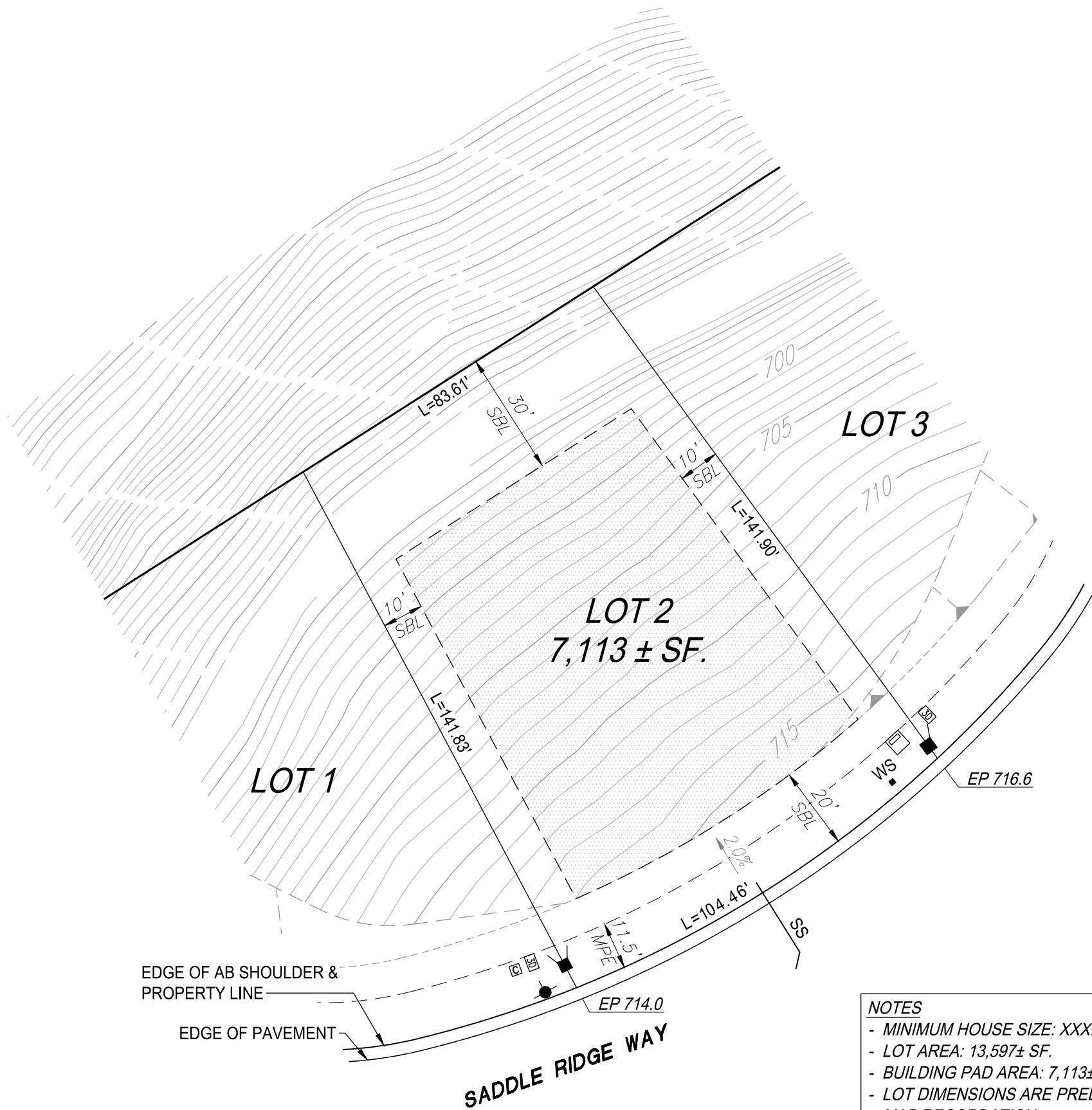
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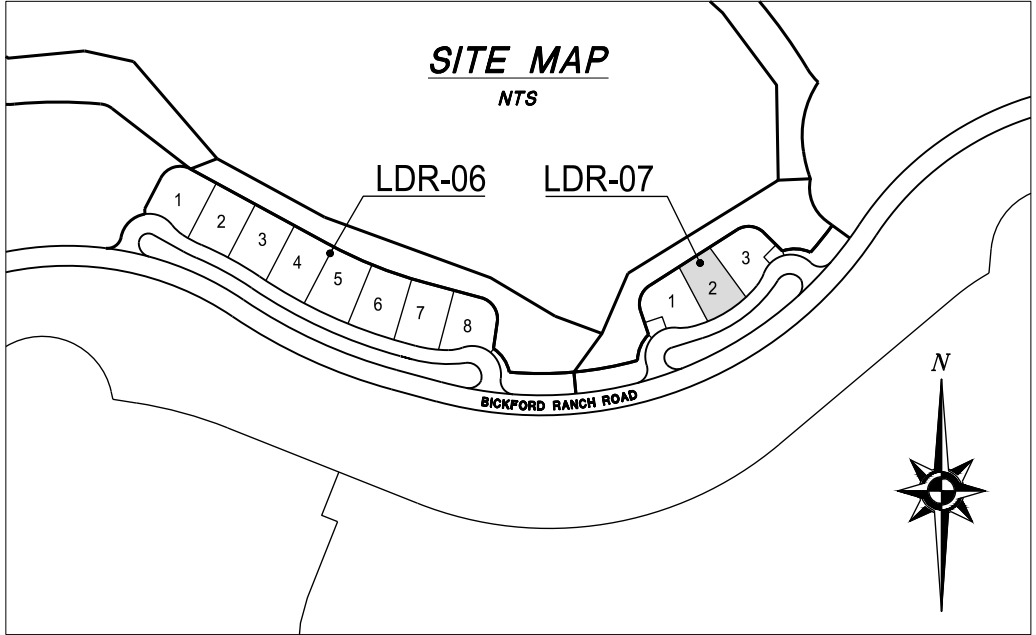
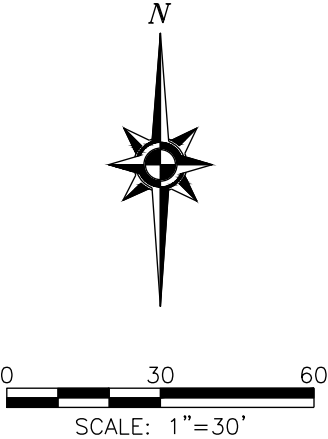
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- NOTES**
- MINIMUM HOUSE SIZE: XXX.XX SF.
  - LOT AREA: 13,597± SF.
  - BUILDING PAD AREA: 7,113± SF.
  - LOT DIMENSIONS ARE PRELIMINARY PENDING FINAL MAP RECORDATION
  - FOR ARCHITECTURAL CONTROL REFER TO CC&R'S.
  - FOR FENCING REQUIREMENTS REFER TO CC&R'S.

| LEGEND        |                        |
|---------------|------------------------|
| SS            | SANITARY SEWER SERVICE |
| WS            | WATER SERVICE          |
| EP XXX.XX     | FIRE HYDRANT           |
|               | EDGE OF PAVEMENT GRADE |
|               | SLOPE BANK             |
|               | BUILDING ENVELOPE      |
|               | RETAINING WALL         |
|               | DRY UTILITY SERVICE    |
|               | TRANSFORMER            |
|               | AT&T PULLBOX           |
|               | UTILITY VAULT          |
|               | PRIMARY PULLBOX        |
|               | UTILITY PEDESTAL       |
| ABBREVIATIONS |                        |
| AB            | AGGREGATE BASE         |
| MPE           | MULTI-PURPOSE EASMENT  |
| SBL           | SETBACK LINE           |



LDR-07 Lot 2  
Marketing Exhibit

# BICKFORD RANCH

Placer County  
Scale 1"=30'

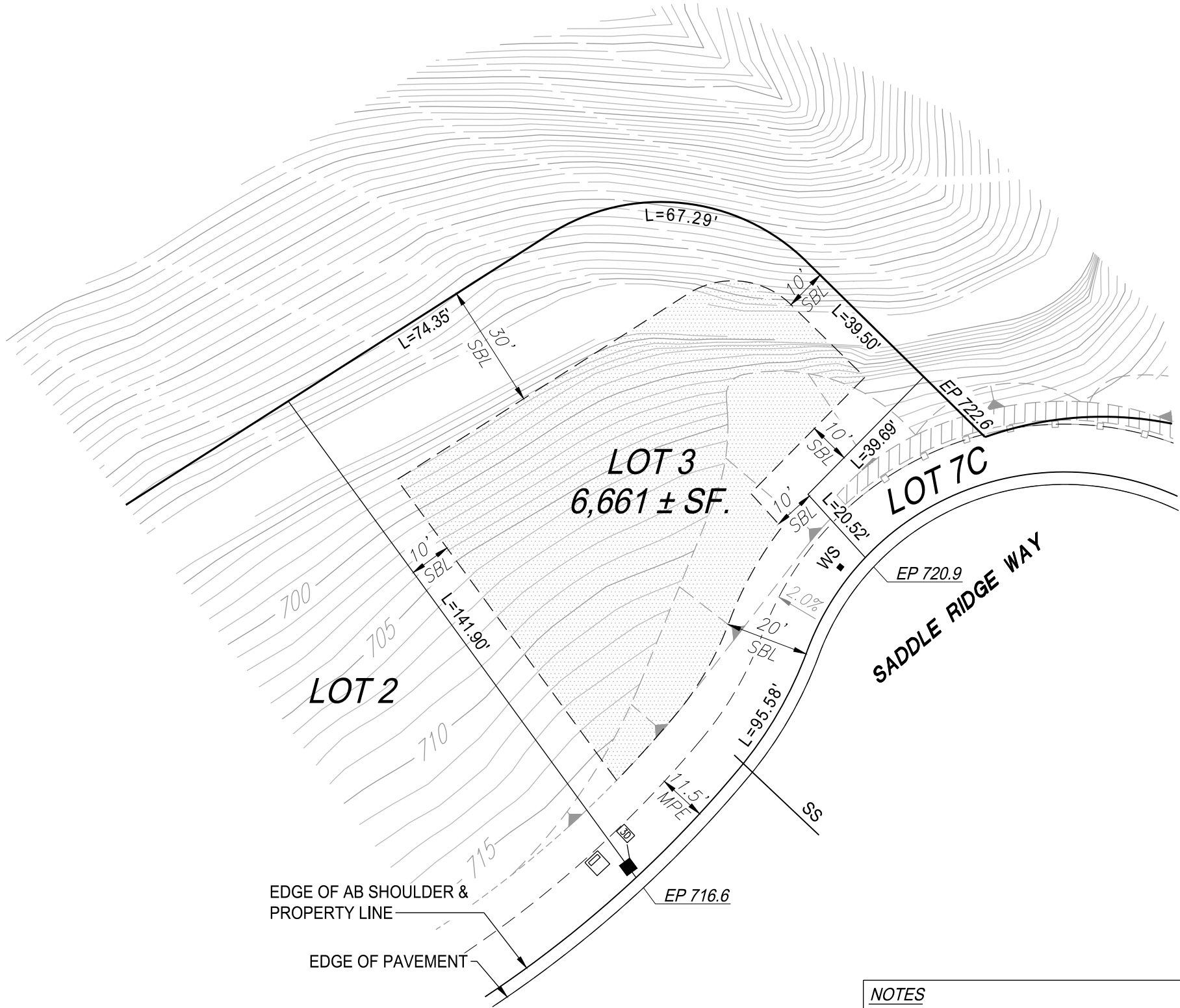
**MACKay & SompS**  
ENGINEERS PLANNERS SURVEYORS  
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

California  
April 2026  
Job No.18451

PRELIMINARY - Subject to Revision

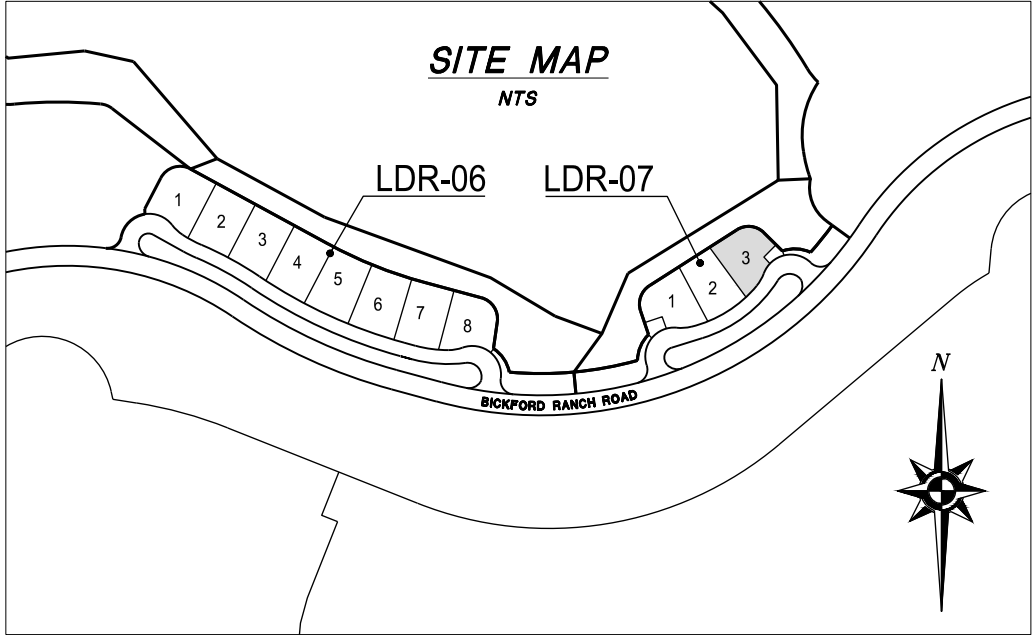
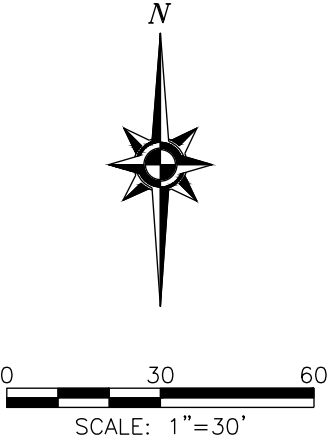
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4-30-2026 17:01:30 bjohnson P:\18451\WCP\DES\Exh-D\PH1\LDR06-07\BR-LDR07-Exhib-L0T3.dwg [1] P:\18451\WCP\DES\Mstrs\PH1B\0-IP-BRIB-BRR-REV 01.dwg [3] P:\18451\WCP\SRV\Topo\Aerial\0-TP-BRIB-EG-S.dwg



- NOTES**
- MINIMUM HOUSE SIZE: XXX.XX SF.
  - LOT AREA: 13,597± SF.
  - BUILDING PAD AREA: 6,661± SF.
  - LOT DIMENSIONS ARE PRELIMINARY PENDING FINAL MAP RECORDATION
  - FOR ARCHITECTURAL CONTROL REFER TO CC&R'S.
  - FOR FENCING REQUIREMENTS REFER TO CC&R'S.

| LEGEND        |                        |
|---------------|------------------------|
| SS            | SANITARY SEWER SERVICE |
| WS            | WATER SERVICE          |
| EP XXX.XX     | FIRE HYDRANT           |
|               | EDGE OF PAVEMENT GRADE |
|               | SLOPE BANK             |
|               | BUILDING ENVELOPE      |
|               | RETAINING WALL         |
|               | DRY UTILITY SERVICE    |
|               | TRANSFORMER            |
|               | AT&T PULLBOX           |
|               | UTILITY VAULT          |
|               | PRIMARY PULLBOX        |
|               | UTILITY PEDESTAL       |
| ABBREVIATIONS |                        |
| AB            | AGGREGATE BASE         |
| MPE           | MULTI-PURPOSE EASMENT  |
| SBL           | SETBACK LINE           |



LDR-07 Lot 3  
Marketing Exhibit

Placer County  
Scale 1"=30'

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