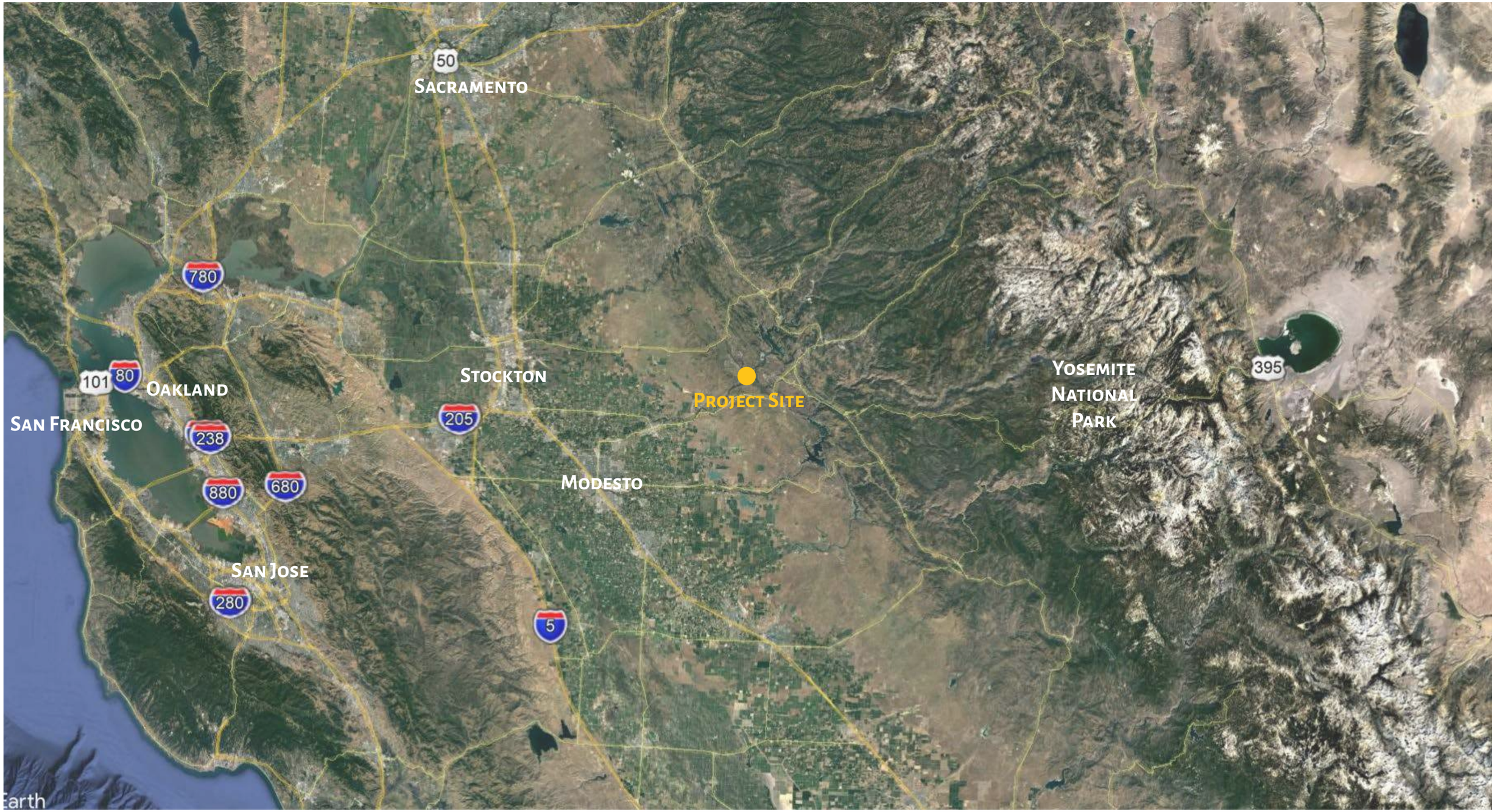
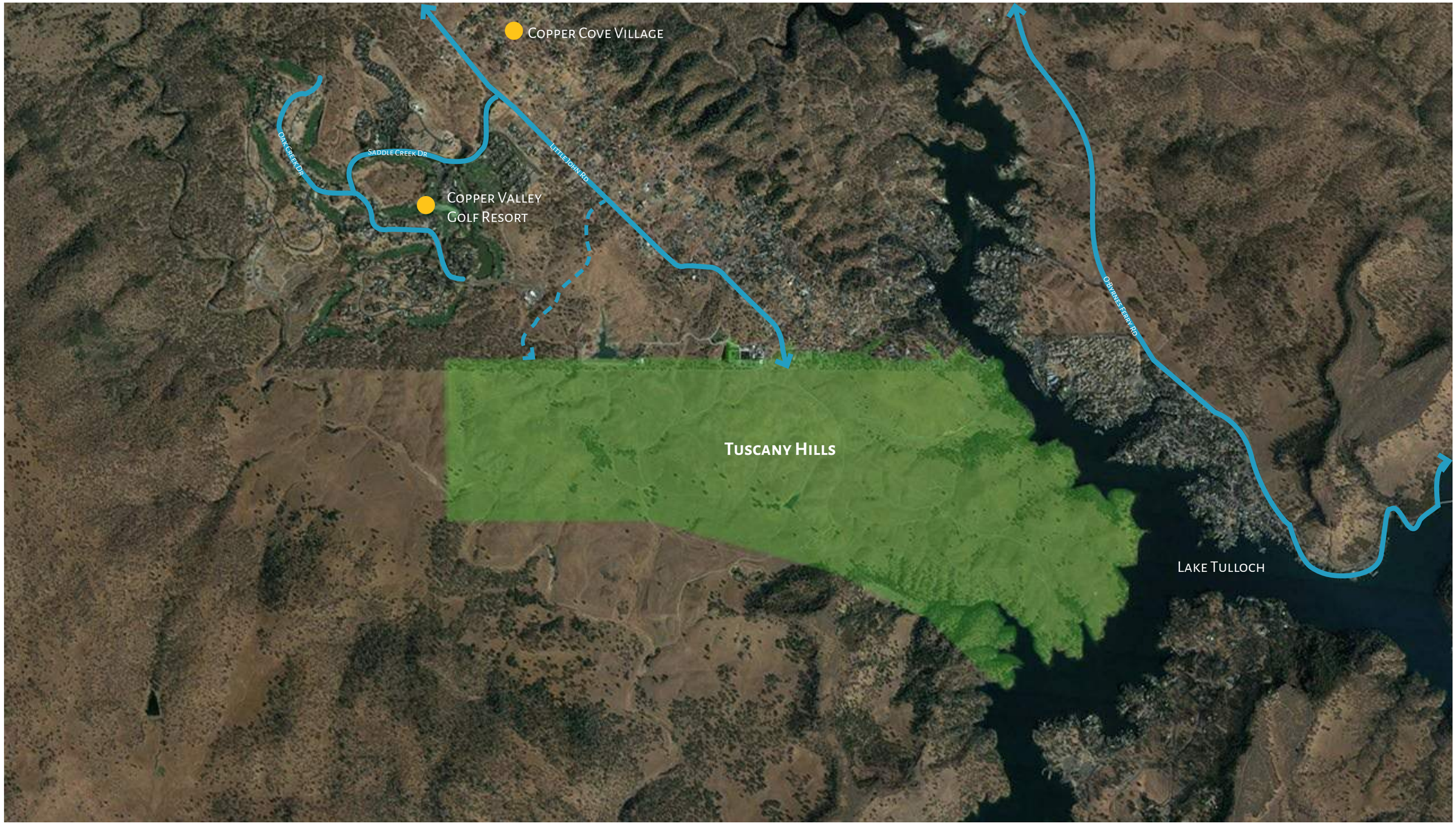
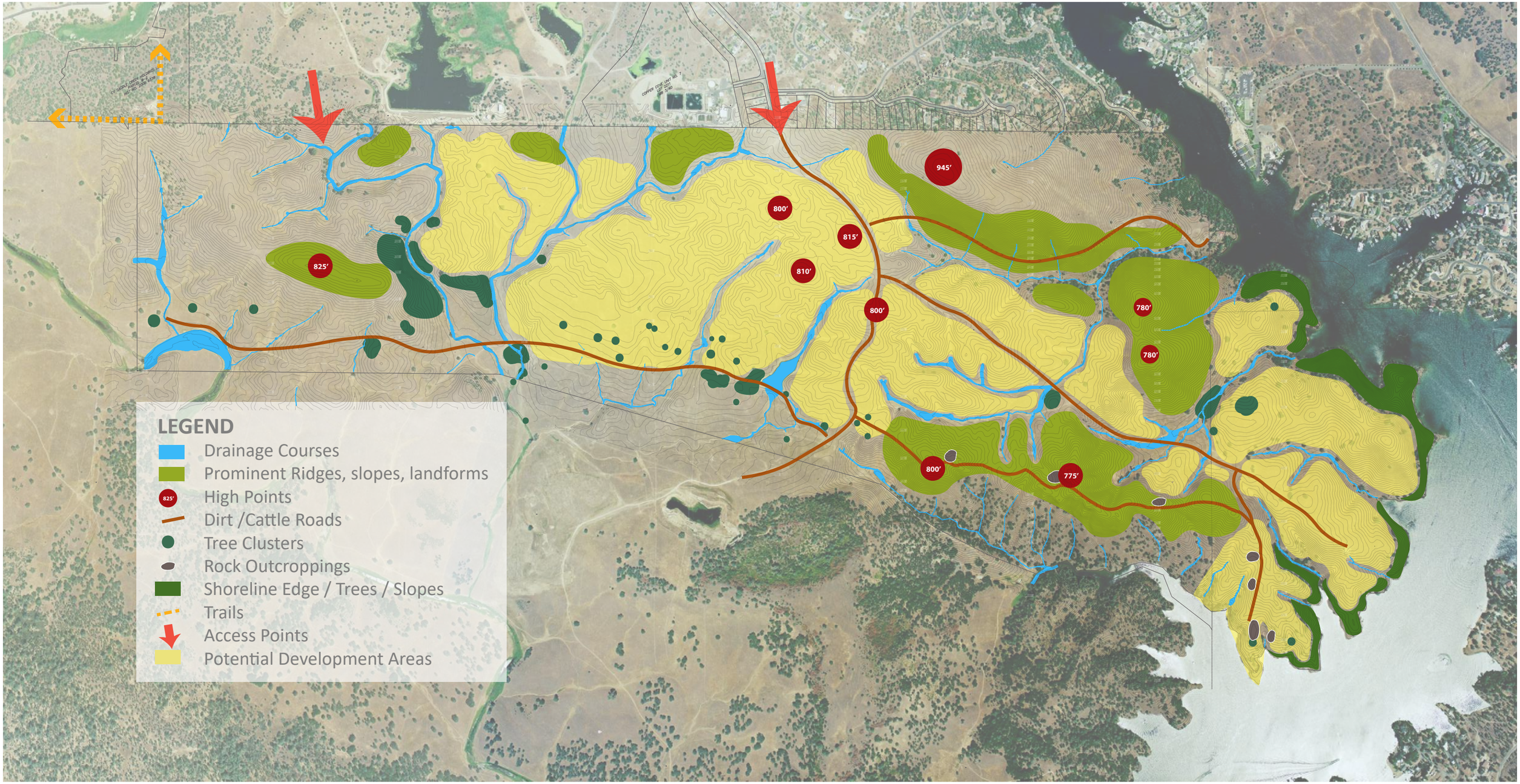
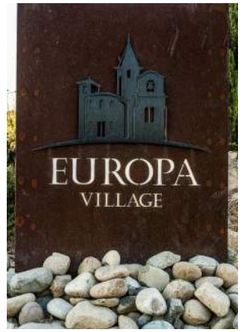
Tuscany Hills

May 2021


50
Sacramento
780
101
80
Oakland
San Francisco
238
205
Stockton
Project Site
Yosemite
National
Park
395
880
680
Modesto
San Jose
280
5


Copper Cove Village
Oak Creek Dr
Saddle Creek Dr
Little John Rd
Copper Valley
Golf Resort
Tuscany Hills
O'Byrnes Ferry Rd
Lake Tulloch


945′
800′
815′
825′
810′
800′
780′
780′
800′
775′
LEGEND
Drainage Courses
Prominent Ridges, slopes, landforms
High Points
Dirt /Cattle Roads
Tree Clusters
Rock Outcroppings
Shoreline Edge / Trees / Slopes
Trails
Access Points
Potential Development Areas


EUROPA
VILLAGE

Community Features

- 2 Acre Lots with 3/4 Acre Home pads
- Bungalows - 1500 sf
- Winery
- Beach Club
- Marina (27 Boat Slip)
- Vineyards (100 acres)
- Olive Groves (50 acres)

Community Amenities

- Trails
- Golf carts
- Glamping
- Equestrian Facility
- Bee-Hives
- Kids playgrounds
- Pickle Ball
- Bocce Ball
- 3 Hole Golf Course

Winery Village

- Winery
- Wine Bar
- Restaurant
- Amphitheater
- Event Lawn
- Patio
- Garden
- Kitchen & Storage
- Indoor event space
- Gift shop
- Restrooms
- Delivery
- Fire Pits
- View Terrace

Beach Club & Marina

- Marina (27 Slips)
- Boat Storage & Concierge
  - » Office
  - » Lounge
- Sand Beach
- Pool / Hot Tub
- Observation pier over lake
- Patio / Event lawn
- Cafe and Lounge
- Rentals (SUP, kayaks, chairs, umbrellas, etc.)
- Meeting Room
- Kitchen & Storage
- Offices
- Changing room / lockers / showers / restroom
- Fitness Room
- Gift Shop
- Spa
- Fire Pits
- Spa

Event Lawn

Spa

Trolley

Equestrian

Winery

Wedding & Event Space

Clubhouse

Glamping

Hilltop Winery

Pool

Beekeeping

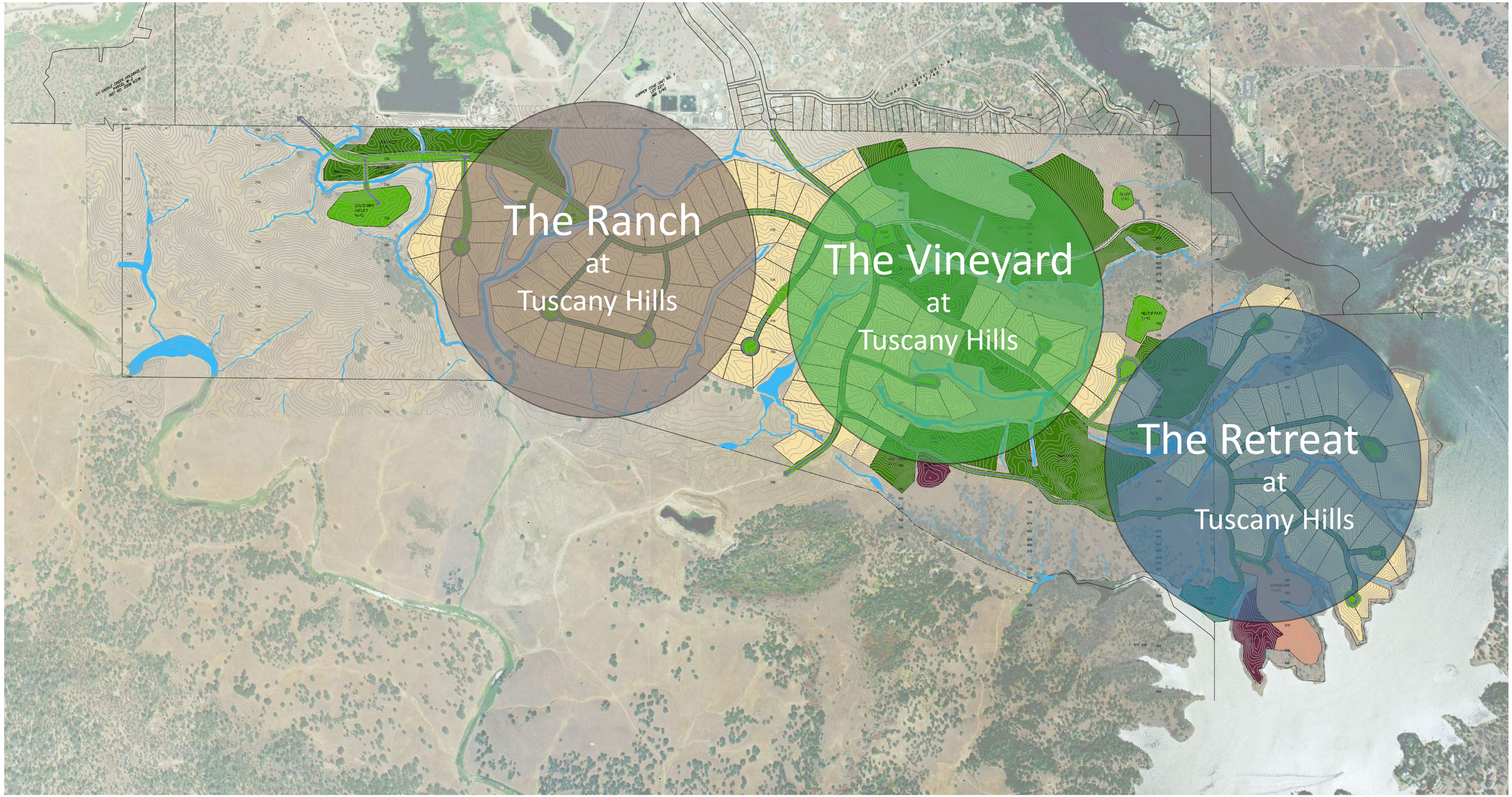
Firepits

Social Gathering

Music

Outdoor Dining

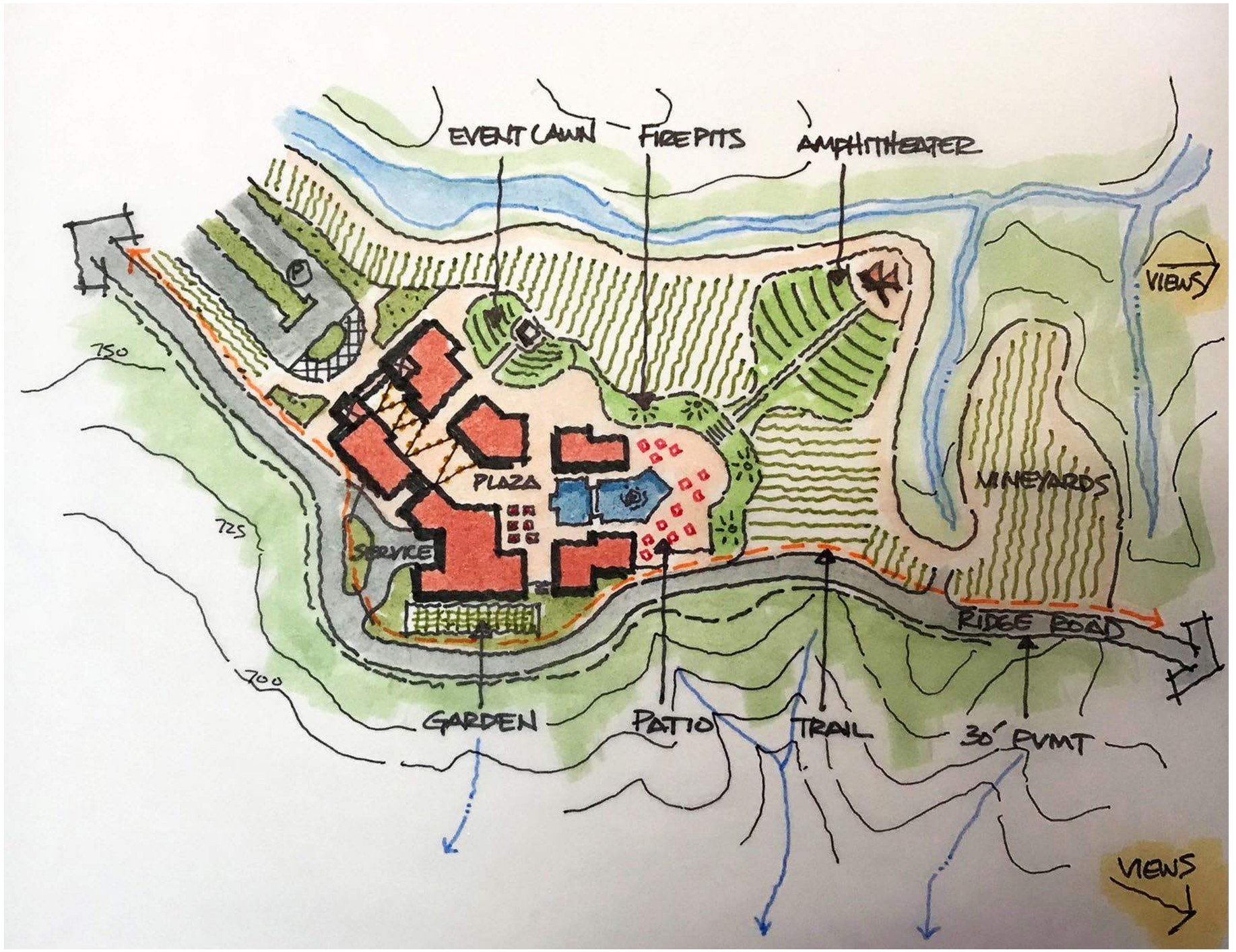
Amphitheater

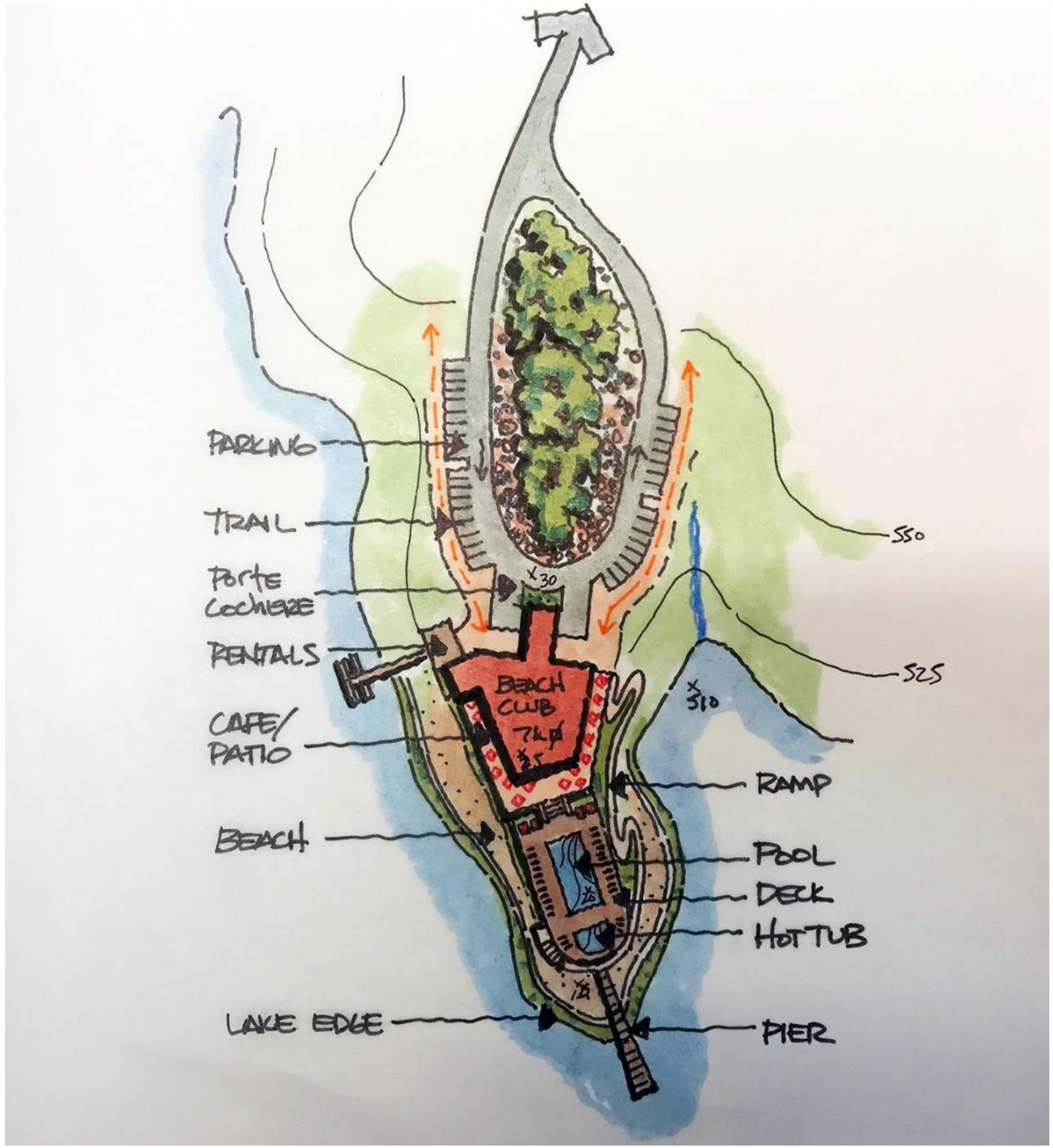

The Ranch
at
Tuscany Hills
The Vineyard
at
Tuscany Hills
The Retreat
at
Tuscany Hills

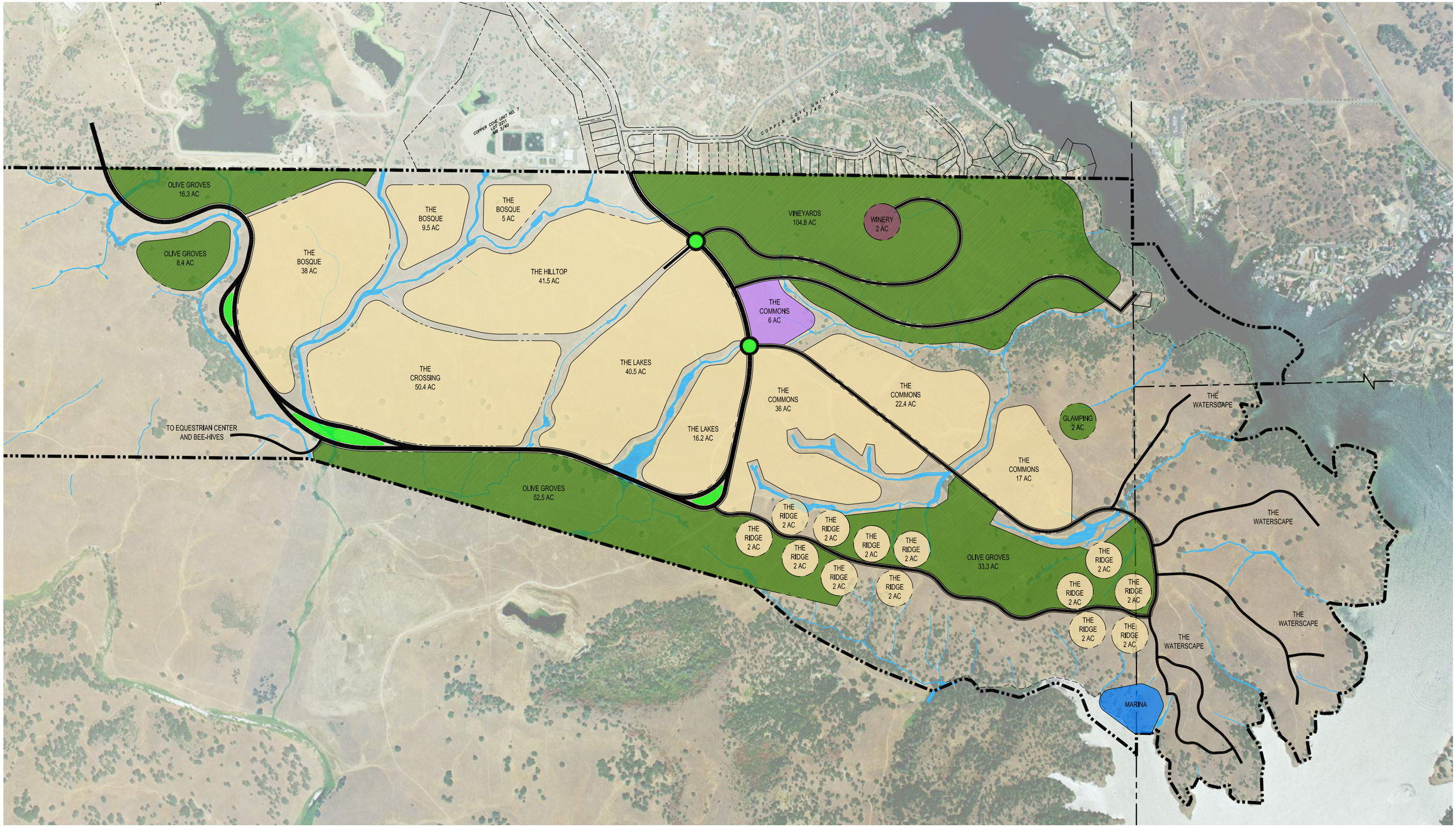
Site Summary	
Lots (150 du)	336.7 AC
Bungalows	11.0 AC
Vineyards / Orchards	122.0 AC
Winery	2.0 AC
Parks	6.7 AC
Marina	4.3 AC
Beach Club	5.6 AC
Equestrian Facility	6.0 AC
Glamping	1.0 AC

Conceptual Site Plan - Option 1

May 2021


EVENT LAWN
FIRE PITS
AMPHITHEATER
VIEWS
750
PLAZA
725
SERVICE
VINEYARDS
RIDGE ROAD
700
GARDEN
PATIO
TRAIL
30' PVMT
VIEWS


PARKING
TRAIL
PORTE COCHERE
RENTALS
CAFE/ PATIO
BEACH
LAKE EDGE
BEACH CLUB
RAMP
POOL
DECK
HOT TUB
PIER
550
525
x30
x310



Conceptual Framework Plan

May 2021

Site Summary

Lots (150 DU)	334.8 AC
Bungalows (36 DU)	11.0 AC
Vineyards / Orchards	240.0 AC
Winery	2.0 AC
The Commons	6.0 AC
Marina	4.3 AC
Beach Club	5.6 AC
Equestrian Facility + Bee Hives	70.0 AC
Ranch Homes (7 DU)	15.0 AC
Glamping	2.0 AC