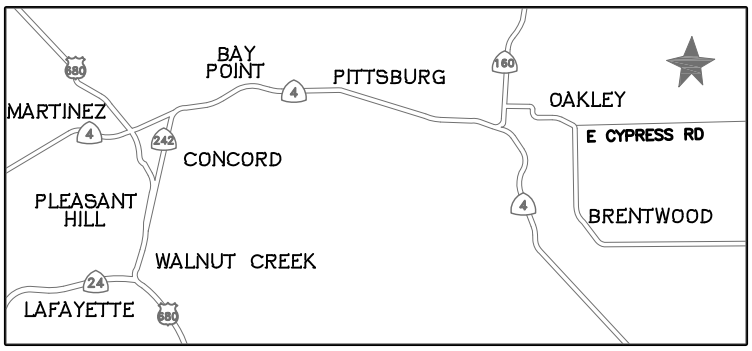
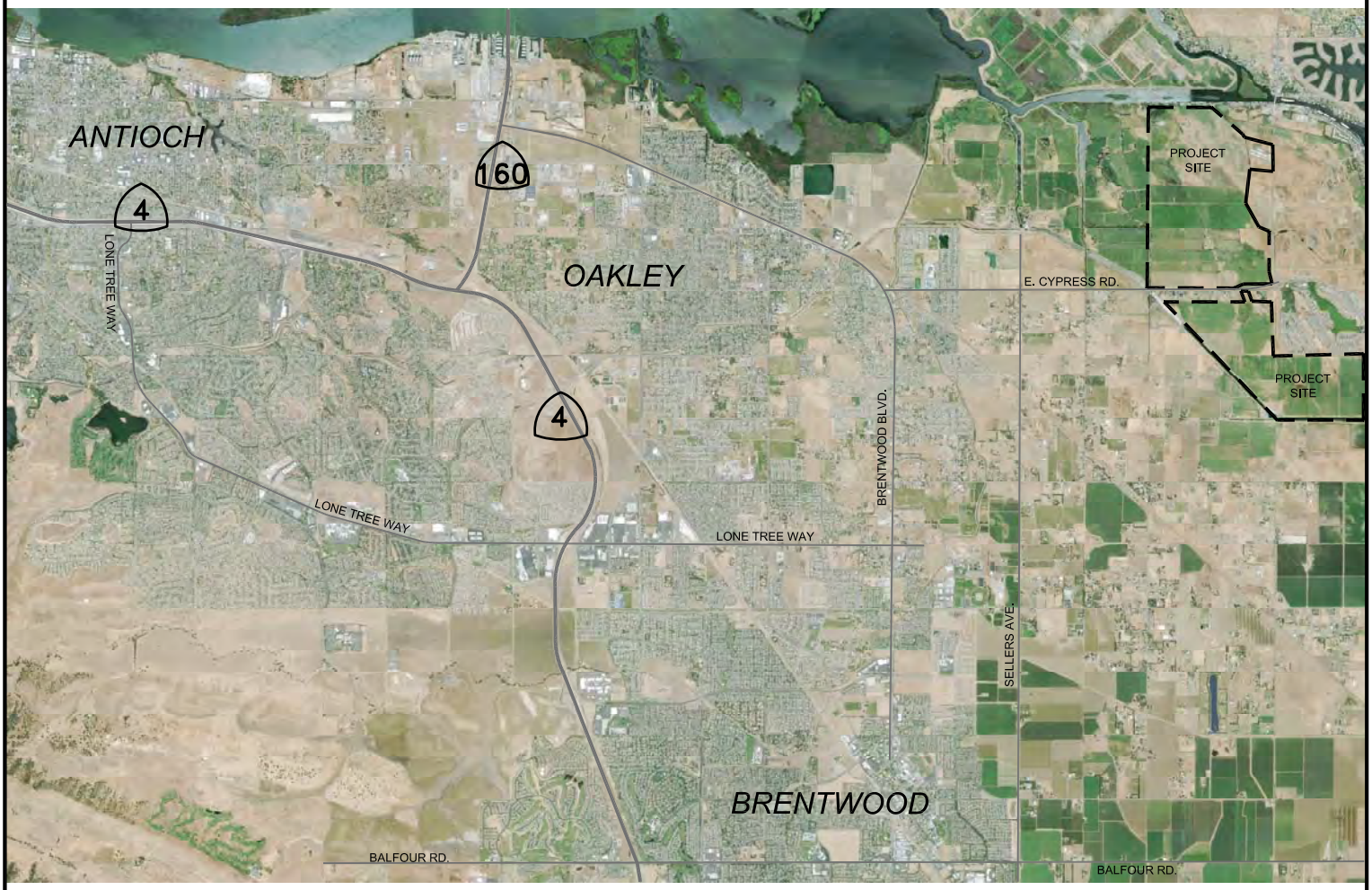
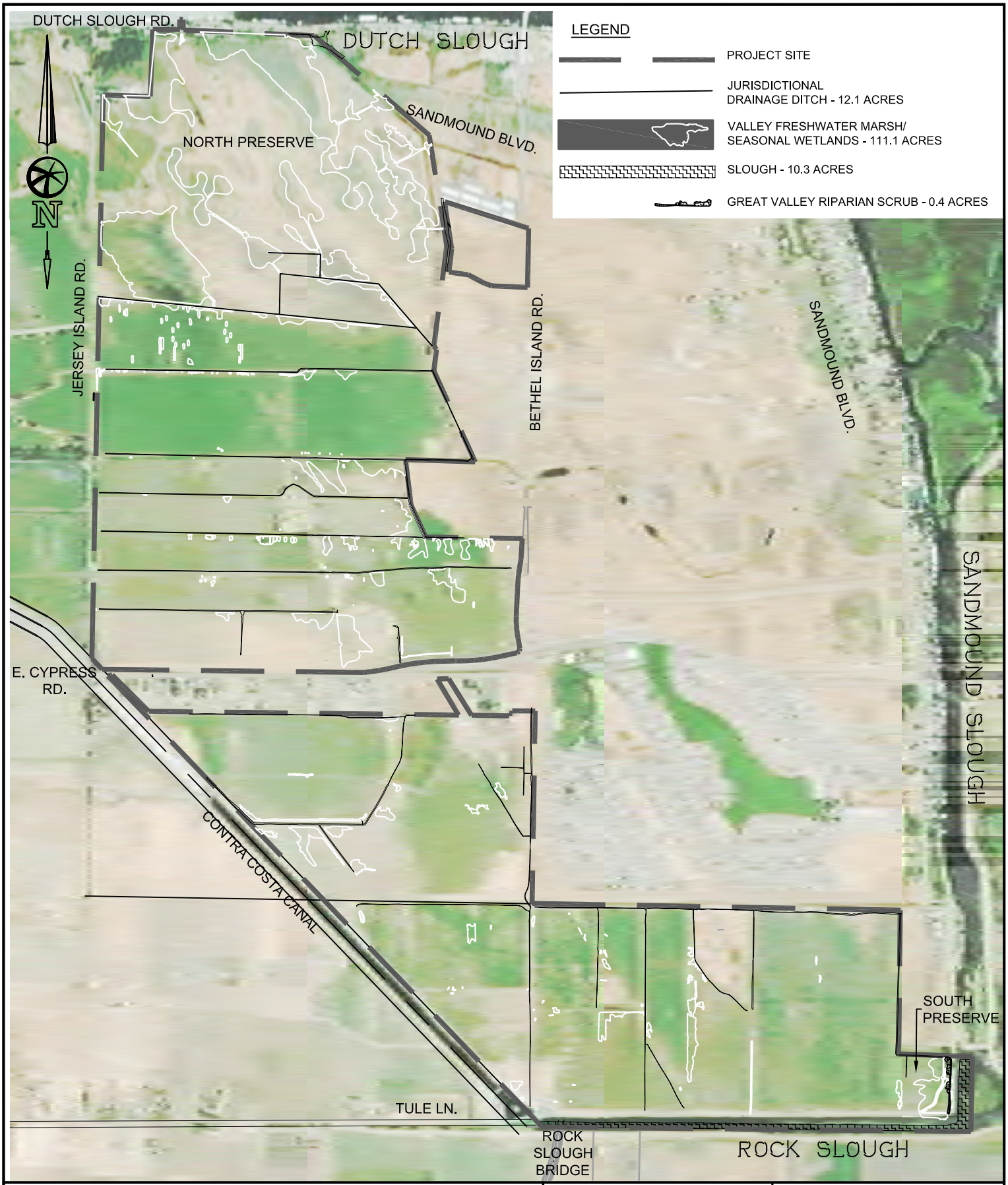




DATE: AUGUST 2015	SCALE: NTS
PROJECT NO.: SPK-2014-0-1048	FIGURE: 1

PROJECT SITE LOCATION

USACE 404 APPLICATION PUBLIC NOTICE EXHIBIT
CYPRESS PRESERVE DEVELOPMENT PROJECT
ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA



1500 750 0 1500 3000 4500

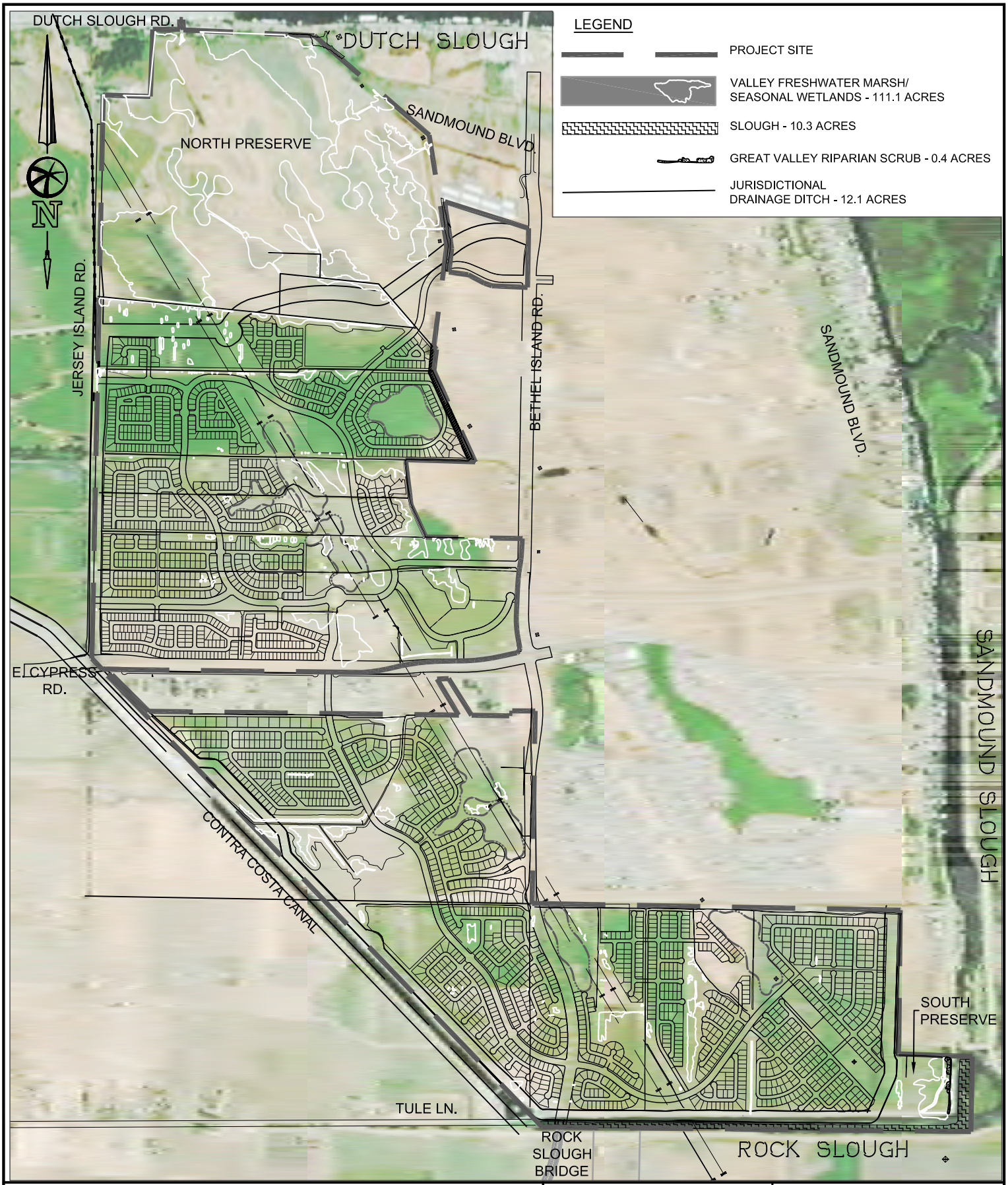
SCALE IN FEET

DATE: AUGUST 2015 | SCALE: 1" = 1500'

PROJECT NO.:SPK-2014-0-1048 | FIGURE: 2

EXISTING USACE WETLANDS

USACE 404 APPLICATION PUBLIC NOTICE EXHIBITS
CYPRESS PRESERVE DEVELOPMENT PROJECT
ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA



1500 750 0 1500 3000 4500

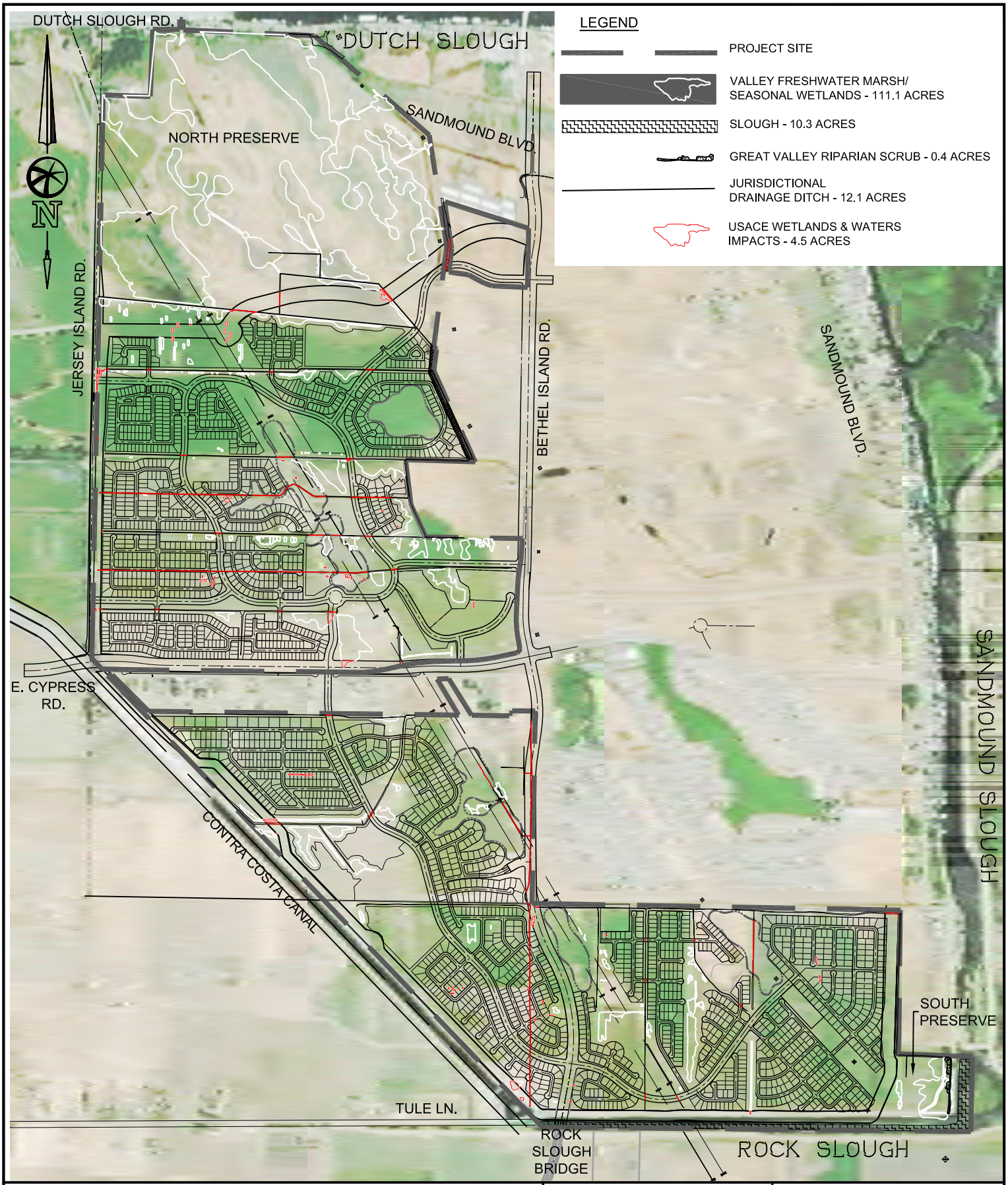
SCALE IN FEET

DATE: AUGUST 2015 | SCALE: 1" = 1500'

PROJECT NO.:SPK-2014-0-1048 | FIGURE: 3

EXISTING USACE WETLANDS & SITE PLAN

USACE 404 APPLICATION PUBLIC NOTICE EXHIBITS
CYPRESS PRESERVE DEVELOPMENT PROJECT
ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA



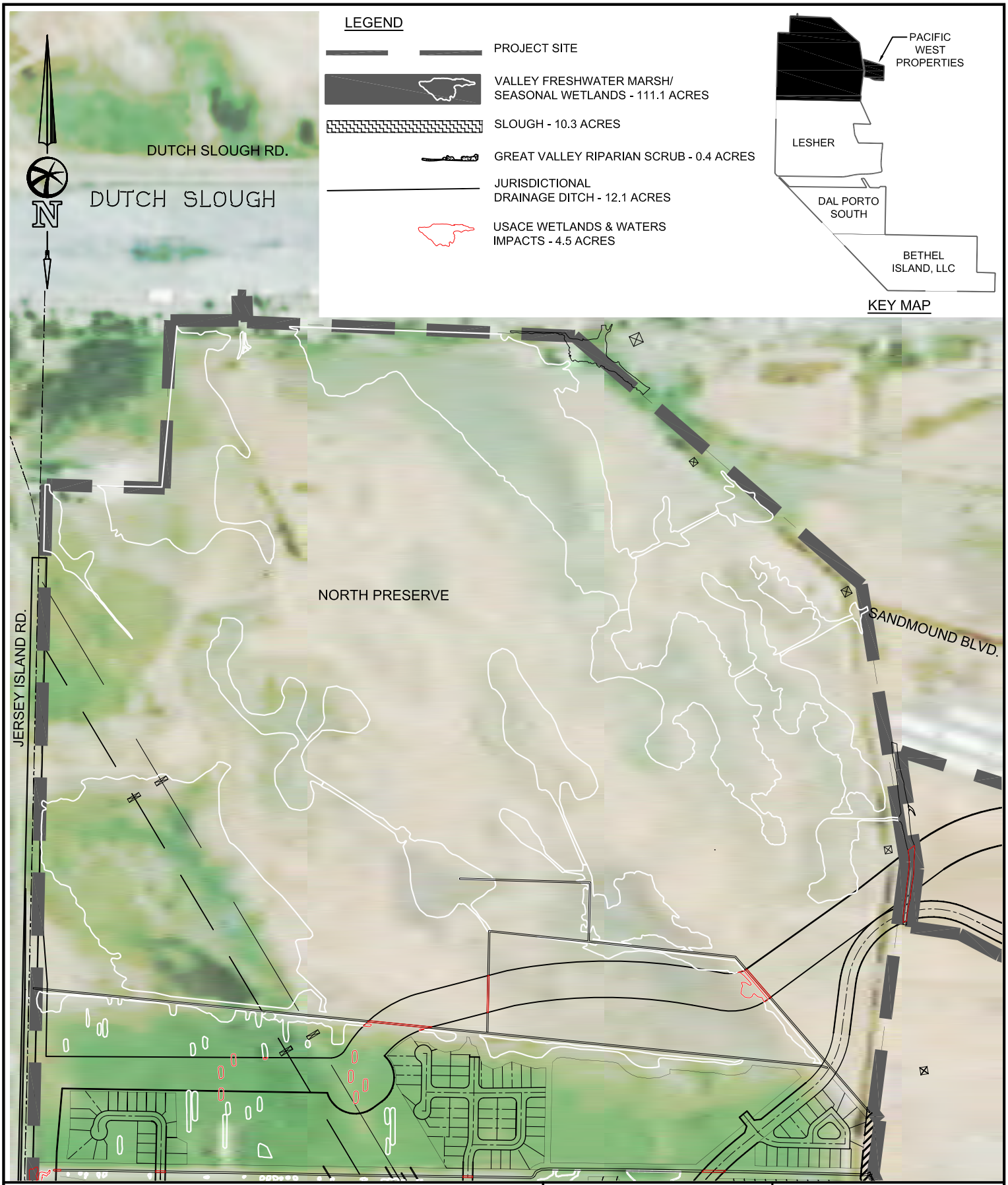
1500 750 0 1500 3000 4500

SCALE IN FEET

DATE: AUGUST 2015	SCALE: 1" = 1500'
PROJECT NO.:SPK-2014-0-1048	FIGURE: 4

EXISTING USACE WETLAND IMPACTS

USACE 404 APPLICATION PUBLIC NOTICE EXHIBITS
CYPRESS PRESERVE DEVELOPMENT PROJECT
ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA



600 300 0 600 1200 1800

SCALE IN FEET

DATE: AUGUST 2015 | SCALE: 1" = 600'

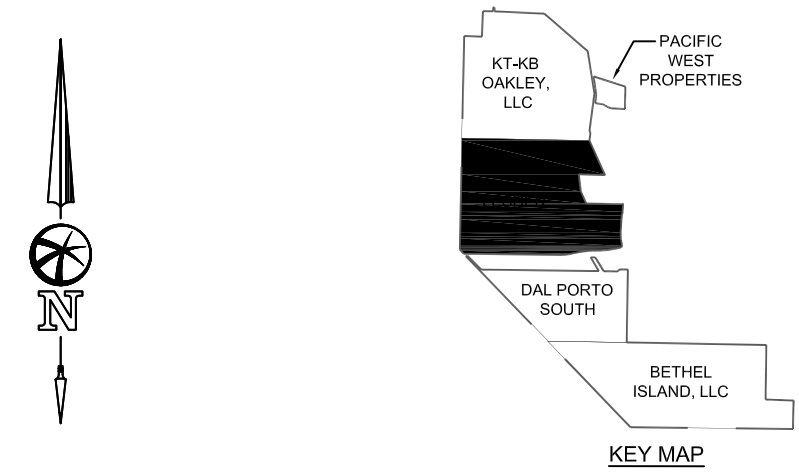
PROJECT NO.:SPK-2014-0-1048 | FIGURE: 4A

KT-KB OAKLEY, LLC PROPERTY WETLAND IMPACTS

USACE 404 APPLICATION PUBLIC NOTICE EXHIBITS

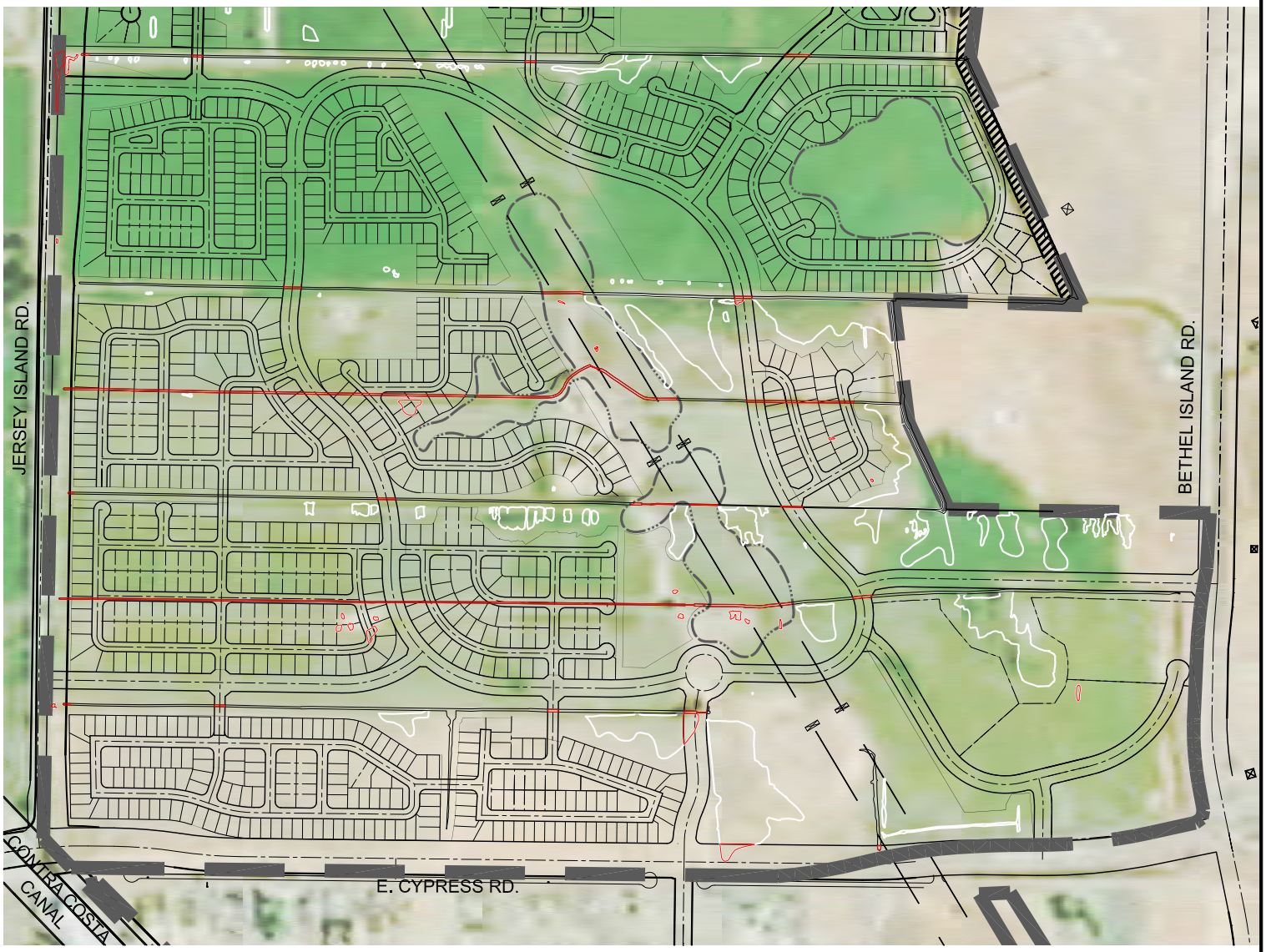
CYPRESS PRESERVE DEVELOPMENT PROJECT

ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA



LEGEND

- PROJECT SITE
- VALLEY FRESHWATER MARSH/ SEASONAL WETLANDS - 111.1 ACRES
- SLOUGH - 10.3 ACRES
- GREAT VALLEY RIPARIAN SCRUB - 0.4 ACRES
- JURISDICTIONAL DRAINAGE DITCH - 12.1 ACRES
- USACE WETLANDS & WATERS IMPACTS - 4.5 ACRES



700 350 0 700 1400 2100

SCALE IN FEET

DATE: AUGUST 2015 | SCALE: 1" = 700'

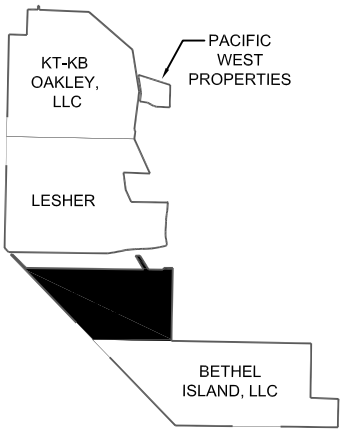
PROJECT NO.:SPK-2014-0-1048 | FIGURE: 4B

LESHER PROPERTY WETLAND IMPACTS

USACE 404 APPLICATION PUBLIC NOTICE EXHIBITS

CYPRESS PRESERVE DEVELOPMENT PROJECT

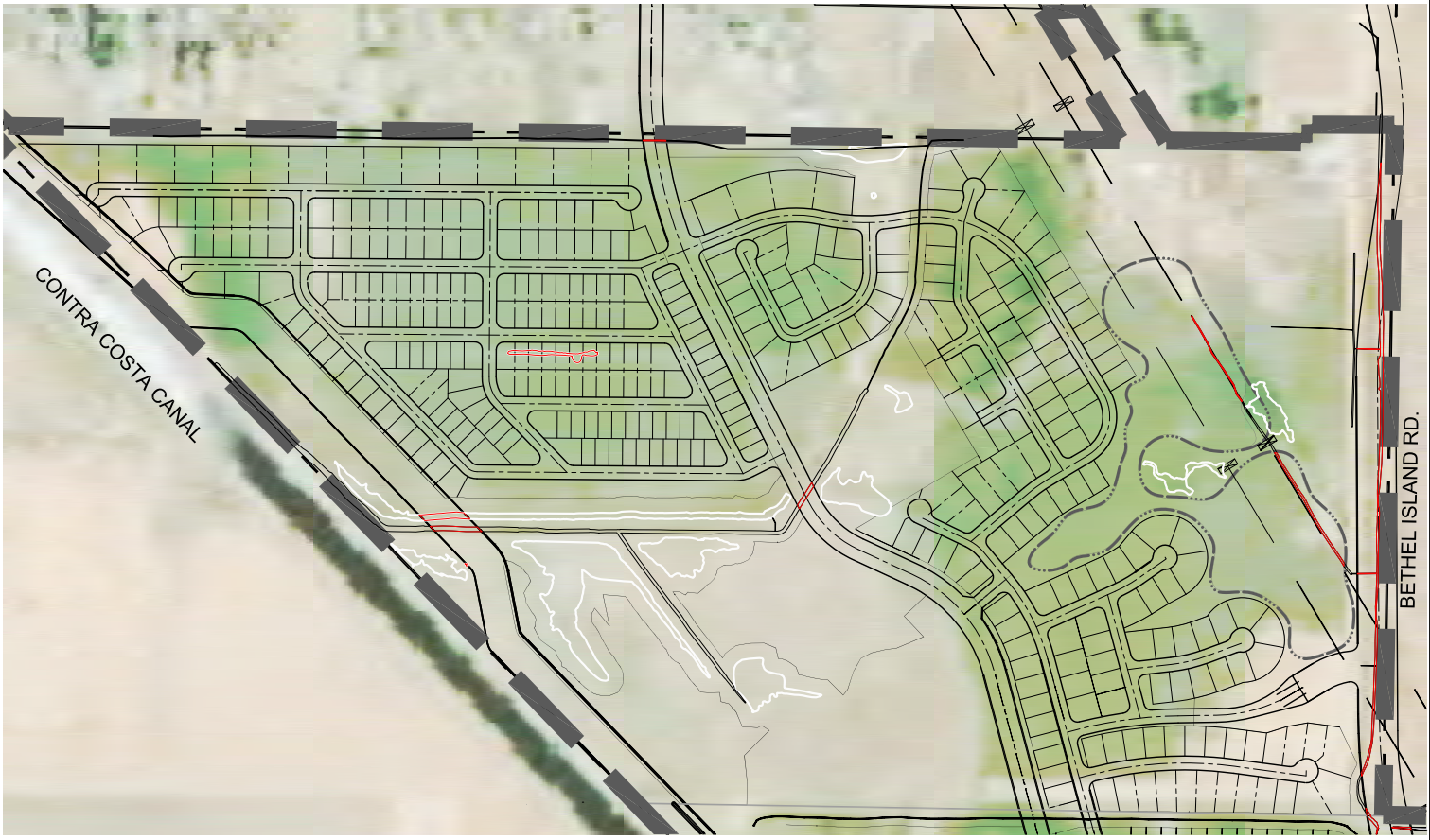
ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA



KEY MAP

LEGEND

- PROJECT SITE
- VALLEY FRESHWATER MARSH/ SEASONAL WETLANDS - 111.1 ACRES
- SLOUGH - 10.3 ACRES
- GREAT VALLEY RIPARIAN SCRUB - 0.4 ACRES
- JURISDICTIONAL DRAINAGE DITCH - 12.1 ACRES
- USACE WETLANDS & WATERS IMPACTS - 4.5 ACRES



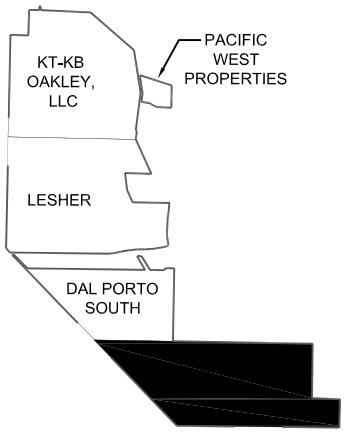
600 300 0 600 1200 1800

SCALE IN FEET

DATE: AUGUST 2015	SCALE: 1" = 600'
PROJECT NO.:SPK-2014-0-1048	FIGURE: 4C

DAL PORTO SOUTH WETLAND IMPACTS

USACE 404 APPLICATION PUBLIC NOTICE EXHIBITS
CYPRESS PRESERVE DEVELOPMENT PROJECT
ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA



KEY MAP

LEGEND

PROJECT SITE

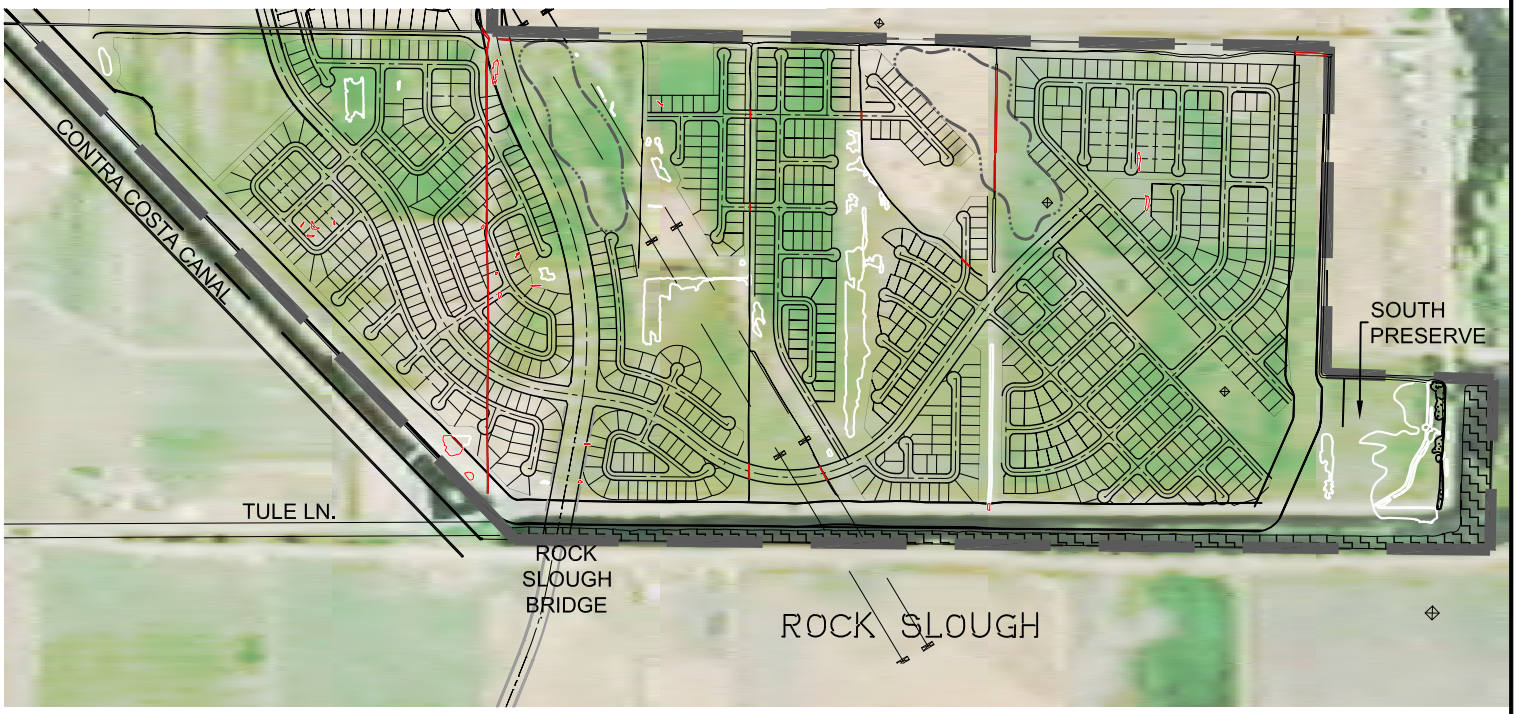
VALLEY FRESHWATER MARSH/
SEASONAL WETLANDS - 111.1 ACRES

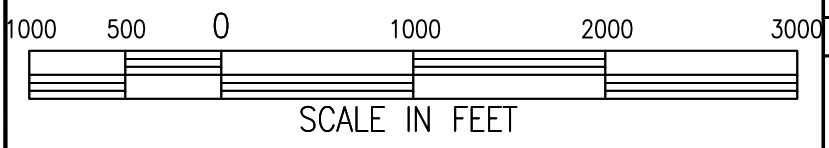
SLOUGH - 10.3 ACRES

GREAT VALLEY RIPARIAN SCRUB - 0.4 ACRES

JURISDICTIONAL
DRAINAGE DITCH - 12.1 ACRES

USACE WETLANDS & WATERS
IMPACTS - 4.5 ACRES





DATE: AUGUST 2015	SCALE: 1" = 1000'
PROJECT NO.:SPK-2014-0-1048	FIGURE: 4D

BETHEL ISLAND, LLC WETLAND IMPACTS

USACE 404 APPLICATION PUBLIC NOTICE EXHIBITS
CYPRESS PRESERVE DEVELOPMENT PROJECT
ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA

EXISTING TRASH RACK

CONTRA COSTA CANAL

BETHEL ISLAND LLC
020-140-007

BYRON HIGHWAY EXTENSION

RIP RAP

TOP OF BANK

ROCK SLOUGH

(4) PIERS
48"ø/EA
(CISS)

PROPERTY LINE

LIMIT OF ORDINARY HIGH WATER = 5.0 MSL

PROP BRIDGE

TOP OF BANK/LEVEE

RIP RAP
REMOVE & REPALCE AS NEEDED
FOR CONSTRUCTION OF ABUTMENTS

LITTLE/JESS
020-130-006

ARNOLD/SPESSARD
020-130-009

BYRON HIGHWAY EXTENSION

N

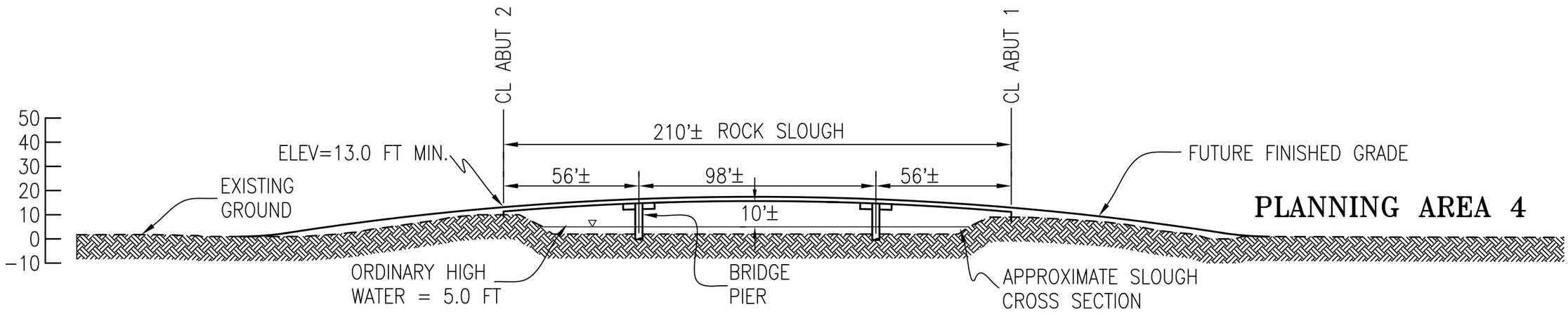
80 40 0 80 160 240

SCALE IN FEET

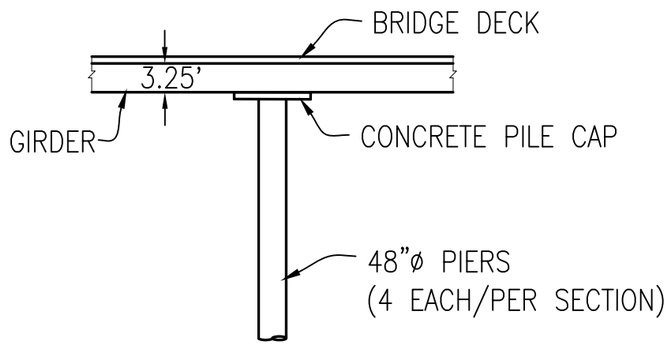
DATE: AUGUST 2015	**SCALE:** 1" = 80'	**FIGURE:** 5
PROJECT NO.: SPK-2014-0-1048	**FILE NAME:** EXH-ROCK BRIDGE.dwg	

ROCK SLOUGH BRIDGE-PERMANENT IMPACTS

USACE 404 APPLICATION PUBLIC NOTICE EXHIBITS
CYPRESS PRESERVE DEVELOPMENT PROJECT
ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA



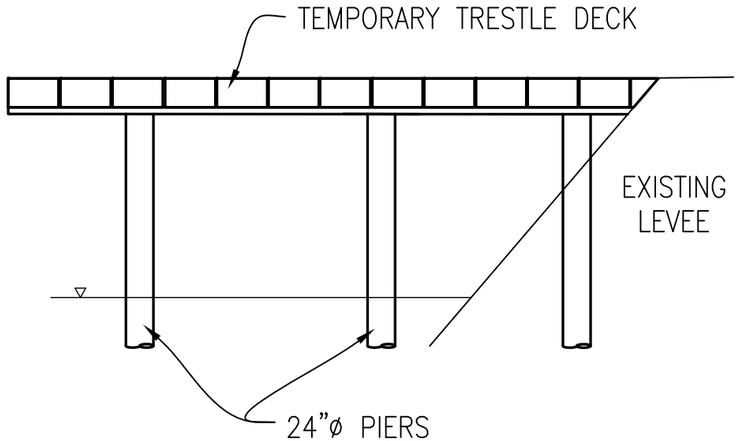
ROCK SLOUGH BRIDGE PROFILE



BRIDGE DECK DETAIL

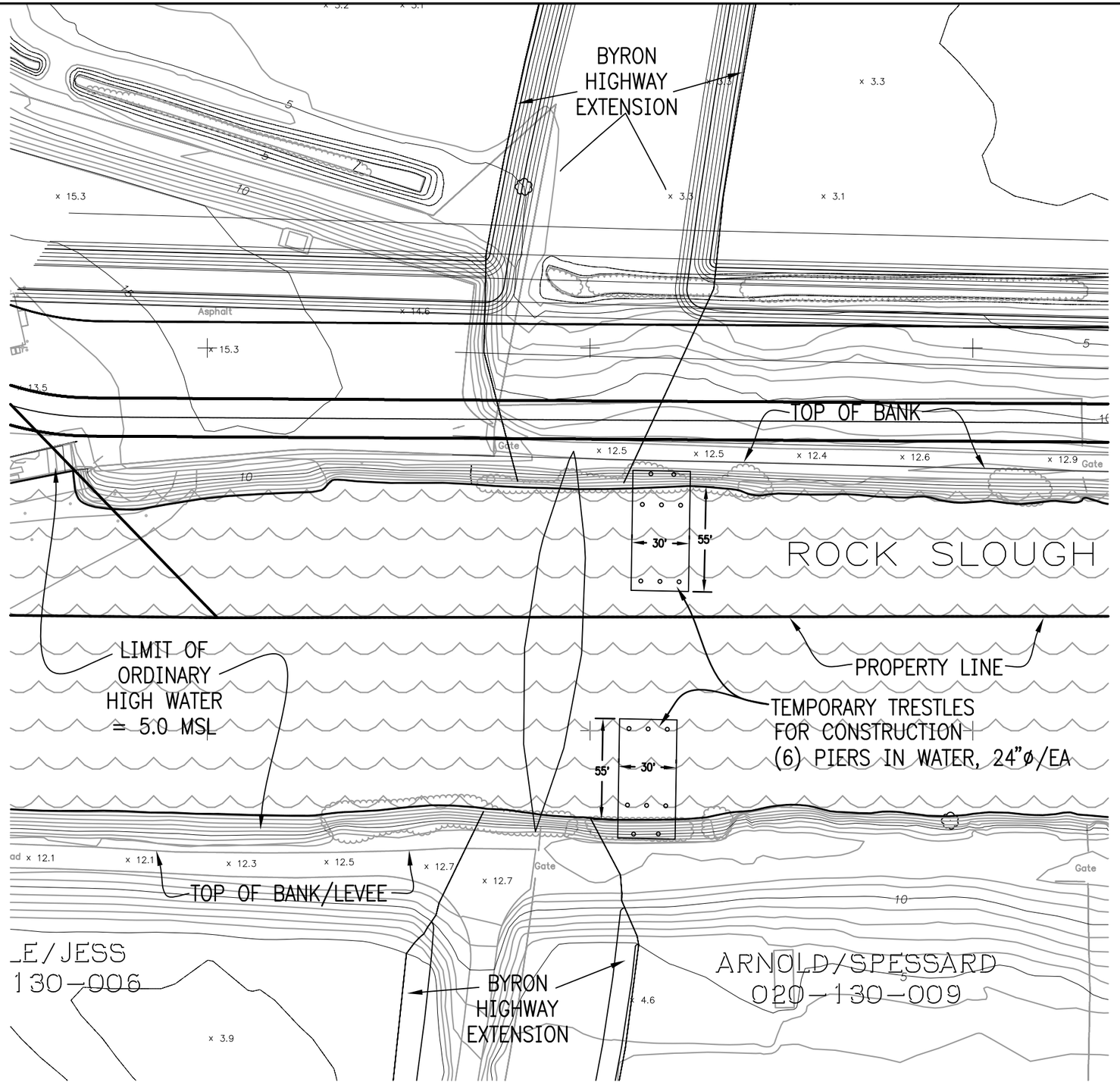
N

		DATE: AUGUST 2015	**SCALE:** N.T.S.	**FIGURE:** 6
		PROJECT NO.: SPK−2014−0−1048	**FILE NAME:** EXH−ROCK BRIDGE.dwg
		ROCK SLOUGH BRIDGE−PROFILE VIEW USACE 404 APPLICATION PUBLIC NOTICE EXHIBITS CYPRESS PRESERVE DEVELOPMENT PROJECT ACD−TI, LLC − OAKLEY, CONTRA COSTA COUNTY, CA	



TEMPORARY TRESTLE DECK DETAIL

N.T.S.



60 30 0 60 120 180

SCALE IN FEET

DATE: AUGUST 2015	**SCALE:** 1" = 60'	**FIGURE:** 7
PROJECT NO.: SPK-2014-0-1048	**FILE NAME:** EXH-ROCK BRIDGE.dwg	

ROCK SLOUGH BRIDGE-TEMPORARY IMPACTS
USACE 404 APPLICATION PUBLIC NOTICE EXHIBITS
CYPRESS PRESERVE DEVELOPMENT PROJECT
ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA

Table 1. Proposed Land Uses	
Land Use	**Acres**
Residential	310.8
Commercial	24.7
Residential and Commercial Subtotal	*335.5*
Public Schools	19.8
Parks	24.8
Common Area	3.6
Public Uses Subtotal	*48.2*
Open Space/Easements/Lakes/Preserves	455.8
Gas well sites (4) + water tank site	22.6
Wetlands/dunes	133.9
Flood control levees (approximately 23,182 linear feet)	76.3
Roads	174.3
Open Space/Easements/Lakes/Utility Sites/Levees/Roads	*862.9*
Total	**1,246.6**
Source: Bellecci & Associates. August 24, 2015.	