

DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (ACRES)	MAINTENANCE
TOTAL EXISTING GROSS PROPERTY ACREAGE	307,054.68	7.0490	
EXISTING PARCEL 1 OF PARCEL MAP 3773	34,267.00	0.7867	PRIVATE OWNER
EXISTING PARCEL 2 OF PARCEL MAP 3773	272,787.69	6.2623	PRIVATE OWNER
TOTAL EXISTING GROSS PROPERTY ACREAGE (EXIST. PARCEL 1 AND 2)	307,054.69	7.0490	
PROPOSED 5" GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	(3,712.04)	(0.0852)	CITY
TOTAL EXISTING NET PROPERTY ACREAGE	303,342.63	6.9638	
PROPOSED MASTER GROUND LOT 1 (NET AREA)	303,342.65	6.9638	PRIVATE OWNER
PROPOSED 5" GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	3,712.04	0.0852	CITY
TOTAL MASTER GROUND LOT 1 GROSS LOT AREA	307,054.69	7.0490	

11 AN EASEMENT FOR PUBLIC SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED DECEMBER, 16, 1957
AS BOOK 56256, PAGE 294 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF LOS ANGELES
TO REMAIN

12 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 15, 1966
AS INSTRUMENT NO. 3696, IN BOOK M2254, PAGE 985 OF OFFICIAL RECORDS
NOT PLOTTABLE

13 AN EASEMENT FOR PUBLIC STORM DRAIN IMPROVEMENT AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1972
AS INSTRUMENT NO. 4133, IN BOOK D5610, PAGE 613 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF CULVER CITY.
TO REMAIN

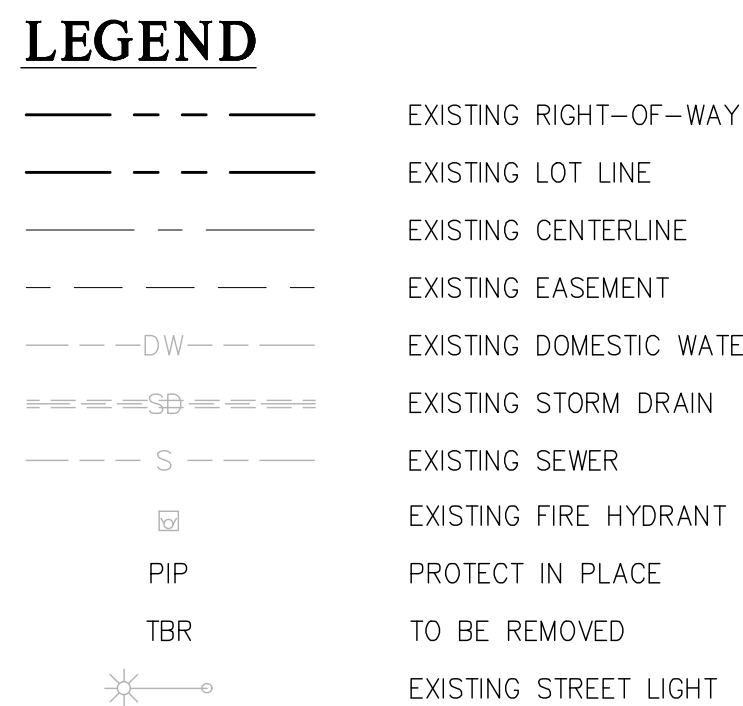
15 AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 1, 1973
AS INSTRUMENT NO. 4023, IN BOOK D5893, PAGE 357 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHER CALIFORNIA EDISON CO.
TO BE QUITCLAIMED

16 AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 9, 1973
AS INSTRUMENT NO. 4801, IN BOOK D6045, PAGE 132 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO.
TO BE QUITCLAIMED

17 AN EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES, RECORDED JANUARY 30, 1974
AS INSTRUMENT NO. 2450, IN BOOK D6155, AGE 230 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF CULVER CITY
PORTION TO BE QUITCLAIMED FOR REMOVED SEWER.

18 AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES RECORDED JANUARY 28, 1975
AS INSTRUMENT NO. 1843, IN BOOK D6541, PAGE 312 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA WATER COMPANY
NOT PLOTTABLE. TO BE QUITCLAIMED

A	STREET RIGHT OF WAY DEDICATION TO THE CITY OF CULVER CITY FOR GREEN VALLEY CIRCLE
B	10' PUBLIC SEWER EASEMENT TO THE CITY OF CULVER CITY
C	EMERGENCY ACCESS EASEMENT TO THE CITY OF CULVER CITY
D	PUBLIC WATER EASEMENT TO GOLDEN STATE WATER COMPANY



VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230

P:\379.783\TENTATIVE TRACT MAP\783-TTM-MAP.dwg

DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (ACRES)	MAINTENANCE
TOTAL EXISTING GROSS PROPERTY ACREAGE	307,054.68	7.0490	
EXISTING PARCEL 1 OF PARCEL MAP 3773	34,267.00	0.7867	PRIVATE OWNER
EXISTING PARCEL 2 OF PARCEL MAP 3773	272,787.69	6.2623	PRIVATE OWNER
TOTAL EXISTING GROSS PROPERTY ACREAGE (EXIST. PARCEL 1 AND 2)	307,054.69	7.0490	
PROPOSED 5" GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	(3,712.04)	(0.0852)	CITY
TOTAL EXISTING NET PROPERTY ACREAGE	303,342.63	6.9638	
PROPOSED MASTER GROUND LOT 1 (NET AREA)	303,342.65	6.9638	PRIVATE OWNER
PROPOSED 5" GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	3,712.04	0.0852	CITY
TOTAL MASTER GROUND LOT 1 GROSS LOT AREA	307,054.69	7.0490	

11 AN EASEMENT FOR PUBLIC SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED DECEMBER, 16, 1957
AS BOOK 56256, PAGE 294 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF LOS ANGELES
TO REMAIN

12 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 15, 1966
AS INSTRUMENT NO. 3696, IN BOOK M2254, PAGE 985 OF OFFICIAL RECORDS
NOT PLATABLE

13 AN EASEMENT FOR PUBLIC STORM DRAIN IMPROVEMENT AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1972
AS INSTRUMENT NO. 4133, IN BOOK D5610, PAGE 613 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF CULVER CITY.
TO REMAIN

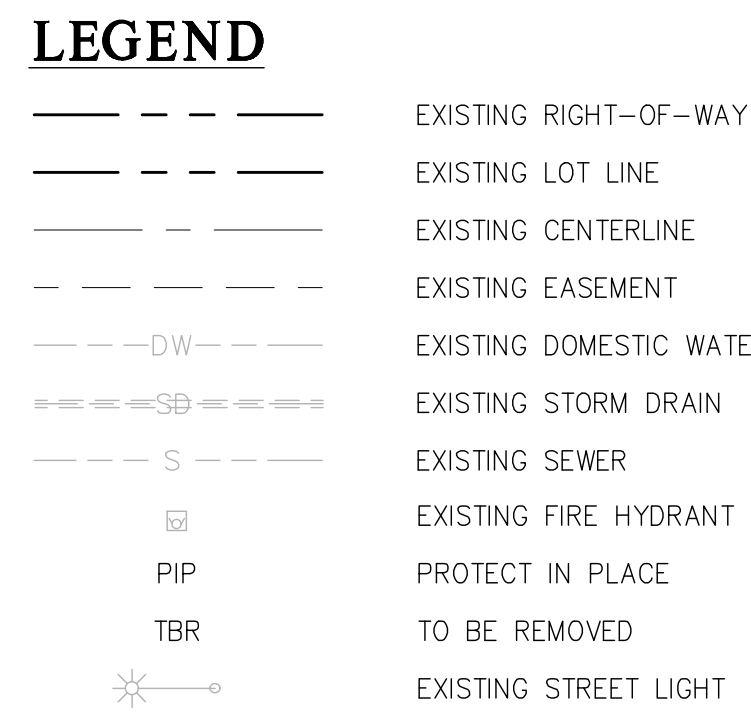
15 AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 1, 1973
AS INSTRUMENT NO. 4023, IN BOOK D5893, PAGE 357 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHER CALIFORNIA EDISON CO.
TO BE QUITCLAIMED

16 AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 9, 1973
AS INSTRUMENT NO. 4801, IN BOOK D6045, PAGE 132 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO.
TO BE QUITCLAIMED

17 AN EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES, RECORDED JANUARY 30, 1974
AS INSTRUMENT NO. 2450, IN BOOK D6155, AGE 230 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF CULVER CITY
PORTION TO BE QUITCLAIMED FOR REMOVED SEWER.

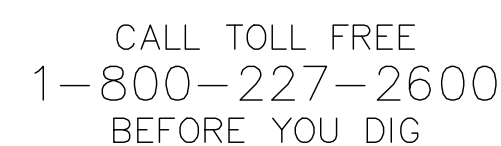
18 AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES RECORDED JANUARY 28, 1975
AS INSTRUMENT NO. 1843, IN BOOK D6541, PAGE 312 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA WATER COMPANY
NOT PLATABLE. TO BE QUITCLAIMED

A	STREET RIGHT OF WAY DEDICATION TO THE CITY OF CULVER CITY FOR GREEN VALLEY CIRCLE
B	10' PUBLIC SEWER EASEMENT TO THE CITY OF CULVER CITY
C	EMERGENCY ACCESS EASEMENT TO THE CITY OF CULVER CITY
D	PUBLIC WATER EASEMENT TO GOLDEN STATE WATER COMPANY



VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230

P:\379.783\TENTATIVE TRACT MAP\783-TTM-MAP.dwg

[illegible]

PROPERTY OWNER:
REDA RESIDENTIAL, LLC
 4450 MACARTHUR BLVD., SUITE 100
 NEWPORT BEACH, CA 92660
 PHONE: (949) 463-0085
 CONTACT: NATE JOHNSON

PLAN PREPARED BY:

 URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

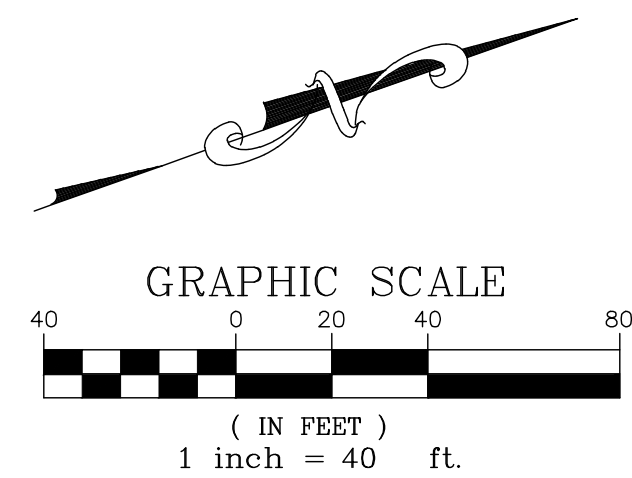


DRAWN BY: BB	DATE 9-29-25
DESIGNED BY: BB	DATE 9-29-25
CHECKED BY: JR	DATE 9-29-25

NOTE: SEE SHEETS 8-10, AND 16 FOR TYPICAL SECTIONS

DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (ACRES)	MAINTENANCE
TOTAL EXISTING GROSS PROPERTY ACREAGE	307,054.68	7.0490	
EXISTING PARCEL 1 OF PARCEL MAP 3773	34,267.00	0.7867	PRIVATE OWNER
EXISTING PARCEL 2 OF PARCEL MAP 3773	272,787.69	6.2623	PRIVATE OWNER
TOTAL EXISTING GROSS PROPERTY ACREAGE (EXIST. PARCEL 1 AND 2)	307,054.69	7.0490	
PROPOSED 5' GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	(3,712.04)	(0.0852)	CITY
TOTAL EXISTING NET PROPERTY ACREAGE	303,342.63	6.9638	
PROPOSED MASTER GROUND LOT 1 (NET AREA)	303,342.65	6.9638	PRIVATE OWNER
PROPOSED 5' GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	3,712.04	0.0852	CITY
TOTAL MASTER GROUND LOT 1 GROSS LOT AREA	307,054.69	7.0490	

DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (ACRES)	LOWER ELEVATION	UPPER ELEVATION
AIRSPACE LOT 1	19,163.58	0.4399	35.00	135.00
AIRSPACE LOT 2	42,303.31	0.9712	35.00	55.00
AIRSPACE LOT 3	98,036.40	2.2506	55.00	135.00
AIRSPACE LOT 4	54,036.14	1.2405	55.00	75.00
AIRSPACE LOT 5	30,949.08	0.7105	55.00	135.00
AIRSPACE LOT 6	29,913.10	0.5490	65.00	135.00
AIRSPACE LOT 7	131,276.21	3.0137	75.00	135.00



	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	EXISTING DOMESTIC WATER
	EXISTING STORM DRAIN
	EXISTING SEWER
	EXISTING FIRE HYDRANT
PIP	PROTECT IN PLACE
TBR	TO BE REMOVED
	EXISTING STREET LIGHT

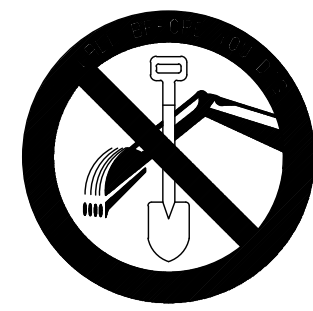
NOTES:

- SEE SHEETS 8-10, AND 16 FOR TYPICAL SECTIONS
- SEE SHEETS 11-15 FOR ISOMETRIC VIEWS OF THE AIRSPACE LOTS



TENTATIVE MAP - LEVEL B2 TO B1 AIRSPACE LOTS
LOWER ELEVATION = 35.00' / UPPER ELEVATION = 55.00'

PLAN CONTROL	PLAN SET: B
BRISTOL PARKWAY	2025-09-29



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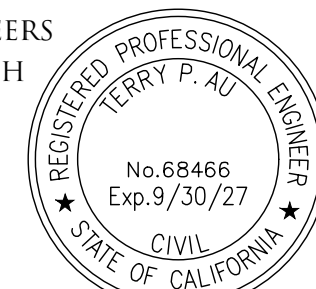
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PROPERTY OWNER:
REDA RESIDENTIAL, LLC
4450 MACARTHUR BLVD., SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 463-0085
CONTACT: NATE JOHNSON

PLAN PREPARED BY:



URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098



DRAWN BY: BB	DATE 9-29-2
DESIGNED BY: BB	DATE 9-29-2
CHECKED BY: JR	DATE 9-29-2

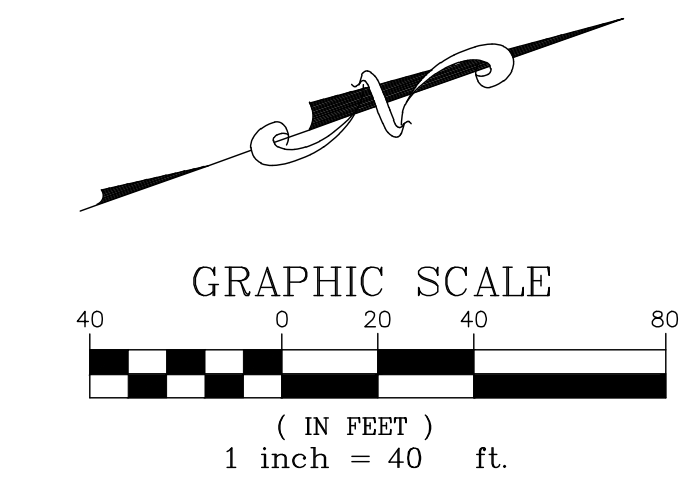
VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230

CITY OF CULVER CITY PLANNING AND DEVELOPMENT DEPARTMENT	
	SHEET 4 OF 17

\\379.783\TENTATIVE TRACT MAP\783-TTM-MAP.dwg
 PLOT DATE = Sep 26 2025 = 4:00PM

DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (ACRES)	MAINTENANCE
TOTAL EXISTING GROSS PROPERTY ACREAGE	307,054.68	7.0490	
EXISTING PARCEL 1 OF PARCEL MAP 3773	34,267.00	0.7867	PRIVATE OWNER
EXISTING PARCEL 2 OF PARCEL MAP 3773	272,787.69	6.2623	PRIVATE OWNER
TOTAL EXISTING GROSS PROPERTY ACREAGE (EXIST. PARCEL 1 AND 2)	307,054.69	7.0490	
PROPOSED 5' GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	(3,712.04)	(0.0852)	CITY
TOTAL EXISTING NET PROPERTY ACREAGE	303,342.63	6.9638	
PROPOSED MASTER GROUND LOT 1 (NET AREA)	303,342.65	6.9638	PRIVATE OWNER
PROPOSED 5' GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	3,712.04	0.0852	CITY
TOTAL MASTER GROUND LOT 1 GROSS LOT AREA	307,054.69	7.0490	

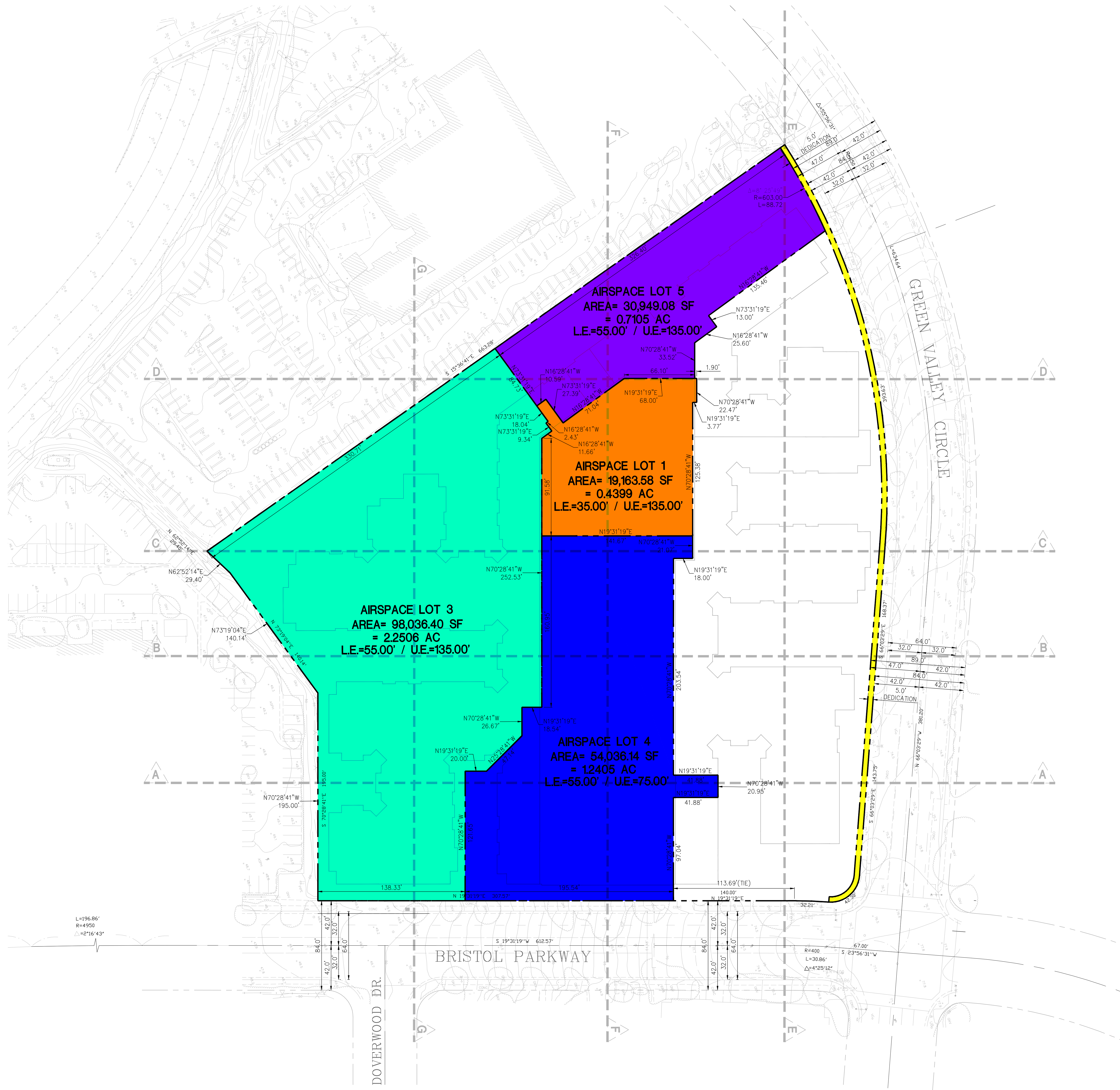
DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (ACRES)	LOWER ELEVATION	UPPER ELEVATION
AIRSPACE LOT 1	19,163.58	0.4399	35.00	135.00
AIRSPACE LOT 2	42,303.31	0.9712	35.00	55.00
AIRSPACE LOT 3	98,036.40	2.2506	55.00	135.00
AIRSPACE LOT 4	54,036.14	1.2405	55.00	75.00
AIRSPACE LOT 5	30,949.08	0.7105	55.00	135.00
AIRSPACE LOT 6	29,913.10	0.5490	65.00	135.00
AIRSPACE LOT 7	131,276.21	3.0137	75.00	135.00



	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	EXISTING DOMESTIC WATER
	EXISTING STORM DRAIN
	EXISTING SEWER
	EXISTING FIRE HYDRANT
PIP	PROTECT IN PLACE
TBR	TO BE REMOVED
	EXISTING STREET LIGHT

NOTES:

- SEE SHEETS 8-10, AND 16 FOR TYPICAL SECTIONS
- SEE SHEETS 11-15 FOR ISOMETRIC VIEWS OF THE AIRSPACE LOTS



TENTATIVE MAP - LEVEL 1 AIRSPACE LOTS
LOWER ELEVATION = 55.00' / UPPER ELEVATION = 65.00'



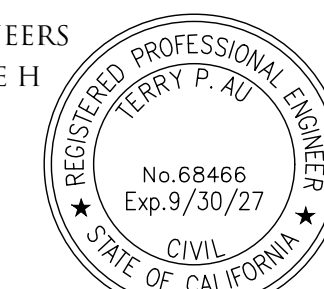
CALL TOLL FREE
1-800-227-2600
BEFORE YOU DIG

[illegible]

PROPERTY OWNER:
REDA RESIDENTIAL, LLC
4450 MACARTHUR BLVD., SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 463-0085
CONTACT: NATE JOHNSON



URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

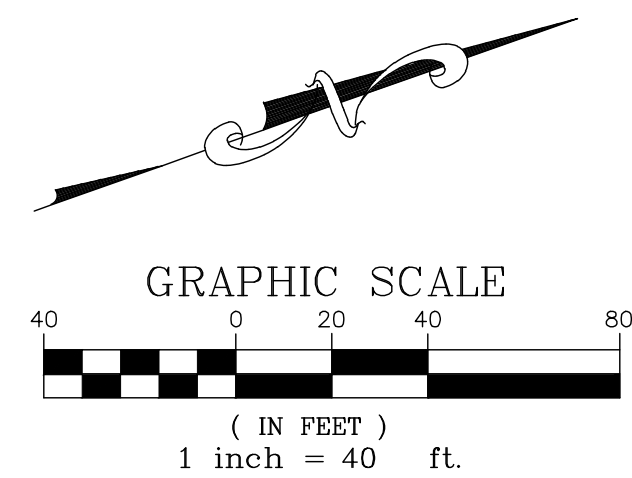


DRAWN BY:	DATE
BB	9-29-2
DESIGNED BY:	DATE
BB	9-29-2
CHECKED BY:	DATE
JR	9-29-2

VESTING TENTATIVE TRACT MAP 84986 6201, 6221 & 6229 BRISTOL PARKWAY CULVER CITY, CALIFORNIA 90230	
CITY OF CULVER CITY PLANNING AND DEVELOPMENT DEPARTMENT	SHEET 5 OF 17

DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (ACRES)	MAINTENANCE
TOTAL EXISTING GROSS PROPERTY ACREAGE	307,054.68	7.0490	
EXISTING PARCEL 1 OF PARCEL MAP 3773	34,267.00	0.7867	PRIVATE OWNER
EXISTING PARCEL 2 OF PARCEL MAP 3773	272,787.69	6.2623	PRIVATE OWNER
TOTAL EXISTING GROSS PROPERTY ACREAGE (EXIST. PARCEL 1 AND 2)	307,054.69	7.0490	
PROPOSED 5' GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	(3,712.04)	(0.0852)	CITY
TOTAL EXISTING NET PROPERTY ACREAGE	303,342.63	6.9638	
PROPOSED MASTER GROUND LOT 1 (NET AREA)	303,342.65	6.9638	PRIVATE OWNER
PROPOSED 5' GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	3,712.04	0.0852	CITY
TOTAL MASTER GROUND LOT 1 GROSS LOT AREA	307,054.69	7.0490	

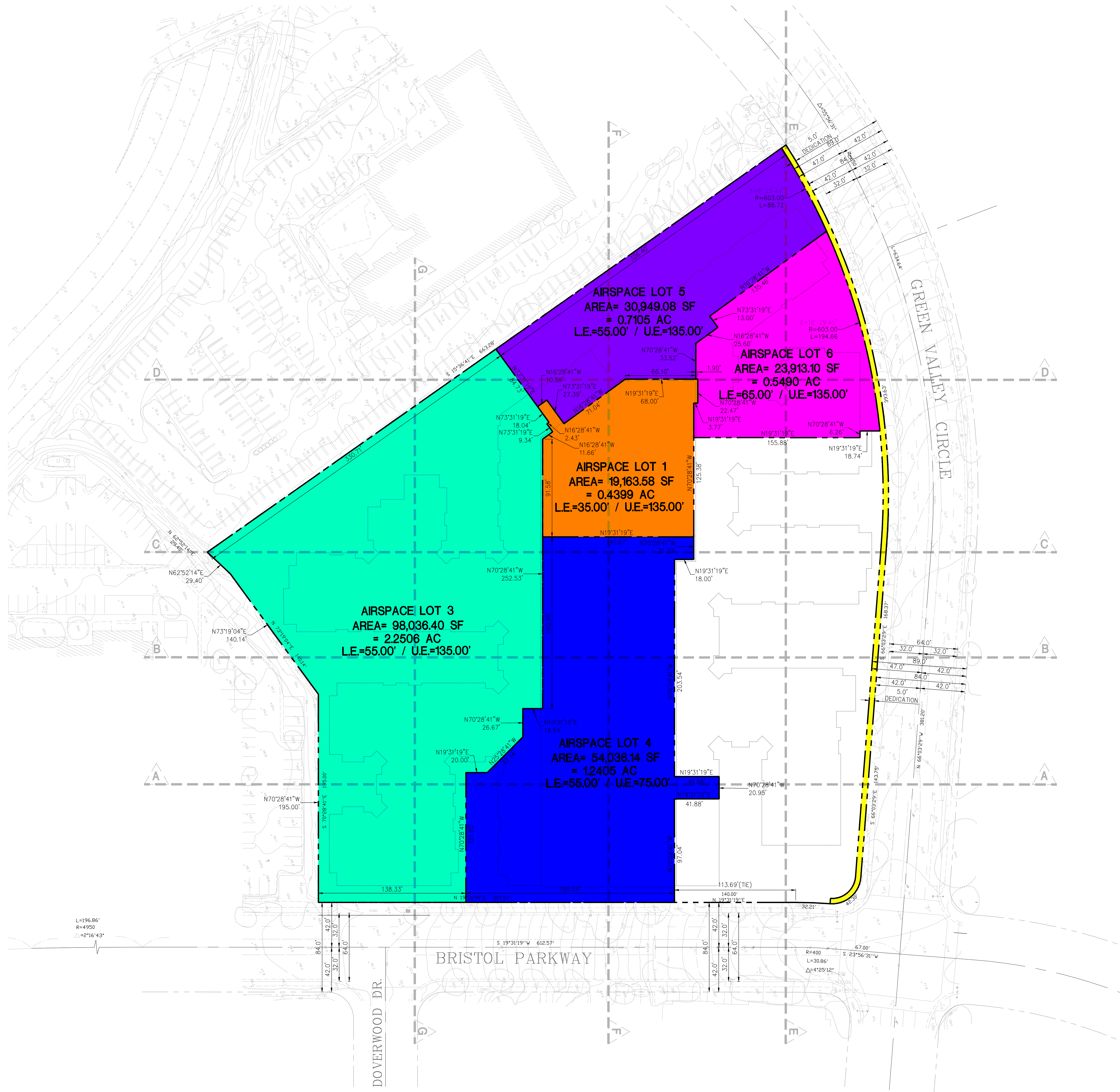
DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (ACRES)	LOWER ELEVATION	UPPER ELEVATION
AIRSPACE LOT 1	19,163.58	0.4399	35.00	135.00
AIRSPACE LOT 2	42,303.31	0.9712	35.00	55.00
AIRSPACE LOT 3	98,036.40	2.2506	55.00	135.00
AIRSPACE LOT 4	54,036.14	1.2405	55.00	75.00
AIRSPACE LOT 5	30,949.08	0.7105	55.00	135.00
AIRSPACE LOT 6	29,913.10	0.5490	65.00	135.00
AIRSPACE LOT 7	131,276.21	3.0137	75.00	135.00



	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	EXISTING DOMESTIC WATER
	EXISTING STORM DRAIN
	EXISTING SEWER
	EXISTING FIRE HYDRANT
PIP	PROTECT IN PLACE
TBR	TO BE REMOVED
	EXISTING STREET LIGHT

NOTES:

- SEE SHEETS 8-10, AND 16 FOR TYPICAL SECTIONS
- SEE SHEETS 11-15 FOR ISOMETRIC VIEWS OF THE AIRSPACE LOTS



TENTATIVE MAP - LEVEL 2 AIRSPACE LOTS
LOWER ELEVATION = 65.00' / UPPER ELEVATION = 75.00'



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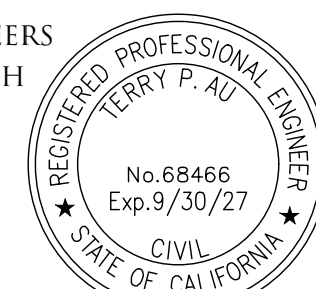
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PROPERTY OWNER:
REDA RESIDENTIAL, LLC
4450 MACARTHUR BLVD., SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 463-0085
CONTACT: NATE JOHNSON

PLAN PREPARED BY:



URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098



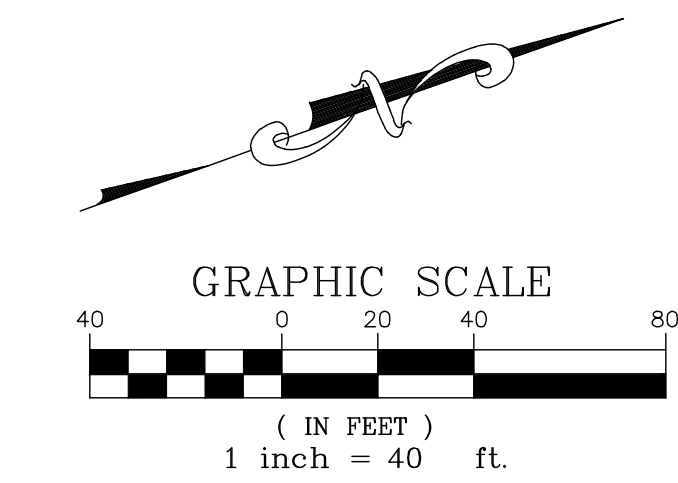
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DESIGNED BY: BB	DATE 9-29-25
CHECKED BY: JR	DATE 9-29-25

VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230

CITY OF CULVER CITY PLANNING AND DEVELOPMENT DEPARTMENT	
	SHEET 6 OF 17

DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (ACRES)	MAINTENANCE
TOTAL EXISTING GROSS PROPERTY ACREAGE	307,054.68	7.0490	
EXISTING PARCEL 1 OF PARCEL MAP 3773	34,267.00	0.7867	PRIVATE OWNER
EXISTING PARCEL 2 OF PARCEL MAP 3773	272,787.69	6.2623	PRIVATE OWNER
TOTAL EXISTING GROSS PROPERTY ACREAGE (EXIST. PARCEL 1 AND 2)	307,054.69	7.0490	
PROPOSED 5' GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	(3,712.04)	(0.0852)	CITY
TOTAL EXISTING NET PROPERTY ACREAGE	303,342.63	6.9638	
PROPOSED MASTER GROUND LOT 1 (NET AREA)	303,342.65	6.9638	PRIVATE OWNER
PROPOSED 5' GREEN VALLEY CIRCLE RIGHT OF WAY DEDICATION	3,712.04	0.0852	CITY
TOTAL MASTER GROUND LOT 1 GROSS LOT AREA	307,054.69	7.0490	

DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (ACRES)	LOWER ELEVATION	UPPER ELEVATION
AIRSPACE LOT 1	19,163.58	0.4399	35.00	135.00
AIRSPACE LOT 2	42,303.31	0.9712	35.00	55.00
AIRSPACE LOT 3	98,036.40	2.2506	58.00	135.00
AIRSPACE LOT 4	54,036.14	1.2405	55.00	75.00
AIRSPACE LOT 5	30,949.08	0.7105	55.00	135.00
AIRSPACE LOT 6	29,913.10	0.5490	65.00	135.00
AIRSPACE LOT 7	131,276.21	3.0137	75.00	135.00



	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	EXISTING DOMESTIC WATER
	EXISTING STORM DRAIN
	EXISTING SEWER
	EXISTING FIRE HYDRANT
PIP	PROTECT IN PLACE
TBR	TO BE REMOVED
	EXISTING STREET LIGHT

NOTES:

- SEE SHEETS 8-10, AND 16 FOR TYPICAL SECTIONS
- SEE SHEETS 11-15 FOR ISOMETRIC VIEWS OF THE AIRSPACE LOTS



TENTATIVE MAP - LEVEL 3 TO 8 AIRSPACE LOTS
LOWER ELEVATION = 75.00' / UPPER ELEVATION = 135.00'

[illegible]

PROPERTY OWNER:
REDA RESIDENTIAL, LLC
 4450 MACARTHUR BLVD., SUITE 100
 NEWPORT BEACH, CA 92660
 PHONE: (949) 463-0085
 CONTACT: NATE JOHNSON

PLAN PREPARED BY:



URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098



DRAWN BY:	DATE
BB	9-29-2
DESIGNED BY:	DATE
BB	9-29-2
CHECKED BY:	DATE
JR	9-29-2

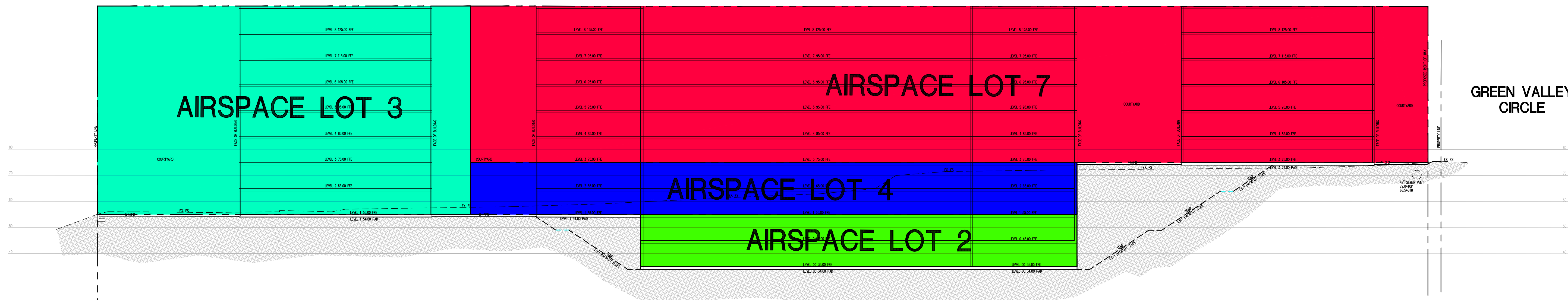
VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230

CITY OF CULVER CITY PLANNING AND DEVELOPMENT DEPARTMENT	
	SHEET 7 OF 17

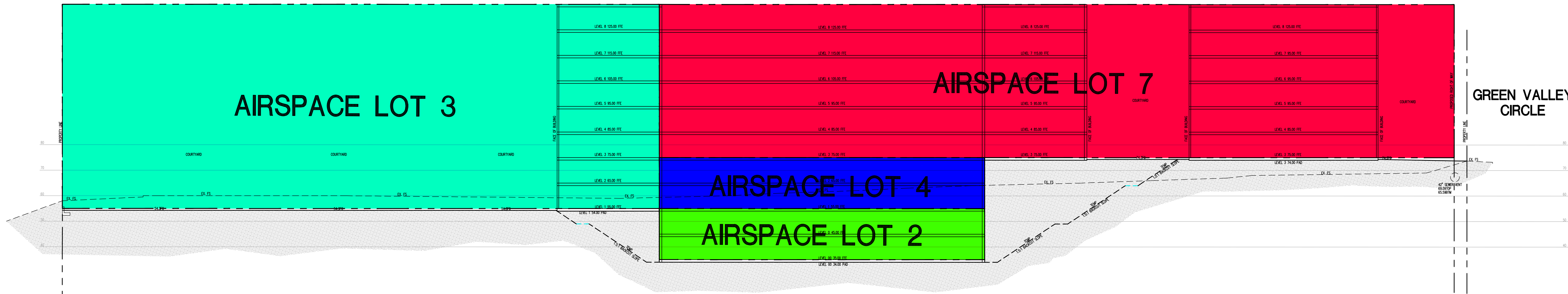
P:\379.783\TENTATIVE TRACT MAP\783-TTM-MAP.dwg
 PLOT DATE = Sep 26 2025 4:05PM



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1-800-227-2600
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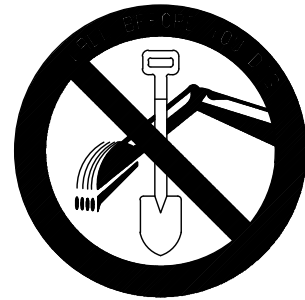
TYPICAL SECTION A-A



TYPICAL SECTION B-B

TENTATIVE MAP - TYPICAL SECTIONS

PLAN CONTROL
BRISTOL PARKWAY
PLAN SET: B
2025-09-29



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NO.	DATE	REVISIONS	ENGR	APPROV	DATE

PROPERTY OWNER:
REDA RESIDENTIAL, LLC
4450 MACARTHUR BLVD, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 463-0085
CONTACT: NATE JOHNSON

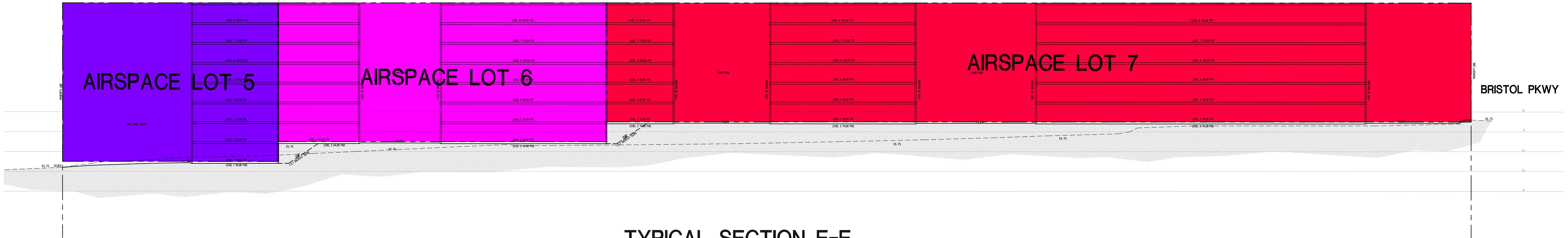
PLAN PREPARED BY:
UR
URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098
TERRY P. AU
P.C.E. No. 68466
9-29-25
DATE



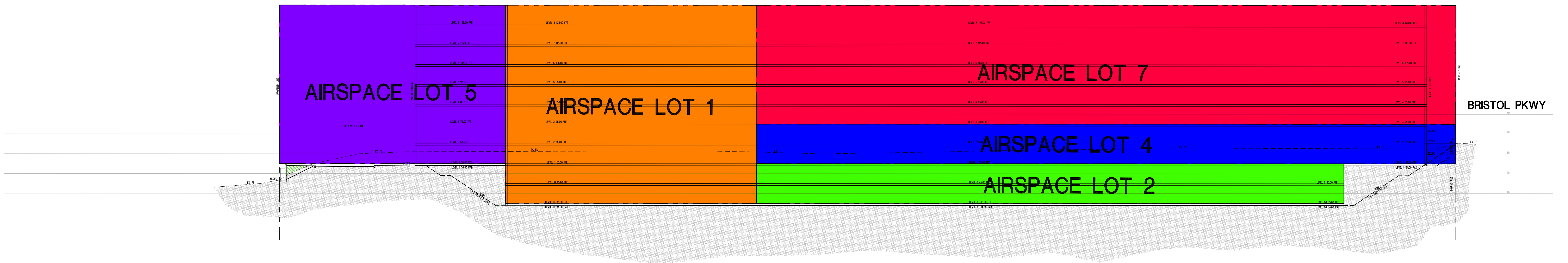
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DESIGNED BY:	BB	DATE	9-29-25
CHECKED BY:	JR	DATE	9-29-25

VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230
CITY OF CULVER CITY
PLANNING AND DEVELOPMENT DEPARTMENT
SHEET 8 OF 17

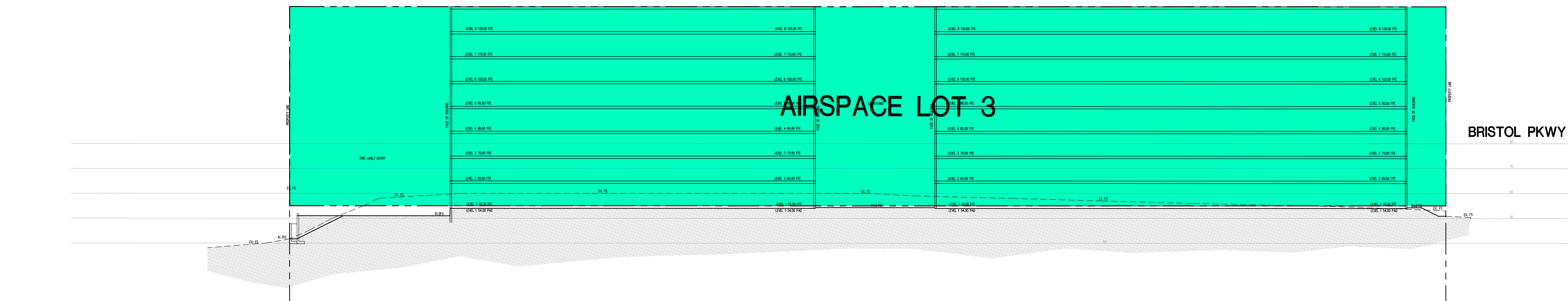
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TYPICAL SECTION E-E

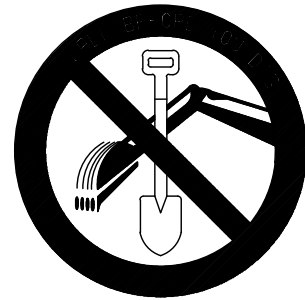


TYPICAL SECTION F-F



TYPICAL SECTION G-G

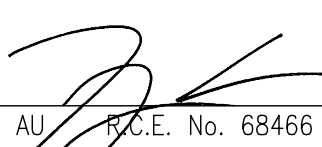
TENTATIVE MAP - TYPICAL SECTIONS



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NO.	DATE	REVISIONS	ENGR	APPROV	DATE

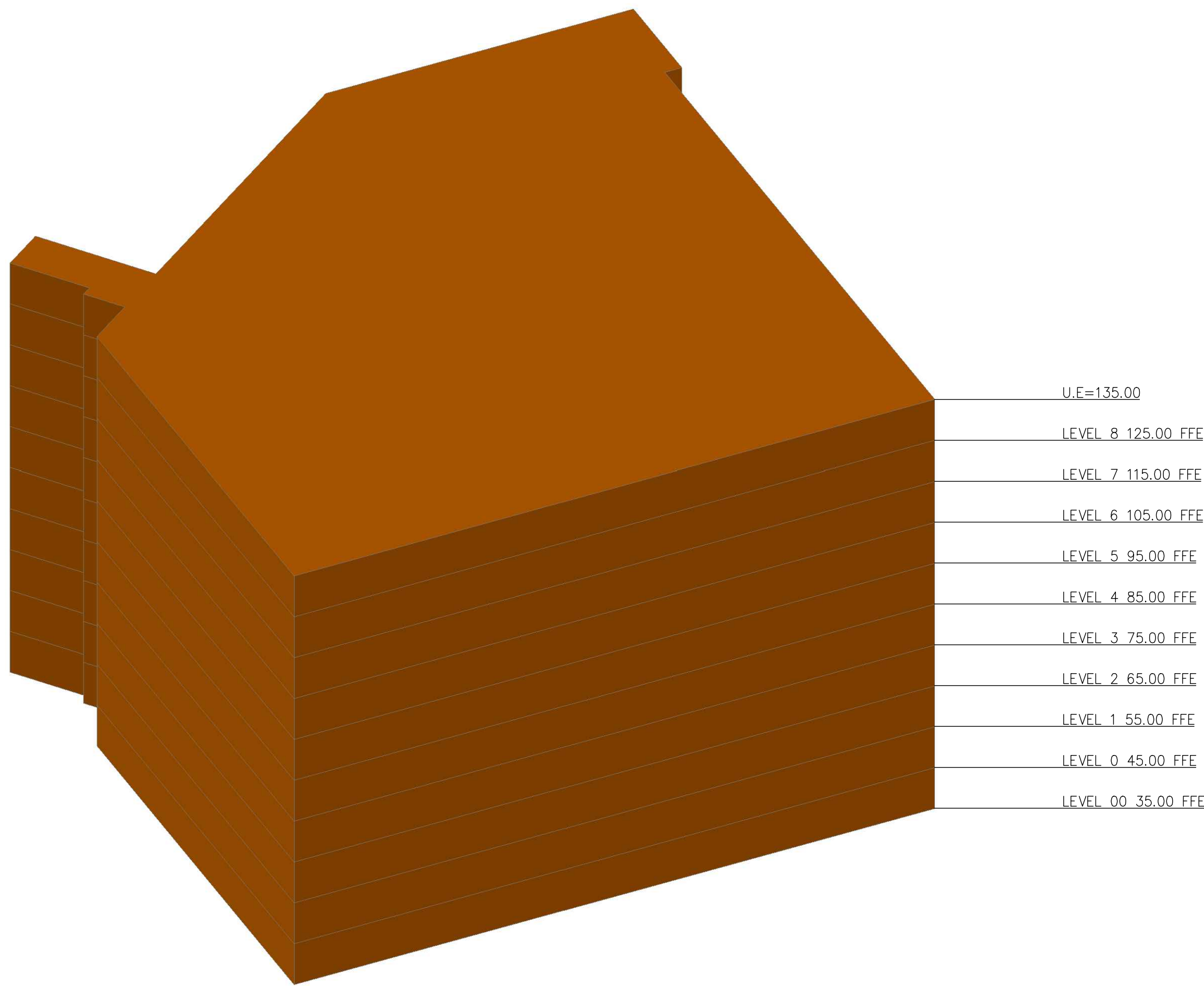
PROPERTY OWNER:
REDA RESIDENTIAL, LLC
4450 MACARTHUR BLVD, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 463-0085
CONTACT: NATE JOHNSON

PLAN PREPARED BY:
 URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, P.E. No. 68466 DATE 9-29-25



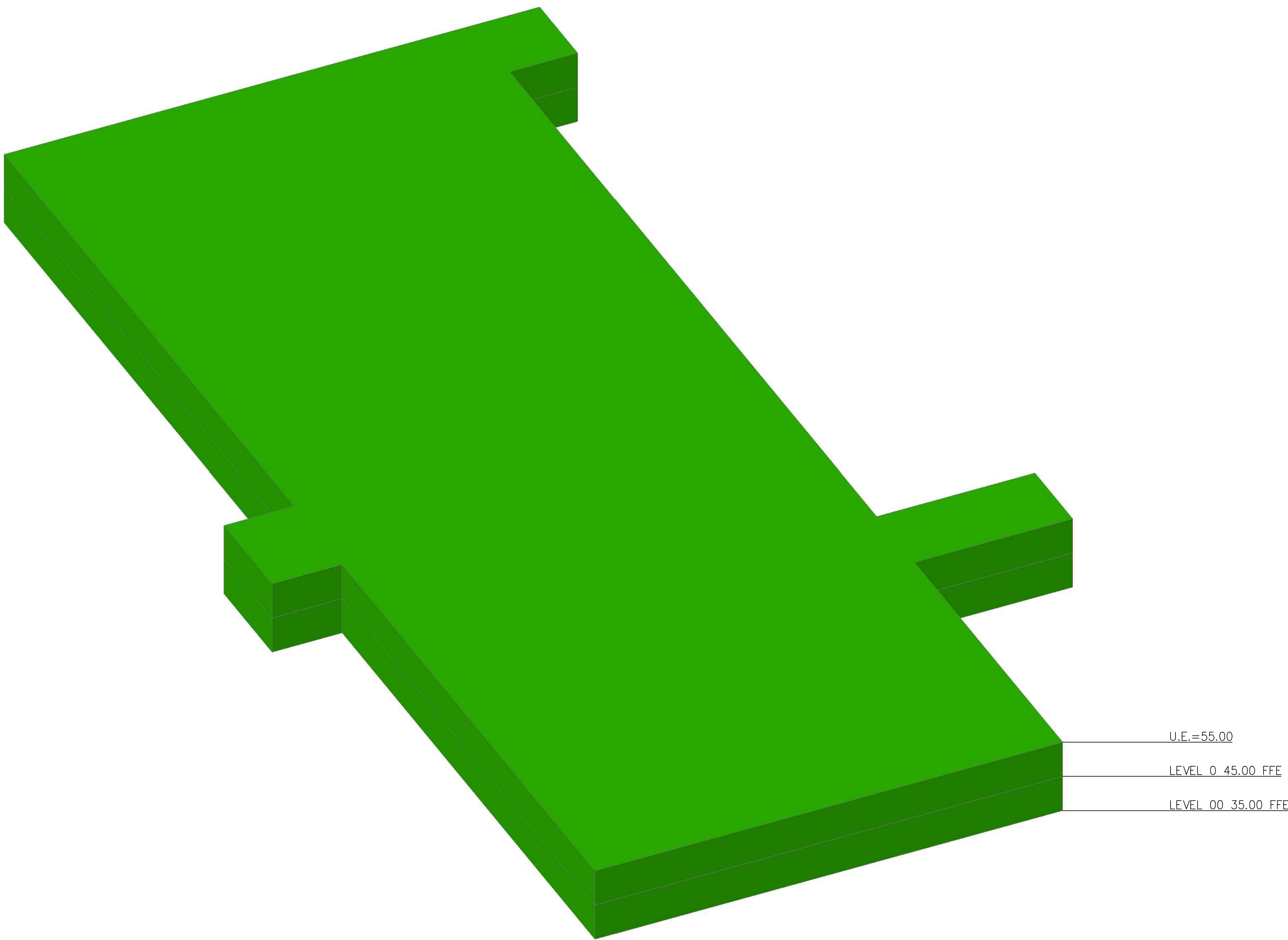
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CHECKED BY:	JR	DATE	9-29-25

VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230
CITY OF CULVER CITY
PLANNING AND DEVELOPMENT DEPARTMENT
SHEET 10 OF 17



AIRSPACE LOT 1

U.E.=135.00
L.E.=35.00

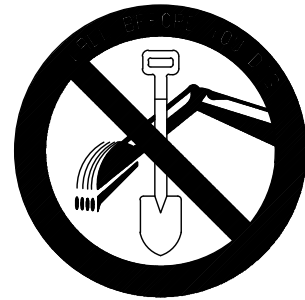


AIRSPACE LOT 2

U.E.=55.00
L.E.=35.00

NOTES:
• SEE SHEETS 4-7 FOR AIRSPACE LOT HORIZONTAL CONTROL DIMENSIONS

TENTATIVE MAP - ISOMETRIC AIRSPACE LOTS



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NEWPORT BEACH, CA 92660
PHONE: (949) 463-0085
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PLAN PREPARED BY:
 URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

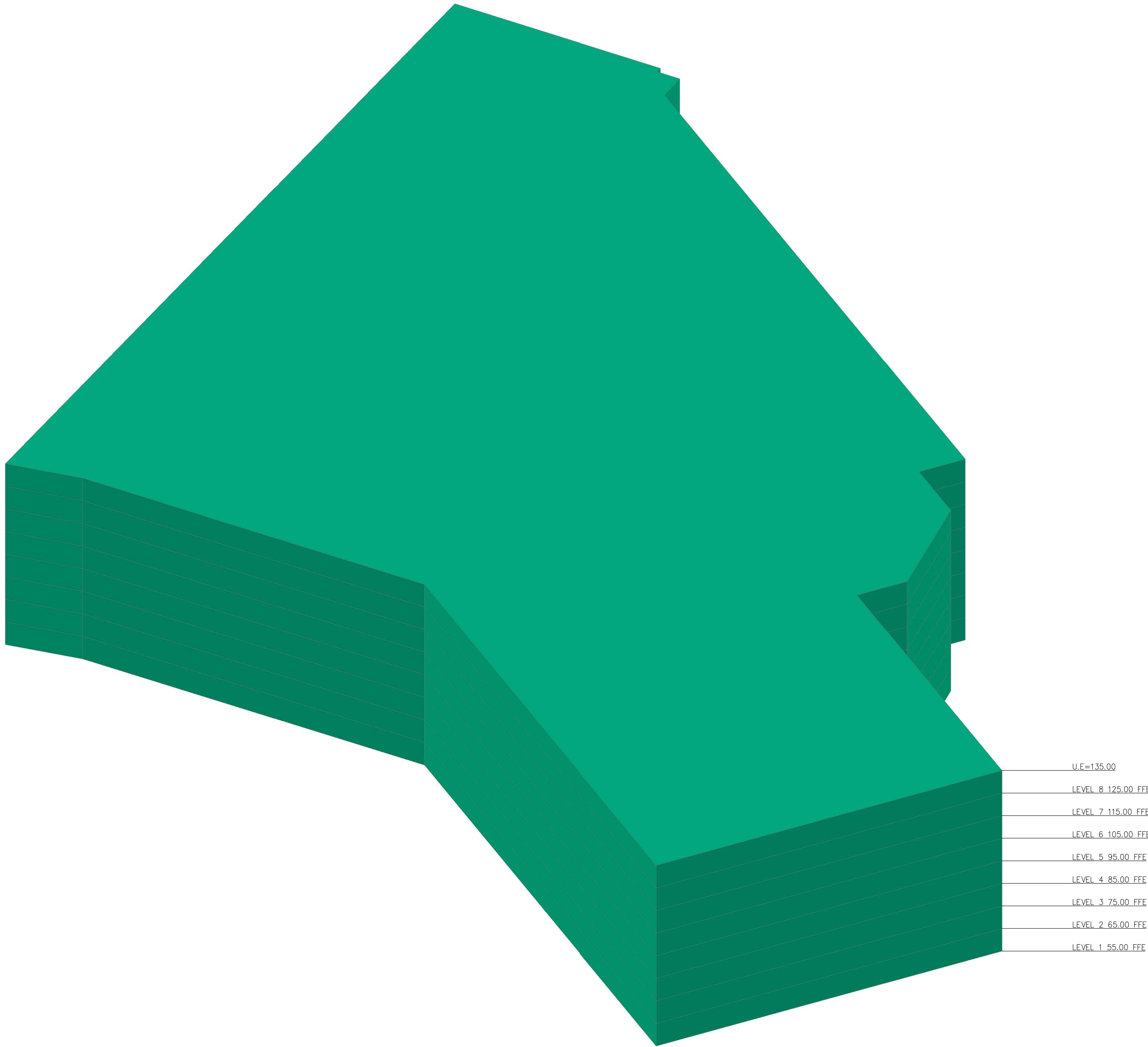
TERRY P. AU
P.C.E. No. 68466
9-29-25
DATE



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BB	9-29-25
DESIGNED BY:	DATE
BB	9-29-25
CHECKED BY:	DATE
JR	9-29-25

VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230

CITY OF CULVER CITY
PLANNING AND DEVELOPMENT DEPARTMENT



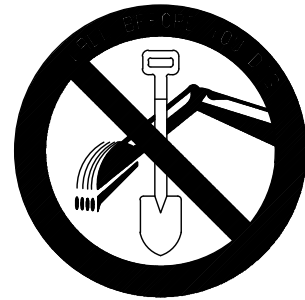
AIRSPACE LOT 3

U.E.=135.00
L.E.=55.00

- NOTES:
- SEE SHEETS 4-7 FOR AIRSPACE LOT HORIZONTAL CONTROL DIMENSIONS

TENTATIVE MAP - ISOMETRIC AIRSPACE LOTS

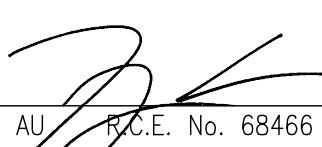
PLAN CONTROL
BRISTOL PARKWAY
PLAN SET: B
2025-09-29



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NO.	DATE	REVISIONS	ENGR	APPROV	DATE

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4450 MACARTHUR BLVD, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 463-0085
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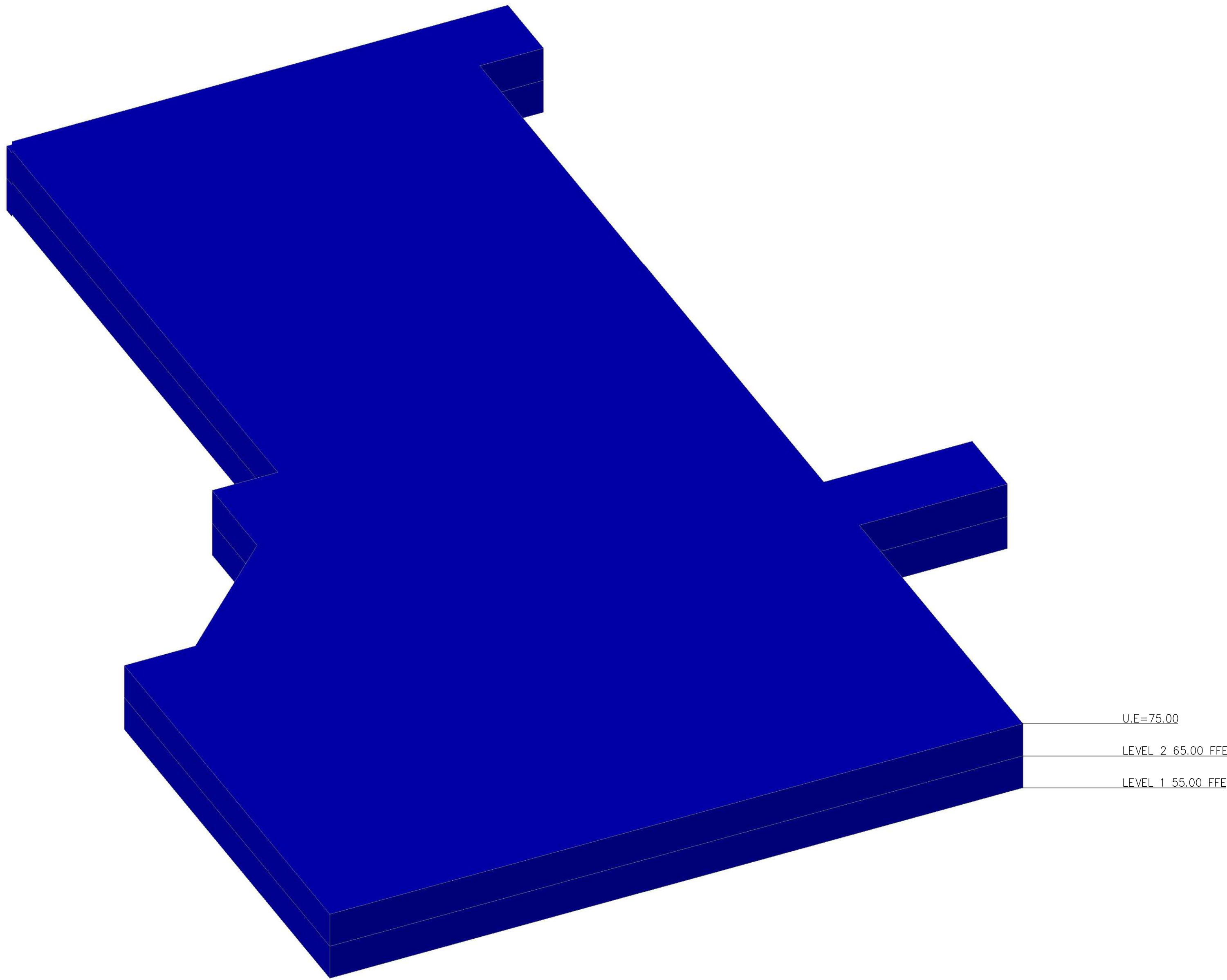
PLAN PREPARED BY:
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CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU P.C.E. No. 68466 9-29-25 DATE



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DESIGNED BY:	DATE
BB	9-29-25
CHECKED BY:	DATE
JR	9-29-25

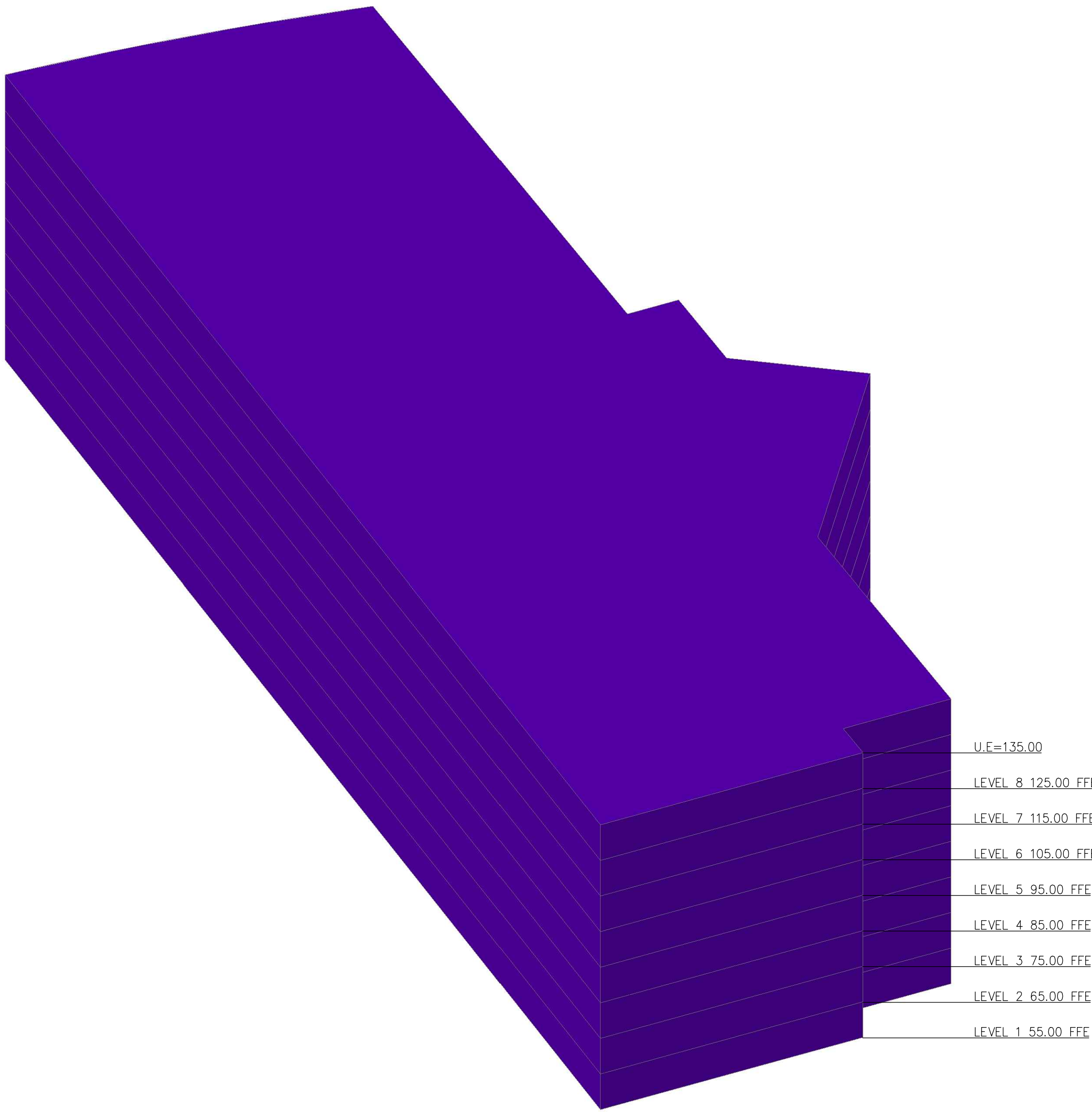
VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230

CITY OF CULVER CITY
PLANNING AND DEVELOPMENT DEPARTMENT



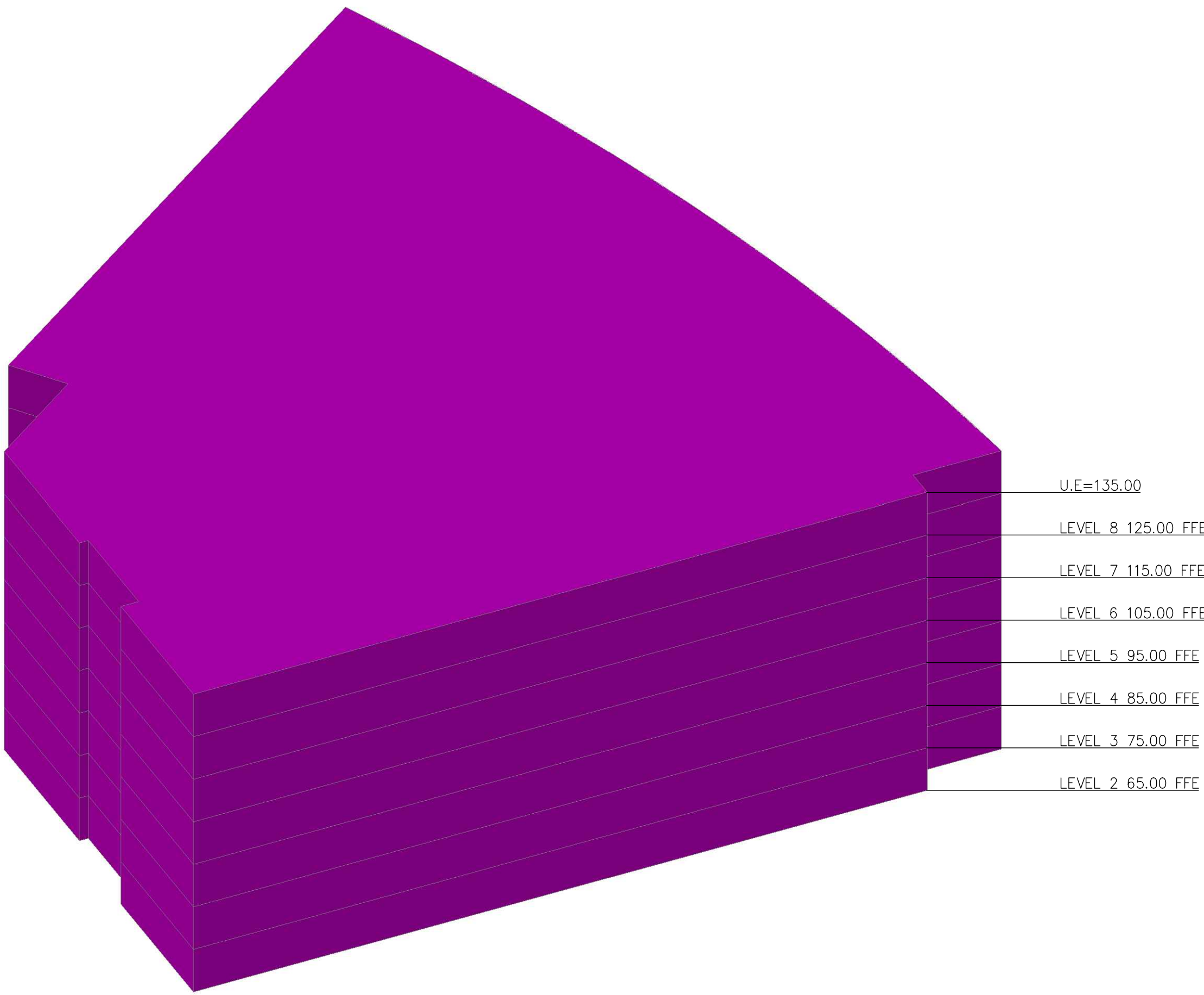
AIRSPACE LOT 4

U.E.=75.00
L.E.=55.00



AIRSPACE LOT 5

U.E.=135.00
L.E.=55.00



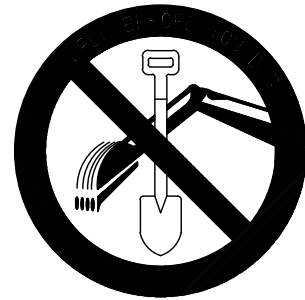
AIRSPACE LOT 6

U.E.=135.00
L.E.=65.00

NOTES:
• SEE SHEETS 4-7 FOR AIRSPACE LOT HORIZONTAL CONTROL DIMENSIONS

TENTATIVE MAP - ISOMETRIC AIRSPACE LOTS

PLAN SET: B
2025-09-29
PLAN CONTROL
BRISTOL PARKWAY



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NO.	DATE	REVISIONS	ENGR	APPROV	DATE

PROPERTY OWNER:
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NEWPORT BEACH, CA 92660
PHONE: (949) 463-0085
CONTACT: NATE JOHNSON

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CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU
P.C.E. No. 68466
9-29-25
DATE

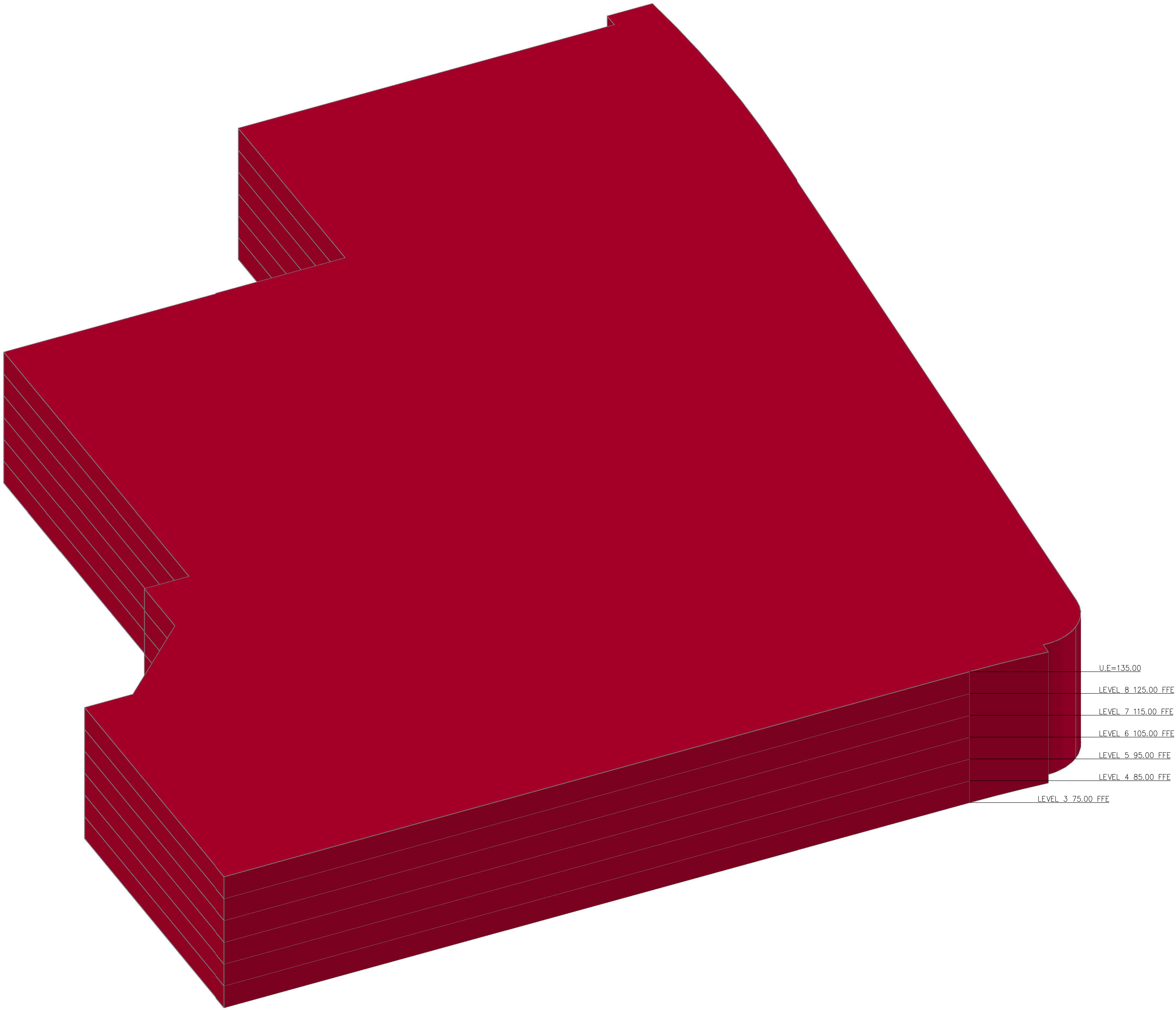


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DESIGNED BY:	BB	DATE	9-29-25
CHECKED BY:	JR	DATE	9-29-25

VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230

CITY OF CULVER CITY
PLANNING AND DEVELOPMENT DEPARTMENT
SHEET 14 OF 17

VESTING TENTATIVE TRACT MAP 84986 - TM - SECTIONS - ISOMETRIC.dwg
PLOT DATE: 09-29-2025 10:00AM



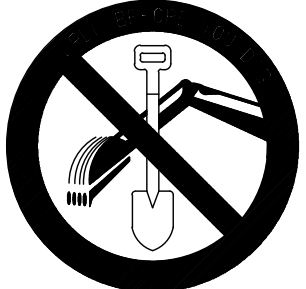
AIRSPACE LOT 7

U.E.=135.00
L.E.=75.00

- NOTES:
- SEE SHEETS 4-7 FOR AIRSPACE LOT HORIZONTAL CONTROL DIMENSIONS

TENTATIVE MAP - ISOMETRIC AIRSPACE LOTS

PLAN SET: B
2025-09-29



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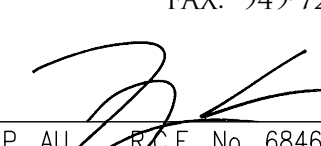
NO.	DATE	REVISIONS	ENGR	APPROV	DATE

PROPERTY OWNER:
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4450 MACARTHUR BLVD, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 463-0085
CONTACT: NATE JOHNSON

PLAN PREPARED BY:

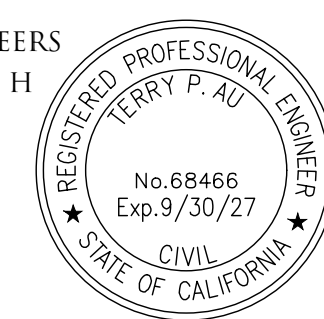


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P.C.E. No. 68466

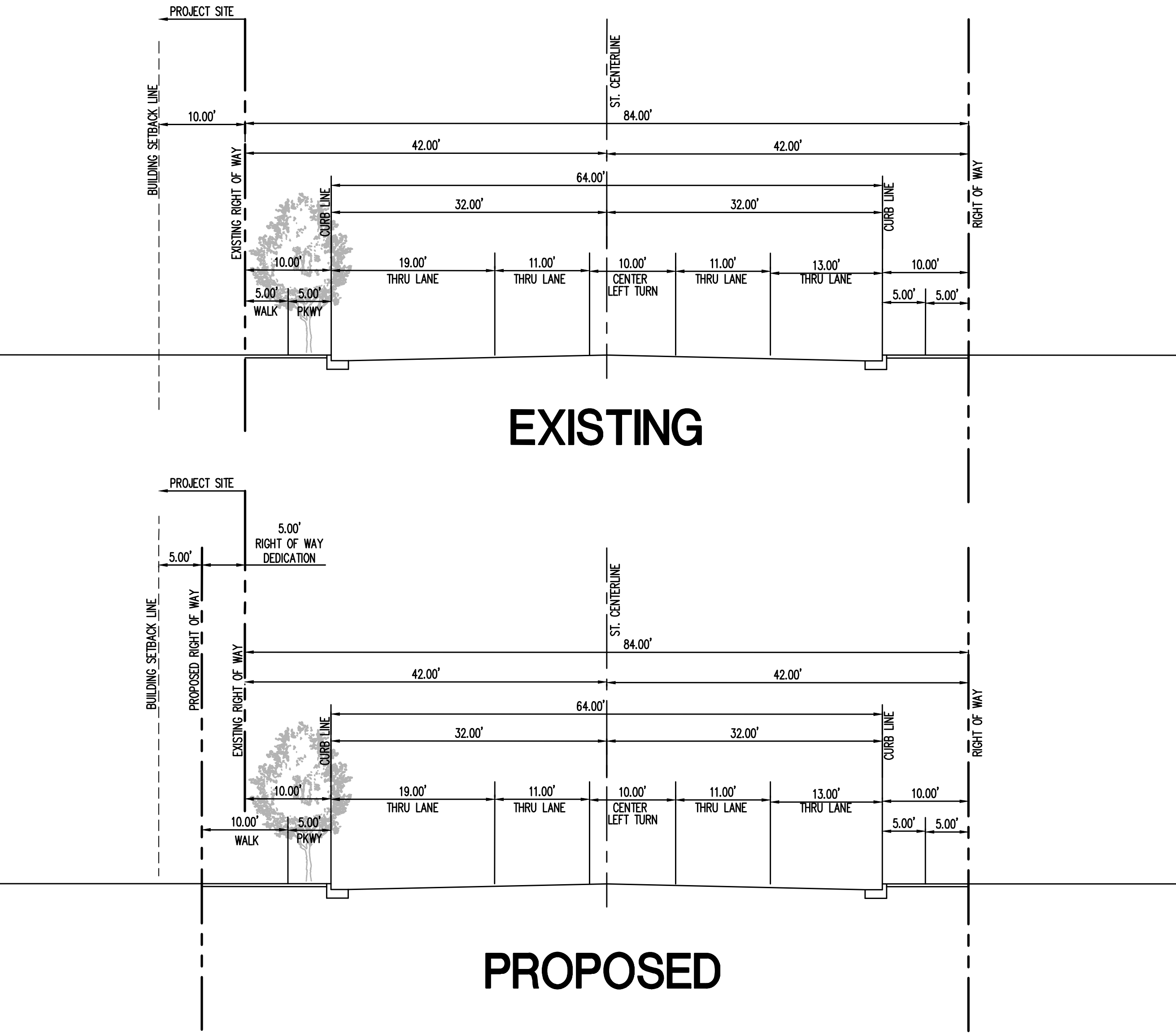
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DATE



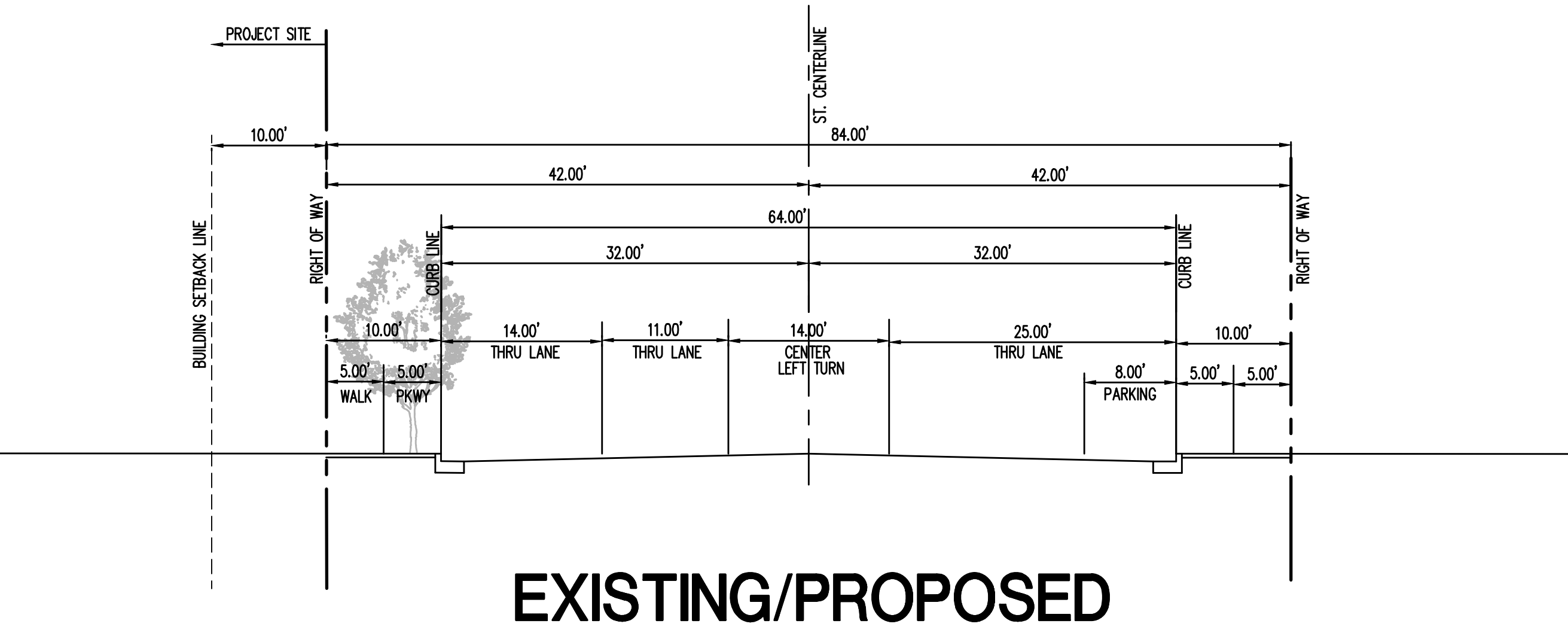
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BB	9-29-25
DESIGNED BY:	DATE
BB	9-29-25
CHECKED BY:	DATE
JR	9-29-25

VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230

CITY OF CULVER CITY
PLANNING AND DEVELOPMENT DEPARTMENT



GREEN VALLEY CIRCLE



BRISTOL PARKWAY

TENTATIVE MAP - TYPICAL SECTIONS

PLAN SET: B
2025-09-29



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CHECKED BY:	JR	DATE	9-29-25

VESTING TENTATIVE TRACT MAP 84986
6201, 6221 & 6229 BRISTOL PARKWAY
CULVER CITY, CALIFORNIA 90230

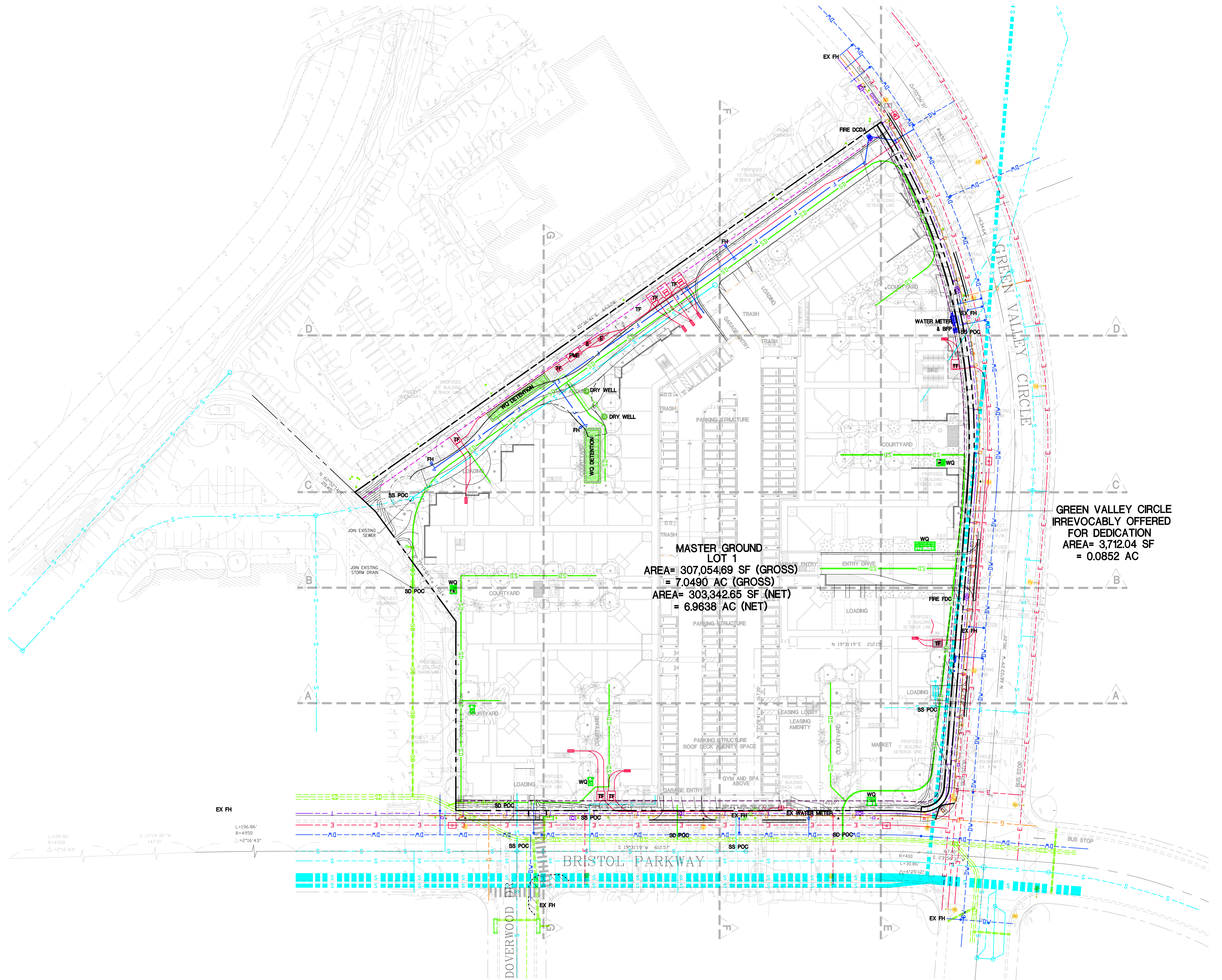
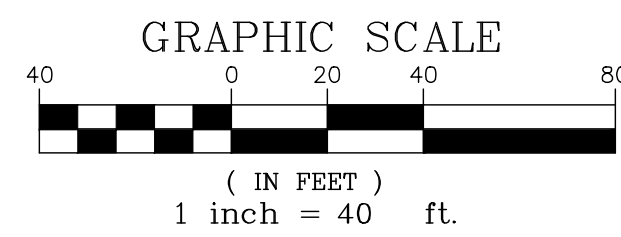
CITY OF CULVER CITY
PLANNING AND DEVELOPMENT DEPARTMENT

SHEET 16 OF 17

9/29/25 TENTATIVE TRACT MAP 84986
FILED DATE: 9/29/25, 2025 - 44,000

— — —

- | | |
|---|---|
|  | MANHOLE |
|  | PROPOSED INFILTRATION DRY WELL |
|  | PROPOSED MODULAR WETLAND |
|  | PROPOSED DIVERSION STRUCTURE AND DRYWELLS |
|  | PROPOSED UNDERGROUND STORM WATER DETENTION SYSTEM |



TENTATIVE MAP - COMPOSITE UTILITY PLAN

[illegible]

PROPERTY OWNER:
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 4450 MACARTHUR BLVD., SUITE 100
 NEWPORT BEACH, CA 92660
 PHONE: (949) 463-0085
 CONTACT: NATE JOHNSON

PLAN PREPARED BY:



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CONSULTING CIVIL ENGINEERS

2923 SUTHERN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098



TERRY P. AU	P.E. No. 68466	9-29-25
		DATE

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BB	9-29-2
DESIGNED BY:	DATE
BB	9-29-2
CHECKED BY:	DATE
JR	9-29-2

VESTING TENTATIVE TRACT MAP 84986 6201, 6221 & 6229 BRISTOL PARKWAY CULVER CITY, CALIFORNIA 90230	
CITY OF CULVER CITY PLANNING AND DEVELOPMENT DEPARTMENT	SHEET 17 OF 17