

VESTING TENTATIVE TRACT MAP NO. 5847

PROJECT INFORMATION	
PROJECT NAME	TRACT 5847
OWNER/SUBDIVIDER	RASMUSSEN DEVELOPMENT WEST POINTE HOMES, LLC 26500 WEST AGOURA ROAD #652 CALABASAS, CA 91302 OFFICE: 805.370.0075 FAX: 805.370.0165 JAMES RASMUSSEN
ARCHITECT	GAVIN GRANT GAVIN GRANT CONSULTING.COM (310) 383-2037
SOILS ENGINEER	RMA GEOSCIENCE 9854 GLENDALES BLVD, SUN VALLEY, CA 91352 HAIYAN, LUI, P.E. (800) 762-4396
THOMAS GUIDE	MAP PG 496 C1
FLOOD ZONE	ZONE X, MAP NUMBER 0611100816E & 0611100817E, EFFECTIVE DATE JANUARY 20, 2010
EXISTING ZONING	A-E
PROPOSED ZONING	RPD
GENERAL PLAN	RURAL LOW DENSITY
GRADING QUANTITIES	
CUT:	861,407 CU.YDS
FILL:	844,079 CU.YDS

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL "B", IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 14, PAGE 43 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS IN SAID LAND LYING BELOW A DEPTH OF 500 FEET OF THE SURFACE, THEREOF AND WITHOUT THE RIGHT TO ENTER OR USE THE SURFACE THEREOF, AS EXCEPTED IN DEED FROM ELLEN DAVIS, RECORDED SEPTEMBER 10, 1959 AS INSTRUMENT NO. 34902, IN BOOK 1776, PAGE 319 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO: 511-0-190-285

PARCEL 2:
THE SOUTHERLY 741.32 FEET, MORE OR LESS, OF LOTS 54 AND 56, VALLETTE TRACT, OF RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 3, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE NORTH BY A LINE PARALLEL WITH AND DISTANT SOUTH 580 FEET FROM THE NORTH LINES OF LOTS 54 AND 56.

EXCEPT THAT PORTION OF SAID LOT 54 LYING WITHIN THE LAND CONVEYED TO VENTURA FLOOD CONTROL DISTRICT, IN DEED RECORDED AUGUST 7, 1954 IN BOOK 2598, PAGE 475 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 54; THENCE ALONG THE WESTERLY LINE THEREOF,
1ST: NORTH 1,230.84 FEET TO A POINT, THENCE LEAVING SAID WESTERLY LINE.

2ND: SOUTH 60° 00' 00" EAST, 242.49 FEET TO A POINT IN LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 54, THENCE ALONG SAID PARALLEL LINE.

3RD: SOUTH 1,110 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 54;
THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID SOUTHERLY LINE.

4TH: NORTH 89° 3' 25" WEST, 210 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LAND LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE LAND CONVEYED TO THE COUNTY OF VENTURA, BY DEED RECORDED MARCH 2, 1973 IN BOOK 4082, PAGE 422 OF OFFICIAL RECORDS.

SAID LAND IS ALSO SHOWN AS PARCEL "A" ON THE MAP RECORDED IN BOOK 14, PAGE 43 OF PARCEL MAPS.

ASSESSOR'S PARCEL NO: 511-0-190-305

UTILITIES

WATER:	CALLEGUAS MUNICIPAL WATER DISTRICT 2100 OLSEN ROAD THOUSAND OAKS, CA 91360-6800 805.579.7138	WATER & SEWER:	VENTURA COUNTY WATERWORKS DISTRICT NO 1 PO BOX 250 MOORPARK, CA 93020 805.378.3015
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 3589 FOOTHILL DRIVE THOUSAND OAKS, CA 91361 (805) 494-7016	CABLE:	TIME WARNER CABLE 2525 KNOLL DRIVE NEWBURY PARK, CA 91003 (805) 732-8474
TELEPHONE:	AT&T - DISTRIBUTION SUBSTRUCTURE RECORDS REQUEST CONSTRUCTION & ENGINEERING 600 E GREEN STREET RM 300 PASADENA, CA 91101	CALTRANS:	CALTRANS 5660 RESEDA BOULEVARD TARZANA, CA 91356 (805) 388-1426
GAS:	SOUTHERN CALIFORNIA GAS - SIMI 9400 OAKDALE AVE., ML9331 CHATEAUNOUTH, CA 91311 818.701.3448	OIL PRODUCTS:	CRIMSON PIPELINE LP UTILITY COORDINATOR 3780 KILROY AIRPORT WAY LONG BEACH, CA 90806 LANDDEPARTMENT@CRIMSONPL.COM

VESTING TENTATIVE TRACT MAP

VTTM NO. 5847

DESIGN DEVELOPMENT SITE PLAN

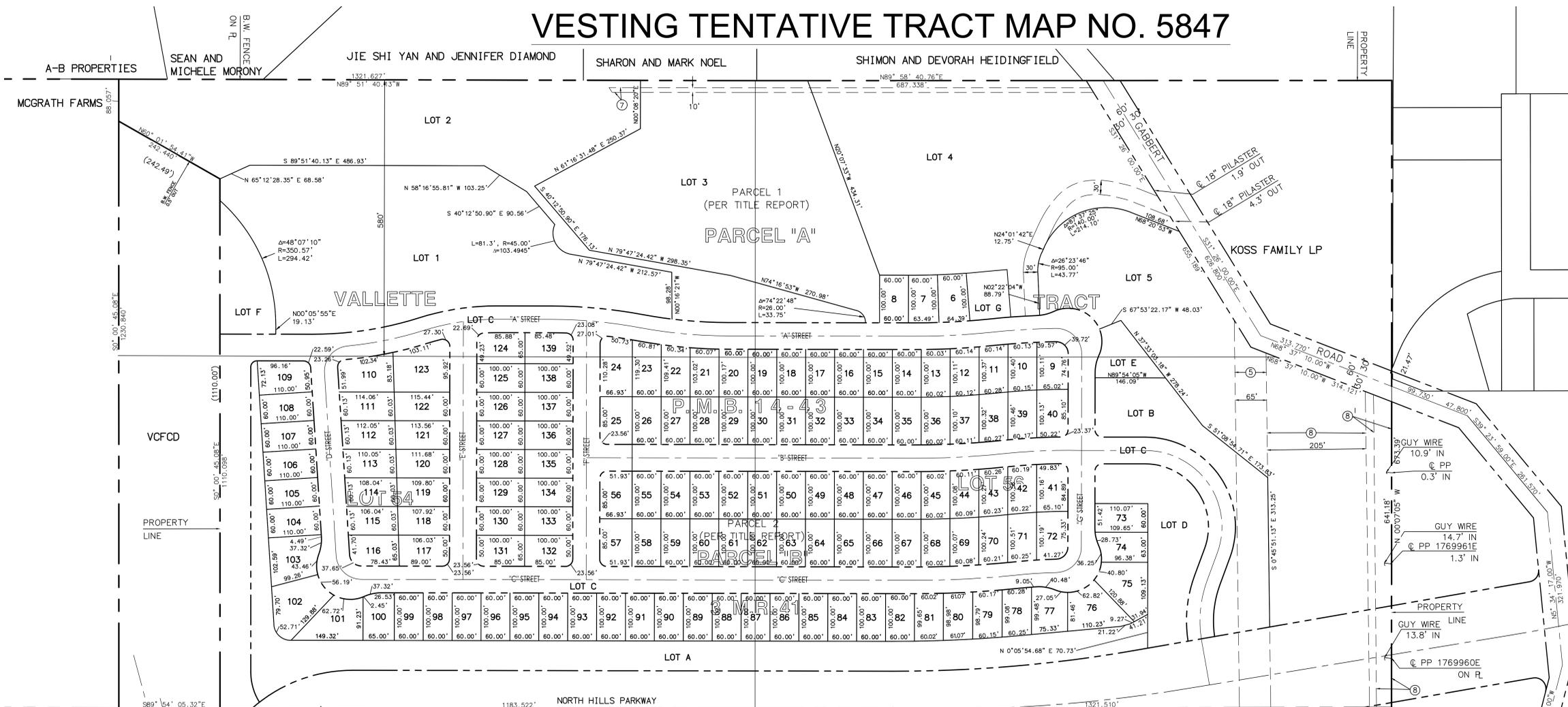
OWNER/SUBDIVIDER

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CALABASAS, CA 91302 OFFICE:
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JAMES RASMUSSEN

SHEET

1

OF 8 SHEETS

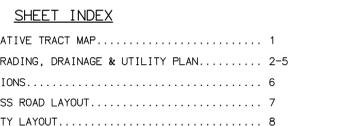


LOTS	SQ FT	ACRES	LAND USE
1	221,636.93	5.088	SFR
2	225,718.00	5.182	SFR
3	219,431.07	5.037	SFR
4	232,756.42	5.343	SFR
5	251,842.24	5.782	SFR
6	6,220.64	0.143	SFR
7	6,175.16	0.142	SFR
8	6,000.00	0.138	SFR
9	6,364.37	0.146	SFR
10	6,014.27	0.138	SFR
11	6,028.45	0.138	SFR
12	6,013.63	0.138	SFR
13	6,002.77	0.138	SFR
14	5,999.79	0.138	SFR
15	5,999.77	0.138	SFR
16	5,999.77	0.138	SFR
17	5,999.77	0.138	SFR
18	5,999.77	0.138	SFR
19	5,999.77	0.138	SFR
20	6,001.07	0.138	SFR
21	6,078.26	0.140	SFR
22	6,355.19	0.146	SFR
23	6,845.76	0.157	SFR
24	8,263.16	0.190	SFR
25	6,644.42	0.153	SFR
26	6,000.11	0.138	SFR
27	6,000.23	0.138	SFR
28	6,000.23	0.138	SFR
29	6,000.06	0.138	SFR
30	6,000.39	0.138	SFR
31	6,000.23	0.138	SFR
32	6,000.23	0.138	SFR
33	6,000.23	0.138	SFR
34	6,000.23	0.138	SFR
35	6,000.11	0.138	SFR
36	6,002.45	0.138	SFR
37	6,012.05	0.138	SFR
38	6,027.72	0.138	SFR
39	6,016.52	0.138	SFR
40	6,455.86	0.148	SFR
41	6,461.53	0.148	SFR
42	6,021.20	0.138	SFR
43	6,024.62	0.138	SFR
44	6,010.08	0.138	SFR
45	6,002.05	0.138	SFR
46	6,000.10	0.138	SFR
47	6,000.00	0.138	SFR
48	6,000.00	0.138	SFR
49	6,000.00	0.138	SFR
50	6,000.00	0.138	SFR

LOTS	SQ FT	ACRES	LAND USE
51	6,000.00	0.138	SFR
52	6,000.00	0.138	SFR
53	6,000.00	0.138	SFR
54	6,000.00	0.138	SFR
55	6,000.00	0.138	SFR
56	6,644.42	0.153	SFR
57	6,644.42	0.153	SFR
58	6,000.00	0.138	SFR
59	6,000.00	0.138	SFR
60	6,000.00	0.138	SFR
61	6,000.00	0.138	SFR
62	6,000.00	0.138	SFR
63	6,000.00	0.138	SFR
64	6,000.00	0.138	SFR
65	6,000.00	0.138	SFR
66	5,999.94	0.138	SFR
67	5,999.97	0.138	SFR
68	6,001.84	0.138	SFR
69	6,009.06	0.138	SFR
70	6,022.14	0.138	SFR
71	6,024.21	0.138	SFR
72	6,382.88	0.147	SFR
73	6,603.18	0.152	SFR
74	6,407.46	0.147	SFR
75	9,666.76	0.222	SFR
76	9,260.17	0.213	SFR
77	6,918.72	0.158	SFR
78	6,062.58	0.139	SFR
79	6,032.93	0.138	SFR
80	6,029.51	0.138	SFR
81	5,956.63	0.137	SFR
82	5,989.45	0.137	SFR
83	6,000.00	0.138	SFR
84	6,000.00	0.138	SFR
85	6,000.00	0.138	SFR
86	6,000.00	0.138	SFR
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97	6,000.00	0.138	SFR
98	6,000.00	0.138	SFR
99	6,000.00	0.138	SFR
100	6,388.97	0.147	SFR

LOTS	SQ FT	ACRES	LAND USE
101	9,556.86	0.219	SFR
102	10,863.85	0.249	SFR
103	9,472.91	0.217	SFR
104	6,600.00	0.152	SFR
105	6,600.00	0.152	SFR
106	6,600.00	0.152	SFR
107	6,600.00	0.152	SFR
108	6,600.00	0.152	SFR
109	7,501.50	0.172	SFR
110	8,418.54	0.193	SFR
111	6,783.23	0.156	SFR
112	6,662.97	0.153	SFR
113	6,542.72	0.150	SFR
114	6,422.46	0.147	SFR
115	6,302.21	0.145	SFR
116	6,576.52	0.151	SFR
117	6,777.73	0.156	SFR
118	6,418.53	0.147	SFR
119	6,531.42	0.150	SFR
120	6,644.31	0.153	SFR
121	6,757.20	0.155	SFR
122	6,870.10	0.158	SFR
123	11,478.26	0.264	SFR
124	6,433.50	0.148	SFR
125	6,000.00	0.138	SFR
126	6,000.00	0.138	SFR
127	6,000.00	0.138	SFR
128	6,000.00	0.138	SFR
129	6,000.00	0.138	SFR
130	6,000.00	0.138	SFR
131	6,451.72	0.148	SFR
132	6,451.72	0.148	SFR
133	6,000.00	0.138	SFR
134	6,000.00	0.138	SFR
135	6,000.00	0.138	SFR
136	6,000.00	0.138	SFR
137	6,000.00	0.138	SFR
138	6,000.00	0.138	SFR
139	6,439.62	0.148	SFR
TOTAL	2,005,831.2	46.068	

LOTS	SQ FT	ACRES	LAND USE
A	139,974.33	3.213	LANDSCAPE
B	61,005.60	1.401	PARKS
C	437,056.62	10.033	STREETS
D	45,991.97	1.056	PARKS
E	10,679.16	0.245	BASIN
F	23,218.43	0.533	BASIN
G	9,511.00	0.195	OPEN
R/W	236,500.12	5.429	PUBLIC STREET



SHEET INDEX

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MASTER UTILITY LAYOUT.....	8



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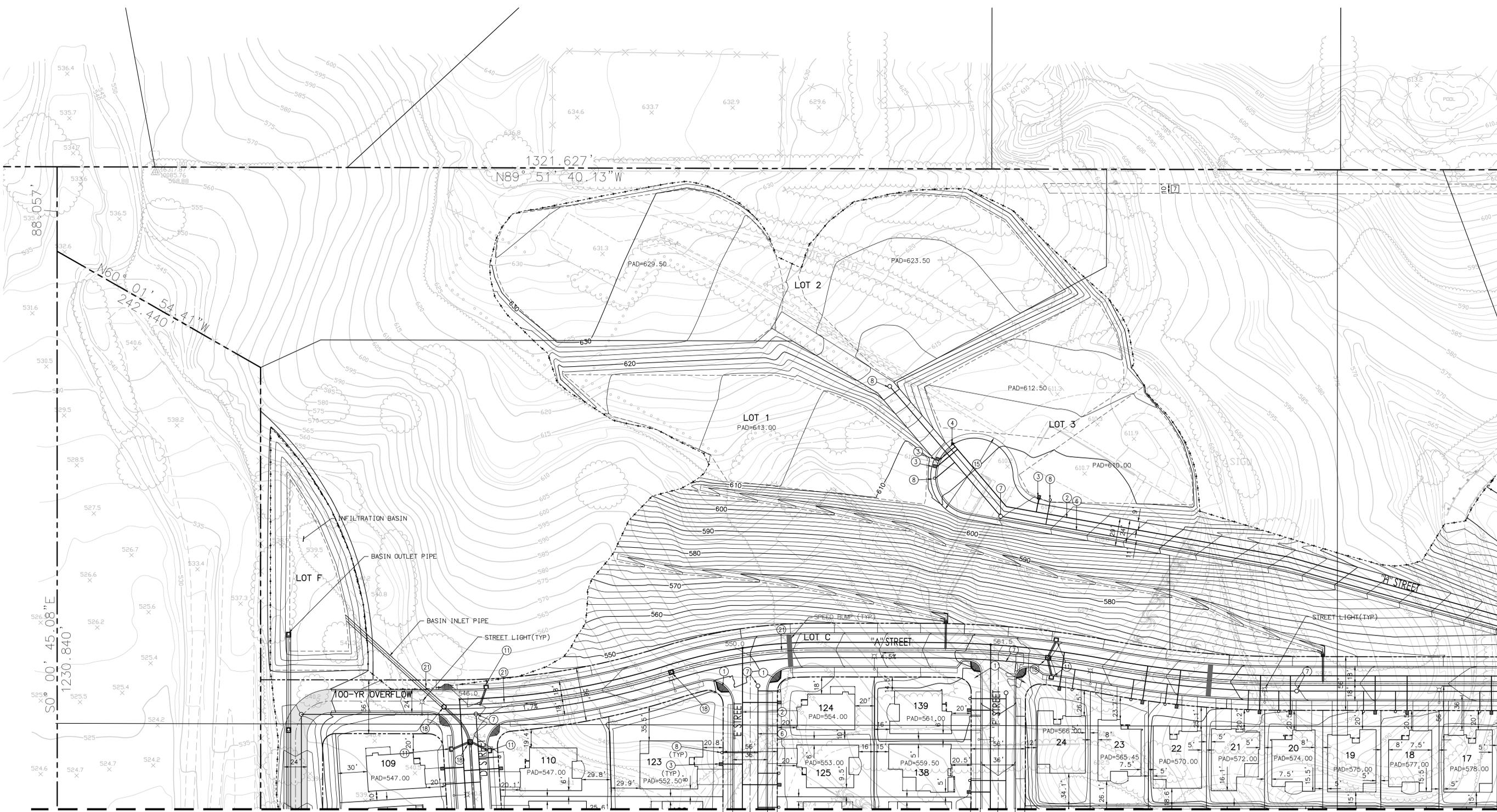
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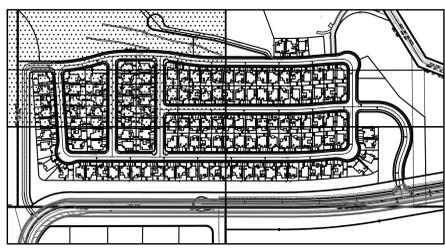
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OF 8 SHEETS

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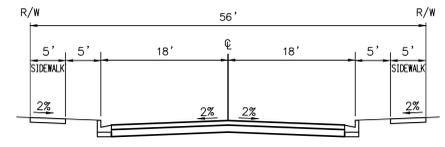


- CONSTRUCTION NOTES**
- ① ACCESSIBLE RAMP PER SPPWC STANDARD PLANS 111-5
 - ② WATER LINE PER VCWWD STD PLATE NO 1
 - ③ DOMESTIC WATER SERVICE AND METER PER VCWWD STD PLATE NO 6
 - ④ FIRE HYDRANT PER VCWWD STD PLATE NO 8
 - ⑤ IRRIGATION SERVICE METER AND BACKFLOW
 - ⑥ SEWER MAIN PER VCWWD STD PLATE 30
 - ⑦ SEWER MANHOLE PER SPPWC STD PLAN 200-1
 - ⑧ SANITARY SEWER SERVICE LATERAL AND CLEANOUT PER VCWWD STD PLATE 33
 - ⑨ 4" THICK CONCRETE SIDEWALK
 - ⑩ LANDSCAPE
 - ⑪ CURB OPENING CATCH BASIN & LOCAL DEPRESSION PER SPPWC STD PLAN 300-3 & 313-3
 - ⑫ ALL WEATHER ACCESS ROAD
 - ⑬ PAVED PRIVATE DRIVEWAY
 - ⑭ CURB AND GUTTER PER SPPWC STD PLAN 120-2
 - ⑮ CUL-DE-SAC PER COUNTY OF VENTURA ROADWAY STD, TYPE III
 - ⑯ CUL-DE-SAC PER VENTURA COUNTY ROADWAY STD TYPE 1
 - ⑰ STORMWATER BMP - PROPRIETARY PRODUCT CURB OPENING TYPE BIOFILTER
 - ⑱ STORM DRAIN MANHOLE PER SPPWC STD PLAN 320-2
 - ⑲ RETAINING WALL, H= (SEE PLAN)
 - ⑳ STORM DRAIN HEADWALL AND TRASH RACK PER SPPWC STD PLAN 361-2
 - ㉑ STORM DRAIN PIPE (RCP)
 - ㉒ GRATED INLET
 - ㉓ RAISED LANDSCAPED MEDIAN
 - ㉔ STORM DRAIN OUTLET STRUCTURE PER SPPWC STD PLAN 384-3

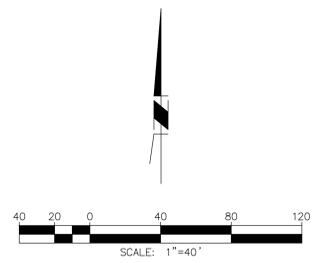


KEY MAP
NTS

SEE SHEET 4



TYPICAL INTERIOR STREETS
NTS
PRIVATE STREETS - LOT C



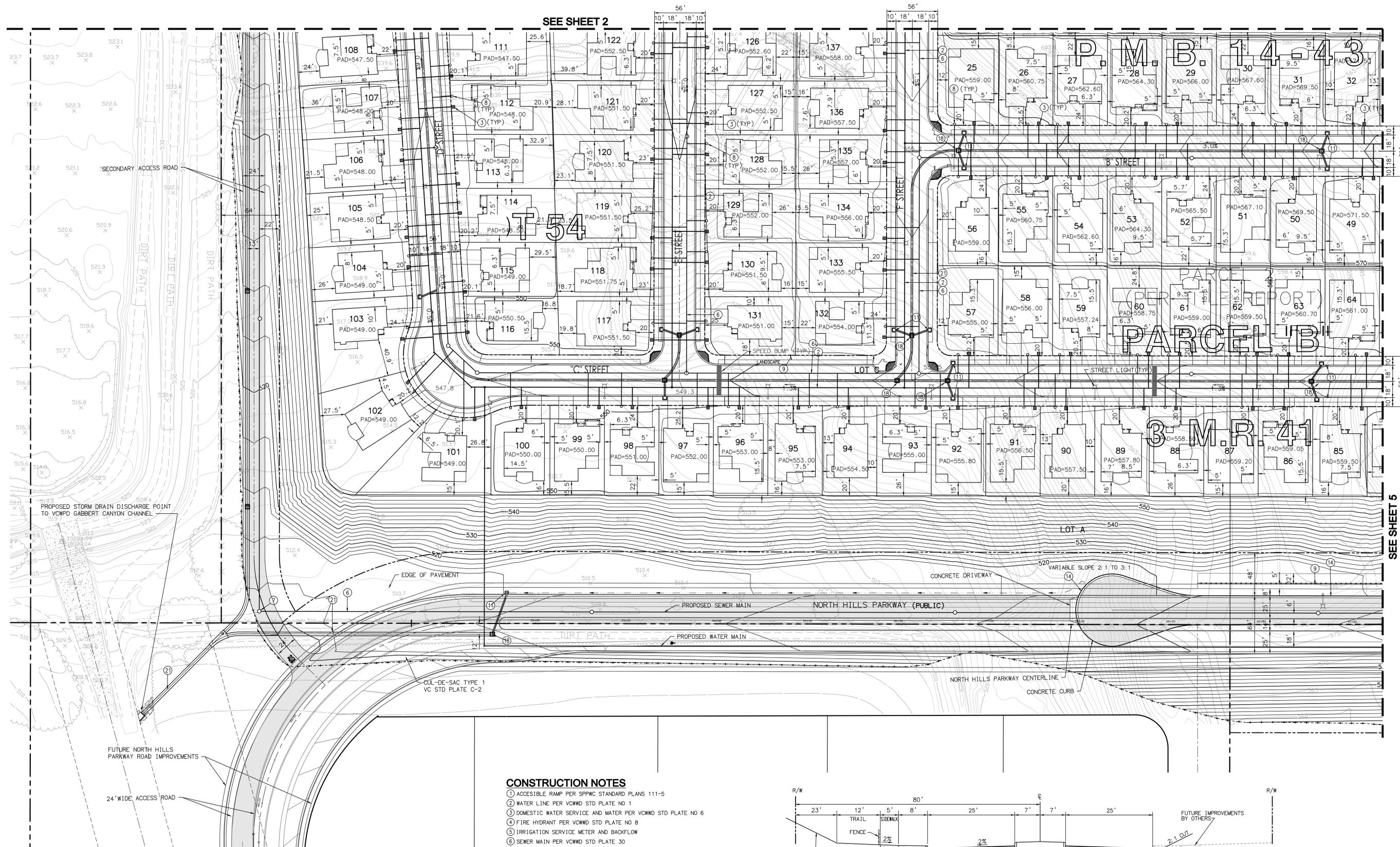
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VESTING TENTATIVE TRACT MAP	
VTTM NO. 5847	
CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN	
OWNER/SUBDIVIDER	WEST POINTE HOMES RASMUSSEN DEVELOPMENT 26500 WEST AGOURA ROAD #652 CALABASAS, CA 91302 OFFICE: 805.370.0165 805.370.0165 JAMES RASMUSSEN
SHEET	2
OF 8 SHEETS	

SEE SHEET 3

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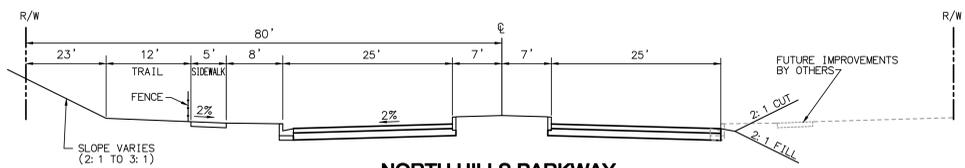
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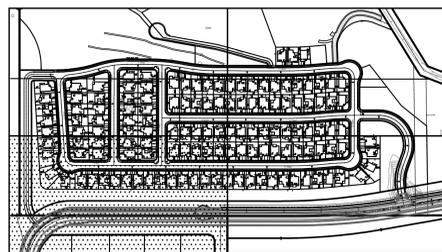
SEE SHEET 5

CONSTRUCTION NOTES

- ① ACCESSIBLE RAMP PER SPPWC STANDARD PLANS 111-5
- ② WATER LINE PER VCWWD STD PLATE NO 1
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- ④ FIRE HYDRANT PER VCWWD STD PLATE NO 8
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- ⑯ CUL-DE-SAC PER VENTURA COUNTY ROADWAY STD TYPE 1
- ⑰ STORMWATER BMP - PROPRIETARY PRODUCT CURB OPENING TYPE BIOFILTER
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- ⑲ RETAINING WALL, H= (SEE PLAN)
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- ㉒ GRATED INLET
- ㉓ RAISED LANDSCAPED MEDIAN
- ㉔ STORM DRAIN OUTLET STRUCTURE PER SPPWC STD PLAN 384-3



NORTH HILLS PARKWAY
STA 51+30 TO 68+65
NTS



KEY MAP
NTS

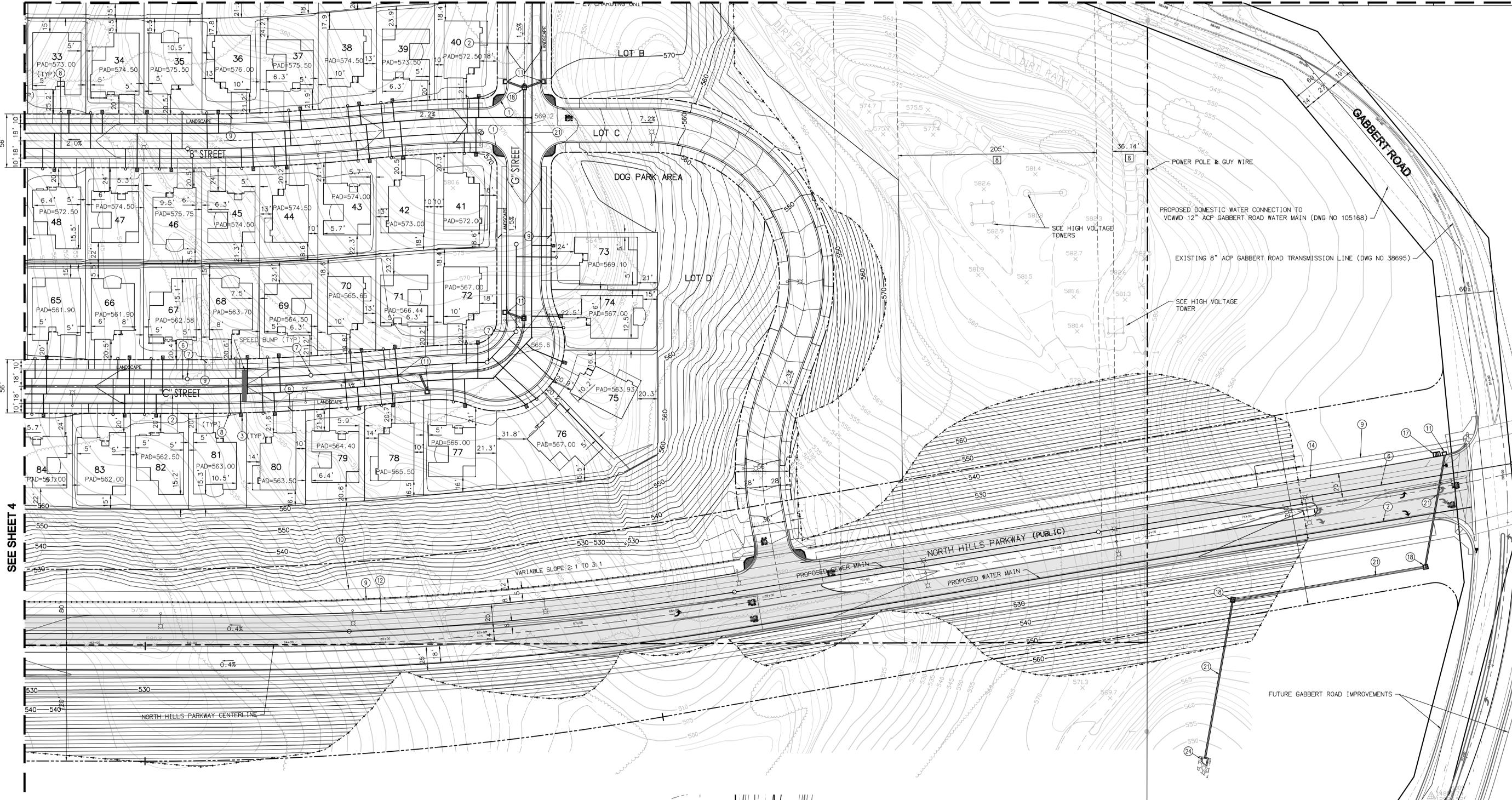


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VESTING TENTATIVE TRACT MAP
VTTM NO. 5847
CONCEPTUAL GRADING,
DRAINAGE & UTILITY PLAN

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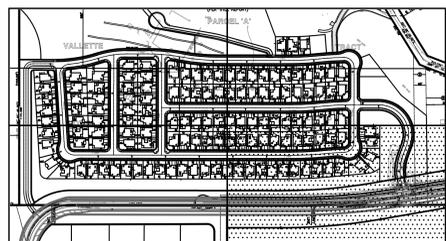
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4
 OF 8 SHEETS



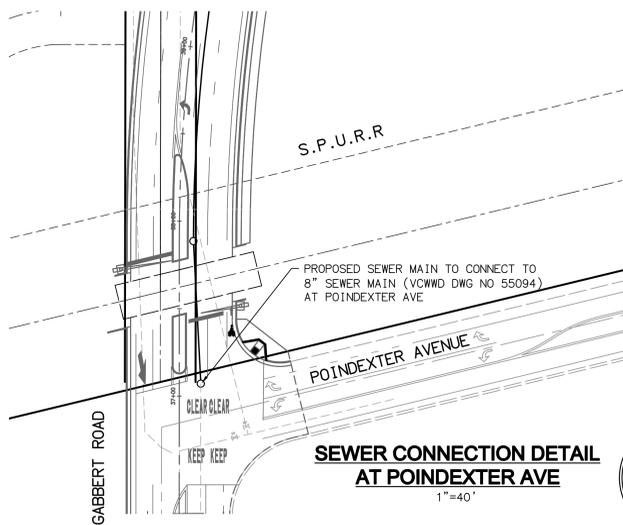
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CONSTRUCTION NOTES

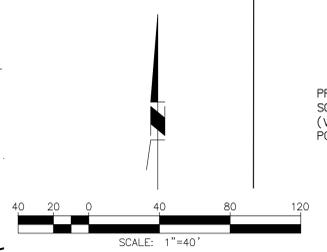
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- ⑯ CUL-DE-SAC PER VENTURA COUNTY ROADWAY STD TYPE 1
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- ⑱ STORM DRAIN MANHOLE PER SPPWC STD PLAN 320-2
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- ㉑ STORM DRAIN PIPE (RCP)
- ㉒ GRATED INLET
- ㉓ RAISED LANDSCAPED MEDIAN
- ㉔ STORM DRAIN OUTLET STRUCTURE PER SPPWC STD PLAN 384-3



KEY MAP
NTS



SEWER CONNECTION DETAIL AT POINDEXTER AVE
1"=40'



PROPOSED SEWER MAIN, CONTINUES SOUTH TO CONNECT TO 8" SEWER MAIN (VCWWD DWG NO 55094) AT POINDEXTER AVE.

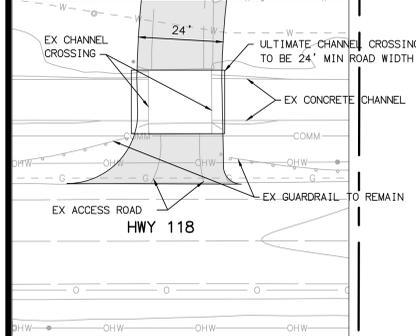
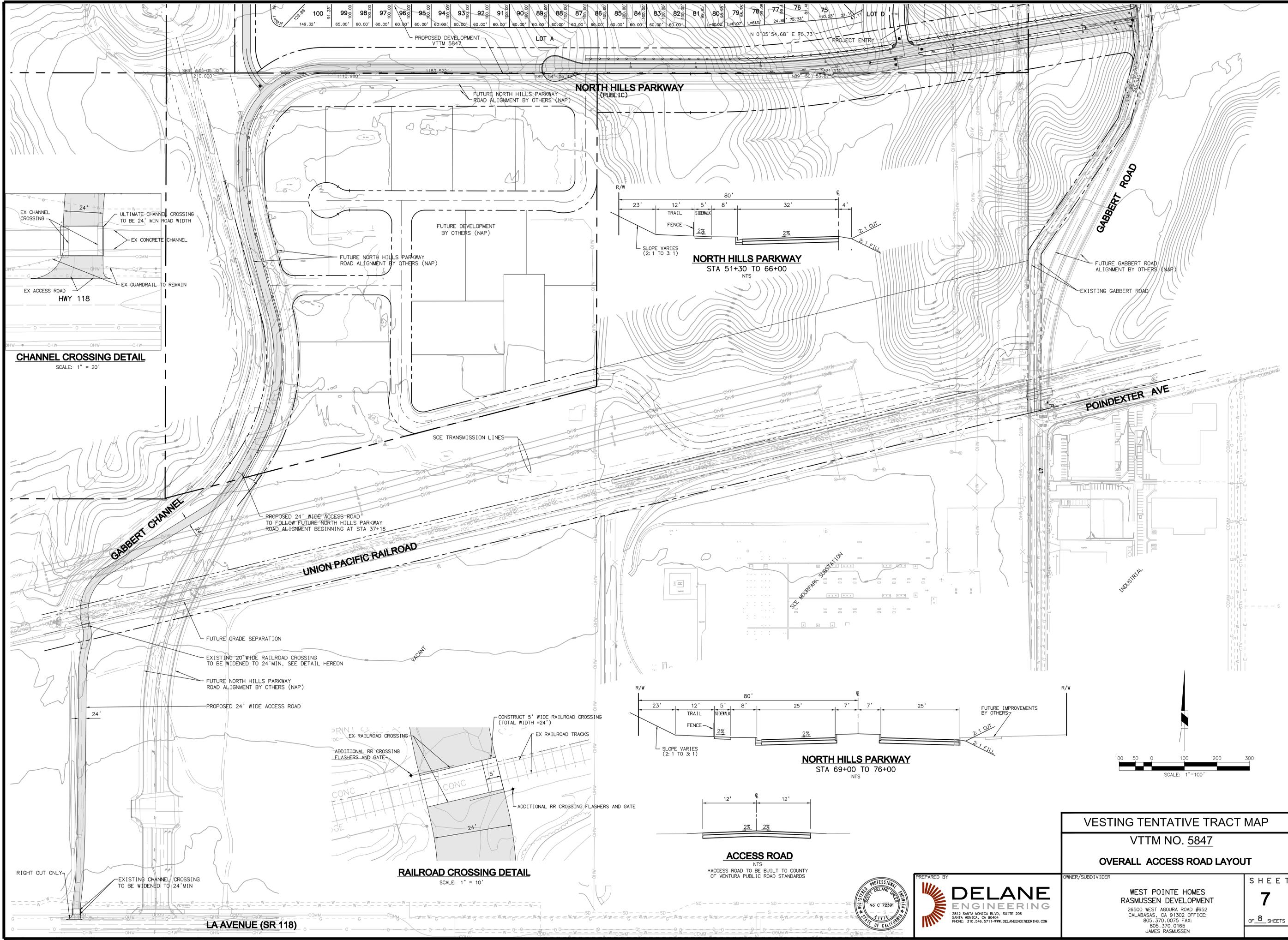
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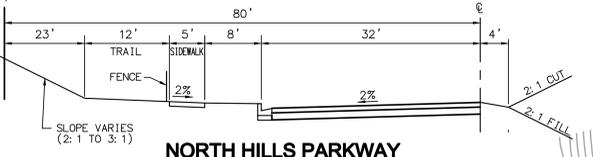


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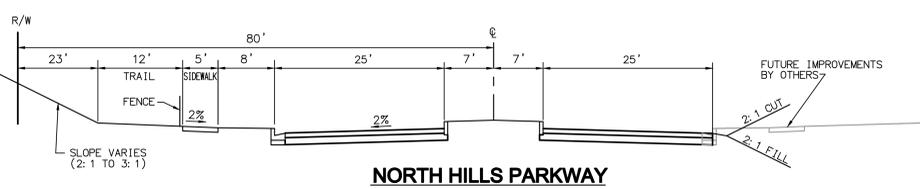
SHEET
5
OF 8 SHEETS



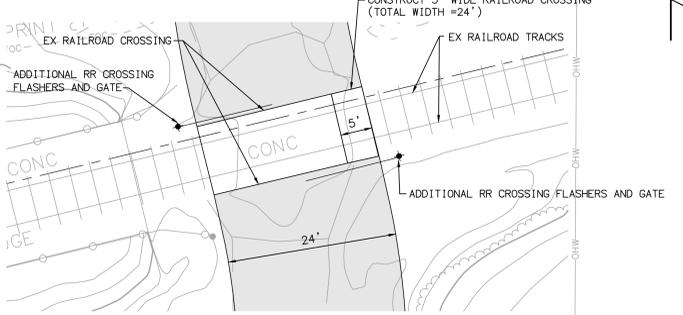
CHANNEL CROSSING DETAIL
SCALE: 1" = 20'



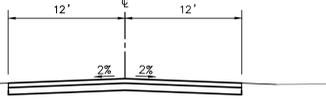
NORTH HILLS PARKWAY
STA 51+30 TO 66+00
NTS



NORTH HILLS PARKWAY
STA 69+00 TO 76+00
NTS

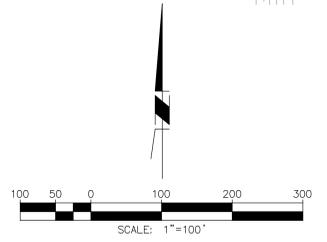


RAILROAD CROSSING DETAIL
SCALE: 1" = 10'



ACCESS ROAD
NTS

*ACCESS ROAD TO BE BUILT TO COUNTY OF VENTURA PUBLIC ROAD STANDARDS



VESTING TENTATIVE TRACT MAP
VTTM NO. 5847
OVERALL ACCESS ROAD LAYOUT

OWNER/SUBDIVIDER
WEST POINTE HOMES RASMUSSEN DEVELOPMENT
26500 WEST AGOURA ROAD #652
CALABASAS, CA 91302 OFFICE:
805.370.0165
805.370.0165 FAX:
JAMES RASMUSSEN

SHEET
7
OF 8 SHEETS



PREPARED BY
DELANE ENGINEERING
2812 SANTA MONICA BLVD, SUITE 206
SANTA MONICA, CA 90404
PHONE: 310.546.5711 WWW.DELANEENGINEERING.COM

PLOT DATE: 02/24/2020 3:00 PM FILE NAME: G:\USERS\VERBETAL\MANETS\INDOCT\DRIVE\PROJECTS\5847\LAND\LAND\TMAP15-290-07.DWG
 SAVE DATE: 8/31/22 STEVEDOWNS

