



# Final Subdivision Plat Application

## Delaware County, Ohio

(for unincorporated areas only)

RPC Number 16-24.1

Sec. 1 Ph.        Pt.       

**FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES**

<b>PROJECT</b>	<u>THE COURTYARDS AT BIG WALNUT SECTION 1</u>	(circle one) <u>Residential</u> Commercial
<b>TOWNSHIP</b>		

<b>APPLICANT/ CONTACT</b>	Name <u>APPROX CAP V-2, LLC</u>	Phone <u>[REDACTED]</u>
	Address <u>500 STONERIDGE PARKWAY</u>	E-mail <u>[REDACTED]</u>
	City, State, Zip <u>DUBLIN, OHIO, 43017</u>	

<b>PROPERTY OWNER</b>	Name <u>SAME AS APPLICANT</u>	Phone <u>      </u>
	Address <u>      </u>	E-mail <u>      </u>
	City, State, Zip <u>      </u>	

<b>SURVEYOR/ ENGINEER</b>	Name <u>EMMITT-MATT KIRK</u>	Phone <u>[REDACTED]</u>
	Address <u>5500 NEW ALBANY ROAD</u>	E-mail <u>[REDACTED]</u>
	City, State, Zip <u>COLUMBUS, OHIO, 43054</u>	

<b>DETAILS</b>	Total Lots <u>27</u>	Buildable lots <u>24</u>
	Total Acreage <u>30.692</u>	Open Space Acreage <u>21.743</u>

<b>SUBMISSION REQUIREMENTS</b> (Sub. Regs. Section 205.01)	Date the <b>Preliminary Plan</b> was approved by RPC (required): <u>11-21-24</u>
	Date of <b>Draft Plat</b> Review by RPC staff (required): <u>      </u>
	Date of <b>Final Engineering Approval</b> by DCEO (required): <u>      </u>
	<b>1 (one) Plat signed</b> by subdivider and lien holder, appropriate Zoning, Del-Co, and Health, delivered to the RPC by the deadline.
	1 reduced copy of the Final Plat at 11" x 17".
	PDF of plat, on media or preferably e-mailed to <u>smatlack@co.delaware.oh.us</u>
	<b>For plats including a CAD</b> - 1 copy of CAD Maintenance Agreement
	<b>Fee - \$500 base, then \$110 per build lot, CADs require additional fees;</b> <b>For commercial and multi-family - \$500 base, then \$110 per acre;</b> <b>DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners</b> (Refer to Fee Schedule) \$ <u>3212.00</u>

Matthew A. Kirk 1-29-26  
Owner (or agent for owner) and Date

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006  
Delaware, OH 43015 (740) 833-2260

Effective 01/01/24

# THE COURTYARDS AT BIG WALNUT SECTION 1

1  
3

Situated in the State of Ohio, County of Delaware, Township of Genoa, in Farm Lots 7 (26.673 Ac.) and 8 (4.019 Ac.), Quarter Township 2, Township 3, Range 17, United States Military Lands, containing 30.692 acres of land, more or less, said 30.692 acres being part of that tract of land conveyed to ARROYO CAP V-2, LLC by deed of record in Official Record 2159, Page 2600, Recorder's Office, Delaware County, Ohio.

The undersigned, ARROYO CAP V-2, LLC, a Delaware limited liability company, by ARROYO CAPITAL V, LLC, a Delaware limited liability company, its Sole Member, by JEFFREY B. BROUETTE, President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE COURTYARDS AT BIG WALNUT SECTION 1", a subdivision containing Lots numbered 8237 to 8263, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Big Walnut Road, Howell Drive, Kemble Drive and State Route 3 (4.860 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved, in, over, and under areas designated on this plat as Utility Easement, Drainage Easement, and Sanitary Easement. Easements designated as Utility Easement and Drainage Easement permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands for storm water drainage.

Easements designated as Sanitary Easement shall mean an exclusive sanitary easement over, through, under, within, upon, and across the area described on the plat, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, exclusively for construction, operation and maintenance of public and/or private sanitary sewers, service connections, manholes, force mains, valves, and other sanitary appurtenances. Sanitary easements may be crossed by other utilities as expressed herein.

Within those areas of land designated Drainage Easement on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved for the uses and purposes expressed herein.

Approved this 23<sup>rd</sup> day of JAN, 2026

*Joe S. Siler*  
Genoa Township Zoning Inspector  
*Chris Valenzuela*  
Del-Co Water Co., Inc.

Approved this 28 day of Jan, 20 26

Approved this \_\_\_ day of \_\_\_, 20 \_\_\_

Delaware County Sanitary Engineer

Approved this \_\_\_ day of \_\_\_, 20 \_\_\_

Delaware County Engineer

Approved this \_\_\_ day of \_\_\_, 20 \_\_\_

Director, Delaware County Regional Planning Commission

Delaware County Commissioners

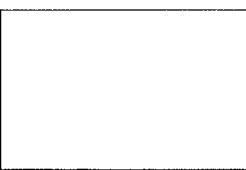
Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this \_\_\_ day of \_\_\_, 20 \_\_\_ for the County of Delaware, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted as such by Delaware County.

Auditor, Delaware County, Ohio

Transferred this \_\_\_ day of \_\_\_, 20 \_\_\_

Recorder, Delaware County, Ohio

Filed for record this \_\_\_ day of \_\_\_, 20 \_\_\_ at \_\_\_ M. Fee \$ \_\_\_



Plat Cabinet \_\_\_, Slide \_\_\_

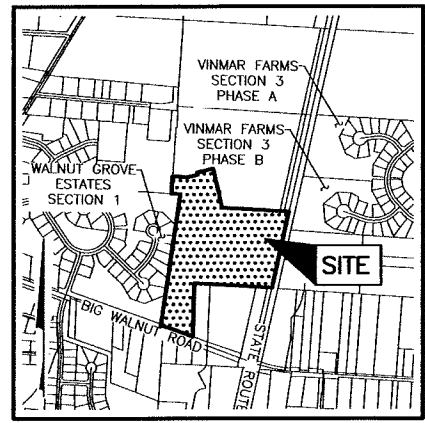
## NOTE "A" - ACREAGE BREAKDOWN:

Total acreage	30.692 Ac.
Acreage in Lots 8261, 8262 and 8263 (open space)	21.743 Ac.
Acreage in 24 buildable lots	4.089 Ac.
Acreage in rights-of-way	4.860 Ac.

NOTE "B" - ACREAGE BREAKDOWN: The Courtyards at Big Walnut Section 1 is out of the following Delaware County Parcel Number:

31724001032000	30.692 Ac.
----------------	------------

NOTE "C": Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. \_\_\_, Journal Date \_\_\_.



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

D.C.R.P.C. CASE  
No. 16-24.1

## SURVEY DATA:

### BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). The portion of the centerline of Big Walnut Road having a bearing of North 69° 59' 14" West as shown hereon, is designated as the "basis of bearings" for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY

**EMHT**

Evans, Mechwart, Hamilton & Titon, Inc.  
Engineers • Surveyors • Planners • Scientists  
3500 New Albany Road, Columbus, OH 43204  
Phone: 614.775.4300 • Toll free: 866.775.3448  
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ◎ = Permanent Marker (See Survey Data)

By *Matthew A Kirk*  
Professional Surveyor No. 7865



In Witness Whereof, JEFFREY B. BROUETTE, President of ARROYO CAPITAL V, LLC, Sole Member of ARROYO CAP V-2, LLC, has herunto set his hand this 20 day of January, 2026

Signed and Acknowledged  
In the presence of:

ARROYO CAP V-2, LLC  
By: ARROYO CAPITAL V, LLC,  
its Sole Member

By *Jeffrey B. Brouette*  
JEFFREY B. BROUETTE,  
President

STATE OF CALIFORNIA  
COUNTY OF ORANGE ss:

Before me, a Notary Public in and for said State, personally appeared JEFFREY B. BROUETTE, President of ARROYO CAPITAL V, LLC, Sole Member of ARROYO CAP V-2, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said ARROYO CAP V-2, LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have herunto set my hand and affixed my official seal this 20 day of January, 2026.

My commission expires 10/17/26

*Spacie*  
Notary Public, State of California



All easements and Reserves that overlap or cover all or portions of a Sanitary Easement shall be subject to the provisions of the Sanitary Easement within the overlap or cover areas. Work to facilitate surface water drainage within the overlap or cover areas is not restricted; however, any proposed new storm sewer pipes, inlets, catch basins, structures, or other storm water appurtenances or infrastructure features subsequent to those which were permitted with the original sanitary sewer improvements shall only be permitted if approved by the governing stormwater authority and the Delaware County Sanitary Engineer.

For any easement shown on this plat that contains a storm sewer, culvert, over land open ditch flood route, detention basin, retention basin and/or other storm water structure (herein referred to as storm sewer), the storm sewer rights are senior to the rights of any other public or private utility or interest utilizing the easement, except for overlap areas with a Sanitary Easement. Any costs associated with the damage, repair, replacement or relocation of any buried or above ground facility or structure that is necessary to allow the maintenance, repair or replacement of the storm sewer shall be the responsibility of the owner of said utility, facility or structure. When maintenance, repair or replacement of a storm sewer causes the removal of any trees, plantings, landscaping, fence, driveway or any other feature located within the easement, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.

Any landscape features, such as trees, fences, retaining walls, etc. in drainage easements shall be reviewed by the Delaware Soil and Water Conservation District (DSWCD) and the Delaware County Engineer's Office (DCEO) prior to installation. The DSWCD and DCEO will review the proposed improvements to assure that the improvements will not interfere with the storm water control facilities.

No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of any drainage easements unless said structure is approved in writing by the Delaware County Engineer's Office.

No other utility lines, conduits, mains, valves, boxes, pedestals, transformers, or other utility appurtenances are permitted within any Sanitary Easement unless they are approved on the signed sanitary sewer plans, or otherwise approved in writing by the Delaware County Sanitary Engineer, except that the rights granted to Delco Water Company, its successors, and assigns to install, service and maintain residential water services, meter crocks and appurtenances as designated on this plat are not restricted.

Other utility crossings within the Sanitary Easement are only permitted as described herein, unless they are approved on the signed sanitary sewer plans or otherwise approved in writing by the Delaware County Sanitary Engineer. Right angle or near right angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and one-hundred (100) degrees) over, across, or under the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary shall be subject to the review and approval of the Delaware County Sanitary Engineer.

No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of the Sanitary Easement unless said structure is approved in writing by the Delaware County Sanitary Engineer.

Any landscaping features, such as, but not limited to, trees, fences, signs, stackable retaining walls, etc., within the Sanitary Easement shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation.

When maintenance, repair or replacement of public sanitary sewers, manholes, force mains, valves and other public sanitary appurtenances causes the removal of any trees, plantings, landscaping, fence or any other feature located within the Sanitary Easement, with the exception of driveways and pedestrian pathways, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.

The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer or force main and/or within the Sanitary Easement shall be subject to approval of the Delaware County Sanitary Engineer.

The Delaware County Sanitary Engineer reserves the right to require that all earthwork within the Sanitary Easement be graded to such a level that will, in his or her opinion, not jeopardize the structural integrity of, infringe upon, or limit the County's reasonable access to the sanitary sewer or force main.

A non-exclusive easement is hereby specifically granted unto Del-Co Water Company Inc., its successors and assigns, for the location of water lines, valves and appurtenances within the rights-of-way hereby dedicated and within areas designated hereon as Utility Easement, Drainage Easement, or Del-Co Water Easement that are located alongside the rights-of-way hereby dedicated. Also granted is the right of Del-Co Water Company Inc., to install service and maintain water meter crocks and appurtenances in said easement areas alongside said rights-of-way. The easement area shall be for the unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, gardens, shrubberies, and other surface features is strictly prohibited.

- ① GENOA TOWNSHIP  
BOARD OF TRUSTEES  
PARCEL NO. 1WDV  
O.R. 320, P. 1328
- ② GENOA TOWNSHIP  
BOARD OF TRUSTEES  
PARCEL NO. 2WDV  
O.R. 320, P. 1334
- ③ GENOA TOWNSHIP  
BOARD OF TRUSTEES  
PARCEL NO. 3WDV  
O.R. 371, P. 1628

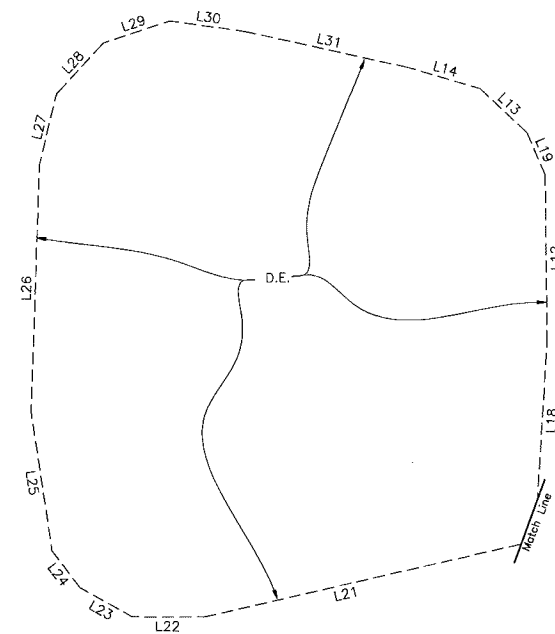
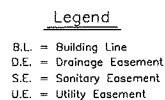
KEMBLE-  
DRIVE

GENOA TOWNSHIP  
BOARD OF TRUSTEES  
O.R. 1577, P. 2049

CATHERINE N. WILCOXEN AND  
TRAVIS A. WILCOXEN  
O.R. 2088, P. 2101

ELIZABETH BERLIN, TRUSTEE  
PARCEL TWO  
O.R. 1565, P. 1825

7054  
WALNUT GROVE ESTATES  
SECTION 1  
P.C. 3, SL. 440



Line Type Legend

—————	Existing Property Line
—————	Existing R/W Line
—————	Existing R/W Centerline
- - - - -	Existing Easement Line
=====	Subdivision Boundary Line
=====	Lot Line
=====	R/W Line
—————	R/W Centerline
- - - - -	Easement Line

THE COURTYARDS AT BIG WALNUT SECTION 1 20240821

# THE COURTYARDS AT BIG WALNUT SECTION 1

3  
3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°12'00"E	173.43'
L2	S24°29'18"E	92.43'
L3	S42°19'15"E	27.86'
L4	S12°49'12"E	42.89'
L5	S32°10'48"W	19.40'
L6	S11°44'08"E	110.07'
L7	S35°02'51"E	29.89'
L8	S43°27'53"E	40.95'
L9	S22°57'53"E	22.69'
L10	S12°52'11"E	109.87'
L11	N81°37'36"W	20.00'
L12	S89°29'01"W	107.06'
L13	S43°03'42"W	41.97'
L14	S16°27'10"W	49.19'
L15	S34°17'42"E	42.86'
L16	N70°01'46"E	116.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N35°45'41"E	6.22'
L18	N86°25'44"W	102.37'
L19	S66°41'12"W	30.02'
L20	S35°45'41"W	13.34'
L21	N12°49'12"W	211.30'
L22	N00°28'29"E	46.26'
L23	N29°24'12"E	38.78'
L24	N52°49'49"E	30.00'
L25	N81°29'50"E	90.78'
L26	S87°58'25"E	160.06'
L27	S76°17'21"E	47.24'
L28	S47°15'53"E	44.83'
L29	S18°18'34"E	45.07'
L30	S08°09'38"W	49.82'
L31	S12°38'17"W	107.28'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°38'22"	250.00'	50.79'	N 14°11'35" E	50.70'
C2	46°34'11"	250.00'	203.20'	N 31°39'29" E	197.65'
C3	50°43'13"	250.00'	221.31'	N 29°34'58" E	214.15'
C4	17°02'35"	250.00'	74.36'	N 04°17'55" W	74.09'
C5	7°24'55"	250.00'	32.36'	N 80°53'15" E	32.33'
C6	90°00'00"	25.00'	39.27'	N 24°59'14" W	35.36'
C7	11°38'22"	285.00'	57.90'	N 14°11'35" E	57.80'
C8	46°34'11"	220.00'	178.81'	N 31°39'29" E	173.93'
C9	46°43'54"	280.00'	228.37'	N 31°34'38" E	222.10'
C10	3°59'19"	280.00'	19.49'	N 06°13'02" E	19.49'
C11	1°33'02"	280.00'	7.58'	N 03°26'51" E	7.58'
C12	10°17'08"	280.00'	50.26'	N 02°28'14" W	50.20'
C13	5°12'25"	280.00'	25.45'	N 10°13'00" W	25.44'
C14	90°00'00"	30.00'	47.12'	N 32°10'48" E	42.43'
C15	7°24'55"	220.00'	28.47'	N 80°53'15" E	28.45'
C16	5°49'12"	280.00'	28.44'	S 80°05'24" W	28.43'
C17	90°00'00"	30.00'	47.12'	N 57°49'12" W	42.43'
C18	2°35'41"	220.00'	9.96'	S 11°31'22" E	9.96'
C19	14°26'53"	220.00'	55.48'	S 03°00'04" E	55.33'
C20	29°20'13"	220.00'	112.65'	S 18°53'29" W	111.42'
C21	21°22'59"	220.00'	82.11'	S 44°15'05" W	81.63'
C22	46°34'11"	280.00'	227.58'	S 31°39'29" W	221.37'
C23	11°38'22"	215.00'	43.68'	S 14°11'35" W	43.60'
C24	86°20'26"	25.00'	37.67'	S 63°10'58" W	34.21'
C25	8°05'26"	280.00'	39.54'	N 88°38'26" E	39.50'
C26	8°58'33"	220.00'	34.46'	N 89°04'59" E	34.43'
C27	8°04'24"	280.00'	39.45'	N 89°32'04" E	39.42'

**NOTE "D":** Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

**NOTE "E":** All of The Courtyards at Big Walnut Section 1 is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community Panel Number 39041C0270K, for Delaware County, Ohio and incorporated areas, with an effective date of April 16, 2009.

**NOTE "F":** A subsurface drainage system may exist on the site. The system and/or outlet if located on the property must be maintained at all times.

**NOTE "G":** The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over confliction limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "H" - MINIMUM FRONT, SIDE AND REAR YARD**

**SETBACKS:**

The following setbacks apply unless noted otherwise elsewhere on this plat.

Zoning:	PRD
Front:	20 feet
Side:	5 feet per side
Rear:	5 feet interior lots

**NOTE "I":** At the time of platting, electric, cable and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information desired about The Courtyards at Big Walnut Section 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

**NOTE "J":** Drives shall not encroach into any side yard drainage easement.

**NOTE "K":** No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat, right-of way deed or right-of-way easement.

**NOTE "L" - LOTS 8261, 8262 AND 8263:** Lots 8261, 8262 and 8263, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Courtyards at Big Walnut subdivisions for the purpose of open space, the maintenance of storm water facilities, and the maintenance of the multi-use paths. All open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.