



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

PROJECT	THE COURTYARDS AT BIG WALNUT SECTION 1	(circle one) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
TOWNSHIP		

APPLICANT/ CONTACT	Name <u>APPREY CAP V-2, LLC</u> Address <u>500 STONEHENGE PARKWAY</u> City, State, Zip <u>DUBLIN, OHIO, 43017</u>	Phone [REDACTED] E-mail [REDACTED]
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PROPERTY OWNER	Name <u>SAME AS APPLICANT</u> Address City, State, Zip	Phone E-mail
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SURVEYOR/ ENGINEER	Name <u>EMH&T - MATT KIRK</u> Address <u>5500 NEW ALBANY ROAD</u> City, State, Zip <u>COLUMBUS, OHIO, 43054</u>	Phone [REDACTED] E-mail [REDACTED]
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DETAILS	Total Lots <u>27</u> Total Acreage <u>30.692</u>	Buildable lots <u>24</u> Open Space Acreage <u>21.743</u>
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SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): <u>11-21-24</u>
	Date of Draft Plat Review by RPC staff (required):
	Date of Final Engineering Approval by DCEO (required):
	1 (one) Plat signed 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 smatlack@co.delaware.oh.us
	For plats including a CAD - 1 copy of CAD Maintenance Agreement
	Fee - \$500 base, then \$110 per build lot, CADs require additional fees;
	For commercial and multi-family - \$500 base, then \$110 per acre; DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners (Refer to Fee Schedule) <u>\$ 3,212.00</u>

Matthew A. Kirk

1-29-24

Owner (or agent for owner) and Date

THE COURTYARDS AT BIG WALNUT SECTION 1

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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. BROUELETTE, 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 and 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.

In Witness Whereof, JEFFREY B. BROUELETTE, President of ARROYO CAPITAL V, LLC, Sole Member of ARROYO CAP V-2, LLC, has hereunto 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. Brouelette
JEFFREY B. BROUELETTE,
President

STATE OF CALIFORNIA
COUNTY OF ORANGE ss:

Before me, a Notary Public in and for said State, personally appeared JEFFREY B. BROUELETTE, 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 Thereof, I have hereunto set my hand and affixed my official seal this 20 day of January, 2026.

My commission expires 10/17/26
Notary Public, State of California



Approved this 23 day of Jan, 2026

Joe Silver
Genoa Township Zoning Inspector
Chris Valenzuela
Del-Co Water Co., Inc.

Approved this 28 day of Jan, 2026

Delaware County Sanitary Engineer

Approved this 28 day of Jan, 2026

Delaware County Engineer

Approved this 28 day of Jan, 2026

Director, Delaware County Regional
Planning Commission

Approved this 28 day of Jan, 2026

Delaware County Commissioners

Approved this 28 day of Jan, 2026

Rights-of-way for public streets and
roads herein dedicated to public use are
hereby approved this 28 day of Jan, 2026 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.

Approved this 28 day of Jan, 2026

Auditor, Delaware County, Ohio

Approved this 28 day of Jan, 2026

Recorder, Delaware County, Ohio

Approved this 28 day of Jan, 2026

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THE COURTYARDS AT BIG WALNUT SECTION 1

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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 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
Back:	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 herein, 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.