

COURTYARDS AT VIOLET MEADOWS

VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
PD-PLANNED RESIDENTIAL DISTRICT
DEVELOPMENT PLAN SUBMITTAL

APPLICANT:



KELLY FANKHAUSER
DIRECTOR, LAND ENTITLEMENTS &
COMMUNITY STARTUP
EC NEW VISION, OHIO LLC
500 STONEHENGE PARKWAY
DUBLIN, OHIO 43017
(614) 761-1010

LEGAL:

TOM HART
ATTORNEY OF COUNSEL
PAINTER AND ASSOCIATES
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HILLIARD, OHIO, 43026
(614) 319-3306

ENGINEER:

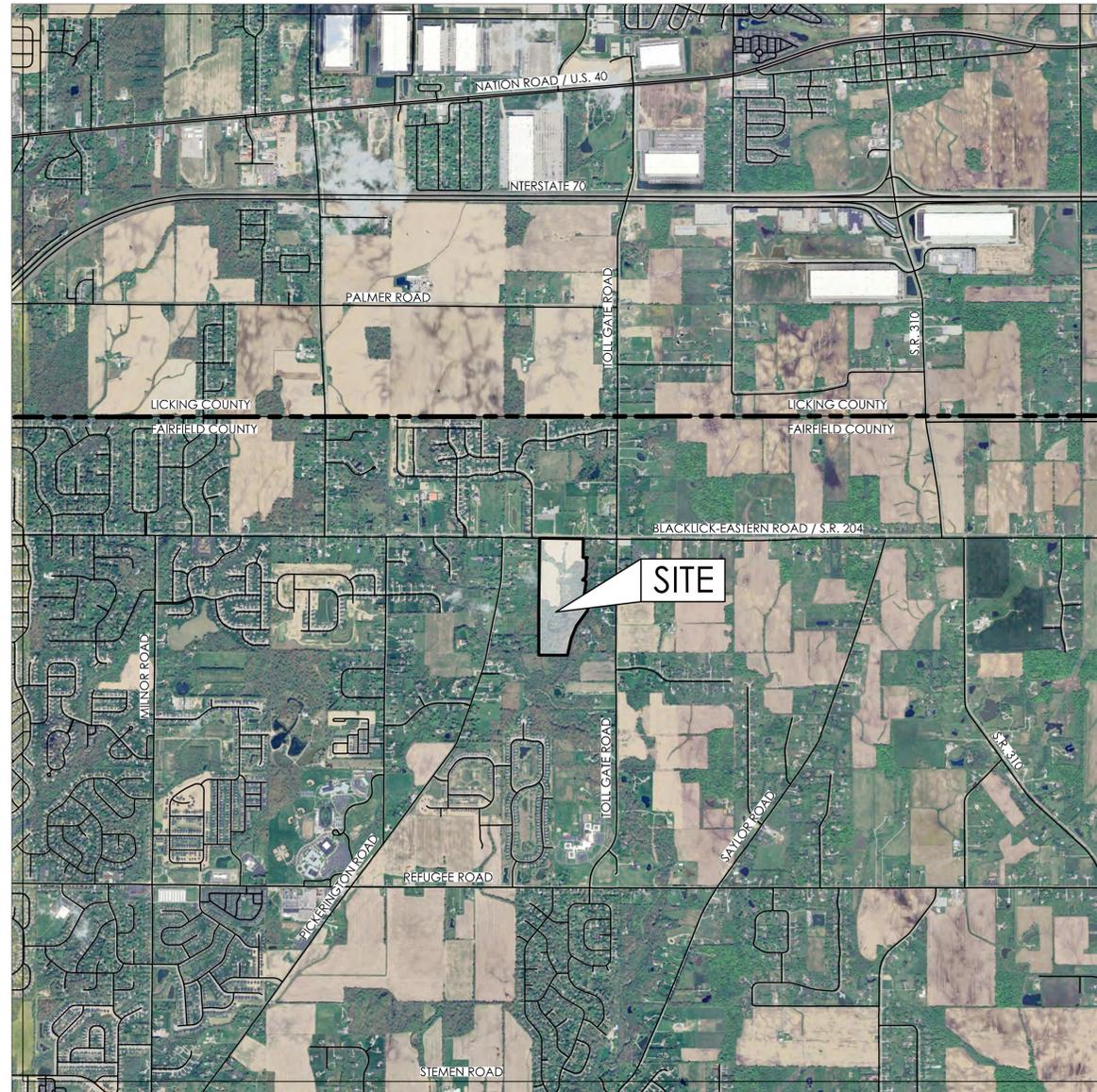


MIKE REEVES, PE.
7965 NORTH HIGH STREET
SUITE 200
COLUMBUS, OHIO, 43235
P: (614) 454-6699

LAND PLANNER &
LANDSCAPE ARCHITECT:



LINDA MENEREY, PLA.
5500 NEW ALBANY ROAD
COLUMBUS, OHIO, 43054
(614) 775-4500



VICINITY MAP

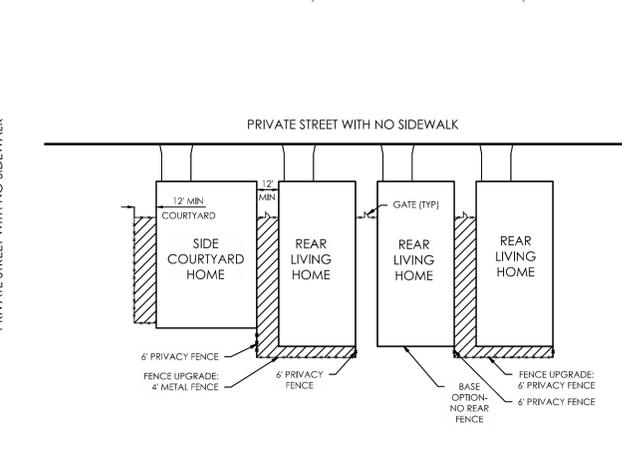
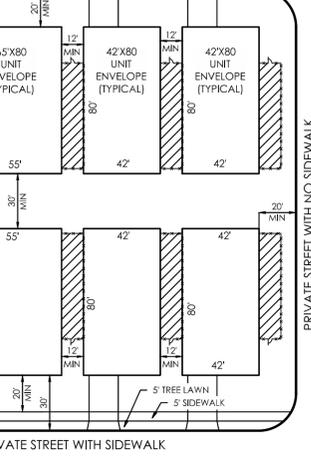
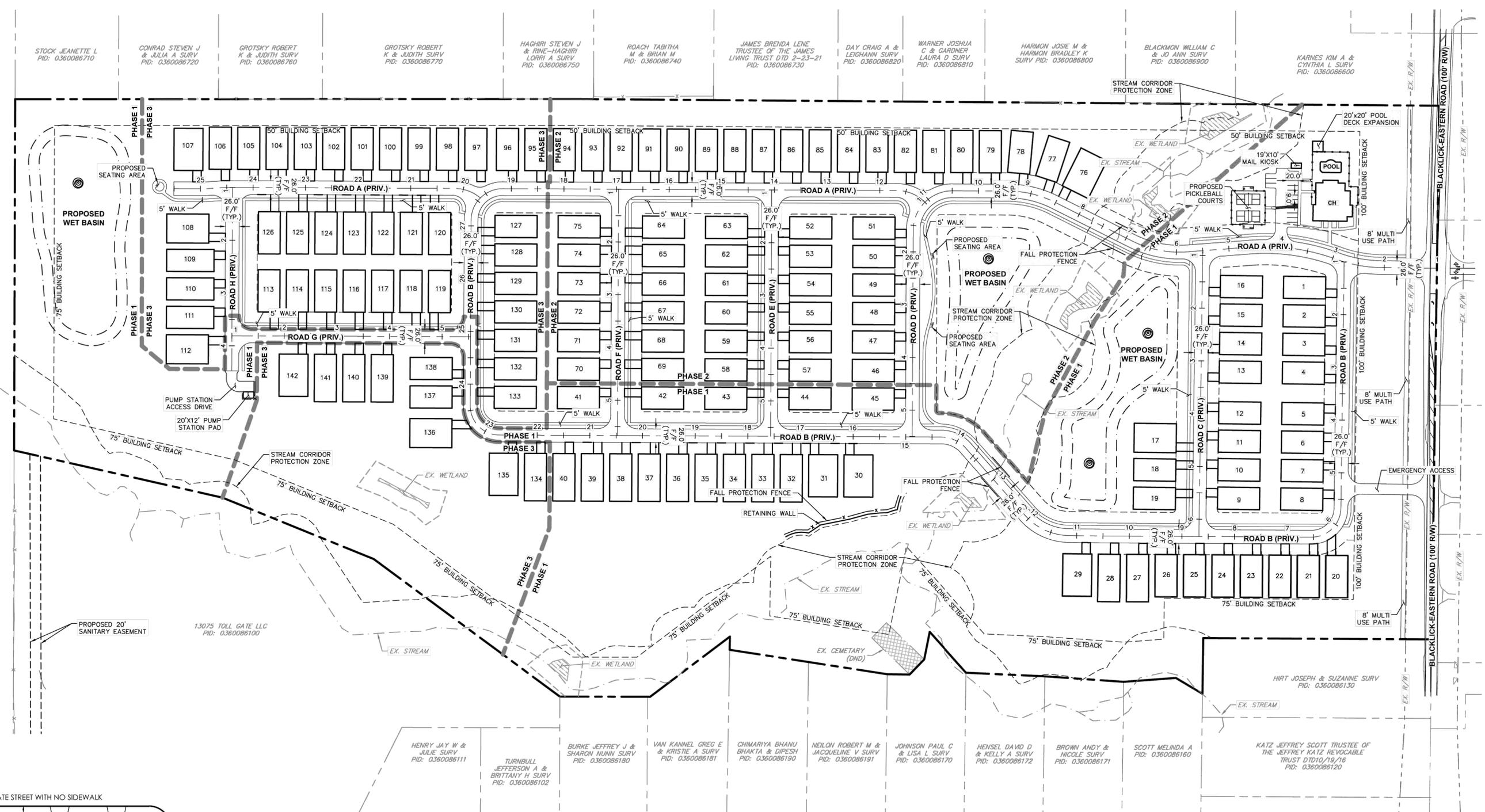
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SUBMITTAL:

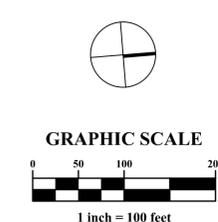
DECEMBER 12, 2025

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SITE DATA		
Proposed Zoning PUD		
Gross Site Acreage	60.6	ac ±
R/W Drop	1.2	ac ±
Net Site Area	59.4	ac ±
Lots	142	du
Gross Density	2.34	du / ac ±
Net Density	2.39	du / ac ±
Open Space Required - 30 %	18.2	ac ±
Gross Open Space Provided - 47.2%	28.6	ac ±
Net Open Space Provided - 48.1%	28.6	ac ±

- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED SETBACK
 - PROPOSED CENTERLINE
 - PROPOSED FACE OF CURB
 - PROPOSED SIDEWALK
 - PROPOSED NO BUILD ZONE LINE



MARK	DATE	DESCRIPTION

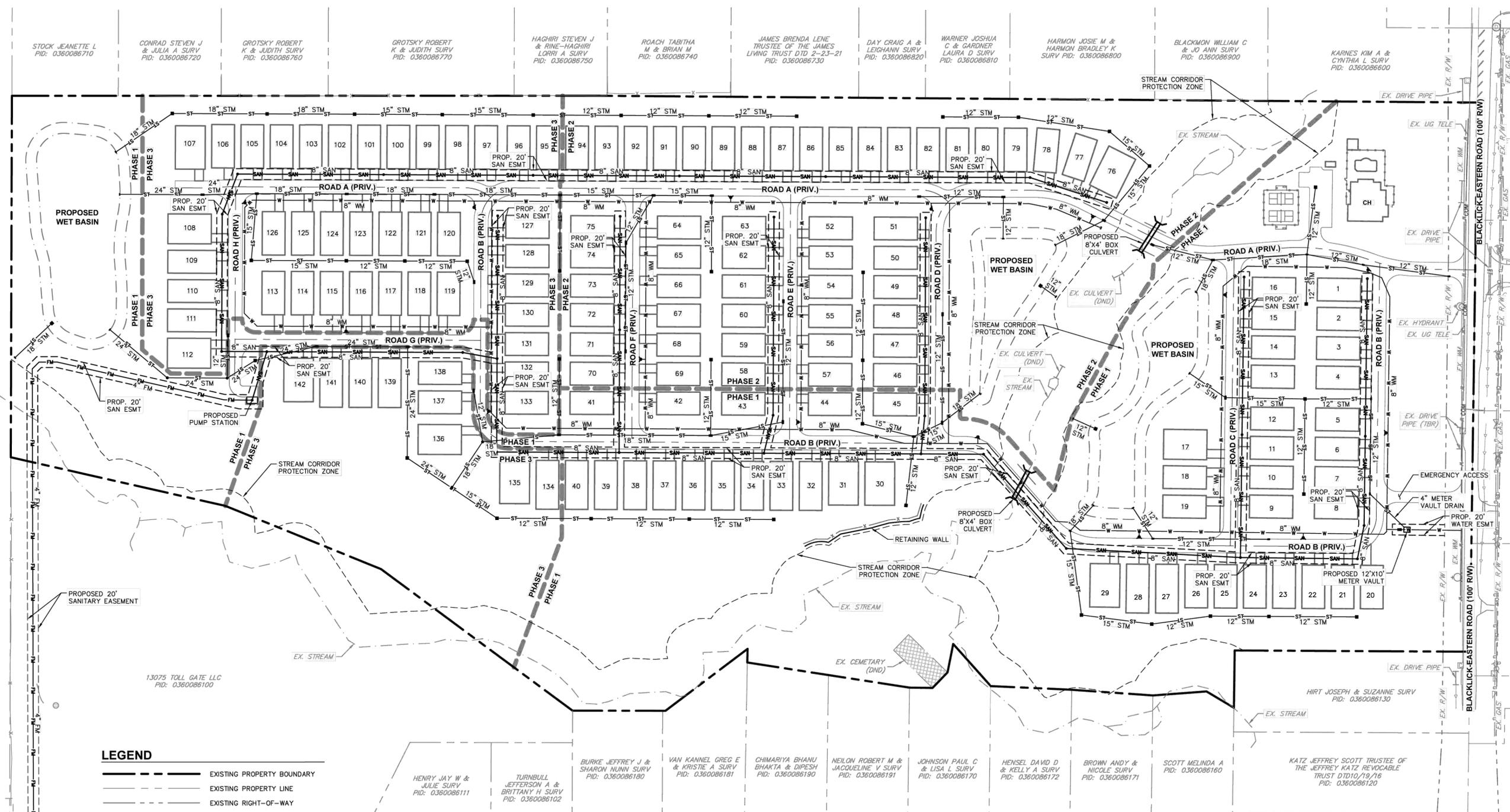


VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT VIOLET MEADOWS
 SITE PLAN

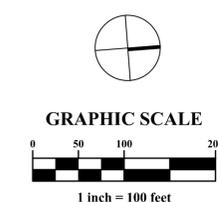
Kimley Horn
 7945 NORTH HIGH STREET, SUITE 200
 COLUMBUS, OHIO 43235
 (614) 464-6697

DATE	December 12, 2025
SCALE	1" = 100'
JOB NO.	20250563
EXHIBIT	A-3

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- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED SETBACK
 - PROPOSED CENTERLINE
 - PROPOSED FACE OF CURB
 - PROPOSED SIDEWALK
 - W --- W --- PROPOSED WATER LINE
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - SAN --- SAN --- PROPOSED SANITARY SEWER
 - PROPOSED SANITARY MANHOLE
 - ST --- ST --- PROPOSED STORM SEWER
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED CURB INLET
 - PROPOSED HEADWALL



STOCK JEANNETTE L PID: 0360086710
 CONRAD STEVEN J & JULIA A SURV PID: 0360086720
 GROTSKY ROBERT K & JUDITH SURV PID: 0360086760
 GROTSKY ROBERT K & JUDITH SURV PID: 0360086770
 HAGHRI STEVEN J & RINE-HAGHRI LORRI A SURV PID: 0360086750
 ROACH TABITHA M & BRIAN M PID: 0360086740
 JAMES BRENDA LENE TRUSTEE OF THE JAMES LIVING TRUST DTD 2-23-21 PID: 0360086730
 DAY CRAIG A & LEIGHANN SURV PID: 0360086820
 WARNER JOSHUA C & GARDNER LAURA D SURV PID: 0360086810
 HARMON JOSIE M & HARMON BRADLEY K SURV PID: 0360086800
 BLACKMON WILLIAM C & JO ANN SURV PID: 0360086900
 KARNES KIM A & CYNTHIA L SURV PID: 0360086600

TOLL GATE ROAD PROPERTIES LLC PID: 0360088300
 13075 TOLL GATE LLC PID: 0360086100

HENRY JAY W & JULIE SURV PID: 0360086111
 TURNBULL JEFFERSON A & BRITTANY H SURV PID: 0360086102
 BURKE JEFFREY J & SHARON NUNN SURV PID: 0360086180
 VAN KANDEL GREG E & KRISTIE A SURV PID: 0360086181
 CHIMARIYA BHANU BHAKTA & DIPESH PID: 0360086190
 NELSON ROBERT M & JACQUELINE V SURV PID: 0360086191
 JOHNSON PAUL C & LISA L SURV PID: 0360086170
 HENSEL DAVID D & KELLY A SURV PID: 0360086172
 BROWN ANDY & NICOLE SURV PID: 0360086171
 SCOTT MELINDA A PID: 0360086160
 HIRT JOSEPH & SUZANNE SURV PID: 0360086130
 KATZ JEFFREY SCOTT TRUSTEE OF THE JEFFREY KATZ REVOCABLE TRUST D1010/19/16 PID: 0360086120

MARK	DATE	DESCRIPTION



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT VIOLET MEADOWS
 CONCEPTUAL UTILITY PLAN

Kimley Horn
 7945 NORTH HIGH STREET, SUITE 200
 COLUMBUS, OHIO 43235
 (614) 464-6697

DATE
 December 12, 2025

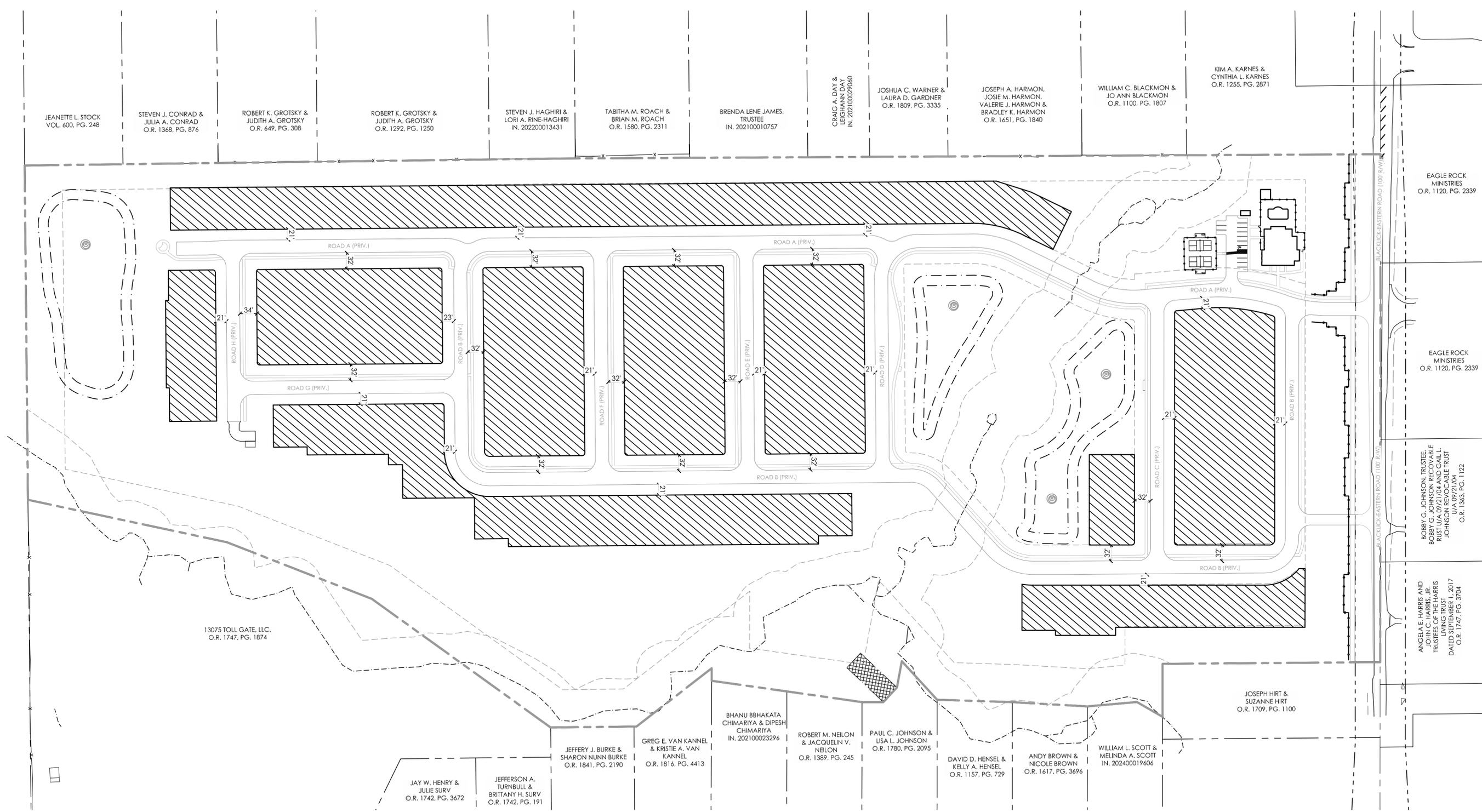
SCALE
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JOB NO.
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EXHIBIT
 A-4

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TOLL GATE ROAD
 PROPERTIES, LLC.
 O.R. 1735, PG. 4068



LEGEND

 Unit Area

All dimensions are measured to the back of curb and are minimum setback dimensions.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

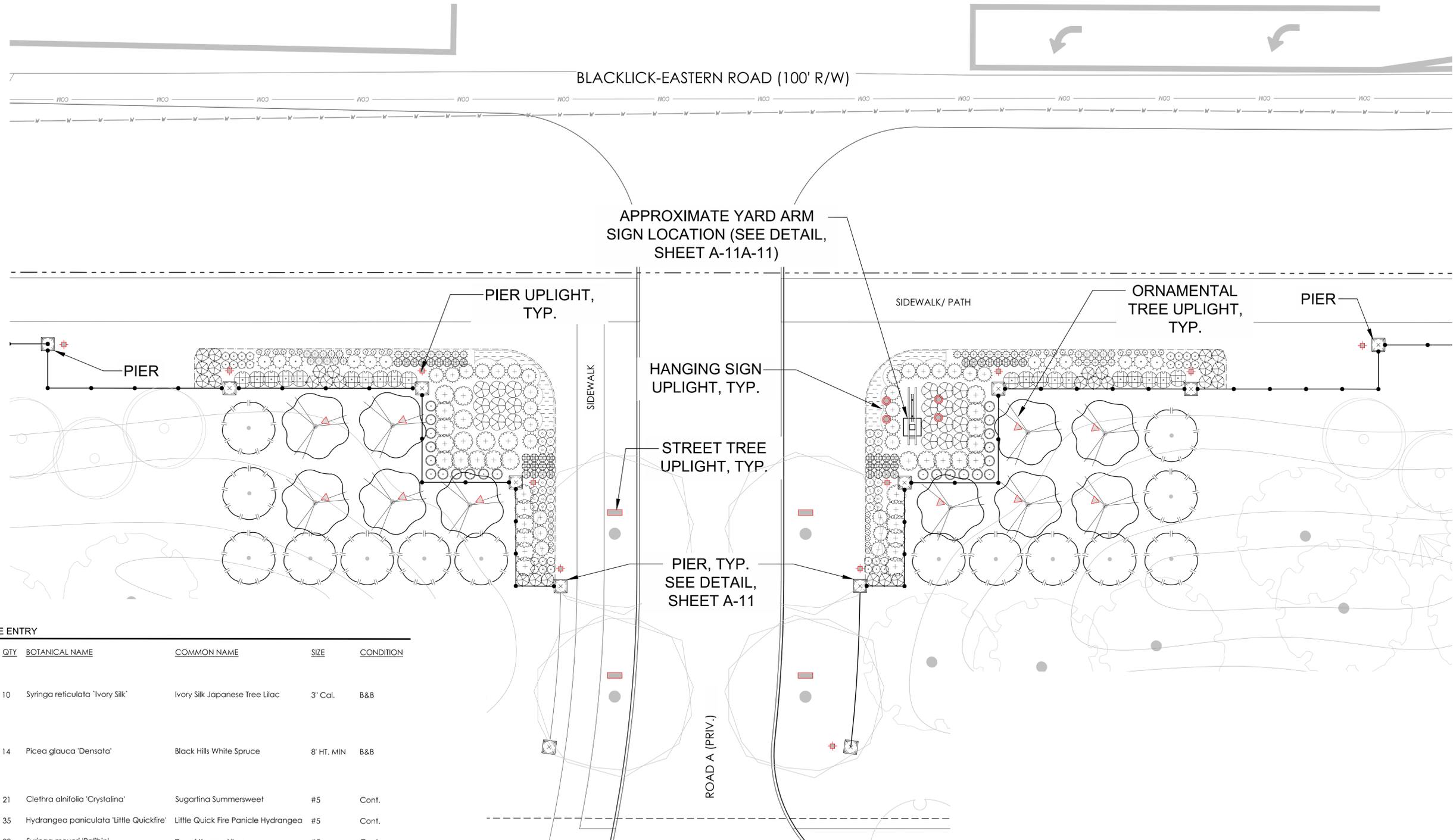
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VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT VIOLET MEADOWS
 SETBACK PLAN



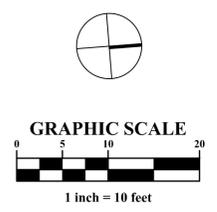
DATE	December 12, 2025
SCALE	1" = 100'
JOB NO.	20250563
EXHIBIT	A-5



PLANT SCHEDULE ENTRY

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	SI	10	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3' Cal.	B&B
EVERGREEN TREES						
	PD	14	<i>Picea glauca</i> 'Densata'	Black Hills White Spruce	8' HT. MIN	B&B
SHRUBS						
	CC	21	<i>Clethra alnifolia</i> 'Crystalino'	Sugarina Summersweet	#5	Cont.
	HL	35	<i>Hydrangea paniculata</i> 'Little Quickfire'	Little Quick Fire Panicle Hydrangea	#5	Cont.
	SM	20	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	#5	Cont.
	TA	12	<i>Taxus x media</i> 'Densiformis'	Dense Anglo-Japanese Yew	#5	Cont.
	TB	28	<i>Thuja occidentalis</i> 'Bobozam'	Mr. Bowling Ball Arborvitae	#5	Cont.
PERENNIALS						
	AT	28	<i>Amsonia tabernaemontana</i> 'Blue Ice'	Blue Ice Eastern Bluestar	#2	Cont.
	BB	41	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama	#2	Cont.
	NA	38	<i>Nepeta x faassenii</i> 'Alba'	White Catmint	#2	Cont.
	PV	28	<i>Panicum virgatum</i> 'Cheyenne Sky'	Cheyenne Sky Switch Grass	12" Ht.	#2 Cont.
	PH	22	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	12" Ht.	#2 Cont.
	PE	38	<i>Phlox subulata</i> 'Emerald Blue'	Emerald Blue Creeping Phlox	#2	Cont.
	SC	31	<i>Salvia nemorosa</i> 'Caradonna'	Cardonna Meadow Sage	#2	Cont.

C- CONCEPTUAL ENTRY LANDSCAPE ENLARGEMENT
1"=10'



MARK	DATE	DESCRIPTION



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
COURTYARDS AT VIOLET MEADOWS
ENTRY LANDSCAPE AND LIGHTING PLAN



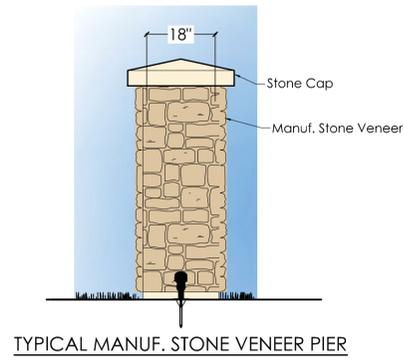
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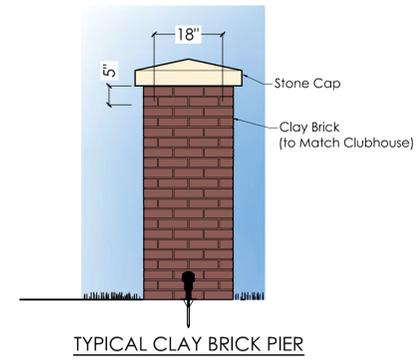
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EXHIBIT
A-10

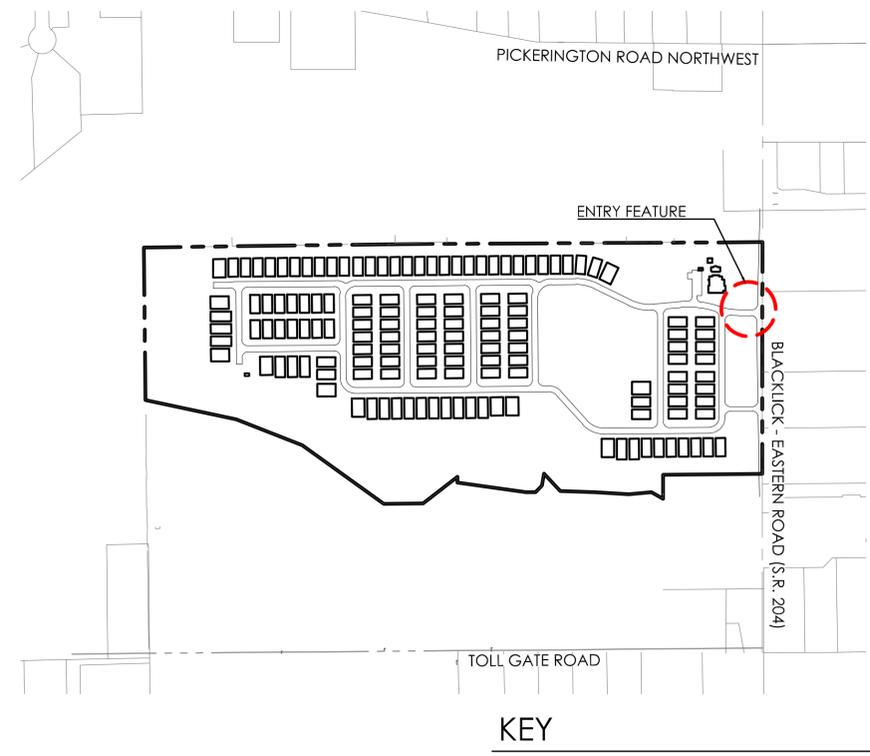
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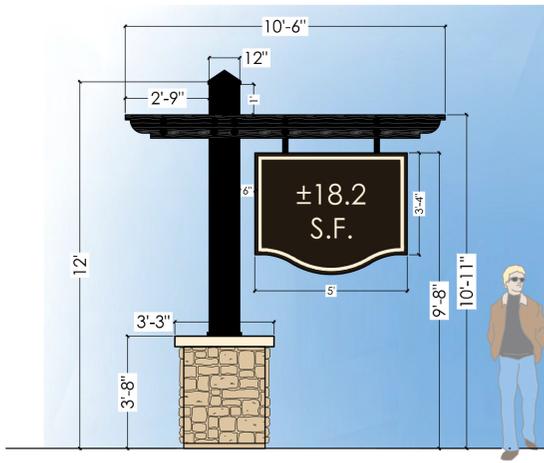
TYPICAL MANUF. STONE VENEER PIER



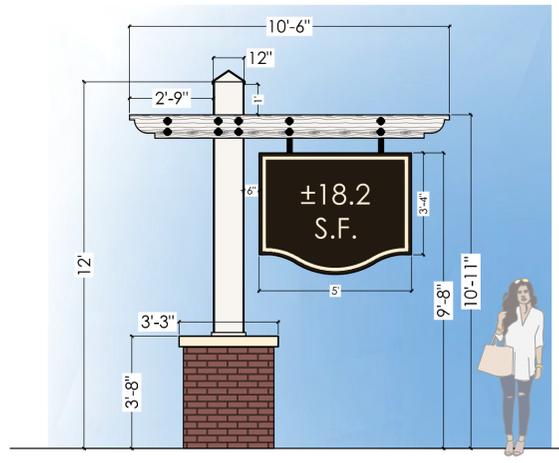
TYPICAL CLAY BRICK PIER



KEY

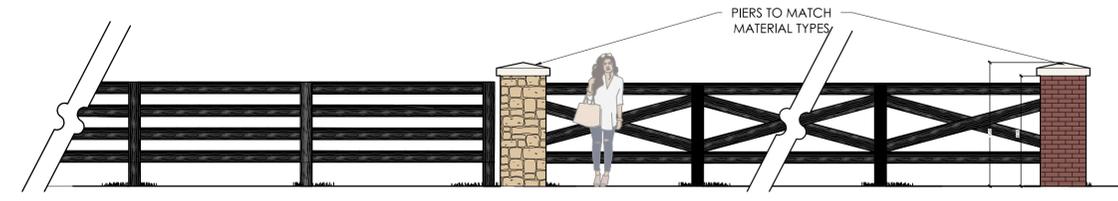


TYPICAL MANUF. STONE YARD ARM SIGN
ARM AND POST COLOR: BLACK



TYPICAL CLAY BRICK YARD ARM SIGN
ARM AND POST COLOR: WHITE

- NOTES**
1. SIGN BACKGROUND COLOR: DARK COLOR
 2. SIGN TEXT COLOR: CREAM
 3. SIGN COLOR, BORDER: CREAM
 4. FENCE COLOR: ADJACENT FENCE TO MATCH YARD ARM OR POST
 5. MAXIMUM SIGN PANEL AREA: ±18.2 SQ. FT. PER FACE



TYPICAL 4 RAIL HORSE FENCE
COLOR TO MATCH YARD ARM AND POST
- BLACK OR WHITE

TYPICAL CROSS BUCK HORSE FENCE
COLOR TO MATCH YARD ARM AND POST
- BLACK OR WHITE

MARK	DATE	DESCRIPTION



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
COURTYARDS AT VIOLET
MEADOWS
TYPICAL SIGNAGE PLAN & DETAILS



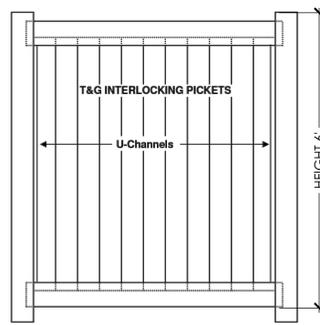
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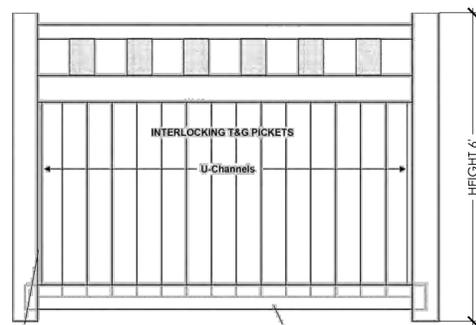
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20250563

EXHIBIT
A-11

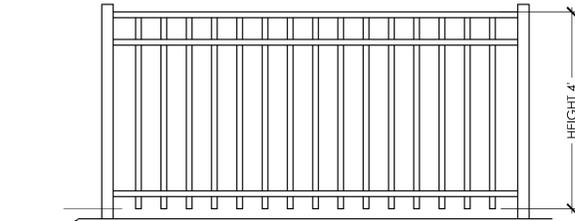
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TYPICAL COURTYARD VINYL
PRIVACY FENCE OPTION
COLOR - WHITE OR TAN



TYPICAL COURTYARD VINYL
PRIVACY FENCE OPTION
COLOR - WHITE OR TAN



TYPICAL DECORATIVE METAL FENCE OPTION
COLOR - BLACK



TYPICAL COURTYARD



TYPICAL COURTYARD ADJACENT TO OPEN SPACE



TYPICAL COURTYARD ADJACENT TO OPEN SPACE



TYPICAL COURTYARD



TYPICAL COURTYARD/SHARED USE SPACE



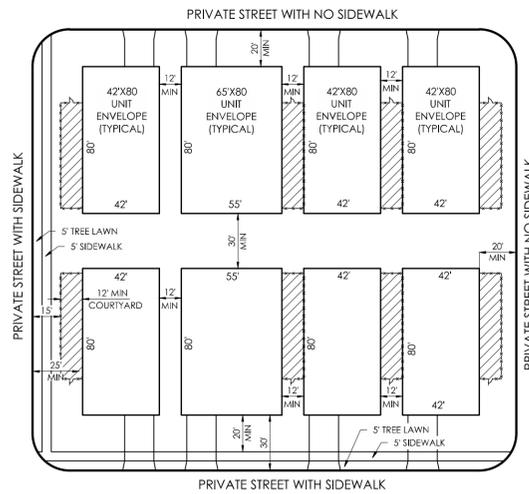
TYPICAL COURTYARD ADJACENT TO STREET



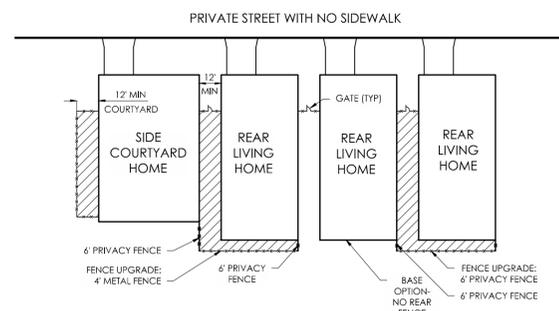
TYPICAL COURTYARD DECORATIVE ALUMINUM FENCE OPTION



TYPICAL COURTYARD VINYL FENCE OPTION



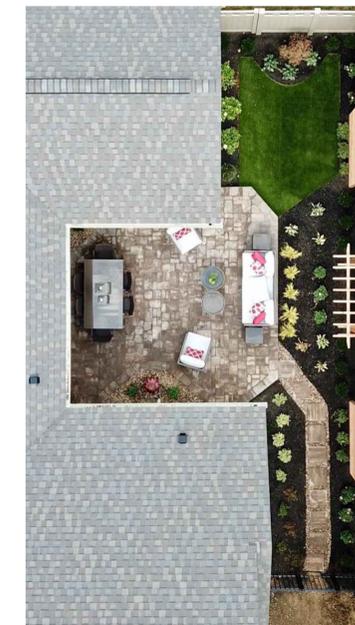
TYPICAL SIDE COURTYARD HOMES
DIAGRAM
Scale: 1"=50'



TYPICAL REAR AND SIDE COURTYARD HOMES
DIAGRAM
Scale: 1"=50'

FENCE BASE OPTION:
No Enclosed Rear Courtyards & 6' Tall Privacy Fence Between Unit.

FENCE UPGRADE OPTION:
4' Metal Fence or 6' Tall Vinyl Privacy Fence (Rear) With 6' Privacy Fence on Sides



TYPICAL COURTYARD



TYPICAL COURTYARD

MARK	DATE	DESCRIPTION



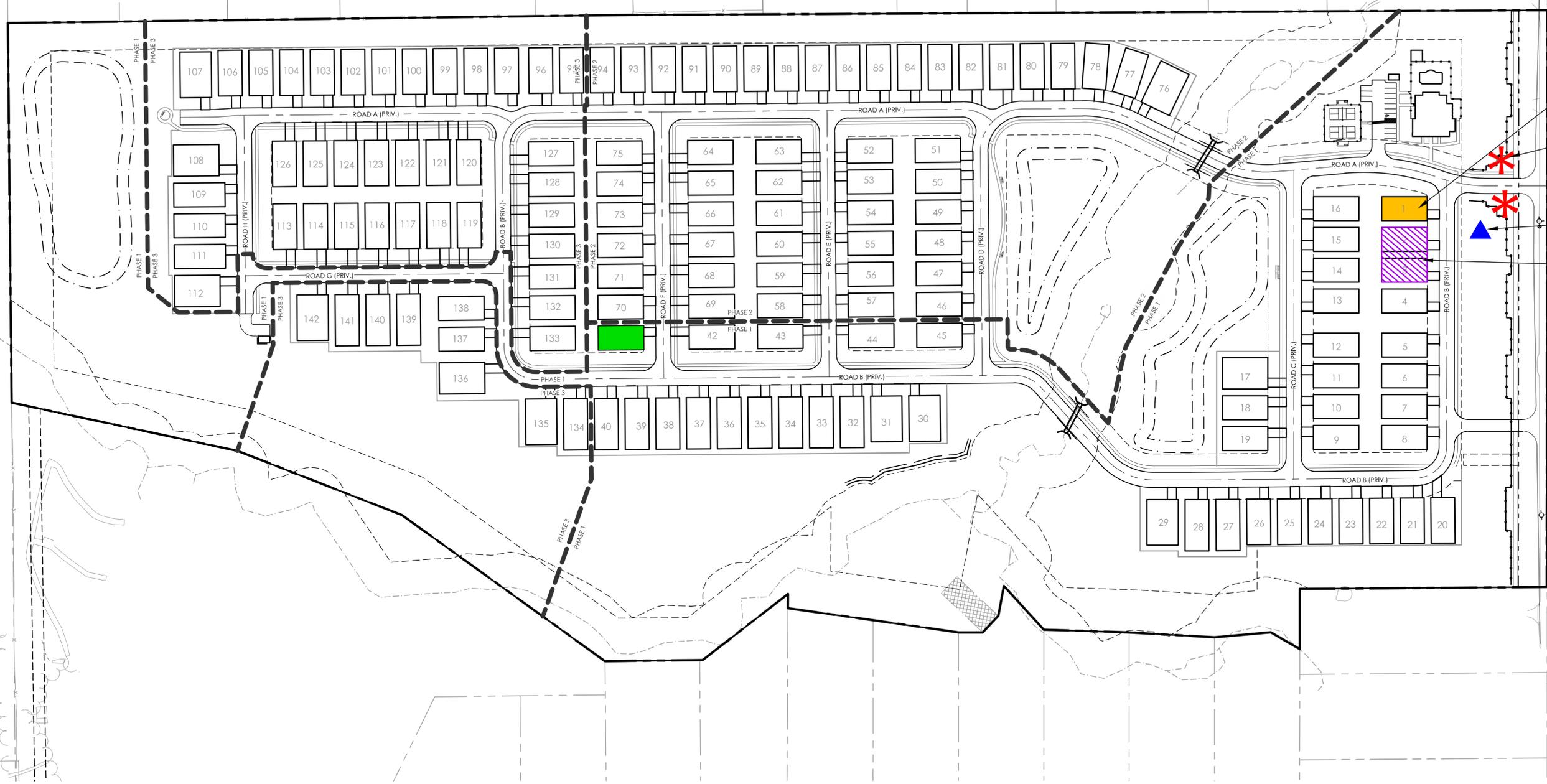
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
COURTYARDS AT VIOLET
MEADOWS
TYPICAL COURTYARDS & DETAILS PLAN



DATE	December 12, 2025
SCALE	NONE
JOB NO.	20250563
EXHIBIT	A-13

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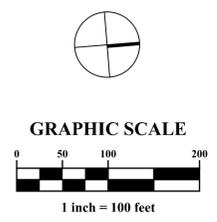
SEE DETAILS, SHEET A-16

SEE DETAIL 3, SHEET A-16

SEE DETAIL 6, SHEET A-16

SEE DETAILS, SHEET A-16

LEGEND	
	Feather Flag See Sheet A-16
	Model Home (Permanent)
	Temporary Sales Trailer
	4'X8' (Temporary Sales Sign)
	Constriction Trailer (Temporary)



Locations of Model Home, Sales Trailer & Temporary Constriction Trailer May Change and will be Coordinated with Violet Township.

MARK	DATE	DESCRIPTION



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT VIOLET MEADOWS
 MARKETING KEY PLAN

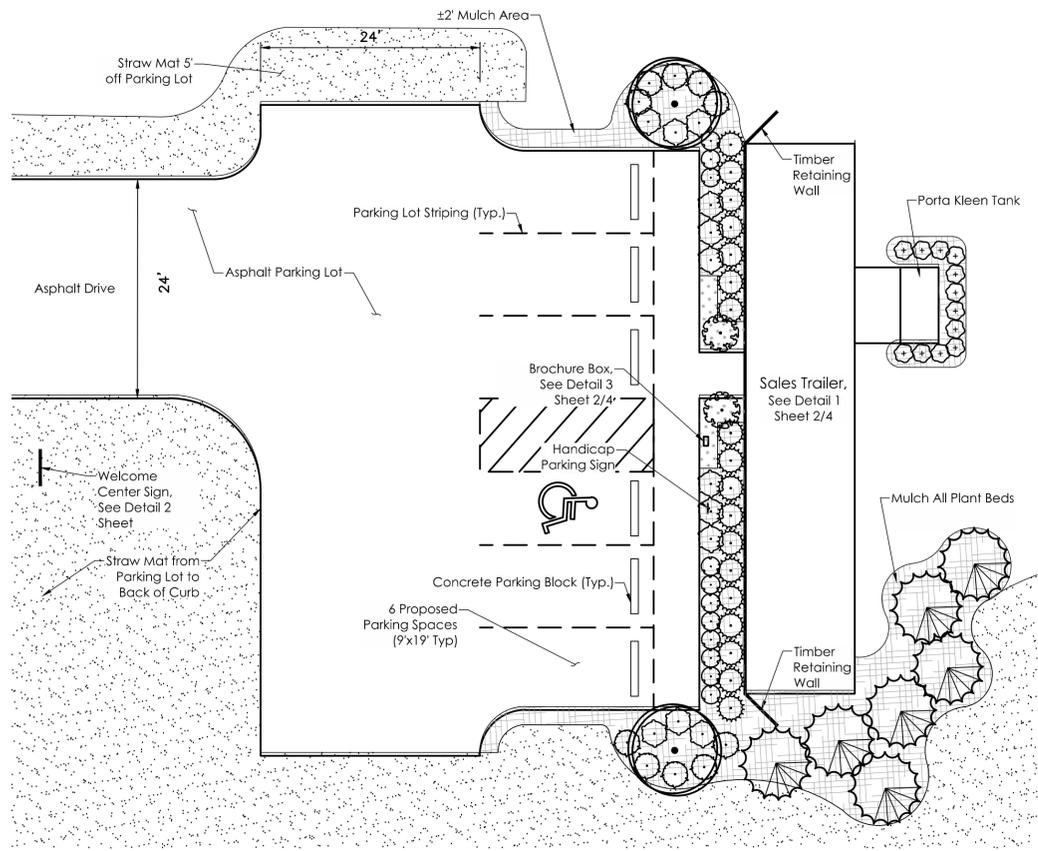
EMHT
 ENGINEERS, ARCHITECTS, SURVEYORS & PLANNERS, INC.
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 | Fax: 614.775.3548
 emht.com

DATE
 December 12, 2025

SCALE
 1" = 100'

JOB NO.
 20250563

EXHIBIT
 A-14



SALES TRAILER LANDSCAPE PLAN
Not To Scale

PLANT SCHEDULE PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	CG	11	Cornus mas 'Golden Glory'	Golden Glory Cornelian Cherry	2" Cal.	B&B
	MP	2	Malus x 'Prairifire'	Prairifire Crabapple	7' Ht.	B&B
	PS	7	Pinus strobus	White Pine	6'-7' Ht.	B&B
SHRUBS						
	BT	12	Berberis thunbergii	Japanese Greenleaf Barberry	#3 Cont. - 24" Sprd. Min.	B&B or Cont.
	JS	2	Juniperus chinensis 'Spartan'	Spartan Juniper	5-6' Ht.	B&B or Cont.
	TE	10	Taxus x media 'Everlow'	Everlow Anglo-Japanese Yew	#7 Cont - 3' Sprd. Min.	B&B or Cont.
	TH	18	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	42" Ht., 24" Sprd. Min.	B&B or Cont.
	TN	12	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6-7' Ht.	B&B or Cont.



4 DETAIL
A-Frame (Trailer & Model Homes)
Not To Scale



1 DETAIL
Sales Trailer
Not To Scale

DOUBLE SIDED WELCOME CENTER HOURS SIGN | 4' X 6'
- 4" aluminum posts with PVC top caps, finished gloss white
- 3/4" PVC sign panels with flat decorated graphics
Intro Book, Intro Bold, Intro Black
■ PMS 2935 C
■ PMS Cool Gray 8 C
■ PMS 539 C
□ White

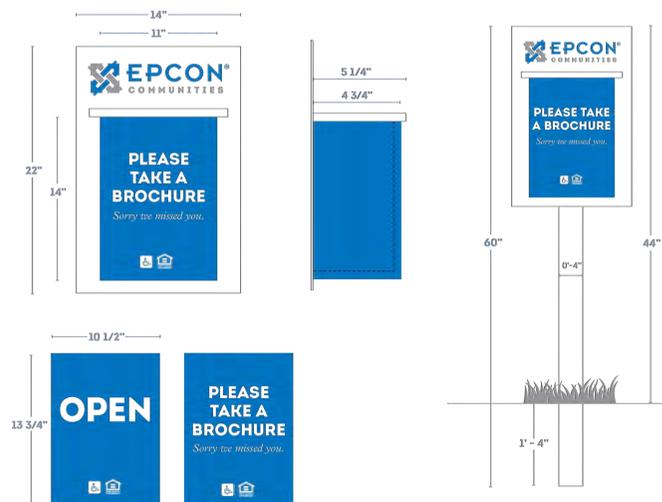


2 DETAIL
Welcome Sign (Trailer & Model Homes)
Not To Scale

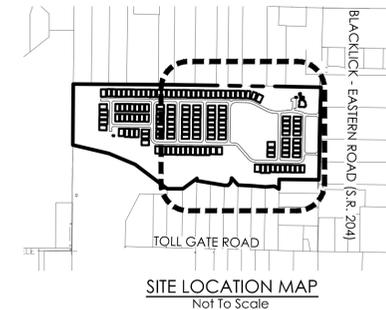
BROCHURE BOX SIGN | 14" X 22"

- 4" aluminum posts with PVC top cap, finished gloss white
- 3/4" PVC sign panel with flat decorated graphics
Intro Black
Planin MT Pro Italic

■ PMS 2935 C
■ PMS Cool Gray 8 C
■ PMS 539 C
□ White



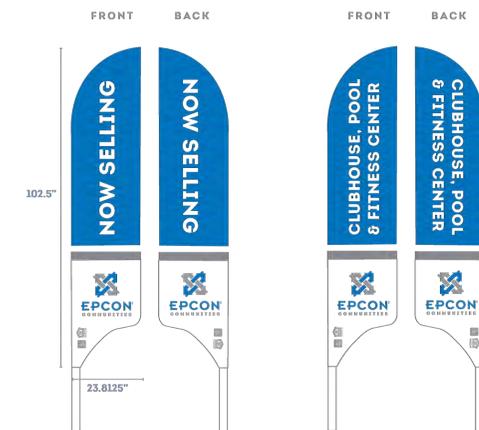
5 DETAIL
Brochure Box (Trailer)
Not To Scale



SITE LOCATION MAP
Not To Scale

DOUBLE SIDED FEATHER FLAG | 23.6125" X 102.5"
- Double-sided polyester mesh flags
- Carbon composite support poles
Intro Black
■ PMS 2935 C
■ PMS Cool Gray 8 C
□ White

Flag Template Files Also Available:
- Now Open
- Optional Bonus Suites
- Lock & Leave Lifestyle
- Active Lifestyle Community
- Luxury Ranch Homes
- Private, Garden Courtyards



3 DETAIL
Feather Flags
Not To Scale

DOUBLE SIDED COMMUNITY INFORMATION SIGN | 4' X 8' WITH TOPPER

- 4" aluminum posts with PVC top caps, finished gloss white
- 3/4" PVC sign panels with flat decorated graphics
Intro Book, Intro Bold, Intro Black
Planin MT Pro Italic

■ PMS 2935 C
■ PMS Cool Gray 8 C
■ PMS 539 C
□ White
■ PMS 186 C

SIGN ASSEMBLY INSTRUCTIONS:
Sign panels mounted in between post. Sign panels can be attached to post with sign "U" brackets, crossbars or channels in post.



6 DETAIL
Marketing Sign
Not To Scale

MARK	DATE	DESCRIPTION



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
COURTYARDS AT VIOLET
MEADOWS
SALES TRAILER LANDSCAPE & SIGNAGE PLAN



DATE	December 12, 2025
SCALE	NONE
JOB NO.	20250563

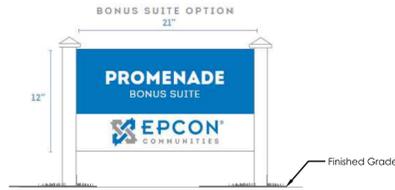
EXHIBIT
A-15

MODEL ID SIGN | 21" X 12"
 - 4" aluminum posts with PVC top caps. Finished glass white
 - 3/4" PVC sign panels with flat decorated graphics

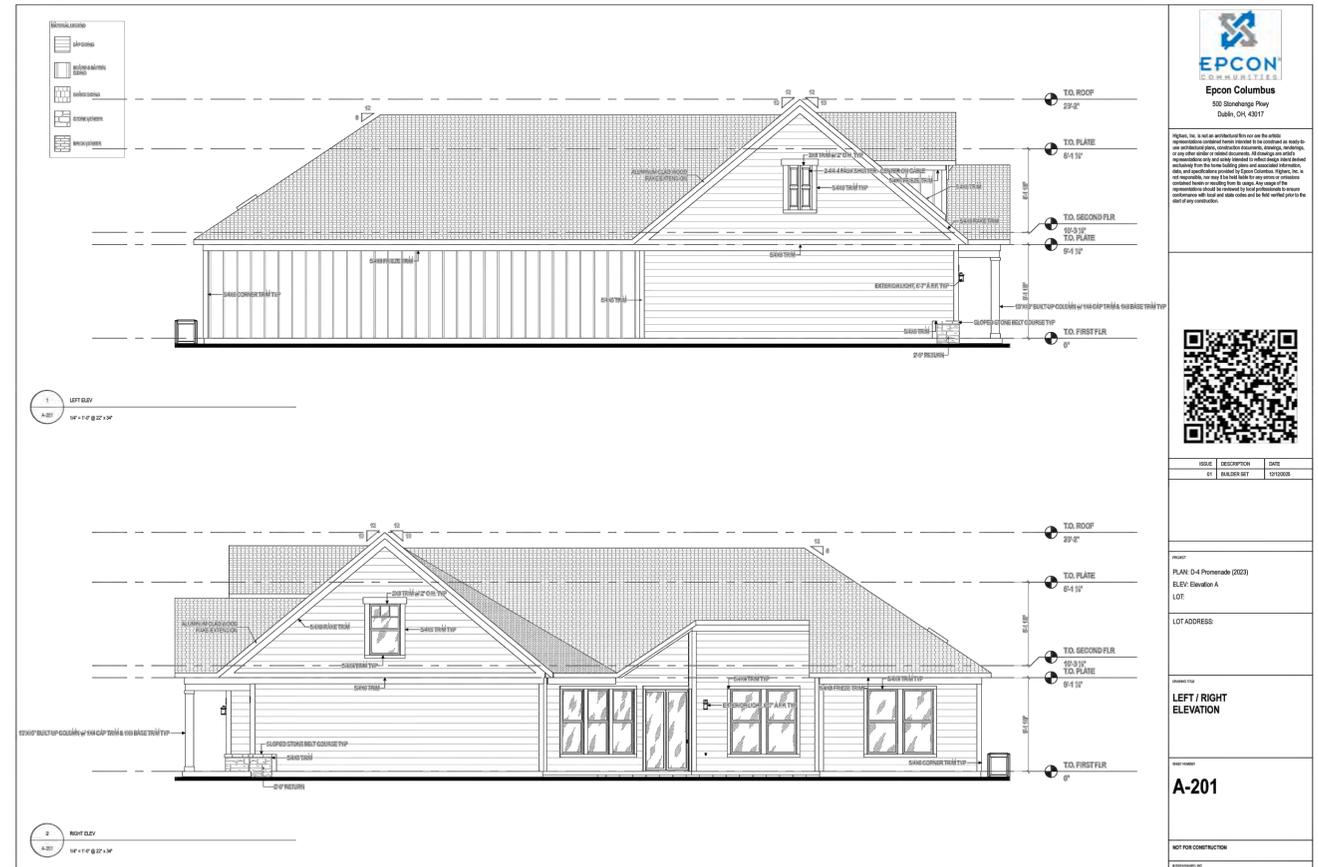
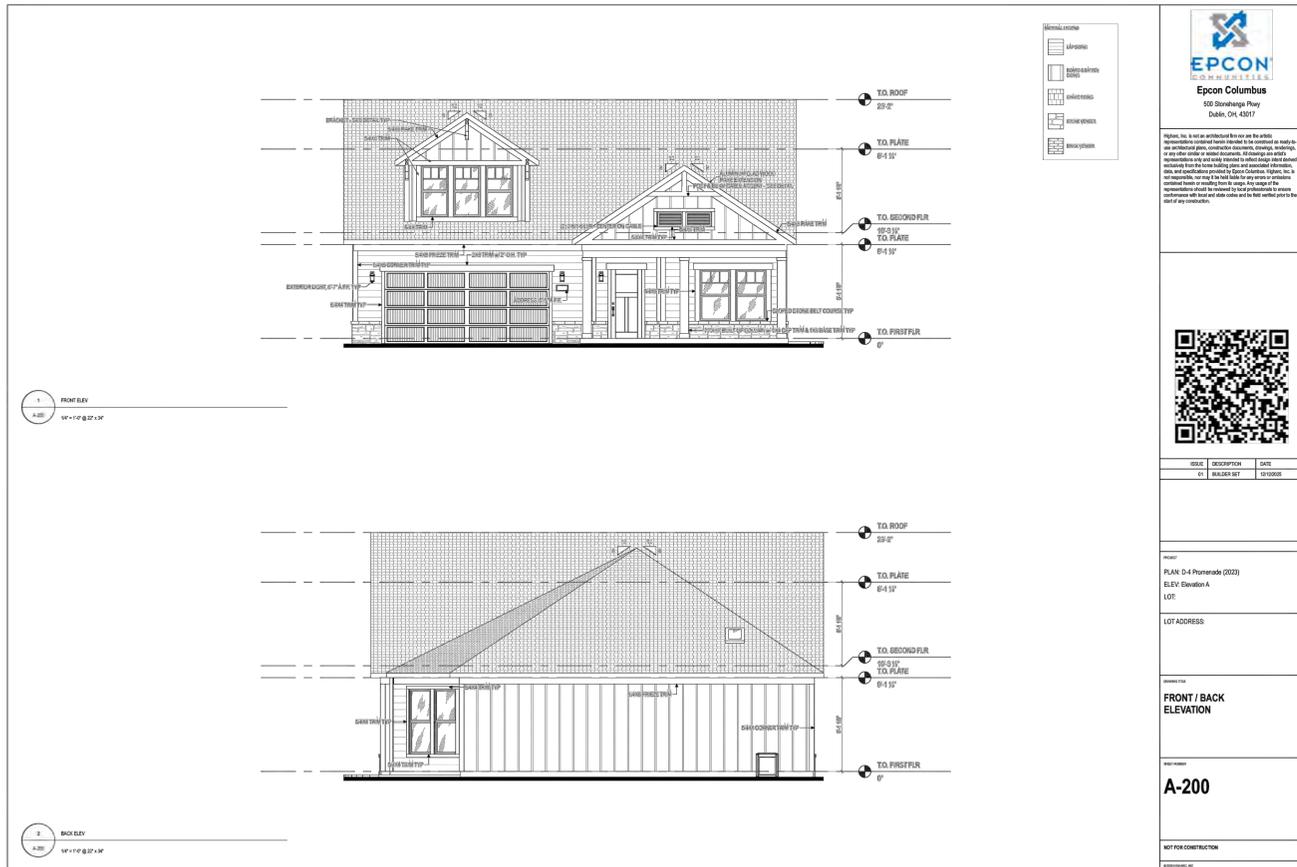
Intro Black

- PMS 2935 C
- PMS Cool, Gray 8 C
- White

SIGN ASSEMBLY INSTRUCTIONS:
 Sign panels mounted in between post.
 Sign panels can be attached to post with sign "U" brackets, crossbars or channels in post.



NOTE: Model type is subject to change.
 Sign Area: 1.75 SF/ Face



MARK	DATE	DESCRIPTION



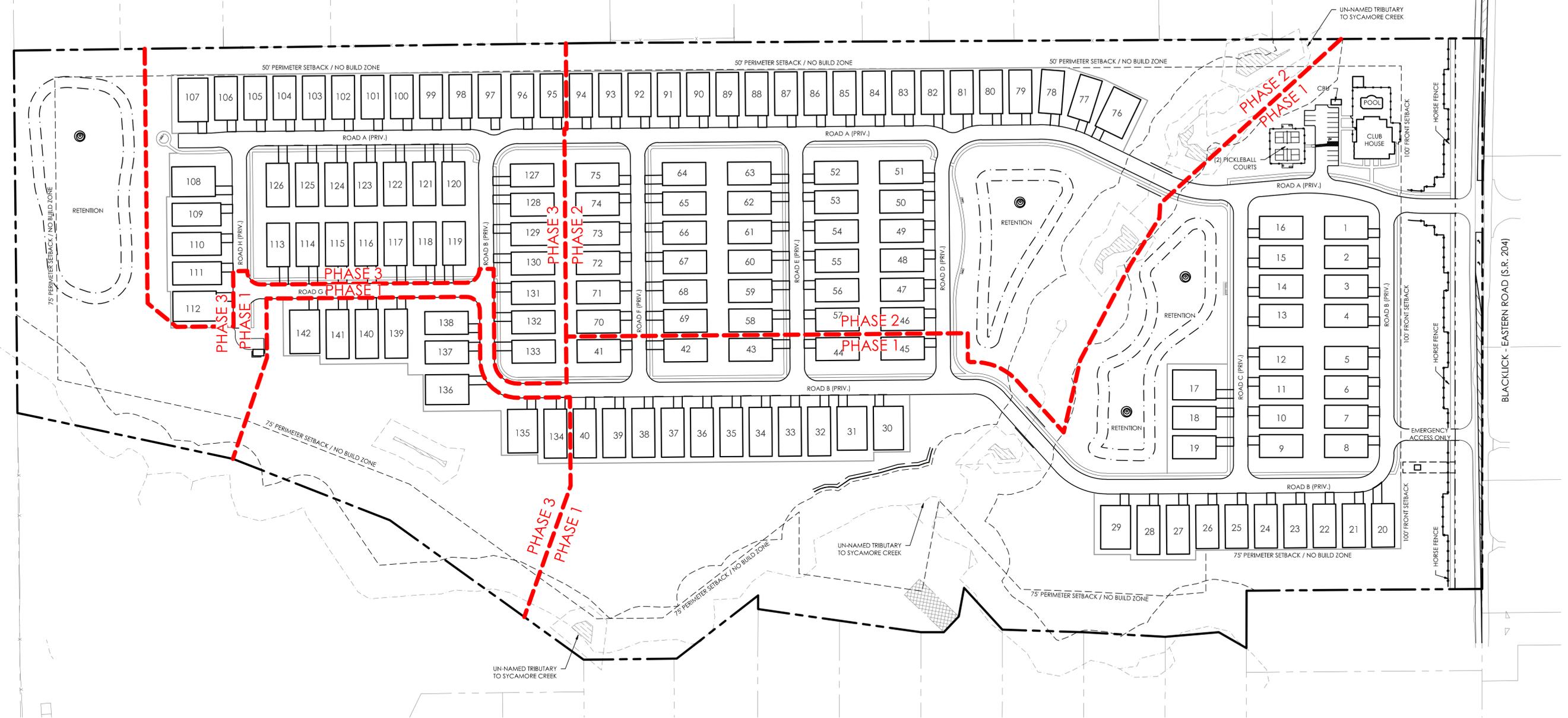
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT VIOLET MEADOWS
 MODEL HOME PLAN & DETAILS



DATE	December 12, 2025
SCALE	NONE
JOB NO.	20250563
EXHIBIT	A-16

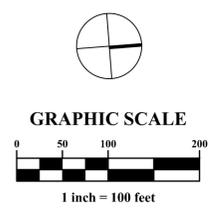
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NOTE:
 Anticipated Phasing is shown and may be adjusted based on Final Engineering and market conditions.

PHASING DATA TABLE	
Phase 1	45 Units & Clubhouse, Pickleball Courts & CBU Location
Phase 2	49 Units
Phase 3	48 Units & 1 Pavilion



MARK	DATE	DESCRIPTION



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT VIOLET MEADOWS
 PHASING PLAN



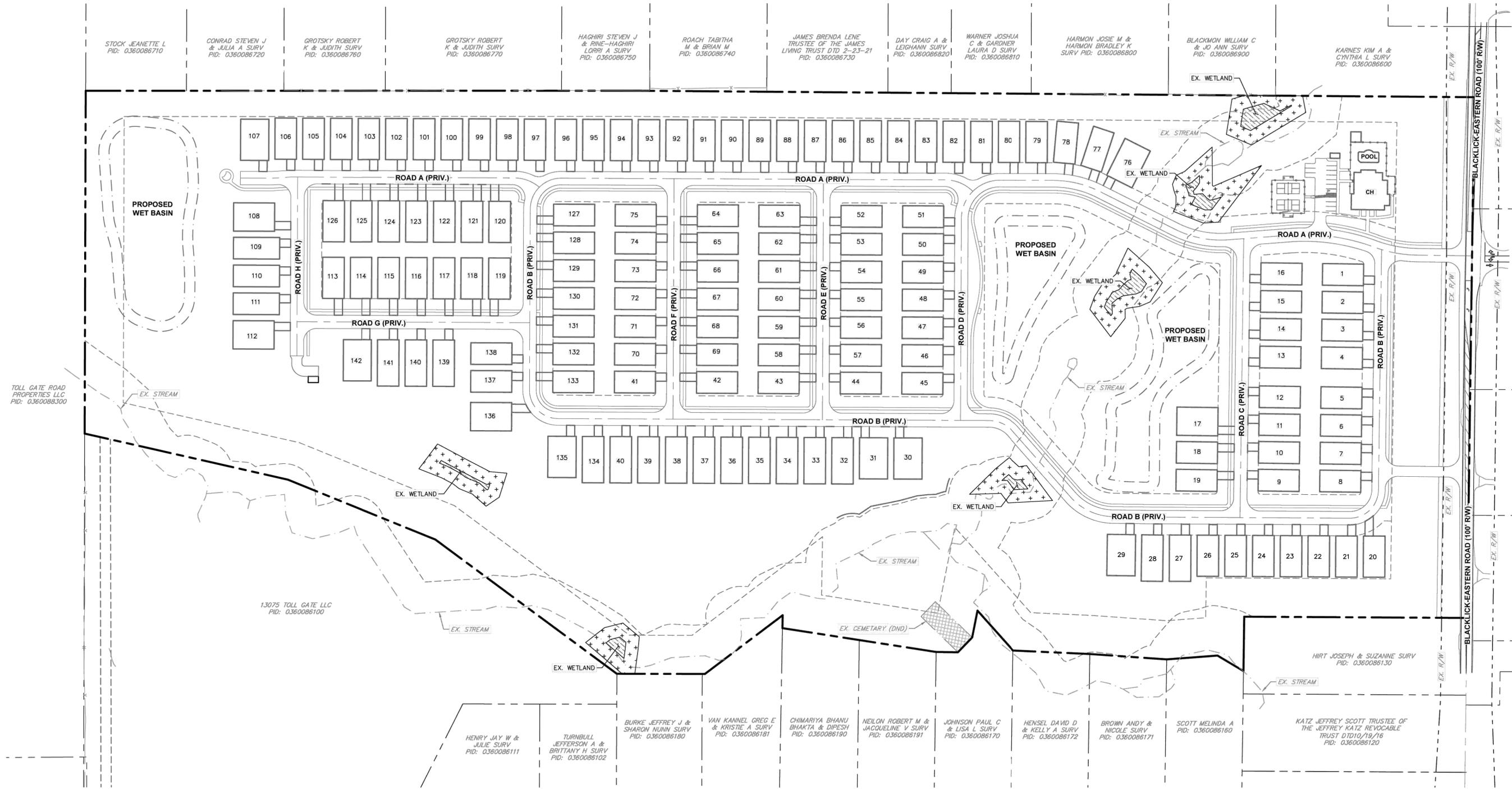
DATE
December 12, 2025

SCALE
1" = 100'

JOB NO.
20250563

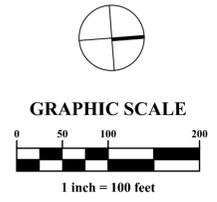
EXHIBIT
A-17

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LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK
	PROPOSED CENTERLINE
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	EXISTING WETLAND
	PROPOSED WETLAND BUFFER



REVISIONS

MARK	DATE	DESCRIPTION



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT VIOLET MEADOWS
 WETLAND EXHIBIT

Kimley-Horn
 7945 NORTH HIGH STREET, SUITE 200
 COLUMBUS, OHIO 43235
 (614) 454-6697

DATE	December 12, 2025
SCALE	1" = 100'
JOB NO.	20250563
EXHIBIT	A-18