

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
5029 CEMETERY ROAD
HILLIARD, OHIO, 43026
(614) 319-3306

ENGINEER:

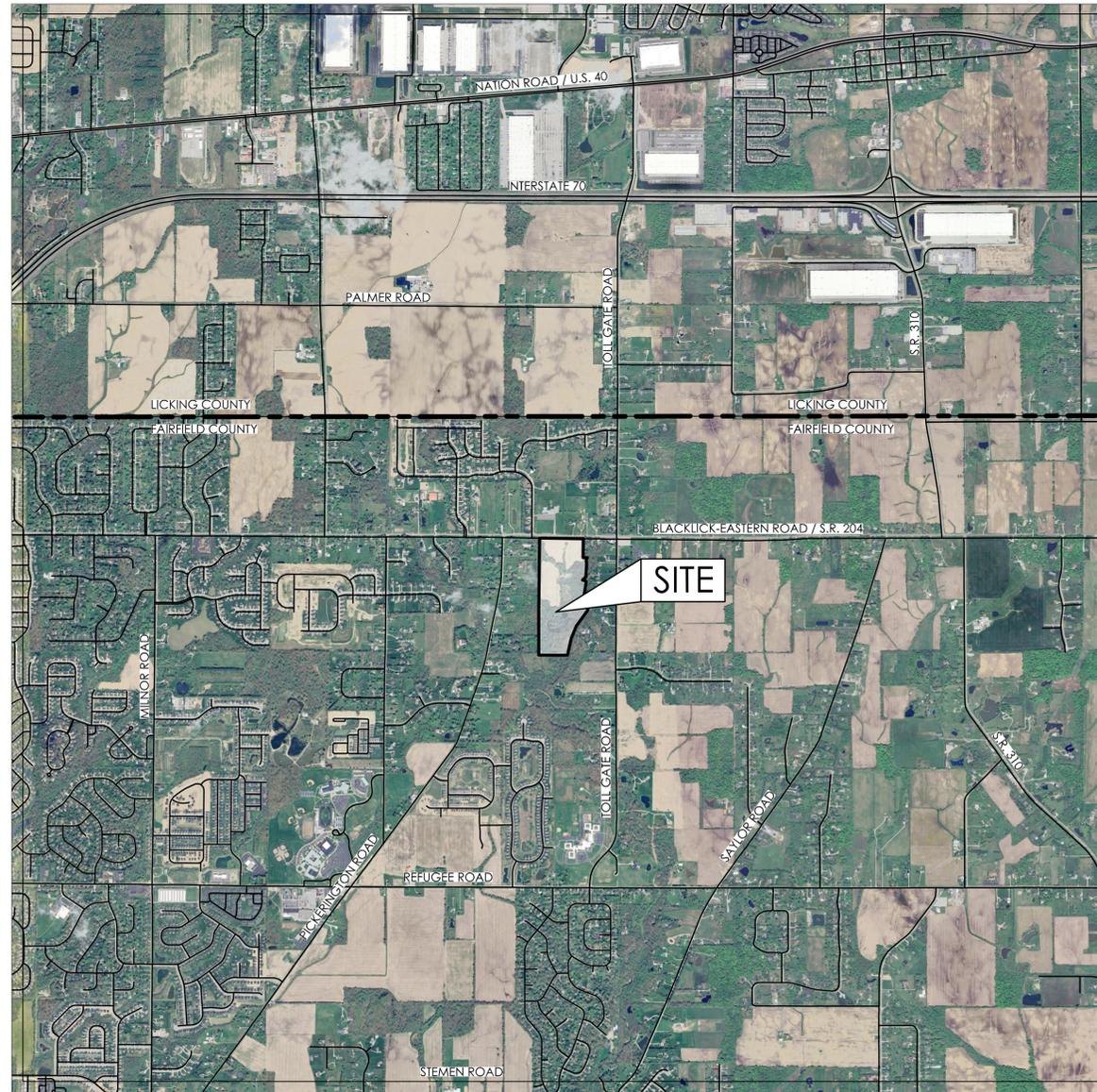


MIKE REEVES, PE.
7965 NORTH HIGH STREET
SUITE 200
COLUMBUS, OHIO, 43235
P: (614) 454-6699

LAND PLANNER &
LANDSCAPE ARCHITECT:



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



VICINITY MAP

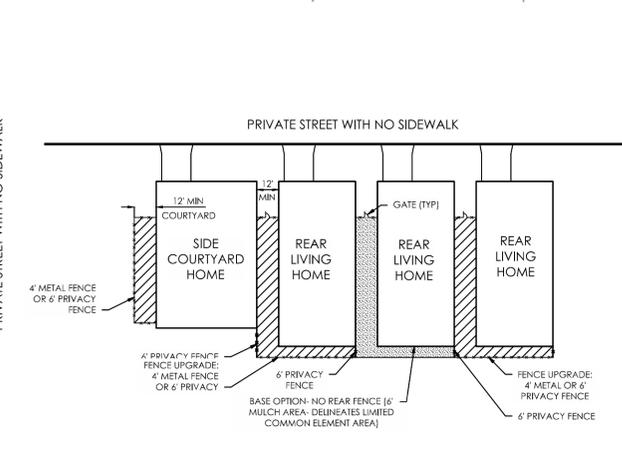
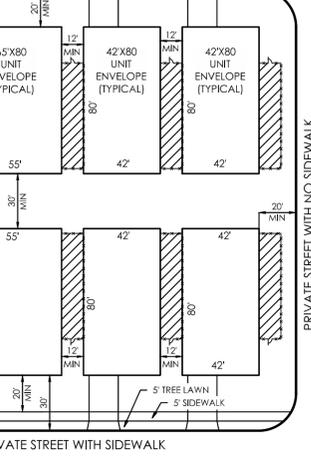
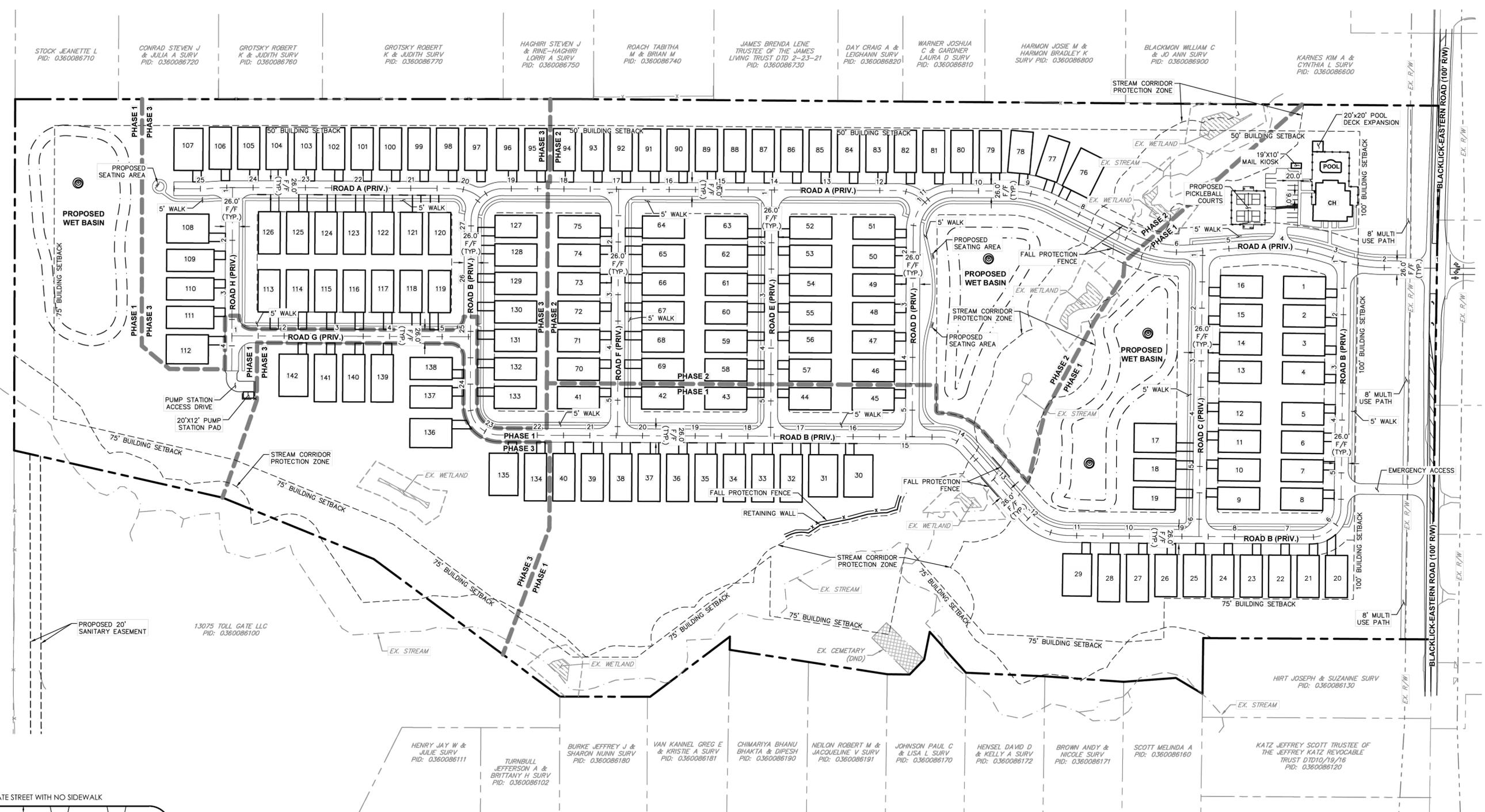
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SUBMITTAL:

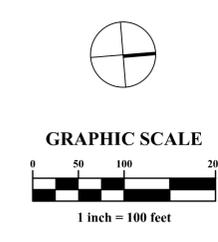
DECEMBER 12, 2025
JANUARY 9, 2026- UPDATES PER VIOLET TOWNSHIP

A:\20250563\Drawings\Rezoning\A-3_Site_Plan.dwg - Last Saved By: hilt - 1/8/2025 3:40 PM - Last Printed By: hilt - 1/8/2025 3:42 PM (No Xrefs)



| 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



| | |
|---|------------|
| | |
| COURTYARDS AT VIOLET MEADOWS SITE PLAN | |
| VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN | |
| DATE: 1/7/25 MARK: ADDED MULCH AND NOTES TO TYPICAL HOME GRAPHIC | REVISIONS: |
| 7945 NORTH HIGH STREET, SUITE 200 COLUMBUS, OHIO 43235 (614) 484-6697 | |
| Kimley-Horn | |
| DATE: December 12, 2025 | |
| SCALE: 1" = 100' | |
| JOB NO.: 20250563 | |
| EXHIBIT: A-3 | |

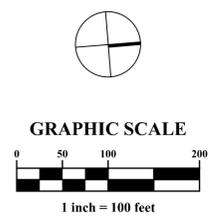


| OPEN SPACE CALCULATIONS | | | | |
|-------------------------|-------|---|-------------|--|
| AREA | ACRES | USE | MAINTENANCE | COMMENTS |
| 1 | 0.6 | Open Space to meet 30% required by Zoning | C.O.A. | Front Setback (Passive) |
| 2 | 0.9 | Open Space to meet 30% required by Zoning | C.O.A. | Front Setback (Passive) |
| 3 | 0.6 | Open Space to meet 30% required by Zoning | C.O.A. | Front Setback (Passive) |
| 4 | 8.8 | Open Space to meet 30% required by Zoning | C.O.A. | Perimeter Landscape Buffer / No Build Zone (Passive) |
| 5 | 1.0 | Open Space to meet 30% required by Zoning | C.O.A. | Open Space (Passive) |
| 6 | 1.8 | Open Space to meet 30% required by Zoning | C.O.A. | Riparian Buffer (Passive) |
| 7 | 7.5 | Open Space to meet 30% required by Zoning | C.O.A. | Open Space, Stormwater Basin (Portion Active) |
| 8 | 0.2 | Open Space to meet 30% required by Zoning | C.O.A. | Open Space (Passive) |
| 9 | 0.9 | Open Space to meet 30% required by Zoning | C.O.A. | Riparian Buffer (Passive) |
| 10 | 1.1 | Open Space to meet 30% required by Zoning | C.O.A. | Open Space / Clubhouse, Pool & Pickleball Court (Active) |
| 11 | 1.8 | Open Space to meet 30% required by Zoning | C.O.A. | Open Space, Stormwater Basin (Active) |
| 12 | 1.4 | Open Space to meet 30% required by Zoning | C.O.A. | Riparian Buffer (Passive) |
| 13 | 2.0 | Open Space to meet 30% required by Zoning | C.O.A. | Open Space / Stormwater Basin (Passive) |
| TOTAL | 28.6 | 47.2% Open Space | | |
| Required Open Space | 18.19 | 30% Open Space | | |

*Note: Amenities in Open Space 10 (Pickleball courts [2], clubhouse, swimming pool and parking lot) total approximately 0.6 acres of total open space.

LEGEND

- Open Space to meet 30% required by Zoning (Common Elements)
- Yards & Streets- Not Counted as Open Space (Limited Common & Common Elements)
- Riparian Buffer- Included as Open Space
- Unit Envelope & Areas Not Counted as Open Space
- Pedestrian Paths/Sidewalks / Seating Areas
- 8 Wide Path



TOLL GATE ROAD PROPERTIES, LLC
O.R. 1755, PG. 4068

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EPCON COMMUNITIES

VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
COURTYARDS AT VIOLET MEADOWS
OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN

DATE: December 12, 2025
SCALE: 1" = 100'
JOB NO.: 20250563
EXHIBIT: A-6

REVISIONS

| MARK | DATE | DESCRIPTION |
|------|--------|---|
| | 1/7/26 | Update Common Elements and add amenities acreage note |

JEANETTE L. STOCK VOL. 600, PG. 248
STEVEN J. CONRAD & JULIA A. CONRAD O.R. 1368, PG. 876
ROBERT K. GROTSKY & JUDITH A. GROTSKY O.R. 649, PG. 308
ROBERT K. GROTSKY & JUDITH A. GROTSKY O.R. 1292, PG. 1250
STEVEN J. HAGHIRI & LORI A. RINE-HAGHIRI IN. 202200013431
TABITHA M. ROACH & BRIAN M. ROACH O.R. 1580, PG. 2311
BRENDA LENE JAMES, TRUSTEE IN. 202100010757
CRAIG A. DAY & LEIGHANN DAY IN. 202100027660
JOSHUA C. WARNER & LAURA D. GARDNER O.R. 1809, PG. 3335
JOSEPH A. HARMON, JOSIE M. HARMON, VALERIE J. HARMON & BRADLEY K. HARMON O.R. 1651, PG. 1840
WILLIAM C. BLACKMON & JO ANN BLACKMON O.R. 1100, PG. 1807
KIM A. KARNES & CYNTHIA L. KARNES O.R. 1255, PG. 2871

EAGLE ROCK MINISTRIES O.R. 1120, PG. 2339

EAGLE ROCK MINISTRIES O.R. 1120, PG. 2339

BOBBY G. JOHNSON, TRUSTEE, BOBBY G. JOHNSON RECOVERABLE TRUST, BOBBY G. JOHNSON RECOVERABLE TRUST O.R. 1363, PG. 1122

ANGELA E. HARRIS AND JOHN C. HARRIS, JR. TRUSTEES OF THE HARRIS LIVING TRUST DATED SEPTEMBER 1, 2017 O.R. 1747, PG. 3704

JOSEPH HIRT & SUZANNE HIRT O.R. 1709, PG. 1100

JAY W. HENRY & JULIE SURV O.R. 1742, PG. 3672

JEFFERSON A. TURNBULL & BRITTANY H. SURV O.R. 1742, PG. 191

JEFFERY J. BURKE & SHARON NUNN BURKE O.R. 1841, PG. 2190

GREG E. VAN KANNEL & KRISTIE A. VAN KANNEL O.R. 1816, PG. 4413

BHANU BBHAKATA CHIMARIYA & DIPESH CHIMARIYA IN. 202100023296

ROBERT M. NEILON & JACQUELIN V. NEILON O.R. 1389, PG. 245

PAUL C. JOHNSON & LISA L. JOHNSON O.R. 1780, PG. 2095

DAVID D. HENSEL & KELLY A. HENSEL O.R. 1157, PG. 729

ANDY BROWN & NICOLE BROWN O.R. 1617, PG. 3696

WILLIAM L. SCOTT & MELINDA A. SCOTT IN. 202400019606



A- VIEW LOOKING EAST AT ENTRY

- NOTE:**
1. This rendering is a conceptual representation of the street view, fencing, signage, and landscape buffer at approximately five to seven years after install. Plant locations and materials are approximate.
 2. Developer may choose to modify fence type, color, and signage based on options provided in the development plan.

| MARK | DATE | DESCRIPTION |
|------|--------|------------------------------------|
| | 1/7/24 | NEW SHEET WITH STREET VIEW GRAPHIC |



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
**COURTYARDS AT VIOLET
 MEADOWS**
 BLACKLICK EASTERN STREET VIEW



DATE
 December 12, 2025

SCALE

JOB NO.
 20250563

EXHIBIT
 A-19

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