

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:

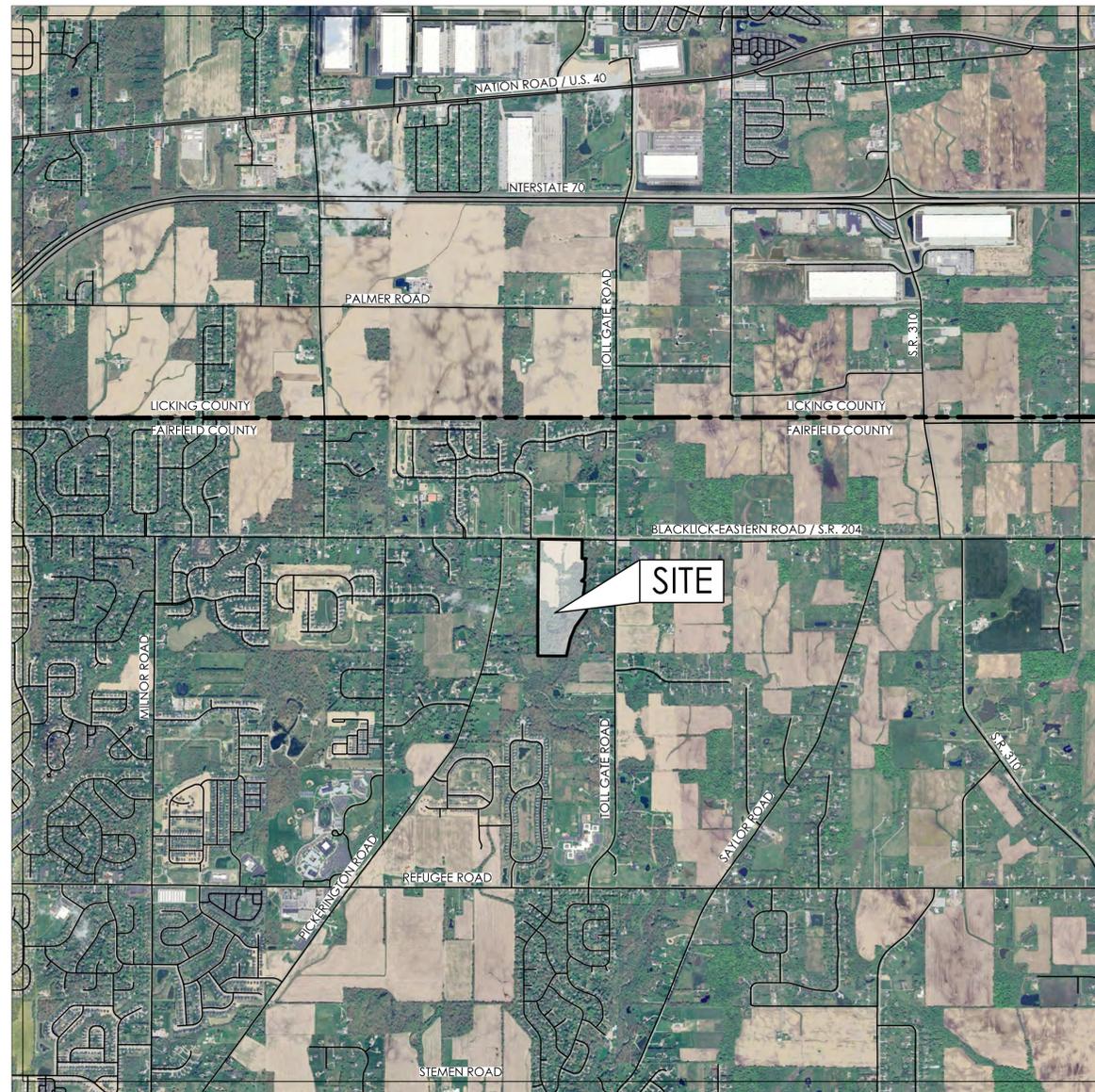


MIKE REEVES, PE.
7965 NORTH HIGH STREET
SUITE 200
COLUMBUS, OHIO, 43235
P: (614) 454-6699

LAND PLANNER &
LANDSCAPE ARCHITECT:



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



VICINITY MAP

INDEX OF DRAWINGS

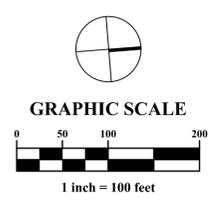
Exhibit	Sheet Title
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SUBMITTAL:

DECEMBER 12, 2025
JANUARY 9, 2026- UPDATES PER VIOLET TOWNSHIP
FEBRUARY 10, 2026



SITE DATA		
Proposed Zoning PUD		
Gross Site Acreage	60.6	ac ±
R/W Drop	1.2	ac ±
Net Site Area	59.4	ac ±
Units/ Homes	139	du
Gross Density	2.29	du / ac ±
Net Density	2.34	du / ac ±
Open Space Required - 30 %	18.2	ac ±
Gross Open Space Provided - 47.7%	28.9	ac ±
Net Open Space Provided - 48.6%	28.9	ac ±



MARK	DATE	DESCRIPTION



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



DATE
December 12, 2025

SCALE
1" = 100'

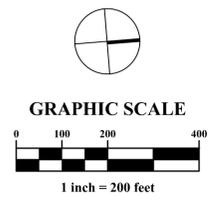
JOB NO.
20250563

EXHIBIT
A-1

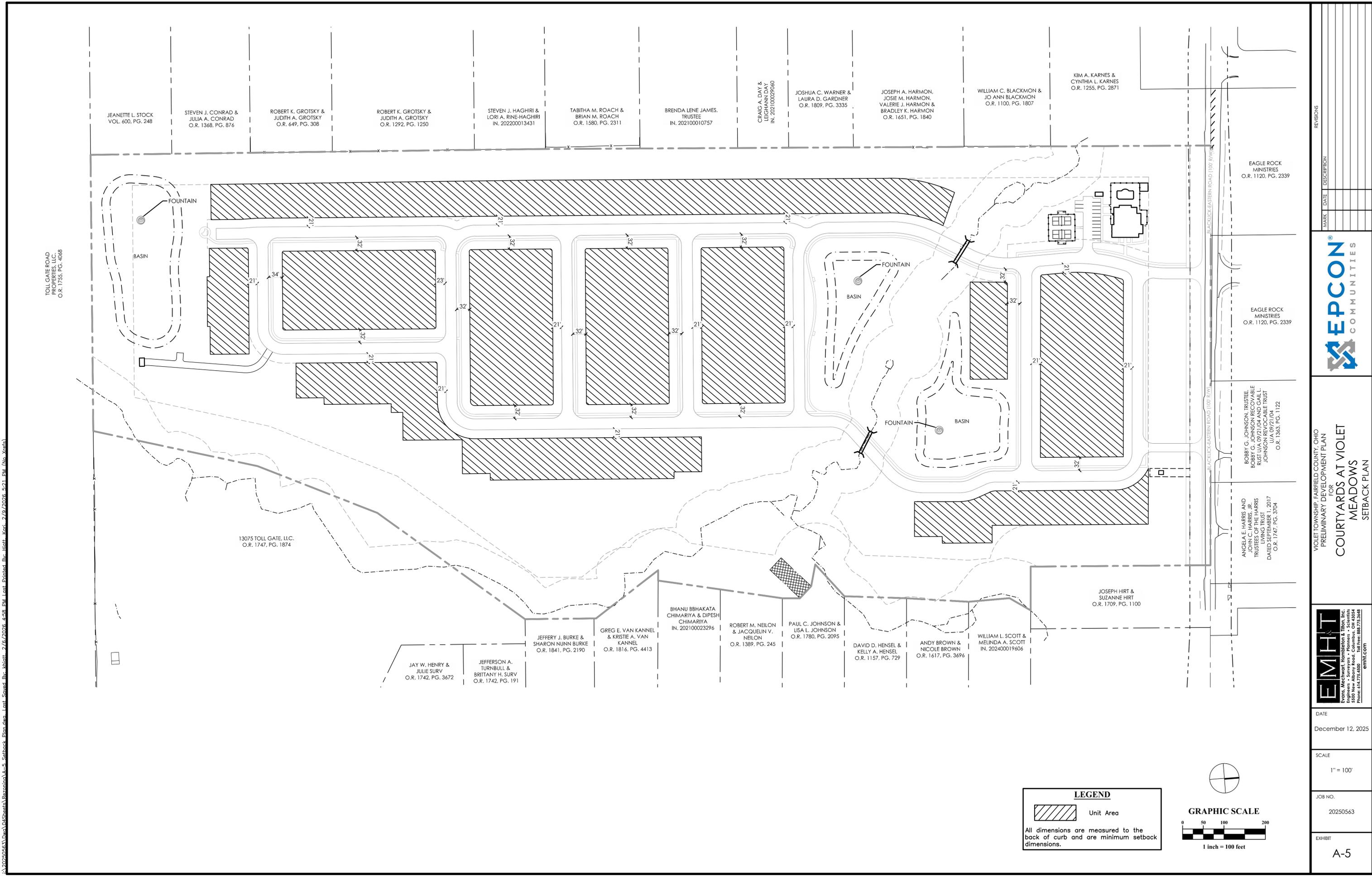
A:\20250563\Drawings\Sheets\Revisions\A-1 Illustrative Site Plan.dwg - Last Saved By: khitt - 7/9/2025 5:15 PM - Last Printed By: khitt - 7/9/2025 5:19 PM (No Xrefs)



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VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR COURTYARDS AT VIOLET MEADOWS EXISTING CONDITIONS PLAN													
	EMIT 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.6500 Fax: 614.775.5248 emit.com												
	Kimley-Horn 7945 NORTH HIGH STREET, SUITE 200 COLUMBUS, OH 43225 (614) 454-6697												
DATE	December 12, 2025												
SCALE	1" = 200'												
JOB NO.	20250563												
EXHIBIT	A-2												
REVISIONS	<table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	MARK	DATE	DESCRIPTION									
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TOLL GATE ROAD PROPERTIES, LLC. O.R. 1735, PG. 4068

13075 TOLL GATE, LLC. O.R. 1747, PG. 1874

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

JEFFERSON A. TURNBULL & BRITANY 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

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

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

BOBBY G. JOHNSON, TRUSTEE; BOBBY G. JOHNSON REVOCABLE TRUST U/A 09/21/04 AND GAIL L. JOHNSON REVOCABLE TRUST U/A 09/21/04 O.R. 1363, PG. 1122

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

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

KIM A. KARNES & CYNTHIA L. KARNES O.R. 1255, PG. 2871

WILLIAM C. BLACKMON & JO ANN BLACKMON O.R. 1100, PG. 1807

JOSEPH A. HARMON, JOSIE M. HARMON, VALERIE J. HARMON & BRADLEY K. HARMON O.R. 1651, PG. 1840

JOSHUA C. WARNER & LAURA D. GARDNER O.R. 1809, PG. 3335

CRAIG A. DAY & LEIGHANN DAY IN. 202100029040

BRENDA LENE JAMES, TRUSTEE IN. 202100010757

TABITHA M. ROACH & BRIAN M. ROACH O.R. 1580, PG. 2311

STEVEN J. HAGHIRI & LORI A. RINE-HAGHIRI IN. 202200013431

ROBERT K. GROTSKY & JUDITH A. GROTSKY O.R. 1292, PG. 1250

ROBERT K. GROTSKY & JUDITH A. GROTSKY O.R. 649, PG. 308

STEVEN J. CONRAD & JULIA A. CONRAD O.R. 1368, PG. 876

JEANETTE L. STOCK VOL. 600, PG. 248

MARK	DATE	DESCRIPTION



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

LEGEND

Unit Area

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

GRAPHIC SCALE

1 inch = 100 feet

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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	11.0	Open Space to meet 30% required by Zoning	C.O.A.	Perimeter Landscape Buffer / No Build Zone (Passive)
5	1.1	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	6.2	Open Space to meet 30% required by Zoning	C.O.A.	Open Space, Stormwater Basin (Portion Active)*
8	0.1	Open Space to meet 30% required by Zoning	C.O.A.	Open Space (Passive)
9	0.8	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	1.6	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	1.7	Open Space to meet 30% required by Zoning	C.O.A.	Open Space / Stormwater Basin (Passive)
TOTAL	28.9	47.6% Gross 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.
 * Basin Not included in Open Space 7 Calculation

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

GRAPHIC SCALE

1 inch = 100 feet

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
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 BRENDA LENE JAMES, TRUSTEE IN. 202100010757
 CRAIG A. DAY & LEIGHANNA DAY IN. 202100276060
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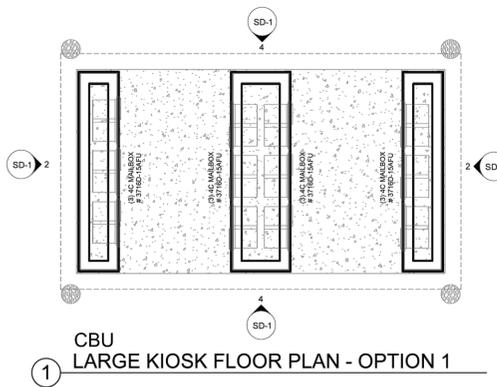


VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT VIOLET MEADOWS
 OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN

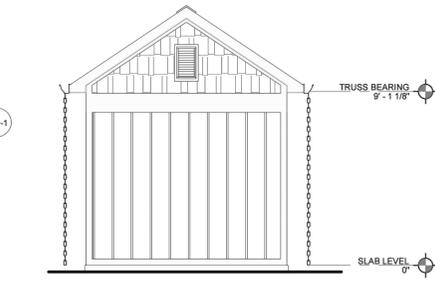


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EXHIBIT	A-6

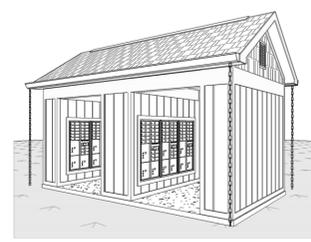
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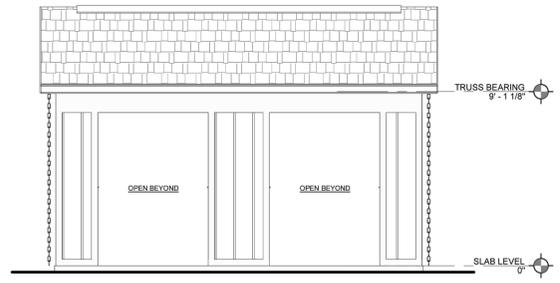
1 CBU LARGE KIOSK FLOOR PLAN - OPTION 1



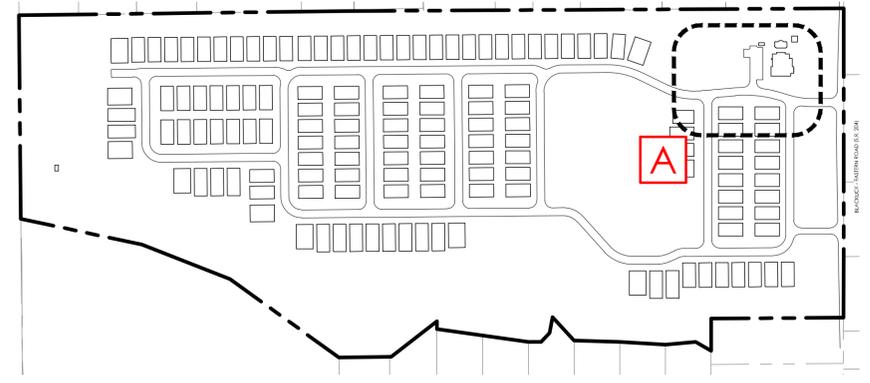
2 CBU EXTERIOR ELEVATION - SIDE OPTION 1



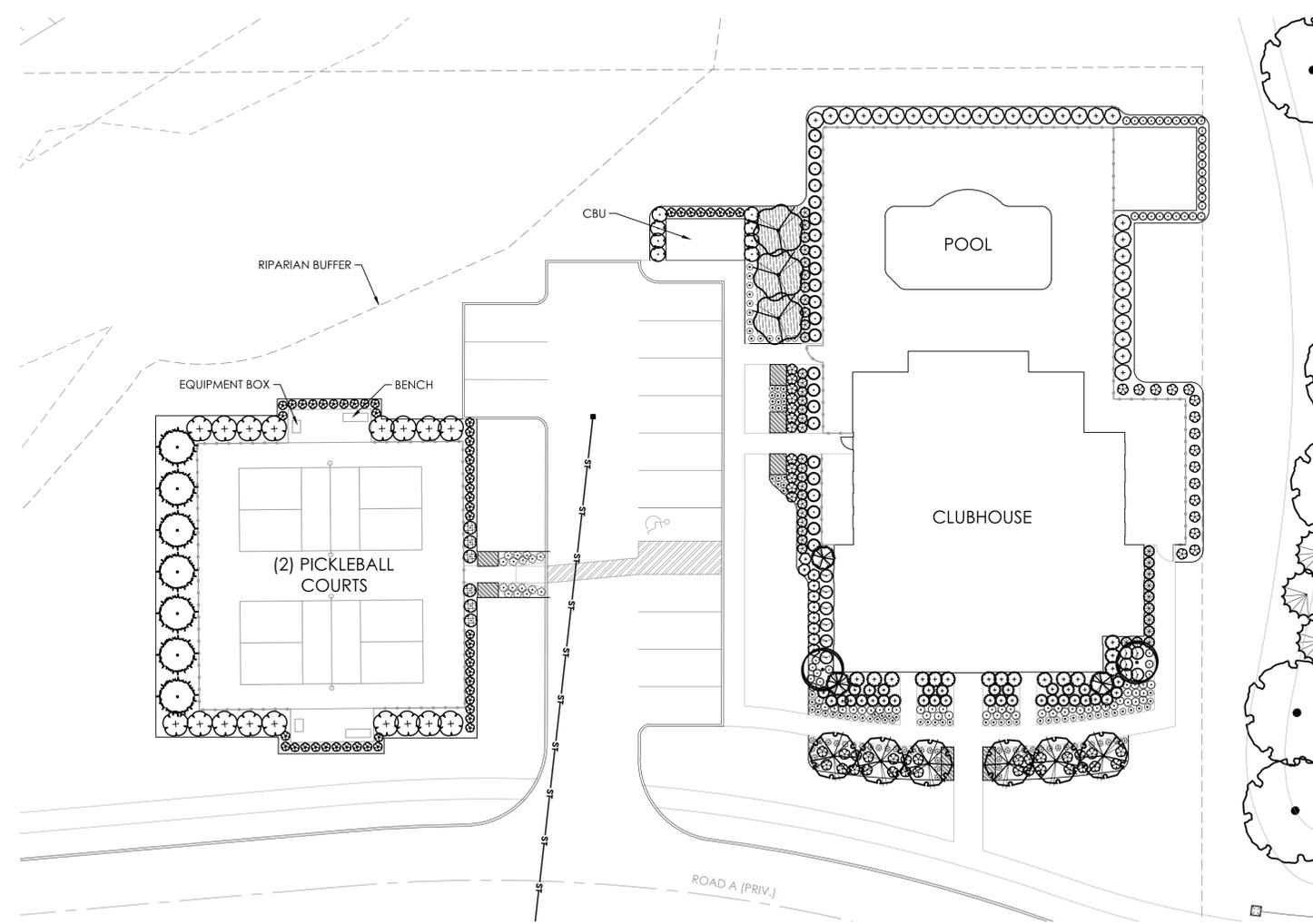
3 CBU EXTERIOR PERSPECTIVE



4 CBU EXTERIOR ELEVATION - FRONT OPTION 1



KEY PLAN
N.T.S.



A- CLUBHOUSE LANDSCAPE ENLARGEMENT
1"=20'

PLANT SCHEDULE CLUBHOUSE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
TREES							
	MP	2	Malus x 'Prairifire'	Prairifire Crabapple	10' Ht.	B&B	
	QR	6	Quercus robur x alba 'Crimschmidt'	Crimson Spire Oak	2' Cal.		
	SI	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3" Cal.	B&B	
EVERGREEN TREES							
	TO	3	Thuja occidentalis 'Techny'	Techny Arborvitae	6'-8' Ht.	B&B	
	TI	7	Thuja x 'Green Giant'	Green Giant Arborvitae	6'-8' Ht.	B&B	
STREET TREES							
	PM	2	Platanus x acerifolia 'Morton Circle'	Exclamation London Plane Tree	2' Cal.	B&B	
SHRUBS							
	CC	56	Clethra alnifolia 'Crystalina'	Sugartina Summersweet	#5	Cont.	
	CR	8	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	#5	Cont.	
	HL	15	Hydrangea paniculata 'Little Quickfire'	Little Quick Fire Panicle Hydrangea	#5	Cont.	
	RR	10	Rosa x 'Radwhite'	White Knock Out Rose	#5	Cont.	
	SM	6	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	#5	Cont.	
	SB	29	Syringa x 'Bloomerang'	Bloomerang Series Lilac	#5	Cont.	
	TA	11	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	#5	Cont.	
	TH	23	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	#5	Cont.	
	TB	33	Thuja occidentalis 'Bobozam'	Mr. Bowling Ball Arborvitae	#5	Cont.	
	VD	17	Viburnum plicatum tomentosum 'Mariesii'	Marie Doublefile Viburnum	24' Ht.		
PERENNIALS							
	AH	11	Amonia hubrichtii	Arkansas Bluestar	#2	Cont.	
	CK	54	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	12' Ht.	#2 Cont.	
	ET	45	Echinacea purpurea 'Cheyenne Spirit'	Cheyenne Spirit Purple Coneflower	#2	Cont.	
	PV	29	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	12' Ht.	#2 Cont.	
	PH	39	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	12' Ht.	#2 Cont.	
	PB	41	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#2	Cont.	
	PE	16	Phlox subulata 'Emerald Blue'	Emerald Blue Creeping Phlox	#2	Cont.	
	SC	77	Salvia nemorosa 'Caradonna'	Cardonna Meadow Sage	#2	Cont.	
	JP	86	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	#5	Cont.	24" o.c.
	AN	339	Annual	Annual	Annual	Cont.	8" o.c.



TYPICAL PICKLEBALL



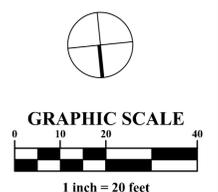
TYPICAL BIKE RACK



TYPICAL BACKED BENCH



TYPICAL BACKLESS BENCH



GRAPHIC SCALE
1 inch = 20 feet

MARK	DATE	DESCRIPTION



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



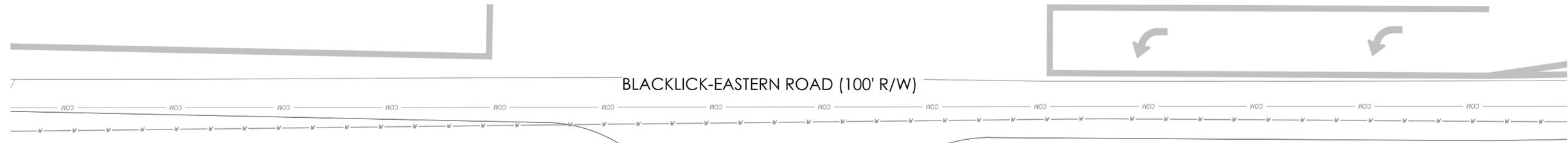
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SCALE
1" = 20'

JOB NO.
20250563

EXHIBIT
A-8

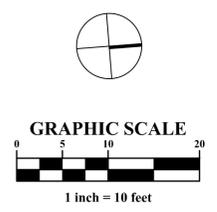
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PLANT SCHEDULE ENTRY

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



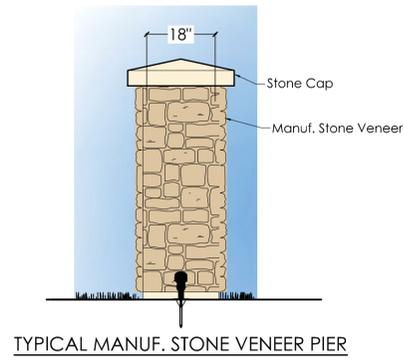
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SCALE
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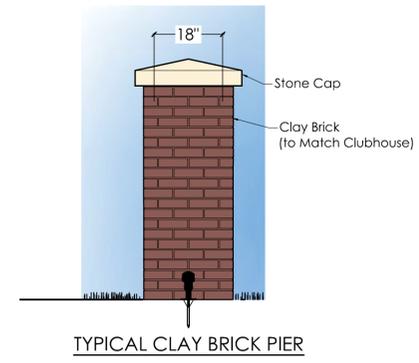
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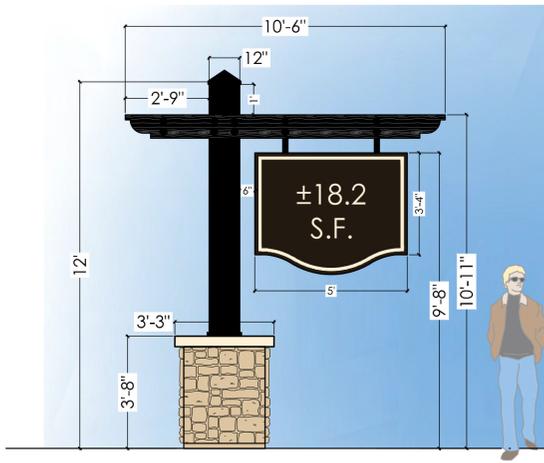
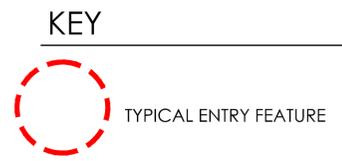
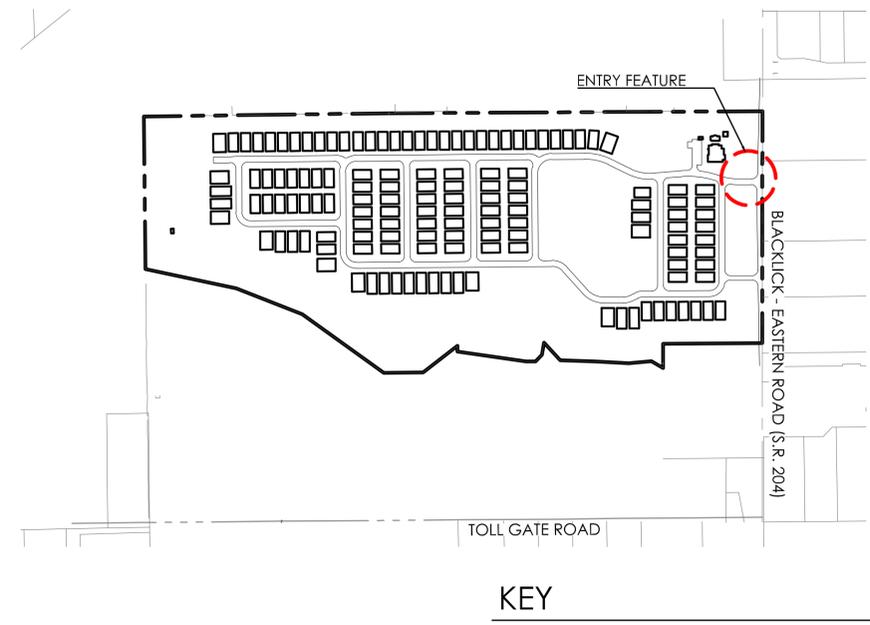
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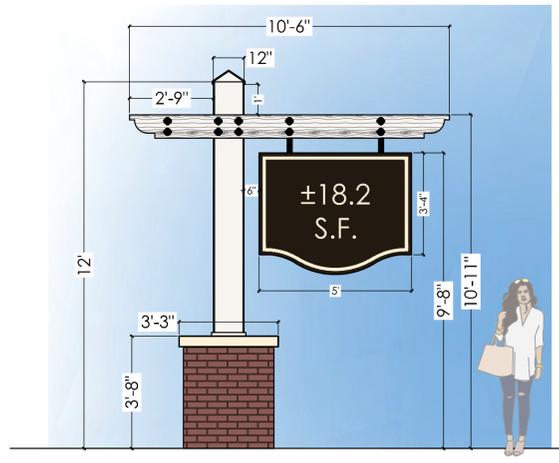
TYPICAL MANUF. STONE VENEER PIER



TYPICAL CLAY BRICK PIER

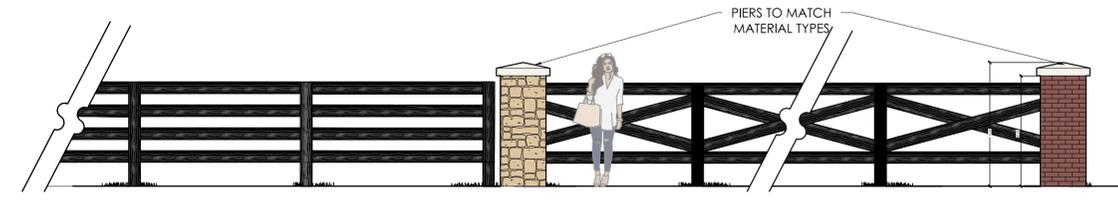


TYPICAL MANUF. STONE YARD ARM SIGN
ARM AND POST COLOR: BLACK



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



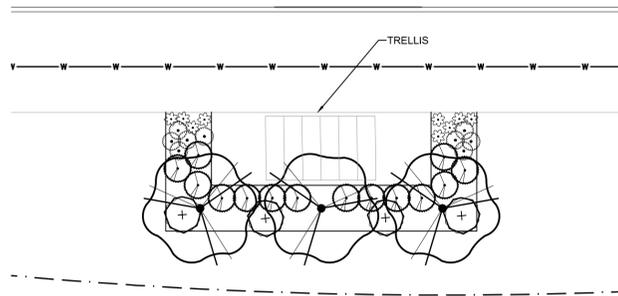
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SCALE
AS NOTED

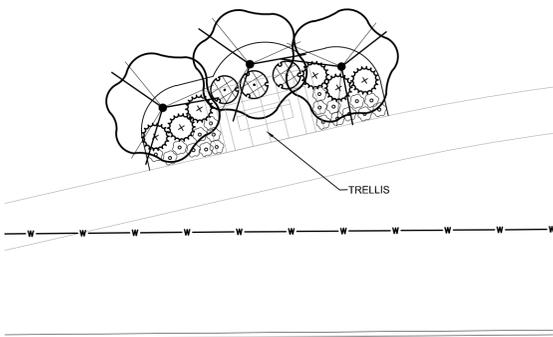
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EXHIBIT
A-11

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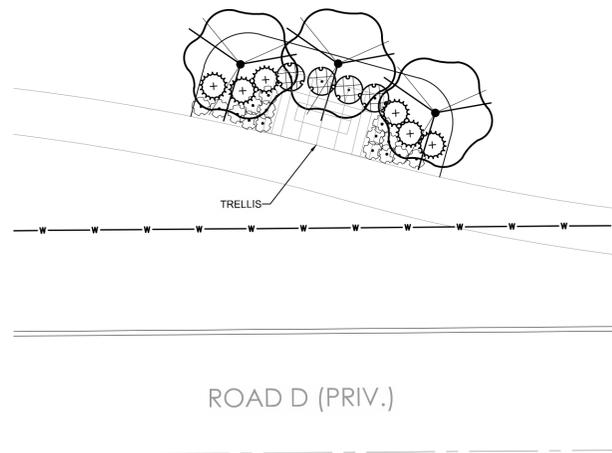


E- CONCEPTUAL PARKETTE ENLARGEMENT
1"=40'



ROAD D (PRIV.)

F- CONCEPTUAL PARKETTE ENLARGEMENT
1"=40'



ROAD D (PRIV.)

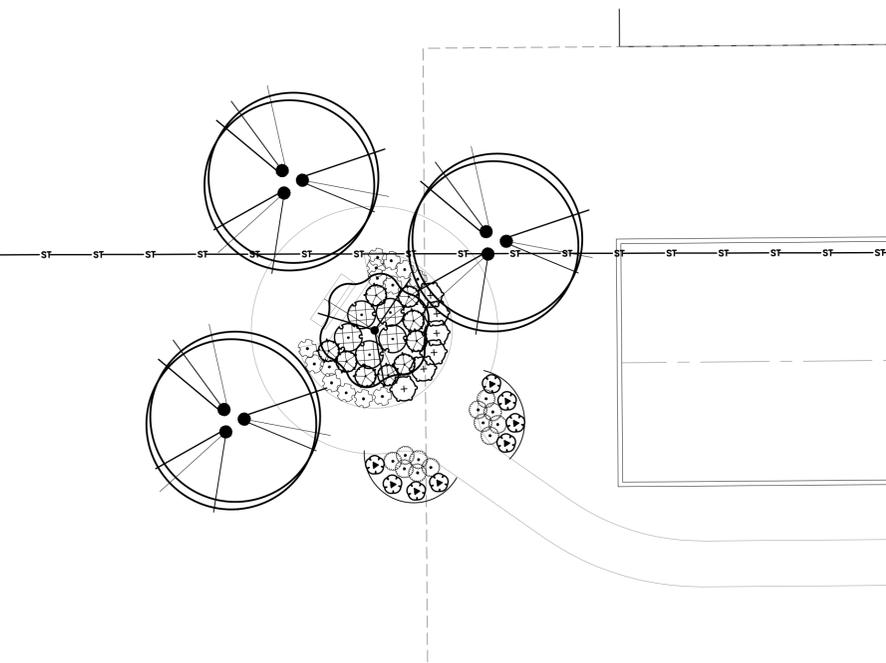
G- CONCEPTUAL PARKETTE ENLARGEMENT
1"=40'

PLANT SCHEDULE CENTRAL PARKETTE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	SI	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3" Cal.	B&B
SHRUBS						
	SM	7	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	#5	Cont.
	TB	12	Thuja occidentalis 'Bobozam'	Mr. Bowling Ball Arborvitae	#5	Cont.
PERENNIALS						
	PE	15	Phlox subulata 'Emerald Blue'	Emerald Blue Creeping Phlox	#2	Cont.
	SC	19	Salvia nemorosa 'Caradonna'	Caradonna Meadow Sage	#2	Cont.

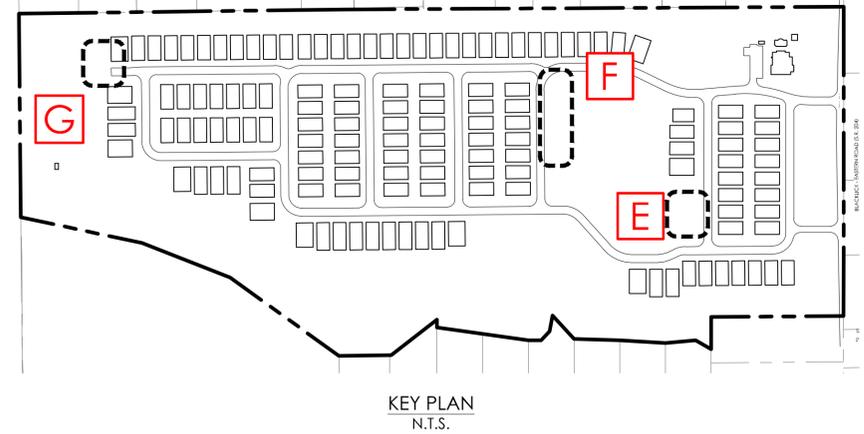
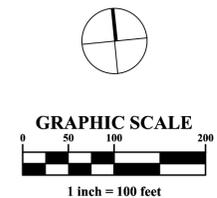
PLANT SCHEDULE NORTH PARKETTE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	SI	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3" Cal.	B&B
SHRUBS						
	SB	4	Syringa x 'Bloomerang'	Bloomerang Series Lilac	#5	Cont.
	TA	14	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	#5	Cont.
PERENNIALS						
	ET	9	Echinacea purpurea 'Cheyenne Spirit'	Cheyenne Spirit Purple Coneflower	#2	Cont.
	PB	9	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#2	Cont.



PLANT SCHEDULE SOUTH PARKETTE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	MS	3	Malus x 'Spring Snow'	Spring Snow Crab Apple	10' Ht.	B&B
	SI	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3" Cal.	B&B
SHRUBS						
	RR	6	Rosa x 'Radwhite'	White Knock Out Rose	#5	Cont.
	SM	5	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	#5	Cont.
PERENNIALS						
	CK	8	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	12" Ht.	#2 Cont.
	ET	12	Echinacea purpurea 'Cheyenne Spirit'	Cheyenne Spirit Purple Coneflower	#2	Cont.
	PV	9	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	12" Ht.	#2 Cont.
	PE	14	Phlox subulata 'Emerald Blue'	Emerald Blue Creeping Phlox	#2	Cont.



MARK	DATE	DESCRIPTION



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT VIOLET MEADOWS
 CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS & DETAILS



DATE
 December 12, 2025

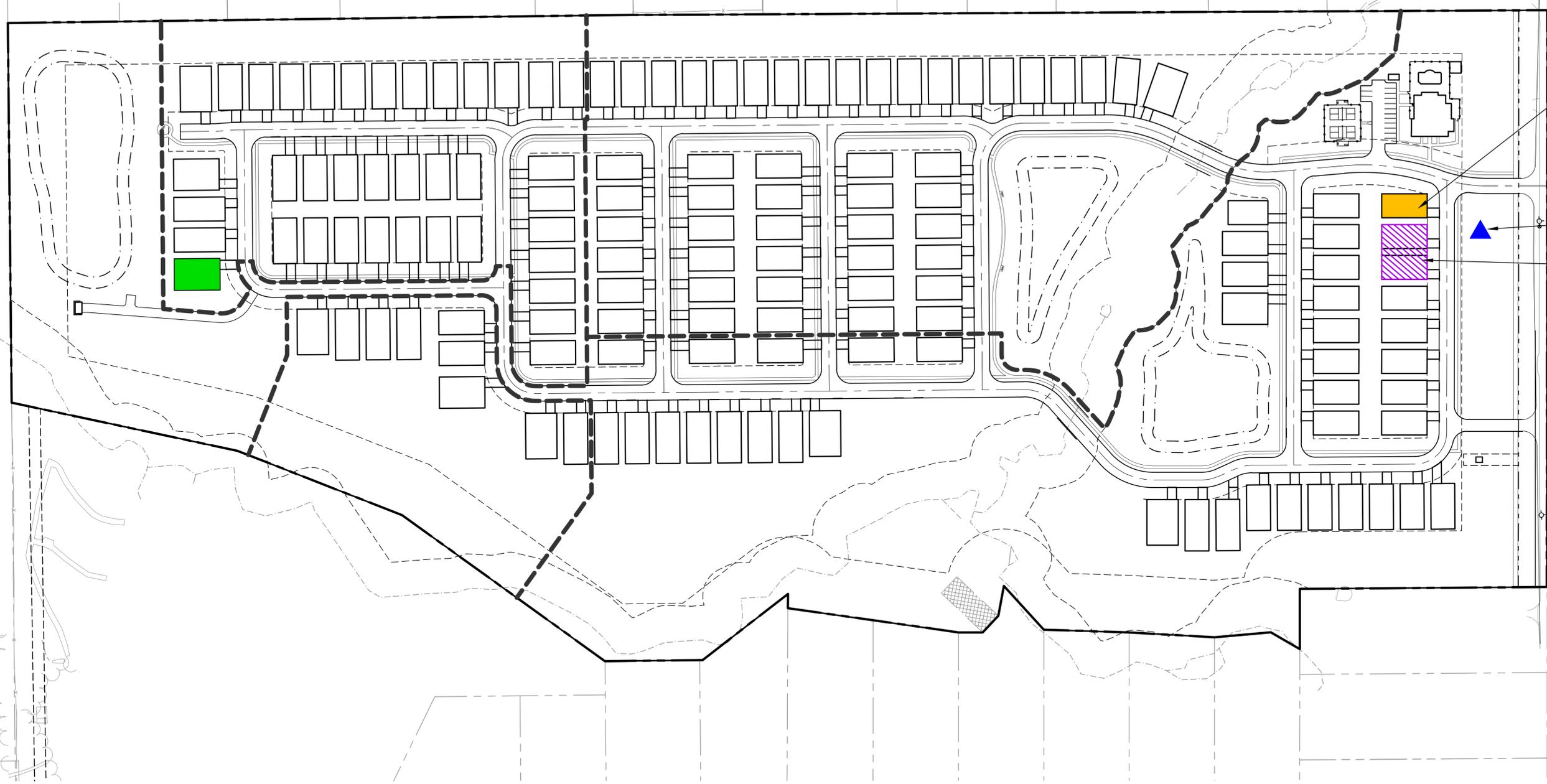
SCALE
 AS NOTED

JOB NO.
 20250563

EXHIBIT
 A-12

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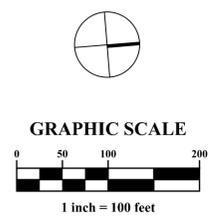
SEE DETAILS, SHEET A-16

SEE DETAIL 5, SHEET A-16

SEE DETAILS, SHEET A-16

LEGEND	
	Model Home (Permanent)
	Temporary Sales Trailer
	4'X8' (Temporary Sales Sign)
	Construction Trailer (Temporary)

Locations of Model Home, Sales Trailer & Temporary Construction 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

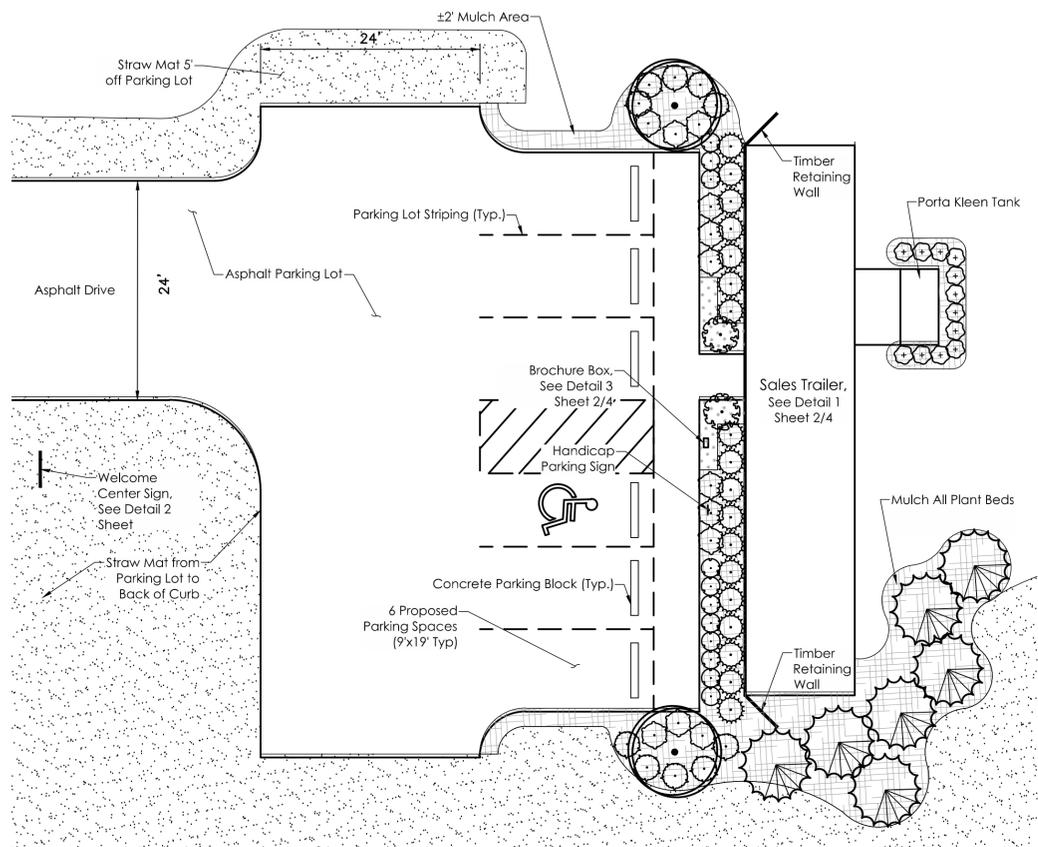
EMHT
 ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS, INC.
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 | Fax: 614.775.3548
 emht.com

DATE
 December 12, 2025

SCALE
 1" = 100'

JOB NO.
 20250563

EXHIBIT
 A-14



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
	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.



1 DETAIL Sales Trailer Not To Scale

WELCOME CENTER HOURS SIGN | 4' X 6'

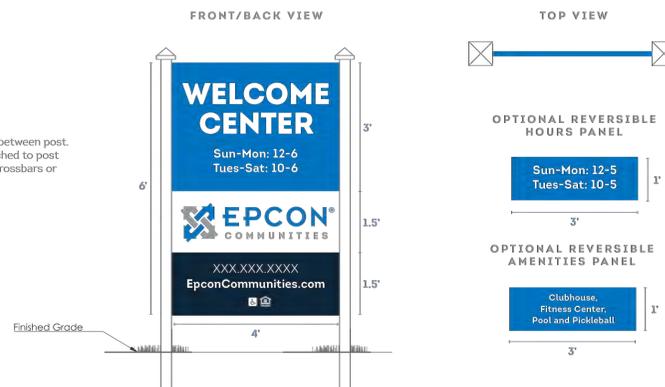
- 4" aluminum posts with PVC top caps, finished gloss white
- 3/4" PVC sign panels with flat decorated graphics

Intro Book, Intro Bold, Intro Black

- PMS 2935 C
- PMS Cool Gray 8 C
- PMS 539 C
- White

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.



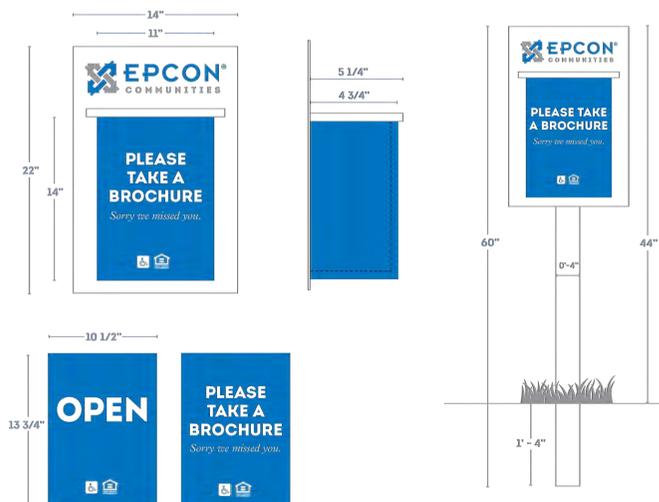
2 DETAIL Welcome Sign (Trailer & Model Homes) Not To Scale

BROCHURE BOX SIGN | 14" X 22"

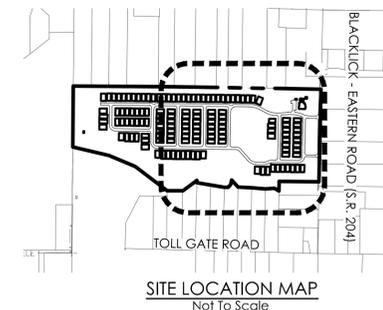
- 4" aluminum posts with PVC top cap, finished gloss white
- 3/4" PVC sign panel with flat decorated graphics

Intro Black
Platin MT Pro Italic

- PMS 2935 C
- PMS Cool Gray 8 C
- PMS 539 C
- White



4 DETAIL Brochure Box (Trailer) Not To Scale



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

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
Platin 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.



5 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

EPCON
 Columbus
 500 Stonehenge Pkwy
 Dublin, OH 43017

DATE	DESCRIPTION	DATE
01	WALKER SET	10/10/2025

PLAN: D-4 Promenade (2025)
 ELEV. Elevation A
 LOT ADDRESS

FRONT / BACK ELEVATION

A-200

NOT FOR CONSTRUCTION

EPCON
 Columbus
 500 Stonehenge Pkwy
 Dublin, OH 43017

DATE	DESCRIPTION	DATE
01	WALKER SET	10/10/2025

PLAN: D-4 Promenade (2025)
 ELEV. Elevation A
 LOT ADDRESS

LEFT / RIGHT ELEVATION

A-201

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION



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

EMHT
 ENGINEERS, ARCHITECTS, SURVEYORS & PLANNERS, INC.
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll free: 888.775.3448
 emht.com

DATE
 December 12, 2025

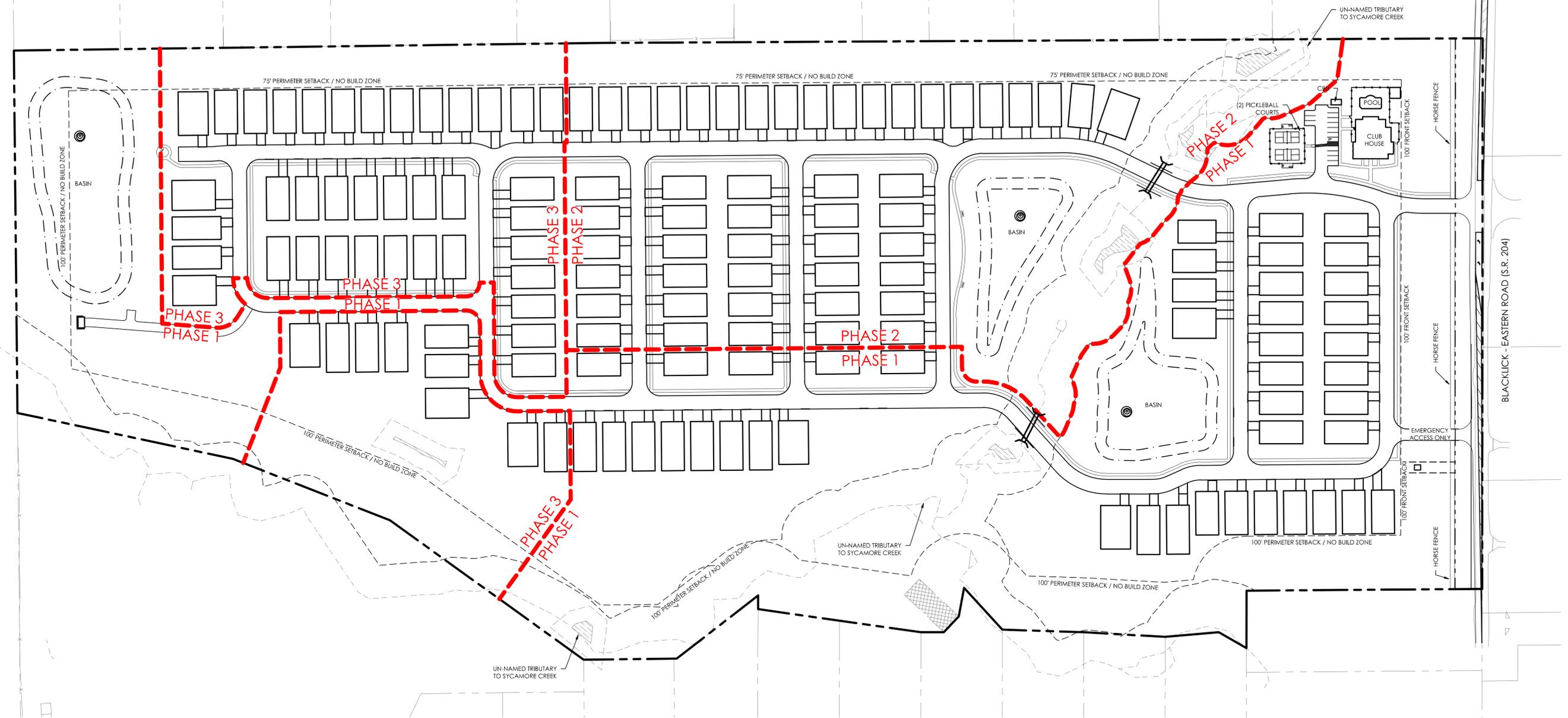
SCALE
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JOB NO.
 20250563

EXHIBIT
 A-16

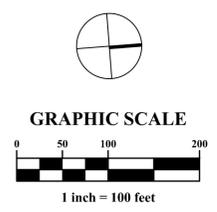
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NOTE:
 Anticipated Phasing is shown and may be adjusted based on Final Engineering and market conditions.

PHASING DATA TABLE	
Phase 1	45 Units & Clubhouse, Pickleball Courts & C&U 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

EMHT
 ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS, INC.
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 | Toll free: 888.775.3548
 emht.com

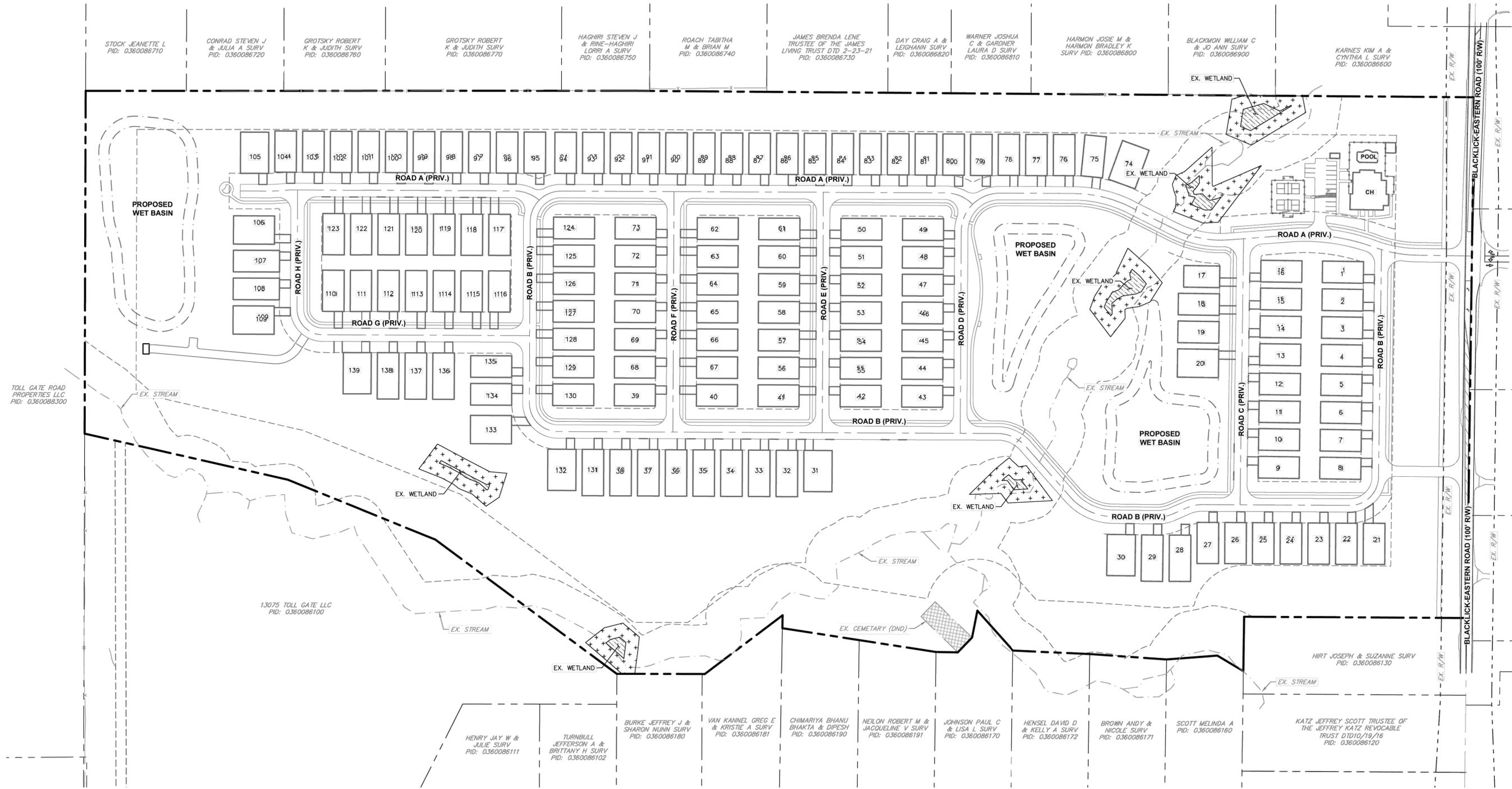
DATE
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SCALE
 1" = 100'

JOB NO.
 20250563

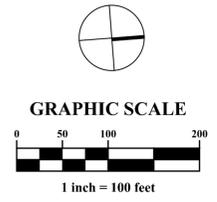
EXHIBIT
 A-17

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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



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



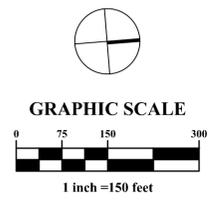
DATE
 December 12, 2025

SCALE

JOB NO.
 20250563

EXHIBIT
 A-19

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MARK	DATE	DESCRIPTION



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



DATE
 December 12, 2025

SCALE
 1" = 200'

JOB NO.
 20250563

EXHIBIT
 A-20

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