

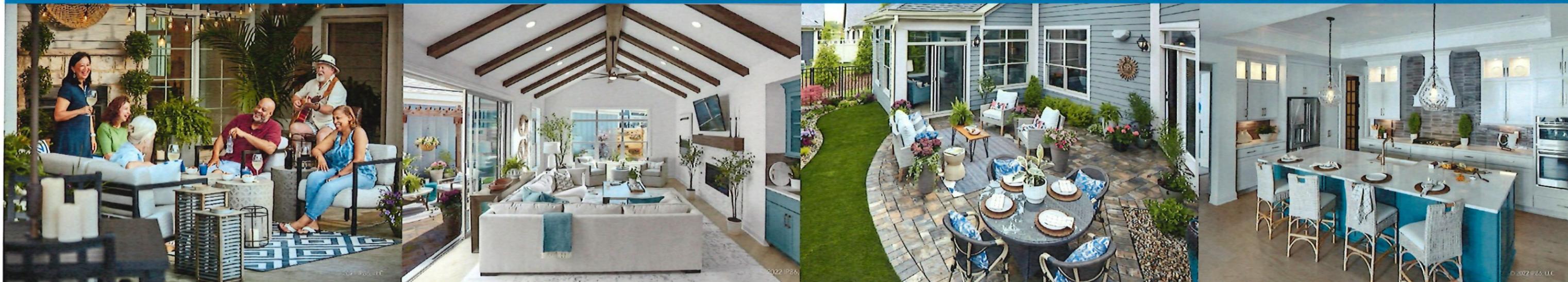
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Epcon Courtyard Homes

The Courtyards at Violet Meadows

2.17.2026



Site Plan



2/17/24

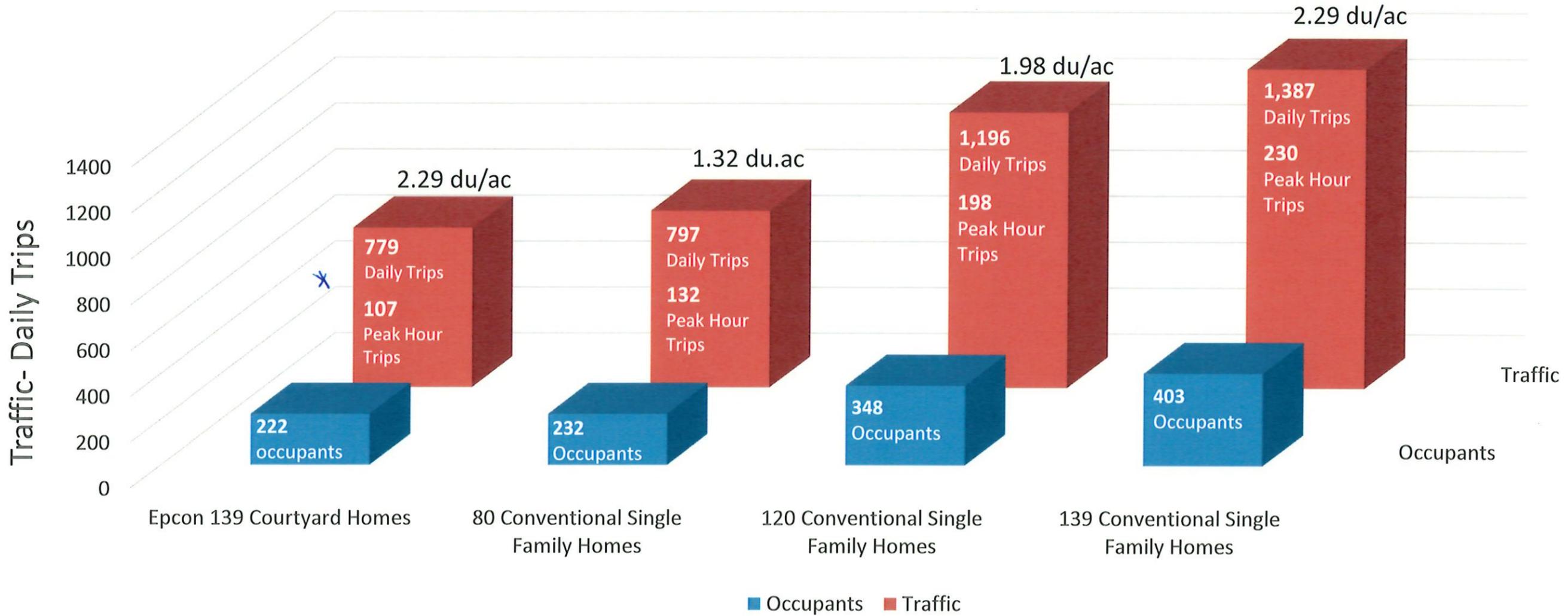
Open Space Plan



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Intensity of Use Comparison

Housing Type vs Impacts



Epcon courtyard homes are less intense in use – an intensity that is equivalent to 1.27 conventional du/ac

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Senior Housing Demand



Epcon courtyard homes will serve the Township's growing need for empty-nester housing

Violet Township Demographics

2025

- Total Population 48,654
- 28% are over age 55 (13,623)

2030

- Total Population 50,986
- 29.5% are projected to be over age 55 (15,040)
- Over 55 population will only continue to grow

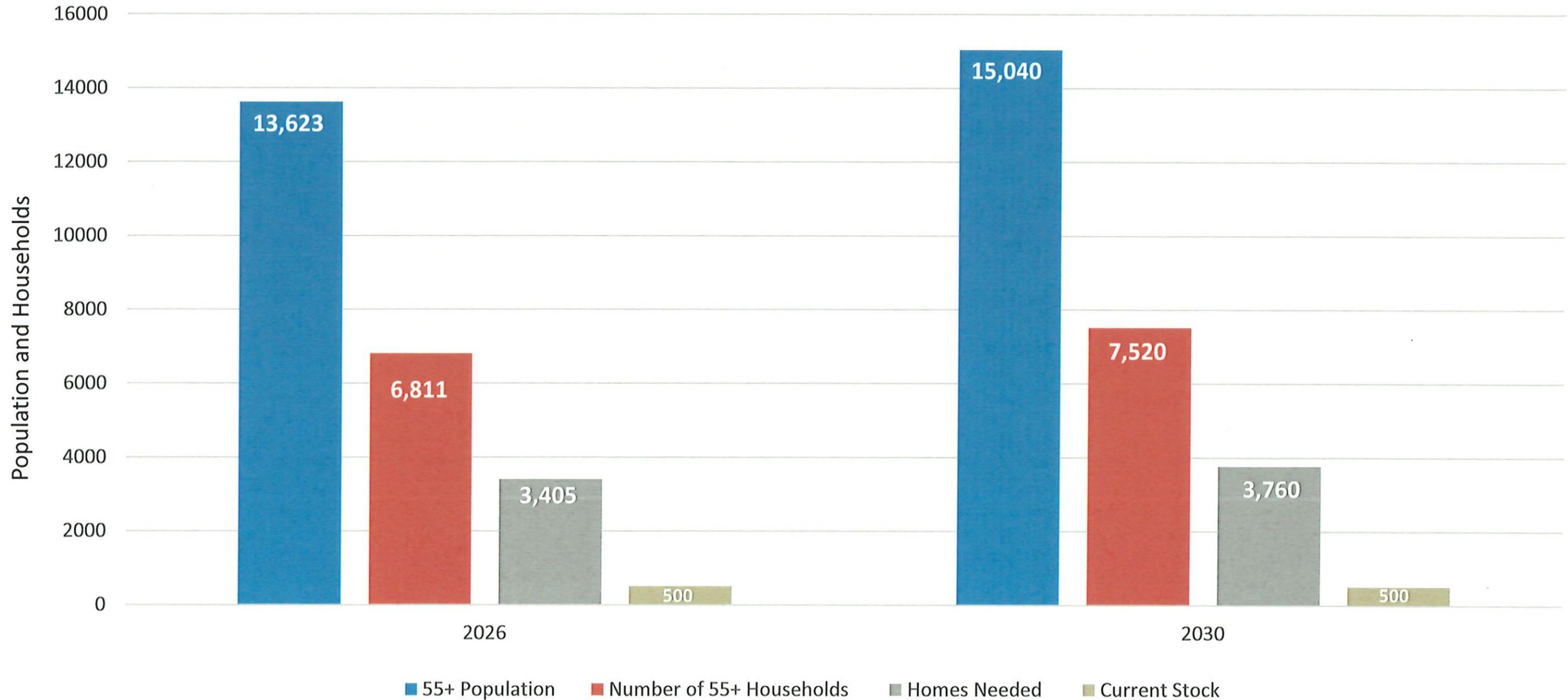
Source: ESRI data Market Profile

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Township's Age-Targeted Housing



Population and Housing Need



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Prominent View & Rural Character



BLACKLICK-EASTERN ROAD - LOOKING EAST



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Courtyard Home Craftsman Architecture

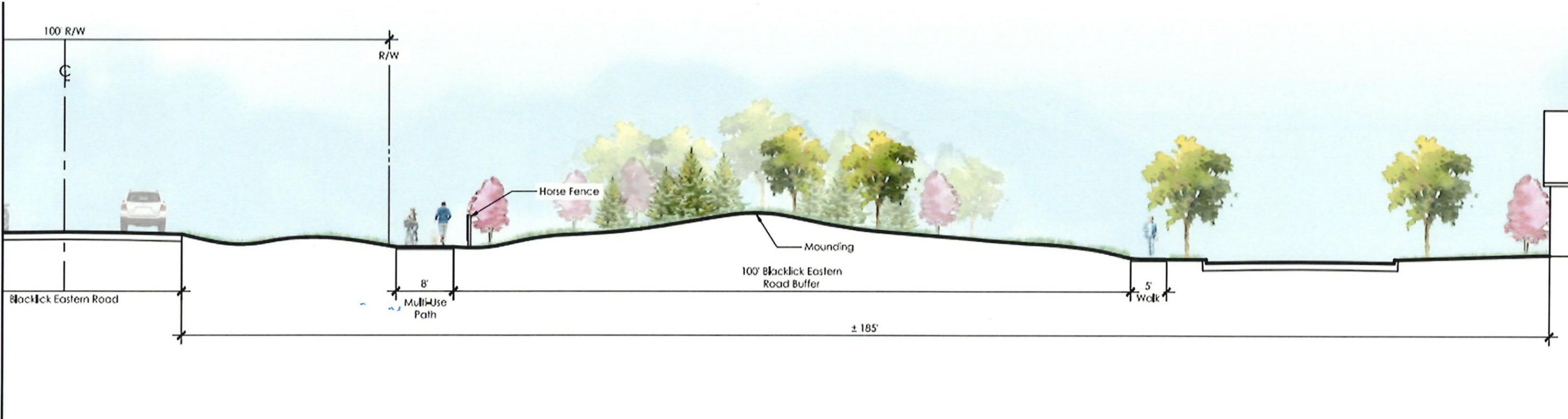


Although all floor plans, features, illustrations, and specifications of the homes and communities are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, layout, colors, finishes and room sizes may vary depending on the options and elevations selected. This information is for illustrative purposes only and not part of a legal contract.

Provenance

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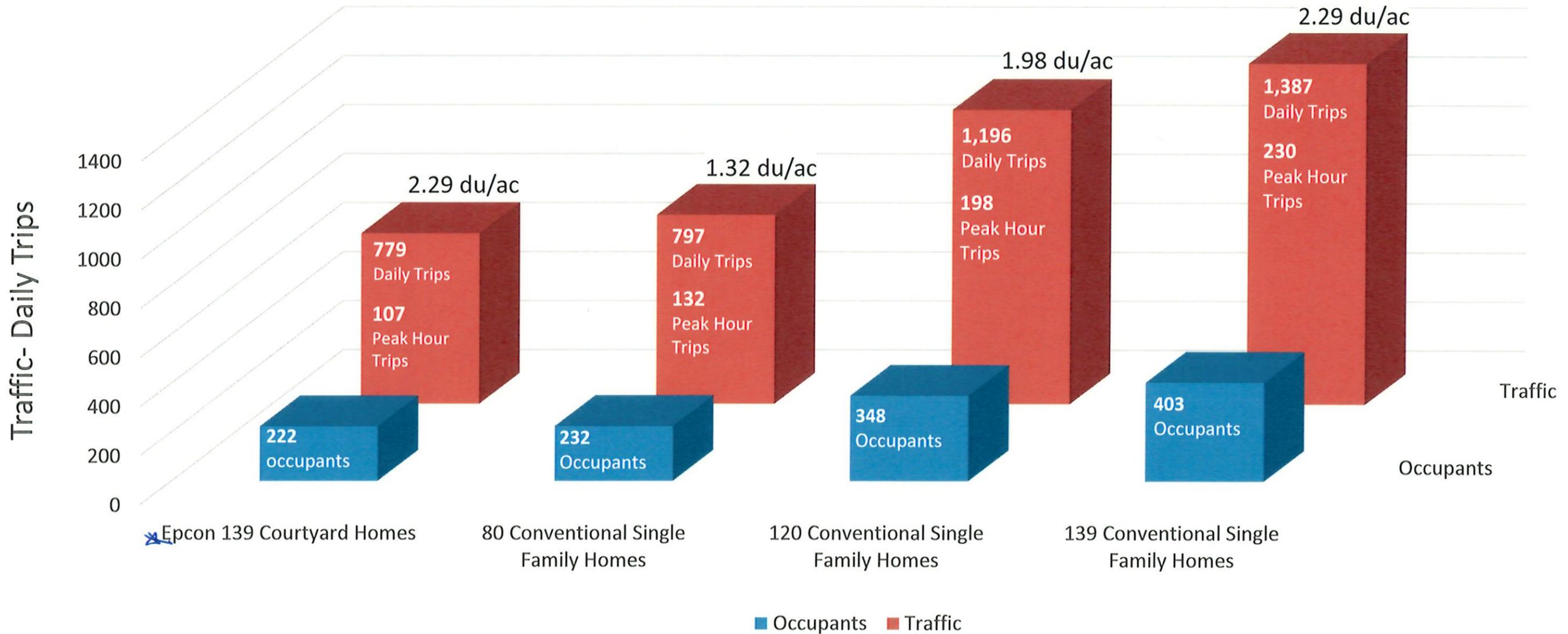
Profile of SR 204 Buffer and Separation



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Intensity of Use Comparison

Housing Type vs Impacts

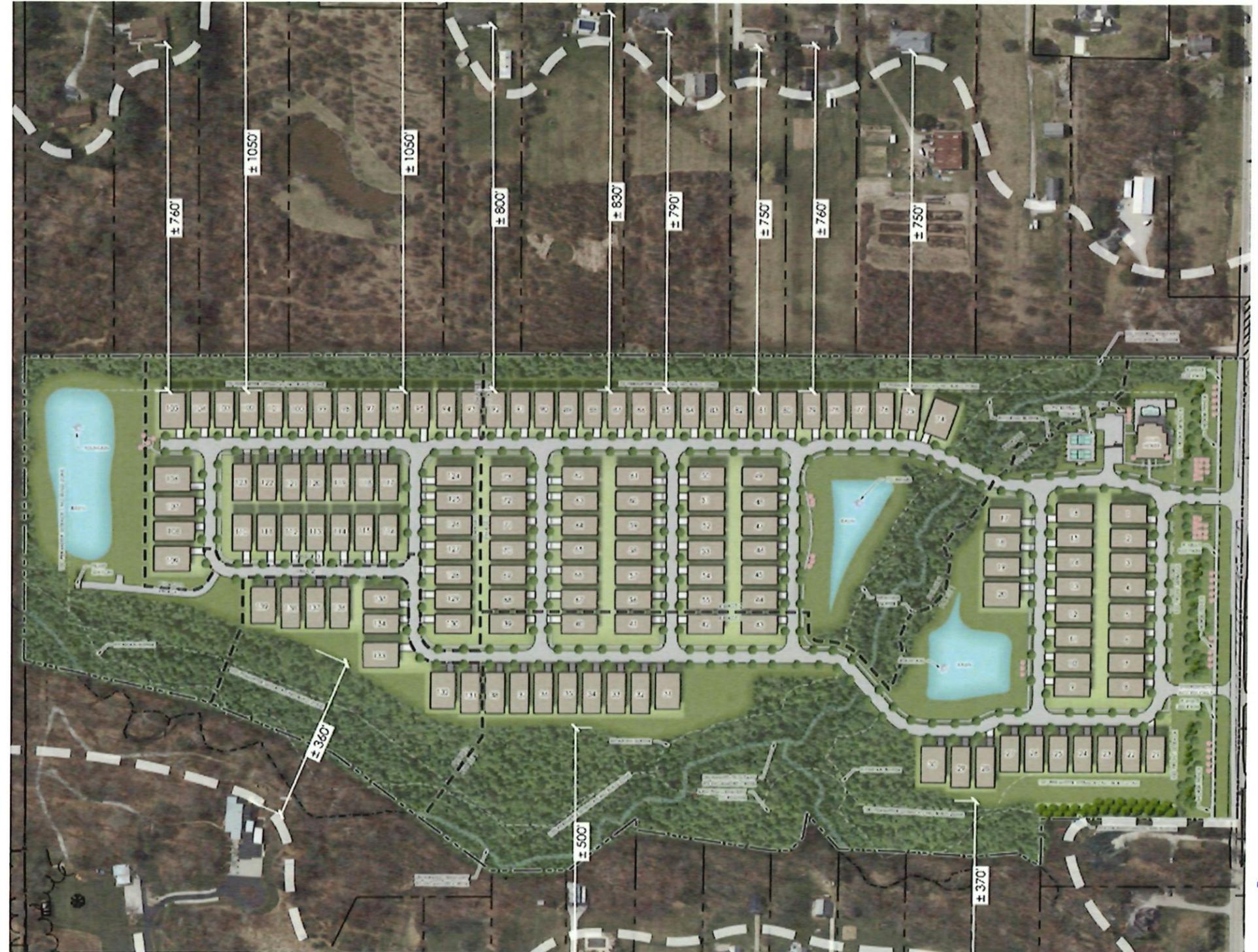


Epcon courtyard homes are less intense in use – an intensity that is equivalent to 1.27 conventional du/ac

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Aerial Map | Distances

- Average distance from property line to west neighboring homes: **837 feet**
- Present average distance + 75' no build setback: **912 feet**



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PRD Setbacks

Violet Meadows north of SR 204

Enclave at Meadowmoore



Heron Crossing

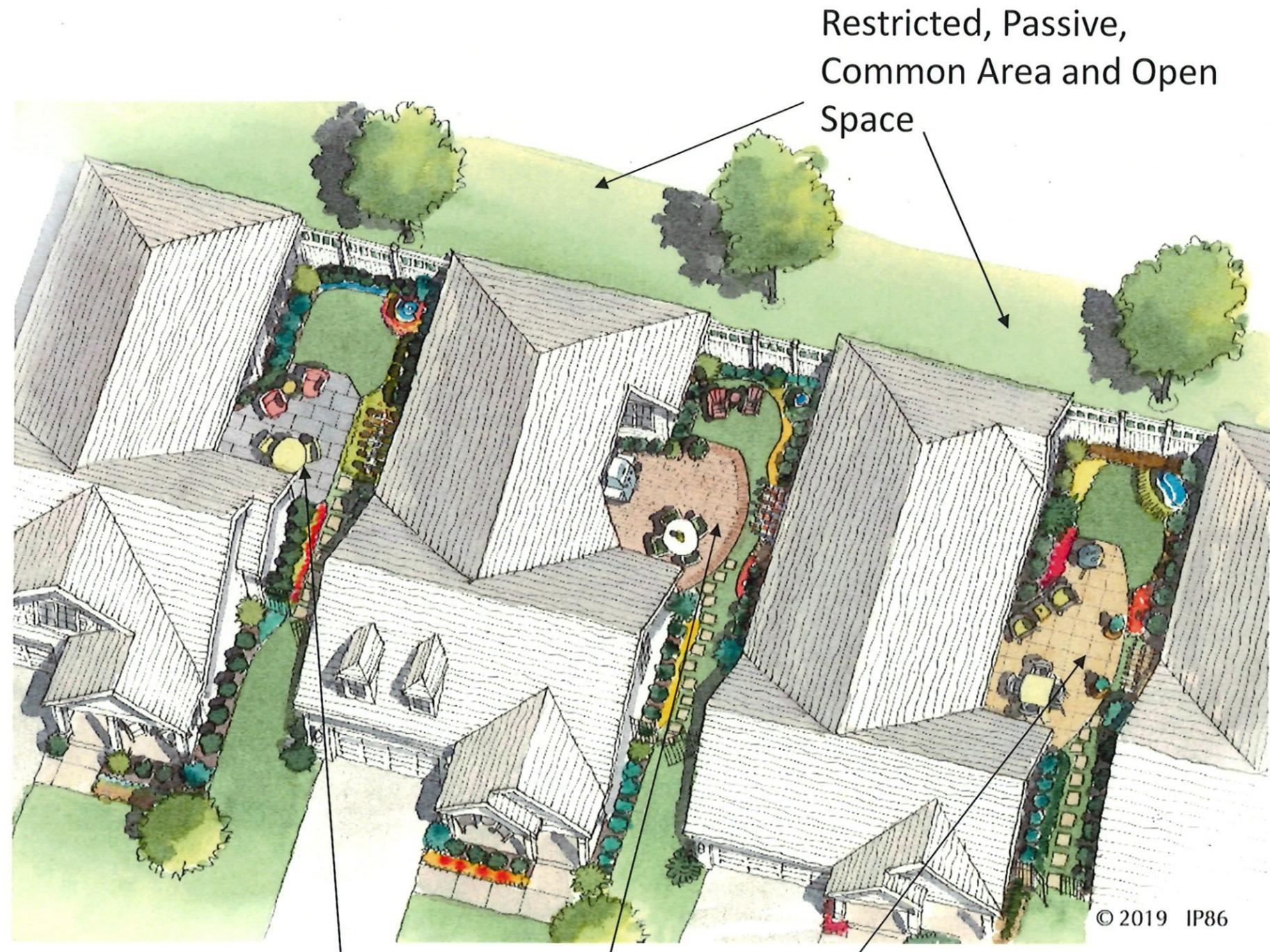


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Epcon's Unique Design

55+ Buyers Want

- Single floor living
- Private, manageable outdoor space
- Low maintenance lifestyle
- Private amenities for social interactions



Private, enclosed side courtyards

Separation and Courtyard Design



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School Impacts



An age restricted Epcon Community of 139 homes would likely have 0 students

- Existing Epcon Communities – Age Restricted (detached homes) in central Ohio yield an average of 0 students per home
- 139 homes X 0 student per home = 0 students

A 139-home community would generate **\$384,923 annually in Township tax revenue** and **\$874,530 annually for schools**

- \$675,000 est. average sale price = \$11,404
- \$11,404 per home X 139 homes = \$1,585,156 local tax revenue generated per year
- \$1,585,156 X .2377 (**Township tax revenue**) = \$376,791 for the Township per year
- \$1,585,156 X .5517 (**school portion of local taxes**) = \$874,530 generated for school district alone

139 courtyard homes would result in an estimated \$874,530 annual surplus to the school district

- Pickerington schools spend \$12,542 per student (non-capital expenditures) from local property taxes
Source: https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=39045689
- \$874,530 is equivalent to funding for 69 students in Pickerington Local Schools

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The Courtyards at Violet Meadows- Estimated Delivered Sale Price

Range	Average	Average Sq Ft	Price Per Sq Ft
\$620,000- \$940,000	\$675,000	2,200	\$306

Violet Township Sales (1 Mile) – 22 Sales Past 12 Months (as of 1.11.26)

Range	Average	Average Sq Ft	Price Per Sq Ft
\$262,500-1.46M	\$671,254	3,194	\$214

Epcon's Courtyard homes in this location would be in alignment with the current average sale prices of existing homes, and Epcon offers a stronger price per sq foot- which is used for valuation and comparable analysis

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High Quality



Regional Map- Courtyard Communities



Town/City	Total Population	2025 55+ Population	Courtyard Communities
Dublin	49,702	14,214	2
Grove City	42,647	13,647	6
Violet Township	48,654	13,623	0
Powell/Liberty	37,152	10,514	6
Hilliard	38,077	10,128	2
Genoa Township	25,421	9,022	2
Orange Township	40,451	9,020	5
New Albany	11,133	2,939	2

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Courtyard Home Craftsman Architecture



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Promenade

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