

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:

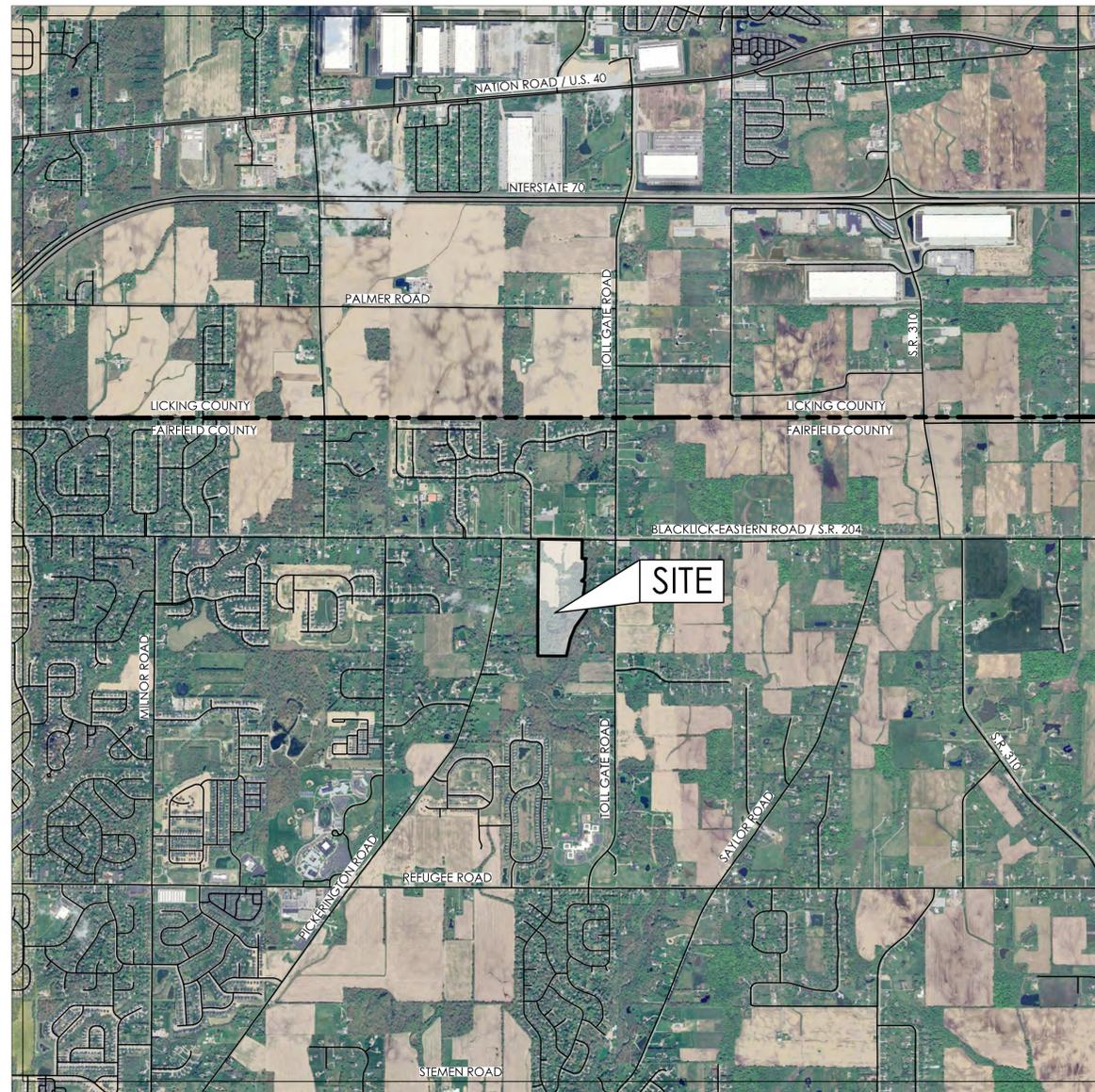


MIKE REEVES, PE.
7965 NORTH HIGH STREET
SUITE 200
COLUMBUS, OHIO, 43235
P: (614) 454-6699

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
A-1	Illustrative Site Plan
A-2	Existing Conditions Plan
A-3	Site Plan
A-4	Conceptual Utility Plan
A-5	Setback Plan
A-6	Open Space & Pedestrian Connectivity Plan
A-7	Street Tree & Landscape Key Plan
A-8	Clubhouse Landscape Plan
A-9	Conceptual Landscape Buffer Enlargement
A-10	Entry Landscape and Lighting Plan
A-11	Typical Signage Plan & Details
A-12	Conceptual Landscape Plan Enlargements & Details
A-13	Typical Courtyards & Details Plan
A-14	Marketing Key Plan
A-15	Sales Trailer Landscape & Signage Plan
A-16	Model Home Plan & Details
A-17	Phasing Plan
A-18	Wetland Exhibit
A-19	Blacklick Eastern Street View
A-20	Proximity Map

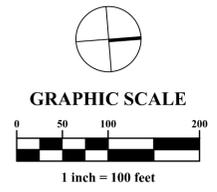
SUBMITTAL:

DECEMBER 12, 2025
JANUARY 9, 2026 - UPDATES PER VIOLET TOWNSHIP COMMENTS
FEBRUARY 10, 2026 - UPDATES PER VIOLET TOWNSHIP COMMENTS
FEBRUARY 25, 2026 - UPDATES PER VIOLET TOWNSHIP COMMENTS

A:\20250563\Draw\04Sheets\Rezoning\A-1 Illustrative Site Plan.dwg - Last Saved By: sohara_2/18/2025 2:45 PM - Last Printed By: Hitt_Kari_7/23/2025 3:25 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 ±
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

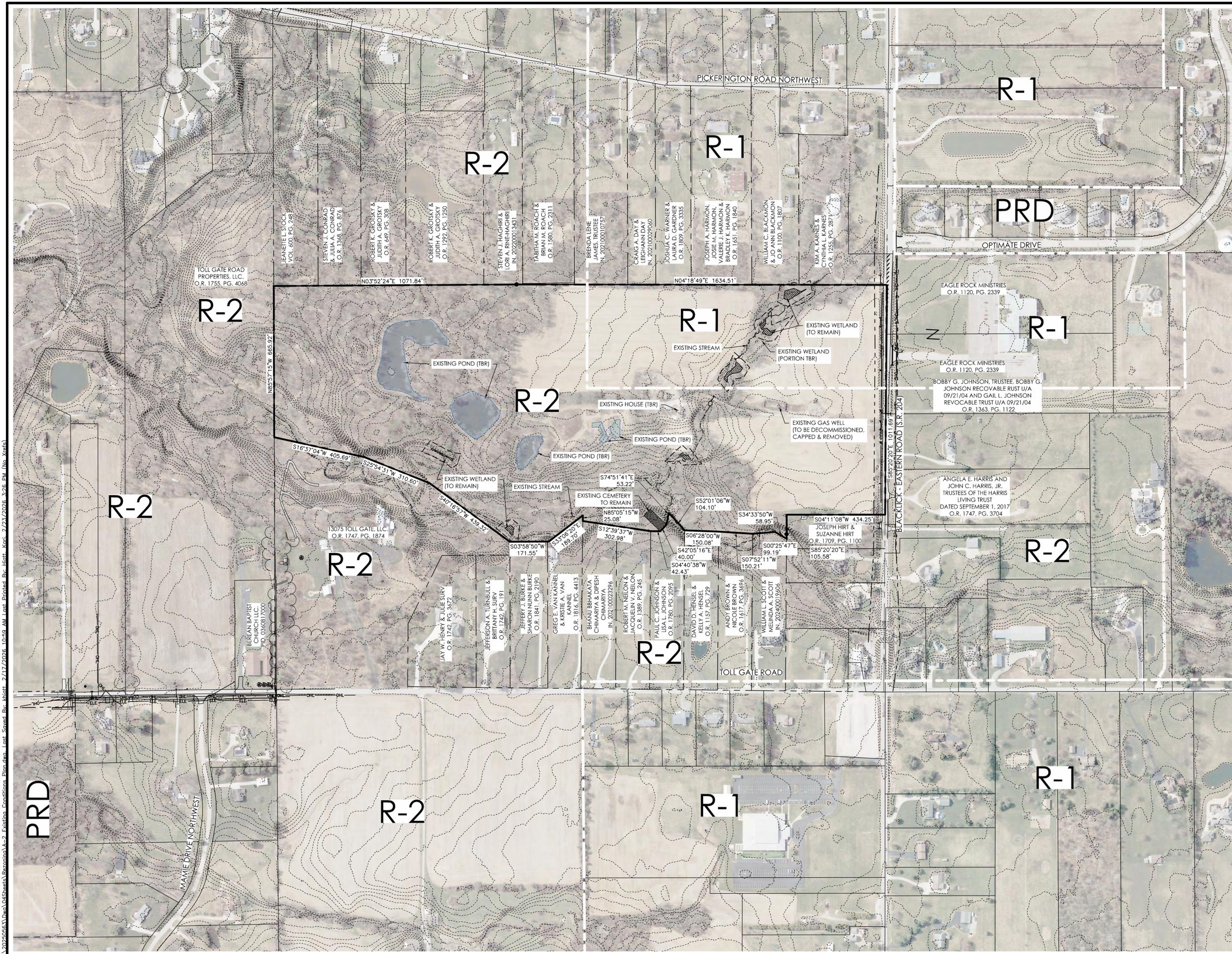


DATE
December 12, 2025

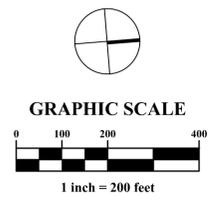
SCALE
1" = 100'

JOB NO.
20250563

EXHIBIT
A-1

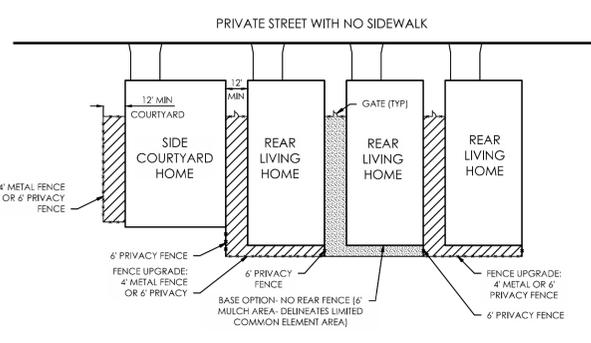
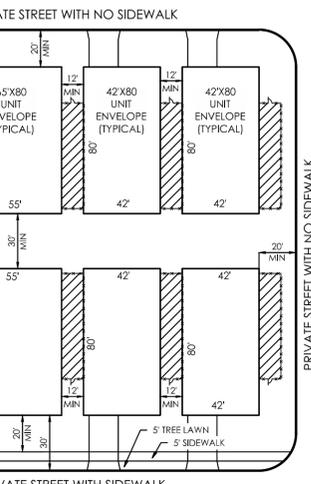
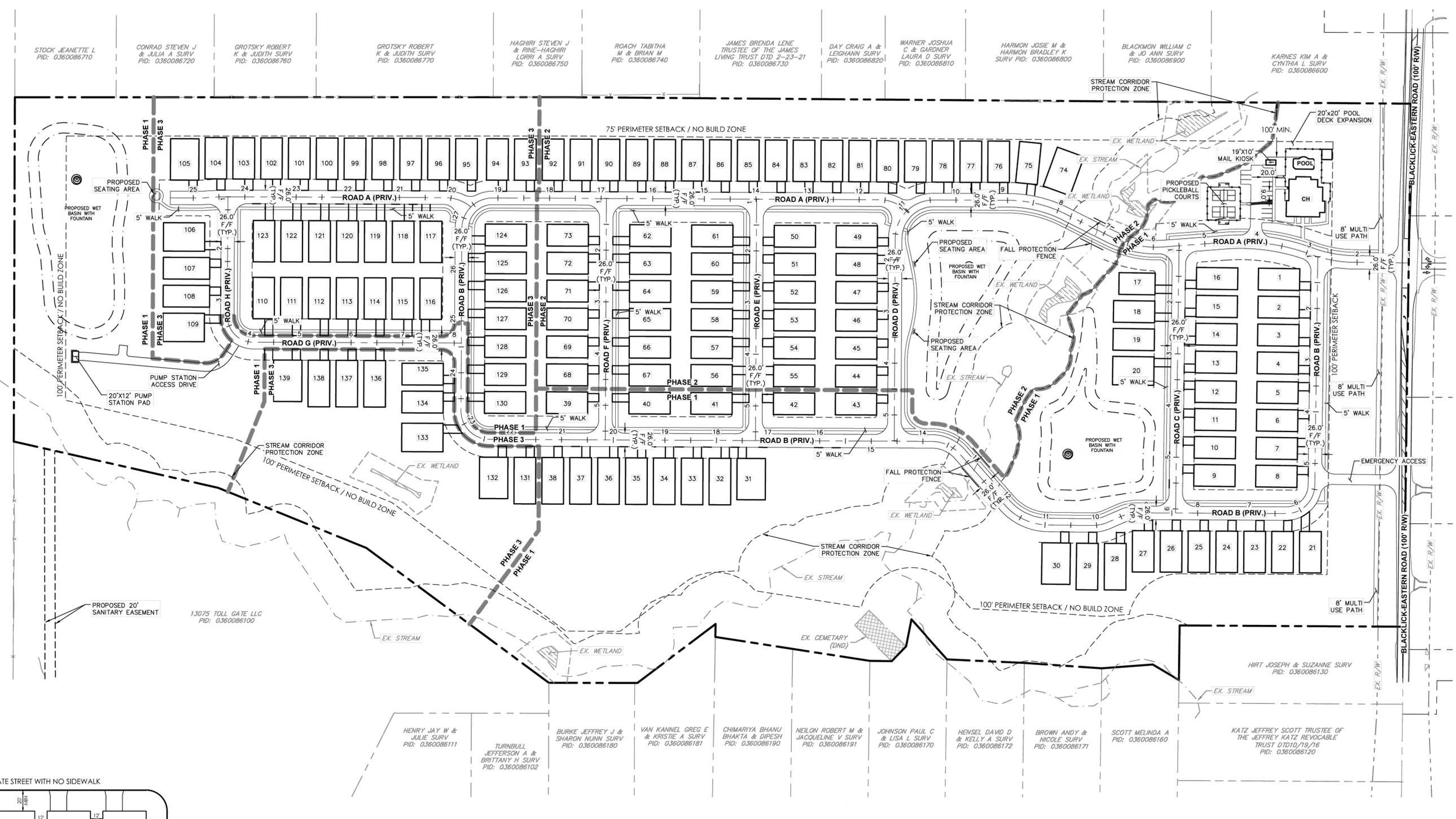


A:\2025\5653\Drawings\Drawings\2 Existing Conditions Plan.dwg - Last Saved By: khatt - 2/17/2026 10:58 AM - Last Printed By: Hitt - 2/17/2026 4:26 PM (No Xrefs)



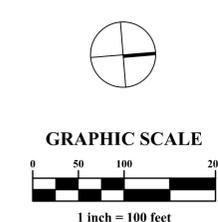
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR COURTYARDS AT VIOLET MEADOWS EXISTING CONDITIONS PLAN													
	EMH Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.6500 Fax: 614.775.6501 emh.com												
	Kimley-Horn 7965 NORTH HIGH STREET, SUITE 200 COLUMBUS, OHIO 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									
MARK	DATE	DESCRIPTION											

I:\20250563\DWG\04\Sheets\Resonance\A-3_Site_Plan.dwg - Last Saved By: Jkhitt - 2/23/2026 4:54 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 ±
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 ±

- 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



NOTE
 ALL INTERSECTION CURB RADI TO EQUAL 25' UNLESS OTHERWISE NOTED.

REVISIONS			
MARK	DATE	DESCRIPTION	ADDED/DELETED/NOTES TO TYPICAL HOME GRAPHIC
	1/9/26	ADDED MULCH AND NOTES TO TYPICAL HOME GRAPHIC	
	2/26/26	ADDED LABELS	

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

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

A:\2025\5653\Draw\04\Sheets\Bzobina\A-5_Setback_Plan.dwg - Last Saved By: khatti - 2/23/2025 3:06 PM - Last Printed By: khatti - 2/23/2025 3:27 PM (No Xrefs)

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

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. 202100029060

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 REVOCABLE
 TRUST U/A 09/21/04 AND GAIL L.
 JOHNSON REVOCABLE TRUST
 U/A 09/21/04
 O.R. 1963, PG. 1122

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

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

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

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

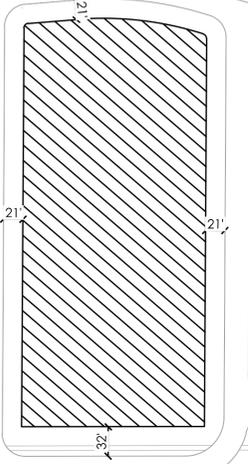
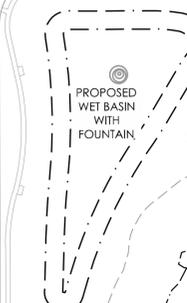
75' PERIMETER SETBACK / NO BUILD ZONE

100' PERIMETER SETBACK / NO BUILD ZONE

100' PERIMETER SETBACK / NO BUILD ZONE

100' PERIMETER SETBACK

BLACKLICK EASTERN ROAD (100' R/W)



LEGEND

Unit Area

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

GRAPHIC SCALE

1 inch = 100 feet

MARK	DATE	DESCRIPTION	ADDED LABELS
	2/26/25		



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

I:\20250563\04\Sheets\Resoning\04\Sheets\Resoning\04\Sheets\Open Space & Pedestrian Connectivity Plan.dwg, Last Saved By: khhatt, 2/23/2026 3:06 PM, Last Printed By: Hatt, Kari, 2/23/2026 3:27 PM (No Xrefs)



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

REVISIONS
 DATE DESCRIPTION
 1/7/24 UPDATE COMMON ELEMENTS AND ADD AMENITIES ACREAGE NOTE
 2/24/24 ADDED LABELS

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

DATE DESCRIPTION
 1/7/24 UPDATE COMMON ELEMENTS AND ADD AMENITIES ACREAGE NOTE
 2/24/24 ADDED LABELS

BOBBY G. JOHNSON, TRUSTEE
 BOBBY G. JOHNSON RECOVERABLE TRUST
 RUSTY G. JOHNSON, TRUSTEE
 JOHNSON RECOVERABLE TRUST
 U/A 09/21/04
 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. 374

BOBBY G. JOHNSON, TRUSTEE
 BOBBY G. JOHNSON RECOVERABLE TRUST
 RUSTY G. JOHNSON, TRUSTEE
 JOHNSON RECOVERABLE TRUST
 U/A 09/21/04
 O.R. 1363, PG. 1122

BOBBY G. JOHNSON, TRUSTEE
 BOBBY G. JOHNSON RECOVERABLE TRUST
 RUSTY G. JOHNSON, TRUSTEE
 JOHNSON RECOVERABLE TRUST
 U/A 09/21/04
 O.R. 1363, PG. 1122

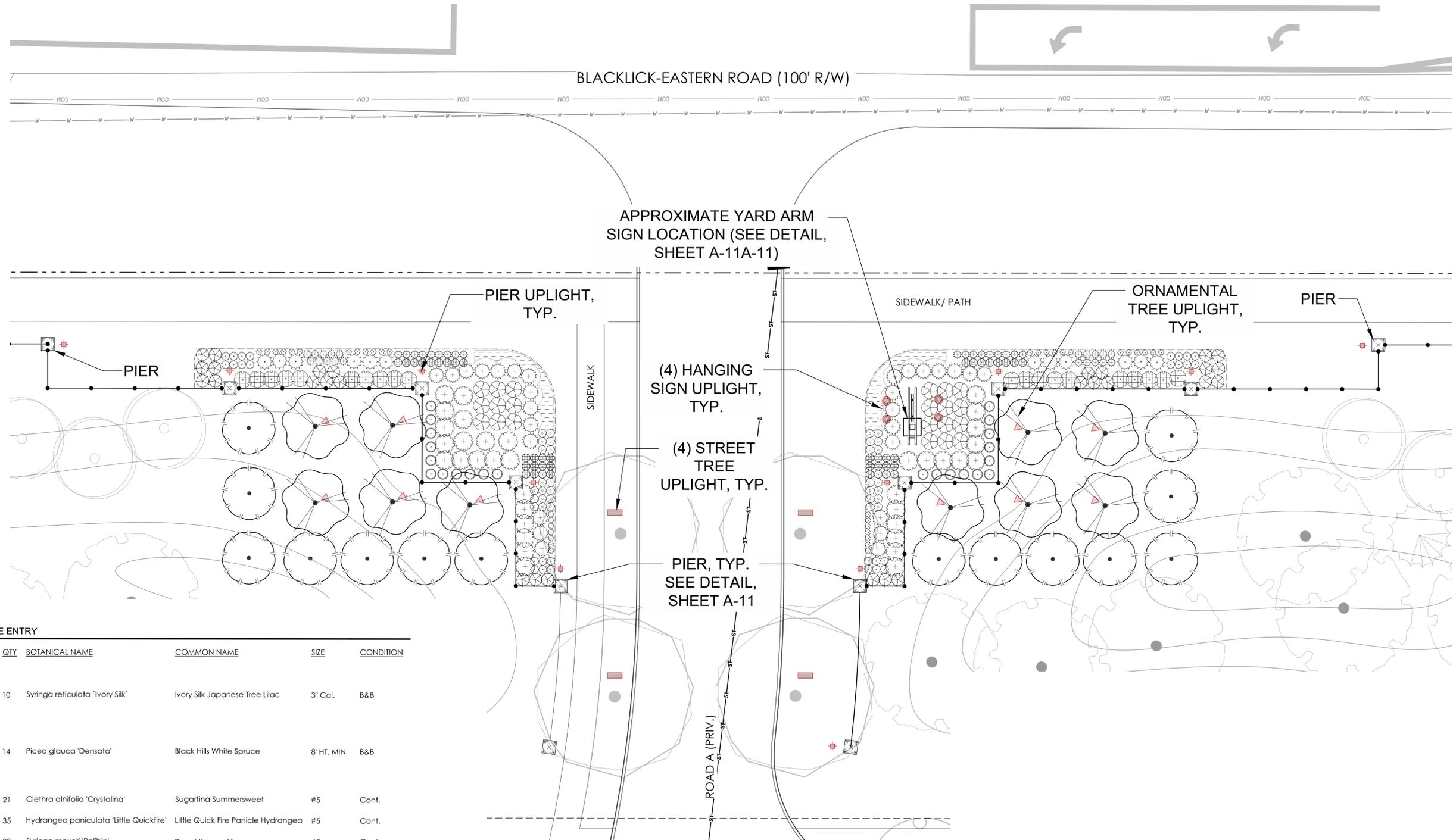
BOBBY G. JOHNSON, TRUSTEE
 BOBBY G. JOHNSON RECOVERABLE TRUST
 RUSTY G. JOHNSON, TRUSTEE
 JOHNSON RECOVERABLE TRUST
 U/A 09/21/04
 O.R. 1363, PG. 1122

DATE
December 12, 2025

SCALE
1" = 100'

JOB NO.
20250563

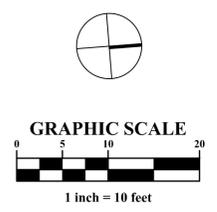
EXHIBIT
A-6



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> 'Crystalina'	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



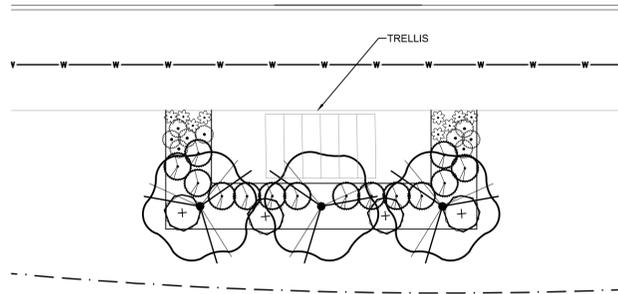
DATE
December 12, 2025

SCALE
1" = 10'

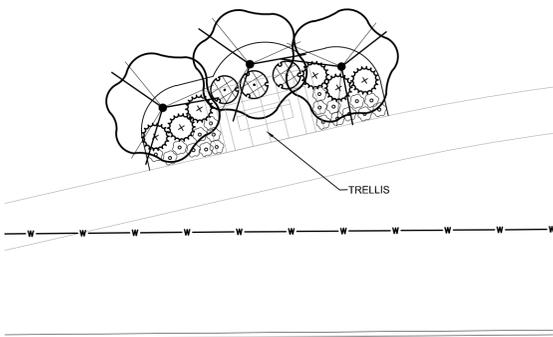
JOB NO.
20250563

EXHIBIT
A-10

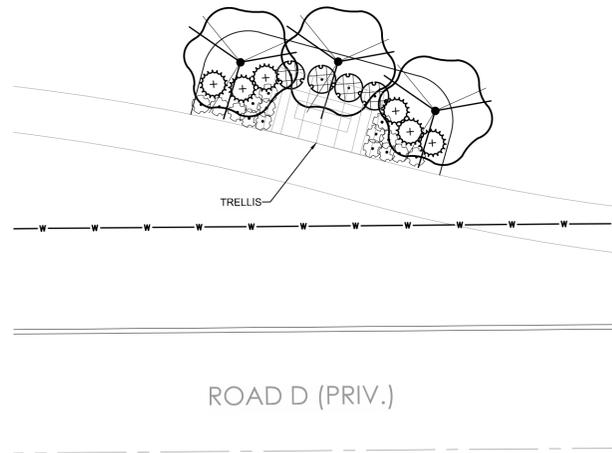
C:\2025\563\Drawings\Sheet\A-10.dwg - Entry and Lighting Plan.dwg - Last Saved By: sahara_7/18/2025 3:22 PM - Last Printed By: Hirt - 2/24/2026 3:29 PM (No Xrefs)



E- CONCEPTUAL PARKETTE ENLARGEMENT
1"=40'



ROAD D (PRIV.)



ROAD D (PRIV.)

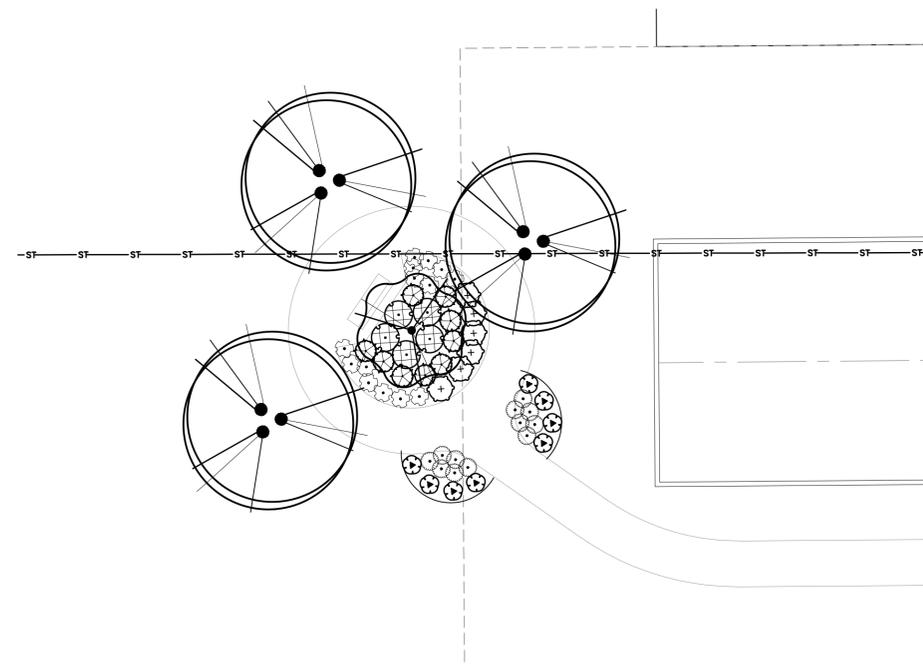
F- CONCEPTUAL PARKETTE ENLARGEMENT
1"=40'

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

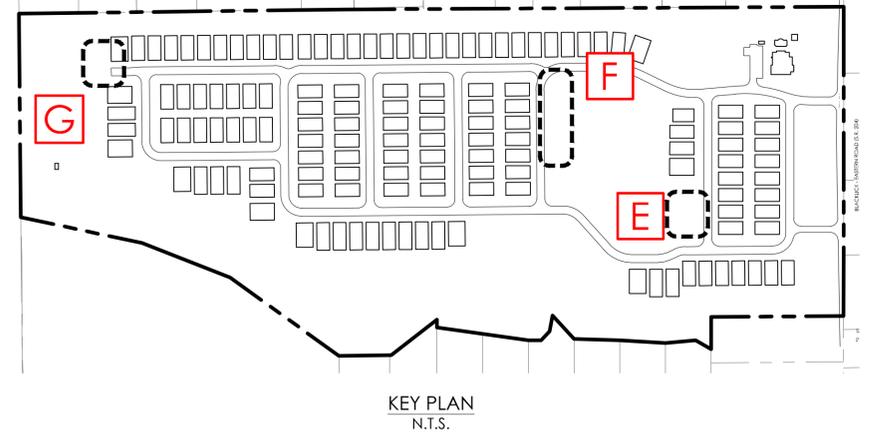
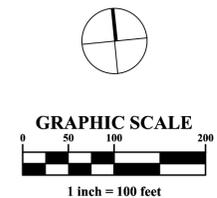
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	SI	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3" Cal.	B&B
SHRUBS						
	SB	4	Syringa x 'Bloomerang'	Bloomerang Series Lilac	#5	Cont.
	TA	14	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	#5	Cont.
PERENNIALS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



G- CONCEPTUAL PARKETTE ENLARGEMENT
1"=40'

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



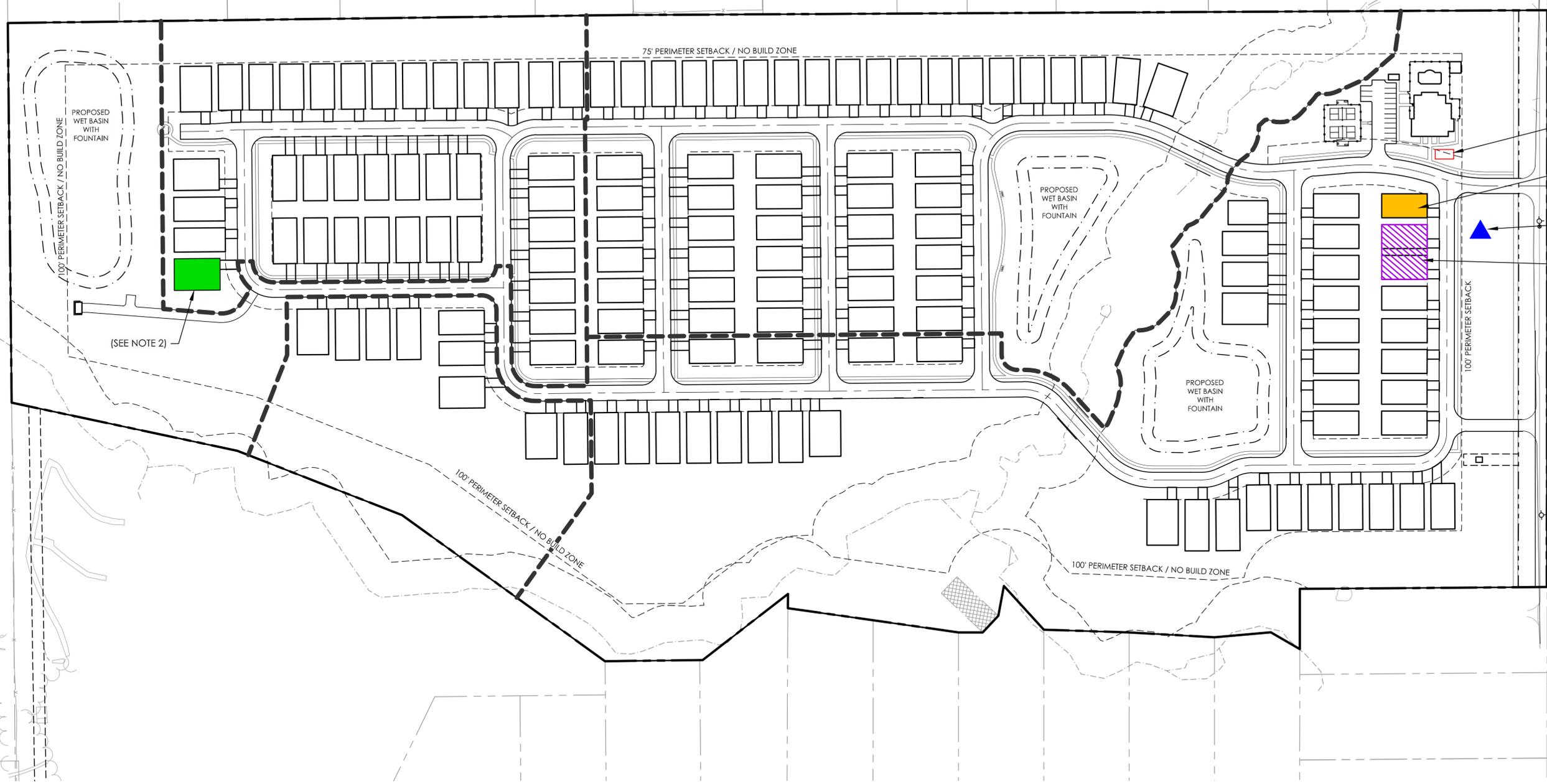
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
COURTYARDS AT VIOLET
MEADOWS
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS & DETAILS



DATE	December 12, 2025
SCALE	AS NOTED
JOB NO.	20250563
EXHIBIT	A-12

I:\20250563\DWG\04Sheets\Resoning\A-12 Conceptual Landscape Plan Enlargements & Details.dwg, Last Saved By: khatt, 2/23/2026 3:04 PM Last Printed By: Hiatt, Kori, 2/23/2026 3:29 PM

A:\20250563\Drawings\04\Sheets\Marketing\A-14_Marketing_Key_Plan.dwg - Last Saved By: jrbhatt - 2/23/2025 3:11 PM - Last Printed By: Hatt - 2/23/2025 3:30 PM (No Xrefs)



WELCOME CENTER SIGN, AT EXPIRATION OF SALES TRAILER SEE DETAIL 2, SHEET A-16

SEE DETAILS, SHEET A-16 (SEE NOTE 2)

SEE DETAIL 5, SHEET A-16 (SEE NOTE 1)

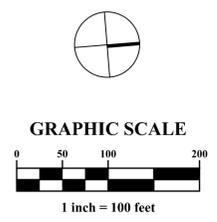
SEE DETAILS, SHEET A-16 (SEE NOTE 2)

(SEE NOTE 2)

NOTE 1:
 THIS MARKETING SIGN SHALL BE PLACED A MINIMUM OF 32' FROM THE EDGE OF THE RIGHT OF WAY OF BLACKLICK EASTERN ROAD

NOTE 2:
 LOCATION OF MODEL HOME SALES TRAILER AND TEMPORARY CONSTRUCTION TRAILER MAY CHANGE AND WILL BE COORDINATED WITH VIOLET TOWNSHIP

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



MARK	DATE	DESCRIPTION	ADDED LABELS
	2/26/25		



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

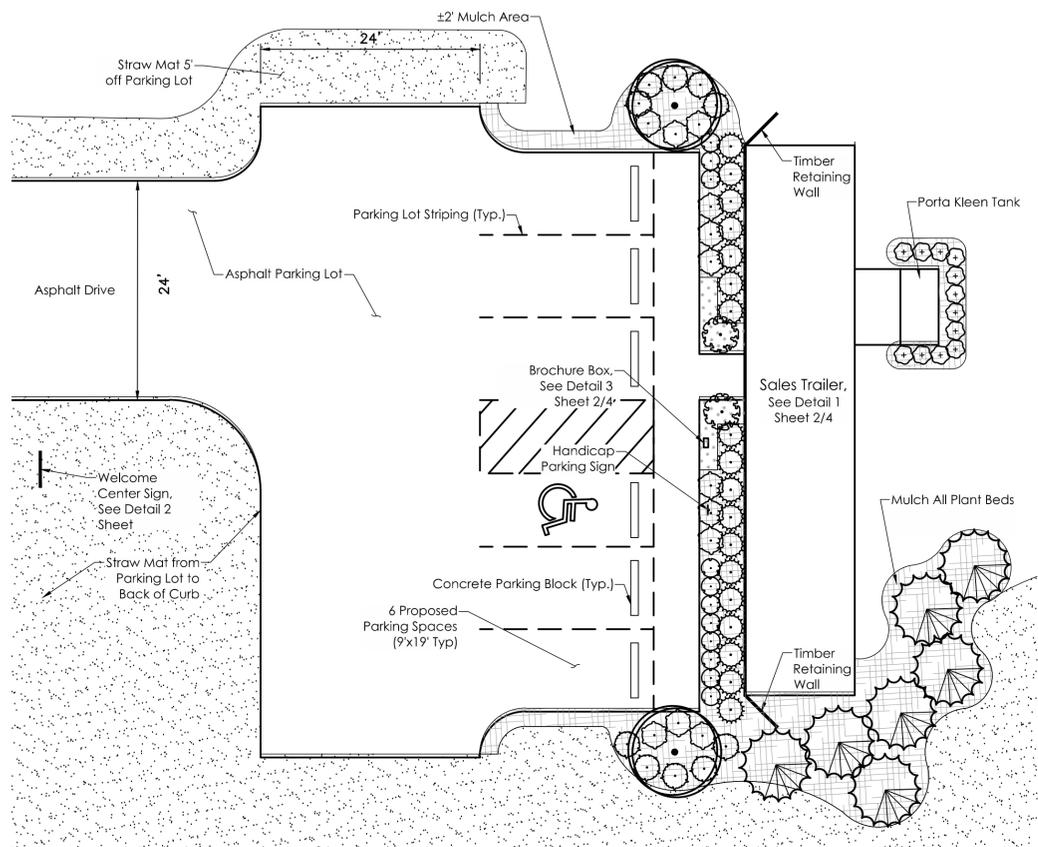
EMHT
 ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll free: 888.775.3548
 emht.com

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
	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

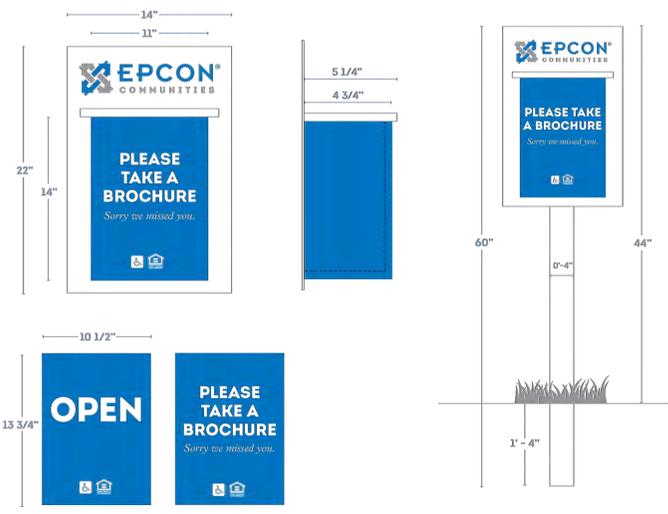
WELCOME CENTER HOURS SIGN | 4' X 6'
 - 4" aluminum posts with PVC top caps, finished gloss white
 - 3/4" PVC sign panels with flat decorated graphics
 Intro Book, Intro Bold, Intro Black
 PMS 2935 C
 PMS Cool Gray 8 C
 PMS 539 C
 White



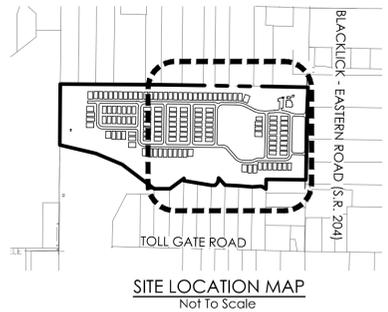
2 DETAIL Welcome Sign - Sales Trailer & Sales Center (Clubhouse)
Not To Scale

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
 Plain MT Pro Italic
 PMS 2935 C
 PMS Cool Gray 8 C
 White



4 DETAIL Brochure Box (Trailer)
Not To Scale



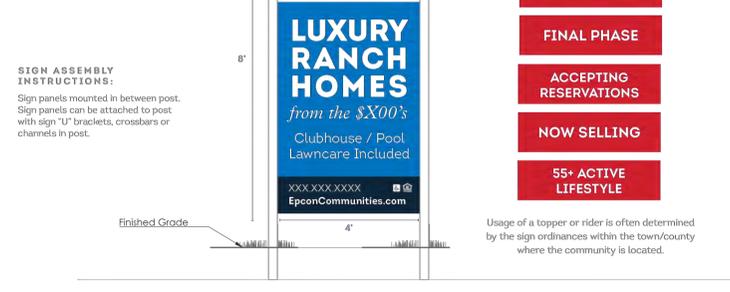
SITE LOCATION MAP
Not To Scale



3 DETAIL A-Frame - Sales Trailer & Sales Center (Clubhouse)
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
 Plain MT Pro Italic
 PMS 2935 C
 PMS Cool Gray 8 C
 PMS 539 C
 White
 PMS 186 C



5 DETAIL Marketing Sign
Not To Scale

MARK	DATE	DESCRIPTION
	2/23/2024	EDIT DETAILS



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
 Sign shall not exceed 12 square feet and must be landscaped at base.

Epcon Columbus
 500 Stonehenge Pkwy
 Dublin, OH 43017

DATE	DESCRIPTION	DATE
01	WALKER SET	10/10/2008

PLAN: D-4 Promenade (2022)
 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	10/10/2008

PLAN: D-4 Promenade (2022)
 ELEV. Elevation A
 LOT ADDRESS

LEFT / RIGHT ELEVATION

A-201

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
	2/26/24	EDIT DETAILS



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

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

DATE
 December 12, 2025

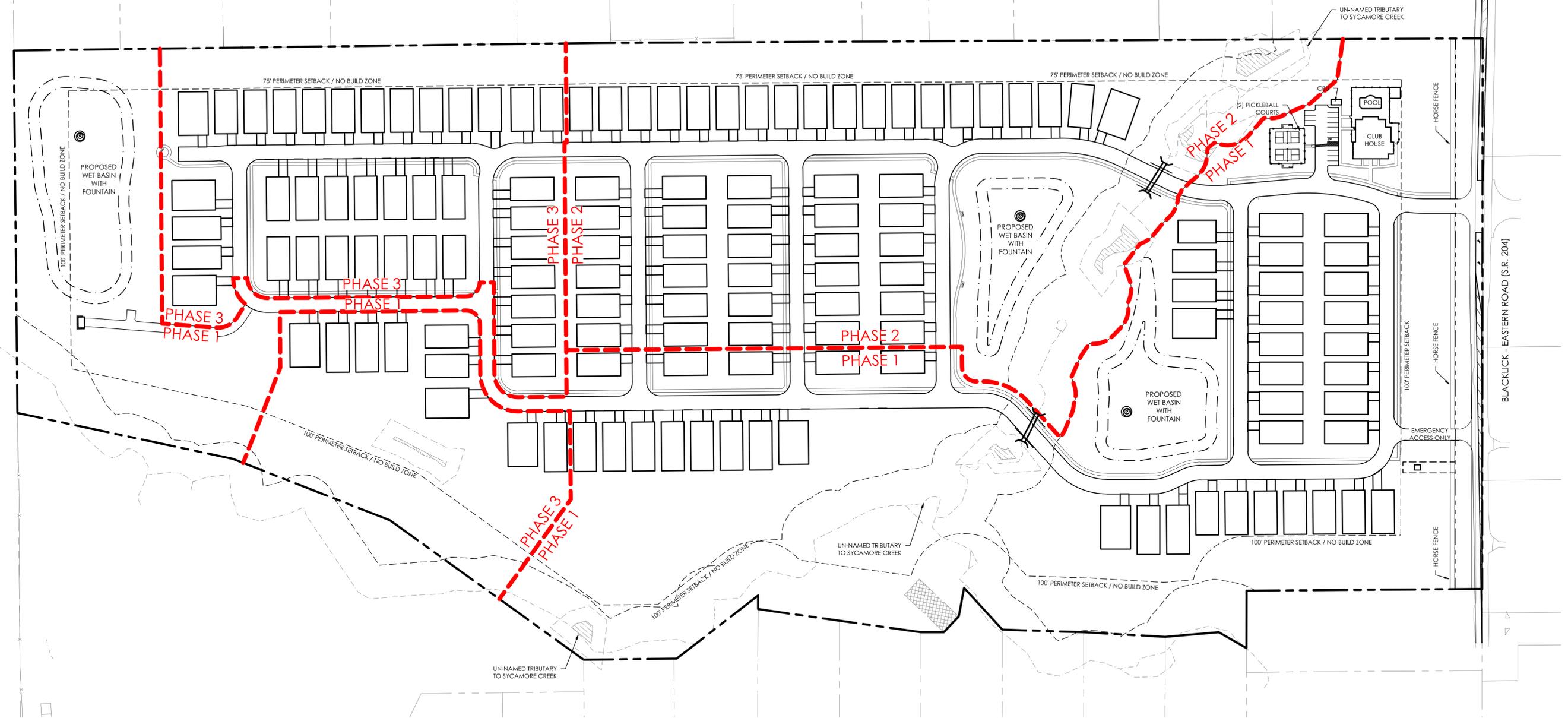
SCALE
 NONE

JOB NO.
 20250563

EXHIBIT
 A-16

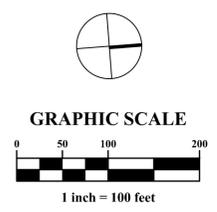
I:\20250563\Drawings\Details.dwg - Last Saved By: khatt, 2/23/2025, 3:07 PM - Last Printed By: khatt, 2/23/2025, 3:30 PM - No Xrefs

A:\20250563\Draw\04Sheets\Revisions\A-17 Phasing_Plan.dwg - Last Saved By: khitt - 2/23/2026 3:08 PM - Last Printed By: khitt - 2/23/2026 3:31 PM (No Xrefs)



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



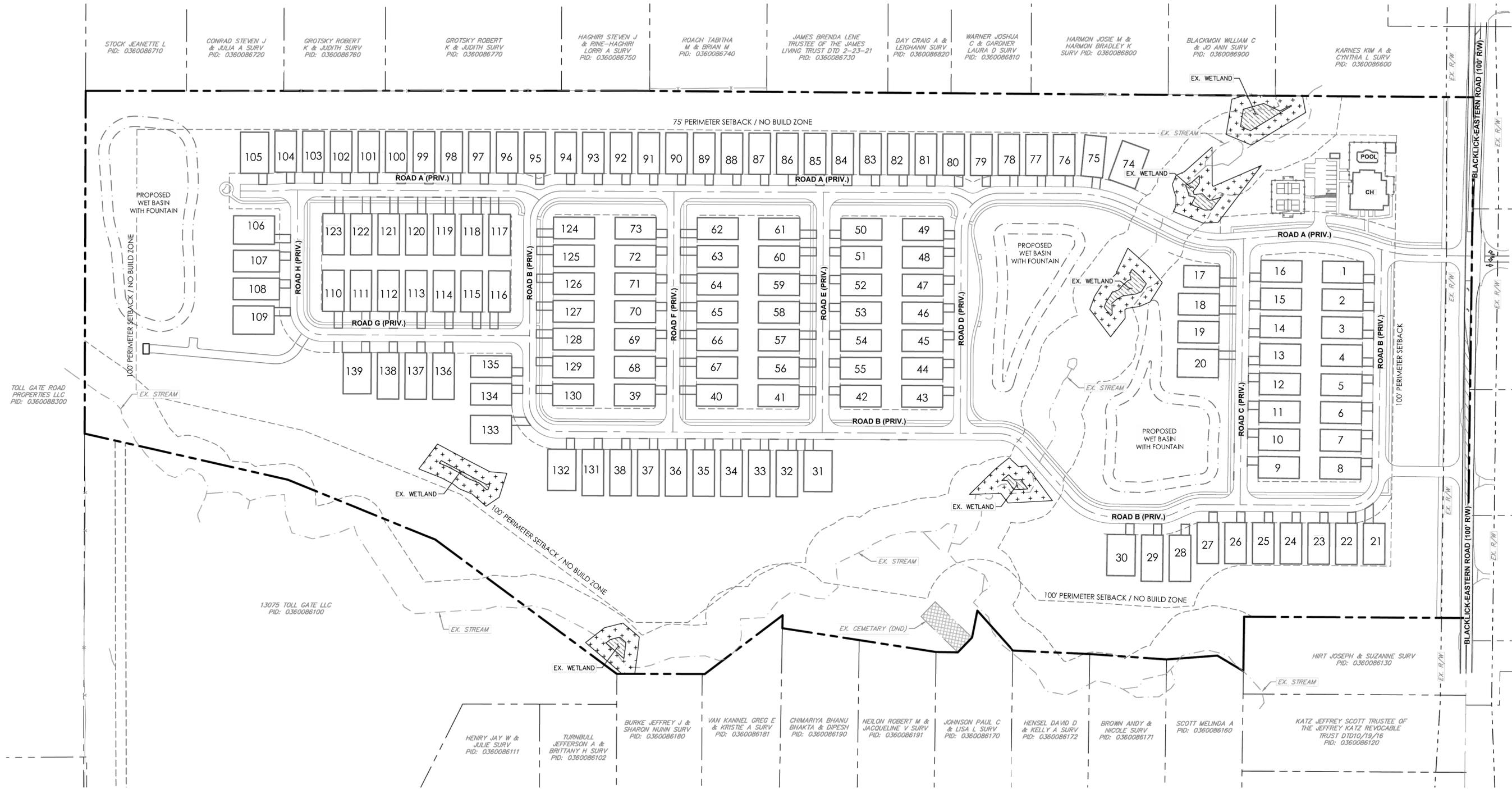
DATE
 December 12, 2025

SCALE
 1" = 100'

JOB NO.
 20250563

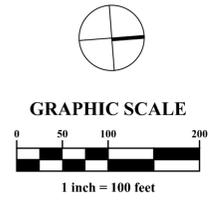
EXHIBIT
 A-17

A:\2025\5653\Draw\04\Sheets\Rezoning\A-18_Concealment_Utility_Plan.dwg - Last Saved By: khatt - 2/23/2026 3:04 PM - Printed By: khatt - 2/23/2026 3:31 PM (No Xrefs)



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	ADDED LABELS
	2/24/26		



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) 464-6697

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



A- VIEW LOOKING EAST AT ENTRY

- NOTE:**
- 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.
 - 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
	2/24/24	UPDATE STREET VIEW GRAPHIC



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



DATE
 December 12, 2025

SCALE

JOB NO.
 20250563

EXHIBIT
 A-19

I:\20250563\Drawings\04Streets\Rezonin\A-19 - Blacklick Eastern Street View.dwg - Last Saved By: khint... 2/23/2025 4:30 PM - Last Printed By: Hant... 2/23/2025 4:31 PM (No Xrefs)

