MSP DESIGN
McGill Smith Punshon

July 20, 2026

Evonne Kovach
Municipal Manager
Village of Greenhills
11000 Winton Road
Greenhills, Ohio 45218-1198

Re: Proposed Zone District Change
Preliminary Plan
71 Junefield Avenue
Greenhills, Ohio
MSP No. 26412.01

Dear Ms. Kovach:

On behalf of Maronda Homes, we are pleased to submit the proposed Zone Change Plat and corresponding Preliminary Plan documents.

The proposed development is located along the east side of Junefield Avenue and beyond the south terminus of Junedale Drive. The current zones are R-1 One Family Residence District and G-1 Greenbelt District. The proposed zone is PUD Planned Unit Development District.

39 single family detached residential two story basement and "on slab" homes are proposed, in one phase, on lots having a typical width of 60 feet at the front building line along Junefield Avenue and 55 feet at the front building line for lots having access from Junedale Drive. The front, side and rear yard building setbacks are 25 feet, 5 feet and 25 feet respectively. The total width of the side yards is 15 feet.

A five feet wide asphalt path is proposed in the open space which connects a sidewalk along Junedale Drive to an existing asphalt path along Lake Forest Circle Drive.

Two storm water detention basins are proposed to be designed to state and local standards for water quality and rate of runoff.

Attached for your use include the following-

- Three copies of the Zone District Change Plat.
- Three copies of the Legal Description of proposed Zone District Change area.
- Three copies of the Preliminary Plan.
- Three copies of the Preliminary Grading Plan.
- Three copies of the copies of the Site Development Landscape Plan.
- One digital copy of the submittal documentation.
- One copy of the application.

Please call me at 513-260-2362 or email me at rarnold@mspdesign.com when we may further discuss the project.

Sincerely,

McGill Smith Punshon, Inc.

Richard Arnold, LEED AP
Executive Vice President

cc: Brian Hoesl, Maronda Homes
cc: Josh Rexhausen, MSP Design

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VILLAGE OF GREENHILLS
REQUEST FOR PLANNING COMMISSION ACTION

ACTION REQUESTED:

- ○ PUD Revision (refer to GCO Section 1141.17)
- ○ Village Center Review (refer to GCO Section 1137.17)
- ○ Site Plan Review (refer to GCO Section 1151.07)
- ○ Conditional Use Approval (refer to GCO Section 1151.03C)
- ○ Parcel Consolidation/Subdivision (refer to GCO Section 1113.07)
- ● Zone Change (refer to GCO Section 1151.08) ● Preliminary Plan (refer to GCO Section 1141.10)
- ○ Zoning Text Amendment (refer to GCO Section 1151.08)
- ○ Greenbelt District (refer to GCO Section 1139.03)

DATE RECEIVED: _____

NAME OF APPLICANT: Maronda Homes - Brian Hoesl PHONE: 412-838-3818

ADDRESS OF APPLICANT: 11 Timberglen Dr. Imperial, PA 15126 CELL: 513-484-3231

ADDRESS THAT IS SUBJECT OF THIS APPLICATION: 71 Junefield Avenue Cincinnati, Ohio 45218

BOOK/PLAT/PARCEL: 597-0050-0007 CURRENT ZONING: R-1

The following questions must be answered in full. All requested information must be provided before a Planning Commission Meeting will be scheduled.

1. Are you the Property Owner? __ Yes X No. If "No", provide the:

   OWNER'S NAME Greenhills Exempted Village School District

   OWNER'S ADDRESS 825 Waycross Rd. Suite A Cincinnati, Ohio 45240

   OWNER'S PHONE # 513-619-2400 HOME: _____ WORK: _____

2. Describe in detail the specific action you are requesting: (Use reverse side of this form if more space is needed) Preliminary Plan and Zone Change request from R-1 to Planned Unit Development (PUD) for a proposed subdivision development consisting of 39 residential lots and Open Space parcels including detention ponds.

Docusign Envelope ID: 826BC1FF-D14D-8128-81C7-304836E145F1

3. List all Adjacent Property Owners (attached extra sheet if necessary)

NAME	MAILING ADDRESS
-see attached list	

4. Attach 3 sets of drawings that include the information necessary for your request to be processed (Site Plan Review GCO Section 1151.07)

Please Note: drawings must be submitted ~~at least ONE MONTH IN ADVANCE of meeting~~ by July 27, 2026 as discussed with the Municipal Manager to allow sufficient time for Zoning and Planning Officials to review for completeness and any necessary additions/changes received and approved.

5. Have you ever submitted this or a similar request to the Planning Commission __ Yes X No
If 'Yes', what decision was rendered at the time? Please attach documentation.

Applicant Signature DocuSigned by: Brian Horst B9225030228E4D2... Date 7/15/2026 | 15:47:31 EDT

Owner Signature DocuSigned by: Steve Deny 2FF6C8477D3A43... Date 7/15/2026 | 15:43:19 EDT

Zoning Review/Approval to Submit to Planning Commission: _____ (Name/Date)

Forwarded to Planning Commission on _____ (Date).

GREENVIEW PARK, BLOCK A, SECOND SUBDIVISION (PLAT BOOK 78, PAGE 23)

LOT #	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
6	BURRIER, DAVID R. TR.	597-0011-0006	87 JUNEFIELD AVE. CINCINNATI, OH 45219
128	STENGER, DAVID T	597-0011-0057	56 JAPONICA DR. CINCINNATI, OH 45218
129	BURKET, PAUL	597-0011-0058	60 JAPONICA DR. CINCINNATI, OH 45218
153	SUEDKAMP, JUSTINE M	597-0011-0081	89 JUNEDALE DR. C NCINNATI, OH 45218
	SUEDKAMP, JUSTINE M	597-0011-0100	89 JUNEDALE DR. C NCINNATI, OH 45218
164	STEEL, AMY S ELI	597-0011-0087	85 JUNEDALE DR. C NCINNATI, OH 45218
	STEEL, AMY S ELI	597-0011-0101	85 JUNEDALE DR. C NCINNATI, OH 45218
165	BOMBA, ERICD. & ROSE K GIULIANI	597-0011-0088	81 JUNEDALE DR. C NCINNATI, OH 45218
	BOMBA, ERICD. & ROSE K GIULIANI	597-0011-0105	81 JUNEDALE DR. C NCINNATI, OH 45218
166	PAHNI, GAY P	597-0011-0086	77 JUNEDALE DR. CINCINNATI, OH 45218
	PAHNI, GAY P	597-0011-0106	77 JUNEDALE DR. CINCINNATI, OH 45218
167	PEARSO , PAM ELA S	597-0011-0085	63 JAPONICA DR. CINCINNATI, OH 45218
168	MONROE, TIMOTHY S & KIMBERLY S	597-0011-0086	57 JAPONICA DR. CINCINNATI, OH 45218
187	MANTO, PE ER R & JESSICA C	597-0011-0091	53 JAPONICA DR. CINCINNATI, OH 45218
170	SAMUEL, MOIRE I	597-0011-0088	78 JUNEFIELD AVE. CINCINNATI, OH 45219
171	ADAMS, RYAN MATTHEW & KARLY MORGAN FRYE	597-0011-0089	45 JAPONICA DR. CINCINNATI, OH 45218
173	MANN DR, JACQUELINE M	597-0011-0090	41 JAPONICA DR. CINCINNATI, OH 45218

BEECHWOOD ESTATES SUBDIVISION, BLOCK D (PLAT BOOK 91, PAGE 14)

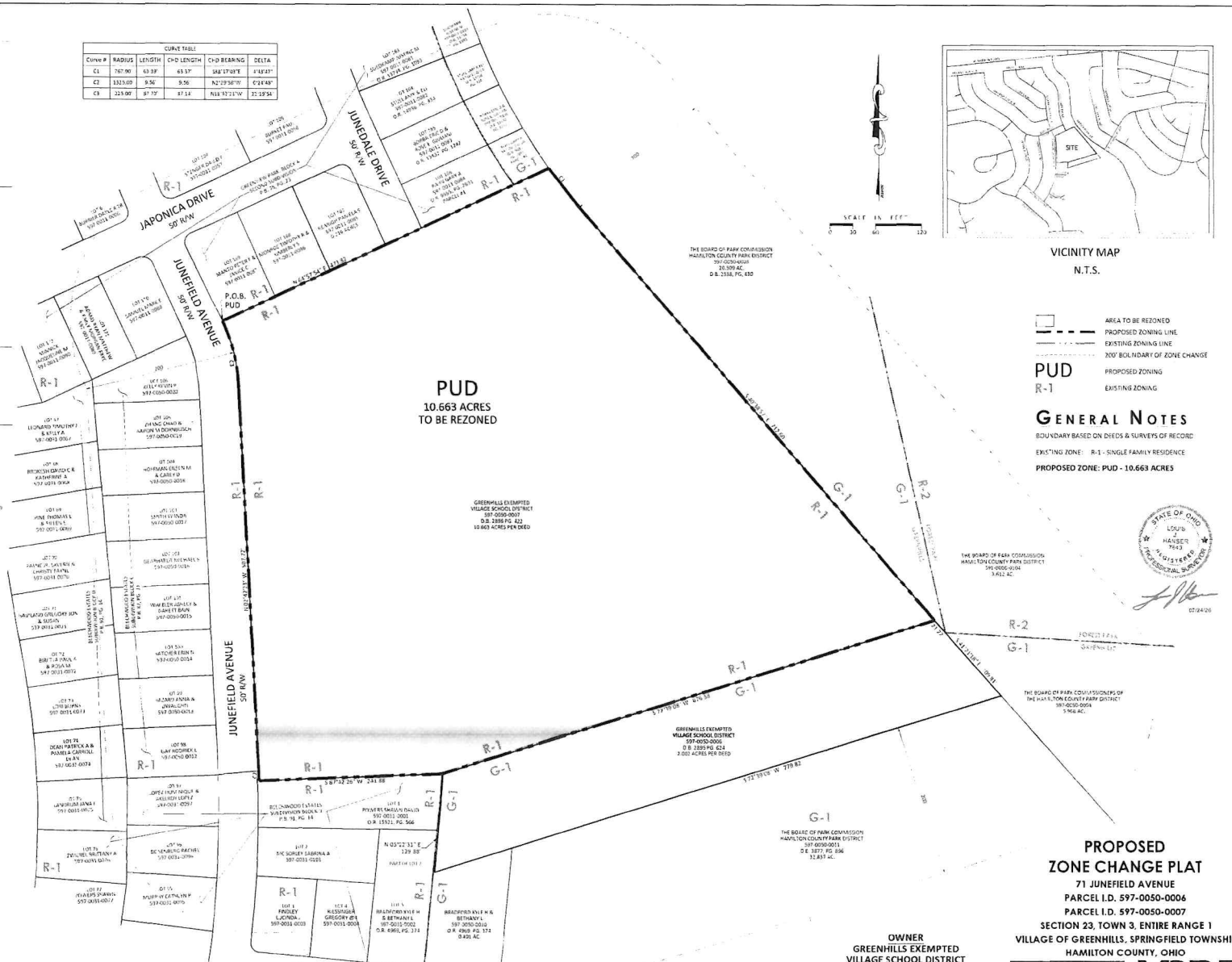
LOT #	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
1	POWERS, SHAWN DAVID	597-0031-0001	33 HANDEL LN. C NCINNATI, OH 45218
2	MCSORLEY, SARAH A A	597-0011-0101	41 JUNEFIELD AVE. CINCINNATI, OH 45218
3	FINLEY, LUCINDA J	597-0031-0003	37 JUNEFIELD AVE. CINCINNATI, OH 45218
4	KLESSINGER, GREGORY ED	597-0031-0004	7950 HOSS RD., DAVOSO, MI 48867
7	MASSEL, JOHN P & ERIN M	597-0031-0007	9 JUSTICIA LN. CINCINNATI, OH 45218
8	KOHORST, DAVID J	597-0031-0008	13 JUSTICIA LN. CINCINNATI, OH 45218
67	LEONARD, TIMOTHY J & KELLY E	597-0031-0067	73 HANDEL LN. C NCINNATI, OH 45218
68	BRUEGH DAVID L & KATHERINE A	597-0031-0068	69 HANDEL LN. CINCINNATI, OH 45218
69	PINE, THOMAS E & EI EEN E	597-0031-0069	65 HANDEL LN. CINCINNATI, OH 45218
70	PAYNE JR., LAWERN & CHRISTY PAYNE	597-0031-0070	61 HANDEL LN. CINCINNATI, OH 45218
71	HAVLAND, GREGORY JOHN & SUSAN	597-0031-0071	57 HANDEL LN. C NCINNATI, OH 45218
72	BRUTTA, PAUL A & ROSA M	597-0031-0072	53 HANDEL LN. C NCINNATI, OH 45218
73	BURNS, LORI	597-0031-0073	49 HAND LN. CINCINNAT, OH 45218
74	DEAN, PATRICK A & PAMELA CARROLL DEAN	597-0031-0074	45 HANDEL LN. CINCINNAT, OH 45218
75	LANDRUM, JANAE	597-0031-0075	41 HANDEL LN. CINCINNAT, OH 45218
76	ZWIEBEL, BRITTANY A	597-0031-0076	37 HANDEL LN. C NCINNATI, OH 45218
77	POWERS, SHAWN	597-0031-0077	33 HANDEL LN. C NCINNATI, OH 45218
95	MURPHY, CATHLIN P	597-0031-0095	38 JUNEFIELD AVE. CINCINNATI, OH 45218
96	BECKENBERG, RACHEL	597-0031-0096	42 JUNEFIELD AVE. CINCINNATI, OH 45218
97	LOPEZ, DOMINIQUE A & KELROY LOPEZ	597-0031-0097	46 JUNEFIELD AVE. CINCINNATI, OH 45214

BEECHWOOD ESTATES SUBDIVISION, BLOCK C (PLAT BOOK 87, PAGE 33)

LOT #	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
98	GAY, PODRICK L	597-0050-0011	50 JUNEFIELD AVE. CINCINNATI, OH 45218
99	HAMAD, ANAS & DAI NIGHN	597-0050-0031	54 JUNEFIELD AVE. CINCINNATI, OH 45218
100	HATCHER, ERIN L	597-0050-0014	58 JUNEFIELD AVE. CINCINNATI, OH 45218
101	WHEELER, ASHLEY & GARETT BAIN	597-0050-0015	62 JUNEFIELD AVE. CINCINNATI, OH 45218
102	GERARDOT, NICHOLAS S	597-0050-0016	64 JUNEFIELD AVE. CINCINNATI, OH 45218
103	SMITH, IVAN DA	597-0050-0017	68 JUNEFIELD AVE. CINCINNATI, OH 45214
104	HOFFMAN, EILEEN M & CAREY D	597-0050-0018	68 JUNEFIELD AVE. CINCINNATI, OH 45218
105	ZHANG, CHAO & AARON M DOMBUSCH	597-0050-0019	70 JUNEFIELD AVE. CINCINNATI, OH 45214
106	KELLY, RYAN P	597-0050-0020	74 JUNEFIELD AVE. CINCINNATI, OH 45219

	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
	THE BOARD OF PARK COMMIS ON HAMILTON COUNTY PARK DISTRICT	591-0006-0101	10245 WINTON RD. CINCINNATI, OH 45231
	BRACHOP 3, KYLE M & BETHANY L	597 0031 0002	10 JUSTICIA LN. CINC NNAT , OH 45218
	THE BOARD OF PARK COMMIS ON HAMILTON COUNTY PARK DISTRICT	597 0050 0003	10245 WINTON RD. CINCINNATI, OH 45231
	THE BOARD OF PARK COMMIS ON HAMILTON COUNTY PARK DISTRICT	597-0050-0004	10245 WINTON RD. CINCINNATI, OH 45231
	BRADFORD, KYLE H & BETHANY L	597 0050 0010	10 JUSTICIA LN. CINC NNAT , OH 45218
	THE BOARD OF PARK COMMIS ON HAMILTON COUNTY PARK DISTRICT	597 0050 0011	10245 WINTON RD. CINCINNATI, OH 45231
	POWERS, MARY R. TR.	597 0050 0102	8805 R V. PI RUN, WA . OH 5314, OH 45069

CURVE TABLE					
Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	767.90	63.39'	63.37'	S88°17'08"E	4°43'47"
C2	1325.00	9.56'	9.56'	N2°29'38"W	0°24'49"
C3	225.00'	87.75'	87.14'	N18°32'21"W	22°19'54"



VICINITY MAP
N.T.S.

SCALE IN FEET
0 30 60 120

AREA TO BE REZONED
PROPOSED ZONING LINE
EXISTING ZONING LINE
200' BOUNDARY OF ZONE CHANGE
PUD PROPOSED ZONING
R-1 EXISTING ZONING

GENERAL NOTES

BOUNDARY BASED ON DEEDS & SURVEYS OF RECORD

EXISTING ZONE: R-1 - SINGLE FAMILY RESIDENCE

PROPOSED ZONE: PUD - 10.663 ACRES

STATE OF OHIO
LOUIS A. HAYSER
7643
REGISTERED SURVEYOR

07/24/26

OWNER
GREENHILLS EXEMPTED
VILLAGE SCHOOL DISTRICT
825 WAYCROSS ROAD, SUITE A
CINCINNATI, OH 45240

APPLICANT
MARONDA HOMES
11 TIMBERGLEN DRIVE
IMPERIAL, PA 15126

PROPOSED ZONE CHANGE PLAT

71 JUNEFIELD AVENUE
PARCEL I.D. 597-0050-0006
PARCEL I.D. 597-0050-0007
SECTION 23, TOWN 3, ENTIRE RANGE 1
VILLAGE OF GREENHILLS, SPRINGFIELD TOWNSHIP
HAMILTON COUNTY, OHIO

Date	JULY 23, 2026
Scale	1" = 60'
Drawn By	LHS Proj. Mgr. LH
Survey Database	26412
DWG	26412013-ZON
X Ref(s)	
Project Number	26412.01
File No 26412	Sheet No 1 / 1

MSP DESIGN
McGill Smith Punshon
• Architecture
• Engineering
• Landscape Architecture
• Planning
• Surveying
3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

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DESCRIPTION FOR: **MARONDA HOMES**

LOCATION: **71 Junefield Avenue, Springfield Township, 10.663 Acres**
Existing Zone: R-1
Proposed Zone: PUD, Planned Unit Development

Situate in Section 23, Town 3, Entire Range 1, Village of Greenhills, Springfield Township, Hamilton County, Ohio, being a 10.663 acre tract conveyed to Greenhills Exampted Village School District (Parcel No. 597-0050-0006) by Deed Book 2895, Page 634, Hamilton County, Ohio Recorder's Office, and being more particularly described as follows:

BEGINNING at the southwest corner of Lot 169 of Greenview Park, Block A, Second Subdivision as recorded in Plat Book 78, Page 23, Hamilton County, Ohio Recorder's Office, being a point in the east Right-of-Way of Junefield Avenue (a 50-foot Public Right-of-Way), and being a point in the Proposed Zoning Line;

Thence, with the Proposed Zoning Line, with the south line of said Greenview Park, Block A, Second Subdivision, and in part with the lands conveyed to Gary R. Rahn by Official Record 9655, Page 2891, Hamilton County, Ohio Recorder's Office, North 64°57'54" East, 473.82 feet to a point in the westerly line of a 20.509 acre tract conveyed to The Board of Park Commission Hamilton County Park District (Parcel No. 597-0050-0003) by Deed Book 2538, Page 430, Hamilton County, Ohio Recorder's office;

Thence, with the Proposed Zoning Line, with the westerly line of said 20.509 acre tract, the following two (2) courses and distances:

1. Along an arc deflecting to the left, having a radius of 767.90 feet, an arc length of 63.39 feet, a delta angle of 04°43'47", the chord of said arc bears South 38°17'03" East, 63.37 feet to a point;
2. South 40°38'57" East, 712.60 feet to the northeast corner of a 2.002 acre tract conveyed to Greenhills Exempted Village School District (Parcel No. 591-0050-0006) by Deed Book 2895, Page 624, Hamilton County, Ohio Recorder's Office;

Thence, with the Proposed Zoning Line and with the north line of said 2.002 acre tract, South 72°39'08" West, 676.58 feet to a point in the easterly line of Beechwood Estates Subdivision, Block D recorded in Plat Book 91, Page 14, Hamilton County, Ohio Recorder's Office;

northerly

Thence, with the Proposed Zoning Line and with the easterly line of said Beechwood Estates Subdivision, Block D, South 87°42'26" West, 241.88 feet to a point in the east Right-of-Way of said Junefield Avenue;

Thence, with the Proposed Zoning Line, with the east Right-of-Way of said Junefield Avenue, and in part with the east line of Beechwood Estates Subdivision, Block C, as recorded in Plat Book 87, Page 33, Hamilton County, Ohio Recorder's Office, the following three (3) courses and distances:

1) Along an arc deflecting to the left, having a radius of 1325.00 feet, an arc length of 9.56 feet, a delta angle of 00°24'48", the chord of said arc bears North 02°29'58" West, 9.56 feet to the southeast corner of said Beechwood Estates Subdivision, Block C;
2) North 02°42'23" West, 507.72 feet to a point;

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

MSP DESIGN

3) Along an arc deflecting to the left, having a radius of 225.00 feet, an arc length of 87.70 feet, a delta angle of 22°19'54", the chord of said arc bears North 13°52'21" West, 87.14 feet the **POINT of BEGINNING**.

Containing 10.663 acres of land.

The above description was prepared from a Zoning Plat by McGill Smith Punshon, Inc. dated July 23, 2026.

I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.

07/24/26

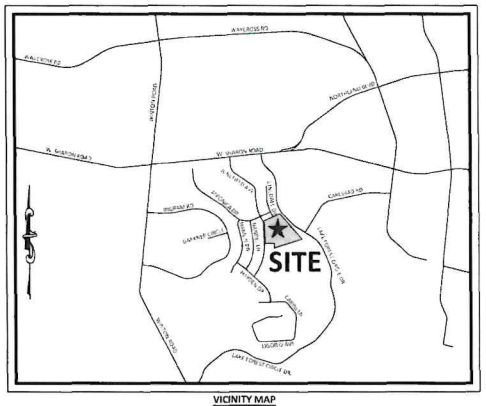
Louis J Hanser P.S. #7843



Prepared by: McGill Smith Punshon, Inc.
Date: July 23 2026
MSP No.: 26412.01

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

MSP DESIGN



VICINITY MAP
NTS

PROJECT DESCRIPTION:

THE DEVELOPMENT OF 39 SINGLE FAMILY DETACHED HOMES IN THE PLANNED UNIT DEVELOPMENT. THE ANTICIPATED TOTAL POPULATION IS 156.

WATER SERVICE IS TO BE PROVIDED BY THE GREATER CINCINNATI WATER WORK.

SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI.

TWO STORM WATER DETENTION AREAS ARE PROPOSED TO PROVIDE STORM WATER QUALITY AND QUANTITY CONTROL PURSUANT TO LOCAL AND STATE REGULATIONS.

A FIVE FEET WIDE ASPHALT PATH IS PROPOSED IN OPEN SPACE LOT 41 FROM JUNEDALE DRIVE TO THE WEST TERMINUS OF THE EXISTING ASPHALT PATH.

ALL OPEN SPACE AND STORMWATER DETENTION AREAS WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION WITH A YEARLY FEE, MANAGED BY THE DEVELOPER AND EVENTUALLY TURNED OVER TO RESIDENTS.

THE NEAREST FIRE STATION IS APPROXIMATELY ONE MILE AWAY LOCATED AT 11000 WINTON ROAD.

THE WINTON WOODS ELEMENTARY SCHOOL IS LOCATED AT 147 FARRAGUT ROAD GREENHILLS, OHIO. THE WINTON WOODS MIDDLE AND HIGH SCHOOLS ARE LOCATED AT 1331 WEST KEMPER ROAD, FOREST PARK, OHIO.

EXISTING ZONE: R-1 SINGLE FAMILY RESIDENCE
G-1 - GREENBELT DISTRICT
PROPOSED ZONE: PUD - 12.665 ACRES

ZONE SITE ACREAGE: 12.665 AC.

R-PUDPARCELS:
PARCEL I.D. 597-0050-0006
PARCEL I.D. 597-0050-0007

AREA OF DEVELOPMENT: 12.665 ACRES
AREA OF OPEN SPACE: 3.800 ACRES
PERCENTAGE OF OPEN SPACE: 30 %
THE PROJECT WILL BE DEVELOPED IN ONE PHASE.

MINIMUM REQUIREMENTS FOR SINGLE-FAMILY DETACHED HOME LOTS PER ZONE R-PUD

AREA	6,800 SF
WIDTH LOTS 1-10	60 Ft
WIDTH LOTS 11-39	55 Ft
FYSB LOTS 1-10	35 Ft
FYSB LOTS 11-39	25 Ft
RYSB	25 Ft
SYSB	5 Ft
TOT SYSB	15 Ft
CORNER WIDTH	75 FT

SOIL SURVEY DATA

Map Unit Symbol	Map Unit Name
BoE	Bonnell silt loam, 25 to 35 percent slopes
Gn	Genesee loam, occasionally flooded
JoR1B2	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes, eroded
MnC2	Miamian silt loams, 8 to 15 percent slopes, eroded
UfAXC	Urban land-Alfic Udarents complex, fragipan substratum over till, 0 to 12 percent slopes
UrUXC	Urban land-Udorthents complex, 0 to 12 percent slopes
UtAXC	Urban land-Alfic Udarents complex, loamy substratum over till, 0 to 12 percent slopes

OWNER

GREENHILLS EXEMPTED
VILLAGE SCHOOL DISTRICT
825 WAYCROSS ROAD, SUITE A
CINCINNATI, OH 45240

APPLICANT

MARONDA HOMES
11 TIMBERGLEN DRIVE
IMPERIAL, PA 15126

CURVE TABLE

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	757.00'	63.35'	63.17'	S35°17'03"E	4°47'47"
C2	1325.00'	9.56'	9.56'	N7°29'58"W	0°24'48"
C3	225.00'	87.30'	87.14'	N12°53'21"W	22°13'54"

GREENVIEW PARK, BLOCK A, SECOND SUBDIVISION (PLAT BOOK 78, PAGE 23)

LOT #	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
6	BURBER, DAYLE R, TR.	597-0011-0006	82 JUNEFIELD AVE CINCINNATI, OH 45218
108	STENGER, DAVID F	597-0011-0057	56 JAPONICA DR. CINCINNATI, OH 45218
109	BURKET, PAUL	597-0011-0058	60 JAPONICA DR. CINCINNATI, OH 45218
163	SUEDKAMP, JUSTINE M	597-0011-0081	89 JUNEDALE DR CINCINNATI, OH 45218
	SUEDKAMP, JUSTINE M	597-0011-0103	89 JUNEDALE DR CINCINNATI, OH 45218
164	STULL, AMY & ELI	597-0011-0082	85 JUNEDALE DR CINCINNATI, OH 45218
	STULL, AMY & ELI	597-0011-0104	85 JUNEDALE DR CINCINNATI, OH 45218
165	BORBA, ERIC D. & ROSE E GIULIANI	597-0011-0083	81 JUNEDALE DR CINCINNATI, OH 45218
	BORBA, ERIC D. & ROSE E GIULIANI	597-0011-0105	81 JUNEDALE DR CINCINNATI, OH 45218
166	RAHN, GARY R	597-0011-0084	77 JUNEDALE DR CINCINNATI, OH 45218
	RAHN, GARY R	597-0011-0106	77 JUNEDALE DR. CINCINNATI, OH 45218
167	REARDON, PAMELA E	597-0011-0085	61 JAPONICA DR. CINCINNATI, OH 45218
168	MONROE, TIMOTHY R & KIMBERLY S	597-0011-0086	57 JAPONICA DR. CINCINNATI, OH 45218
169	MANTO, PETER F & JANICE C	597-0011-0087	53 JAPONICA DR. CINCINNATI, OH 45218
170	SAMUEL, MARK E	597-0011-0088	78 JUNEFIELD AVE. CINCINNATI, OH 45218
171	ADAMS, RYAN MATTHEW & MARY MORGAN FRYE	597-0011-0089	45 JAPONICA DR. CINCINNATI, OH 45218
172	MINNICK, JACQUELINE M	597-0011-0090	41 JAPONICA DR. CINCINNATI, OH 45218

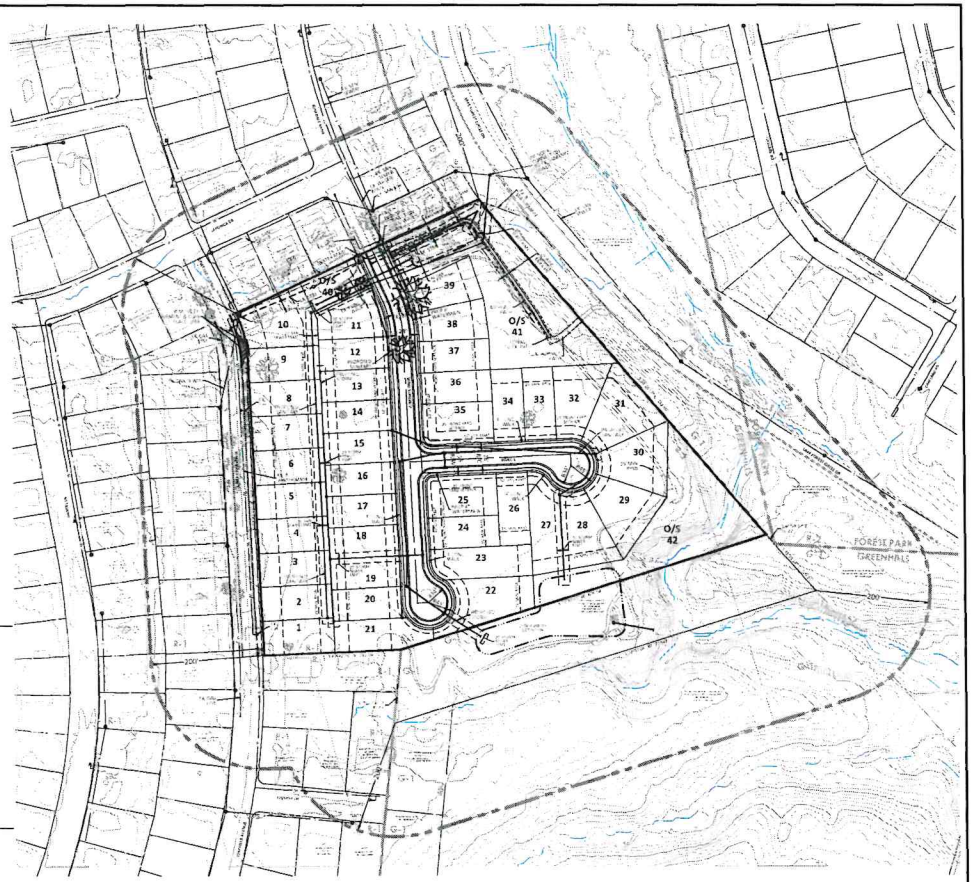
BEECHWOOD ESTATES SUBDIVISION, BLOCK D (PLAT BOOK 91, PAGE 14)

LOT #	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
1	POWERS, SHAWN DAVID	597-0031-0001	33 HANDEL LN. CINCINNATI, OH 45218
2	MCSORLEY, SABRINA A	597-0031-0103	41 JUNEFIELD AVE CINCINNATI, OH 45218
3	FINDLEY, LUCINDA J	597-0031-0003	37 JUNEFIELD AVE. CINCINNATI, OH 45218
4	RIESSINGER, GREGORY @4	597-0031-0004	2950 LYONS RD., OWOSSO, MI 48867
7	MAISEL, JOHN P & ERIN M	597-0031-0007	9 JUSTICIA LN. CINCINNATI, OH 45218
8	KOHORST, DAVID J	597-0031-0008	13 JUSTICIA LN. CINCINNATI, OH 45218
67	LEONARD, TIMOTHY J & KELLY A	597-0031-0067	73 HANDEL LN. CINCINNATI, OH 45218
68	BROESKAMP, DAVID C & KATHERINE A	597-0031-0068	69 HANDEL LN. CINCINNATI, OH 45218
69	PINE, THOMAS E & EILEEN E	597-0031-0069	65 HANDEL LN. CINCINNATI, OH 45218
70	PAYNE JR., LAVERN & CHRISTY PAYNE	597-0031-0070	61 HANDEL LN. CINCINNATI, OH 45218
71	HAYLAND, GREGORY JON & SUSAN	597-0031-0071	57 HANDEL LN. CINCINNATI, OH 45218
72	BIRETTA, PAUL A & ROSA M	597-0031-0072	53 HANDEL LN. CINCINNATI, OH 45218
73	BURNS, LORI	597-0031-0073	49 HANDEL LN. CINCINNATI, OH 45218
74	DEAN, PATRICK A & PAMELA CARROLL DEAN	597-0031-0074	45 HANDEL LN. CINCINNATI, OH 45218
75	LANDRUM, JANA F	597-0031-0075	41 HANDEL LN. CINCINNATI, OH 45218
76	ZWEIBEL, BRITTANY A	597-0031-0076	37 HANDEL LN. CINCINNATI, OH 45218
77	POWERS, SHAWN	597-0031-0077	33 HANDEL LN. CINCINNATI, OH 45218
95	MURPHY, CAITLYN P	597-0031-0095	28 JUNEFIELD AVE. CINCINNATI, OH 45218
96	DE SCHBERG, RACHEL	597-0031-0096	42 JUNEFIELD AVE. CINCINNATI, OH 45218
97	LOPEZ, DOMINIQUE & AKELROY LOPEZ	597-0031-0097	46 JUNEFIELD AVE. CINCINNATI, OH 45218

BEECHWOOD ESTATES SUBDIVISION, BLOCK C (PLAT BOOK 87, PAGE 33)

LOT #	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
98	GAY, RODRICK L	597-0050-0012	60 JUNEFIELD AVE. CINCINNATI, OH 45218
99	HAZARD, ANNA & D'VAUGHN	597-0050-0013	54 JUNEFIELD AVE. CINCINNATI, OH 45218
100	HATCHER, ERIN N	597-0050-0014	58 JUNEFIELD AVE. CINCINNATI, OH 45218
101	WHEELER, ASHLEY & GARETT GAIN	597-0050-0015	62 JUNEFIELD AVE. CINCINNATI, OH 45218
102	GEARHARDT, MICHAEL S	597-0050-0016	64 JUNEFIELD AVE. CINCINNATI, OH 45218
103	SMITH, WANDA	597-0050-0017	66 JUNEFIELD AVE. CINCINNATI, OH 45218
104	HOFFMAN, ELLEN M & CAREY D	597-0050-0018	68 JUNEFIELD AVE. CINCINNATI, OH 45218
105	ZHANG, CHAD & AARON M CORNBUSCH	597-0050-0019	70 JUNEFIELD AVE. CINCINNATI, OH 45218
106	KELLY, KEVIN P	597-0050-0020	74 JUNEFIELD AVE. CINCINNATI, OH 45218

	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
	THE BOARD OF PARK COMMISSION HAMILTON COUNTY PARK DISTRICT	591-0006-0104	10245 WINTON RD. CINCINNATI, OH 45231
	BRADFORD, KYLE H & BETHANY L	597-0031-0002	10 JUSTICIA LN. CINCINNATI, OH 45218
	THE BOARD OF PARK COMMISSION HAMILTON COUNTY PARK DISTRICT	597-0050-0003	10245 WINTON RD. CINCINNATI, OH 45231
	THE BOARD OF PARK COMMISSION HAMILTON COUNTY PARK DISTRICT	597-0050-0004	10245 WINTON RD. CINCINNATI, OH 45231
	BRADFORD, KYLE H & BETHANY L	597-0050-0010	10 JUSTICIA LN. CINCINNATI, OH 45218
	THE BOARD OF PARK COMMISSION HAMILTON COUNTY PARK DISTRICT	597-0050-0011	10245 WINTON RD. CINCINNATI, OH 45231
	POWERS, MARY R. TR.	597-0050-0102	8800 REVERE RUN, WEST CHESTER, OH 45069



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MSP DESIGN
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Architecture
Engineering
Landscape Architecture
Planning
Surveying
3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	RA
Drawn By	NAK
DWG	26412014-PRE-00
X-Ref(s)	26412004-GIS Submitted_GREENHILLS_Survey

Issue/Revision	No.	Date

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GREENBELT GROVE

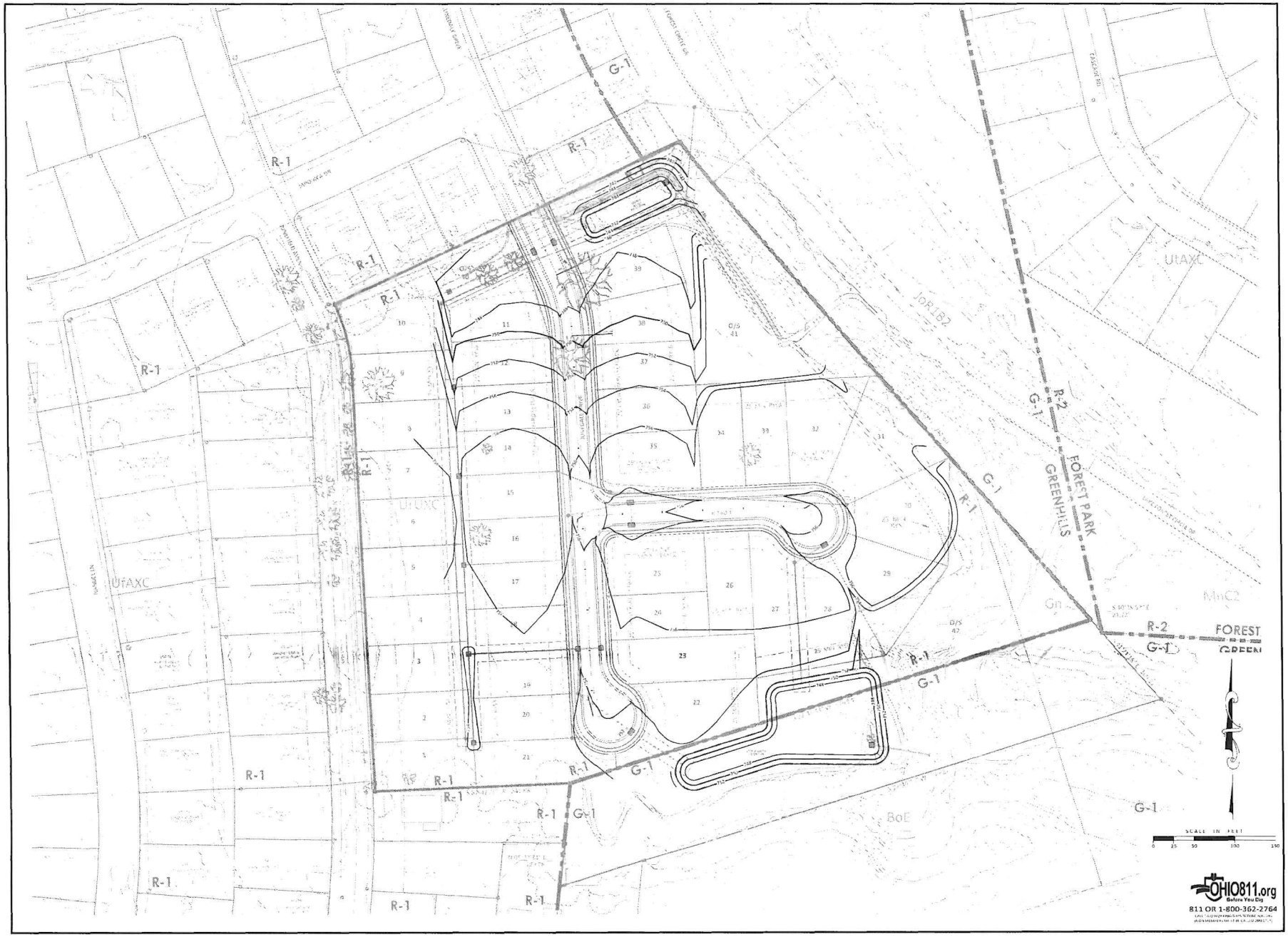
71 JUNEFIELD AVENUE
PARCEL I.D. 597-0050-0006
PARCEL I.D. 597-0050-0007
SECTION 23, TOWN 3, ENTIRE RANGE 1
VILLAGE OF GREENHILLS, SPRINGFIELD TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title

PRELIMINARY PLAN

Project Number	26412.01
Drawing Scale	1" = 100'
Sheet Number	1/1
File Number	26412

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Surveying
3760 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	RA
Drawn By	NAK
DWG	26412014-PRE-00
X-Ref(s)	26412004-GIS
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Issue/Revision	No.	Date

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GREENBELT GROVE

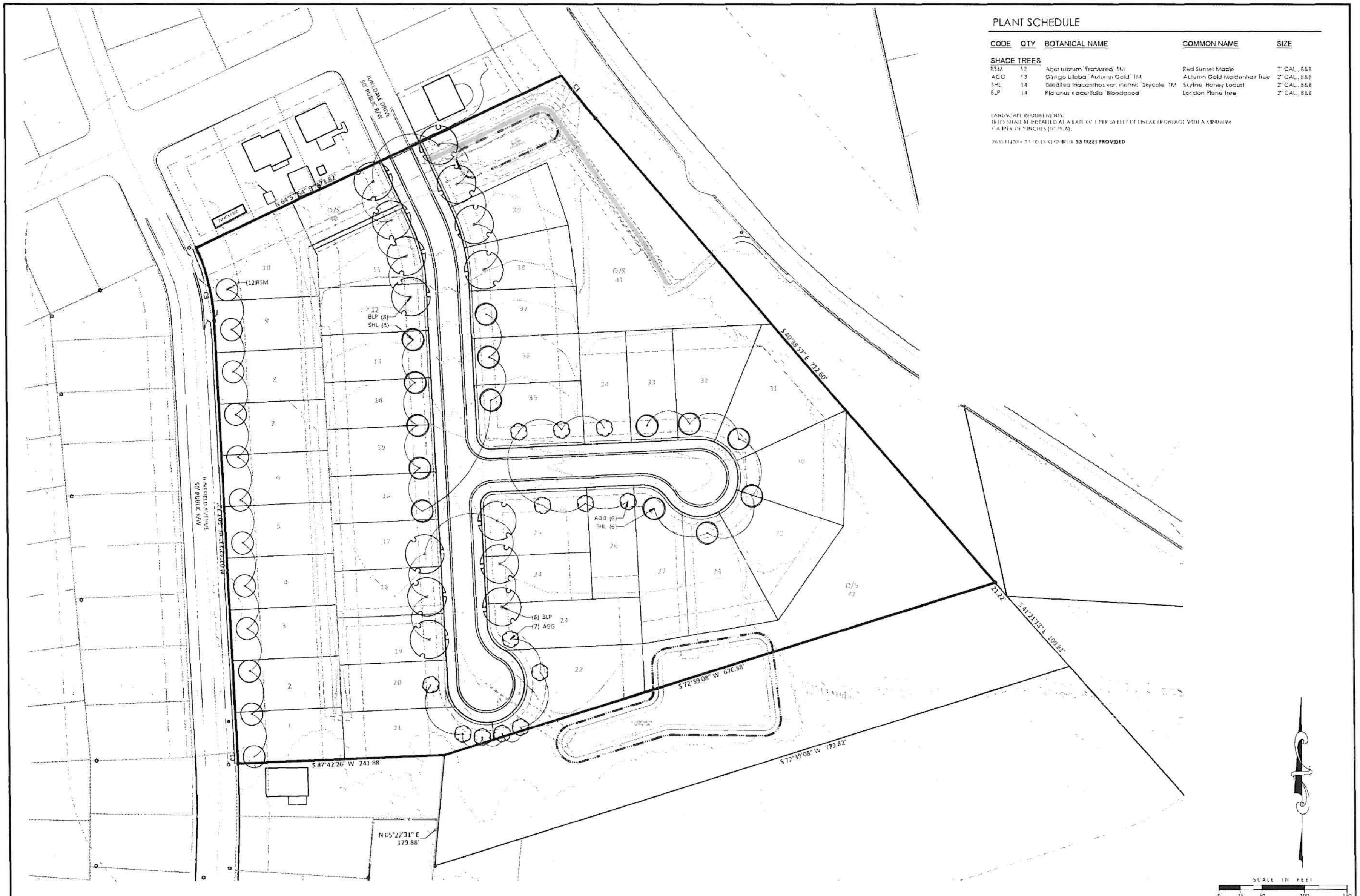
71 JUNEFIELD AVENUE
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PARCEL I.D. 597-0050-0007
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HAMILTON COUNTY, OHIO

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Sheet Title

PRELIMINARY GRADING PLAN

Project Number	26412.01
Drawing Scale	1" = 50'
Sheet Number	1/1
File Number	26412



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES				
RSM	12	Acer rubrum 'Franksred' TM	Red Sunset Maple	2" CAL., B&B
AGG	13	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2" CAL., B&B
SHL	14	Gleditsia triacanthos var. inermis 'Skycole' TM	Skyline Honey Locust	2" CAL., B&B
BLP	14	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2" CAL., B&B

LANDSCAPE REQUIREMENTS:
TREES SHALL BE INSTALLED AT A RATE OF 1 PER 50 FEET OF LINEAR FRONTAGE WITH A MINIMUM CALIPER OF 2 INCHES (10.29.A).

2635 LF/50 = 53 TREES REQUIRED. **53 TREES PROVIDED**

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■ Engineering
■ Landscape Architecture
■ Planning
■ Surveying
3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	RA
Drawn By	LB
DWG	26412C06-PLA
X-Ref(s)	---

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GREENBELT GROVE

71 JUNEFIELD AVENUE
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HAMILTON COUNTY OHIO

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Sheet Title

LANDSCAPE PLAN

Project Number	26412.01
Drawing Scale	1" = 50'
Sheet Number	L301
File Number	26412