

**CHARTER TOWNSHIP OF LYON
RESIDENTIAL DEVELOPMENT
UPDATE - DECEMBER 15, 2015**

NAME OF DEVELOPMENT	GENERAL LOCATION	LAND AREA (acres)	NUMBER OF LOTS OR UNITS		WASTE WATER TREATMENT SYSTEM	STATUS/NOTES	CONTACT PERSON(S) & PHONE NO.	ANTICIPATED BUILDOUT	PROJECTIONS
			PLANNING APPROVAL	BUILT OR PERMITTED					
Arbors of Lyon	N of Pontiac Tr, E of Martindale Rd	27.25	60	60	Sanitary Sewer	Approved	VanOyen (Tony): (248) 437-0261	2014	Not Applicable
Asbury Hill Condominiums	S of Grand River, W of Martindale Rd	13.77	7 attached & 52 sf detached	0 SF and 7 MF (1 four-unit and 1 three-unit)	Sanitary Sewer	Revised plan has been approved. Jack Healy is the builder/developer.	Healy Homes: (248) 684-1699 & trudy@healyhomes.com	Unknown	2016: 25 units
Cambrian of Lyon	52367 Ten Mile Road, between Johns and Chubb Roads	4.419	56-unit assisted living facility (44 additional units proposed in phase 2)	0	Sanitary Sewer	Approved -- Assisted Living Facility	Nick Mancinelli: (734) 637-5640	Phase 1 (56-unit facility) in 2014. Phase 2 (44-unit addition) unknown.	56-unit assisted living facility to be opened in summer 2016
Carriage Club PD	S of 11 Mi, E of Martindale Rd	150	251	251	Sanitary Sewer	Approved	Healy Homes: (248) 684-1699	2015	Not Applicable
Currie Estates Phase 1	Kettle Lake Rd, S of 9 Mile	16.17	7	5	Septic System	Approved	Allen Young	2 units remaining, but buildout time unknown.	Unknown
Elkow Planned Development	N of 11 Mi, W of Spaulding	602.4	571 SF and 78 MF (Duplex units)		Sanitary Sewer	Approved			
a. The Glens at Crystal Creek	W of Milford, N of 11 Mi	32.16	36	36	Sanitary Sewer	Approved	Paul Elkow: (800) 594-7544	Done.	N/A
b. The Heights at Elkow Farms	N of 11 Mi, W of Spaulding	152.19	208	92	Sanitary Sewer	Approved	Paul Elkow: (800) 594-7544	2017, at a rate of 29/year from 2014-2017	2015: 10; 2016: 4
c. The Villas at Crystal Creek	E of Spaulding Rd, N of 11 Mi	46.59	78 (38 SF and 40 Duplex)	36 SF and 26 Duplex	Sanitary Sewer	Approved	Paul Elkow: (800) 594-7544 Healy Homes (duplex units)	2 SF done in 2014. Unknown buildout for remaining 7 duplex buildings (14 units).	2014: 2 single family and 3 duplex units; 2015: 10 duplex units
d. Home Farms (Elkow PD)	W of S Hill Rd, between 11 & 12 Mi	200.13	252	0	Sanitary Sewer	No action yet	Paul Elkow: (800) 594-7544	Several years away from starting.	N/A
e. Crystal Creek South	South side of 11 Mile, west of Milford Rd.	79.3	79	0	Sanitary Sewer	No action yet	Greg Windingland/Lombardo (586) 781-2364		Development will be brought on line in 2016 but none will be completed until 2017
Enclaves of Lyon	SW corner of 10 Mi. and Napier	50.23	54 SF and 1 Outlot	0	Sanitary Sewer	Approved	Soave Properties Realtor: (248) 444-2293		2016: Approx. 13, based on no. of water capital charges purchased
Hunter Ridge Estates	N of 8 Mi, E of Chubb Rd	35	8	7	Individual	Approved	Unknown	1 unit remaining, but buildout time unknown.	Unknown
Kirkway Estates PD	N of 9 Mile Rd. E of Chubb Rd.	122.2	125	83	Sanitary Sewer	Approved	Pinnacle: (248) 449-4000 Howard Fingeroot	2016 or 2017	32 lots remain to be built on; uncertain about build-out in 2016
Lyon Meadows	N of 12 Mi, W of Spaulding Rd	5.9	5	4	Individual	Approved	Unknown	1 unit remaining, but buildout time unknown.	Unknown
Maynard Meadows	W side of Pontiac Trail, S of City	7.46	11	0	Sanitary Sewer	Approved	CLAY Development Co./ Nick Mancinelli		2016: 11 units
Mill River	Milford Rd, N. of Twelve Mile Rd	189.05	264 MF, 74 duplexes, 97 large lot SF Units, 56 small lot SF Units, 42,000 s.f. office, 25,000 s.f. Day Care Center, 27,000 s.f. Library		Sanitary Sewer	Consent Judgment--now under the control of Lombardo and others			
a. Abbey Park at Mill River	West Side of Milford Road, N. of Twelve Mile	9.87	150	150	Sanitary Sewer			Done.	N/A
b. Oakmonte at Mill River		1.87	66 MF	66	Sanitary Sewer		RTI Property Mgmt.: (810) 991-1235	Done.	N/A

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c. Reflections at Mill River		14.59	74 Duplexes	32	Sanitary Sewer		Lombardo Homes: (586) 781-2364	Buildout 2017/2018	2015: 2 duplex units; 2016: 18 duplex units
d. Trailside at Mill River		34.96	97 SF Units (large lot)	47	Sanitary Sewer		Lombardo Homes: (586) 781-2364	Phase 1 (47 units done); Phase 2 under construction.	2015: 17 units; 2016: 1.5 units/month
e. Cottages at Mill River		11.43	56 SF Units (small lot)	46	Sanitary Sewer		Palazzolo Brothers: (586) 739-9162	Buildout likely in 2016, at a rate of about 10/year.	10 SF
f. Oakmonte Estates at Mill River		24.07	69 SF Units (small lot)	69	Sanitary Sewer		Nick Mancinelli: (734) 632-1180	Buildout by the end of 2015 (about 33/year)	Sold Out
Oak Grove Condominium	N of 10 Mile Rd. E of Milford Rd	21.9	12 SF	11	Septic System	Approved	Unknown	1 unit remaining, but buildout time unknown.	Unknown
The Orchards of Lyon PD	New Hudson, W of Milford Rd	124.7	100 SF/240 MF	90 SF/240 MF	Sanitary Sewer	Approved--current builder is Healy Homes	Healy Homes: (248) 684-1699	Unknown buildout for remaining 10 SF homes.	Unknown
The Orchards of Lyon II PD	New Hudson, W of Milford Rd	73.9	249 SF	94	Sanitary Sewer	Approved	Pulte Homes: (877) 875-2713	2018, at a rate of 35-40 per year	2014: 25 units; 2015: 70 units; 2016: 45 units (110 will be left)
Pinehurst Planned Development	N of 10 Mile, E of Martindale	151.63	275	223	Sanitary Sewer	Approved--Pulte is current builder	Pulte: (877) 875-2713	2017	2015: 43 SF; 2016: 38 SF (14 will be left)
Ponds (The) Condominiums	N of 12 Mi, W of Milford Rd	31.07	24	22	Individual	Approved	Paul Elkow: (248) 891-6220	1 in 2014 and the other is unknown (land contract)	1 SF
Rathmor Park Phase 1 & 2	NW corner of 10 Mile and Napier Rd.	79.86	95 SF	16	Sanitary Sewer	Development underway; 16 lots sold by November 1, 2015	Hunter Pasteur: (248) 305-7100	Unknown	2015: 21 units; 2016: 24 units
Riverwood Estates	N. of 10 Mi, btw Milford Rd. and Currie Rd.	180.63	223 SF proposed at Preliminary Review.	0	Sanitary Sewer	Approved	Gordon Folmer and Marc O'Rourke	5-7 year process, so a buildout of 2018-2020.	2016: 30 units
Saddle Creek PD	W of Pontiac Tr, N of City of South Lyon	176.97	252	142	Sanitary Sewer	Approved--Babcock Homes is completing its work, then project will be taken over by Lombardo	Lombardo Homes: (586) 781-2364 On-site: (248) 266-2764	2019-2020, at a rate of 25 per year. Phase 1 had 81 lots, Phase 2 had 19, Phase 3 will have 42, and Phases 4-6 will have 110.	2015: 21 units; 2016: 24 units
Spring Meadows	S. side of Pontiac Trail, W of Milford Rd.	7.25	29 SF proposed in October 2013	0	Sanitary Sewer	Approved	Robertson Bros. Tim Loughrin: (248) 282-1432	Unknown	2016: 12 units; 2017: 17 units
Stoneleigh PD	S of 10 Mi, east of Milford	59.18	70	40	Sanitary Sewer	Approved	Hunter Pasteur: (248) 305-7100	2016	2015: 40 units; 2016: 4 units
Stoneleigh East PD	S side of 10 Mile, east of Milford Rd.	33.84	43	0	Sanitary Sewer	Approved	Hunter Pasteur: (248) 305-7100	Unknown	2016: 0 units
Stoneleigh West PD	S. side of 10 Mile Rd., W of Milford Rd.	43	52 SF proposed at Preliminary Review	0	Sanitary Sewer	Applicant: Ten and Milford Investment Group LLC		Unknown	2016: 25 units
Tanglewood PD	Bounded by 10 Mi, Chubb, 9 Mi & Currie Rd	445.33	302 SF & 47 MF & 3 Outlots	301 SF & 47 MF & 3 Outlots	Tanglewood Sanitary Sewer	Approved	Timothy Patrick Homes: (248) 396-6458	1 lot left, to be finished by 2014	1 SF
Tanglewood Greenbrier PD	Bounded by 10 Mi, Chubb, 9 Mi & Currie Rd	52.9	99 SF & 1 Outlot	31	Tanglewood Sanitary Sewer	Approved	David Graham - Pulte (248) 988-5063	2017	2015: 21 units; 2016: 26 units (53 will be left)
Timber Trail Condominiums	W of Martindale Rd, N of 11 Mi	11.5	10 SF	9	Sanitary Sewer	Approved	Timothy Patrick Homes: (248) 396-6458	1 lot left, to be finished by 2014	1 SF
Twin Pines	W of Martindale Rd, S of Grand River	24.04	10 Duplex & 82 SF	10 Duplex & 33 SF	Sanitary Sewer	Approved but being redeveloped by Rick Elkow	Rick Elkow: (248) 417-8594	2016, at a rate of about 16/year from 2014-2016	2015: 18 units; 2016: 18 units
White Horse Lake Condominiums	W of Johns Rd, S of 12 Mi	38.5	11 SF	6	Common	Approved	Unknown	Unknown	Unknown
Woodwind Planned Development	N of 10 Mi, btw Milford & Johns Rd	588.79	278 SF/ 116 attached condos/ 24 duplex condos		Sanitary Sewer	Approved			

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a. Walnut Creek Estates	(east)	55.36	60	33	Sanitary Sewer	Approved--many different builders, including Timothy Patrick Homes, Healy Homes	Timothy Patrick Homes: (248) 396-6458	Unknown, as there are many builders. The rate has been about 10/year.	10 SF per year
b. Woodwind Glen	(west)	103.03	68	54	Sanitary Sewer	Approved--current builders are Healy Homes and Soave	Healy Homes: (248) 684-1699	Unknown buildout for 14 units (2-duplex and 3 quadplex) remaining.	Unknown
c. Woodwind Village	(center)	44.03	89	89	Sanitary Sewer	Approved --completed by Healy and Soave	Healy Homes: (248) 684-1699	Done.	N/A
d. Woodwind North	North of Elementary School		45	45	Sanitary Sewer	Approved	Gordon Folmer and Marc O'Rourke	Done.	N/A
PROPOSED									
Brookfield Planned Development	S side of 10 Mile, east of City	16.22	40 sf Conceptual	0	Sanitary Sewer	On-hold	Greenfields Development, LLC		
Charlevoix Place Planned Development	NW corner of 9 Mile & Napier	22.9	34 sf Conceptual	0	Sanitary Sewer	At Preliminary PD Review	Trowbridge Land Holdings		
Devonshire Planned Development	N side of 8 Mile, west of Napier	71.4	90 sf Preliminary	0	Sanitary Sewer	At Preliminary PD Review	Trowbridge Land Holdings		
Estates of Hutsfield	N. of 8 Mi., E. side of Griswold	74.7	Submitted for Pre-Conceptual Approval (280 SF Proposed)	0	Sanitary Sewer	Waiting for plans to be submitted	Nick Mancinelli: (734) 637-5640 and Lombardo Homes	Unknown	Unknown
Hasenclever Estates	North side of Eight Mile, east of Pontiac Trail	42.24	54 sf Preliminary	0	Sanitary Sewer	Preliminary PD Approval Granted by Planning Commission on December 14, 2015	JDM Building/ Nick Mancinelli (734) 637-5640		No units in 2016
Legacy of Lyon	N side of 10 Mile, across from Tanglewood	26.7	58 sf	0	Sanitary Sewer	Seeking Conditional Rezoning Approval - tabled December 14, 2015			
Meadows of Lyon	S. side of 9 Mile Rd., east of Griswold	76	47 sf Preliminary	0	Sanitary Sewer	At Preliminary PD Review	Irwin J. Arkin (248) 349-8675	Unknown	Unknown
Parkside Village	East side of Milford Rd., S. of Huron Valley Trail	168.72	278 SF, 200 townhouses, 200-400 MF, 50,000 sq. ft. Comm.	0	Sanitary Sewer	On-hold	Howard Fingerroot: (248) 539-9333	Unknown	Unknown
Rathmor Park Phase 3	W side of Napier, N or Ten Mile	40	54 SF proposed at Conceptual	0	Sanitary Sewer	At Preliminary PD Review	Hunter Pasteur: (248) 305-7100	Unknown	First homes will come online in spring 2018
Shadow Wood Planned Development	NW corner of 8 Mile/Chubb Road Intersection	76.92	133 sf Preliminary	0	Sanitary Sewer	Township Board approved 133 units at Preliminary PD review	Odawa Devel.Jack Healy		
Soave Planned Development	N side of Eight Mile, west of Napier Rd.	105.58	Plan Not Submitted Yet	0	Sanitary Sewer	Plan Not Submitted Yet			
Windridge Planned Development	W side of Napier, S of Nine Mile	85.03	103 sf Preliminary	0	Sanitary Sewer	Final approval required.	Diverse Real Estate, Inc.		
Woodlands of Lyon	North side of Nine Mile, east of Griswold Road	120.02	103 sf Preliminary	0	Sanitary Sewer	Preliminary PD Approval	Irwin J. Arkin (248) 349-8675	Unknown	Unknown
UNDEVELOPED/EXPIRED									
Autumn Run	S of Travis Rd, E of Martindale Rd	11.94	11 SF		Common	SP Expired			
Brandon Estates, ALS	S of Nine Mi, E of Pontiac Trail	9.94	10 SF		Sanitary Sewer	SP Expired			
Cottonwood Creek ALS	S of 11 Mile, E of Milford Rd.	25				SPR Application Lapsed			
Currie Estates Phase 2	Kettle Lake Rd, S of 9 Mile	16.17				SPR Application Lapsed			
Devonshire ALS	W of Napier Rd, N of 8 Mile	102.3				Withdrawn			
Erwin Orchard Development	W of Pontiac Tr, S of Silver Lake Rd	21	15 SF		Individual	SP Expired			
The Estates at Crystal Creek (Elkow PD)	S of 11 Mi, W Milford	84.67			Sanitary Sewer	No Condo Docs			

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Hidden Oaks Condominiums	N of 8 Mi, e of Currie Rd	20			Common	SP Expired			
Hidden Ponds	N of 12 Mi, w of S Hill Rd	40.32			Common	SP Expired			
Hialeah Farms	S of Pontiac Tr, w of Old Plank Rd	20	16 SF		Individual	SP Expired			
Lyon Trail III	W of Griswold, S of 9 Mi	53.64	51 SF		Sanitary Sewer	SP Expired			
Lyonbrook Village	S of Pontiac Tr, w of New Hudson Airport	10.6							
Meadowcreek of Lyon	S of 10 Mi & extending S of 9 Mi, btw Griswold & Clarkshire Rd	253.9			Sanitary Sewer	SPR Application Lapsed			
Pilots Cove	S of Pontiac Tr, btw Martindale & Milford	17.1	25 SF		Individual	SP Expired			
Shadow Wood ALS	E & W of Chubb, btw 8 & 9 Mi	87.18	135 SF		Sanitary Sewer	Withdrawn 4/07			
Stratton Park (ALS)	S 9 Mile, btw Napier and Chubb	65.31			Sanitary Sewer	SPR Application Lapsed			
Windridge Site Condominium	N of 8 Mi, w of Napier	88	120 SF		Sanitary Sewer	SP Expired			
BUILT OUT									
Bowers Hills	S of Pontiac Tr, W of S Hill Rd	62.65	51 SF	51	Individual	Approved			
Copperwood PD	S of 10 Mi, at Johns Rd Intersection	110.89 net	104 SF + 114,836 s.f. commercial/retail	104	Sanitary Sewer	Approved			
Country Estates Mobile Home Park	N of 8 Mi, E of Griswold Rd	76	91 SF	91	Common	Approved			
Emelbe Pond Condominium	S of Pontiac Tr, W of Martindale Rd	21.7	21 SF	21	Common	Approved			
Hidden Timbers	Milford Rd, S of Eleven Mile Rd	73.08	58 SF	58	Individual	Approved			
Hidden Meadow Estates	W of Chubb Rd, S of Nine Mile Rd	10	5 SF	5	Individual	Approved			
Hornbrook Estates PD	NE corner of 11 Mi & Martindale Rds	73.74 gross/ 54.14 net	78*	77*	Sanitary Sewer	Approved. *The last unbuilt lot was converted to open space.			
Lyon Ridge PD	S of 10 Mi, btw Johns & Chubb Rd	154.55	165	165	Sanitary Sewer	Approved			
Lyon Trail	E of Pontiac Tr, btw 8 & 9 Mi	67.52	55 SF	55	Common	Approved			
Lyon Trail East	S of 9 Mi, E of Pontiac Tr	36.4	29 SF	29	Individual	Approved			
Park Woods	N of 8 Mi, E of Pontiac Tr	113.37	102	102	Common (27)+ Individual (75)	Approved			
Pendleton Park (Orchards of Lyon PD)	New Hudson, W of Milford Rd	198.6	240 MF	240	Sanitary Sewer	Approved			
Pine Ridge Club	South Hill Rd, S Pontiac Tr.	71.25	55 SF	55	Individual	Approved			
Winding Creek	W of Pontiac Tr, n of 8 Mi	35.37	35 SF	35	Individual	Approved			
Sources of information: Township records and developer telephone interviews.									