

CHARTER TOWNSHIP OF LYON
RESIDENTIAL DEVELOPMENT
UPDATE - September 23, 2020

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					
Asbury Hill Condominiums	S of Grand River, W of Martindale Rd	13.77	7 attached & 52 sf detached	44 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	2020	Remaining 8 to be constructed in 2020
Aspen Trails PD (formerly Aspen Gate)	E. of Martindale Rd, south of Grand River	43.79	78 SF	0	Sanitary Sewer	Approved	Richard Elkow	Site work beginning early 2021	2024
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
Devonshire Planned Development	N side of 8 Mile, west of Napier	71.4	84 sf Preliminary	0	Sanitary Sewer	Approved	Trowbridge Land Holdings	2024	Begin 2020
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	Built out.	Built out.
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	Unknown	Unknown
c. The Villas at Crystal Creek	E of Spaulding Rd, N of 11 Mi	46.59	78 (38 SF and 40 Duplex)	38 SF and 40 Duplex	Sanitary Sewer	Approved	Paul Elkow: (800) 594-7544 Healy Homes (duplex units)	Built out.	Built out.
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	Unknown	Development to begin early 2021
e. Crystal Creek South	South side of 11 Mile, west of Milford Rd.	79.3	79	0	Sanitary Sewer	Approved	Greg Windingland/Lombardo (586) 781-2364	2022	Site work completed in 2020
Enclaves of Lyon	SW corner of 10 Mi. and Napier	50.23	54 SF and 1 Outlot	54 sf and 1 Outlot	Sanitary Sewer	Approved	Soave Properties Realtor: (248) 444-2293	Single Family built out, Outlot remains vacant	Built out.
Estates of Hutsfield	N. of 8 Mi., E. side of Griswold	74.7	214 SF	36	Sanitary Sewer	Approved	Nick Mancinelli: (734) 637-5640 and Lombardo Homes	Phase 1 - 2021 Phase 2 - 2022	2020: 46, 2021: 65, 2022: 65
Hasenclever Farms	North side of Eight Mile, east of Pontiac Trail	42.24	50 SF	13	Sanitary Sewer	Approved	JDM Building/ Nick Mancinelli (734) 637-5640	2021	2020:37
Hickory Creek	S of 11 Mile, E of Milford Rd.	29.7	21	0	Sanitary Sewer	Recommended to TB	Paul Elkow: (800) 594-7544	2022	10 units/year
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
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
Lyon Preserve PD (formerly Huntmoore Estates)	South of 10 Mile, east of Griswold Rd.	60 acres	53 SF	0	Sanitary Sewer	Approved	Toll Brothers	2022	Site work 2020, home buildouts starting 2021
Lyon Station PD	Griswold Rd. between 8 and 9 Mile	28.97	37 SF	0	Sanitary Sewer	At Final PC review	Richard Elkow		
The Oaks Site Condominium	N. of 8 Mile Rd, east of Chubb	102.88 acres	108	0	Sanitary Sewer	Will be re-submitted in coming months	MLS Holdings		
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
Oak Ridge PD	10 Mile Rd, west of Chubb	88.53 acres	73	12	Sanitary Sewer	Approved	M/I Homes	2023	Unknown
Ponds (The) Condominiums	N of 12 Mi, W of Milford Rd	31.07	24	23	Individual	Approved	Paul Elkow: (248) 891-6220	Unknown	1 SF
Rathmor Park Phase 1	NW corner of 10 Mile and Napier Rd.	79.86 (part)	48	46	Sanitary Sewer	Approved	Hunter Pasteur: (248) 305-7100	2020	2020: 2
Rathmor Park Phase 2	NW corner of 10 Mile and Napier Rd.	79.86 (part)	47	30	Sanitary Sewer	Approved	Joe Skore at Joe.Skore@pultegroup.com	2020	2020: 17
Rathmor Park Phase 3	W side of Napier, N or Ten Mile	40	49	39	Sanitary Sewer	Approved	Hunter Pasteur: (248) 305-7100	2020	2020: 10
Riverwood Estates	N. of 10 Mi, btw Milford Rd. and Currie Rd.	180.63	223	17	Sanitary Sewer	Approved	Marc O'Rourke	2021	20-30 units/year
				69	Sanitary Sewer	Approved	Gordon Folmer and Joe Tuomikoski (248) 789-3700	2021	20-30 units/year
Saddle Creek PD	W of Pontiac Tr, N of City of South Lyon	176.97	252	222	Sanitary Sewer	Approved	Lombardo Homes: (586) 781-2364 On-site: (248) 266-2764	2021	25 units/year
Shadow Wood Planned Development	NW corner of 8 Mile/Chubb Road Intersection	76.92	133	0	Sanitary Sewer	Approved	Jack Healy	Site work beginning early 2021	2024
Stoneleigh PD	S of 10 Mi, east of Milford	59.18	70	69	Sanitary Sewer	Approved	Hunter Pasteur: (248) 305-7100	1 lot left, sold to Jack Healy	Unknown

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Stoneleigh East PD	S side of 10 Mile, east of Milford Rd.	33.84	43	38	Sanitary Sewer	Approved	Joe Skore at Joe.Skore@pultegroup.com	2020	Built out 2020
Stoneleigh West PD	S. side of 10 Mile Rd., W of Milford Rd.	43	52	43	Sanitary Sewer	Applicant: Ten and Milford Investment Group LLC	Hunter Pasteur: (248) 305- 7100	2020	Built out 2020
Tanglewood Greenbrier PD	Bounded by 10 Mi, Chubb, 9 Mi & Currie Rd	52.9	99 SF & 1 Outlot	85	Tanglewood Sanitary Sewer	Approved	Joe Skore at Joe.Skore@pultegroup.com	2020	2020: 14
White Horse Lake Condominiums	W of Johns Rd, S of 12 Mi	38.5	11 SF	6	Common	Approved	Unknown	Unknown	Unknown
Windridge Planned Development	W side of Napier, S of Nine Mile	85.03	103 sf Preliminary	0	Sanitary Sewer	Approved	Diverse Real Estate, Inc.	Site work beginning early 2021	2024
Woodwind Planned Development	N of 10 Mi, btw Milford & Johns Rd	588.79	278 SF/ 116 attached condos/ 24 duplex condos		Sanitary Sewer	Approved			
a. Walnut Creek Estates	(east)	55.36	60	54	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.	Unknown
b. Woodwind Glen	(west)	103.03	68	68	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	Marc O'Rourke	Done.	N/A

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BUILT OUT									
Arbors of Lyon	N of Pontiac Tr, E of Martindale Rd	27.25	60	60	Sanitary Sewer	Approved		Built Out	Built out
Bowers Hills	S of Pontiac Tr, W of S Hill Rd	62.65	51 SF	51	Individual	Approved		Built Out	Built out
Cambrian of Lyon	52367 Ten Mile Road, between Johns and Chubb Roads	4.419	56-unit assisted living facility (44 additonal units proposed in phase 2)	56-unit facility for Phase 1	Sanitary Sewer	Approved -- Assisted Living Facility		Built Out. Phase 2 unknown.	Built Out. Phase 2 unknown.
Carriage Club PD	S of 11 Mi, E of Martindale Rd	150	251	251	Sanitary Sewer	Approved		Built Out	Built out
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		Built Out	Built out
Country Estates Mobile Home Park	N of 8 Mi, E of Griswold Rd	76	91 SF	91	Common	Approved		Built Out	Built out
Emelbe Pond Condominium	S of Pontiac Tr, W of Martindale Rd	21.7	21 SF	21	Common	Approved		Built Out	Built out
Hidden Timbers	Milford Rd, S of Eleven Mile Rd	73.08	58 SF	58	Individual	Approved		Built Out	Built out
Hidden Meadow Estates	W of Chubb Rd, S of Nine Mile Rd	10	5 SF	5	Individual	Approved		Built Out	Built out
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.		Built Out	Built out
Kirkway Estates PD	N of 9 Mile Rd. E of Chubb Rd.	122.2	125	125	Sanitary Sewer	Approved		Built Out	Built out
Legacy of Lyon	N side of 10 Mile, across from Tanglewood	26.7	44 sf age-restricted	44 sf	Sanitary Sewer	Approved		Built Out	Built out
Lyon Ridge PD	S of 10 Mi, btw Johns & Chubb Rd	154.55	165	165	Sanitary Sewer	Approved		Built Out	Built out
Lyon Trail	E of Pontiac Tr, btw 8 & 9 Mi	67.52	55 SF	55	Common	Approved		Built Out	Built out
Lyon Trail East	S of 9 Mi, E of Pontiac Tr	36.4	29 SF	29	Individual	Approved		Built Out	Built out
Maynard Meadows	W side of Pontiac Trail, S of City	7.46	11	11	Sanitary Sewer	Approved		Built Out	Built out
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		Built Out	Built out
a. Abbey Park at Mill River	West Side of Milford Road, N. of Twelve	9.87	150	150	Sanitary Sewer			Built Out	Built out
b. Oakmonte at Mill River		1.87	66 MF	66	Sanitary Sewer			Built Out	Built out
c. Reflections at Mill River		14.59	74 Duplexes	32	Sanitary Sewer			Built Out	Built out
d. Trailside at Mill River		34.96	97 SF Units (large lot)	47	Sanitary Sewer			Built Out	Built out
e. Cottages at Mill River		11.43	56 SF Units (small lot)	46	Sanitary Sewer			Built Out	Built out
f. Oakmonte Estates at Mill River		24.07	69 SF Units (small lot)	69	Sanitary Sewer			Built Out	Built out
The Orchards of Lyon I PD	New Hudson, W of Milford Rd	124.7	100 SF/240 MF	90 SF/240 MF	Sanitary Sewer	Approved		Built Out	Built out
The Orchards of Lyon II PD	New Hudson, W of Milford Rd	73.9	249 SF	94	Sanitary Sewer	Approved		Built Out	Built out
Park Woods	N of 8 Mi, E of Pontiac Tr	113.37	102	102	Common (27)+ Individual (75)	Approved		Built Out	Built out
Pendleton Park (Orchards of Lyon PD)	New Hudson, W of Milford Rd	198.6	240 MF	240	Sanitary Sewer	Approved		Built Out	Built out
Pinehurst Planned Development	N of 10 Mile, E of Martindale	151.63	275	223	Sanitary Sewer	Approved--Pulte is current builder		Built Out	Built out
Pine Ridge Club	South Hill Rd, S Pontiac Tr.	71.25	55 SF	55	Individual	Approved		Built Out	Built out
Spring Meadows	S. side of Pontiac Trail, W of Milford Rd.	7.25	29 SF proposed in October 2013	29	Sanitary Sewer	Approved		Built Out	Built out
Tanglewood PD	Bounded by 10 Mi, Chubb, 9 Mi & Currie Rd	445.33	302 SF & 47 MF & 3 Outlots	302 SF & 47 MF & 3 Outlots	Tanglewood Sanitary Sewer	Approved		Built Out	Built Out
Timber Trail Condominiums	W of Martindale Rd, N of 11 Mi	11.5	10 SF	10	Sanitary Sewer	Approved		Built Out	Built out
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		Built Out	Built out
Winding Creek	W of Pontiac Tr, n of 8 Mi	35.37	35 SF	35	Individual	Approved		Built Out	Built out
Sources of information: Township records and developer telephone interviews.									