

# Auto Generated Site Plans

Albany Serenity Village | April 26, 2026

**20.9 ac**  
Parcel Area

**EPSG:2240**  
Coordinate System

**3**  
Density Variants

## Building Site Breakdown

Each building lot includes the structure and setbacks. Parking is shared across the site. The empty space accommodates roads, stormwater, and common areas.

Product	Units/ Bldg	Count	Structure	Parking (shared)	Setbacks & Buffer	Lot Size	Land Used
Community Center	1	x1	3,025 sf (55x55)	12 spaces (12.1/unit)	14,870 sf	21,525 sf (105x205)	0.5 ac
Albany SF (1,620 sf)	1	x55	1,620 sf (36x45)	2 spaces (2.0/unit)	4,260 sf	4,845 sf (51x95)	6.1 ac
Albany TH (1,400 sf)	1	x40	704 sf (22x32)	2 spaces (2.0/unit)	1,512 sf	1,474 sf (22x67)	1.4 ac
Albany SM (1,200 sf)	1	x25	1,200 sf (30x40)	2 spaces (2.0/unit)	3,000 sf	3,600 sf (45x80)	2.1 ac
Albany Fourplex (3,200 sf)	4	x15	1,650 sf (55x30)	6 spaces (1.5/unit)	2,175 sf	5,625 sf (75x75)	1.9 ac
		<b>136 bldgs</b>		<b>342 shared</b>		<b>181 units</b>	<b>12.0 ac</b>

**Site: 20.9 ac — Building lots: 12.0 ac (57%) — Parking, roads & infrastructure: 9.0 ac (43%)**

The remaining 43% accommodates shared parking, internal roads, stormwater management, landscaping, and utility easements. Industry standard allocates 25–35% of gross acreage to building lots. This plan is at 57%, which is aggressive and may require careful infrastructure planning.

Typical: Building lots 25–35% · Shared parking 30–40% · Internal roads 10–15% · Stormwater 5–10% · Landscaping & buffers 5–10%

## High Density (100%)

**0**  
Lots Placed

**0.0 ac**  
Lot Area

**0**  
Product Types

**6.5**  
Units / Acre

Albany Serenity Village — High Density (100%) — 70/136 bldgs, 91/181 units — EPSG:2240

- Community Center (x1)
- Albany SF (1,620 sf) (x55)
- Albany TH (1,400 sf) (x40)
- Albany SM (1,200 sf) (x25)
- Albany Fourplex (3,200 sf) (x15)



## Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Community Center	1	0	1	0%
Albany SF (1,620 sf)	55	0	55	0%
Albany TH (1,400 sf)	40	0	40	0%
Albany SM (1,200 sf)	25	0	25	0%
Albany Fourplex (3,200 sf)	15	0	15	0%
<b>Total</b>	<b>136</b>	<b>0</b>	<b>136</b>	<b>0%</b>

136 units (100%) could not be placed on the generated road network.

## Product Mix

Product	Lot Size (ft)	Lot Area (sf)	Qty	Total Area (sf)
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## Site Statistics

Lots placed	<b>0</b>
Target units	<b>136</b>
Net lot area	<b>0.00 ac</b>
Gross parcel area	<b>20.92 ac</b>
Density	<b>6.5 units/acre</b>
Blocks	<b>20</b>
Road length	<b>6,291 ft</b>
Lot coverage	<b>0.0%</b>
Infrastructure area (est.)	<b>20.92 ac</b>

# Medium Density (66%)

**0**  
Lots Placed

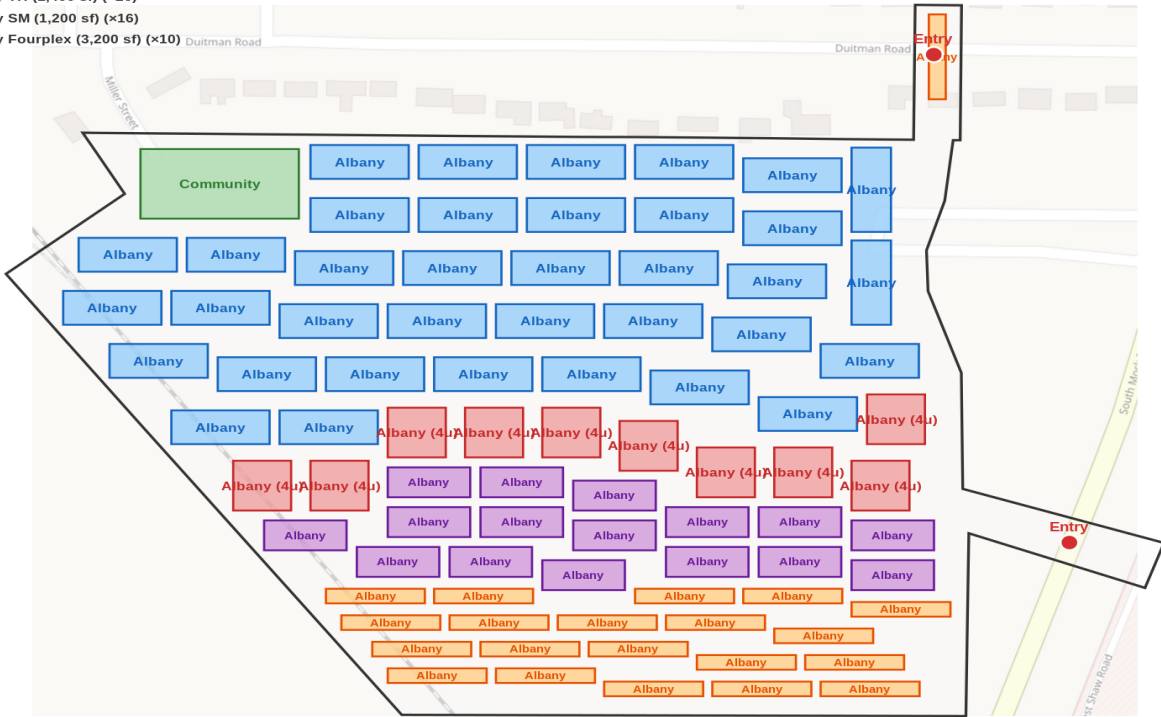
**0.0 ac**  
Lot Area

**0**  
Product Types

**4.3**  
Units / Acre

- Community Center (x1)
- Albany SF (1,620 sf) (x36)
- Albany TH (1,400 sf) (x26)
- Albany SM (1,200 sf) (x16)
- Albany Fourplex (3,200 sf) (x10)

Albany Serenity Village — Medium Density (66%) — 84/89 bldgs, 114/119 units — EPSG:2240



## Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Community Center	1	0	1	0%
Albany SF (1,620 sf)	36	0	36	0%
Albany TH (1,400 sf)	26	0	26	0%
Albany SM (1,200 sf)	16	0	16	0%
Albany Fourplex (3,200 sf)	10	0	10	0%
<b>Total</b>	<b>89</b>	<b>0</b>	<b>89</b>	<b>0%</b>

89 units (100%) could not be placed on the generated road network.

## Product Mix

Product	Lot Size (ft)	Lot Area (sf)	Qty	Total Area (sf)
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## Site Statistics

Lots placed	<b>0</b>
Target units	<b>89</b>
Net lot area	<b>0.00 ac</b>
Gross parcel area	<b>20.92 ac</b>
Density	<b>4.3 units/acre</b>
Blocks	<b>20</b>
Road length	<b>6,291 ft</b>
Lot coverage	<b>0.0%</b>
Infrastructure area (est.)	<b>20.92 ac</b>

# Low Density (33%)

**0**  
Lots Placed

**0.0 ac**  
Lot Area

**0**  
Product Types

**2.2**  
Units / Acre

- Community Center (x1)
- Albany SF (1,620 sf) (x18)
- Albany TH (1,400 sf) (x13)
- Albany SM (1,200 sf) (x8)
- Albany Fourplex (3,200 sf) (x5)

Albany Serenity Village — Low Density (33%) — 45/45 bldgs, 60/60 units — EPSG:2240



## Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Community Center	1	0	1	0%
Albany SF (1,620 sf)	18	0	18	0%
Albany TH (1,400 sf)	13	0	13	0%
Albany SM (1,200 sf)	8	0	8	0%
Albany Fourplex (3,200 sf)	5	0	5	0%
<b>Total</b>	<b>45</b>	<b>0</b>	<b>45</b>	<b>0%</b>

45 units (100%) could not be placed on the generated road network.

## Product Mix

Product	Lot Size (ft)	Lot Area (sf)	Qty	Total Area (sf)
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## Site Statistics

Lots placed	<b>0</b>
Target units	<b>45</b>
Net lot area	<b>0.00 ac</b>
Gross parcel area	<b>20.92 ac</b>
Density	<b>2.2 units/acre</b>
Blocks	<b>20</b>
Road length	<b>6,291 ft</b>
Lot coverage	<b>0.0%</b>
Infrastructure area (est.)	<b>20.92 ac</b>