

Lot Layout Report

Albany Serenity Village | February 22, 2026

110
Total Lots

8.5 ac
Lot Area

4
Product Types

12.9
Units / Net Acre

Albany Serenity Village — 110 Lots
110 lots



Albany TH (1,400 sf): 40 | Albany SF (1,620 sf): 41 | Albany SM (1,200 sf): 25 | Albany Fourplex (3,200 sf): 4

Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Community Center	1	0	1	0%
Albany SF (1,620 sf)	55	41	14	75%
Albany TH (1,400 sf)	40	40	0	100%
Albany SM (1,200 sf)	25	25	0	100%
Albany Fourplex (3,200 sf)	15	4	11	27%
Total	136	110	26	81%

26 units (19% of schedule) could not be placed on the current road template. Additional internal streets would increase capacity.

Product Mix

Product	Lot Size (ft)	Lot Area (sf)	Qty	Total Lot Area (sf)
Albany SF (1,620 sf)	51 x 95	4,845	41	198,645
Albany TH (1,400 sf)	22 x 67	1,474	40	58,960
Albany SM (1,200 sf)	45 x 80	3,600	25	90,000
Albany Fourplex (3,200 sf)	75 x 75	5,625	4	22,500
Total			110	370,105

Site Statistics

Total lots placed	110
Net lot area	8.50 acres
Gross parcel area	20.92 acres
Infrastructure area (est.)	12.42 acres
Lot coverage	40.6%
Gross density	5.3 units/acre
Net density	12.9 units/acre
Total road length	4,031 ft