

Lot Layout Report

Albany Serenity Village | April 26, 2026

105
Total Lots

8.3 ac
Lot Area

5
Product Types

12.6
Units / Net Acre

Albany Serenity Village — 105 Lots
105 lots



Albany TH (1,400 sf): 40 | Albany SF (1,620 sf): 35 | Albany SM (1,200 sf): 25 | Albany Fourplex (3,200 sf): 4 | Community Center: 1

Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Community Center	1	1	0	100%
Albany SF (1,620 sf)	55	35	20	64%
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	105	31	77%

31 units (23% 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)
Community Center	105 x 205	21,525	1	21,525
Albany SF (1,620 sf)	51 x 95	4,845	35	169,575
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			105	362,560

Site Statistics

Total lots placed	105
Net lot area	8.32 acres
Gross parcel area	20.92 acres
Infrastructure area (est.)	12.60 acres
Lot coverage	39.8%
Gross density	5.0 units/acre
Net density	12.6 units/acre
Total road length	7,057 ft