

# Lot Layout Report

Albany Serenity Village | April 26, 2026

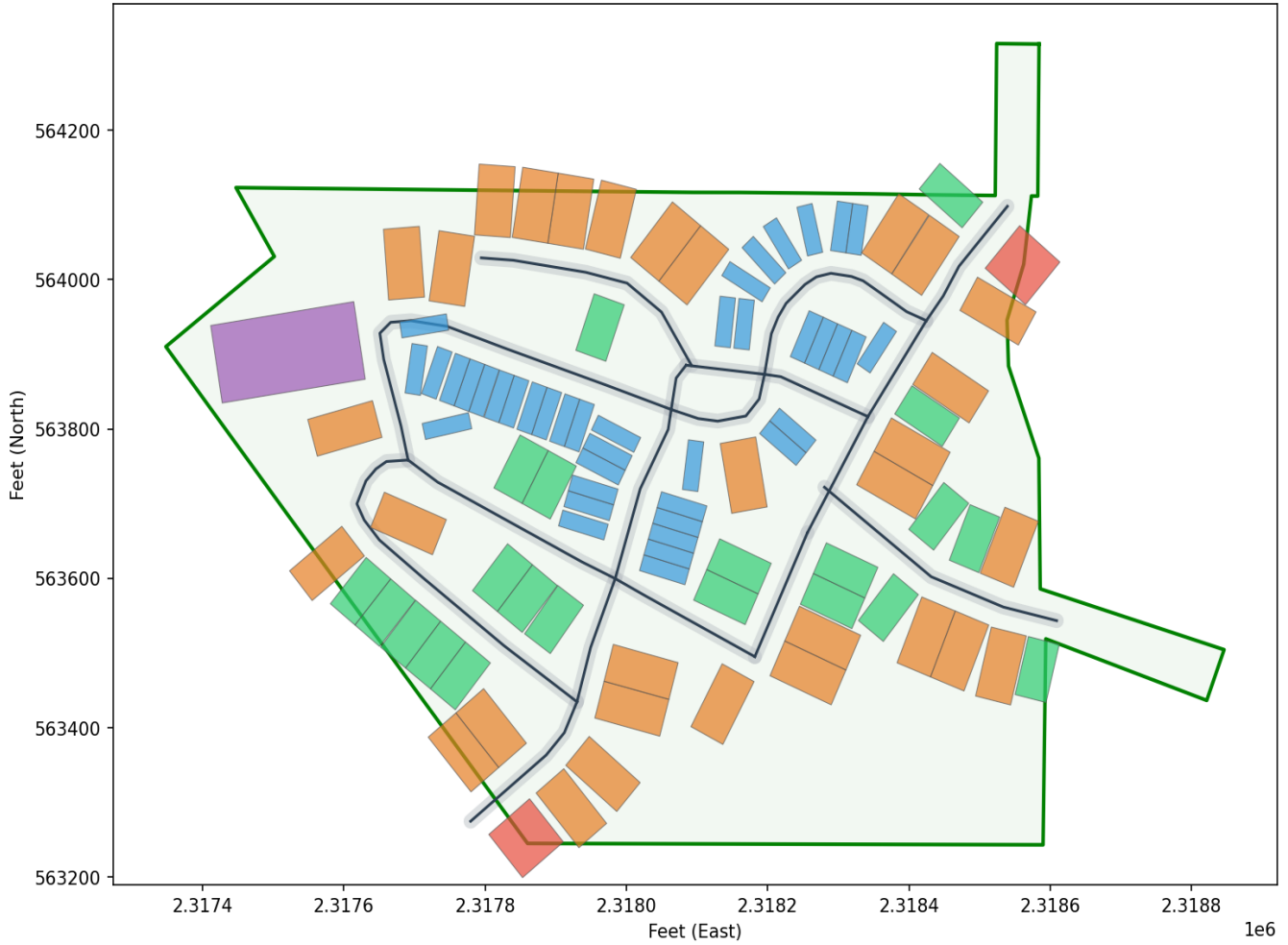
**95**  
Total Lots

**7.3 ac**  
Lot Area

**5**  
Product Types

**13.0**  
Units / Net Acre

Albany Serenity Village — 95 Lots  
95 lots



Albany TH (1,400 sf): 40 | Albany SF (1,620 sf): 31 | Albany SM (1,200 sf): 21 | Community Center: 1 | Albany Fourplex (3,200 sf): 2

## Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Community Center	1	1	0	100%
Albany SF (1,620 sf)	55	31	24	56%
Albany TH (1,400 sf)	40	40	0	100%
Albany SM (1,200 sf)	25	21	4	84%
Albany Fourplex (3,200 sf)	15	2	13	13%
<b>Total</b>	<b>136</b>	<b>95</b>	<b>41</b>	<b>70%</b>

41 units (30% 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	31	150,195
Albany TH (1,400 sf)	22 x 67	1,474	40	58,960
Albany SM (1,200 sf)	45 x 80	3,600	21	75,600
Albany Fourplex (3,200 sf)	75 x 75	5,625	2	11,250
<b>Total</b>			<b>95</b>	<b>317,530</b>

## Site Statistics

Total lots placed	<b>95</b>
Net lot area	<b>7.29 acres</b>
Gross parcel area	<b>20.92 acres</b>
Infrastructure area (est.)	<b>13.63 acres</b>
Lot coverage	<b>34.8%</b>
Gross density	<b>4.5 units/acre</b>
Net density	<b>13.0 units/acre</b>
Total road length	<b>4,598 ft</b>