# Auto Generated Site Plans

Albany Serenity Village | November 18, 2026

| 20.9 ac | EPSG:2240 | 3 |
|---|---|---|
| Parcel Area | Coordinate System | 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 | ×1 | 3,025 sf (55×55) | 12 spaces (12.1/unit) | 14,870 sf | 21,525 sf (105×205) | 0.5 ac |
| Albany SF (1,620 sf) | 1 | ×55 | 1,620 sf (36×45) | 2 spaces (2.0/unit) | 4,260 sf | 4,845 sf (51×95) | 6.1 ac |
| Albany TH (1,400 sf) | 1 | ×40 | 704 sf (22×32) | 2 spaces (2.0/unit) | 1,512 sf | 1,474 sf (22×67) | 1.4 ac |
| Albany SM (1,200 sf) | 1 | ×25 | 1,200 sf (30×40) | 2 spaces (2.0/unit) | 3,000 sf | 3,600 sf (45×80) | 2.1 ac |
| Albany Fourplex (3,200 sf) | 4 | ×15 | 1,650 sf (55×30) | 6 spaces (1.5/unit) | 2,175 sf | 5,625 sf (75×75) | 1.9 ac |
| | | **136 bldgs** | | **342 shared** | | **181 units** | **12.0 ac** |

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

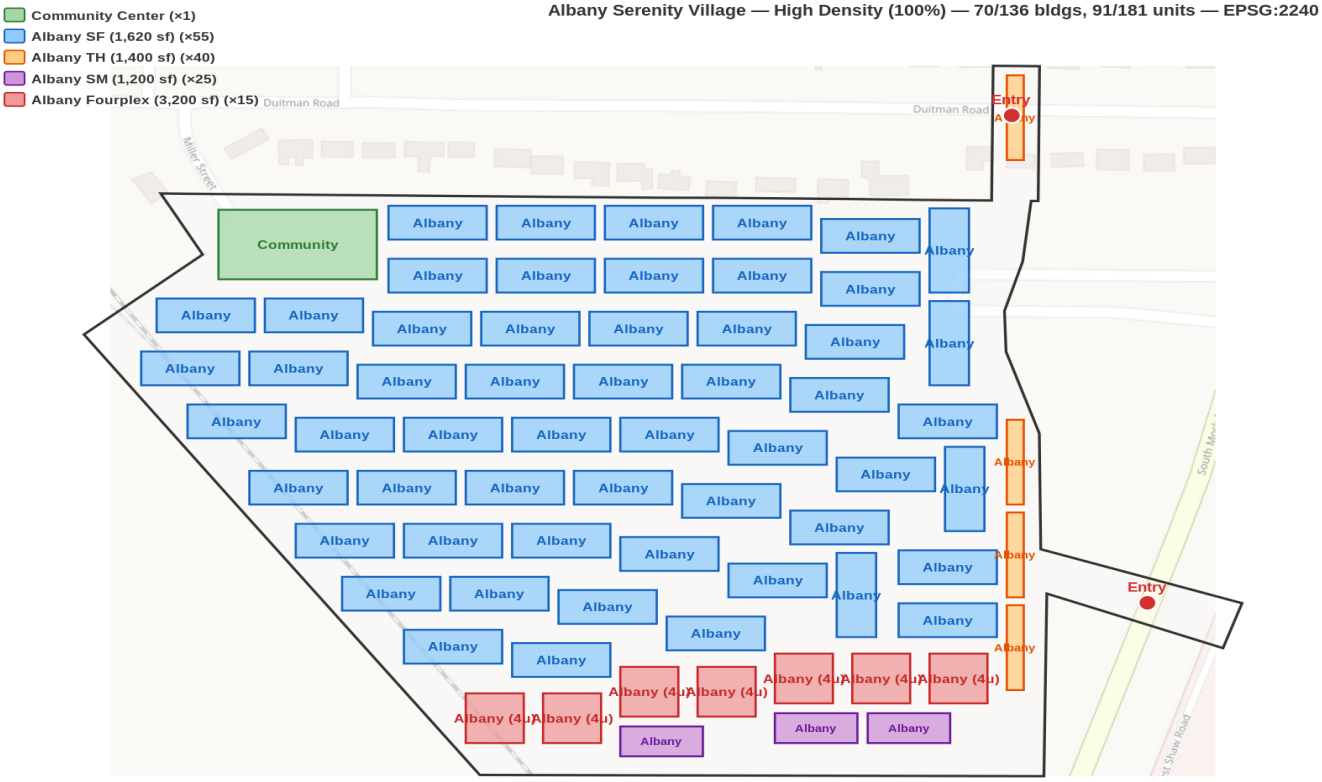
The remaining 43% accommodates shared parking, internal roads, stormwater management, landscaping, and utility easements. Industry standard allocates 25–35% of gross acreage to building lots. This plan is at 57%, which is aggressive and may require careful infrastructure planning.

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

## High Density (100%)

| 0 | 0.0 ac | 0 | 6.5 |
|---|---|---|---|
| Lots Placed | Lot Area | Product Types | Units / Acre |

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



## 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% |
| **Total** | **136** | **0** | **136** | **0%** |

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

## Product Mix

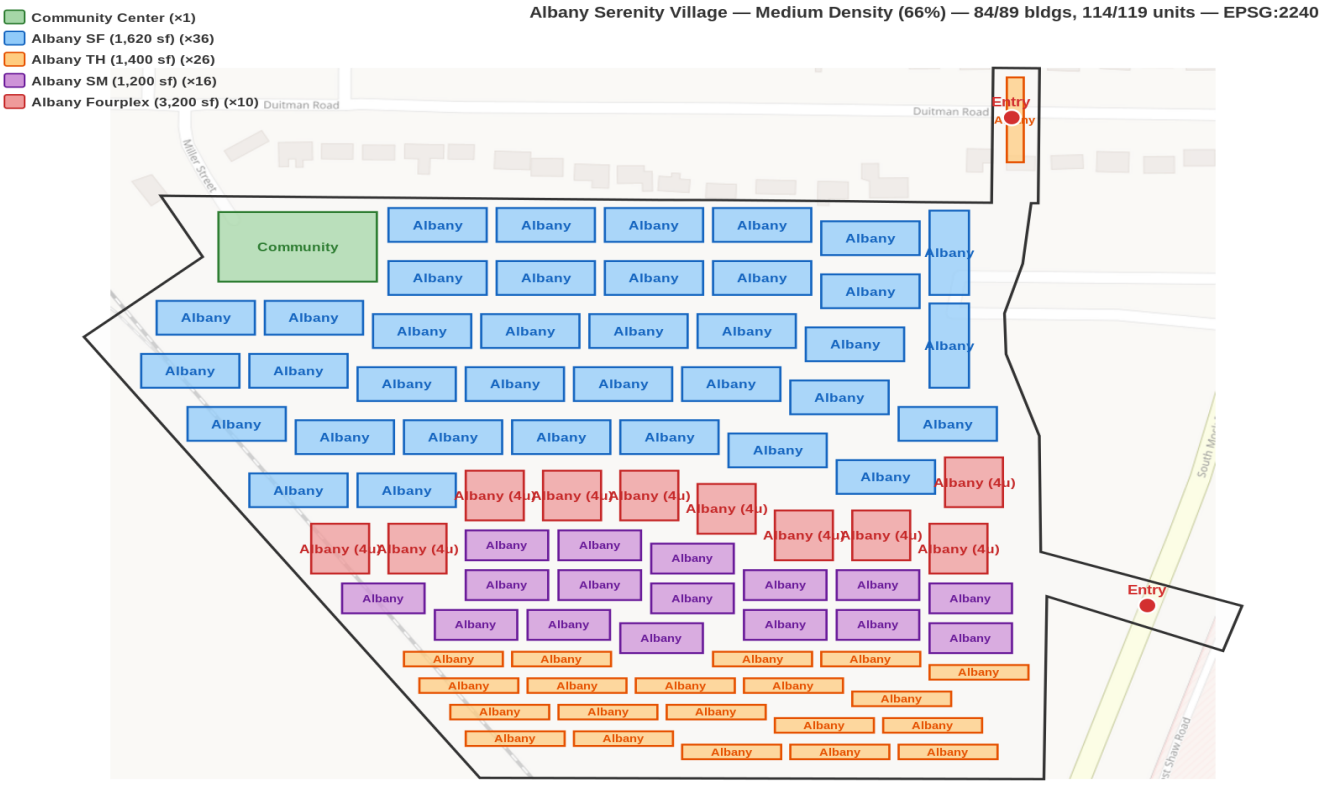
| Product | Lot Size (ft) | Lot Area (sf) | Qty | Total Area (sf) |
|---|---|---|---|---|

## Site Statistics

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

# Medium Density (66%)

| 0 | 0.0 ac | 0 | 4.3 |
|---|---|---|---|
| Lots Placed | Lot Area | Product Types | Units / Acre |



## 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% |
| **Total** | **89** | **0** | **89** | **0%** |

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

## Product Mix

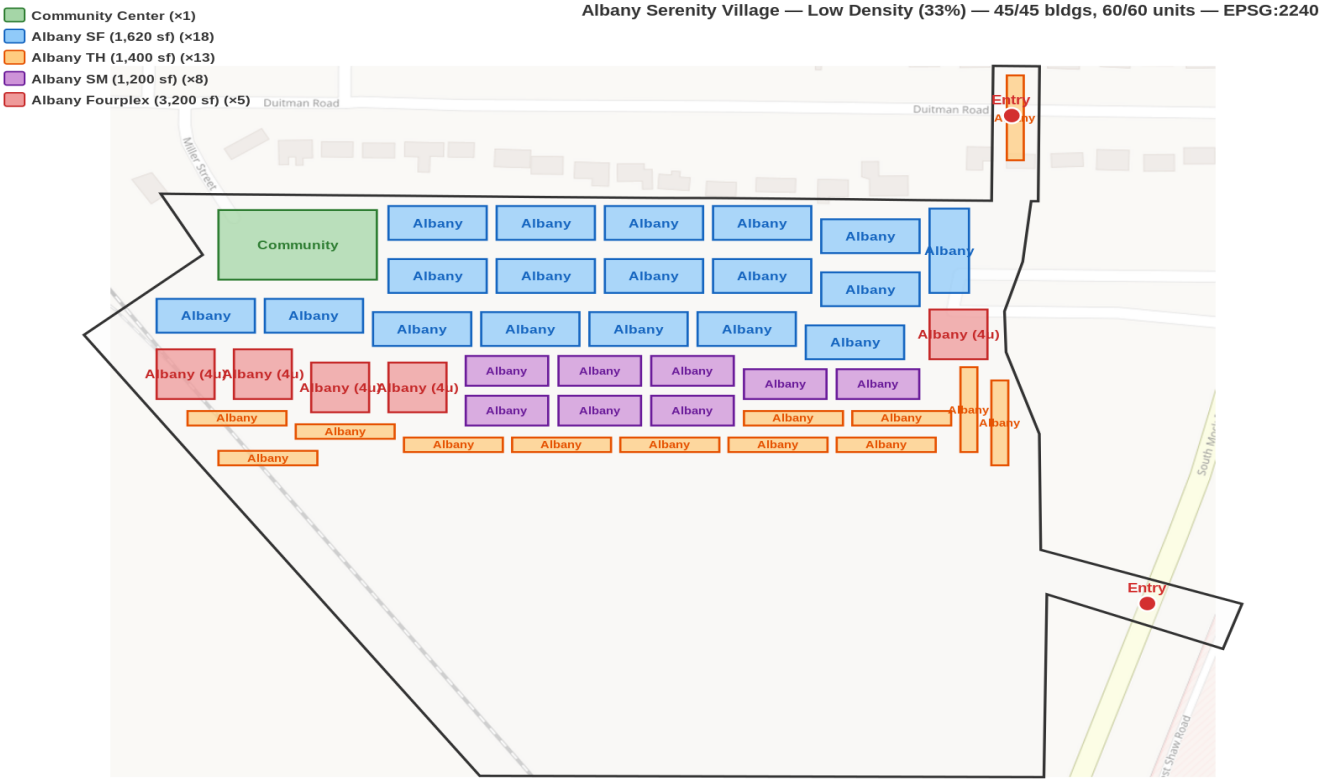
| Product | Lot Size (ft) | Lot Area (sf) | Qty | Total Area (sf) |
|---|---|---|---|---|

## Site Statistics

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

# Low Density (33%)

| 0 | 0.0 ac | 0 | 2.2 |
|---|---|---|---|
| Lots Placed | Lot Area | Product Types | Units / Acre |



## 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% |
| **Total** | **45** | **0** | **45** | **0%** |

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) |
|---|---|---|---|---|

## Site Statistics

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