Lot Layout Report

Albany Serenity Village | November 18, 2026

105	8.3 ac	5	12.6
Total Lots	Lot Area	Product Types	Units / Net Acre



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**