

Lot Layout Report

Albany Serenity Village | September 18, 2026

93
Total Lots

7.1 ac
Lot Area

5
Product Types

13.1
Units / Net Acre

Albany Serenity Village — 93 Lots
93 lots



Albany TH (1,400 sf): 40 | Albany SF (1,620 sf): 29 | Albany Fourplex (3,200 sf): 3 | Albany SM (1,200 sf): 20 | Community Center:
1

Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Community Center	1	1	0	100%
Albany SF (1,620 sf)	55	29	26	53%
Albany TH (1,400 sf)	40	40	0	100%
Albany SM (1,200 sf)	25	20	5	80%
Albany Fourplex (3,200 sf)	15	3	12	20%
Total	136	93	43	68%

43 units (32% 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	29	140,505
Albany TH (1,400 sf)	22 x 67	1,474	40	58,960
Albany SM (1,200 sf)	45 x 80	3,600	20	72,000
Albany Fourplex (3,200 sf)	75 x 75	5,625	3	16,875
Total			93	309,865

Site Statistics

Total lots placed	93
Net lot area	7.11 acres
Gross parcel area	20.92 acres
Infrastructure area (est.)	13.80 acres
Lot coverage	34.0%
Gross density	4.4 units/acre
Net density	13.1 units/acre
Total road length	5,408 ft