



**A: AVERAGE PLOT SIZE**  
 1) 15.25m x 30.50m = 465.125 Sq.m.  
 2) 20.65m x 33.92m = 700.448 Sq.m.  
 Total Site Area = 393184.337Sq.m. (±39.31Ha)

**B: PLOT NUMBERS**  
 1) H - High density = 596 plots  
 2) M - Medium density = 38 plots  
 Total Plots = 634 plots

**C: ROAD DESIGN**  
 Access Road 12m  
 Cul-de-sac 9m

**General Notes**  
 Utility spaces provided close to entrances in this subdivision include gate houses.

**project:**  
**IVY RIVER ESTATE**

**client:**  
**CAPITAL CITY DEVELOPMENT LTD.**  
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rev:	description:	date:
C		
B		
A		

Urban Design	Orakuro I. A.
discipline:	design:
1:18000	Oscar
plot scale:	drawn:
November, 2020	Bisco P. George (Tpl)
date:	signed:

**drawing title:**  
**SUBDIVISION PLAN**

**03/08**

dwg no: **03/08** rev: **E**