

PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT
ALONG IGWURUTA-IPO NEW ROAD, IPO
IKWERRE LOCAL GOVERNMENT AREA
RIVERS STATE.



A: AVERAGE PLOT SIZE
1) 22.5m x 33.5m = 760.448 Sq.m
2) 20.0m x 33.5m = 670.000 Sq.m
Total Site Area = 24347.808 Sq.m (424.24Ha)

B: PLOT NUMBERS
1) H - High density = 376 plots
2) M - Medium density = 21 plots
Total Plots = 397 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: erf: **project:**

PALM GROOVE HEAVEN ESTATE
client:

CAPITAL CITY DEVELOPMENT LTD.
3 Azikiwe Road, Suite 205, Second Floor
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rev:	description:	date:
A		
B		
C		

Urban Planning	discipline:	Ibinabo O. A.	designer:
NTS	scale:	Oscar	drawn:
JANUARY, 2021	date:	I. O. A.	check:

drawing title: **SUBDIVISION PLAN**
01/04
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