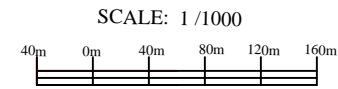
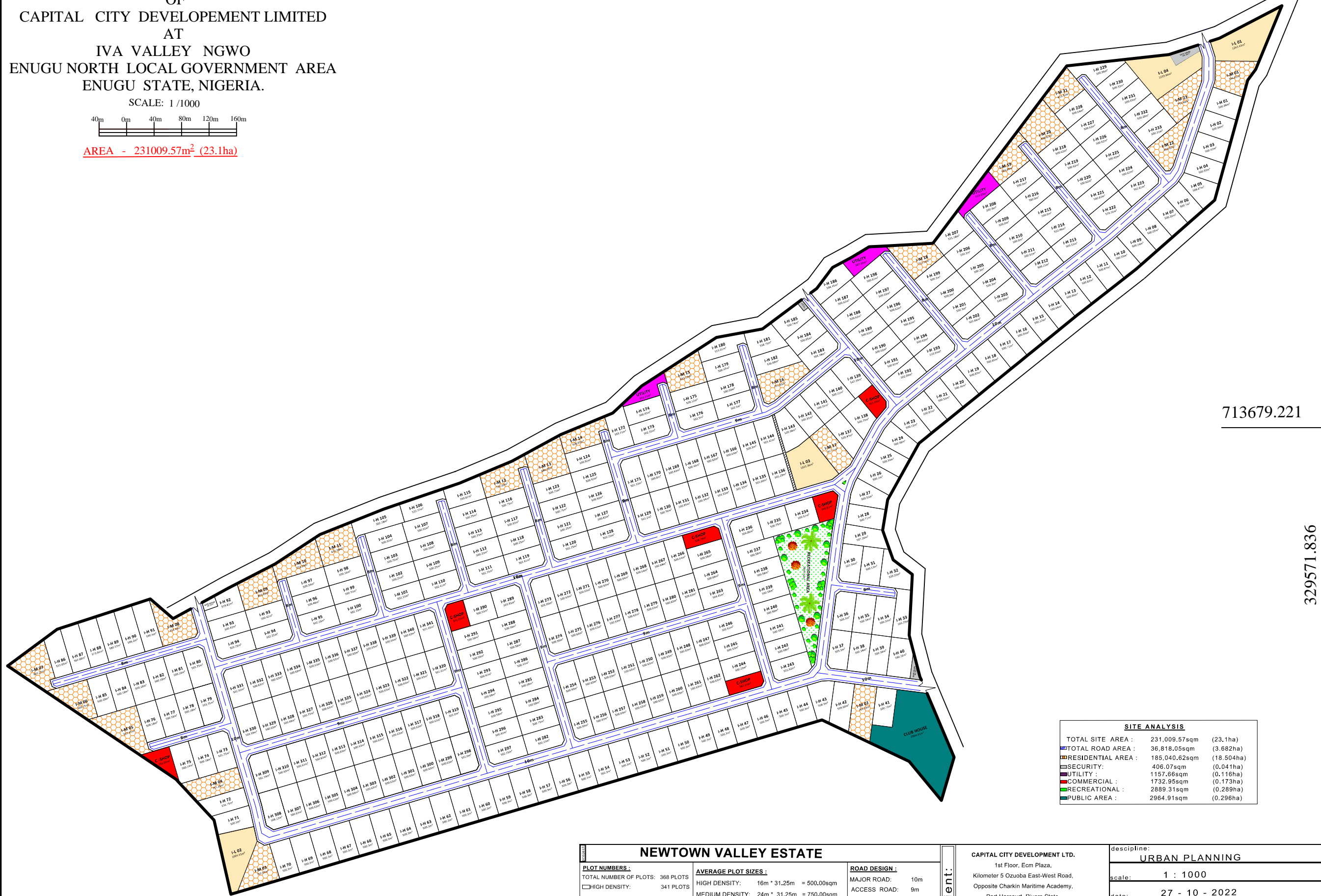


PLAN SHEWING LANDED PROPERTY/
CITY TOWN LAYOUT
OF
CAPITAL CITY DEVELOPEMENT LIMITED
AT
IVA VALLEY NGWO
ENUGU NORTH LOCAL GOVERNMENT AREA
ENUGU STATE, NIGERIA.



AREA - 231009.57m² (23.1ha)



713679.221

329571.836

SITE ANALYSIS	
TOTAL SITE AREA :	231,009.57sqm (23.1ha)
TOTAL ROAD AREA :	36,818.05sqm (3.682ha)
RESIDENTIAL AREA :	185,040.62sqm (18.504ha)
SECURITY :	406.07sqm (0.041ha)
UTILITY :	1157.66sqm (0.116ha)
COMMERCIAL :	1732.95sqm (0.173ha)
RECREATIONAL :	2889.31sqm (0.289ha)
PUBLIC AREA :	2964.91sqm (0.296ha)

NEWTOWN VALLEY ESTATE

PLOT NUMBERS :		AVERAGE PLOT SIZES :		ROAD DESIGN :	
TOTAL NUMBER OF PLOTS:	368 PLOTS	HIGH DENSITY:	16m * 31.25m = 500.00sqm	MAJOR ROAD:	10m
HIGH DENSITY:	341 PLOTS	MEDIUM DENSITY:	24m * 31.25m = 750.00sqm	ACCESS ROAD:	9m
MEDIUM DENSITY:	23 PLOTS	LOW DENSITY:	32m * 31.25m = 1000.00sqm	CUL - DE - SAC :	8m
LOW DENSITY:	04 PLOTS				

client:
CAPITAL CITY DEVELOPMENT LTD.
1st Floor, Ecm Plaza,
Kilometer 5 Ozuoba East-West Road,
Opposite Charkin Maritime Academy,
Port Harcourt, Rivers State.
www.capitalcitydev.com

discipline:
URBAN PLANNING
scale:
1 : 1000
date:
27 - 10 - 2022
SUBDIVISION PLAN