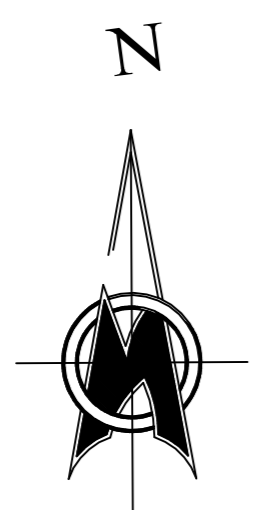
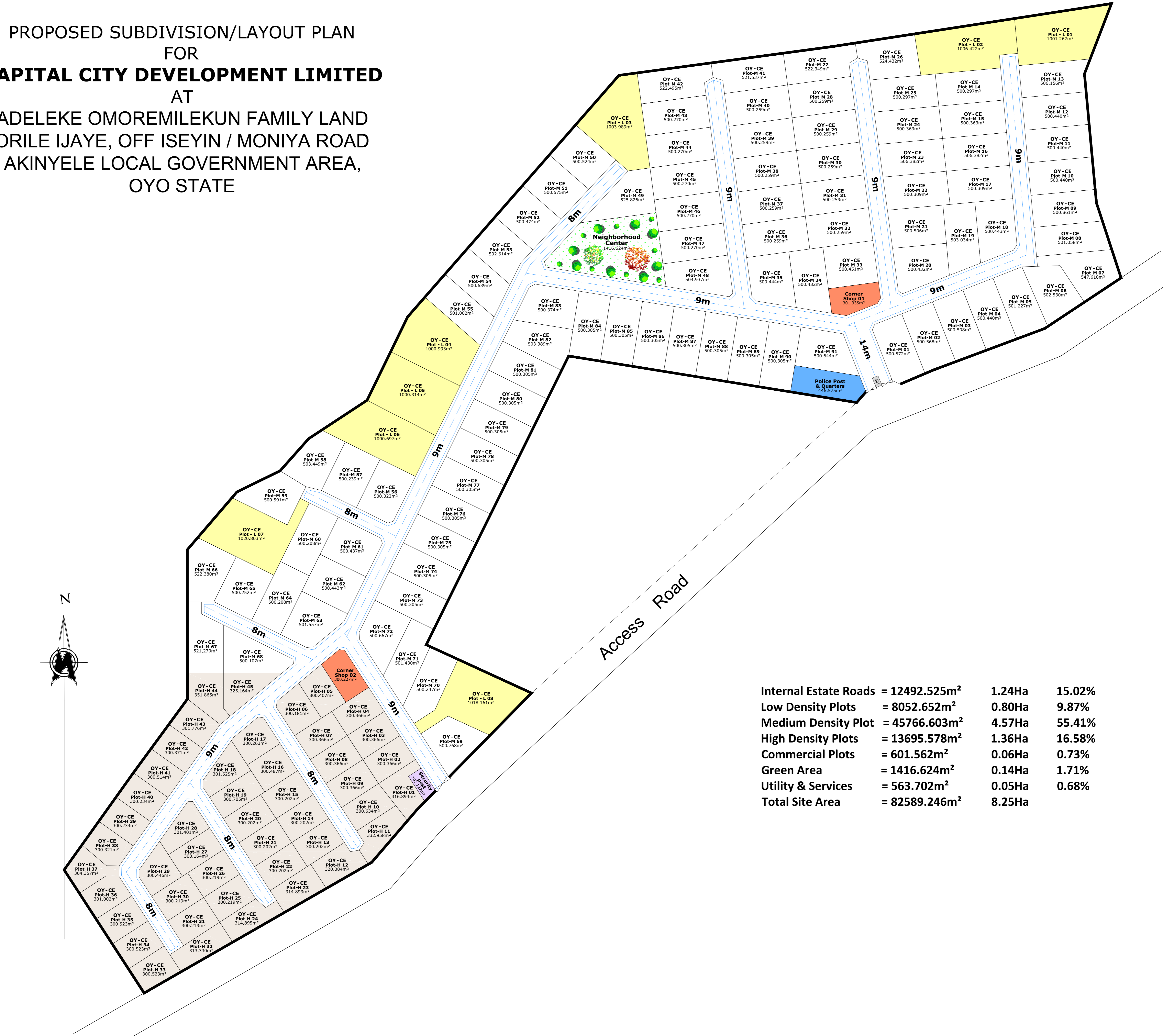


PROPOSED SUBDIVISION/LAYOUT PLAN
 FOR
CAPITAL CITY DEVELOPMENT LIMITED
 AT
 ADELEKE OMOREMILEKUN FAMILY LAND
 ORILE IJAYE, OFF ISEYIN / MONIYA ROAD
 AKINYELE LOCAL GOVERNMENT AREA,
 OYO STATE



Internal Estate Roads	= 12492.525m ²	1.24Ha	15.02%
Low Density Plots	= 8052.652m ²	0.80Ha	9.87%
Medium Density Plot	= 45766.603m ²	4.57Ha	55.41%
High Density Plots	= 13695.578m ²	1.36Ha	16.58%
Commercial Plots	= 601.562m ²	0.06Ha	0.73%
Green Area	= 1416.624m ²	0.14Ha	1.71%
Utility & Services	= 563.702m ²	0.05Ha	0.68%
Total Site Area	= 82589.246m²	8.25Ha	

A: AVERAGE PLOT SIZE
 1) 15.63m x 32.00m = 500.160 Sq.m.
 2) 20.95m x 14.33m = 300.213 Sq.m.
 Total Site Area = 82589.246 Sq.m. (±8.25Ha)

C: ROAD DESIGN
 Main Access 14m
 Access Road 9m
 Cul-de-sac 9m

B: INFRASTRUCTURE
 1) Water Mains
 2) Electricity Mains
 3) Drainage

D: PLOT NUMBERS
 1) L - Low density = 8 plots
 2) M - Medium density = 91 plots
 3) H - High density = 45 plots
 Total Plots = 144 plots

General Notes

Project: **CITADEL ESTATE**
ORILE IJAYE

client: **CAPITAL CITY DEVELOPMENT LTD.**
 31 G. U. Ake Road, Elioju,
 Port Harcourt, Nigeria.
 www.capitalcitydev.com

rev:	description:	date:
C		
B		
A		

Urban Design	O. I. A.
discipline:	design:
1 : 750	Oscar
plot scale:	drawn:
September, 2024	B. P. George (tpl)
date:	signed:

drawing title: **SUBDIVISION PLAN**

dwg no: **01/01**

rev: **A**