



PROPOSED SUBDIVISION / LAYOUT PLAN
 FOR
 CAPITAL CITY DEVELOPMENT LIMITED
 AT
 (IVY ESTATE)
 USUNG EDEM IBIOK IN EKPENE UKIM,
 URUAN LOCAL GOVT. AREA
 AKWA IBOM STATE
 SCALE 1 : 1000
 ORIGIN : UTM (ZONE 32N)
 AREA : = 48277.195 SQM



SITE ANALYSIS		
TOTAL SITE AREA :	48,277.195sqm	4.828ha
TOTAL ROAD AREA :	7,571.969sqm	0.757ha
RESIDENTIAL AREA :	39,156.852sqm	3.916ha
SECURITY :	151.701sqm	0.015ha
RECREATIONAL :	1091.143sqm	0.109ha
COMMERCIAL :	305.530sqm	0.031ha

General Notes:

PLOT NUMBERS :

TOTAL NUMBER OF PLOTS: 82 PLOTS

HIGH DENSITY: 79 PLOTS
 MEDIUM DENSITY: 03 PLOTS

AVERAGE PLOT SIZES :

HIGH DENSITY: 15,5m * 30m = 465,125sqm

MEDIUM DENSITY: 24m * 31,25m = 750,00sqm

LOW DENSITY: 30m * 31,00m = 930,00sqm

ROAD DESIGN :

RING ROAD: 9m

ACCESS ROAD: 8m

CUL - DE - SAC : 7m

project: **IVY ESTATE, UYO**

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

discipline: **URBAN DESIGN**

scale: **1 : 1000**

date: **12 FEBRUARY, 2024**

designed by: **VICTOR I . A**

drawing title: **SUBDIVISION PLAN**