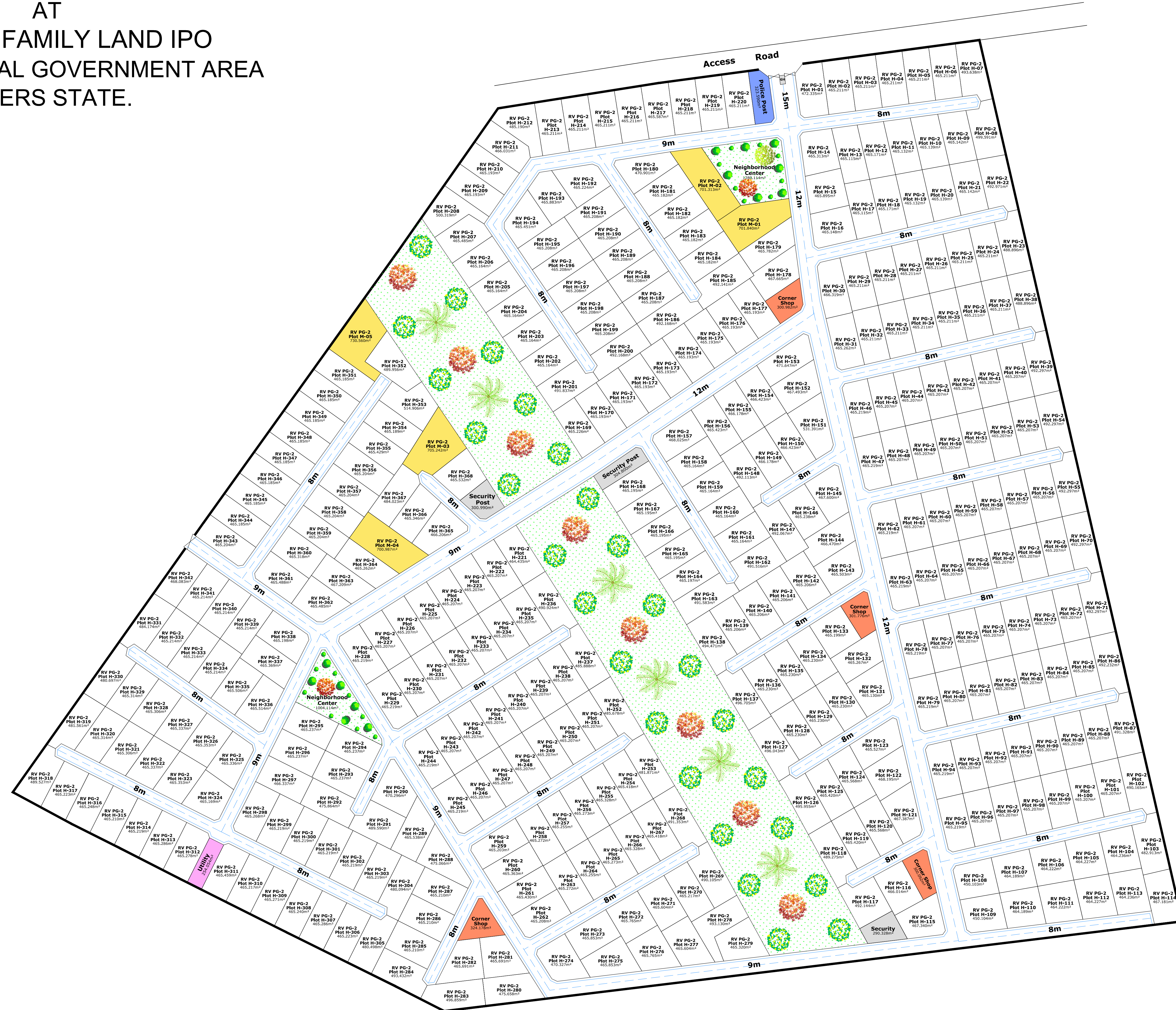


PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT
OMARIKE FAMILY LAND IPO
IKWERRE LOCAL GOVERNMENT AREA
RIVERS STATE.



GPH Encroached Road	= 24428.168m ²	2.44Ha	10.14%
Internal Estate Roads	= 35343.857m ²	3.53Ha	14.67%
Medium Density Plots	= 3539.942m ²	0.35Ha	1.47%
High Density Plots	= 172647.879m ²	17.26Ha	71.65%
Commercial Plots	= 1225.348m ²	0.12Ha	0.51%
Green Area	= 2284.228m ²	0.23Ha	0.95%
Utility & Services	= 1473.762m ²	0.15Ha	0.61%
Total Site Area	= 240943.891m²	24.09Ha	

- A: AVERAGE PLOT SIZE**
- 1) 15.25m x 30.50m = 465.125 Sq.m.
 - 2) 23.15m x 30.25m = 700.287 Sq.m.
 - Total Site Area = 240943.891 Sq.m. (±24.09Ha)
- C: PLOT NUMBERS**
- 1) H - High density = 368 plots
 - 2) M - Medium density = 5 plots
 - Total Plots = 373 plots

- B: ROAD DESIGN**
- Access Road 12m
 - Cul-de-sac 8m
- D: PUBLIC SPACES**
- 1) Corner Shop
 - 2) Green Area
- E: INFRASTRUCTURE**
- 1) Water Mains
 - 2) Electricity Mains
 - 3) Drainage/Sewage Services
 - 4) Waste Disposal

PROJECT:
**PALMGROOVE ESTATE
PORT-HARCOURT (PHASE 2)**

CLIENT:
CAPITAL CITY DEVELOPMENT LTD.

1st floor, ECM Plaza, KM 5 East West Road,
Opposite Charkin Maritime Academy
Ozuoba, Rivers State, Nigeria.
www.capitalcitydev.com

rev:	description:	date:

discipline:	design:
Urban Design	Orakuro I. A.
1 : 1000	Oscar
plot scale:	drawn:
March, 2023	B. P. George (Tpl)
date:	signed:

DRAWING TITLE:
SUBDIVISION PLAN

dwg no: **01/01** rev: **C**