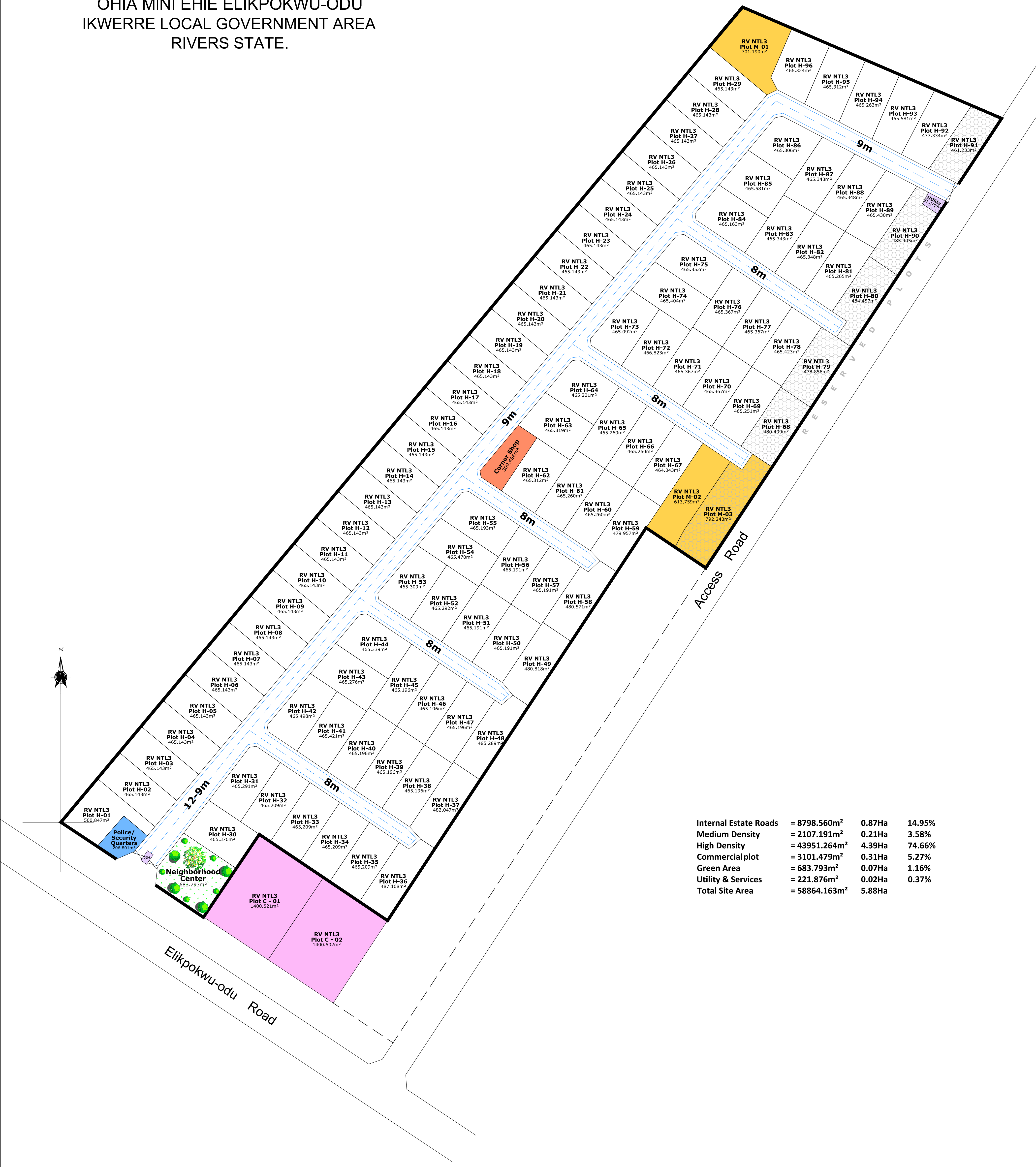


PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
NEW TOWN LAYOUT PHASE 3
AT
OHIA MINI EHIE ELIKPOKWU-ODU
IKWERRE LOCAL GOVERNMENT AREA
RIVERS STATE.



Internal Estate Roads	= 8798.560m ²	0.87Ha	14.95%
Medium Density	= 2107.191m ²	0.21Ha	3.58%
High Density	= 43951.264m ²	4.39Ha	74.66%
Commercial plot	= 3101.479m ²	0.31Ha	5.27%
Green Area	= 683.793m ²	0.07Ha	1.16%
Utility & Services	= 221.876m ²	0.02Ha	0.37%
Total Site Area	= 58864.163m²	5.88Ha	

project: NEW TOWN LAYOUT PHASE 3 PORT HARCOURT

A: AVERAGE PLOT SIZE
1) 15.25m x 30.50m = 465.125 Sq.m.
Total Site Area = 58864.163 Sq.m. (±5.88Ha)

B: PLOT NUMBERS
1) C - Commercial = 2
2) M - Medium density = 3
3) H - High density = 96
Total Plots = 101 plots

C: ROAD DESIGN
Main Access 9m
Cul-de-sac 8m

D: INFRASTRUCTURE
1) Water Mains
2) Electricity Mains
3) Drainage/Sewage Services
4) Waste Disposal

General Notes

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

ref:

rev:	description:	date:

APPROVAL

Urban Planning	O. I. A.
discipline:	design:
1 : 800	Oscar
scale:	drawn:
March, 2024	B. P. George (tpl)
date:	check:

drawing title: SUBDIVISION PLAN

dwg no: 02/02 rev: B