

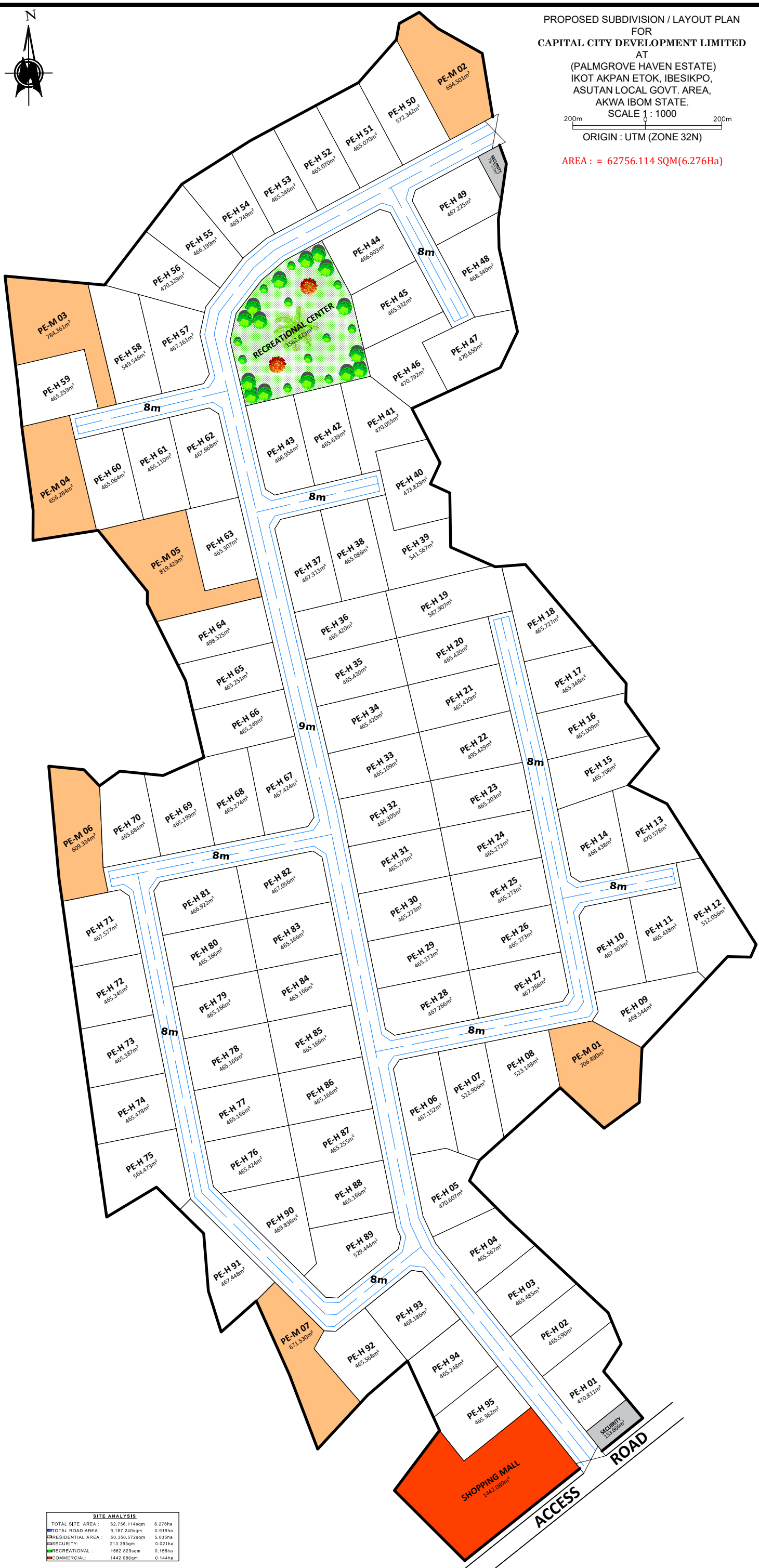


PROPOSED SUBDIVISION / LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT

(PALMGROVE HAVEN ESTATE)
IKOT AKPAN ETOK, IBESIKPO,
ASUTAN LOCAL GOVT. AREA,
AKWA IBOM STATE.

SCALE 1 : 1000
ORIGIN : UTM (ZONE 32N)

AREA : = 62756.114 SQM(6.276Ha)



SITE ANALYSIS	
TOTAL SITE AREA :	62,756.114sqm 6.276ha
TOTAL ROAD AREA :	9,187.240sqm 0.919ha
RESIDENTIAL AREA :	50,330.572sqm 5.039ha
SECURITY :	213.391sqm 0.021ha
RECREATIONAL :	1562.829sqm 0.156ha
COMMERCIAL :	1442.080sqm 0.144ha

General Notes:

PLOT NUMBERS	
TOTAL NUMBER OF PLOTS :	102 PLOTS
HIGH DENSITY :	66 PLOTS
MEDIUM DENSITY :	07 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	
ACCESS ROAD :	9m
CUL - DE - SAC :	8m

Project: PALMGROVE HAVEN ESTATE, UYO

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

DESIGNED BY: URBAN DESIGN
SCALE: 1 : 1000
DATE: 26 JUNE, 2024

DRAWN BY: VICTOR I. A.

Drawing title: SUBDIVISION PLAN