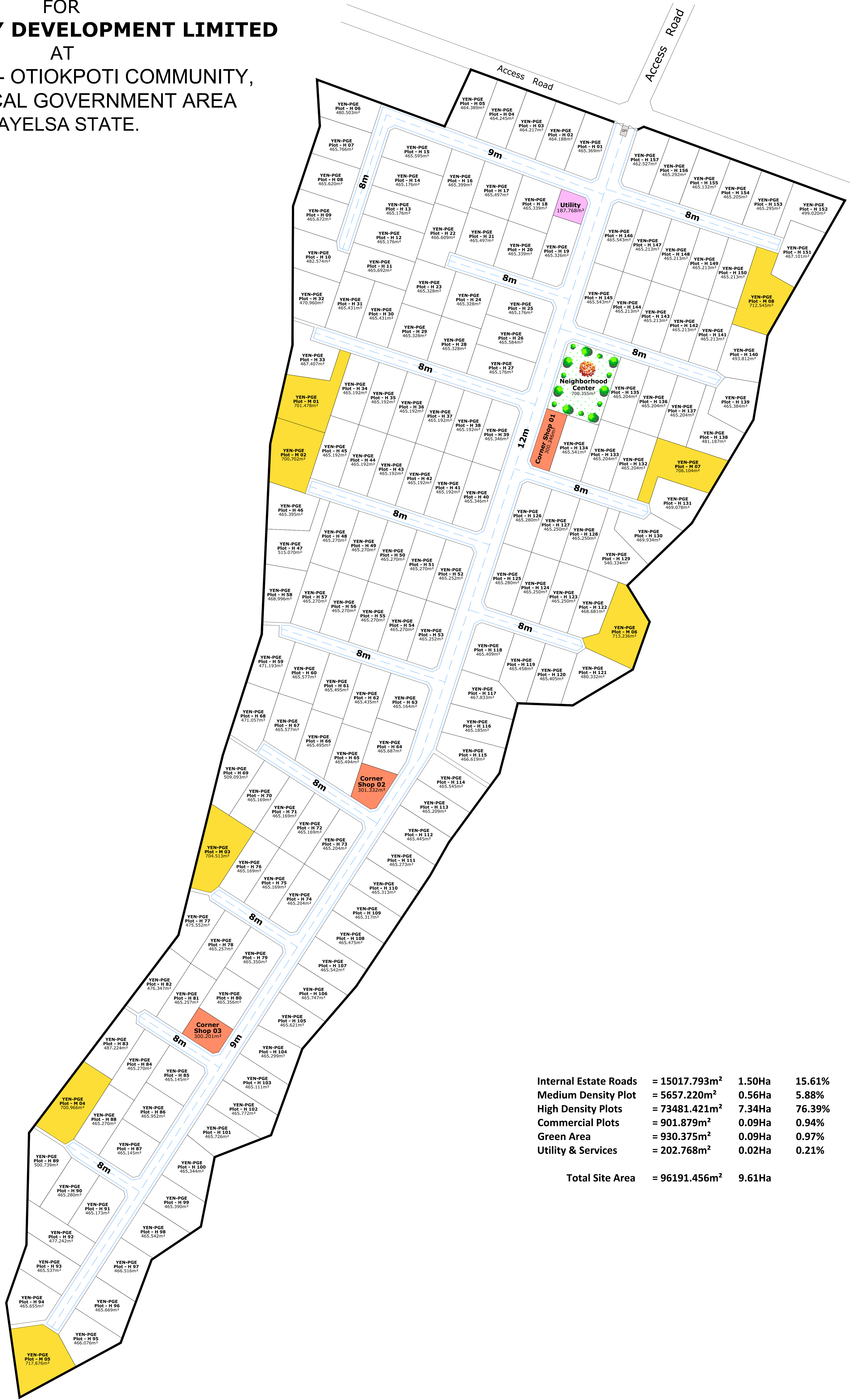


PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT
ODELI BUSH - OTIOKPOTI COMMUNITY,
OGBIA LOCAL GOVERNMENT AREA
BAYELSA STATE.



Internal Estate Roads	= 15017.793m ²	1.50Ha	15.61%
Medium Density Plot	= 5657.220m ²	0.56Ha	5.88%
High Density Plots	= 73481.421m ²	7.34Ha	76.39%
Commercial Plots	= 901.879m ²	0.09Ha	0.94%
Green Area	= 930.375m ²	0.09Ha	0.97%
Utility & Services	= 202.768m ²	0.02Ha	0.21%
Total Site Area	= 96191.456m ²	9.61Ha	

project:

PALMGROOVE ESTATE
YENAGOA

A: AVERAGE PLOT SIZE
1) 15.25m x 30.50m = 465.125 Sq.m.
2) 20.65m x 33.92m = 700.448 Sq.m.
Total Site Area = 96191.456 Sq.m. (±9.61Ha)

B: ROAD DESIGN
Access Road 12m
Cul-de-sac 8m

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

D: PLOT NUMBERS
1) M - Medium density = 8
2) H - High density = 157
Total Plots = 165 plots

General Notes

client:

err:

CAPITAL CITY DEVELOPMENT LTD.

31 GU Ake Road, Eliozu, Port Harcourt.
Rivers State, Nigeria.
www.capitalcitydev.com

C		
B		
A		
rev:	description:	date:

APPROVAL

Urban Design	I. O. A.
discipline:	design:
1: 750	Oscar
paper scale:	drawn:
November, 2024	B. P. George (tpl)
date:	check:

drawing title:

SUBDIVISION PLAN



dwg no:

01/01

rev: A