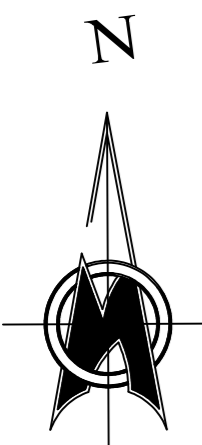


PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT
AGBADA MBODO, ALUU
IKWERRE LOCAL GOVERNMENT AREA
RIVERS STATE.



Internal Roads	= 5792.981m ²	0.57Ha	16.33%
Medium Density	= 2133.589m ²	0.21Ha	6.02%
High Density	= 26217.139m ²	2.62Ha	73.93%
Commercial Plots	= 1144.640m ²	0.11Ha	3.23%
Utility & Services	= 170.631m ²	0.01Ha	0.48%
Total Site Area	= 35458.980m²	3.54Ha	

Project: GOLD TOWN ESTATE
Port Harcourt

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 = 35458.980 Sq.m. (±3.54Ha)

B: PLOT NUMBERS
1) H - High density = 56
2) M - Medium density = 03
Total Plots = 59 plots

C: ROAD DESIGN
Access Road 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, Elioju,
Port Harcourt, Nigeria.
www.capitalcitydev.com

ref:

rev:	description:	date:

APPROVAL

Urban Planning	Oscar. I. A.
discipline:	design:
1 : 550	Oscar
scale:	drawn:
January, 2024	B. P. George (tpl)
date:	check:

drawing title: SUBDIVISION PLAN

dwg no: 01/01 rev: F