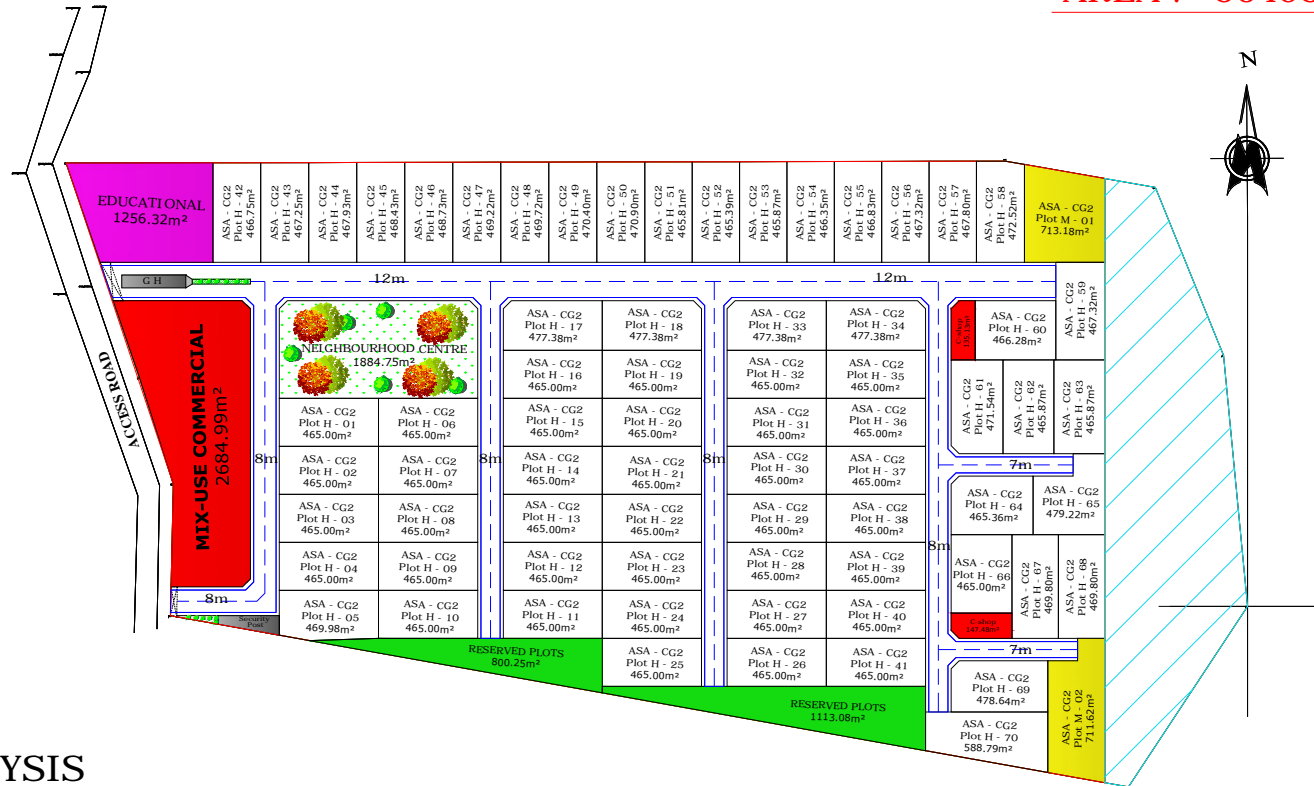


**PROPOSED SUBDIVISION/LAYOUT PLAN  
FOR  
CAPITAL CITY DEVELOPMENT LIMITED  
AT  
IBUSA UMUEZEAGWU FARM LAND,  
OPPOSITE ADMIRALTY,  
OSHIMILI NORTH LOCAL GOVERNMENT AREA,  
DELTA STATE.**

**AREA : - 50495.08 SQM.**



**LAND-USE ANALYSIS**

INTERNAL ACCESS ROADS	- 6373.480sqm	0.637Ha	12.6%
HIGH DENSITY PLOTS	- 37,652.580sqm	3.765Ha	74.6%
MEDIUM DENSITY PLOTS	- 1424.800sqm	0.142Ha	2.8%
COMMERCIAL PLOTS	- 2967.600sqm	0.296Ha	5.9%
UTILITY & SERVICES	- 2076.620sqm	0.207Ha	4.1%
<b>TOTAL SITE AREA</b>	<b>- 50495.080sqm</b>	<b>5.049Ha</b>	<b>100%</b>

**CORAL GOLD ESTATE (PHASE 2), ASABA**

PLOT NUMBERS:	AVERAGE PLOT SIZE:	ROAD DESIGNN:
(H) - HIGH DENSITY = 70 PLOTS	HIGH DENSITY: 15.25 X 30.50m = 465.125 sqm	MAIN ACCESS ROAD: 12m
(M) - MEDIUM DENSITY = 02 PLOT(S)	MEDIUM DENSITY: 20.00m X 35.00m = 700.00sqm	ACCESS ROAD: 8m
(L) - LOW DENSITY = 0 PLOT(S)	TOTAL SITE AREA = 50495.08 sqm	CUL-DE-SAC: 7m
TOTAL NUMBER OF PLOTS = 72 PLOTS		

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**CAPITAL CITY DEVELOPMENT LIMITED**  
1st floor, ECM Plaza, KM 5 East West Road,  
Opposite Charkin Maritime Academy,  
Ozuoba, Rivers State, Nigeria.  
[www.capitalcitydev.com](http://www.capitalcitydev.com)

<b>DISCIPLINE:</b>	URBAN	PLANNING
<b>SCALE:</b>	1 : 1000	
<b>DATE:</b>	DECEMBER - 2023	
<b>DRAWING TITLE:</b>	SUBDIVISION PLAN	