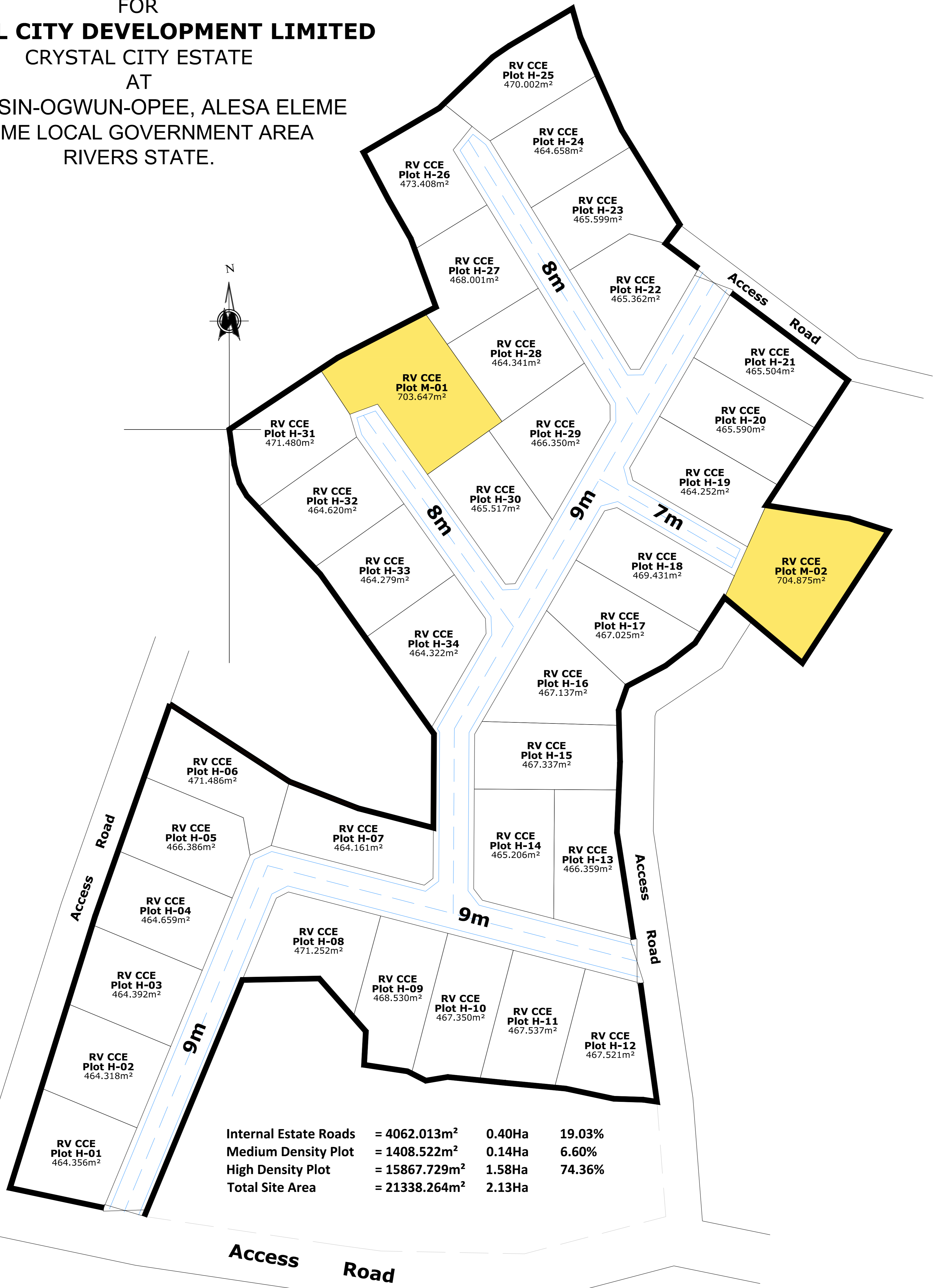
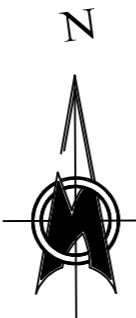


PROPOSED SUBDIVISION/LAYOUT PLAN  
 FOR  
**CAPITAL CITY DEVELOPMENT LIMITED**  
 CRYSTAL CITY ESTATE  
 AT  
 OKA-NSIN-OGWUN-OPEE, ALESA ELEME  
 ELEME LOCAL GOVERNMENT AREA  
 RIVERS STATE.



Internal Estate Roads	= 4062.013m <sup>2</sup>	0.40Ha	19.03%
Medium Density Plot	= 1408.522m <sup>2</sup>	0.14Ha	6.60%
High Density Plot	= 15867.729m <sup>2</sup>	1.58Ha	74.36%
<b>Total Site Area</b>	<b>= 21338.264m<sup>2</sup></b>	<b>2.13Ha</b>	

**Project:** CRYSTAL CITY ESTATE  
ALESA-ELEME (PHASE 1)

**A: AVERAGE PLOT SIZE**  
 1) 15.25m x 30.50m = 465.125 Sq.m.  
 Total Site Area = 21338.264 Sq.m. (±2.13Ha)

**B: PLOT NUMBERS**  
 1) M - Medium density = 2  
 2) H - High density = 34  
 Total Plots = 36

**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, Elioazu,  
 Port Harcourt, Nigeria.  
 www.capitalcitydev.com

rev:	description:	date:

**APPROVAL**

discipline:	design:
Urban Planning	O. I. A.
scale:	drawn:
1 : 450	Oscar
date:	check:
May, 2024	B. P. George (tpl)

**drawing title:** SUBDIVISION PLAN

dwg no: 01/01 rev: D