

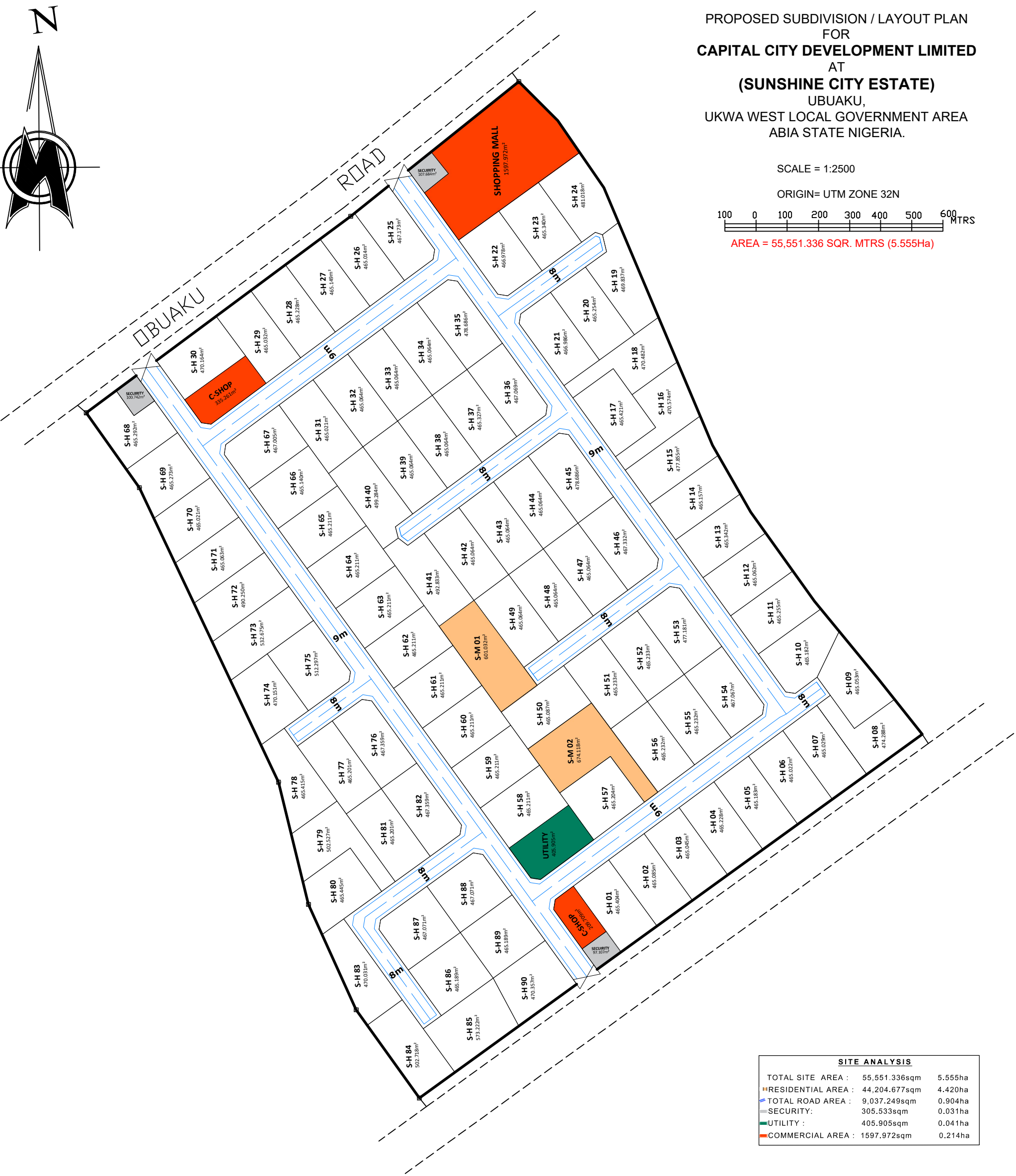
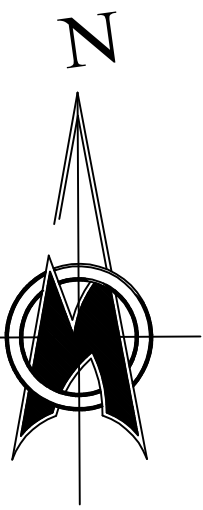
PROPOSED SUBDIVISION / LAYOUT PLAN  
FOR  
**CAPITAL CITY DEVELOPMENT LIMITED**  
AT  
**(SUNSHINE CITY ESTATE)**  
UBUAKU,  
UKWA WEST LOCAL GOVERNMENT AREA  
ABIA STATE NIGERIA.

SCALE = 1:2500

ORIGIN= UTM ZONE 32N



AREA = 55,551.336 SQR. MTRS (5.555Ha)



SITE ANALYSIS		
TOTAL SITE AREA :	55,551.336sqm	5.555ha
RESIDENTIAL AREA :	44,204.677sqm	4.420ha
TOTAL ROAD AREA :	9,037.249sqm	0.904ha
SECURITY :	305.533sqm	0.031ha
UTILITY :	405.905sqm	0.041ha
COMMERCIAL AREA :	1597.972sqm	0.214ha

**General Notes:**

TOTAL NUMBER OF PLOTS:	92 PLOTS
HIGH DENSITY:	90 PLOTS
MEDIUM DENSITY:	02 PLOTS
HIGH DENSITY:	15.5m * 30m = 465.125sqm
MEDIUM DENSITY:	24m * 31.25m = 750.00sqm
LOW DENSITY:	30m * 31.00m = 930.00sqm

<b>ROAD DESIGN:</b>	
MAJOR ACCESS ROAD:	9m
CUL - DE - SAC :	8m

**Project:** SUNSHINE CITY ESTATE, ABA

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

<b>Scale:</b>	1 : 2500
<b>DATE:</b>	SEPTEMBER, 2024
<b>Designed by:</b>	VICTOR I . A

**drawing title:** SUBDIVISION PLAN