

**PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT
ALONG AGBARHA / EMEVOR ROAD, AGBARHA--OTOR,
UGHELLI NORTH L. G. A. DELTA STATE.**

AREA : - 25702.519 SQM.



LAND-USE ANALYSIS

INTERNAL ACCESS ROADS	- 4,682.894sqm	0.468Ha	18.0%
RESIDENTIAL PLOTS	- 17,387.857sqm	1.740Ha	68.0%
COMMERCIAL PLOTS	- 2,311.520sqm	0.231Ha	9.0%
GREEN AREA	- 807.596sqm	0.080Ha	3.0%
UTILITY & SERVICES	- 512.652sqm	0.051Ha	2.0%
TOTAL SITE AREA	- 25702.519sqm	2.570Ha	100%

LAND USE PLAN

ROSEWOOD ESTATE, UGHELLI

(A) PLOT NUMBERS:	(B) AVERAGE PLOT SIZE:	(C) ROAD DESIGN:
(H) - HIGH DENSITY = 35 PLOTS	HIGH DENSITY: 15.6m X 30m = 468.0m²	MAIN ACCESS ROAD: 12m
(M) - MEDIUM DENSITY = 1 PLOT(S)	MEDIUM DENSITY: 20.0m X 35m = 700.0m²	ACCESS ROAD: 9m
TOTAL NUMBER OF PLOTS = 36 PLOTS	TOTAL SITE AREA = 25702.519 Sq.m	CUL-DE-SAC: 7m
		FOOT-PATH: 1.2m

CAPITAL CITY DEVELOPMENT LIMITED
1ST FLOOR, 31 G.U AKE ROAD,
ELIOZU, PORT HARCOURT
RIVERS STATE, NIGERIA.
www.capitalcitydev.com

DISCIPLINE:	URBAN PLANNING		
SCALE:	1:1000		
DATE:	AUGUST, 2024		
DRAWN:	UMA	CHECKED:	UKPEDJOR U P

SUBDIVISION PLAN

dwg. no: **01/01**