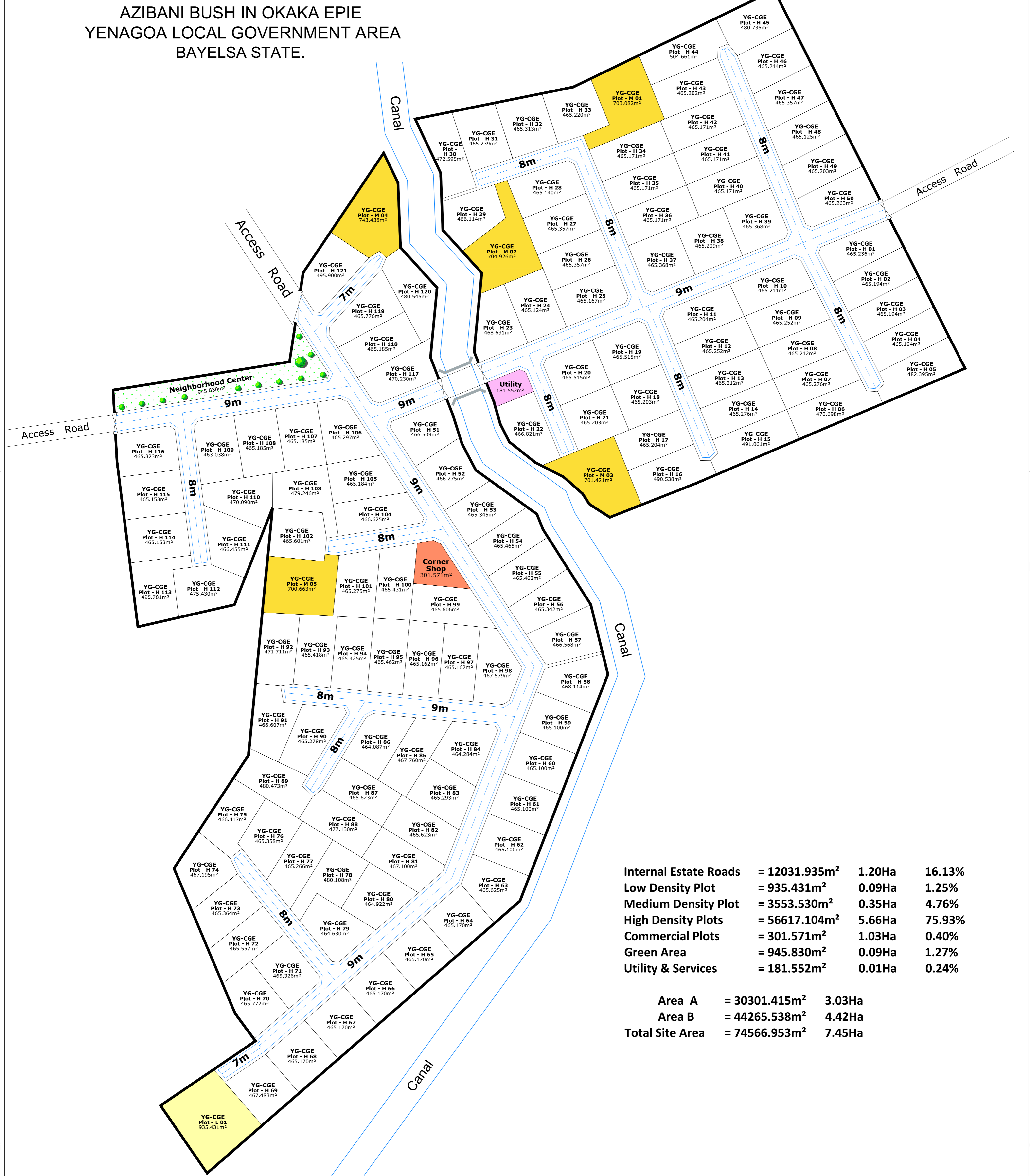


PROPOSED SUBDIVISION/LAYOUT PLAN  
FOR  
**CAPITAL CITY DEVELOPMENT LIMITED**  
AT  
AZIBANI BUSH IN OKAKA EPIE  
YENAGOA LOCAL GOVERNMENT AREA  
BAYELSA STATE.



Internal Estate Roads	= 12031.935m <sup>2</sup>	1.20Ha	16.13%
Low Density Plot	= 935.431m <sup>2</sup>	0.09Ha	1.25%
Medium Density Plot	= 3553.530m <sup>2</sup>	0.35Ha	4.76%
High Density Plots	= 56617.104m <sup>2</sup>	5.66Ha	75.93%
Commercial Plots	= 301.571m <sup>2</sup>	1.03Ha	0.40%
Green Area	= 945.830m <sup>2</sup>	0.09Ha	1.27%
Utility & Services	= 181.552m <sup>2</sup>	0.01Ha	0.24%

Area A	= 30301.415m <sup>2</sup>	3.03Ha
Area B	= 44265.538m <sup>2</sup>	4.42Ha
<b>Total Site Area</b>	<b>= 74566.953m<sup>2</sup></b>	<b>7.45Ha</b>

**project:** CORAL GARDEN ESTATE  
YENAGOA

**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 = 74566.953 Sq.m. (±7.45Ha)

**B: ROAD DESIGN**  
Access Road 9m  
Cul-de-sac 8m

**C: INFRASTRUCTURE**  
1) Water Mains  
2) Electricity Mains  
3) Drainage/Sewage Services  
4) Waste Disposal

**D: PLOT NUMBERS**  
1) L - Low density = 1  
2) M - Medium density = 5  
3) H - High density = 121  
Total Plots = 127 plots

**General Notes**

**client:** CAPITAL CITY DEVELOPMENT LTD.  
31 GU Ake Road, Eiozu, Port Harcourt.  
Rivers State, Nigeria.  
www.capitalcitydev.com

**ref:**

rev:	description:	date:

**APPROVAL**

Urban Design	I. O. A.
discipline:	design:
1 : 750	Oscar
paper scale:	drawn:
August, 2024	B. P. George (tpl)
date:	check:

**drawing title:** SUBDIVISION PLAN

**dwg no:** 01/01 **rev:** A