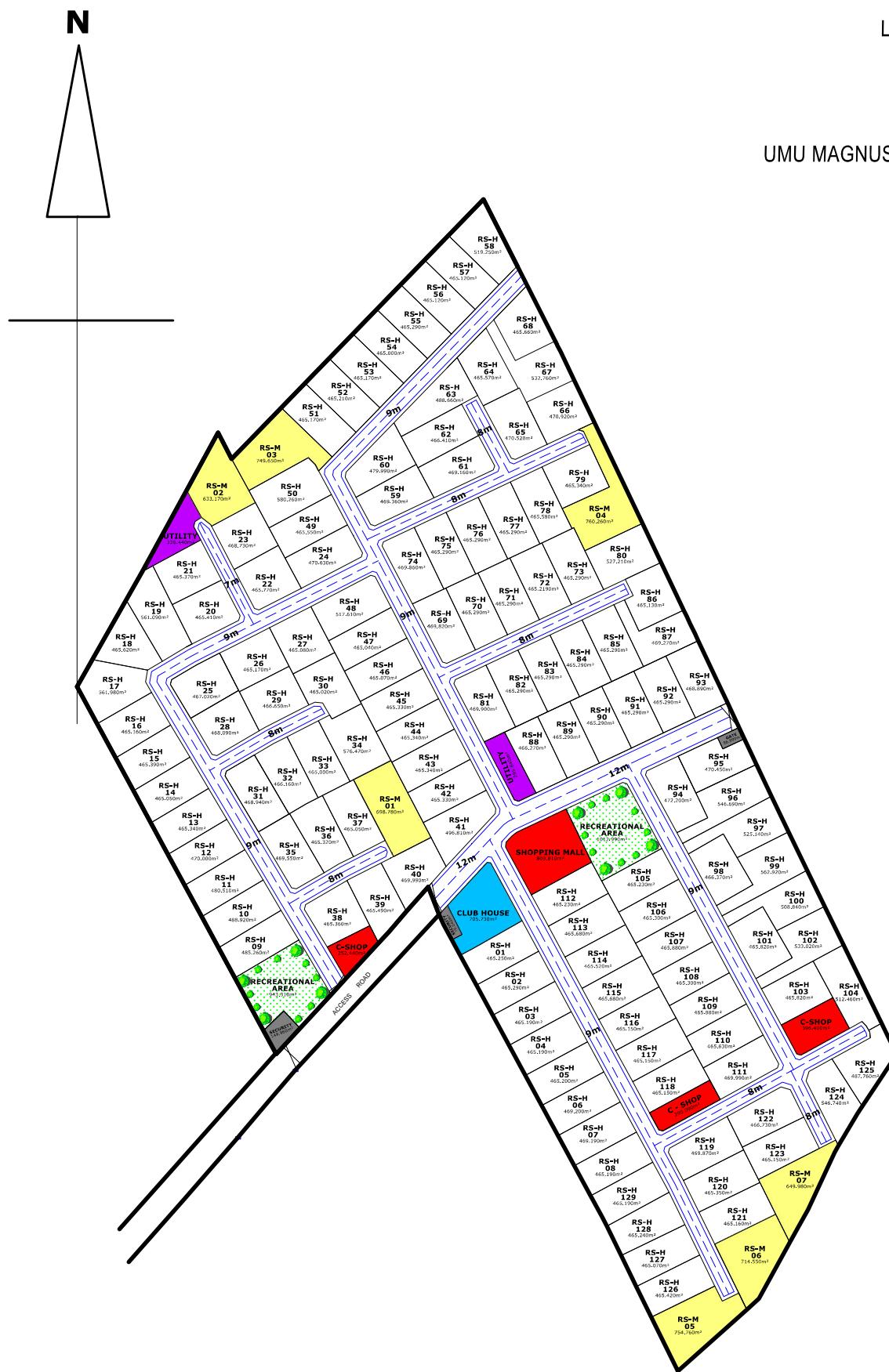


LAYOUT PLAN SHEWING PERIMETER OF LANDED PROPERTY
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT

UMU MAGNUS AMAECHI FARMLAND, UMU-OKWA, IGBO-ETCHE LOCATION ROAD,
ETCHE LOCAL GOVERNMENT AREA,
RIVERS STATE, NIGERIA
AREA: 85617.44SQM (8.56 ha.)



SITE ANALYSIS

TOTAL SITE AREA:	85617.44sqm	(8.56ha.)
TOTAL ROAD AREA :	16377.66sqm	(1.638ha)
RESIDENTIAL AREA:	66843.429sqm	(6.684ha)
HIGH DENSITY :	61900.059sqm	(6.19ha)
MEDIUM DENSITY :	4943.37sqm	(0.494ha)
COMMERCIAL AREA :	2454.25sqm	(0.245ha)
SECURITY :	276.89sqm	(0.028ha)
RECREATIONAL AREA :	1956.300sqm	(0.196ha)
UTILITY :	632.28sqm	(0.063ha)

project:

**ROSEWOOD SUPREME ESTATE
PHASE 2**

PLOT NUMBERS :

TOTAL NUMBER OF PLOTS:	136 PLOTS
HIGH DENSITY:	129 PLOTS
MEDIUM DENSITY:	7 PLOTS

AVERAGE PLOT SIZES :

HIGH DENSITY:	15.25m * 30.50m	= 465.125sqm
MEDIUM DENSITY:	20.65m * 33.92m	= 700.448sqm

ROAD DESIGN :

MAJOR ROAD:	12m
ACCESS ROAD:	9m
CUI - DE - SAC:	8m

client:

CAPITAL CITY DEVELOPMENT LTD.

1st Floor, Ecm Plaza,
Kilometer 5 Ozuoba East-West Road,
Opposite Charkin Maritime Academy,
Port Harcourt, Rivers State.
www.capitalcitydev.com

Urban Planning

discipline:

ONUORI I.A

design:

N . T . S

scale:

ONUORI I.A

drawn:

28th November 2020

date:

SUBDIVISION PLAN