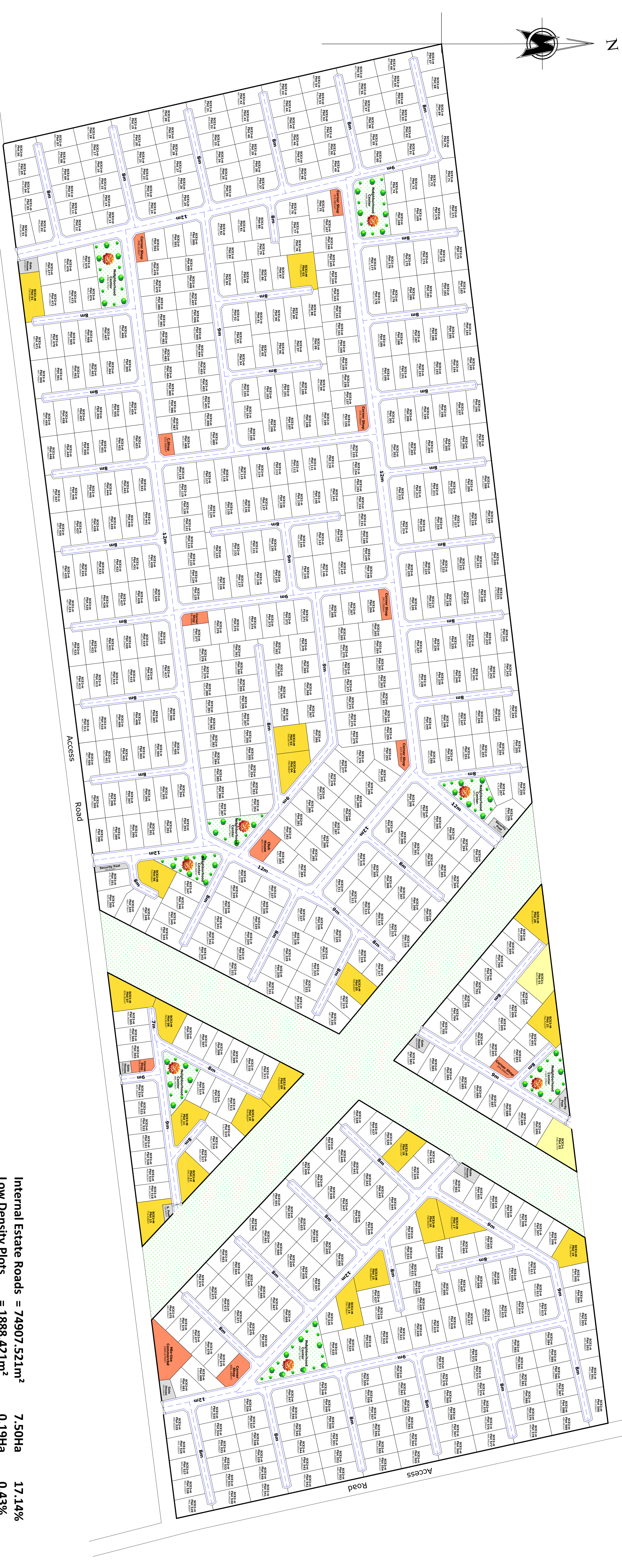


PROPOSED SUBDIVISION/LAYOUT PLAN  
FOR  
**CAPITAL CITY DEVELOPMENT LIMITED**  
AT  
OMUOHIA IPO - ABARA RUBBER ESTATE  
FARMLAND  
IKWERRE LOCAL GOVERNMENT AREA  
RIVERS STATE.



Internal Estate Roads = 74907.521m <sup>2</sup>	7.50Ha	17.14%
Low Density Plots = 1888.421m <sup>2</sup>	0.19Ha	0.43%
Medium Density Plots = 15141.064m <sup>2</sup>	1.51Ha	3.46%
High Density Plots = 330169.049m <sup>2</sup>	33.01Ha	75.53%
Commercial Plots = 3950.961m <sup>2</sup>	0.39Ha	0.90%
Green Area = 9571.481m <sup>2</sup>	0.96Ha	2.19%
Utility & Services = 1494.132m <sup>2</sup>	0.15Ha	0.34%
<b>Total Site Area = 437122.629m<sup>2</sup></b>	<b>43.71Ha</b>	

- A. AVERAGE PLOT SIZE**  
 1) 21.65m x 33.92m = 700,448 Sq.m.  
 2) 21.65m x 33.92m = 700,448 Sq.m.  
 Total Site Area = 437122.629 Sq.m. (43.71Ha)
- B. PLOT NUMBERS**  
 1) H - High density = 709 plots  
 2) M - Medium density = 2 plots  
 3) L - Low density = 728 plots  
 Total plots = 728 plots
- C. ROAD DESIGN**  
 1) Access Road = 12m  
 2) Collector = 9m  
 3) Drains
- D. UTILITIES**  
 1) Water  
 2) Electricity  
 3) Drainage

Project: **SUNSHINE CITY ESTATE**  
 Client: **CAPITAL CITY DEVELOPMENT LTD.**

3 Azikwe Road, Suite 205, Second Floor  
 Unity Bank Complex,  
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rev:	description:	date:
A		
B		
C		

Urban Design	Orakunjo I. A.
discipline:	design:
113000	Oscar
plot scale:	drawn:
October, 2021	Bisco P. George (Tpi)
date:	signed:

Drawing title: **SUBDIVISION PLAN**

01/03

Rev: **E**