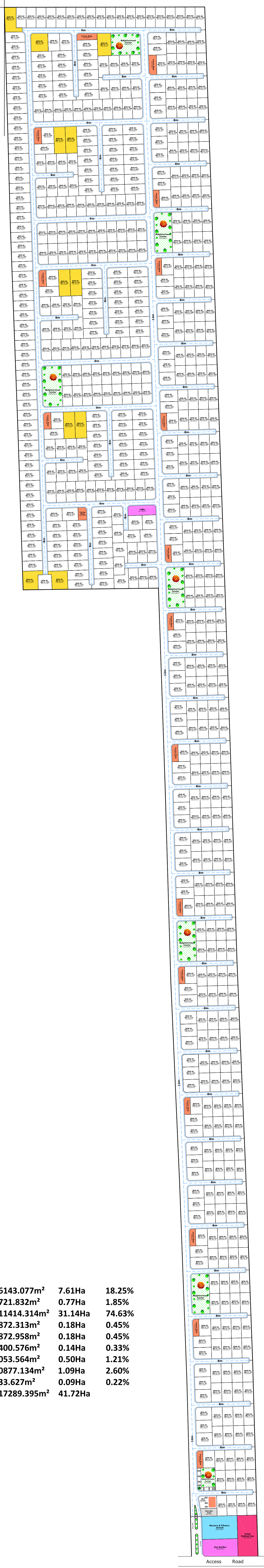
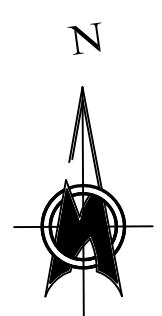


PROPOSED SUBDIVISION/LAYOUT PLAN  
 FOR  
**CAPITAL CITY DEVELOPMENT LIMITED**  
 AT  
**OBAZUMA COMMUNITY, BENIN CITY**  
 OVIA NORTH EAST LOCAL GOVERNMENT AREA  
 EDO STATE.



Internal Roads	= 76143.077m <sup>2</sup>	7.61Ha	18.25%
Medium Density	= 7721.832m <sup>2</sup>	0.77Ha	1.85%
High Density	= 31144.314m <sup>2</sup>	31.14Ha	74.63%
Educational	= 1872.313m <sup>2</sup>	0.18Ha	0.45%
Hotel/Motel	= 1872.958m <sup>2</sup>	0.18Ha	0.45%
Gas Station	= 1400.576m <sup>2</sup>	0.14Ha	0.33%
Commercial Plots	= 5053.564m <sup>2</sup>	0.50Ha	1.21%
Green Area	= 10877.134m <sup>2</sup>	1.09Ha	2.60%
Utility & Services	= 933.627m <sup>2</sup>	0.09Ha	0.22%
Total Site Area	= 417289.395m <sup>2</sup>	41.72Ha	

**project:** **SUNSHINE CITY ESTATE**  
**BENIN**

**client:** **CAPITAL CITY DEVELOPMENT LTD.**  
 3 Azikiwe Road, Suite 205, Second Floor  
 Unity Bank Complex,  
 Port Harcourt, Nigeria.  
[www.capitalcitydev.com](http://www.capitalcitydev.com)

**APPROVAL**

Urban Planning  
 discipline:  
 scale:  
 date:

Orakuro. I. A.  
 design:  
 Oscar  
 drawn:  
 B. P. George (tpl)  
 check:

**SUBDIVISION PLAN**

**General Notes**

- A: AVERAGE PLOT SIZE**  
 1) High Density = 15.25m x 30.50m = 465.125 Sq.m.  
 2) Medium Density = 20.65m x 33.92m = 700.448 Sq.m.  
 Total Site Area = 417289.395 Sq.m. (41.72Ha)
- B: PLOT NUMBERS**  
 1) High Density = 667 plots  
 2) Medium Density = 11 plots  
 Total Plot Nos. = 678 plots
- C: ROAD DESIGN**  
 Main Access 12m  
 Access Roads 9m  
 Cul-de-Sac 8m
- D: INFRASTRUCTURE**  
 1) Water Mains  
 2) Electricity Mains  
 3) Drainage

rev:	description:	date:
C		
B		
A		

**drawings**

dwg no: **02/02**

rev: **F**