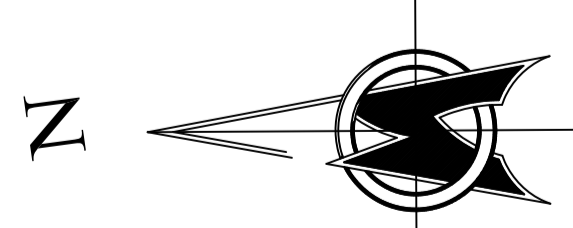


PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT

OGWASHI UKWU, OPPOSITE DELTA STATE POLYTECHNIC
ANIOCHA SOUTH LOCAL GOVERNMENT AREA
DELTA STATE.



Internal Estate Roads = 21146.230m ²	2.11Ha	14.58%
Medium Density Plots = 72809.112m ²	7.28Ha	50.20%
High Density Plots = 45101.596m ²	4.51Ha	31.10%
Commercial Plots = 1104.181m ²	0.11Ha	0.76%
Green Area = 4170.894m ²	0.41Ha	2.87%
Utility & Services = 697.082m ²	0.07Ha	0.48%
Total Site Area = 145029.095m²	14.50Ha	

A: AVERAGE PLOT SIZE
 1) 13.25m x 30.50m = 405.125 Sq.m.
 2) Total Site Area = 145029.095 Sq.m. (±14.50Ha)
B: PLOT NUMBERS
 1) High density = 100 plots
 2) M - Medium density = 121 plots
 Total Plots = 221 plots

General Notes

- D: INFRASTRUCTURE**
 1) Water Main
 2) Sewer Main
 3) Drainage

ROSEWOOD ESTATE

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Urban Design	O. I. A.
discipline:	design:
1:6500	Oscar
plot scale:	drawn:
March, 2022	Bisco P. George (Tpi)
date:	signed:

Drawing title:

SUBDIVISION PLAN

date: 01/01
 rev: E