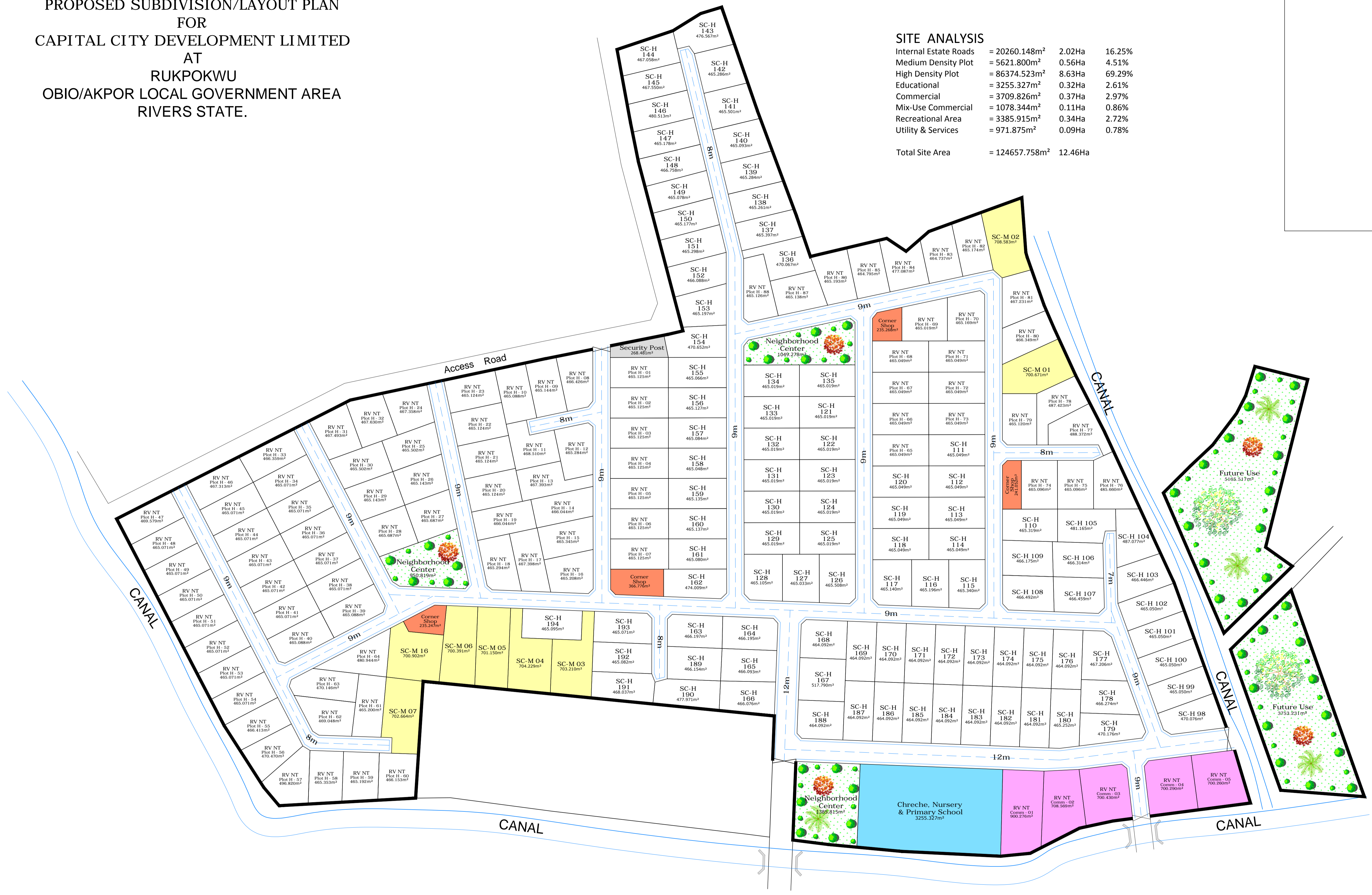


**PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT
RUKPOKWU
OBIO/AKPOR LOCAL GOVERNMENT AREA
RIVERS STATE.**

SITE ANALYSIS

Internal Estate Roads	= 20260.148m ²	2.02Ha	16.25%
Medium Density Plot	= 5621.800m ²	0.56Ha	4.51%
High Density Plot	= 86374.523m ²	8.63Ha	69.29%
Educational	= 3255.327m ²	0.32Ha	2.61%
Commercial	= 3709.826m ²	0.37Ha	2.97%
Mix-Use Commercial	= 1078.344m ²	0.11Ha	0.86%
Recreational Area	= 3385.915m ²	0.34Ha	2.72%
Utility & Services	= 971.875m ²	0.09Ha	0.78%
Total Site Area	= 124657.758m²	12.46Ha	



- A: AVERAGE PLOT SIZE**
- 1) 15.25m x 30.50m = 465.125m²
 - 2) 20.65m x 33.92m = 700.448m²
 - Total Site Area = 224657.758m² [12.46Ha]
- B: PLOT NUMBERS**
- 1) M - Medium density = 184 plots
 - 2) H - High density = 07 plots
 - Total Plots = 192 plots

- C: INFRASTRUCTURE**
- 1) Water Mains
 - 2) Electricity Mains
 - 3) Drainage
- D: PUBLIC SPACES**
- 1) Corner Shops
 - 2) Recreation/Green
- E: ROAD DESIGN**
- Access Road 12m
 - Access Road 9m
 - Cul-de-sac 8m

Project: **NEWTOWN LAYOUT Phase 2**

client: **CAPITAL CITY DEVELOPMENT LTD.**

CAPITAL CITY DEVELOPMENT LTD.
1st floor, ECM Plaza, KM 5 East West Road,
Opposite Charkin Maritime Academy
Ozuoba, Rivers State, Nigeria.
www.capitalcitydev.com

C		
B		
A		
rev:	description:	date:

Urban Design	Orakuro I. A.
discipline:	design:
1:1000	Oscar
scale:	drawn:
June, 2022	signed:

drawing title: **SUBDIVISION PLAN**

01/01

dwg no: **01/01** rev: **D**