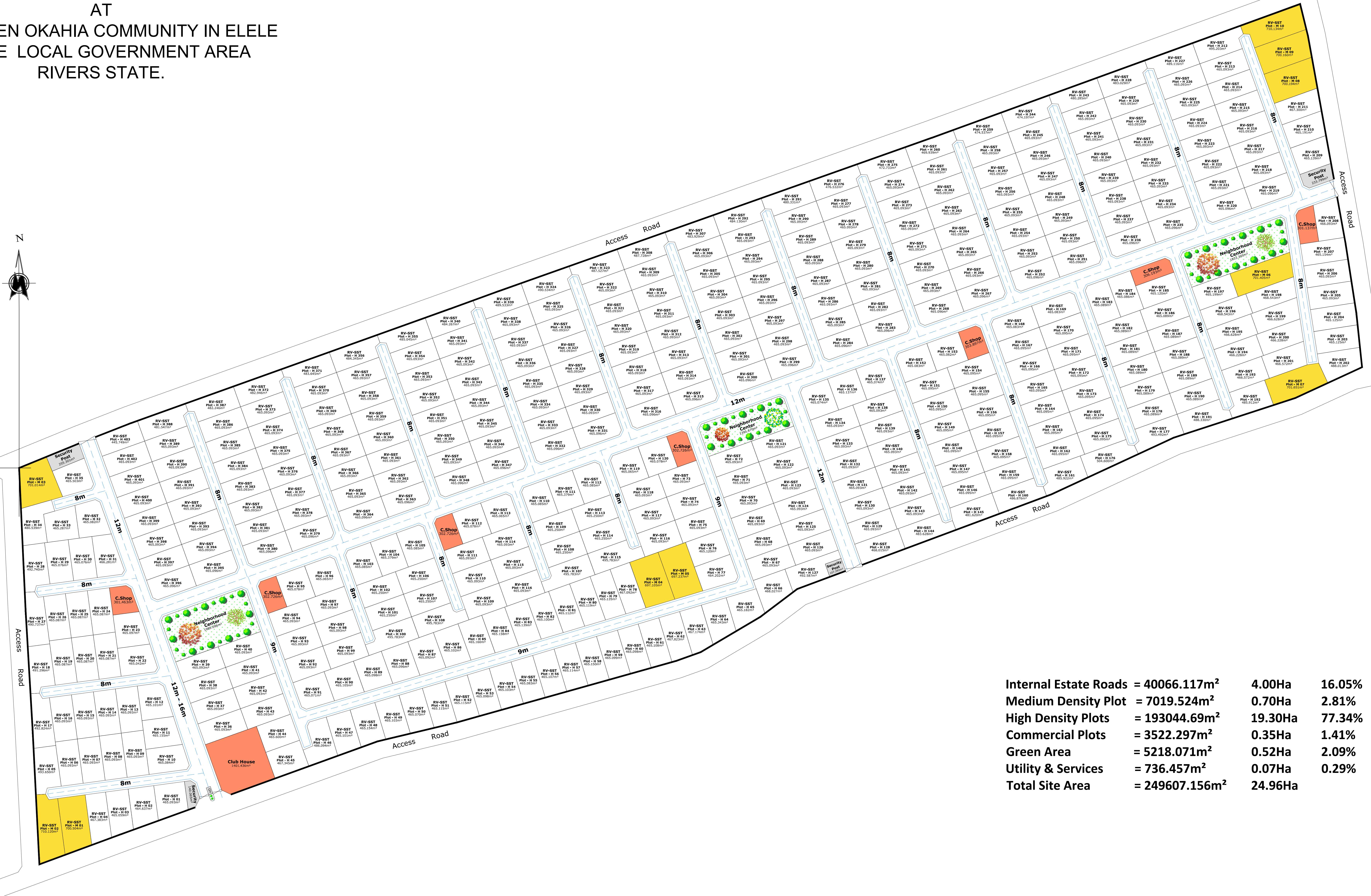
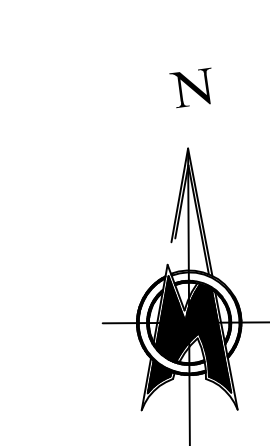


PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT
OZU MINEN OKAHIA COMMUNITY IN ELELE
ETCHE LOCAL GOVERNMENT AREA
RIVERS STATE.



Internal Estate Roads	= 40066.117m ²	4.00Ha	16.05%
Medium Density Plot	= 7019.524m ²	0.70Ha	2.81%
High Density Plots	= 193044.69m ²	19.30Ha	77.34%
Commercial Plots	= 3522.297m ²	0.35Ha	1.41%
Green Area	= 5218.071m ²	0.52Ha	2.09%
Utility & Services	= 736.457m ²	0.07Ha	0.29%
Total Site Area	= 249607.156m²	24.96Ha	

A: AVERAGE PLOT SIZE
1) 15.25m x 30.50m = 465.125 Sq.m.
2) 20.65m x 33.92m = 700.448 Sq.m.
Total Site Area = 249607.156 Sq.m. (±24.96Ha)

B: PLOT NUMBERS
1) H - High density = 403 plots
2) M - Medium density = 10 plots
Total Plots = 413 plots

C: ROAD DESIGN
Access Road 12m
Access Road 9m
Cul-de-sac 8m

D: INFRASTRUCTURE
1) Water Mains
2) Electricity Mains
3) Drainage

General Notes

project: **SUNSHINE SATELLITE TOWN
ABARA**

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

rev:	description:	date:
C		
B		
A		

Urban Design	O. I. A.
discipline:	design:
1:1000	Oscar
plot scale:	drawn:
July, 2022	B. P. George (tpl)
date:	signed:

drawing title: **SUBDIVISION PLAN**

dwg no: **01/01**

rev: **E**