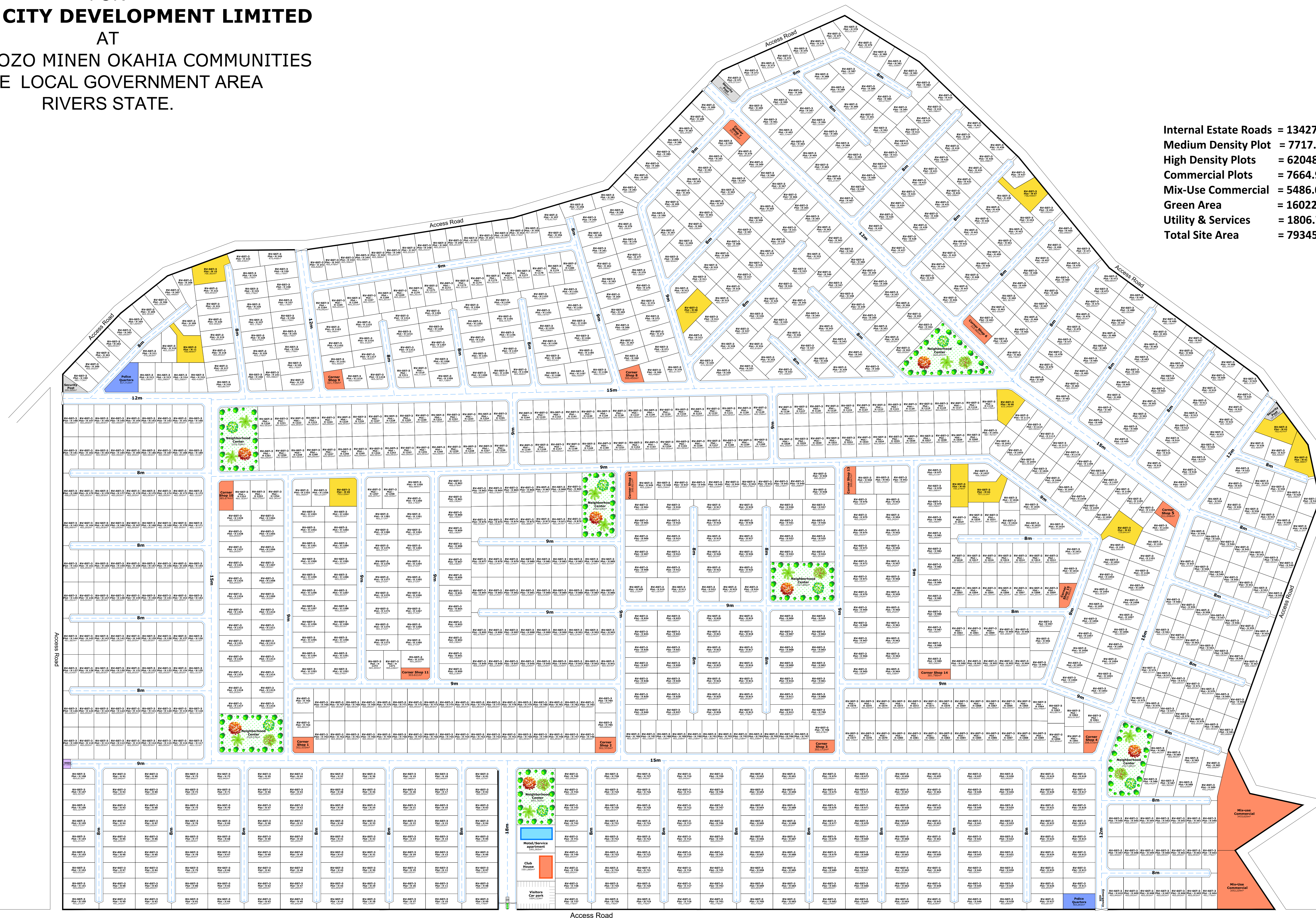


PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT
UMAJAKA/OZO MINEN OKAHIA COMMUNITIES
ETCHE LOCAL GOVERNMENT AREA
RIVERS STATE.



Internal Estate Roads	= 134271.450m ²	13.43Ha	16.92%
Medium Density Plot	= 7717.599m ²	0.77Ha	0.97%
High Density Plots	= 620483.292m ²	62.05Ha	78.20%
Commercial Plots	= 7664.920m ²	0.77Ha	0.96%
Mix-Use Commercial	= 5486.014m ²	0.55Ha	0.69%
Green Area	= 16022.310m ²	1.60Ha	2.02%
Utility & Services	= 1806.794m ²	0.18Ha	0.23%
Total Site Area	= 793452.379m²	79.34Ha	

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 = 793452.379 Sq.m. (±79.34Ha)

B: PLOT NUMBERS
1) H - High density = 1329 plots
2) M - Medium density = 11 plots
Total Plots = 1340 plots

C: ROAD DESIGN
Main Access 18m
Access Road 15m
Access Road 9m
Cul-de-sac 8m

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

SUNSHINE SATELLITE TOWN
ELELE / ABARA (Phase 3)

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

Urban Design	O. I. A.
discipline:	design:
1:1500	Oscar
plot scale:	drawn:
April, 2023	B. P. George (tpl)
date:	signed:

SUBDIVISION PLAN

drawing title:

dwg no: 01/01

rev: E

General Notes