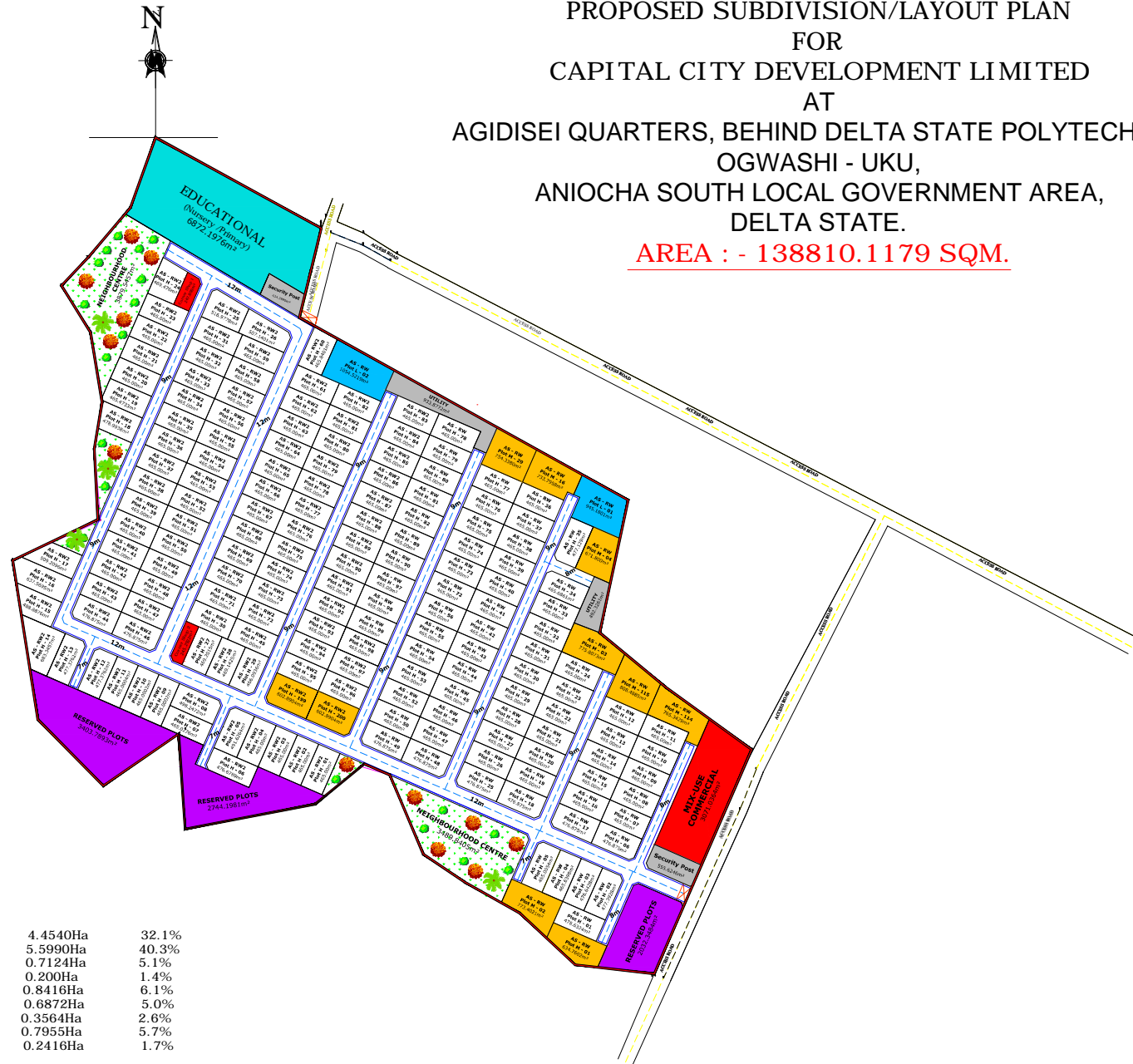


PROPOSED SUBDIVISION/LAYOUT PLAN  
FOR  
CAPITAL CITY DEVELOPMENT LIMITED  
AT  
AGIDISEI QUARTERS, BEHIND DELTA STATE POLYTECHNIC,  
OGWASHI - UKU,  
ANIOCHA SOUTH LOCAL GOVERNMENT AREA,  
DELTA STATE.

**AREA : - 138810.1179 SQM.**



**LAND-USE ANALYSIS**

INTERNAL ACCESS ROADS	- 44,539.9331sqm	4.4540Ha	32.1%
HIGH DENSITY PLOTS	- 55,989.50sqm	5.5990Ha	40.3%
MEDIUM DENSITY PLOTS	- 7,123.500sqm	0.7124Ha	5.1%
LOW DENSITY PLOTS	- 1,999.702sqm	0.200Ha	1.4%
RECREATIONAL AREA	- 8,415.668sqm	0.8416Ha	6.1%
INSTITUTIONAL AREA	- 6872.198sqm	0.6872Ha	5.0%
COMMERCIAL PLOTS	- 3,564.129sqm	0.3564Ha	2.6%
RESERVED PLOTS	- 7,954.616sqm	0.7955Ha	5.7%
UTILITY & SERVICES	- 2,416.227sqm	0.2416Ha	1.7%

TOTAL SITE AREA - 138810.1179sqm    13.881Ha    100%

**ROSEWOOD ESTATE ASABA, (PHASE 1 & 2)**

PLOT NUMBERS:	AVERAGE PLOT SIZE:	ROAD DESIGN:
(H) - HIGH DENSITY = 119 PLOTS	HIGH DENSITY: 15.25 X 30.50m = 465.125 sqm MEDIUM DENSITY: 20.00m X 35.00m = 700.00sqm TOTAL SITE AREA = 138810.1179sqm	MAIN ACCESS ROAD: 12m
(M) - MEDIUM DENSITY = 10 PLOTS		ACCESS ROAD: 9m
(L) - LOW DENSITY = 2 PLOTS		CUL-DE-SAC: 7m
TOTAL NUMBER OF PLOTS = 131 PLOTS		

CAPITAL CITY DEVELOPMENT LIMITED  
1st floor, ECM Plaza, KM 5 East West Road,  
Opposite Charkin Maritime Academy,  
Ozuoba, Rivers State, Nigeria.  
[www.capitalcitydev.com](http://www.capitalcitydev.com)

<b>DISCIPLINE:</b>	URBAN                  PLANNING
<b>SCALE:</b>	1 : 1000
<b>DATE:</b>	DECEMBER - 2023
<b>DRAWING TITLE:</b>	SUBDIVISION PLAN