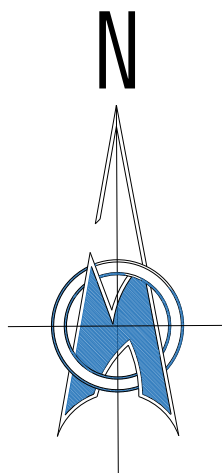
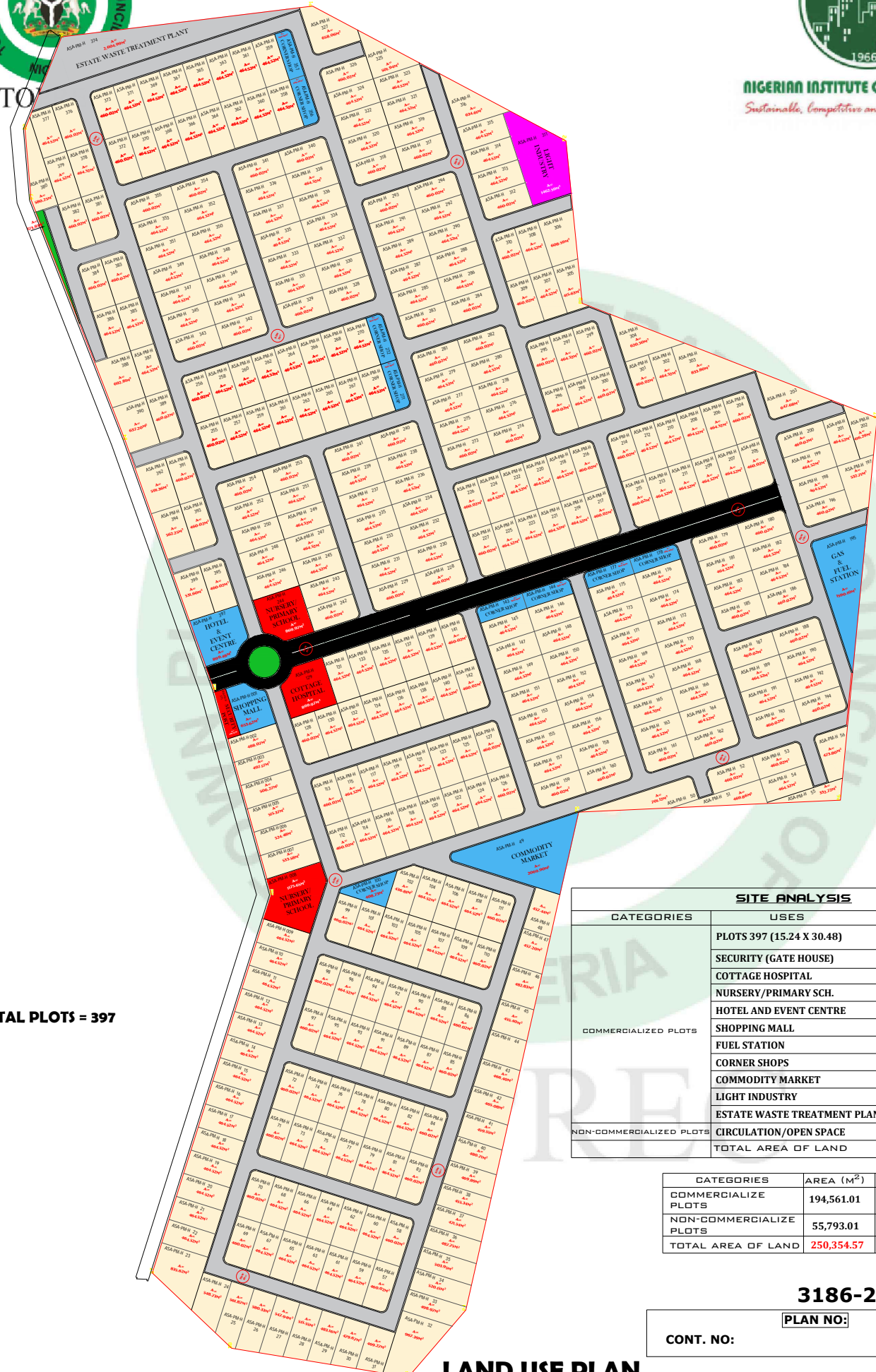


PROPOSED RESIDENTIAL LAYOUT PLAN



NIGERIAN INSTITUTE OF TOWN PLANNERS
Sustainable, Competitive and Inclusive Settlements



TOTAL PLOTS = 397

235938.046 m.E

SITE ANALYSIS			
CATEGORIES	USES	AREA (M ²)	%
COMMERCIALIZED PLOTS	PLOTS 397 (15.24 X 30.48)	179,318.00	71.63
	SECURITY (GATE HOUSE)	236.15	0.10
	COTTAGE HOSPITAL	869.97	0.35
	NURSERY/PRIMARY SCH.	2,045.62	0.82
	HOTEL AND EVENT CENTRE	899.48	0.36
	SHOPPING MALL	653.62	0.36
	FUEL STATION	1590.10	1.34
	CORNER SHOPS	2,811.13	0.64
	COMMODITY MARKET	2069.90	0.83
	LIGHT INDUSTRY	1462.59	0.58
NON-COMMERCIALIZED PLOTS	ESTATE WASTE TREATMENT PLANT	2,604.99	0.94
	CIRCULATION/OPEN SPACE	55,793.01	22.05
TOTAL AREA OF LAND		250,354.57	100.00

CATEGORIES	AREA (M ²)	%
COMMERCIALIZE PLOTS	194,561.01	77.95
NON-COMMERCIALIZE PLOTS	55,793.01	22.05
TOTAL AREA OF LAND	250,354.57	100

3186-2781

PLAN NO:
CONT. NO:

LAND USE PLAN

LEGEND

LAND USES	AREAS (Hectares)	Percentage (%)
RESIDENTIAL AREA	17.93	71.61
COMMERCIAL AREA	0.83	3.31
INSTITUTIONAL/PUBLIC	0.32	1.28
UTILITIES	0.24	0.96
CIRCULATION/OPEN SPACE	5.72	22.84
RECREATIONAL	-	-
TOTAL	25.04	100.00

PLOT DENSITY

COLOUR CODE	DENSITY	PLOT DIMENSION (m)
[White Box]	LOW	30.48 x 30.48
[White Box]	MEDIUM	20 x 30
[Yellow Box]	HIGH	15.24 x 30.48

ROAD HIERARCHY

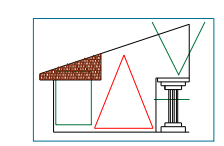
COLOUR CODE	TYPE OF ROAD	ROAD DIMENSION (m)
[Black Box]	DISTRIBUTOR	16m
[Grey Box]	ACCESS ROAD	10m

PROJECT:
PROPOSED RESIDENTIAL LAYOUT PLAN

CLIENT:
CAPITAL CITY DEVELOPMENT LIMITED

LOCATION:
AT AKWUKWU IGBO
OSHIMILI NORTH LOCAL GOVT. AREA
DELTA STATE

DRAWN AND SUPERVISED BY:



OMA - VINE CONSULTING & ASS.
TOWN PLANNING CONSULTANT,
ASABA DELTA STATE.
Phone; 080-63613701.