



PROPOSED SUBDIVISION / LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT
(AKU-RUO-ULO ESTATE)
IN
UMUOKWERE VILLAGE, OF OKWU AUTONOMOUS
COMMUNITY OGBAKU,
MBAITOLI LOCAL GOVT. AREA,
IMO STATE.

SCALE 1 : 1000
200m 0 200m

ORIGIN : UTM (ZONE 32N)

AREA : = 95317.745 SQM (9.532Ha)



SITE ANALYSIS	
TOTAL SITE AREA :	95,317.745sqm 9.532ha
RESIDENTIAL AREA :	75,368.968sqm 7.537ha
TOTAL ROAD AREA :	14,973.211sqm 1.497ha
SECURITY :	193.38sqm 0.019ha
COMMERCIAL :	1550.074sqm 0.155ha
RECREATIONAL :	1427.275sqm 0.142ha
CLUB HOUSE :	1405.630sqm 0.141ha
UTILITY :	399.207sqm 0.040ha

General Notes:

TOTAL NUMBER OF PLOTS: 157 PLOTS
HIGH DENSITY: 149 PLOTS
MEDIUM DENSITY: 08 PLOTS

HIGH DENSITY: 15.5m * 30m = 465.125sqm
MEDIUM DENSITY: 24m * 31.25m = 750.00sqm
LOW DENSITY: 30m * 31.00m = 930.00sqm

ROAD DESIGN :

RING ROAD: 10m
ACCESS ROAD: 9m
CUL - DE - SAC : 8m

project:

AKU-RUO-ULO ESTATE,
OWERRI

client:

CAPITAL CITY DEVELOPMENT LTD.
1st Floor, Ecm Plaza,
Kilometer 5 Ozuoba East-West Road,
Opposite Charkin Maritime Academy,
Port Harcourt, Rivers State.
www.capitalcitydev.com

discipline

URBAN DESIGN

scale

1 : 1000

date

21 MAY, 2024

designed by:

VICTOR I. A

drawing title:

SUBDIVISION PLAN