SITE PLAN SHEWING LANDED PROPERTY
OF

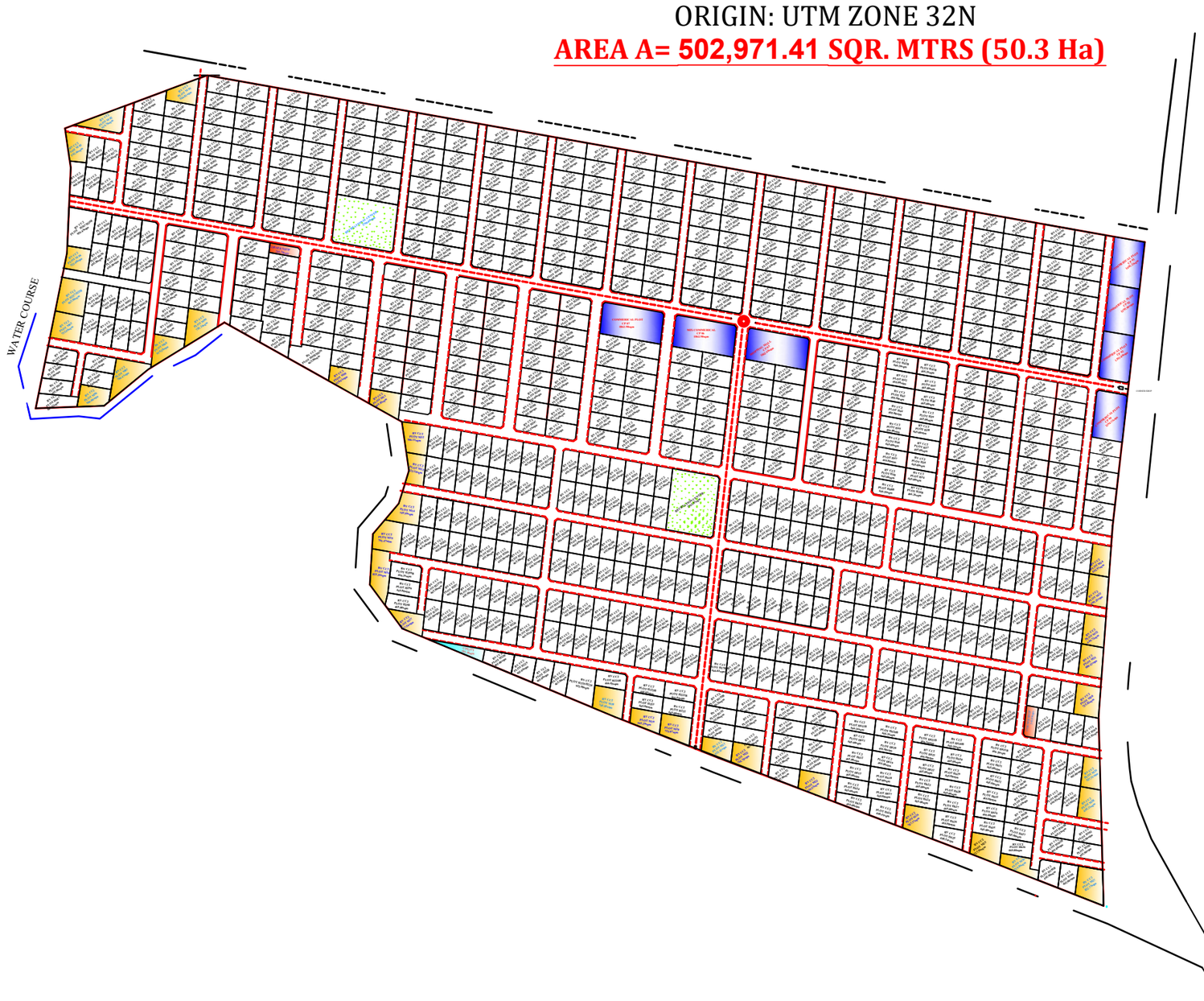
CAPITAL CITY DEVELOPMENT LIMITED

(CRYSTAL CITY PHASE 2)
AT
ALESA/ELEME
ELEME LOCAL GOVERNMENT AREA
RIVERS STATE.

80 0 80 160

SCALE : 1:8,000
ORIGIN: UTM ZONE 32N

AREA A= 502,971.41 SQR. MTRS (50.3 Ha)



LEGEND

ORIENTATION

CLIENT

CAPITAL CITY DEVELOPMENT LIMITED ESTATE

PROJECT / LOCATION

PROPOSED CRYSTAL CITY PHASE 2 @ ALESA/ELEME, ELEME L.G.A, RIVERS STATE

LANDUSE AREA ANALYSIS

	FACILITIES	CODE	AREA (m²)	% AREA (m²)
RESIDENTIAL	NORMAL PLOTS (CC2 - H /790plots)		367350.00m²	
	MEDIUM PLOTYS (CC2 - M/34plots)		21602.57m²	
COMMERCIAL	SHOPPING MALL		1862.98m²	
	MIX COMMERICAL1		1401.33m²	
	MIX COMMERICAL 2		1395m²	
	MIX COMM III		1393m²	
	MIX COMM IV		1394.73m²	
	MIX COMM V		1862.98m²	82%
	MIX COMM. VI		1862.98m²	
	CORNER PLOT 1 &2		900.000m²	
PUBLIC / UTILITY				
	SECURITY I		12.0m²	
	SECURITY II		10m²	
	POLICE POST			
OTHER USES	RECREATION AREA		5582m²	
	SERVICE INDUSTRY		283.38m²	
	ROAD/CIRCULATION		96,346.83m²	18%
	TOTAL		502,971.41m²	100.00%

ROAD HIERACHY:	
MAJOR ROAD	12.0m
EXISTING ROAD	9.0m
PROPOSED ROAD	8.0m
CUL - DE - SAC	8.0m
PREPARED BY:	CHRISTOPHER KALU
CHECKED BY:	-
SCALE:	1 : 6000
DATE	13- 07 - 2026