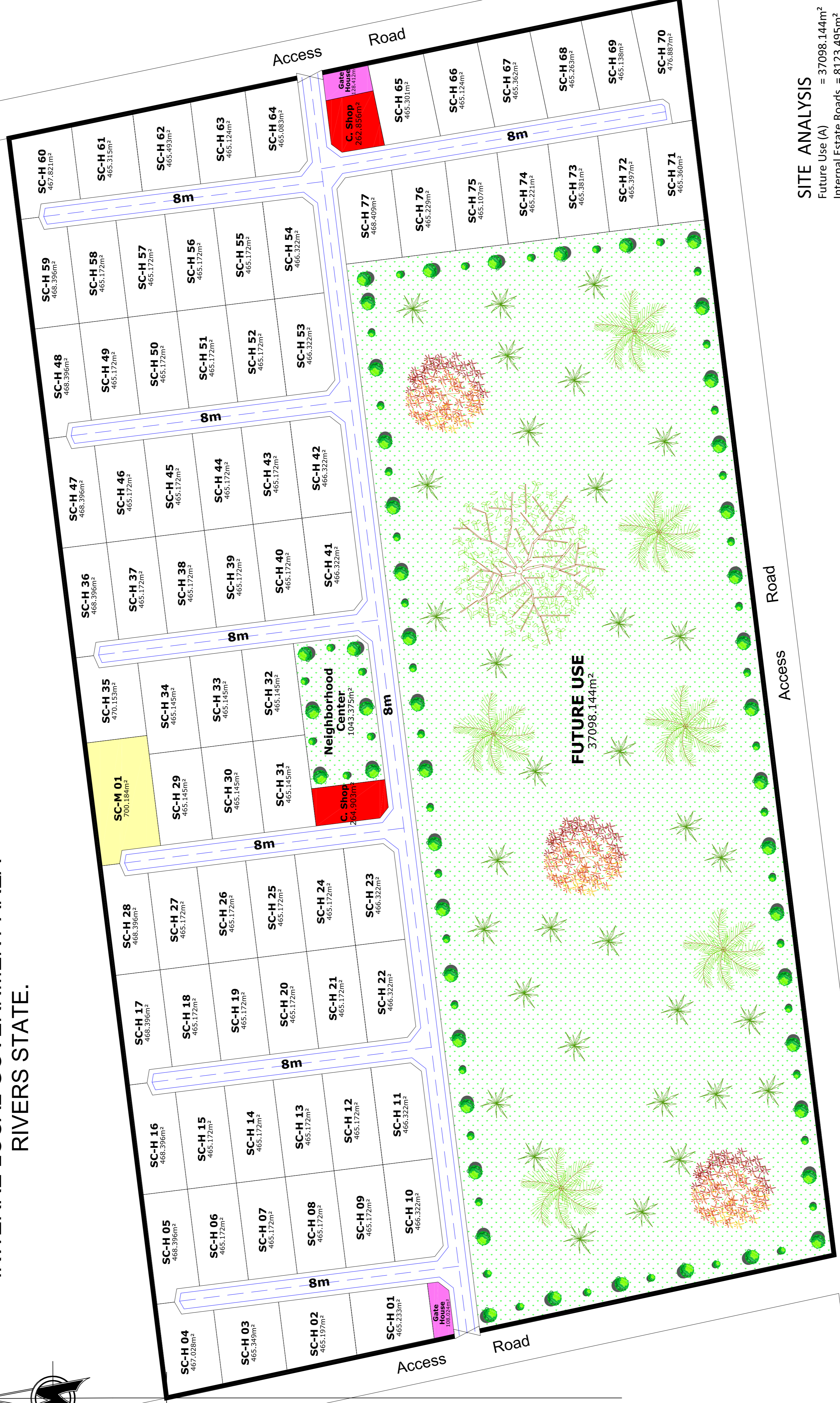
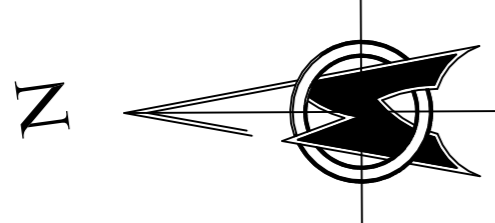


PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
NAVITAS REALTIES LIMITED
AT
OHIA OMARIKE, IPO
IKWERRE LOCAL GOVERNMENT AREA
RIVERS STATE.



SITE ANALYSIS

Future Use (A)	= 37098.144m ²	3.70Ha
Internal Estate Roads	= 8123.495m ²	0.81Ha
Medium Density Plots	= 700.184m ²	0.07Ha
High Density Plots	= 35878.708m ²	3.58Ha
Commercial	= 527.759m ²	0.05Ha
Green Area	= 1043.375m ²	0.10Ha
Utility & Services	= 236.436m ²	0.02Ha
Site Area (B)	= 46509.957m ²	4.65Ha
Total Site Area	= 83608.101m ²	8.36Ha

NAVITAS REALTIES LTD.
Grace Plaza, Supermarket Junction,
Okuru Road off Peter Odili Road
Port Harcourt, Nigeria.

Project:		SOUTH CITY ESTATE Phase I	
Client:		NAVITAS REALTIES LTD.	
Urban Design	O. I. A.	discipline:	design:
1:7500	Oscar	scale:	drawn:
August, 2020		date:	signed:
C		B	
B		A	
A			

Project:		SOUTH CITY ESTATE Phase I	
Client:		NAVITAS REALTIES LTD.	
discipline:		design:	
scale:		drawn:	
date:		signed:	
C		B	
B		A	
A			

Project:		SOUTH CITY ESTATE Phase I	
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C		B	
B		A	
A			

Project:		SOUTH CITY ESTATE Phase I	
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discipline:		design:	
scale:		drawn:	
date:		signed:	
C		B	
B		A	
A			

General Notes

A: AVERAGE PLOT SIZE
1) 15.25m x 30.50m = 465.125 Sq.m.
2) 23.15m x 30.25m = 700.1875 Sq.m.
Total Site Area = 83608.101 Sq.m. (48.36Ha)

B: ROAD DESIGN
1) Water Main
2) Sewer
3) C/S
4) C/S

C: PLOT NUMBERS
1) H - High density = 77 plots
2) M - Medium density = 1 plots
3) L - Low density = 78 plots
Total Plots = 156

D: PUBLIC SPACES
1) Corner Shop
2) Green Area

E: INFRASTRUCTURE
1) Water Main
2) Sewer
3) Drainage/Sewage Services
4) Waste Disposal

SUBDIVISION PLAN