

PROPOSED SUBDIVISION / LAYOUT PLAN
OF
ATLANTIC VIEW ESTATE
ENTERO HOMES LIMITED
AT
FIMIE-AMA AND IGBISIKALAMA OMUARU,
OZUBOKO AMA
PORT HARCOURT CITY LOCAL GOVT. AREA,
RIVERS STATE.



SITE ANALYSIS

Internal Estate Roads = 32855.530m ²	3.28Ha	14.38%
Medium Density Plot = 11959.614m ²	1.19Ha	5.23%
High Density Plots = 118974.982m ²	11.90Ha	52.06%
Commercial = 2830.431m ²	0.28Ha	1.24%
Recreational Area = 5816.323m ²	0.58Ha	2.54%
Utility & Services = 4406.762m ²	0.45Ha	1.97%
Future Use = 51581.422m ²	5.16Ha	22.57%
Total Site Area = 228515.064m²	22.85Ha	

- A. AVERAGE PLOT SIZE**
- 1) High Density = 17.86m x 25.20m = 450.072 Sq.m.
 - 2) Medium Density = 20.65m x 33.92m = 700.448 Sq.m.
 - Total Site Area = 228515.064 Sq.m. (422.95Ha)
- B. PLOT NUMBERS**
- 1) High Density = 255 plots
 - 2) Medium Density = 19 plots
 - Total Plot Nos. = 274 plots
- C. ROAD DESIGN**
- Access Roads 12m
 - Cur-de-Sac 9m
- D. INFRASTRUCTURE**
- 1) Water Mains
 - 2) Electricity Mains
 - 3) Drainage

General Notes

erf: project:

client: **ATLANTIC VIEW ESTATE**

ENTERO HOMES LIMITED
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rev.	description	date
A		
B		
C		

discipline:	Urban Design	design:	I. M. Appriku
plot scale:	1:1000	drawn:	Oscar
date:	February, 2022	signed:	

drawing title: **SUBDIVISION PLAN**

01/02

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