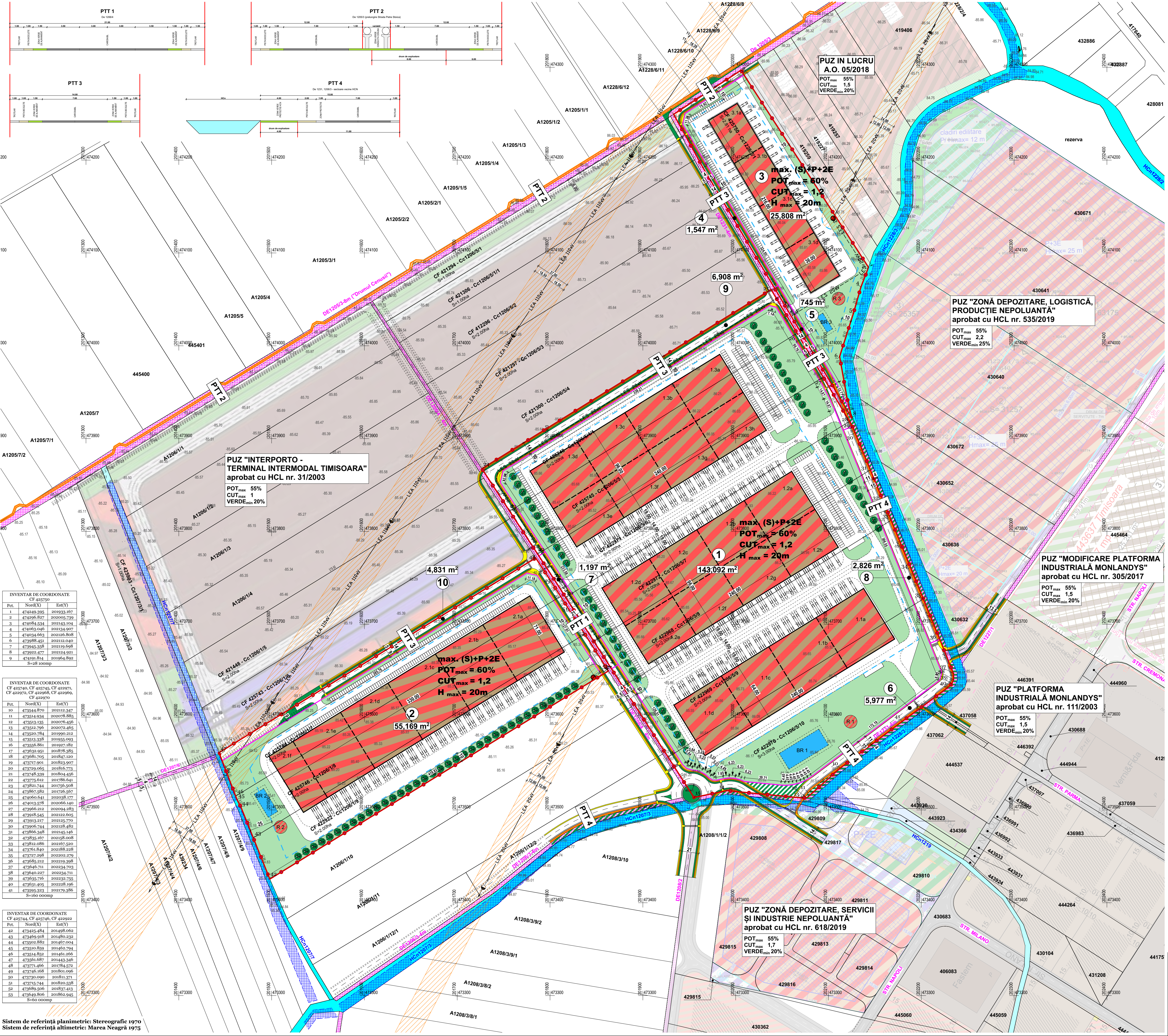


POSSIBILITĂȚI DE MOBILARE



LEGENDA:

DELIMITĂRI ȘI SIMBOLURI:

- LIMITA TOPOGRAFICĂ A TERENULUI CE FACE OBIECTUL P.U.Z.
- LIMITA PARCELE EXISTENTE
- LIMITA PARCELE PROPUSE
- DE 1208/2
- DRUM DE EXPLOATARE EXISTENT
- Hc1207/3
- LIMITA JURIDICĂ A CANALULUI DE DESECAR CONFORM PLANULUI PARCELAR
- LIMITA FIZICĂ A CANALULUI DE DESECAR CONFORM RIDICĂRII TOPOGRAFICE
- CONDUITE DE CENUȘĂ
- LEA 110kV
- REȚEA LEA 110kV EXISTENTĂ
- LEA 20kV
- REȚEA LEA 20kV EXISTENTĂ
- LES 20kV
- REȚEA LES 20kV PROIECTATĂ
- ZONA DE PROTECȚIE LEA EXISTENTĂ
- STĂLP LEA EXISTENT
- STĂLP LES PROIECTAT
- CAROIJ
- PUNCT DE CONTUR
- NUMĂR PARCELE PROPUSE

ZONIFICARE PROPUȘ:

- DEPOZITARE, PRODUCȚIE NEPOLUANTĂ ȘI FUNCȚIUNI COMPLEMENTARE, PROPUSE
- ZONA DE IMPLANTARE A CONSTRUCȚIILOR PROPUSE
- SPATIU VERDE / CULOAR ECOLOGIC DE PROTECȚIE A CANALULUI DE DESECAR AMENAJAT ÎN CADRUL PROFILULUI TRANSVERSAL PTTA, LĂȚIME 4,00m, PROPUȘ
- CAI DE COMUNICAȚIE RUTIERĂ ȘI AMENAJĂRI AFERENTE PROPUSE
- SPAȚII VERZI ÎN CADRUL PARCELELOR DE DEPOZITARE, PRODUCȚIE NEPOLUANTĂ ȘI FUNCȚIUNI COMPLEMENTARE, PROPUSE
- CIRCULAȚII, PLATFORME ȘI LOCURI DE PARCARE ÎN ÎNCINTELE PARCELELOR DE DEPOZITARE, PRODUCȚIE NEPOLUANTĂ ȘI FUNCȚIUNI COMPLEMENTARE, PROPUSE

INDICATORI URBANISTICI PROPUȘI

Zonă depozitare, producție nepoluantă și funcțiuni complementare
max. (S)+P+2E
POT_{max} = 60%
CUT_{max} = 1,2
S_{min} spații verzi = 22,145% în cadrul parcelelor 1, 2 și 3
H_{max} = 20m

BILANȚ TERITORIAL - 248 100 mp

	EXISTENT	PROPUȘ
Zonă de depozitare și servicii, parțial subzonă de comunicații feroviare și construcții aferente, drumuri de incintă și parcuri	248 100 mp	100,00%
Cal de comunicație rutieră și amenajări aferente propuse (Drumuri ce vor deveni domeniu public)		24 031 mp 9,69%
Construcții depozitare, producție nepoluantă și funcțiuni complementare		134 441 mp 54,19%
Spații verzi amenajate* * 25% spații verzi conform HCL 62/2012, astfel: 20% gazon/peluză la cota terenului și 5% însemnând arbori, gard viu, arbuști sau plante florice plantate în cadrul peluzei, asigurate în cadrul fiecărei parcele		49 620 mp 20,00%
Circulații pietonale și carosabile, locuri de parcare, platforme în incintă		40 008 mp 16,12%
TOTAL	248 100 mp	100,00%

INVENTAR DE COORDONATE
CF 425759

Pct.	Nord(X)	Est(Y)
1	474245.395	201903.457
2	474245.827	201903.739
3	474245.834	201903.739
4	474245.834	201903.739
5	474245.834	201903.739
6	474245.834	201903.739
7	474245.834	201903.739
8	474245.834	201903.739
9	474245.834	201903.739
S=28 100mp		

INVENTAR DE COORDONATE
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