

P.U.D. CONSTRUIRE LOCUINTA P+1E, IMPREJMUIRE TEREN

REGLEMENTARI URBANISTICE scara 1:500

LEGENDA:

- limita teren ce a generat PUD
- limita UTR propus prin PUZ aprobat
- zona circulatiei existente
- platforma parcare propusa in incinta
- retrageri impuse - largire profil stradal
- retrageri impuse - zona edificabil
- acces carosabil si pietonal propus din drumul de servitute nr.cad. 146934

- L - SUBZONA LOCUINTE INDIVIDUALE/COLECTIVE SI FUNCTIUNI COMPLEMENTARE, P.O.T.max=45%, C.U.T.max=1,3, Hmax=P+2niv.
- M1 - SUBZONA MIXTA - SERVICII, COMERT, LOCUIRE, MICA PRODUCTIE, P.O.T.max=50%, C.U.T.max=2,5, Hmax=P+4 niv.
- M2 - SUBZONA MIXTA EXTINDERE SI DEZVLTARE HIPODROM- INSTITUTII, COMERT, SERVICII, HOTEL, SPATII PLANTATE, P.O.T.max=45%, C.U.T.max=4, Hmax=15m
- V3 - SUBZONA SPORT SI AGREMENT (HIPODROM), P.O.T.max=30% (inclusiv circulatii si platforme), C.U.T.max=0,5, Hmax=9m
- V2 - SUBZONA SPATII PLANTATE DE PROTECTIE INFRASTRUCTURA
- V1 - SUBZONA SPATII PLANTATE PUBLICE, P.O.T.max=15% (inclusiv circulatii si platforme), C.U.T.max=0,3, Hmax=9m
- Interdictii si restrictii de constructibilitate
- INTERDICTIE TEMPORARA DE CONSTRUIRE - ZONE DE PROTECTIE TRASEE ECHIPAMENTE EDILITARE PROPUSE PENTRU DEVIERE
- ZONE IN CARE AUTORIZAREA CONSTRUCTIILOR SE VA FACE NUMAI IN BZA UNUI P.U.D. APROBAT
- ZONECU PLANTATII DE ALINIAMENT IMPORTANTE, OBLIGATORIU DE REALIZAT IN LIMITELE RETRAGERILOR DE LA ALINIAMENT

INDICATORI URBANISTICI - PUZ HIPODROM

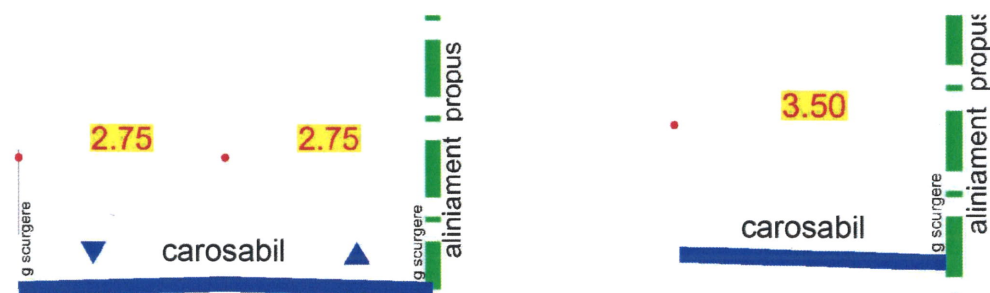
M3: POT = 50% CUT = 2.5

L1: POT = 45% CUT = 1.3

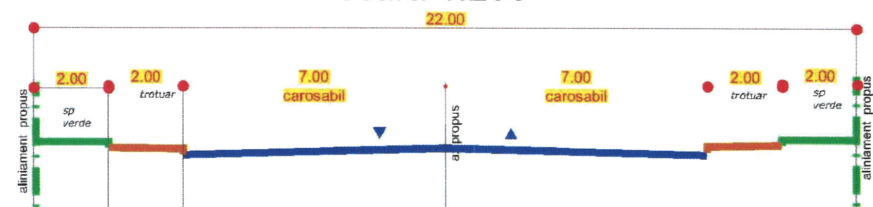
INDICATORI URBANISTICI PROPUSE SI MENTINUTI
POT = 45% CUT = 1.3

NOTA: Zona studiata se limiteaza la parcela (S=1000.05mp) aflata in proprietatea sotilor Costea George-Mihaista si Costea Ana-Maria-Loredana si drumul de servitute prin care se va realiza accesul (S=1298.29mp)

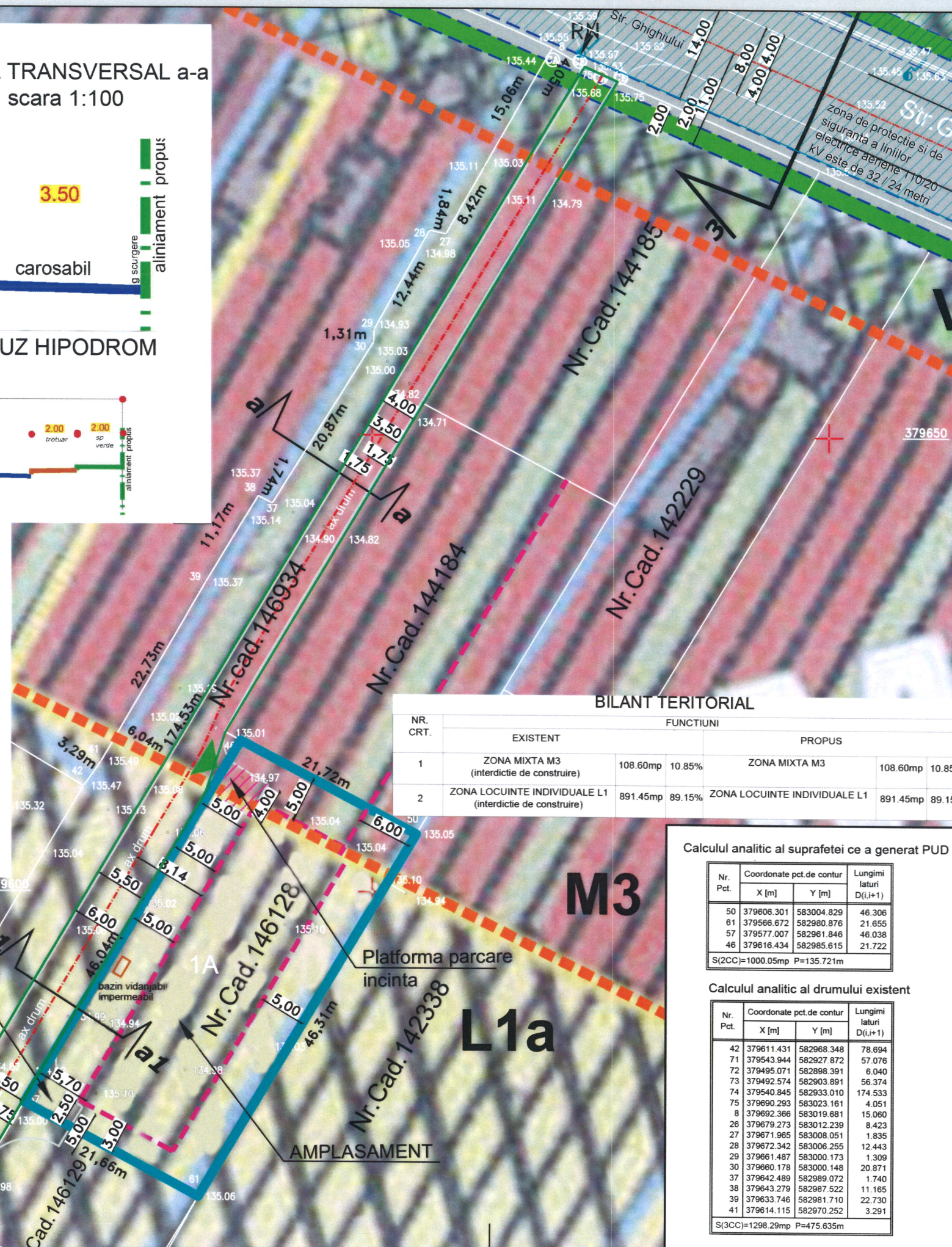
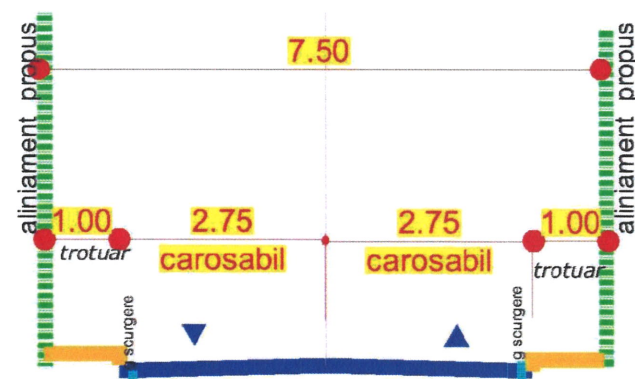
PROFIL TRANSVERSAL a1-a1 scara 1:100 ETAPA 1 - provizorie



PROFIL TRANSVERSAL 3-3 CONFORM PUZ HIPODROM scara 1:200



PROFIL TRANSVERSAL scara 1:100 - ETAPA 2 - DEFINITIVA -



BILANT TERITORIAL

NR. CRT.	FUNCTIUNI			
	EXISTENT		PROPOS	
1	ZONA MIXTA M3 (interdictie de construire)	108.60mp 10.85%	ZONA MIXTA M3	108.60mp 10.85%
2	ZONA LOCUINTE INDIVIDUALE L1 (interdictie de construire)	891.45mp 89.15%	ZONA LOCUINTE INDIVIDUALE L1	891.45mp 89.15%

Calculul analitic al suprafetei ce a generat PUD

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
50	379606.301	583004.829	46.306
61	379566.672	582980.876	21.655
57	379577.007	582961.846	46.038
46	379616.434	582985.615	21.722
S(2CC)=1006.05mp P=135.721m			

S(2CC)=1000.05mp P=135.721m

Calculul analitic al drumului existent

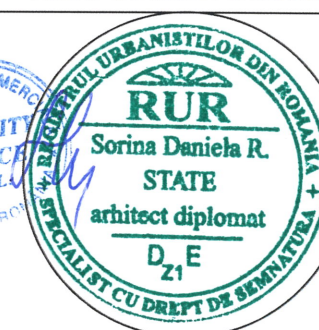
Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
42	379611.431	582968.348	78.69
71	379543.944	582927.872	57.07
72	379495.071	582898.391	6.04
73	379492.574	582903.891	56.37
74	379540.845	582933.010	174.53
75	379690.293	583023.161	4.05
8	379692.366	583019.681	15.06
26	379679.273	583012.239	8.42
27	379671.965	583008.051	1.83
28	379672.342	583006.255	12.44
29	379661.487	583000.173	1.30
30	379660.179	583000.148	20.87
37	379642.489	582989.072	1.74
38	379643.279	582987.522	11.16
39	379633.746	582981.710	22.73
41	379614.115	582970.252	3.29
S(3CC)=1298.219m			=475.635m

S(3CC)=1298.29mp P=475.635m

S.C. ARHCITY OFFICE S.R.L.

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sef proiect
ARH. SORINA STATE



Proiectat:
ARH. SORINA STATE

Desenat:
URB. ANA ALECU

Amplasament: Jud. Prahova, Mun. Ploiesti, str. Ghighiului, nr. 32C, T 38, Parcela A 568/4, nr. cad. 146128

Beneficiari: COSTEA GEORGE-MIHAITA
COSTEA ANA-MARIA-LOREDANA

Faza de proiectare:
PLAN URBANISTIC DE DETALIU

Data: IULIE 2021

Proiect nr.: 04 / 2021

Plansa nr.: U.03