

P.U.D. CONSTRUIRE LOCUINTA UNIFAMILIALA, GARAJ, ANEXA GOSPODAREASCA, IMPREJMUIRE TEREN, BRANSAMENTE UTILITATI

LEGENDA:

- limita teren ce a generat PUD
 - limita UTR propus prin PUZ aprobat
 - zona circulatii existente
 - platforma intoarcere 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%, CUTmax=4, Hmax=15m
- V3 - SUBZONA SPORT SI AGREMENT (HIPODROM), P.O.T.max=30% (inclusiv circulatii si platforme), CUTmax=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), CUTmax=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
- ZONECUI PLANTATII DE ALINIAMENT IMPORTANTE, OBLIGATORIU DE REALIZAT IN LIMITELE RETRAGERILOR DE LA ALINIAMENT

RN1135.95
135.67 - reper nivelment

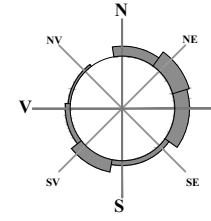
- stalp beton
- camin apa
- contor electric

NOTA: Zona studiata se limiteaza la parcela (S=1000mp) aflata in proprietatea sotilor Costea Sorin si Costea Valeria-Andreea si drumul de servitute prin care se va realiza accesul (S=1298.29mp)

INDICATORI URBANISTICI - PUZ HIPODROM
L1: POT = 45% CUT = 1.3

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

REGLEMENTARI
URBANISTICE
scara 1:500



PUD - Costea George Mihaita
aprobat prin HCL nr. 90/28.02.2022
NR. CADASTRAL 146128
RIDICARE RESTRICTIE

LOCUINTA P+1E
(AFLATA IN EXECUTIE)

GARAJ Parter PROPU
S=34.17mp

CONSTRUCTIE LOCUINTA
UNIFAMILIALA S+P+1E
PROPUSA
Sc=140.71mp
Sd=281.75mp

AMPLASAMENT

ANEXA
GOSPODAREASCA
Parter Sc=7,5mp

Platforma parcare incinta

M3

L1a

NR. CRT.	BILANT TERITORIAL PE PARCELA		
		MP	%
1.	SUPRAFATA CONSTRUITA	213.46	21.35
2.	SUPRAFATA ALEI CAROSABILE SI PIETONALE	153.10	15.31
3.	SUPRAFATA SPATII VERZI	633.44	63.34
4.	SUPRAFATA TOTALA TEREN	1000.00	100.00

NR. CRT.	BILANT TERITORIAL					
	FUNCTIUNI					
	EXISTENT			PROPU		
1.	DRUM DE SERVITUTE	1298.29mp	56.49%	DRUM DE SERVITUTE	1298.29mp	56.49%
2.	ZONA LOCUINTE INDIVIDUALE L1 (interdictie de construire)	1000.00mp	43.51%	ZONA LOCUINTE INDIVIDUALE L1	1000.00mp	43.51%

Calculul analitic al suprafetei ce a generat PUD

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
71	379553.979	582973.203	29.910
72	379527.571	582929.160	23.311
14	379538.122	582938.374	45.420
57	379577.007	582961.846	21.655
1	379566.672	582980.876	14.832

S(1A)=1000.03mp P=135.128m

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	78.694
71	379543.944	582927.872	57.076
72	379495.071	582938.391	6.040
73	379492.574	582903.891	56.374
74	379540.845	582933.010	174.533
75	379690.293	583023.161	4.051
8	379692.366	583019.681	15.060
26	379679.273	583012.239	8.423
27	379671.965	583008.051	1.835
28	379672.342	583006.255	12.443
29	379681.487	583000.173	1.309
30	379660.178	583000.148	20.871
37	379642.489	582989.072	1.740
38	379643.279	582987.522	11.165
39	379633.746	582981.710	22.730
41	379614.115	582970.252	3.291

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

sef proiect
ARH. SORINA BADEA



Proiectat:
ARH. SORINA BADEA

Desenat:
ARH. SORINA BADEA

Amplasament: Jud. Prahova, Mun. Ploiesti, str. Ghighiului, nr. 32D, T 38, Parcela A 568/4, nr. cad. 146129

Beneficiar: COSTEA SORIN
COSTEA VALERIA-ANDREEA

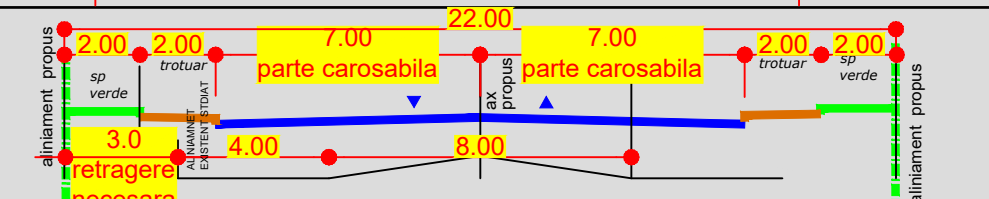
Faza de proiectare:
PLAN URBANISTIC DE DETALIU

Data: APRILIE 2025

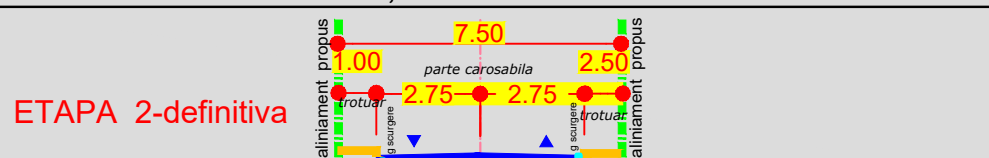
Proiect nr.: 14

Plansa nr.: U.03

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



PROFIL TRANSVERSAL a-a DRUM ACCES INCINTA
L=175,6m scara 1:200



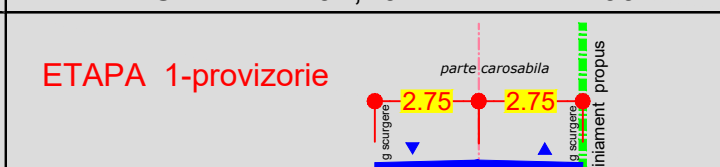
ETAPA 2-definitiva

PROFIL TRANSVERSAL a-a DRUM ACCES
INCINTA L=87,00m scara 1:200



ETAPA 1-provizorie

PROFIL TRANSVERSAL a1-a1 DRUM ACCES
INCINTA L=91,20m scara 1:200



ETAPA 1-provizorie