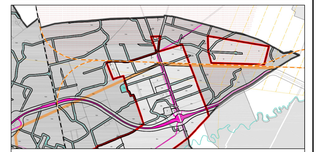
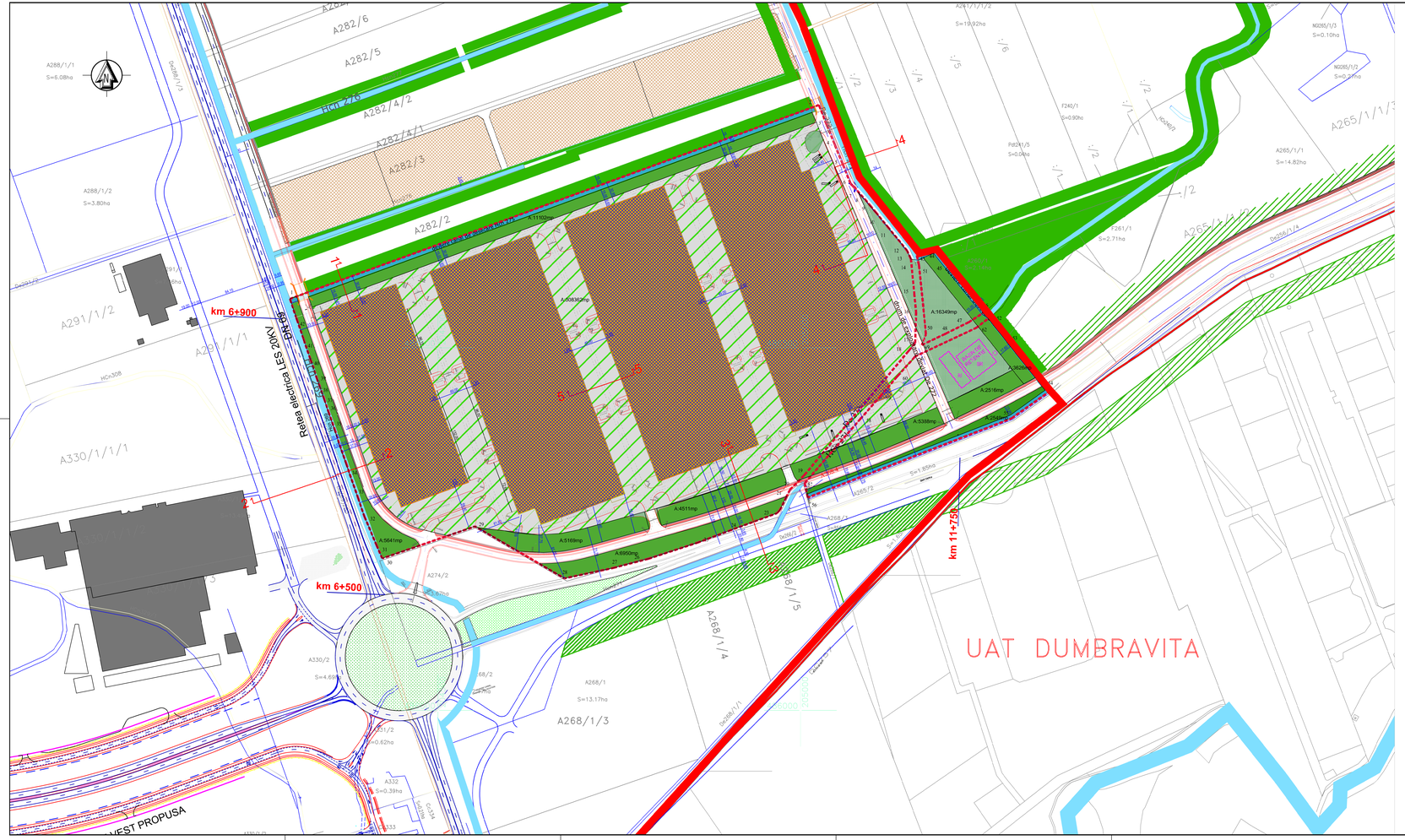
P.U.Z. MODIFICARE PUZ "SPATII DE DEPOZITARE, SERVICII SI COMERT" OBTINUT CU HCL nr. 322/03.08.2007



REGLEMENTARI URBANISTICE. ZONIFICARE FUNCTIONALA

s c a r a 1 : 2 0 0 0



LEGENDA

LIMITE

- Limita noua propusa pentru intravilan Timisoara
- Limita teren beneficiar propus pentru introducere in intravilanul localitatii
- Limita parcele cadastrale existente
- Limita zona implantare a constructiilor propuse
- Limita zona sit arheologic

ZONIFICARE FUNCTIONALA

EXISTENT

- Zona depozitare si industrie existenta
- Canal de desecare existente
- RO SCI 0277 Becicherecu Mic
- Constructii ecificate existente
- Constructii propuse prin documentatii de urbanism aprobate
- Zona depozitare si servicii propuse in documentatii de urbanism aprobate anterior

PROPUS

- Subzona de constructii
- Zona de implantare a constructiilor
- Subzona de circulatii interioare si zona verde
- Zona verde domeniu privat
- Zona verde cu acces public propusa ca zona de protectie canal / drum zona impadurita
- Canal de desecare deviate

CAI DE CIRCULATII

EXISTENT

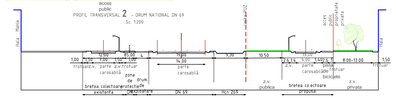
- Drum national existent (DN 69) / Drum de centura (CT)
- Drum de exploatare existent

PROPUS

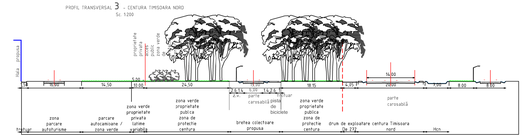
- Drum colector propus
- Profile strazile existente/ propuse
- Pod propus

PROFIL TRANSVERSAL 1 CĂLDĂ VERDE - ALBASTRU
Sc. 1/200

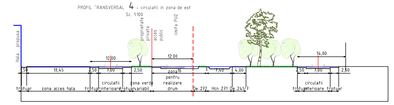
PROFIL TRANSVERSAL 2 - DRUM NATIONAL DN 69
Sc. 1/200



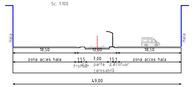
PROFIL TRANSVERSAL 3 - CENTURA TIMISOARA NORD
Sc. 1/200



PROFIL TRANSVERSAL 4 - circulatii in zona de est
Sc. 1/100



PROFIL TRANSVERSAL 5 - circulatii interioare
Sc. 1/100



BILANT TERITORIAL SI INDICI URBANISTICI

	EXISTENT		PROPUS				
	suprafata (mp)	%	suprafata (mp)	%	POT	CUT	H MAXIM CORNISA
Total suprafata teren PUZ	395500	100,00%	395500	100,00%			
Subzona de depozitare / logistica, industrie nepoluanta, servicii, comert			217525	55,00%	55,00%	2,00	21m
Subzona de circulatii private si parcare			75538	19,10%			
Subzona spatii verzi domeniu privat			15299	3,87%			
Subzona spatiu verde privat pentru echipare edilitara			16349	4,13%	10,00%	0,10	5m
Zona spatiu verde domeniu public			20369	5,15%			
Zona spatiu verde domeniu public impadurit			27083	6,85%			
Circulatii si zone verzi de alinieament publice			23337	5,90%			

REGIM DE INALTIME: (S)+P+2E
H max = 25m

ECHIPARE EDILITARA

- Sh Separator hidrocarburi
- Bh Bazin de retentie ape pluviale, V=365 mc
- Rc Rezerva de incendiu

MELVIN	Cons.Andrei Ion nr.25 tel.0040 721 - 748(534) tel. 0040 727 674 62 e-mail: melvin.office@gmail.com			Nr. proiect: U 376/2017		
				Proiect: MODIFICARE PUZ "SPATII DE DEPOZITARE, SERVICII SI COMERT" aprobat cu HCL nr. 322/03.08.2007		
				Amplasament: Timisoara, Casa Arabului DN 69 KM6+500, dreapta		
SPECIFICATIE	NUME	SEMNATURA		Beneficiar: BRAURON CONSTRUCT SRL	Faza: PUZ	
SPECIALIST RUR	arh. Loredana PESCARU		Scara: 1:2000		STUDIU DE OPORTUNITATE	
PROIECTAT	arh. Loredana PESCARU		Data: MARTIE 2022	Titlu planse: REGLEMENTARI URBANISTICE PROPUSE	Plan: U/04	
DESENAT						
			594 x 1500			