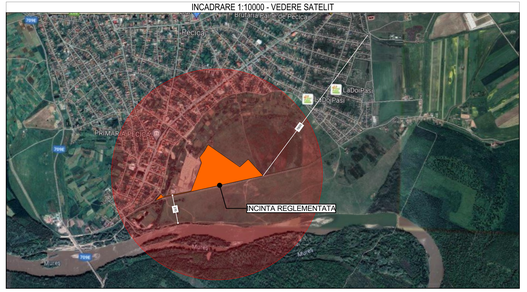
INCADRARE 1:10000 - VEDERE SATELIT



LEGENDA :

- Constructie
- Anexa
- Limita de proprietate
- Streasina
- Poarta
- **Gard beton/ placi betonate**
- Gard metalic
- Gard metal si beton
- Gard din sarma
- Gard cidarie
- Gard lemn
- Gard viu
- Limita de proprietate
- 100.05 Cota nivel MN
- Linie electrica aeriana
- Ax Drum Astfalt
- Conducta subteran GAZ
- **Stalpi din beton**
- Stalpi de lemn
- Stalpi inalta tensiune
- C Gura vizitare canalizare
- A Gura vizitare apa
- **Aerisitor gaz**
- Hidrant
- **Pomi**
- pct F Fantana
- rigola
- **Nuc**
- Pom fructifer
- Post trafo
- Borna padure
- Pod
- **Canal**
- TALUZ

Parcela(cf320817)

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi laturi D(i,i+1)
58	525238,784	196709,441	374,709
59	525005,274	197016,679	110,770
60	525099,074	197099,284	33,722
54	525074,304	197122,167	125,172
53	524974,388	197046,770	362,084
61	525049,111	196692,480	32,197
62	525080,641	196689,125	55,494
63	525091,506	196644,506	36,092
64	525126,013	196633,927	70,764
65	525184,505	196673,794	64,494
66	525238,487	196709,045	1,358

S(cf320817)=50161,73mp P=1267,056m

Parcela(cf320818)

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi Laturi D(i,i+1)
63	525091,506	196644,506	55,494
62	525080,615	196699,125	32,197
61	525049,498	196692,480	30,297
67	525056,998	196655,086	36,093

S(cf320818)=1500,02mp P=162,202m

Parcela(cf320819)

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi Laturi D(i,i+1)
64	525126,013	196633,927	36,092
63	525091,506	196644,506	36,093
67	525056,998	196655,086	8,000
56	525058,649	196647,258	61,924
68	525117,557	196628,169	110,230

S(cf320819)=502,95mp P=152,340m

Parcela(cf321046)

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi Laturi D(i,i+1)
1	524742,367	196287,969	6,195
2	524737,119	196291,261	3,208
3	524738,433	196294,187	31,222
4	524767,113	196306,883	12,370
5	524753,974	196308,883	142,162
6	524787,762	196537,889	13,874
7	524790,114	196551,542	115,419
8	524809,688	196665,309	523,555
9	524921,196	197176,852	4,033
10	524921,937	197180,816	9,214
11	524912,791	197179,697	39,615
12	524904,634	197140,931	32,499
13	524897,600	197109,202	34,670
14	524890,473	197075,272	22,510
15	524885,788	197053,255	111,371
16	524863,963	196944,043	162,686
17	524830,548	196784,826	188,761
18	524790,001	196600,471	140,898
19	524760,712	196462,651	20,371
20	524756,477	196442,725	42,141
21	524747,964	196401,453	22,589
22	524743,368	196379,336	27,135
23	524738,929	196352,567	34,773
24	524732,300	196318,432	15,350
25	524729,123	196303,210	6,172
26	524727,939	196295,124	6,613
27	524723,692	196290,055	7,764
28	524724,787	196282,369	0,061
29	524724,796	196282,309	9,612
30	524722,221	196273,043	10,972
31	524719,283	196262,472	19,611
32	524712,363	196244,122	33,469
33	524698,945	196214,556	6,291
34	524696,041	196208,208	6,682
35	524694,839	196193,743	6,900
37	524693,113	196189,924	5,893
38	524696,238	196184,920	16,400
39	524708,028	196206,606	9,765
40	524715,601	196212,771	15,377
41	524727,475	196222,541	22,049
42	524744,006	196237,131	21,361
43	524759,569	196251,762	10,918
44	524770,487	196253,837	1,320
45	524770,294	196253,345	2,326
46	524772,380	196254,373	3,313
47	524775,338	196255,864	46,020

S(cf321046)=9911,09mp P=2095,371m

Parcela(cf320894)

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi Laturi D(i,i+1)
50	524963,232	197099,666	88,408
51	524944,987	197186,171	23,666
10	524921,937	197180,816	4,033
9	524921,196	197176,852	20,850
49	524941,866	197179,588	72,253
52	524956,788	197108,893	11,254

S(cf320894)=461,45mp P=220,462m

Parcela(cf306273)

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi Laturi D(i,i+1)
48	525054,487	196646,042	545,303
49	524941,866	197179,588	20,850
9	524921,196	197176,852	523,555
8	524809,688	196665,309	115,419
7	524790,114	196551,542	280,748

S(cf306273)=83466,23mp P=1485,875m

Parcela(cf312159)

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi Laturi D(i,i+1)
56	525058,649	196647,258	408,301
53	524974,388	197046,770	54,060
50	524963,232	197099,666	11,254
52	524956,788	197108,893	64,419
57	524970,093	197045,863	408,631
48	525054,487	196646,042	4,336

S(cf312159)=2039,86mp P=951,001m

Parcela(cf306267)

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi Laturi D(i,i+1)
53	524974,388	197046,770	125,172
54	525074,304	197122,167	186,732
55	524937,147	197268,883	69,746
10	524921,937	197180,816	23,666
51	524944,987	197186,171	88,408
50	524963,232	197099,666	54,060

S(cf306267)=12620,27mp P=547,781m

A. Date referitoare la teren

Nr. parcela	Categoria de folosinta	Suprafata (mp)	Mentiuni
321046	DR	9911	Str.339 Lot2
306273	PS	83466	teren neimprejmuit
320894	DR	461	Str.334/1 Lot4
306267	PS	12620	teren neimprejmuit
312159	DR	2040	strada
320817	PS	50162	Lot1
320818	PS	1500	Lot2
320819	PS	503	Lot3
320810	PS	50000	teren neimprejmuit
Total		160663	-

LEGENDA P.U.Z.

LIMITE

- LIMITA ZONEI STUDIATE
- LIMITA INCINTEI REGLEMENTATE
- LIMITA PARCELELOR PROPUSE
- LIMITA ZONA NATURALA PROTEJATA - Parcul Natural Lunca Mureasului
- LIMITA ZONEI EDIFICABILE

ZONIFICARE FUNCTIONALA

- PASUNE - extravilan/intravilan
- ZONA LOCUINTE INDIVIDUALE - construiti
- ZONA UNITATI ZOOTEHNICE - construiti
- UNITATI PRESTARI SERVICII - construiti
- ZONA PRESTARI SERVICII
- ZONA AGREMENT
- CAI DE COMUNICATII EXISTENTE
- DRUMURI EXISTENTE - parcari/parte
- CAI DE COMUNICATII PROPUSE
- CARosABIL - existent/propus
- PIETONAL - existent/propus
- SPATIU VERDE DE ALINAMENT AFERENT CAILOR DE COMUNICATII
- SPATIU VERDE AMENAJAT
- DOTARI TEHNICO - EDILITARE - parcuri folovoltaice, post trafo, statie pompare etc.
- CANAL LAC TERMAL
- PISCINE
- PLAJA CU NISIP
- AMPREJMUIRI PROPUSE

BILANT TERITORIAL INCINTA REGLEMENTATA	EXISTENT		PROPUS	
	mp	%	mp	%
SUPRAFATA INCINTA, CF 320817, 320818, 320819, 321046, 320894, 306273, 312159, 306267 - Pecica	160663	100.00	160663	100.00
PASUNE INTRAVILAN	147748	91.96	0	0.00
Z1 - AGREMENT - parc acvatic	0	0.00	124267	77.35
Constructii	*0*	*0.00*	*37280*	*30.00*
Alei carosabile, pietonale, parcaje, lucii de apa, amenajari de agrement si tehnico-edilitare	*0*	*0.00*	*43493*	*35.00*
Spatiu verde amenajat	*0*	*0.00*	*43493*	*35.00*
TOTAL Z1	*0*	*0.00*	*124267*	*100.00*
Z2 - TURISM SI SERVICII - hotel, constr. Social-culturale si educationale	0	0.00	16117	10.03
Constructii	*0*	*0.00*	*5641*	*35.00*
Alei carosabile, pietonale, parcaje, amenajari tehnico-edilitare	*0*	*0.00*	*5641*	*35.00*
Spatiu verde amenajat	*0*	*0.00*	*4835*	*30.00*
TOTAL Z2	*0*	*0.00*	*16117*	*100.00*
CAI DE COMUNICATII - DRUM/STRADA	12915	8.04	20279	12.62
TOTAL	160663	100.00	160663	100.00

Z1	Agrement PARC ACVATIC	
	EXISTENT	PROPUS$_{max}$
P.O.T.	0 %	30 %
C.U.T.	0,00	1,00
REGIM INALTIME $_{max}$ = S/D+P+2E		
H $_{max}$ = 15 m.	H $_{max\ inst\ agrement}$ = 20m	
SPATII VERZI - min. 35 % in interiorul parcelei		

Z2	Turism si servicii HOTEL, SOCIAL-CULTURALE SI EDUCATIONALE	
	EXISTENT	PROPUS$_{max}$
P.O.T.	0 %	35 %
C.U.T.	0,00	1,30
REGIM INALTIME $_{max}$ = S/D+P+2E+M/ER		
H $_{max}$ = 15 m.		
SPATII VERZI - min. 30 % in interiorul parcelei		

SUBUNITATI FUNCTIONALE

- Lm - locuinte individuale, regim mic de inaltime
- Z - unitati zootehnice
- AS - agrement si sport
- IS - turism si servicii
- TE - dotari tehnico - edilitare
- SPc - spatiu verde compact
- SPa - spatiu verde de alinament
- Ccr - cai de comunicatie rutiera
- Ccp - cai de comunicatie pietonala
- P - parcari

BILANT TERITORIAL - ZONA STUDIATA	EXISTENT		PROPUS	
DESTINATIE TERENI	mp	%	mp	%
INTRAVILAN - CURTI CONSTRUCTII				
Locuinte individuale	2547	0.65	2547	0.64
Unitati zootehnice	17895	4.53	17895	4.53
Agrement si sport	39043	9.89	163310	41.37
Turism si servicii	0	0.00	16117	4.08
Extravilan pasune	6994	1.77	6994	1.77
Intravilan pasune	273887	69.37	126139	31.95
Zona verde de alinamente	31192	7.90	31192	7.90
Cai de comunicatii drumuri/strazi	22574	5.72	31725	8.04
Canal Muresul Mort	664	0.17	664	0.17
TOTAL	394796	100.00	396583	100.45

STUDIO M SOIMA B-DUL. REVOLUTIEI, NR. 184, ARAD, ARAD, TEL. 0744.692.911, 0744.692.911 TEL. 0724.692911, STUDIOM.ARAD@YAHOO.COM	BENEFICIAR: ORAS PECICA DENUMIRE PROIECT: PUZ si RLU - ZONA AGREMENT, PARC ACVATIC, TURISM SI SERVICII		Proiect nr. 224 / 2023
			FAZA: P.U.Z. +R.L.U.
	Intravilan Oras Pecica, Jud. Arad		A1L + 594/1200
SEF PROIECT: Arh. Mircea Soima	SCARA	REGLEMENTARI URBANISTICE, ZONIFICARE	
PROIECTAT: Arh. Mircea Soima			A-03
DESENAT: Arh. Mircea Soima	2023		