



Parcela (100309)

| Nr. Pct. | Coordonata pct.de contur | X [m] | Y [m] | Lungimi [m] |
|----------|--------------------------|------------|--------|-------------|
| 1 | 38973.8700 | 50775.5710 | 18.230 | 24.130 |
| 2 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 3 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 4 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 5 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 6 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 7 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 8 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 9 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 10 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 11 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 12 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 13 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 14 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 15 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 16 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 17 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 18 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 19 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 20 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 21 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 22 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 23 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 24 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 25 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 26 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 27 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 28 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 29 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 30 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 31 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 32 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 33 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 34 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 35 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 36 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 37 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 38 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 39 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 40 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 41 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 42 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 43 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 44 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 45 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 46 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 47 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 48 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 49 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 50 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 51 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 52 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 53 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 54 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 55 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 56 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 57 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 58 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 59 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 60 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 61 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 62 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 63 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 64 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 65 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 66 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 67 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 68 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 69 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 70 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 71 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 72 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 73 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 74 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 75 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 76 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 77 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 78 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 79 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 80 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 81 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 82 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 83 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 84 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 85 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 86 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 87 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 88 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 89 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 90 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 91 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 92 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 93 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 94 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 95 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 96 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 97 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 98 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |
| 99 | 38973.8700 | 50775.5710 | 18.230 | 18.230 |
| 100 | 50775.5710 | 38973.8700 | 18.230 | 18.230 |

BILANT TERITORIAL

| ZONE FUNCTIONALE | EXISTENT mp | % | PROPUS mp | % |
|---|-------------|-------|-----------|-------|
| SUPRAFATA ZONEI studiate: | 62 303,00 | - | 62 303,00 | - |
| SUPRAFATA ZONEI REGLEMENTATE din care: | 53 238,00 | 100 | 53 238,00 | 100 |
| 1. MA3 - Subzona mixta MA3 cu regim de construire continuu, discontinuu sau punctual si inaltimi maxime de P+1 niveluri din care: | 3263,00 | 6,13 | 3263,00 | 6,13 |
| SUPRAFATA AFERENTA CONSTRUCIILOR | - | - | 732,00 | 1,23 |
| ZONA VERDE CU INTERDICTIE DEFINITIVA DE CONSTRUIRE | - | - | 1571,00 | 4,89 |
| ZONA PARCARI ALEI AUTO SI PIETONALE PROPUSE | - | - | 960,00 | 4,69 |
| 2. L3A - zona locuintelor familiale si semicolective L3A inaltimi maxime de P+1 niveluri din care: | 5800,00 | 10,90 | - | - |
| SUPRAFATA AFERENTA CONSTRUCIILOR SI ANEXELOR ACESTORA | - | - | - | - |
| ZONA VERDE CU INTERDICTIE DEFINITIVA DE CONSTRUIRE | - | - | - | - |
| 3. G2 - zona de gospodarie comuna G cu subzona G2 a | 44 175,00 | 82,97 | 49 975,00 | 93,87 |
| ZONA VERDE DE PROTECTIE CIMITIR INTRE GARD SI MORMINTE | - | - | 771,00 | 1,44 |

EXISTENT
 S total spatii verzi = 3145 mp, din care:
 - S zone verzi incluse in registrul spatilor verzi ale Mun. Alba Iulia = 1179,10 mp
 - S zone verzi care au fost scoase din registrul spatilor verzi conf. HCL 395/17.12.2019 = 904,40 mp
 - S zone verzi neincluse in registrul spatilor verzi ale Mun. Alba Iulia = 1061,50 mp

PROPUS
 - S zona verde existenta scoasa din registrul spatilor verzi care se propune a se amenaja cu parcuri publice si alei auto, pietonale - dale interbete (aproximativ 904,40 mp)
 - S spatii verzi propuse (zona servicii) = 346 mp
 - S spatii verzi propuse (zona extindere cimitir) = 771 mp
 - S total spatii verzi propuse = 1117 mp

UTR 1 - zona de gospodarie comuna G cu subzona G2 a cimitirelor
 S teren = 43 931 mp + 244 mp + 5800 = 49 975 mp
 - POT maxim : din suprafata totala, maxim 15,0% va fi ocupat de circulatii carosabile si pietonale, minim 5,0% va fi ocupat de plantatii si maxim 1,0% va fi ocupat de constructii.
 - CUT maxim = 0,02 mp/ADC / mp.teren

UTR 3 - zona mixta MA3 cu regim de construire continuu, discontinuu sau punctual
 S spatiu verde = 3720 mp
 S teren studiat = 3145 mp + 118 mp = 3263 mp
 Regim de inaltime max. adm. P+3
 P.O.T. max. adm. = 70%
 C.U.T. max. adm. = 2
 Parcari propuse = 24 (din care 2 pentru zona de aprovizionare)
 S TEREN TOTAL STUDIAT = 53 238 mp

- LEGENDA:**
- I. LIMITE**
- Limita zonei studiate
 - Limita de proprietate existenta sc Prometeu srl
 - Limita de proprietate teren studiat Domeniul Public si Cimitir
 - Limita de proprietate, teren propus pentru extindere Cimitir Municipal
 - Limita PUZ avizat cu HCL 356 art.1 din 16.10.2017
 - Imprejmuire existenta
 - Limita teren CFR in curs de a fi achizitionat de catre Mun. Alba Iulia (Domeniul Public)
 - Retragere fata de aliniament
 - Retragere fata de aliniament spate
- II. FOND CONSTRUIT**
- Constructie propusa (spatiu multifunctional Dp+P+Ep)
 - Constructii existente (capete si anexe ale cimitirului)
 - Constructii existente (locuinte si anexe aferente)
- III. ZONIFICARE FUNCTIONALA**
- Cimitir - Municipal (subzona G2 - Cimitir)
 - Cimitir - Maieri I si II (subzona G2 - Cimitir)
 - Cimitirul Eroilor si veteranilor de razboi (subzona G2 - Cimitir)
 - Zona verde neinclusa in registrul spatilor verzi - gradinar (MA3)
 - Zona verde inclusa in registrul spatilor verzi (MA3)
 - Teren propus pentru extindere cimitir si schimbare UTR din L3A in G2
 - Subzona mixta MA3 - zona aferenta constructiilor P+1 max.
 - Zona verde existenta scoasa din registrul spatilor verzi conf. HCL 395/17.12.2019, care se propune a se amenaja cu parcuri publice si alei auto, pietonale (aproximativ 904,40 mp)
- IV. CIRCULATII**
- Circulatii carosabile existente - B-dul Incoronari si Take Ionescu, Str. Dealul Furcilor
 - Axul strazii
 - Circulatii pietonale existente
- V. ZONE DE PROTECTIE - INTERDICTIE**
- Zona protectie cimitir conf. Legii 102/2014, art. 7 punctul 6. (intre morminte si gardul cimitirului se va asigura o zona libera de 3,00m)

| | | | | |
|---|--------------------|--|--|------------------|
| SC ARHIMAR PROIECT SRL | | Denumire proiect: ELABORARE PUZ - EXTINDERE SI REGLEMENTARI ZONA SERVICII PENTRU CIMITIRUL MUNICIPAL | | Nr. pr: 212/2018 |
| Alba Iulia, str. Nazareth III nr. 50, jud. Alba, CUI 32828071, P1040250,2013, cota ROSS RZBR 0000 0000 1609 9295, agentia Arhimar Alba Iulia. | | Beneficiar: MUNICIPIUL ALBA IULIA | | Faza PUZ |
| Sef proiect: arh. MIREA IULIAN | Scara: 1:750 | Denumirea plansei: PLAN MOBILARE | | Nr. pl. 2.1 |
| Proiectat: arh. MIREA IULIAN | Data: Aprilie 2020 | | | |
| Desenat: ing. HANCHES LIVIU | | | | |