



PUZ PLAN URBANISTIC ZONAL

JUDEȚUL BACĂU

COMUNA SARATA

DEȘFIINTARE C4 (spatiu tehnic)
CONSTRUIRE COMPLEX - BAZA
DE TRATAMENT SARATA BAI,
CASUTE TURISTICE, PISCINA
EXTERIOARA APA SARATA,
PARCARE SUPRATERANA
ETAJATA SI IMPREJMUIRE TEREN

3. REGLEMENTARI URBANISTICE

LEGENDA

- LIMITE**
- LIMITA ZONA STUDIATA
 - LIMITA INTRAVILAN
 - LIMITA TEREN GENERATOR P.U.Z.
- ZONE FUNCTIONALE**
- ZONA INSTITUTII PUBLICE SI SERVICII
 - ZONA LOCUINTE
 - ZONA TEREN AGRICOL
 - ZONA VEGETATIE FORESTIERA
 - ZONA SPATII VERZI
 - ZONA APE
 - ZONA TEREN NEPRODUCTIV
 - ZONA CU POSIBILE ALUNECARI TEREN
- CIRCULATII**
- ZONA CIRCULATIE CAROSABILA
 - ZONA CIRCULATIE PIETONALA
- ZONE PROTECTIE**
- ZONA PROTECTIE MEDIU ACVIFER
- ORGANIZARE TEREN INITIATOR P.U.Z.**
- LIMITA ZONA EDIFICABILA (max.P+6)
 - LIMITA ZONA EDIFICABILA DE PRINCIPIU
 - REGIM DE ALINIERE
 - ACCES PIETONAL
 - ACCES CAROSABIL

NCP 62164				NCP 62161			
No. Pnt.	Outline points coord.		Lengths sides L(Li+1)	No. Pnt.	Outline points coord.		Lengths sides L(Li+1)
	X [m]	Y [m]			X [m]	Y [m]	
1	558354.492	642485.486	3.364	1	558283.736	642440.831	22.533
2	558353.153	642482.400	6.039	2	558295.422	642460.097	10.057
3	558356.473	642477.366	52.041	3	558300.542	642468.753	31.734
4	558383.856	642433.112	4.130	4	558273.531	642485.410	3.731
5	558387.377	642430.954	19.851	5	558269.938	642484.403	27.423
6	558406.220	642424.709	12.670	6	558265.460	642461.113	6.734
7	558415.918	642416.556	16.514	7	558261.428	642457.993	3.753
8	558430.130	642406.145	7.736	8	558259.497	642454.775	26.000
9	558437.251	642405.123	9.052	9	558261.792	642441.396	2.025
10	558444.915	642400.307	6.742				
11	558450.450	642396.457	5.476				
12	558455.401	642394.118	16.297				
13	558455.991	642377.842	4.246				
14	558453.102	642374.730	5.880				
15	558447.386	642376.110	7.595				
16	558440.767	642379.834	6.311				
17	558436.518	642384.500	5.666				
18	558431.960	642387.865	1.662				
19	558431.072	642389.270	3.564				
20	558427.561	642388.549	3.775				
21	558425.138	642385.654	16.759				
22	558407.070	642380.608	9.646				
23	558397.728	642383.010	9.523				
24	558385.219	642383.528	14.531				
25	558373.698	642384.007	13.737				
26	558360.223	642381.388	3.817				
27	558356.593	642380.207	10.340				
28	558347.435	642375.406	10.387				
29	558339.408	642368.814	3.965				
30	558336.801	642365.627	6.196				
31	558332.581	642370.364	9.195				
32	558329.642	642379.077	15.961				
33	558321.343	642392.711	5.831				
34	558317.708	642397.011	4.341				
35	558314.589	642395.891	17.059				
36	558297.684	642396.276	7.140				
37	558286.641	642403.352	7.459				
38	558299.347	642410.778	0.727				
39	558300.008	642411.080	5.746				
40	558299.463	642416.800	4.882				
41	558298.998	642421.660	2.520				
42	558299.499	642424.130	4.334				
43	558300.833	642428.254	8.082				
44	558303.928	642435.720	4.895				
45	558305.802	642440.242	25.896				
46	558316.543	642463.805	5.659				
47	558319.326	642468.732	5.939				
48	558322.971	642473.421	19.859				
49	558335.608	642488.792	11.579				
50	558344.932	642481.926	9.414				
51	558351.013	642485.113	5.025				

ZONA STUDIATA			
No. Pnt.	Outline points coord.		Lengths sides L(Li+1)
	X [m]	Y [m]	
1	558215.091	642482.188	62.803
2	558215.091	642419.505	209.636
3	558396.007	642313.857	94.064
4	558480.081	642313.857	91.583
5	558490.091	642395.250	175.105
6	558508.889	642310.861	78.349
7	558529.803	642398.636	156.542

BILANT TEREN GENERATOR P.U.Z. - nr. cad. 62164				
Suprafata propusa pentru a fi introdusa in intravilan: 4.981,00mp.				
ZONE/SUBZONE FUNCTIONALE	EXISTENT	PROPOS		
	MP	%	MP	%
SERVICII PUBLICE	3.788,00	40,90	9.264,00	100,00
in care: subzone spatii verzi amenajate / loci joacatere				
AGRICOL	5.476,00	59,10	-----	-----
TOTAL	9.264,00	100,00	9.264,00	100,00
H max. admis	P+6; 22,50m			
P.O.T.max. admis	5,92%	30,00%		
C.U.T.max. admis	0,07	1,35		

BILANT TEREN GENERATOR P.U.Z. - nr. cad. 62161				
Suprafata propusa pentru a fi introdusa in intravilan: 1.122 mp.				
ZONE/SUBZONE FUNCTIONALE	EXISTENT	PROPOS		
	MP	%	MP	%
LOCUIRE	393,00	35,00	-----	-----
in care: subzone spatii verzi amenajate / loci joacatere				
SERVICII PUBLICE	-----	-----	1.122,00	100,00
AGRICOL	729,00	65,00	-----	-----
TOTAL	1.122,00	100,00	1.122,00	100,00
H max. admis	P			
P.O.T.max. admis	12,83%	75,00%		
C.U.T.max. admis	0,12	2,10		

Sistem de proiectie (X,Y) Stereo 1970
Sistem de referinta (Z) Marea Neagra

PROIECTANT GENERAL: S.C. STYLE PROJECT 3D S.R.L.

B.I.A. EUGENIA BEURAN
Inregistrat O.A.R. nr. 34/01.07.2002
CIP: 19756197; eugeniabeuran@gmail.com; tel:0745665010

Beneficiar:
S.C. BAZA DE TRATAMENT BALNEAR-SARATA BAI S.R.L.
sat Sarata, comuna Sarata, nr. 258, judetul Bacau

Pr. nr. 7/2018

Elaborat	Nume	Semnatura	SCARA
Sef proiect	carh.Beuran Eug.		1/500
Proiectat	carh.Beuran Eug.		DATA
Verificat	arh. Enache Eugen		2019

Desfiintare C4 (spatiu tehnic), construire complex-Baza de tratament Sarata Băi, casute turistice, piscina exterioara apa sarata, parcare supraterana etajata si imprejmuire teren, sat Sarata, com. Sarata, jud. Bacau

Faza: PUZ

REGLEMENTARI URBANISTICE-ZONIFICARE

U3