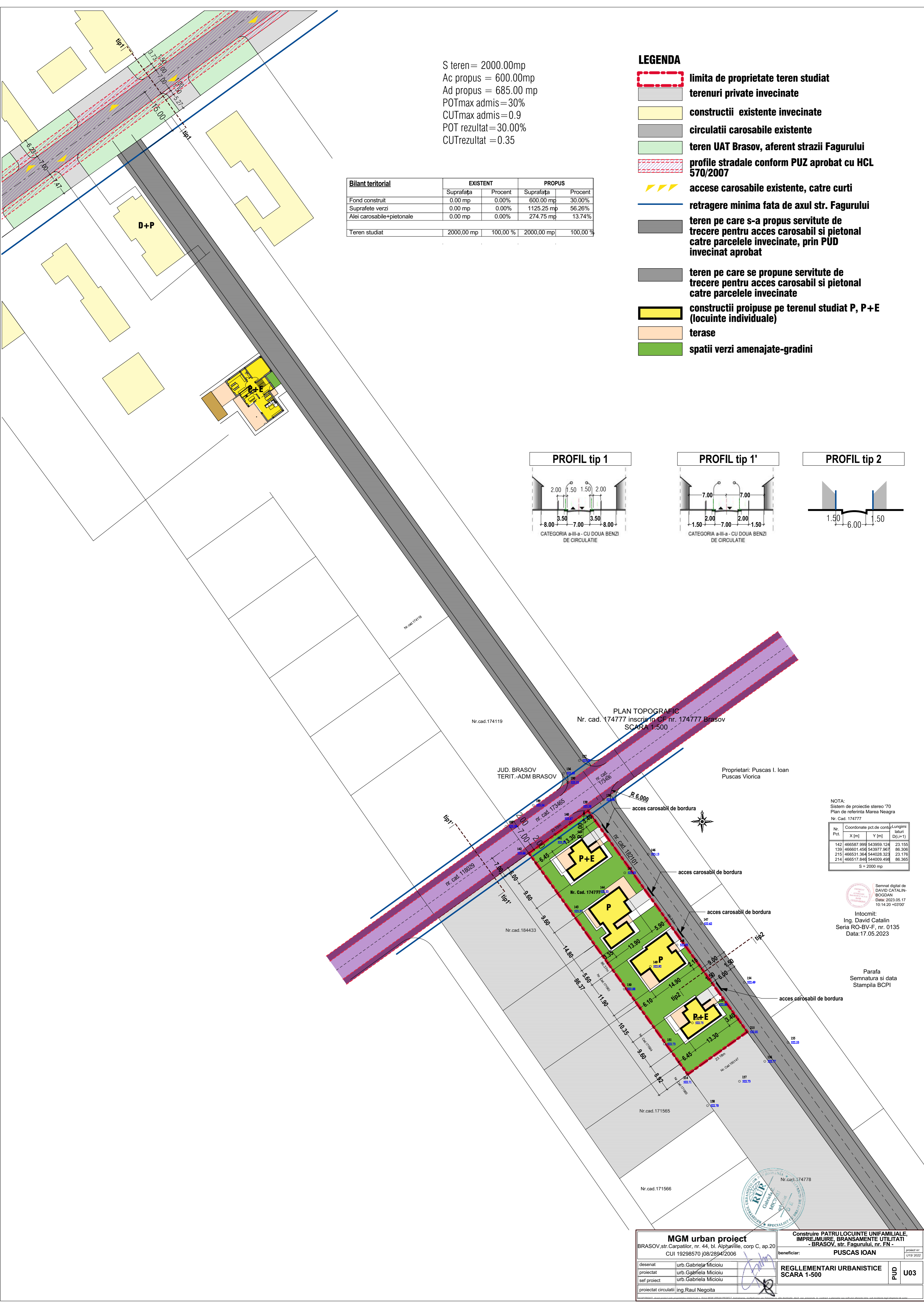
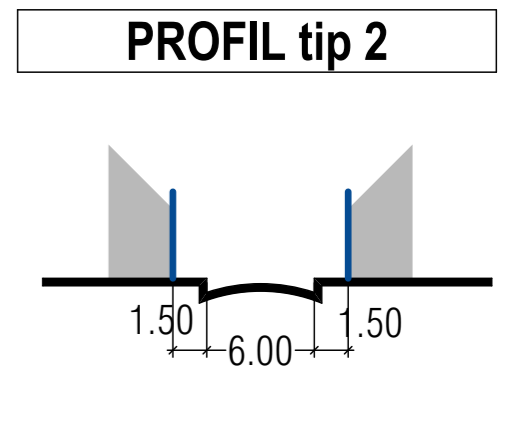
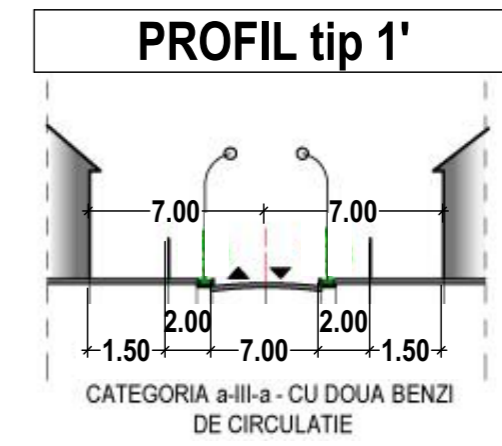
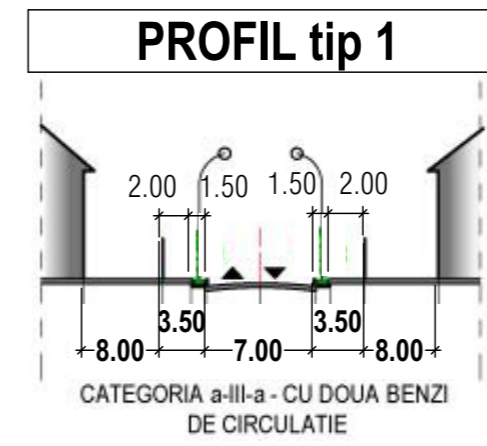


S teren = 2000.00 mp
 Ac propus = 600.00 mp
 Ad propus = 685.00 mp
 POTmax admis = 30%
 CUTmax admis = 0.9
 POT rezultat = 30.00%
 CUT rezultat = 0.35

Bilant teritorial	EXISTENT		PROPUS	
	Suprafata	Procent	Suprafata	Procent
Fond construit	0.00 mp	0.00%	600.00 mp	30.00%
Suprafete verzi	0.00 mp	0.00%	1125.25 mp	56.26%
Aleii carosabile+pietonale	0.00 mp	0.00%	274.75 mp	13.74%
Teren studiat	2000.00 mp	100.00 %	2000.00 mp	100.00 %

LEGENDA

- limita de proprietate teren studiat
- terenuri private invecinate
- constructii existente invecinate
- circulatii carosabile existente
- teren UAT Brasov, aferent strazii Fagurului
- profile stradale conform PUZ aprobat cu HCL 570/2007
- acces carosabile existente, catre curti
- retragere minima fata de axul str. Fagurului
- teren pe care s-a propus servitute de trecere pentru acces carosabil si pietonal catre parcelele invecinate, prin PUD invecinat aprobat
- teren pe care se propune servitute de trecere pentru acces carosabil si pietonal catre parcelele invecinate
- constructii propuse pe terenul studiat P, P+E (locuinte individuale)
- terase
- spatii verzi amenajate-gradini



NOTA:
 Sistem de proiectie stereo '70
 Plan de referinta Marea Neagra
 Nr. Cad. 174777

Nr. Pct.	Coordonate pct. de control	Lungimi latari D(i,i+1)	
	X [m]	Y [m]	
142	466587.999	543899.124	23.155
139	466501.458	543977.967	88.306
215	466531.364	544028.323	23.176
214	466517.848	544009.498	86.365

S = 2000 mp

Semnat digital de
 DAVID CATALIN BOGDAN
 Data: 2023.05.17
 10:14:20 +0300

Intocmit:
 Ing. David Catalin
 Seria RO-BV-F, nr. 0135
 Data: 17.05.2023

Parafa
 Semnatura si data
 Stampila BCPI

MGM urban proiect
 BRASOV, str. Carpatilor, nr. 44, bl. AlphaVille, corp C, ap. 20
 CUI 19298570 j08/2894/2006

Construire PATRULOCUINTE UNIFAMILIALE, IMPREJMUIRE, BRANSAMENTE UTILITATI - BRASOV, str. Fagurului, nr. FN -

beneficiar: PUSCAS IOAN

desenat urb. Gabriela Miciou
 proiectat urb. Gabriela Miciou
 sef proiect urb. Gabriela Miciou
 proiectat circulatii Ing. Raul Negoita

REGLEMENTARI URBANISTICE SCARA 1-500

PUD U03