UTR existent Aa

Zona agricola - pentru care POT si CUT vor respecta prevederile PUG-ului aprobat al unitatii administrativ teritoriale de care apartine / *Agricultural area - for which POT and CUT will comply with the provisions of the approved PUG of the territorial administrative unit to which it belongs;*

Functiuni admise in zona Aa / *Functions allowed in area Aa:*

- Activitati productive agrotehnice si agrozootehnice / *Productive agrotechnical and agro-zootechnical activities;*
- Drumuri acces / *Access roads;*
- Depozite agrotehnice / *Agrotechnical warehouses;*
- Constructii agrotehnice si agroalimentare / *Agrotechnical and agri-food constructions;*
- Sere / *Greenhouses;*
- Organizare de santier / *Compound center.*

UTR propus Ee

Zona capacitati energetice - zona in care vor fi amplasate constructiile tip turbina eoliana pentru care POT maxim propus este de 95% iar CUT maxim propus este de 1; / *Energy capacity area - the area in which the wind turbine constructions will be located for which the maximum proposed POT is 95% and the maximum proposed CUT is 1;*

Functiuni admise in zona Ee / *Functions admitted in the Ee area:*

- Turbine eoliene / *Wind turbines;*
- Substatie electrica de transformare / *Electrical transformer substation;*
- Retea cabluri electrice de medie si inalta tensiune si fibra optica / *Medium and high voltage electrical cables and optical fibre network;*
- Sisteme de stocare / *Storage systems;*
- Platforme montare-interventii / Mounting and intervention platforms;
- Alte instalatii necesare producerii de curent electric cu ajutorul turbinelor eoliene / *Others necessary facilities for producing electricity by wind turbines;*
- Drumuri acces / *Access roads;*
- Activitati agrotehnice / *Agrotechnical activities.*

Regim de inaltime / Hmax 250m.

UTR propus CcEe

Zona constructiilor aferente capacitatilor energetice - zona statiei de transformare pentru care POT maxim propus este de 95% iar CUT maxim propus este de 2 / *Area for Constructions related to the energy capacities for which the maximum proposed POT is 95% and the maximum proposed CUT is 2;*

Functiuni admise in zona CcEe / *Functions admitted in the CcEe area:*

- Substatie transformare / *Electrical transformer substation;*
- Retea cabluri electrice de medie si inalta tensiune si fibra optica / *Medium and high voltage electrical cables and optical fibre network;*
- Sisteme de stocare / *Storage systems;*
- Platforme montare-interventii / *Mounting and intervention platforms;*
- Alte instalatii necesare producerii de curent electric cu ajutorul turbinelor eoliene / *Others necessary facilities for producing electricity by wind turbines;*
- Drumuri acces / *Access roads;*
- Organizare de santier / *Compound center.*
- Activitati agrotehnice / *Agrotechnical activities.*

Regim de inaltime / Hmax 50m.

Limite / Limits

- Limita UAT / *TAU boundary*
- Limita suprafata reglementata PUZ / *PUZ area limit*
- Limita suprafata studiata PUZ / *Study area limit*
- Acces parc eolian / *Access to wind farm*
- CF 36141 — Indicativ cadastral parcela / Cadastral number
- Zona de protectie a Drumului National/Judetean fata de centralele eoliene = Hpilon+Lungime Pala+3m / *National/County Road protection area Hub hight+ blade length + 3m*
- Zona de protectie fata de LEA Hpilon + Lungime Pala + 3m / *LEA protection area Hub hight+ blade length + 3m*
- Zona din extravilan care isi pastreaza reglementarile existente conform PUG aprobat / *The extra muros zone that keeps its existing regulations according to the approved PUG*

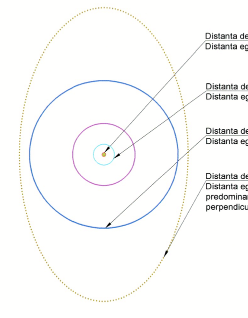
Circulatii carosabile / Roads

- De 3 — Drumuri exploatare existente / Exploatation existing access road
- DN57 — Drumuri National DN2A / Existing National Road
- DJ573A — Drum judetean / County road
- Drumuri acces noi / New access road

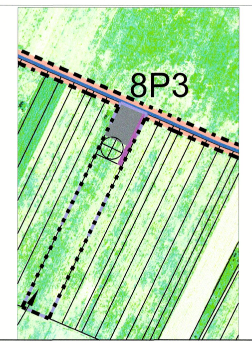
Retele / Networks

- 20KV — Linie electrica aeriana existenta 20kV / *20kV Overhead electrical line*
- ST — Substatie de transformare si sistem de stocare energie / *Transformer Substation and Energy Storage System*
- Cale ferata / Railway
- 5P3 — Fundatie turbine / *Turbine foundation*
- Platforma de montaj / *Erecting platform*
- Suprafata fundatie turbine / *Turbine foundation surface*

Distantele de Protectie si Siguranta conform ANRE
ANRE Protection and Safety Distances



Detaliul A / A Detail
1:5000



TABEL INDICATORI URBANISTICI

A	B	C					
Nr. Crt.	Denumire documentatie de urbanism PUZ sau PUG	UTR Aa		UTR Ee		UTR CcEe	
		POT maxim existent [%]	CUT maxim existent	POT maxim existent [%]	CUT maxim existent	POT maxim existent [%]	CUT maxim existent
		EXISTENT					
		Conform PUG aferent UAT corespunzator	Conform PUG aferent UAT corespunzator	-	-	-	-
		PROPUS					
1	Intocmire PUZ Parc Eolian Potoc 3	Conform PUG aferent UAT corespunzator	Conform PUG aferent UAT corespunzator	95	1	95	2

Arie suprafata reglementata PUZ = 45.2 ha
Arie suprafata studiata PUZ = 126.4 ha

BILANT TERITORIAL

A	B	C	D	E	F
		EXISTENT		PROPUS	
Nr. Crt.	ZONE FUNCTIONALE	Suprafata [ha]	Procent din S Studiata PUZ [%]	Suprafata [ha]	Procent din S Studiata PUZ [%]
1	Terenuri ocupate capacitatii energetice - Ee	0	0	44.8	35.44
2	Zona constructiilor aferente capacitatilor energetice - CcEe	0	0	0.4	0.32
3	Terenuri destinate unitatilor agrozootehnice - Aa	102.9	81	57.7	45.65
4	Cai de comunicatie si transport rutier	23.5	19	23.5	18.59
5	TOTAL	126.4	100.00	126.4	100.00

PROIECTANT ARHITECTURA
MONARH SRL
Constanta, str Shanghai nr 1, et 1, cam. 1, jud. Constanta

MONSSON ALMA S.R.L.
480 Tomis Boulevard,
CONSTANTA
TEL 0241 / 550 353 ; FAX 0241 / 550 323

Beneficiar: Beneficiary:	TOPWIND ENERGY S.R.L.		
Titlu Proiect: Project title:	Intocmire PUZ - Parc Eolian Potoc 3 *Potoc 3 Wind Farm - PUZ*		
Titlu plansa: Drawing title:	REGLEMENTARI EDILITARE *PROPOSED NETWORK AND LINE SYSTEM SITUATION PLAN*		
desenat drawn	ING. C. SILIVESTRU	DESCRIERE DESCRIPTION	-
proiectat designed	Arh. R. LEMONIE	FAZA PHASE	P.U.Z.
aprobat approved	ING. C. MREJERU	NR. PROIECT PROJECT NO.	249 / 19 P3
DESEN NR. DRAW. NO.	10-P3-U-0700-3_1/1	FORMAT	1550 x 914
DATA DATE	28.11.2022	SCARA SCALE	1:10000
REVIZIE REV	03		

SISTEME ENERGIE REGENERABILA MONSSON ALMA S.R.L. PROIECTARE - 1 - CONSTANTA

REGISTRUL URBANISTILOR DIN ROMANIA RUR Rahuca E. DICANU DUTCHEVICI LEMONIE Arhitect - urbanist D E SPECIALIST CU DREPT DE SEMNATURA