

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 agro tehnice si agrozootehnice / Productive agro technical and agro-zootechnical activities;
- Drumuri acces / Access roads;
- Depozite agro tehnice / Agro technical warehouses;
- Constructii agro tehnice si agroalimentare / Agro technical and agro-food constructions;
- Sere / Greenhouses;

UTR propus Ee
 Zona capacitati energetice - zona in care vor fi amplasate constructii tip turбина 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;
- Statie electrica de transformare / Electrical transformer station;
- Retea cabluri electrice de medie si inalta tensiune si fibra optica / Medium and high voltage electrical cables and optical fibre network;
- Sistem de stocare / Storage system;
- Platforme montare-interventi / 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 centre;
- Activitati agro tehnice / Agro technical activities;

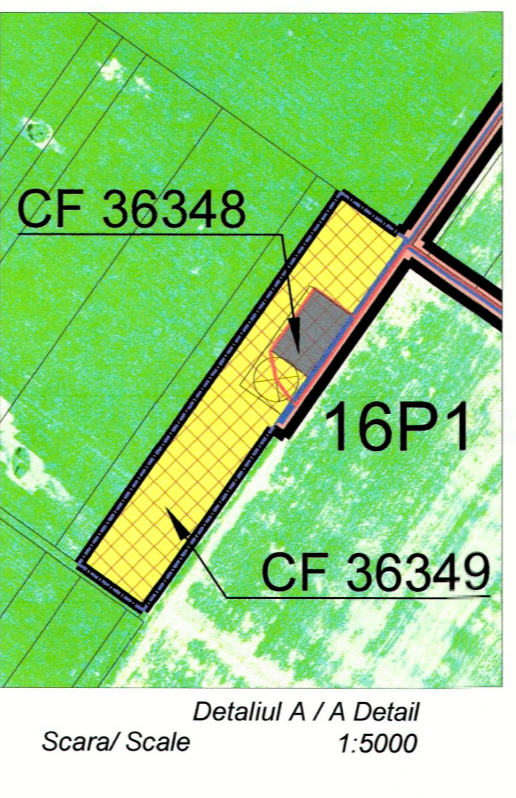
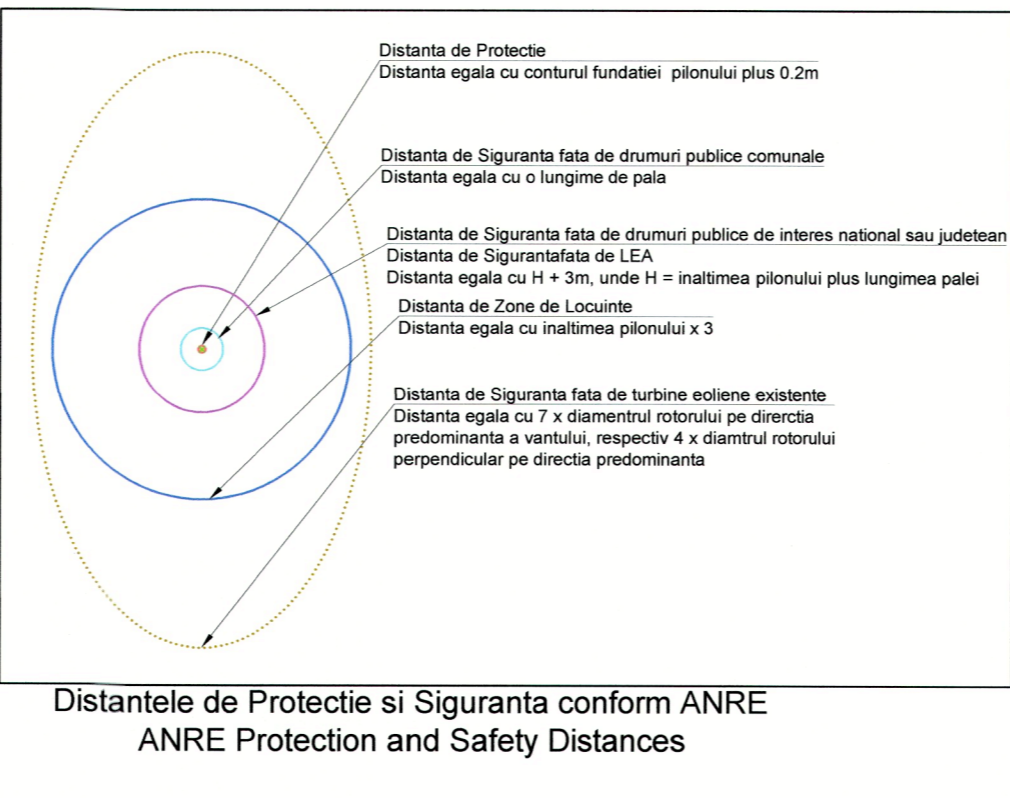
UTR propus CcEe
 Zona constructii aferente capacitatilor energetice - zona statiilor de transformare pentru care POT maxim propus este de 95% iar CUT maxim propus este de 2 /
 Area for constructions related to the energy capacities for which the maximum proposed POT is 95% and the maximum proposed CUT 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;
- Sistem de stocare / Storage system;
- Platforme montare-interventi / 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 centre;
- Activitati agro tehnice / Agro technical activities;

Arie suprafata reglementata PUZ = 22 ha
Arie suprafata studiata PUZ = 50 ha

Nr. Crt.	Denumirea documentatiei 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 (%)
1	Parc Eolian Potoc 1	EXISTENT	EXISTENT	EXISTENT	EXISTENT	EXISTENT	EXISTENT
		CONFORM PUG aferent UAT consorțiar	CONFORM PUG aferent UAT consorțiar	CONFORM PUG aferent UAT consorțiar	CONFORM PUG aferent UAT consorțiar	CONFORM PUG aferent UAT consorțiar	CONFORM PUG aferent UAT consorțiar
		95	95	95	95	95	95

Nr. Crt.	Zona Funcțională	EXISTENT		PROPOUS	
		Suprafata [ha]	Procent din S Studiată PUZ [%]	Suprafata [ha]	Procent din S Studiată PUZ [%]
1	Terenuri ocupate capacitati energetice - Ee	0	0	21.4	42.80
2	Zona constructiilor aferente capacitatilor energetice - CcEe	0	0	0.6	1.20
3	Terenuri destinate unitatilor agrozootehnice - Aa	41	82	19	38.00
4	Cai de comunicatie si transport rutier	9	18	9	18.00
5	TOTAL	50	100.00	50	100.00



Limite / Limits

- Limita LIAT / TAU boundary
- Limita suprafata reglementata PUZ / PUZ area limit
- Limita suprafata studiata PUZ / Study area limit
- Acces parc eolian / Access to wind farm
- CF 35988 / Cadastral number
- Zona de protectie a Drumului National/Județean fata de centralele eoliene = Hplon+Lungime Pala+3m / National/Județean road protection area Hub, high+ blade length + 3m
- Zona de protectie fata de LEA: Hplon + Lungime Pala + 3m / LEA protected area Hub High + blade length + 3m

UTR Zonificare functionala / Land Functions

- UTR Aa / Aa UTR
- UTR Ee / Ee UTR
- UTR CcEe / CcEe UTR
- Zona din extravilan care isi pastreaza reglementarile existente conform PUG aprobat / The extra margin zone that keeps its existing regulations according to the approved PUG
- 5P1 / Fundatie turbină / Turbine foundation
- Platforma de montaj / Erecting platform

Circulatii carosabile / Roads

- De / Drumuri existente / Existing roads
- DN57 / Drum National / National Road
- DJ571 / Drum județean / County road
- Drumuri acces noi / New access roads
- Cale ferata / Railway

Rețele / Networks

- 20kV / Linie electrica aeriana existenta 20kV / 20kV Overhead electrical line
- 110kV / Linie electrica aeriana existenta 110kV / 110kV Overhead electrical line
- ST / Linie electrica aeriana dezafectata / Out of use overhead electrical line
- 5P1 / Substatie de transformare si sistem de stocare energie / Transformer substation and Energy Storage System
- MT / Linie electrica subterana MT - nu face obiectul prezentei documentatii / MT Underground electrical line - is not the subject of this documentation

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

Beneficiar: ORAVITA POWER PARK S.R.L.

Titlu proiect: Parc Eolian Potoc 1

Titlu planșă: PROIECT LAYOUT

REGLEMENTARI URBANISTICE

desenat	ING. C. SILVESTRU	DESEN NR.	14-P1-U-6697-4_1/1	FORMAT	A1	DATA	28.11.2022	SCARA	1:10000	REVIZIE	REV.
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aprobata	ING. C. MREJERU	DATA		FORMAT		DATA		SCARA		REVIZIE	