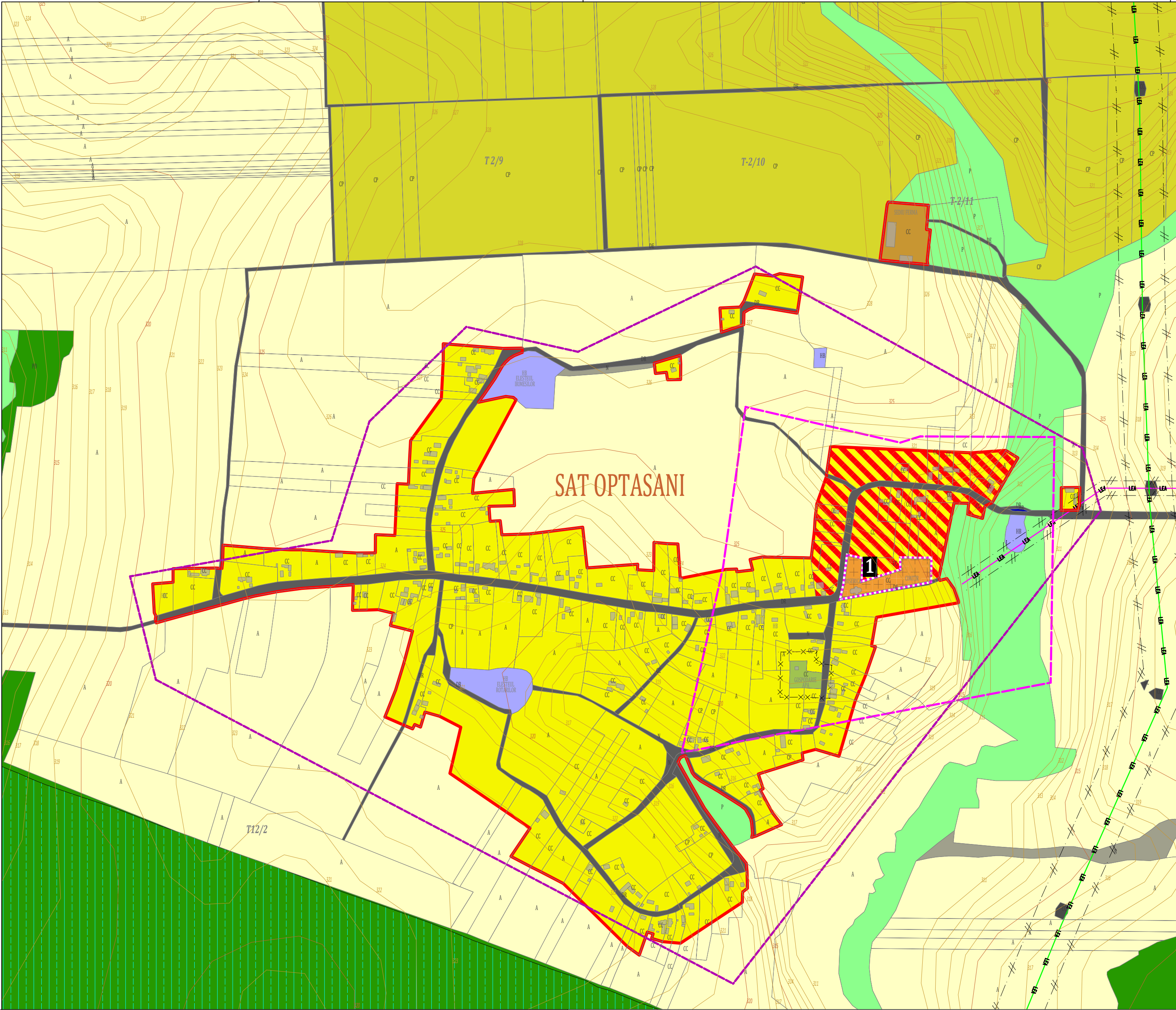
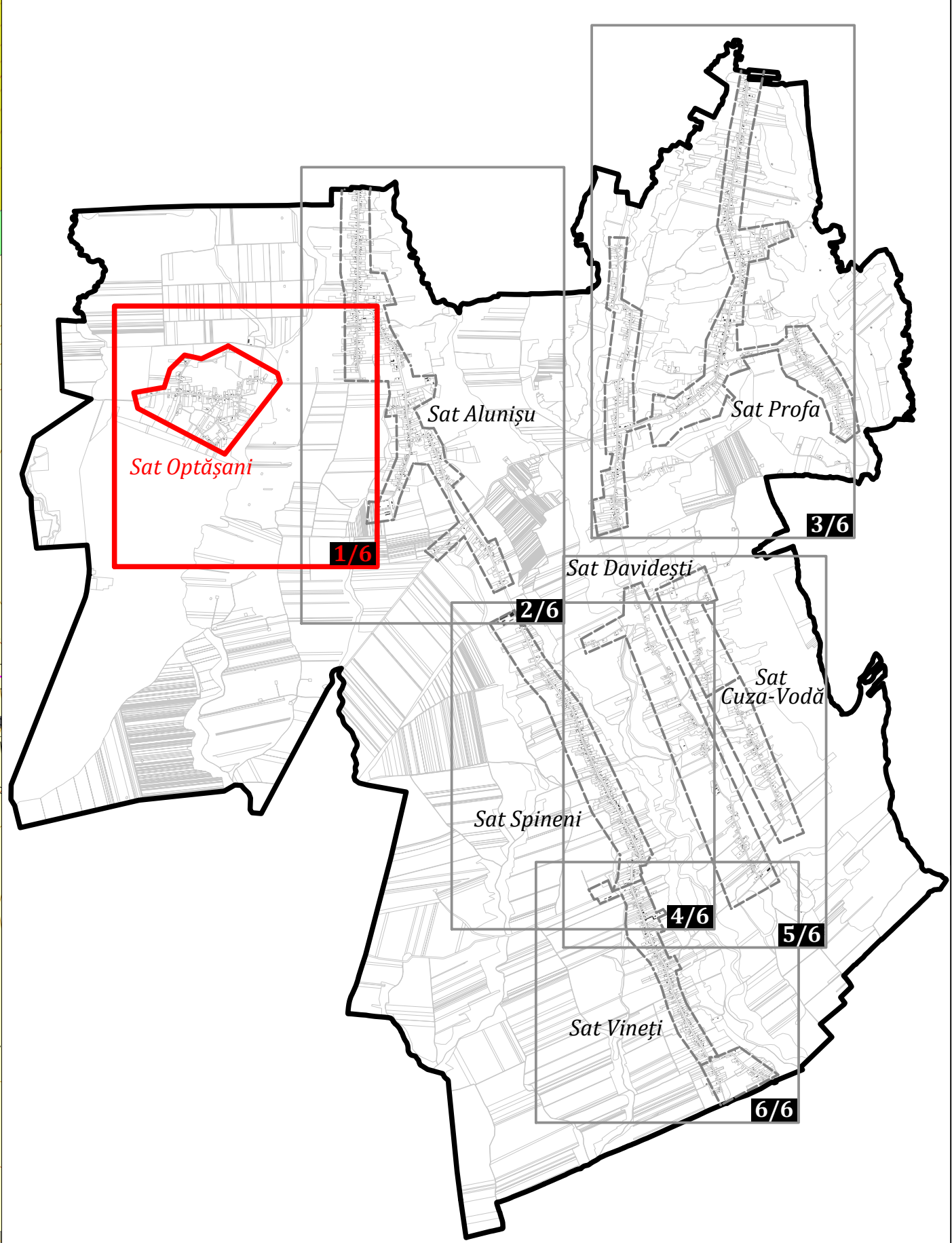




# P U G COMUNA SPINENI JUDETUL OLT

## PLANSA 3.1 REGLEMENTĂRI URBANISTICE. ZONIFICARE FUNCȚIONALĂ.SAT OPTĂȘANI



### LEGENDA

|        |                                           |
|--------|-------------------------------------------|
| LIMITE |                                           |
|        | LIMITA UNITATII ADMINISTRATIV TERITORIALE |
|        | LIMITA INTRAVILANULUI EXISTENT            |
|        | LIMITA INTRAVILANULUI PROPUȘ              |

### ZONIFICARE FUNCTIONALA

|  |                                                   |
|--|---------------------------------------------------|
|  | ZONA LOCUINTE INDIVIDUALE                         |
|  | ZONA DOTARI DE INTERES PUBLIC SI SERVICII/ COMERT |
|  | ZONA MIXTĂ LOCUIRE/COMERT ȘI SERVICII             |
|  | ZONA ACTIVITATI AGRO-ZOOTEHNICE                   |
|  | ZONA CIMITIR                                      |
|  | ZONA GOSPODARIRE COMUNALA [G.A.]                  |

|  |                                                                       |
|--|-----------------------------------------------------------------------|
|  | TEREN SPORT                                                           |
|  | ZONA CAI DE COMUNICATIE RUTIERA/ PROTECTIE CAI DE COMUNICATIE RUTIERA |
|  | ZONA TERENURI AGRICOLE [ARABIL]                                       |
|  | ZONA TERENURI AGRICOLE [PASUNE]                                       |
|  | ZONA TERENURI AGRICOLE [CULTURI PERMANENTE]                           |
|  | PADURE                                                                |
|  | CURS DE APA PERMANENT                                                 |
|  | LAC                                                                   |
|  | TERENURI NEPRODUCTIVE                                                 |
|  | SONDE PETROLIERE                                                      |

### MONUMENTE ISTORICE CLASATE

|                                                                   |                                                                            |
|-------------------------------------------------------------------|----------------------------------------------------------------------------|
| MONUMENT ISTORIC CLASAT IN LMI2015                                |                                                                            |
|                                                                   | LIMITĂ DE PROTECȚIE MONUMENT ISTORIC                                       |
| Biserica de lemn „Cuvoasa Paraschiva”<br>LMI 2010 OT-II-m-B-08974 | <b>4</b> Biserica „Duminica tuturor Sfinților”<br>LMI 2010 OT-II-m-B-09031 |
| Biserica de lemn „Cuvoasa Paraschiva”<br>LMI 2010 OT-II-m-B-08640 | <b>5</b> Biserica „Adormirea Maicii Domnului”<br>LMI 2010 OT-II-m-B-09073  |
| Biserica „Sfântul Nicolae”<br>LMI 2010 OT-II-m-B-09001            | <b>6</b> Biserica „Adormirea Maicii Domnului”<br>LMI 2010 OT-II-m-B-09072  |

### RESTRICȚII.INTERDICȚII

|  |                                                         |
|--|---------------------------------------------------------|
|  | ZONE DE PROTECTIE<br>CF. OMS nr.119/2014                |
|  | ZONE DE PROTECTIE SI SIGURANTA A SONDELOR<br>PETROM 50m |
|  | ZONE DE PROTECTIE SI SIGURANTA PENTRU LEA               |
|  | LEA 400 kW                                              |
|  | LEA 20 kW                                               |
|  | ZONE INUNDABILE [cf. Studiu geo]                        |

### ARII NATURALE PROTEJATE

|                                                                                               |                                             |               |                                                                                      |                                                              |
|-----------------------------------------------------------------------------------------------|---------------------------------------------|---------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <div></div>                                                                                   |                                             |               | SIT NATURA 2000<br>ROSCI 0255 PADUREA SEACA - OPTĂȘANI                               |                                                              |
| PROIECTANT GENERAL: IURBAN OPEN GIS S.R.L.                                                    |                                             |               | BENEFICIAR<br>COMUNA SPINENI, JUDETUL OLT                                            |                                                              |
| <div><div></div><div>C.U.I. 34192482<br/>/40/2669/2015<br/>BUCUREȘTI<br/>SECTOR 3</div></div> |                                             |               | DENUMIRE PROIECT<br>ELABORARE PLAN URBANISTIC GENERAL<br>Comuna Spineni, Judetul Olt |                                                              |
| SEF PROIECT                                                                                   | Urb. Georgiana PIRVU                        |               |                                                                                      | DENUMIRE PLANSA<br>ZONIFICARE<br>FUNCȚIONALĂ<br>SAT OPTĂȘANI |
| PROIECTAT/ DESENAT                                                                            | Urb. Georgiana PIRVU<br>Urb. Andreea BĂCANU |               |                                                                                      |                                                              |
| PROIECT<br>DU19                                                                               | FAZA<br>P.U.G.                              | PLANSA<br>3.1 | DATA<br>FEBRUARIE 2020                                                               | SCARA<br>1: 5.000                                            |

### BILANȚ FUNCȚIONAL-SITUAȚIE PROPUȘĂ

|                                                      | SAT OPTASANI   |               | SAT ALUNISU    |               | SAT SAT SPINENI |               | SAT VINETI     |               | SAT PROFA      |               | SAT CUZA VODA  |               | SAT DAVIDESTI  |               | TRUPURI IZOLATE |               | TOTAL GENERAL  |               |
|------------------------------------------------------|----------------|---------------|----------------|---------------|-----------------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|-----------------|---------------|----------------|---------------|
| FUNCTIUNE                                            | Suprafata [ha] | Suprafata [%] | Suprafata [ha] | Suprafata [%] | Suprafata [ha]  | Suprafata [%] | Suprafata [ha] | Suprafata [%] | Suprafata [ha] | Suprafata [%] | Suprafata [ha] | Suprafata [%] | Suprafata [ha] | Suprafata [%] | Suprafata [ha]  | Suprafata [%] | Suprafata [ha] | Suprafata [%] |
| ZONA CENTRALA                                        | 0              | 0.00          | 7.55           | 8.36          | 14.52           | 26.59         | 8.34           | 14.65         | 5.3            | 4.36          | 0              | 0.00          | 0              | 0.00          | 0               | 0.00          | 35.71          | 7.47          |
| ZONA LOCUINTE SI FUNCTIUNI<br>COMPLEMENTARE          | 39.51          | 82.61         | 57.23          | 63.37         | 29.78           | 54.54         | 36.95          | 64.93         | 81.81          | 67.28         | 28.41          | 78.87         | 12.17          | 90.55         | 41.18           | 71.62         | 327.04         | 68.39         |
| ZONA INSTITUTII SI SERVICII DE INTERES<br>PUBLIC     | 2.36           | 4.93          | 10.06          | 11.14         | 0.39            | 0.71          | 2.09           | 3.67          | 16.64          | 13.69         | 0.06           | 0.17          | 0              | 0.00          | 0               | 0.00          | 31.60          | 6.61          |
| ZONA PRODUCTIE SI DEPOZITARE                         | 0              | 0.00          | 0.00           | 0.00          | 0.33            | 0.60          | 2.09           | 3.67          | 0.53           | 0.44          | 0              | 0.00          | 0              | 0.00          | 0               | 0.00          | 2.95           | 0.62          |
| ZONA ACTIVITATI AGRICOLE SI AGRO-<br>ZOOTEHNICE      | 0              | 0.00          | 5.21           | 5.77          | 3.33            | 6.10          | 0.29           | 0.51          | 0              | 0.00          | 1.69           | 4.69          | 0              | 0.00          | 1.63            | 2.83          | 12.15          | 2.54          |
| ZONA CONSTRUCTIILOR AFERENTE<br>LUCRARILOR EDILITARE | 0.18           | 0.38          | 0.31           | 0.34          | 0               | 0.00          | 0.45           | 0.79          | 0              | 0.00          | 0.09           | 0.25          | 0              | 0.00          | 0.44            | 0.77          | 1.47           | 0.31          |
| CIMITIR                                              | 0.49           | 1.02          | 0.00           | 0.00          | 0               | 0.00          | 0              | 0.00          | 0              | 0.00          | 1.19           | 3.30          | 0              | 0.00          | 3.12            | 5.43          | 4.80           | 1.00          |
| TERENURI CU DESTINATIE SPECIALA                      | 0              | 0.00          | 0.19           | 0.21          | 0               | 0.00          | 0              | 0.00          | 0              | 0.00          | 0              | 0.00          | 0              | 0.00          | 0               | 0.00          | 0.19           | 0.04          |
| ZONA ELESTEURI PISCICOLE                             | 0.66           | 1.38          | 0.05           | 0.06          | 0               | 0.00          | 0.23           | 0.40          | 0.6            | 0.49          | 0              | 0.00          | 0.1            | 0.74          | 0               | 0.00          | 1.64           | 0.34          |
| ZONA SPATII VERZI                                    | 0              | 0.00          | 0.04           | 0.04          | 0.22            | 0.40          | 0              | 0.00          | 0.87           | 0.72          | 0.19           | 0.53          | 0              | 0.00          | 0               | 0.00          | 1.32           | 0.28          |
| ZONA CAI DE COMUNICATIE RUTIERA                      | 4.63           | 9.68          | 9.67           | 10.71         | 6.03            | 11.04         | 6.47           | 11.37         | 15.84          | 13.03         | 4.39           | 12.19         | 1.17           | 8.71          | 4.95            | 8.61          | 53.15          | 11.11         |
| ZONA DEPOZIT DEJECTII ANIMALIERE                     | 0              | 0.00          | 0.00           | 0.00          | 0               | 0.00          | 0              | 0.00          | 0              | 0.00          | 0              | 0.00          | 0              | 0.00          | 0               | 0.00          | 0.00           | 0.00          |
| ZONA ACTIVITATI DE PRODUCTIE<br>PETROLIERA           | 0              | 0.00          | 0.00           | 0.00          | 0               | 0.00          | 0              | 0.00          | 0              | 0.00          | 0              | 0.00          | 0              | 0.00          | 6.18            | 10.75         | 6.18           | 1.29          |
| TOTAL                                                | 47.83          | 100           | 90.30          | 100           | 54.6            | 100           | 56.91          | 100           | 121.59         | 100           | 36.02          | 100           | 13.44          | 100           | 57.5            | 100           | 478.19         | 100.00        |