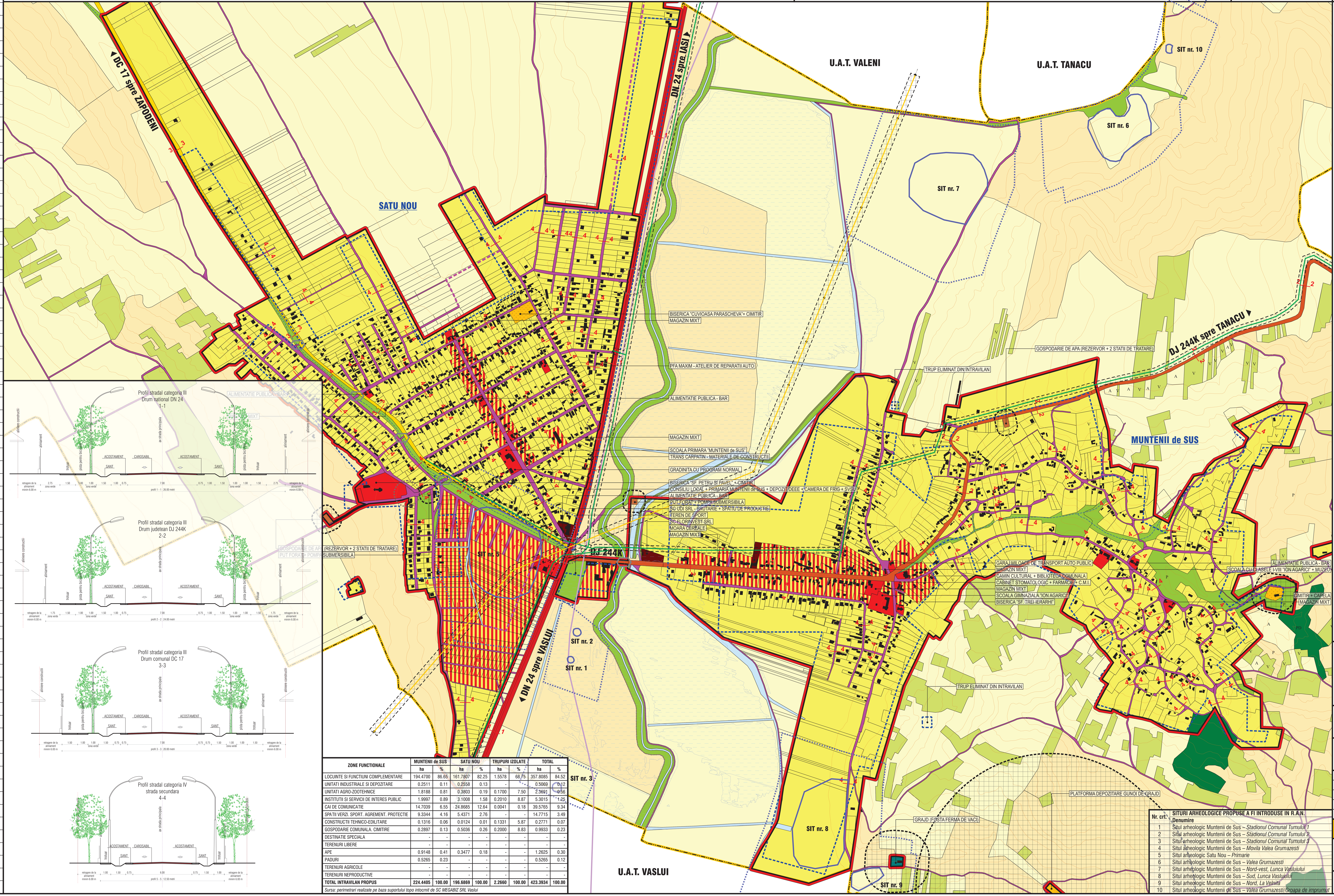
# ACTUALIZARE PLAN URBANISTIC GENERAL

# PUG COMUNA MUNTENII DE SUS

## PLANSA 4 - REGLEMENTARI URBANISTICE, ZONIFICARE

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Situri arheologice si zone de | | 712907.4 | 582618.7 | 711963.4 | 581971.2 | 710015.6 | 580700.6 |
| protectie - coordonate stereo 1970 | | 712907.2 | 582624.7 | 712027.8 | 581968.3 | 710135.9 | 580767.3 |
| Situl arheologic 1 | | 712908.7 | 582632.2 | 712047.6 | 581965.9 | 710546.1 | 580564.4 |
| X | Y | 712911.9 | 582638.6 | Situl arheologic 8 | | 710503.1 | 580449.9 |
| 710511.4 | 580028.6 | 712919.6 | 582644.0 | X | Y | 710345.4 | 580055.3 |
| 710516.4 | 580029.2 | 712929.9 | 582645.7 | 711586.1 | 579552.9 | 710066.0 | 580090.0 |
| 710519.3 | 580029.0 | Situl arheologic 5 | | 711569.3 | 579329.3 | Zona de protectie a siturilor | |
| 710521.1 | 580028.4 | X | Y | 711570.6 | 579280.5 | arheologice 6 si 10 | |
| 710523.7 | 580027.2 | 710146.9 | 580586.8 | 711545.5 | 579226.6 | X | Y |
| 710525.7 | 580025.1 | 710168.3 | 580600.5 | 711458.9 | 579211.8 | 712531.3 | 582155.7 |
| 710528.4 | 580020.5 | 710195.2 | 580604.7 | 711399.2 | 579224.0 | 712633.1 | 582197.6 |
| 710529.9 | 580016.0 | 710232.2 | 580598.1 | 711376.7 | 579260.6 | 712696.7 | 582248.3 |
| 710529.6 | 580012.0 | 710281.0 | 580573.6 | 711370.3 | 579364.5 | 712738.7 | 582293.0 |
| 710526.5 | 580007.4 | 710347.7 | 580537.2 | 711417.1 | 579507.6 | 712766.0 | 582372.3 |
| 710522.0 | 580005.0 | 710394.1 | 580511.6 | 711521.8 | 579557.7 | 712787.0 | 582459.0 |
| 710515.8 | 580004.3 | 710402.2 | 580480.2 | 711586.1 | 579552.9 | 712804.3 | 582527.4 |
| 710510.1 | 580005.9 | 710403.6 | 580422.3 | Situl arheologic 9 | | 712814.4 | 582562.1 |
| 710506.5 | 580009.8 | 710380.4 | 580331.4 | X | Y | 712924.3 | 582509.0 |
| 710505.2 | 580013.5 | 710355.4 | 580276.0 | 711603.5 | 579195.2 | 713008.0 | 582465.2 |
| 710504.1 | 580020.2 | 710294.2 | 580251.5 | 711653.5 | 579209.9 | 712956.7 | 582323.1 |
| 710506.2 | 580024.4 | 710228.6 | 580259.9 | 711676.0 | 579214.1 | 712862.3 | 582162.1 |
| 710508.1 | 580027.4 | 710185.0 | 580281.3 | 711707.2 | 579215.1 | 712869.6 | 582052.6 |
| 710511.4 | 580028.6 | 710140.9 | 580321.3 | 711722.9 | 579186.2 | 712765.6 | 581935.8 |
| Situl arheologic 2 | | 710127.8 | 580386.9 | 711701.7 | 579166.9 | 712616.9 | 581845.5 |
| X | Y | 710126.6 | 580417.4 | 711643.3 | 579134.8 | 712422.8 | 581777.5 |
| 710536.4862 | 580137.0022 | 710125.4 | 580449.0 | 711625.9 | 579126.5 | 712412.7 | 581838.7 |
| 710545.7334 | 580137.3005 | 710133.1 | 580527.7 | 711612.5 | 579132.9 | 712356.2 | 581817.7 |
| 710550.8044 | 580134.3176 | 710138.5 | 580546.2 | 711598.3 | 579142.5 | 712342.5 | 581846.0 |
| 710553.7874 | 58013.0738 | Situl arheologic 6 | | 711599.0 | 579168.2 | 712327.9 | 582111.4 |
| 710554.9806 | 580128.3517 | X | Y | 711599.0 | 579183.6 | 712531.3 | 582155.7 |
| 710556.7703 | 580122.9824 | 712687.8 | 582195.5 | 711603.5 | 579195.2 | Zona de protectie a sitului | |
| 710556.7703 | 580118.5079 | 712702.4 | 582196.2 | Situl arheologic 10 | | arheologic 7 | |
| 710554.9806 | 580115.2267 | 712713.3 | 582192.0 | X | Y | X | Y |
| 710552.5942 | 580112.2437 | 712734.2 | 582156.3 | 712816.4 | 582386.7 | 712012.0 | 582093.6 |
| 710548.7164 | 580109.2608 | 712744.5 | 582112.1 | 712827.4 | 582387.3 | 712136.1 | 582074.5 |
| 710543.0487 | 580107.7693 | 712752.8 | 582084.5 | 712835.3 | 582382.5 | 712243.7 | 582081.8 |
| 710538.5743 | 580107.7693 | 712752.2 | 582040.4 | 712831.8 | 582368.9 | 712249.2 | 582031.6 |
| 710534.3982 | 580109.8574 | 712726.1 | 582029.4 | 712832.8 | 582355.4 | 712228.2 | 581965.0 |
| 710529.6254 | 580112.8403 | 712684.3 | 581998.6 | 712825.0 | 582353.8 | 712226.4 | 581840.9 |
| 710526.9408 | 580119.9994 | 712649.6 | 581969.7 | 712814.8 | 582355.7 | 712137.9 | 581606.5 |
| 710526.6425 | 580124.7721 | 712634.1 | 581941.4 | 712810.0 | 582362.3 | 712102.3 | 581500.7 |
| 710527.8357 | 580130.1414 | 712617.3 | 581936.8 | 712811.0 | 582383.5 | 711971.0 | 581468.7 |
| 710529.3271 | 580134.0193 | 712595.1 | 581939.5 | 712816.4 | 582386.7 | 711932.6 | 581473.3 |
| 710533.205 | 580135.8091 | 712568.1 | 581954.2 | Zona de protectie a siturilor | | 711589.6 | 581653.9 |
| 710536.4862 | 580137.0022 | 712545.3 | 581988.2 | arheologice 1 si 2 | | 711578.7 | 581709.6 |
| Situl arheologic 3 | | 712509.4 | 582065.8 | X | Y | 711645.3 | 581913.0 |
| X | Y | 712511.9 | 582094.3 | 710514.1 | 580226.5 | 711703.7 | 582081.8 |
| 710453.4 | 579540.2 | 712529.8 | 582105.9 | 710629.1 | 580132.0 | 711722.8 | 582134.7 |
| 710459.8 | 579543.1 | 712548.4 | 582126.1 | 710638.1 | 580101.8 | 711787.6 | 582125.6 |
| 710468.5 | 579542.2 | 712580.1 | 582139.9 | 710663.8 | 580070.4 | 712012.0 | 582093.6 |
| 710476.0 | 579537.9 | 712596.0 | 582139.6 | 710620.5 | 579856.5 | Zona de protectie a siturilor | |
| 710478.9 | 579533.5 | 712607.6 | 582125.7 | 710411.8 | 579930.4 | arheologice 8 si 9 | |
| 710480.6 | 579527.5 | 712617.4 | 582112.4 | 710486.8 | 580244.6 | X | Y |
| 710480.9 | 579520.2 | 712630.2 | 582110.1 | 710514.1 | 580226.5 | 711558.2 | 579665.1 |
| 710479.5 | 579514.1 | 712650.4 | 582112.4 | Zona de protectie a sitului | | 711730.6 | 579616.8 |
| 710475.7 | 579509.8 | 712666.6 | 582133.8 | arheologic 3 | | 711717.8 | 579502.7 |
| 710470.2 | 579506.6 | 712672.4 | 582151.8 | X | Y | 711713.2 | 579384.1 |
| 710463.0 | 579507.2 | 712660.1 | 582181.7 | 710319.9 | 579545.5 | 711710.3 | 579336.3 |
| 710453.1 | 579510.4 | 712674.6 | 582193.3 | 710380.2 | 579690.7 | 711788.7 | 579329.0 |
| 710448.8 | 579514.7 | 712687.8 | 582195.5 | 710618.9 | 579580.4 | 711833.7 | 579319.4 |
| 710445.9 | 579521.1 | Situl arheologic 7 | | 710563.9 | 579440.9 | 711828.2 | 579270.6 |
| 710446.8 | 579528.9 | X | Y | 710319.9 | 579545.5 | 711850.8 | 579266.9 |
| 710448.5 | 579535.3 | 712047.6 | 581965.9 | Zona de protectie a sitului | | 711830.0 | 579093.1 |
| 710453.4 | 579540.2 | 712067.9 | 581961.3 | arheologic 4 | | 711826.4 | 579035.7 |
| Situl arheologic 4 | | 712080.1 | 581947.9 | X | Y | 711779.8 | 579010.1 |
| X | Y | 712096.3 | 581931.7 | 712898.9 | 582723.7 | 711642.1 | 578946.3 |
| 712929.9 | 582645.7 | 712110.3 | 581905.0 | 713009.3 | 582667.7 | 711528.0 | 578980.0 |
| 712939.6 | 582642.9 | 712123.0 | 581864.9 | 712953.3 | 582530.7 | 711389.4 | 578996.4 |
| 712945.1 | 582636.6 | 712122.5 | 581826.6 | 712829.9 | 582589.5 | 711327.3 | 579016.5 |
| 712947.2 | 582628.4 | 712094.6 | 581786.6 | 712847.3 | 582634.0 | 711205.1 | 579032.9 |
| 712947.1 | 582622.0 | 712062.1 | 581732.0 | 712865.2 | 582671.5 | 711148.5 | 579058.5 |
| 712944.6 | 582615.4 | 712040.0 | 581694.3 | 712898.9 | 582723.7 | 711196.0 | 579194.8 |
| 712939.7 | 582608.9 | 711955.3 | 581711.7 | Zona de protectie a sitului | | 711271.7 | 579393.7 |
| 712931.2 | 582606.1 | 711875.2 | 581747.7 | arheologic 5 | | 711310.9 | 579522.4 |
| 712925.1 | 582606.3 | 711821.2 | 581801.1 | X | Y | 711328.3 | 579599.0 |
| 712917.8 | 582607.8 | 711821.2 | 581866.7 | 710066.0 | 580090.0 | 711322.8 | 579682.0 |
| 712914.2 | 582610.0 | 711842.7 | 581930.5 | 710047.8 | 580260.5 | 711331.0 | 579734.5 |
| 712910.0 | 582613.2 | 711902.5 | 581965.4 | 709992.4 | 580397.5 | 711558.2 | 579665.1 |

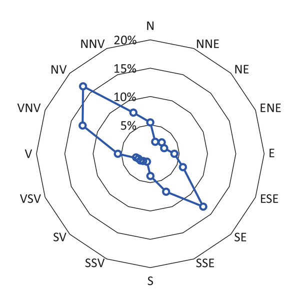


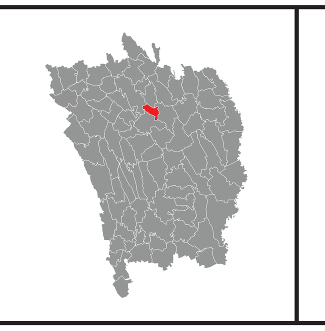

| ZONE FUNCTIONALE | MUNTENII de SUS | | SATU NOU | | TRUPURI IZOLATE | | TOTAL | |
|---|---|---|---|---|---|---|---|---|
| | ha | % | ha | % | ha | % | ha | % |
| LOCUINTE SI FUNCTIUNI COMPLEMENTARE | 194.4700 | 86.65 | 161.7807 | 82.25 | 1.5578 | 68.75 | 357.8085 | 84.52 |
| UNITATI INDUSTRIALE SI DEPOZITARE | 0.2511 | 0.11 | 0.2558 | 0.13 | - | - | 0.5069 | 0.12 |
| UNITATI AGRO-ZOOTEHNICE | 1.8188 | 0.81 | 0.3803 | 0.19 | 0.1700 | 7.50 | 2.3691 | 0.56 |
| INSTITUTII SI SERVICII DE INTERES PUBLIC | 1.9997 | 0.89 | 3.1008 | 1.58 | 0.2010 | 8.87 | 5.3015 | 1.25 |
| CAI DE COMUNICATIE | 14.7039 | 6.55 | 24.8685 | 12.64 | 0.0041 | 0.18 | 39.5765 | 9.34 |
| SPATII VERZI, SPORT, AGREMENT, PROTECTIE | 9.3344 | 4.16 | 5.4371 | 2.76 | - | - | 14.7715 | 3.49 |
| CONSTRUCTII TEHNICO-EDILITARE | 0.1316 | 0.06 | 0.0124 | 0.01 | 0.1331 | 5.87 | 0.2771 | 0.07 |
| GOSPODARIE COMUNALA, CIMITIRE | 0.2897 | 0.13 | 0.5036 | 0.26 | 0.2000 | 8.83 | 0.9933 | 0.23 |
| DESTINATIE SPECIALA | - | - | - | - | - | - | - | - |
| TERENURI LIBERE | - | - | - | - | - | - | - | - |
| APE | 0.9148 | 0.41 | 0.3477 | 0.18 | - | - | 1.2625 | 0.30 |
| PADURI | 0.5265 | 0.23 | - | - | - | - | 0.5265 | 0.12 |
| TERENURI AGRICOLE | - | - | - | - | - | - | - | - |
| TERENURI NEPRODUCTIVE | - | - | - | - | - | - | - | - |
| TOTAL INTRAVILAN PROPUS | 224.4405 | 100.00 | 196.6869 | 100.00 | 2.2660 | 100.00 | 423.3934 | 100.00 |

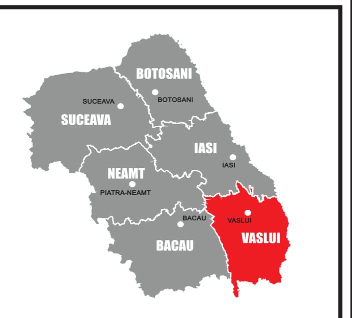
*Sursa: perimetrii realizate pe baza suportului topo intocmit de SC MEGABIZ SRL Vaslui*

**SITURI ARHEOLOGICE PROPUSE A FI INTRODUSE IN R.A.N.**

| Nr. crt. | Denumire |
|---|---|
| 1 | Situl arheologic Muntenii de Sus – *Stadionul Comunal Tumulul 1* |
| 2 | Situl arheologic Muntenii de Sus – *Stadionul Comunal Tumulul 2* |
| 3 | Situl arheologic Muntenii de Sus – *Stadionul Comunal Tumulul 3* |
| 4 | Situl arheologic Muntenii de Sus – *Movila Valea Grumazesti* |
| 5 | Situl arheologic Satu Nou – *Primarie* |
| 6 | Situl arheologic Muntenii de Sus – *Valea Grumazesti* |
| 7 | Situl arheologic Muntenii de Sus – *Nord-vest, Lunca Vasluiului* |
| 8 | Situl arheologic Muntenii de Sus – *Sud, Lunca Vasluiului* |
| 9 | Situl arheologic Muntenii de Sus – *Nord, La Velnita* |
| 10 | Situl arheologic Muntenii de Sus – *Valea Grumazesti/Groapa de imprumut* |






## LEGENDA

**■ LIMITE**

- LIMITA TERITORIULUI U.A.T.
- LIMITA INTRAVILANULUI PROPUS
- LIMITA INTRAVILANULUI EXISTENT

**■ FOLOSINTA TERENURILOR**

- ZONA PENTRU LOCUINTE CU REGIM MIC/MEDIU DE INALTIME
- ZONA INSTITUTII PUBLICE SI SERVICII
- ZONA COMERT SI SERVICII
- ZONA UNITATI INDUSTRIALE SI DEPOZITARE
- ZONA UNITATI AGRICOLE
- SPATII PLANTATE, AGREMENT, SPORT
- PASUNI
- VII
- ZONA GOSPODARIE COMUNALA, CIMITIRE
- ZONA AFERENTA LUCRARILOR TEHNICO-EDILITARE
- ZONA CAI DE COMUNICATIE RUTIERA SI A AMENAJARILOR AFERENTE
- APE
- TERENURI FORESTIERE

**■ DRUMURI**

- DRUMURI NATIONALE
- DRUMURI JUDETENE
- DRUMURI COMUNALE

**■ STRAZI IN INTRAVILAN**

- STRAZI CU IMBRACAMINTE DEFINITIVA
- STRAZI PROPUSE PENTRU MODERNIZARE
- STRAZI PROPUSE PE TRASEE NOI

**■ ECHIPARE TEHNICO-EDILITARA SI DE GOSPODARIE COMUNALA**

- LEA 20 kV
- LEA 110 kV
- ADUCTIUNE SOLESTI - VASLUI
- PLATFORMA COLECTARE SELECTIVA A DESEURILOR

**■ ZONE DE PROTECTIE / INTERDICTIE**

- ZONA DE PROTECTIE SANITARA CU REGIM DE RESTRICTIE (cimitire: 50-100m; ferme agrozoo: 50-1500 m; statii de epurare: 50-150m)
- LIMITA ZONEI DE PROTECTIE FATA DE CONSTR. SI CULOARE TEHNICE (LEA 1-110 kV: 24m; LEA 110 kV: 37 m; LEA 220 kV: 55 m)
- INTERDICTIE DEFINITIVA DE CONSTRUIRE (zone de protectie sanitara cu regim sever, acolo unde nu exista studii de impact asupra obiectivelor generatoare ale zonelor de protectie sanitara cu regim sever; zone cu risc natural; zone improprii construirii)
- INTERDICTIE TEMPORARA PANA LA ELIMINAREA CAUZELOR CARE PRODUC INUNDATII

**■ ZONE PROTEJATE**

- INTERSECTII CE NECESITA AMENAJARE / REORGANIZARE
- PODURI / PODETE CE NECESITA REABILITARE
- 4__4 PROFIL PROPUS PENTRU DRUMURI SI STRAZI

**■ ZONE DE PROTECTIE / ZONE PROTEJATE**

- SITURI ARHEOLOGICE PROPUSE A FI INCLUSE IN R.A.N.
- ZONA DE PROTECTIE A SITURILOR ARHEOLOGICE PROPUSE A FI INCLUSE IN R.A.N.

**nota:** Pentru intocmirea prezentei documentatii au fost folosite informatii puse la dispozitie de Primaria comunei Muntenii de Sus sau de catre alte institutii sau societati comercial prin intermediul Primariei comunei Muntenii de Sus.
Proiectantul isi asuma dreptul de a se baza pe aceste date si informatii, si de a le considera exacte si complete, fara a avea obligatia de a verifica in mod independent exactitatea si completitudinea acestora.
Proiectantul nu isi asuma responsabilitatea pentru exactitatea si corectitudinea informatiilor preluate din documentele avute la dispozitie.
Suportul topografic a fost pus la dispozitie de catre Primaria comunei Muntenii de Sus, acesta fiind realizat de catre SC MEGABIZ SRL Vaslui.


**beneficiar:** **COMUNA MUNTENII de SUS**
strada DN 24 Iasi - Vaslui, nr. FN, RO 737512,
localitatea Muntenii de Sus, comuna Muntenii de Sus, judetul Vaslui
telefon: 0237-641908, email: contact@munteniidesus.ro, cod fiscal: 16476770

**proiectant general:** **SC TQM MANAGEMENT SRL**
punct de lucru: municipiul Iasi, strada Lascar Catargi, nr. 37, ap. 9, Ro-700107, judetul Iasi
telefon: 0742-739609, email: urbanism.tqm@gmail.com
cod fiscal: RO 28397610, nr. inreg. O.N.R.C. J22-818/2011


| SPECIFICATIE | NUME | SEMNATURA |
|---|---|---|
| SEF PROIECT | economist BARIZ MIHAELA-DANA | |
| COORDONATOR | arhitect-urbanist HEN IUSTIN-CONSTANTIN | |
| PROIECTAT | arhitect-urbanist HEN IUSTIN-CONSTANTIN | |
| DESENAT | arhitect-urbanist HEN IUSTIN-CONSTANTIN | |

**titlu plansa:** **REGLEMENTARI URBANISTICE, ZONIFICARE * MUNTENII de SUS * SATU NOU ***

**titlu proiect:** **ACTUALIZARE PLAN URBANISTIC GENERAL COMUNA MUNTENII de SUS - JUDETUL VASLUI**

| NUMAR CONTRACT | NUMAR PROIECT | DATA | SCARA | PLANSA |
|---|---|---|---|---|
| 5442/2016 | 02/2016 | 2018 | 1:5000 | 4 |