



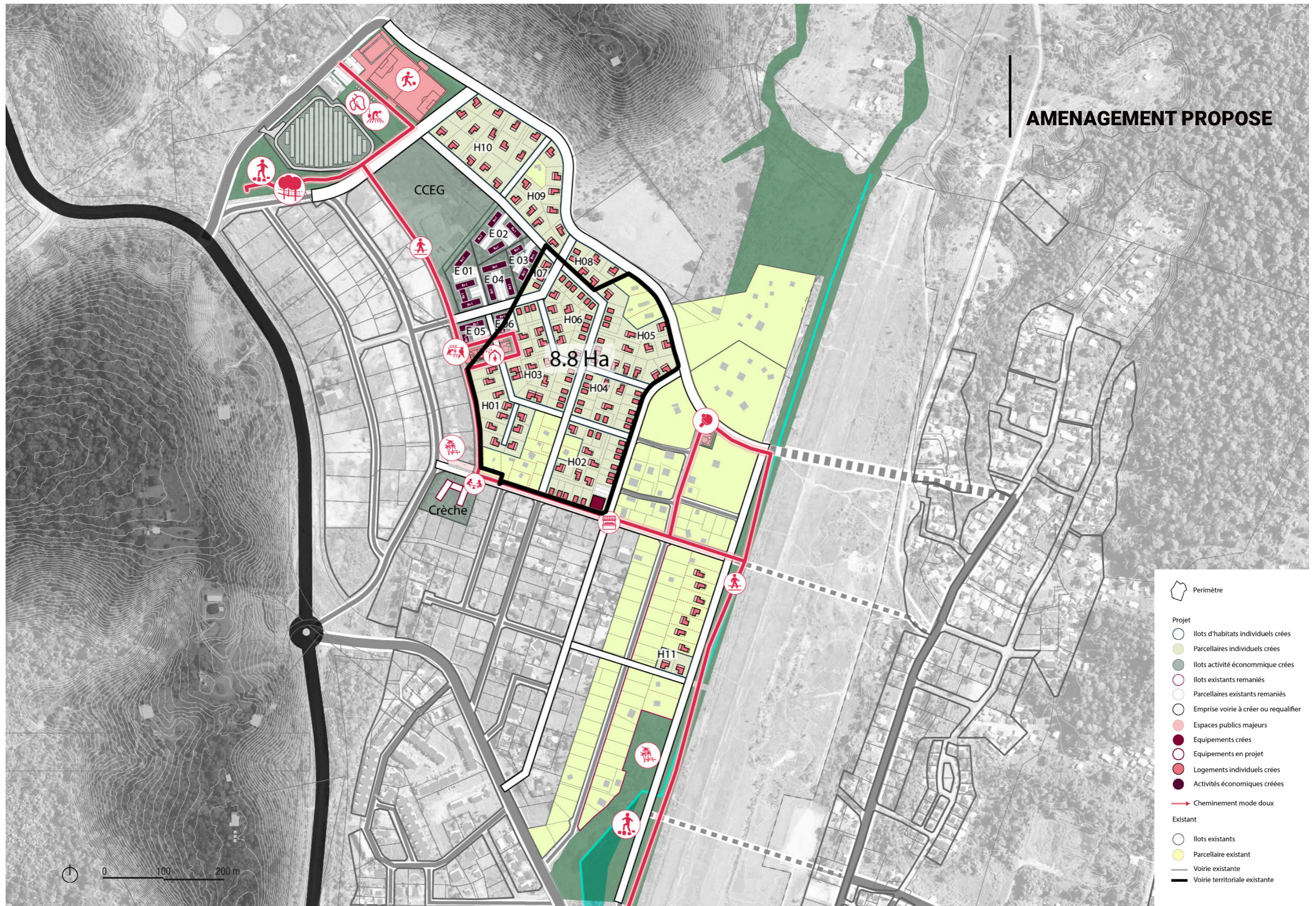
ETUDE D'AMENAGEMENT | SECTEUR ADIMO

PLAN GUIDE - COMPLÉMENTS

COMMUNE DE SAINT-GEORGES DE L'OYAPOCK  
SEMSAMAR

ATELIERS 2/3/4/ - SECOTEM  
JUN 2022







| PROGRAMMATION SPECIFIQUE | FONCIER |             |                      |            |                | LOGEMENTS                   |                |               |             |                    |  |                               |                |                   |             |             | AUTRE PROGRAMMATION |                     |                  |                       | TOTAL<br>TOTAL SDP |                     |                         |                           |
|--------------------------|---------|-------------|----------------------|------------|----------------|-----------------------------|----------------|---------------|-------------|--------------------|--|-------------------------------|----------------|-------------------|-------------|-------------|---------------------|---------------------|------------------|-----------------------|--------------------|---------------------|-------------------------|---------------------------|
|                          | LOTS    | DESIGNATION | FONCIER PROJETE (m²) | EPANNELAGE | COS / Parcelle | SURFACE DE PLANCHER (en m²) |                |               |             |                    |  | Typo logements Locatif Social |                |                   |             |             | Collectifs          | Equipements publics | Equipement privé | Activités et services |                    |                     |                         |                           |
|                          |         |             |                      |            |                | Logements et types          |                |               |             |                    |  | Collectifs                    | Intermédiaires | Individuel groupe | Individuels |             |                     |                     |                  |                       |                    | TOTAL               |                         |                           |
|                          |         |             |                      |            |                | Collectifs                  | Intermédiaires | Individuel gr | Individuels | SDP TOTAL LGT (m²) |  |                               |                |                   |             |             |                     |                     |                  |                       |                    |                     |                         |                           |
| E<400                    | 00<E<80 | E>800       | E<400                | 400<E<800  | E>800          | E<400                       | 400<E<800      | E>800         |             |                    |  |                               |                |                   |             |             |                     |                     |                  |                       |                    |                     |                         |                           |
| CENTRALE PHOTOVOLTAIQUE  | -       | ACTIV       | 15928                | -          | 0,0            |                             |                |               |             |                    |  | 0                             | 0              | 0                 | 0           | 0           | 0                   | 0                   |                  |                       |                    |                     | 0                       |                           |
| CCEG Quai de transfert   | -       | ACTIV       | 20910                | -          | 0,0            |                             |                |               |             |                    |  | 0                             | 0              | 0                 | 0           | 0           | 0                   | 0                   |                  |                       |                    |                     | 0                       |                           |
| Pole sportif             | -       | EQUIP       | 14990                | -          | 0,1            |                             |                |               |             |                    |  | 0                             |                |                   |             |             |                     |                     |                  |                       | 1200               |                     | 1200                    |                           |
|                          | EC001   | ACTIV       | 4458                 | RDC/R+1    | 0,3            |                             |                |               |             |                    |  | 0                             | 0              | 0                 | 0           | 0           | 0                   | 0                   |                  |                       |                    | 1560                | 1560                    |                           |
|                          | EC002   | ACTIV       | 4317                 | RDC/R+1    | 0,3            |                             |                |               |             |                    |  | 0                             | 0              | 0                 | 0           | 0           | 0                   | 0                   |                  |                       |                    | 1420                | 1420                    |                           |
|                          | EC003   | ACTIV       | 2781                 | RDC/R+1    | 0,3            |                             |                |               |             |                    |  | 0                             | 0              | 0                 | 0           | 0           | 0                   | 0                   |                  |                       |                    | 850                 | 850                     |                           |
|                          | EC004   | ACTIV       | 3559                 | RDC/R+1    | 0,4            |                             |                |               |             |                    |  | 0                             | 0              | 0                 | 0           | 0           | 0                   | 0                   |                  |                       |                    | 1300                | 1300                    |                           |
|                          | EC005   | ACTIV       | 1971                 | RDC/R+1    | 0,4            |                             |                |               |             |                    |  | 0                             | 0              | 0                 | 0           | 0           | 0                   | 0                   |                  |                       |                    | 780                 | 780                     |                           |
|                          | H08     | IND         | 3845                 | RDC/R+1    | 0,2            |                             |                | 200           | 500         |                    |  | 700                           | 0              | 0                 | 2           | 0           | 4                   | 0                   |                  |                       |                    | 6                   | 700                     |                           |
|                          | H09     | IND         | 9364                 | RDC/R+1    | 0,1            |                             |                |               | 500         | 700                |  | 1200                          | 0              | 0                 | 0           | 0           | 4                   | 6                   |                  |                       |                    |                     | 1200                    |                           |
|                          | H10     | IND         | 14813                | RDC/R+1    | 0,1            |                             |                |               | 100         | 1600               |  | 1700                          | 0              | 0                 | 0           | 0           | 1                   | 13                  |                  |                       |                    |                     | 1700                    |                           |
|                          | H11     | IND         | 1796                 | RDC/R+1    | 0,1            |                             |                |               |             | 200                |  | 200                           | 0              | 0                 | 0           | 0           | 0                   | 2                   |                  |                       |                    |                     | 200                     |                           |
| <b>SOUS-TOTAL</b>        |         |             | <b>98 732</b>        |            |                |                             |                |               |             |                    |  | <b>3 800m² log</b>            | <b>0coll</b>   | <b>0int</b>       | <b>2ind</b> | <b>0ind</b> | <b>9ind</b>         | <b>21ind</b>        | <b>32 log</b>    | <b>0m² com</b>        | <b>0m² éqmt</b>    | <b>1 200m² éqmt</b> | <b>5 910m² act/serv</b> | <b>10 910m² SDP total</b> |
| Surface aménagée totale  |         |             | 12,9Ha               | 2,5Lgt/Ha  |                |                             |                |               |             |                    |  | <b>32 log</b>                 | <b>0coll</b>   | <b>0int</b>       | <b>2ind</b> | <b>0ind</b> | <b>9ind</b>         | <b>21ind</b>        |                  |                       |                    |                     |                         |                           |
| Surface aménagée brute   |         |             | 9,9Ha                | 3,2Lgt/Ha  |                |                             |                |               |             |                    |  | <b>100%</b>                   | <b>0%</b>      | <b>0%</b>         | <b>6%</b>   | <b>0%</b>   | <b>28%</b>          | <b>66%</b>          |                  |                       |                    |                     |                         |                           |
| Part Espace public       |         |             |                      | 23%        |                |                             |                |               |             |                    |  |                               |                |                   |             |             |                     |                     |                  |                       |                    |                     |                         |                           |

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|                         |         |       |               |            |         |     |  |  |      |      |                     |              |             |              |             |              |              |                |                  |                 |                 |                       |                           |
|-------------------------|---------|-------|---------------|------------|---------|-----|--|--|------|------|---------------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|------------------|-----------------|-----------------|-----------------------|---------------------------|
| PERIMETRE               | 1AU-2AU | EC006 | ACTIV         | 1387       | RDC/R+1 | 0,3 |  |  |      |      |                     | 0            | 0           | 0            | 0           | 0            | 0            | 0              |                  |                 |                 | 440                   | 440                       |
|                         | 1AU     | H01   | IND           | 8694       | RDC/R+1 | 0,1 |  |  | 600  | 600  |                     | 1200         | 0           | 0            | 0           | 0            | 5            | 5              |                  |                 |                 |                       | 1200                      |
|                         |         | H02   | IND           | 11191      | RDC/R+1 | 0,2 |  |  | 1300 | 500  | 200                 | 2000         | 0           | 0            | 13          | 0            | 4            | 2              |                  |                 | 300             |                       | 2300                      |
|                         | 1AU-2AU | H03   | IND           | 11075      | RDC/R+1 | 0,2 |  |  | 800  | 1000 | 400                 | 2200         | 0           | 0            | 8           | 0            | 8            | 3              |                  |                 |                 |                       | 2200                      |
|                         |         | H04   | IND           | 7410       | RDC/R+1 | 0,2 |  |  | 1200 | 200  | 100                 | 1500         | 0           | 0            | 12          | 0            | 2            | 1              |                  |                 |                 |                       | 1500                      |
|                         | 2AU     | H05   | IND           | 12808      | RDC/R+1 | 0,2 |  |  | 700  | 400  | 1000                | 2100         | 0           | 0            | 7           | 0            | 3            | 8              |                  |                 |                 |                       | 2100                      |
|                         |         | H06   | IND           | 7599       | RDC/R+1 | 0,2 |  |  | 1000 | 500  | 200                 | 1700         | 0           | 0            | 10          | 0            | 4            | 2              |                  |                 |                 |                       | 1700                      |
| H07                     |         | IND   | 1619          | RDC/R+1    | 0,2     |     |  |  | 400  |      | 400                 | 0            | 0           | 0            | 0           | 3            | 0            |                |                  |                 |                 | 400                   |                           |
| <b>SOUS-TOTAL</b>       |         |       | <b>61 783</b> |            |         |     |  |  |      |      | <b>11 100m² log</b> | <b>0coll</b> | <b>0int</b> | <b>50ind</b> | <b>0ind</b> | <b>29ind</b> | <b>21ind</b> | <b>100 log</b> | <b>300m² com</b> | <b>0m² éqmt</b> | <b>0m² éqmt</b> | <b>440m² act/serv</b> | <b>11 840m² SDP total</b> |
| Surface aménagée totale |         |       | 7,8Ha         | 12,8Lgt/Ha |         |     |  |  |      |      | <b>100 log</b>      | <b>0coll</b> | <b>0int</b> | <b>50ind</b> | <b>0ind</b> | <b>29ind</b> | <b>21ind</b> |                |                  |                 |                 |                       |                           |
| Surface aménagée brute  |         |       | 6,2Ha         | 16,2Lgt/Ha |         |     |  |  |      |      | <b>100%</b>         | <b>0%</b>    | <b>0%</b>   | <b>50%</b>   | <b>0%</b>   | <b>29%</b>   | <b>21%</b>   |                |                  |                 |                 |                       |                           |
| Part Espace public      |         |       |               | 21%        |         |     |  |  |      |      |                     |              |             |              |             |              |              |                |                  |                 |                 |                       |                           |

|                               |  |  |                |           |  |  |  |  |  |  |                     |              |             |              |             |              |              |                |                  |                 |                     |                         |                           |
|-------------------------------|--|--|----------------|-----------|--|--|--|--|--|--|---------------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|------------------|-----------------|---------------------|-------------------------|---------------------------|
| <b>TOTAL CONSTRUCTIBILITE</b> |  |  | <b>160 515</b> |           |  |  |  |  |  |  | <b>14 900m² log</b> | <b>0coll</b> | <b>0int</b> | <b>52ind</b> | <b>0ind</b> | <b>38ind</b> | <b>42ind</b> | <b>132 log</b> | <b>300m² com</b> | <b>0m² éqmt</b> | <b>1 200m² éqmt</b> | <b>6 350m² act/serv</b> | <b>22 750m² SDP total</b> |
| Surface aménagée totale       |  |  | 20,7           | 6,4Lgt/Ha |  |  |  |  |  |  | <b>132 log</b>      | <b>0coll</b> | <b>0int</b> | <b>52ind</b> | <b>0ind</b> | <b>38ind</b> | <b>42ind</b> |                |                  |                 |                     |                         |                           |
| Surface aménagée totale       |  |  | 16,1           | 8,2Lgt/Ha |  |  |  |  |  |  | <b>100%</b>         | <b>0%</b>    | <b>0%</b>   | <b>39%</b>   | <b>0%</b>   | <b>29%</b>   | <b>32%</b>   |                |                  |                 |                     |                         |                           |
| Part Espace public total      |  |  |                | 22%       |  |  |  |  |  |  |                     |              |             |              |             |              |              |                |                  |                 |                     |                         |                           |

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