



ZEICHENERKLÄRUNG

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| GE | 0.8 | TH max 9.00 m |
| GFE | | |
| MI | | |
- Art der baulichen Nutzung § 8 (1)1 BauGB, §§ 1-15 BauNVO
Gewerbegebiet gem. § 8 BauNVO
Gewerbegebiet gem. § 8 BauNVO jedoch eingeschränkt
Mischgebiet gem. § 6 BauNVO
 - Maß der baulichen Nutzung (§ 9(1)1 BauGB, §§ 16-21a BauNVO)
Grundflächenzahl gem. § 19 BauNVO
 - Bauweise (§ 9(1)2 BauGB, § 22 BauNVO)
abweichende Bauweise gem. § 22 (4) BauNVO
wie offene Bauweise, jedoch Gebäudelängen bis 100,00 m
(wo möglich) zulässig.
 - Überbaubare und nicht überbaubare Grundstücksflächen
(§ 9(1)2 BauGB, § 23 BauNVO)
Baugrenze
 - Stellung der baulichen Anlagen (§ 9(1)2 BauGB)
Firstrichtung = Gebäudehaupttrichtung zwingend
 - Sonstige von der Bebauung freizuhaltende Flächen
(§ 9(1)10 BauGB)
Schutzstreifen entlang der L 448
 - Sichtfelder
 - Verkehrsflächen (§ 9(1)11 BauGB)
Sicherheitsstreifen
Fahrbahn
Gehweg
Weg
Öffentliche Parkfläche
Bereich ohne Ein- und Ausfahrt (Ein- u. Ausfahrtsverbot)
 - Versorgungsflächen (§ 9 (1)12 BauGB)
Trastation (Standorte werden i.Z.d. Umlegung festgesetzt)
 - Öffentliche und private Grünflächen (§ 9(1)15 BauGB)
Öffentliche Grünfläche
Verkehrsgrün
private Grünfläche
 - Flächen für das Anpflanzen und zur Erhaltung von Bäumen,
Sträuchern und sonstiger Bepflanzung (§ 9(1)25 BauGB)
Pflanzgebot für Einzelbäume
Pflanzgebot für Hecken/Sträucher
Erhaltungsgebot für bestehende Bäume
Grenze des räumlichen Geltungsbereiches des Bebauungs-
planes (§ 9(7) BauGB)
Geltungsbereich des Bebauungsplanes "Trieb/Mollensack"
 - Baugestaltung (§ 73 LBO)
Dachneigung
PD
SD
SHED
FL
Maximale Firsthöhe
Maximale Firsthöhe
 - Zeichenerklärung der Plansgrundlage
bestehende Bebauung
bestehende Grundstücksgrenze
geplante Grundstücksgrenze
Böschung
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|------------------|---------------|
| SD PD SHED FL. | TH max 9.00 m |
| 0-35° | |
| FIRST max 14.5 m | |
- | | | |
|----|-----|---------------|
| GE | 0.8 | TH max 9.00 m |
| | | |