

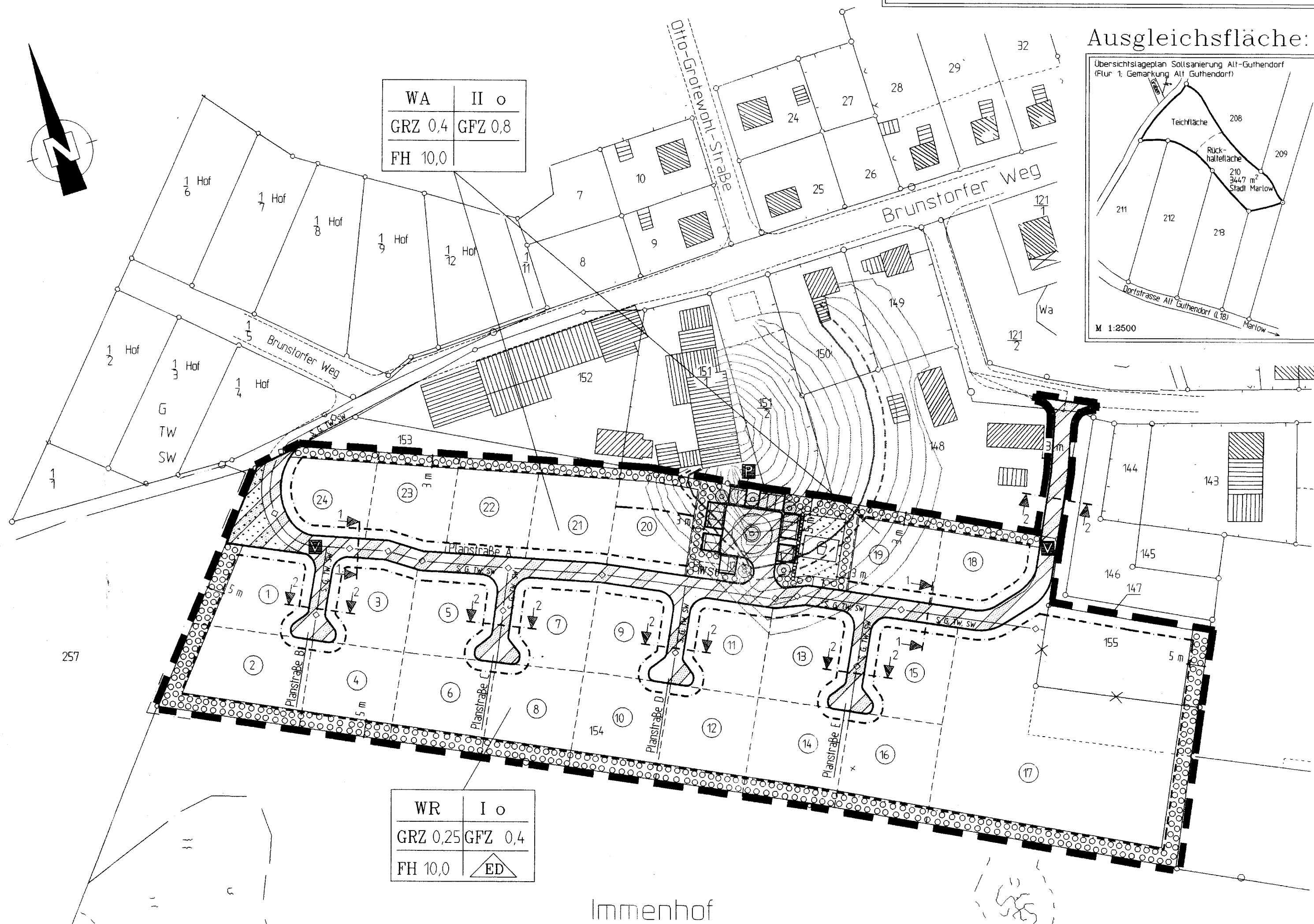
Planzeichnung Teil A

Es gilt die BauNVO 1990

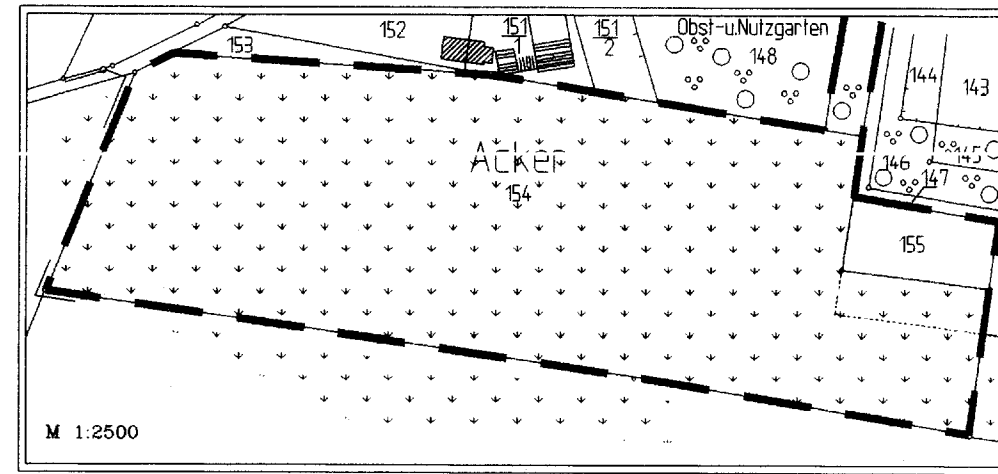
M 1:1000

Kartengrundlage:

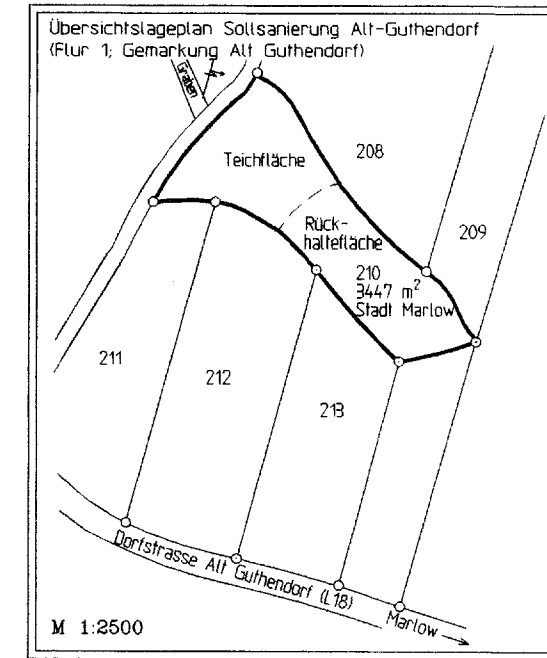
amtliche Flurkarte Gemarkung Marlow Flur 6 M 1:1000
Übersichtslageplan "Sollsanierung Alt Guthendorf", M ca.1:1000, August 1996
Ingenieurbüro Voss & Muderack GmbH, 18337 Marlow



Plangebiet Bestandsbewertung:



Ausgleichsfläche:



WA	II o
GRZ 0,4	GFZ 0,8
FH 10,0	

WR	I o
GRZ 0,25	GFZ 0,4
FH 10,0	ED

Satzung der Stadt Marlow über den Bebauungsplan Nr.5 für das Wohngebiet 'Immenhof', westlich der Ernst-Thälmann-Straße und südlich des Brunstorfer Weges

Aufgrund des Par. 10 BauGB i.F. vom 08. Dez. 1986 (BGBl. I S. 2253), zuletzt geändert durch das Investitionsförderungs- und Wohnbaulandgesetz vom 22.04.1993 (BGBl. I S. 2253), bei Aufnahme dritter Bauvorschriften als Festsetzung in den Bebauungsplan zusätzlich sowie nach Par. 36 der LBAU M - V vom 26.04.1994 wird nach Beschließung durch die Gemeindevertretung vom 30.06.1997 und mit Genehmigung des Innenministeriums folgende Satzung über den Bebauungsplan Nr.5 für das Wohngebiet 'Immenhof' - westlich der Ernst-Thälmann-Straße und südlich des Brunstorfer Weges, bestehend aus der Planzeichnung (Teil A) und dem Text (Teil B), erlassen:

Text Teil B

1. Art der baulichen Nutzung

- 11 Die nach Par.3 Abs.3 und 4 sowie Par.4 Abs.3 BauNVO 1990 ausnahmsweise zulässigen Nutzungsarten sind nicht zulässig.
12 Die nach Par.3 Abs.2 und Par.4 Abs.2 zulässigen Wohngebäude dürfen nicht mehr als 2 Wohnungseinheiten haben.

2. Gestaltung der baulichen Anlagen

- 2.1 Hauptgebäude
2.1.1 WA und WR
- Dachform
- Dachneigung
- Dachdeckung
- Außenwände
- Ausbauten
2.2 Garagen/Nebengebäude
- Dach
- Außenwände
- Ausbauten
- Salt-, Waln- oder Kiefernholz
30 bis 40°
Dachflächen in rot oder anthrazit
Verblendenwerk
Wände mit Außenwandputz
Holzverschalung
wie Hauptgebäude, zusätzl. Putz- oder Flachdach möglich
wie Hauptgebäude
Wintergarten in Glasbauweise
Carports/Gartenhäuser in Holz

3. Höhenbezug

- Die Firsthöhe darf folgende Werte über 0K Erschließungsstraße nicht überschreiten.
WA und WR 10 m
Die Errichtung von Bauwerken mit einer Höhe größer 15 m über NN so wie von Freileitungen ab 1 kV ist nicht zulässig.

4. Beplanung

- 4.1 Plangebiet
Auf den Grundstücken 12,14,16,18,20,22,24,26,28,30,32,34,36,38,40,42,44,46,48,50,52,54,56,58,60,62,64,66,68,70,72,74,76,78,80,82,84,86,88,90,92,94,96,98,100,102,104,106,108,110,112,114,116,118,120,122,124,126,128,130,132,134,136,138,140,142,144,146,148,150,152,154,156,158,160,162,164,166,168,170,172,174,176,178,180,182,184,186,188,190,192,194,196,198,200,202,204,206,208,210,212,214,216,218,220,222,224,226,228,230,232,234,236,238,240,242,244,246,248,250,252,254,256,258,260,262,264,266,268,270,272,274,276,278,280,282,284,286,288,290,292,294,296,298,300,302,304,306,308,310,312,314,316,318,320,322,324,326,328,330,332,334,336,338,340,342,344,346,348,350,352,354,356,358,360,362,364,366,368,370,372,374,376,378,380,382,384,386,388,390,392,394,396,398,400,402,404,406,408,410,412,414,416,418,420,422,424,426,428,430,432,434,436,438,440,442,444,446,448,450,452,454,456,458,460,462,464,466,468,470,472,474,476,478,480,482,484,486,488,490,492,494,496,498,500,502,504,506,508,510,512,514,516,518,520,522,524,526,528,530,532,534,536,538,540,542,544,546,548,550,552,554,556,558,560,562,564,566,568,570,572,574,576,578,580,582,584,586,588,590,592,594,596,598,600,602,604,606,608,610,612,614,616,618,620,622,624,626,628,630,632,634,636,638,640,642,644,646,648,650,652,654,656,658,660,662,664,666,668,670,672,674,676,678,680,682,684,686,688,690,692,694,696,698,700,702,704,706,708,710,712,714,716,718,720,722,724,726,728,730,732,734,736,738,740,742,744,746,748,750,752,754,756,758,760,762,764,766,768,770,772,774,776,778,780,782,784,786,788,790,792,794,796,798,800,802,804,806,808,810,812,814,816,818,820,822,824,826,828,830,832,834,836,838,840,842,844,846,848,850,852,854,856,858,860,862,864,866,868,870,872,874,876,878,880,882,884,886,888,890,892,894,896,898,900,902,904,906,908,910,912,914,916,918,920,922,924,926,928,930,932,934,936,938,940,942,944,946,948,950,952,954,956,958,960,962,964,966,968,970,972,974,976,978,980,982,984,986,988,990,992,994,996,998,1000,1002,1004,1006,1008,1010,1012,1014,1016,1018,1020,1022,1024,1026,1028,1030,1032,1034,1036,1038,1040,1042,1044,1046,1048,1050,1052,1054,1056,1058,1060,1062,1064,1066,1068,1070,1072,1074,1076,1078,1080,1082,1084,1086,1088,1090,1092,1094,1096,1098,1100,1102,1104,1106,1108,1110,1112,1114,1116,1118,1120,1122,1124,1126,1128,1130,1132,1134,1136,1138,1140,1142,1144,1146,1148,1150,1152,1154,1156,1158,1160,1162,1164,1166,1168,1170,1172,1174,1176,1178,1180,1182,1184,1186,1188,1190,1192,1194,1196,1198,1200,1202,1204,1206,1208,1210,1212,1214,1216,1218,1220,1222,1224,1226,1228,1230,1232,1234,1236,1238,1240,1242,1244,1246,1248,1250,1252,1254,1256,1258,1260,1262,1264,1266,1268,1270,1272,1274,1276,1278,1280,1282,1284,1286,1288,1290,1292,1294,1296,1298,1300,1302,1304,1306,1308,1310,1312,1314,1316,1318,1320,1322,1324,1326,1328,1330,1332,1334,1336,1338,1340,1342,1344,1346,1348,1350,1352,1354,1356,1358,1360,1362,1364,1366,1368,1370,1372,1374,1376,1378,1380,1382,1384,1386,1388,1390,1392,1394,1396,1398,1400,1402,1404,1406,1408,1410,1412,1414,1416,1418,1420,1422,1424,1426,1428,1430,1432,1434,1436,1438,1440,1442,1444,1446,1448,1450,1452,1454,1456,1458,1460,1462,1464,1466,1468,1470,1472,1474,1476,1478,1480,1482,1484,1486,1488,1490,1492,1494,1496,1498,1500,1502,1504,1506,1508,1510,1512,1514,1516,1518,1520,1522,1524,1526,1528,1530,1532,1534,1536,1538,1540,1542,1544,1546,1548,1550,1552,1554,1556,1558,1560,1562,1564,1566,1568,1570,1572,1574,1576,1578,1580,1582,1584,1586,1588,1590,1592,1594,1596,1598,1600,1602,1604,1606,1608,1610,1612,1614,1616,1618,1620,1622,1624,1626,1628,1630,1632,1634,1636,1638,1640,1642,1644,1646,1648,1650,1652,1654,1656,1658,1660,1662,1664,1666,1668,1670,1672,1674,1676,1678,1680,1682,1684,1686,1688,1690,1692,1694,1696,1698,1700,1702,1704,1706,1708,1710,1712,1714,1716,1718,1720,1722,1724,1726,1728,1730,1732,1734,1736,1738,1740,1742,1744,1746,1748,1750,1752,1754,1756,1758,1760,1762,1764,1766,1768,1770,1772,1774,1776,1778,1780,1782,1784,1786,1788,1790,1792,1794,1796,1798,1800,1802,1804,1806,1808,1810,1812,1814,1816,1818,1820,1822,1824,1826,1828,1830,1832,1834,1836,1838,1840,1842,1844,1846,1848,1850,1852,1854,1856,1858,1860,1862,1864,1866,1868,1870,1872,1874,1876,1878,1880,1882,1884,1886,1888,1890,1892,1894,1896,1898,1900,1902,1904,1906,1908,1910,1912,1914,1916,1918,1920,1922,1924,1926,1928,1930,1932,1934,1936,1938,1940,1942,1944,1946,1948,1950,1952,1954,1956,1958,1960,1962,1964,1966,1968,1970,1972,1974,1976,1978,1980,1982,1984,1986,1988,1990,1992,1994,1996,1998,2000,2002,2004,2006,2008,2010,2012,2014,2016,2018,2020,2022,2024,2026,2028,2030,2032,2034,2036,2038,2040,2042,2044,2046,2048,2050,2052,2054,2056,2058,2060,2062,2064,2066,2068,2070,2072,2074,2076,2078,2080,2082,2084,2086,2088,2090,2092,2094,2096,2098,2100,2102,2104,2106,2108,2110,2112,2114,2116,2118,2120,2122,2124,2126,2128,2130,2132,2134,2136,2138,2140,2142,2144,2146,2148,2150,2152,2154,2156,2158,2160,2162,2164,2166,2168,2170,2172,2174,2176,2178,2180,2182,2184,2186,2188,2190,2192,2194,2196,2198,2200,2202,2204,2206,2208,2210,2212,2214,2216,2218,2220,2222,2224,222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