

# DOKUMENTATION

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2021

## GEBÄUDE- DOKUMENTATION

ZUM BEBAUUNGSPLAN  
„HALDEN- / AUGUST-LÄMMLE-  
STRASSE“





# GEBÄUDE- DOKUMENTATION

ZUM BEBAUUNGSPLAN  
„HALDEN- / AUGUTS-LÄMMLE-STRASSE“

Im Auftrag der Großen Kreisstadt Remseck am Neckar

## ORplan

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ORplan | Dezember 2021

## IMPRESSUM

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### Hinweis:

Aus Gründen der Lesbarkeit ist bei Bezeichnungen von Personengruppen die männliche Form gewählt, nichtsdestoweniger beziehen sich die Angaben auf Angehörige aller Geschlechter.

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# 0 AUFGABENSTELLUNG – ANLASS UND ZIEL

Für das Gebiet Halden- / August-Lämmle-Straße ist seit 2016 ein neuer Bebauungsplan rechtskräftig. Der Bebauungsplan hat das Ziel, das überwiegend in den 1950er bis 1970er aufgesiedelte Wohngebiet zu erhalten und angemessen weiterzuentwickeln. Das Gebiet erstreckt sich von der Waldalle, entlang des Hainbuchenwegs sowie der Halden- und August-Lämmle-Straße und ist im süd-westlichen Teil durch große private Freiflächen mit einem hohen Grünanteil gekennzeichnet.

Das Gebiet ist überwiegend mit 1- bis 2-geschossigen Ein- und Mehrfamilienhäusern mit tlw. steilen Satteldächern bebaut. Aufgrund der bewegten Topographie des Plangebietes weicht der optische Eindruck der Geschosshöhen von der baurechtlich zulässigen Anzahl der Vollgeschosse ab. Dies betrifft vor allem den südlichen Teil des Plangebietes.

Um die überwiegend 1- und 2-geschossigen Häuser und das Erscheinungsbild der Bebauung zu erhalten, sind die Vollgeschosse und zusätzlich Trauf-, tlw. auch Firsthöhen festgesetzt.

Außerdem sind die Dachneigungen festgesetzt. Sie orientieren sich am Bestand und weisen überwiegend Dachneigungen von 30-50° aus. Mit den Festsetzungen ist ein Dachausbau möglich, so dass weiterer Wohnraum geschaffen werden kann.

Nur im südlichen Teil sind geringere Dachneigungen und auch Flachdächer sowie eine Beschränkung von max. 5 Wohneinheiten (WE) festgesetzt.

Die Dachneigungen und Höhenfestsetzungen des Bebauungsplans gilt es nun zu überprüfen und evtl. Änderungen an diesen Festsetzungen vorzunehmen.

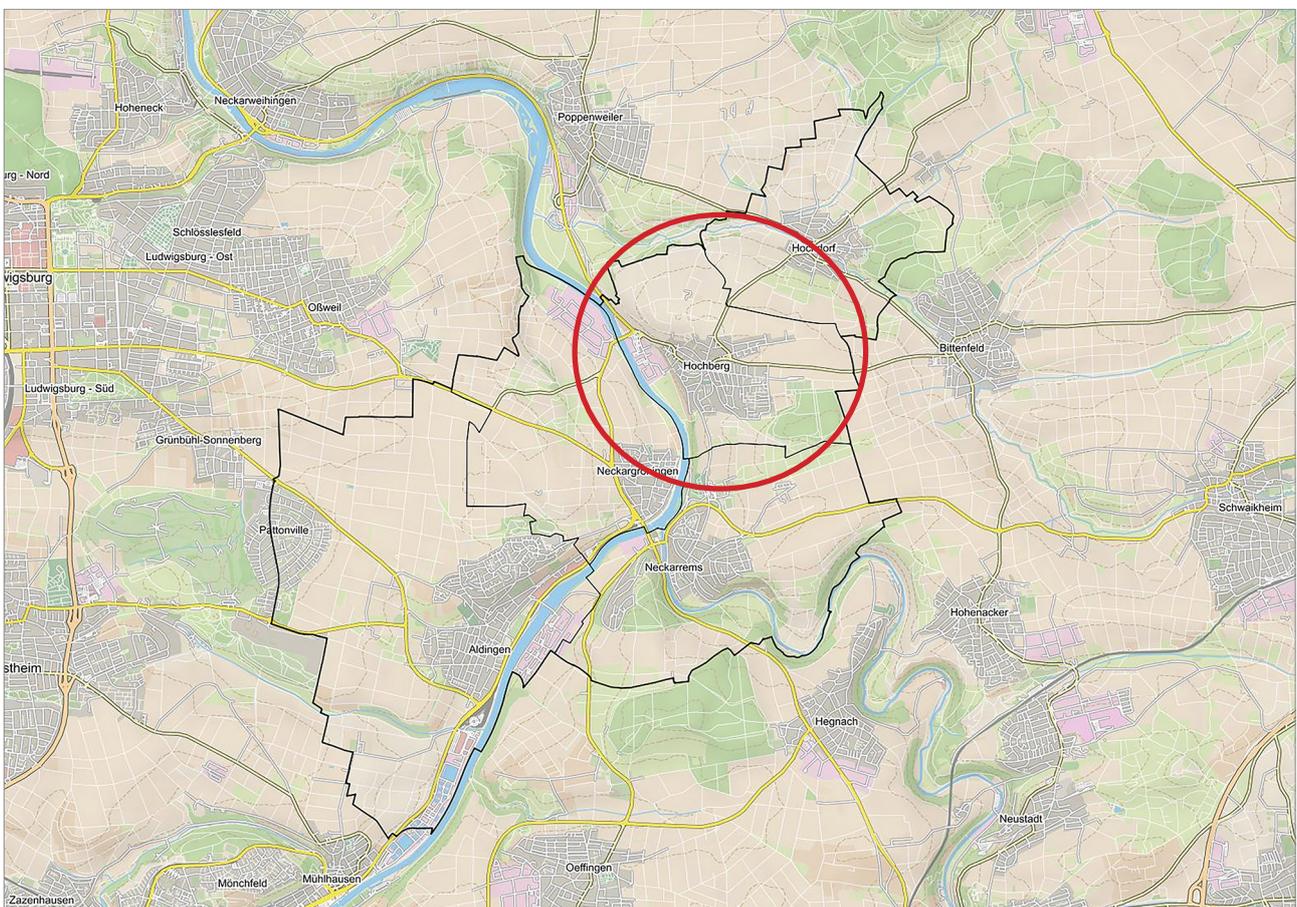


Abb. 1: Übersichtskarte Remseck. Quelle: Webseite geonline-gis

# 1 STECKBRIEFE DER GEBÄUDE

Für die Prüfung der Dachneigungen der Gebäude im Plangebiet des Bebauungsplans „Halden- / August-Lämmle-Straße“ ist eine Bestandsaufnahme auf Grundlage eines aktuellen Vermesserplans durchgeführt worden. Die Gebäude sind straßenabschnittsweise dokumentiert.

Die Steckbriefe zeigen für jedes Grundstück/Gebäude eine Fotoaufnahme (möglichst von der Straßenseite aus), einen Lageplan im Maßstab 1:1.000, mit der Kennzeichnung des Flurstücks und der Haupt- und Nebengebäude sowie Schemaschnitt und Ansicht des Bestands (grau), nach rechtsgültigem Bebauungsplan (rot) und nach der 1. Änderung des Bebauungsplans (blau).

Es ist jeweils eine Ansicht von der Straßenseite aus dargestellt, sowie ein Schemaschnitt.

Die Gebäude im Bestand basieren auf den Höhen des Vermessers: Erdgeschossfußbodenhöhe (EFH), Traufhöhe (TH) und Firsthöhe (FH). Die EFH konnte nicht für jedes Haus aus dem Vermesserplan übernommen werden. Deswegen ist für diesen Wert in einigen Fällen eine Annahme getroffen worden. Die Annahmen sind

- durch die Recherche in der Bauakte oder
- durch die Prüfung nach Augenschein ermittelt worden.

Den Darstellungen des Bestands sind Zeichnungen einer möglichen Bebauung nach den Festsetzungen des aktuell rechtskräftigen Bebauungsplans gegenübergestellt. Die Darstellungen ergeben sich aus der festgesetzten EFH, TH und FH sowie Dachneigungen. Die Nutzungsschablone im Lageplan zeigt Art und Maß der baulichen Nutzung für das jeweilige Grundstück/Gebäude.

Besonders zu beachten ist, dass im südlichen Bereich der Haldenstraße sowie im Ahornweg und der Silberstraße für die Hangseiten zudem festgesetzt ist, dass maximal drei Geschosse über der natürlichen Geländeoberkante erscheinen dürfen, dies gilt sowohl für Vollgeschosse als auch für Nicht-Vollgeschosse.

Die Festsetzungen der Höhen und Dachneigungen wurden im Rahmen der Änderung des Bebauungsplans überprüft. Die Skizzen in blauer Farbe zeigen die möglichen Schnitte und Ansichten der Gebäude mit veränderten Festsetzungen.

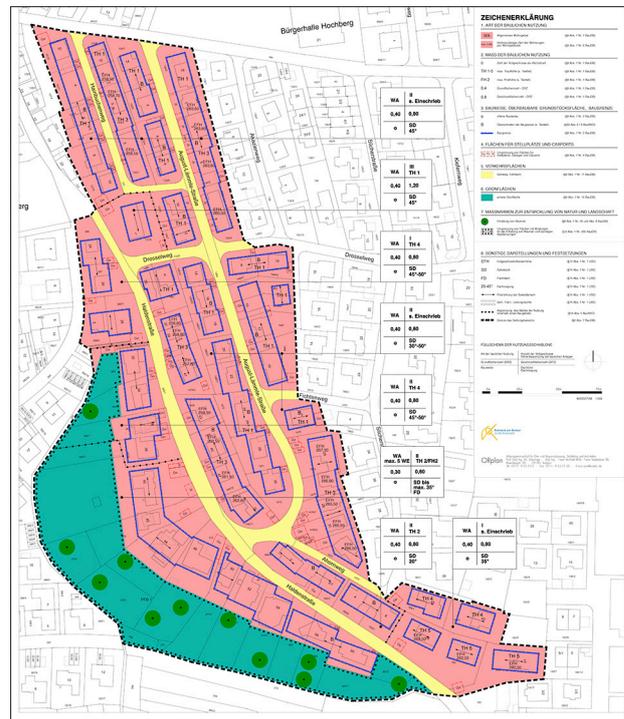


Abb. 2: Bebauungsplan Halden-/August-Lämmle-Straße, Planteil,

Quelle: Stadt Remseck/ORplan

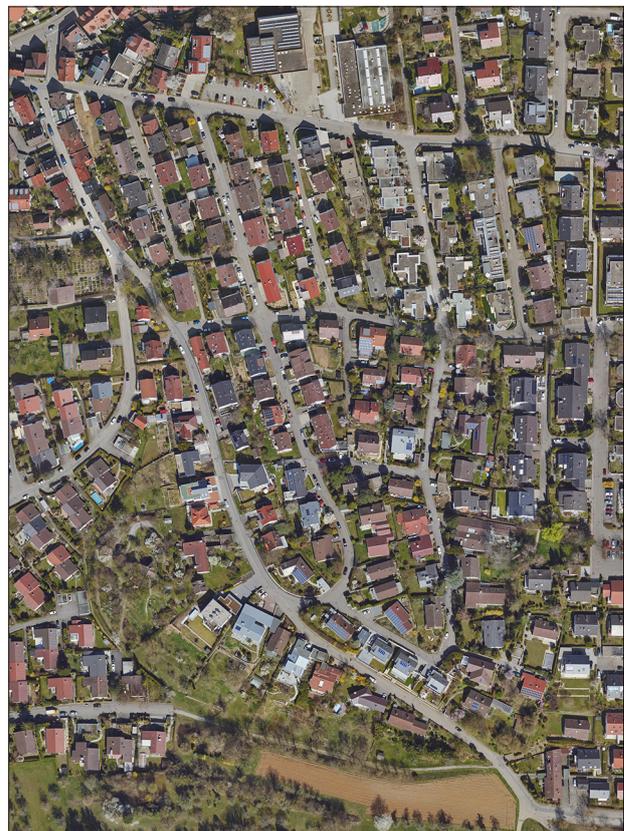
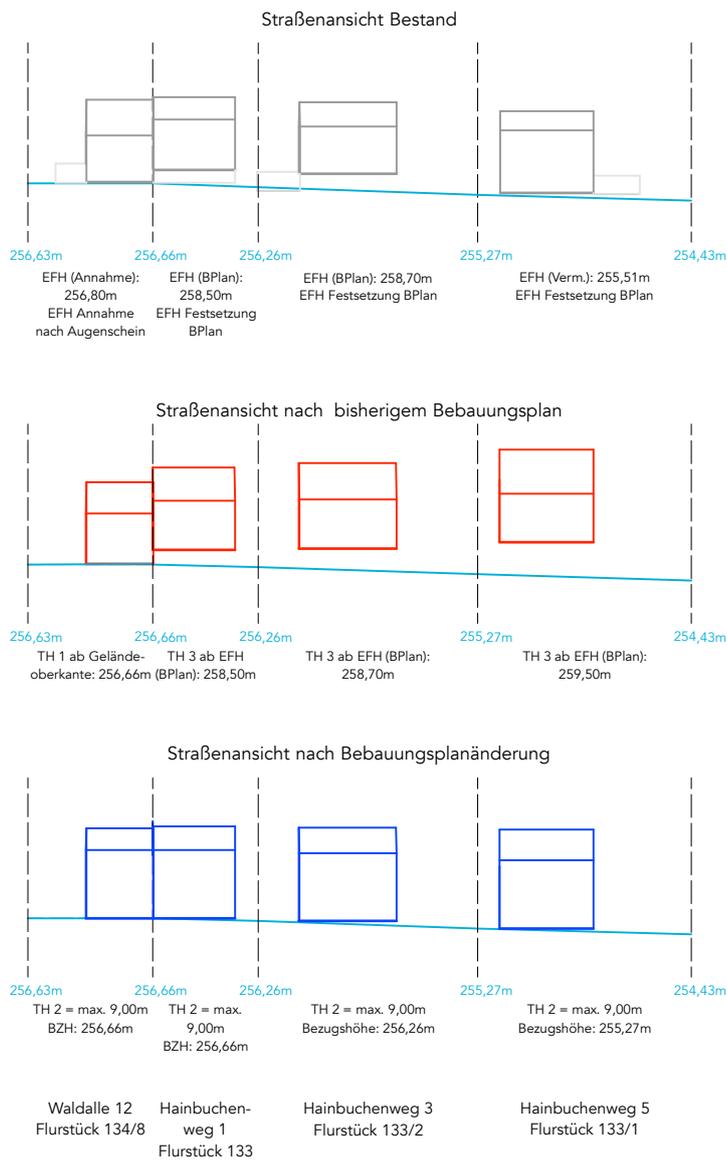


Abb. 3: Luftbild Plangebiet, Quelle: Stadt Remseck

# BLICK NACH OSTEN AUF DEN HAINBUCHENWEG

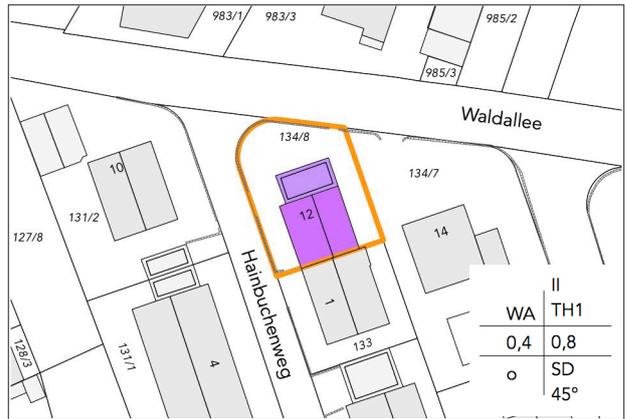


## WALDALLEE 12 BIS HAINBUCHENWEG 5 - ANSICHT 1:1.000

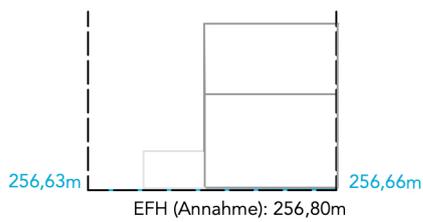


WALDALLEE 12

FLURSTÜCK 134/8

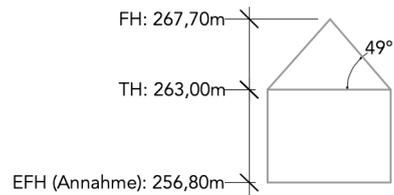


Ansicht vom Hainbuchenweg Bestand heute



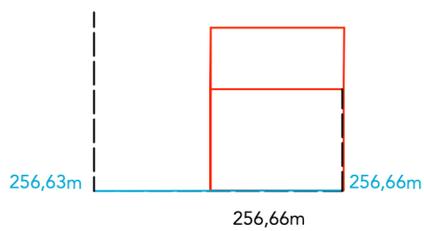
Annahme: EFH nach Augenschein

Schemaschnitt Bestand heute

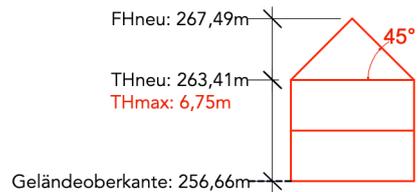


Annahme: EFH nach Augenschein

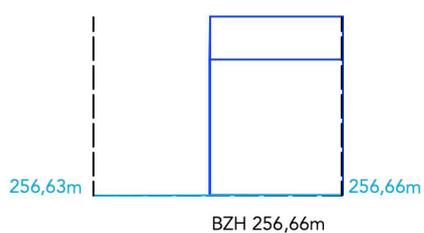
Ansicht vom Hainbuchenweg nach Bebauungsplan



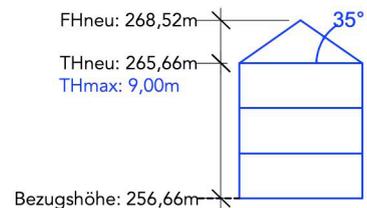
Schemaschnitt nach Bebauungsplan



Ansicht vom Hainbuchenweg nach BPlan 1. Änderung



Schemaschnitt nach Bebauungsplan 1. Änderung

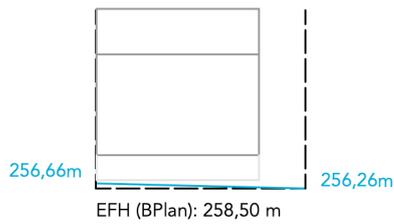


HAINBUCHENWEGWEG 1

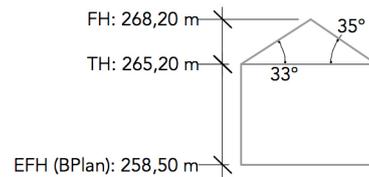
FLURSTÜCK 133



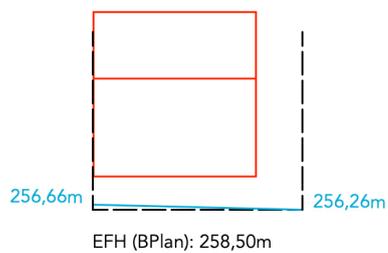
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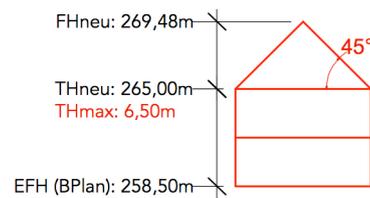
Schemaschnitt Bestand heute



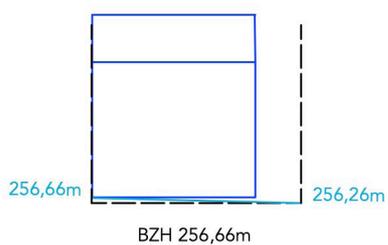
Ansicht vom Hainbuchenweg nach Bebauungsplan



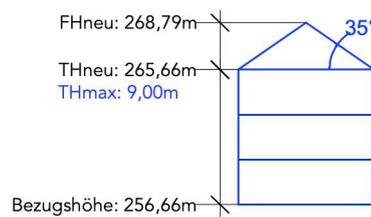
Schemaschnitt nach Bebauungsplan



Ansicht vom Hainbuchenweg nach BPlan 1. Änderung

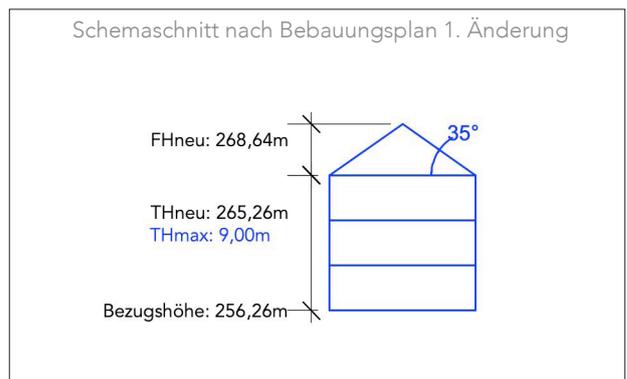
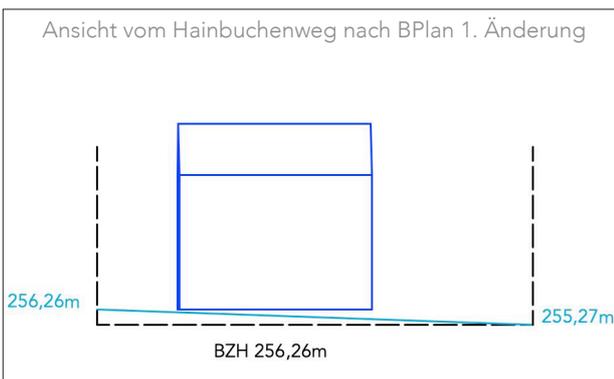
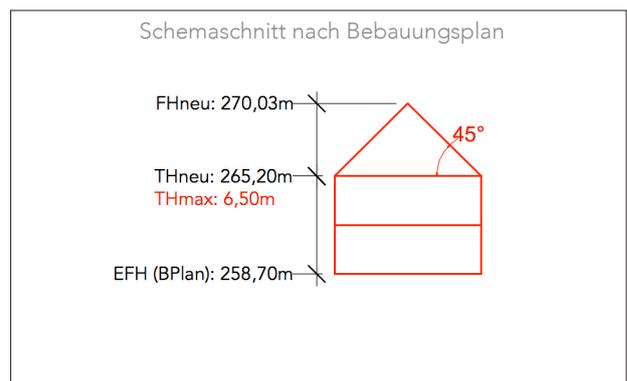
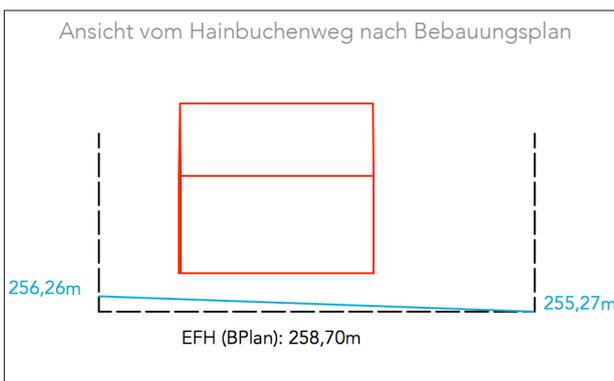
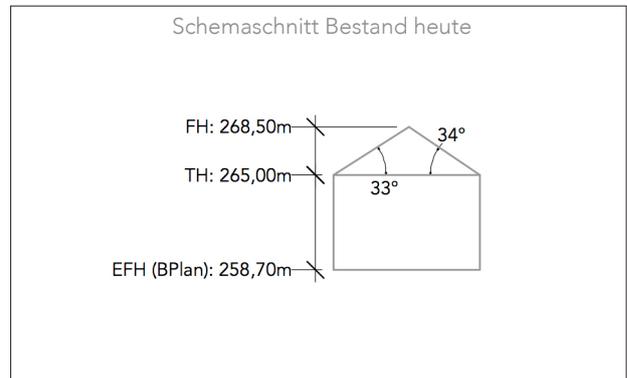
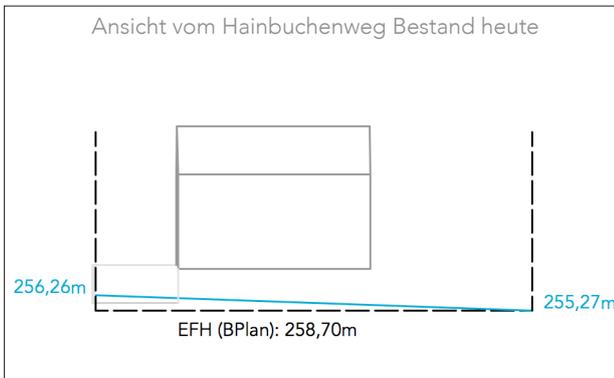
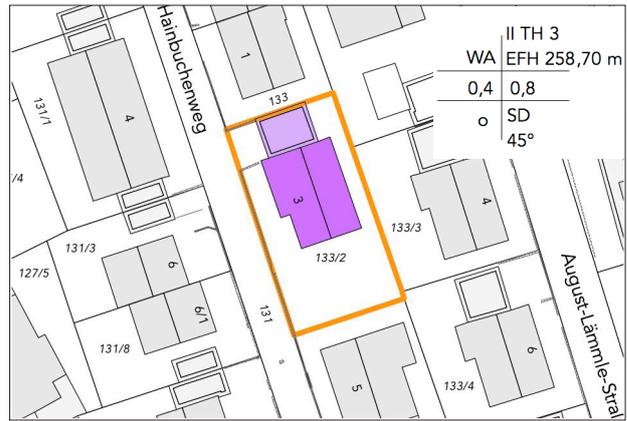


Schemaschnitt nach Bebauungsplan 1. Änderung



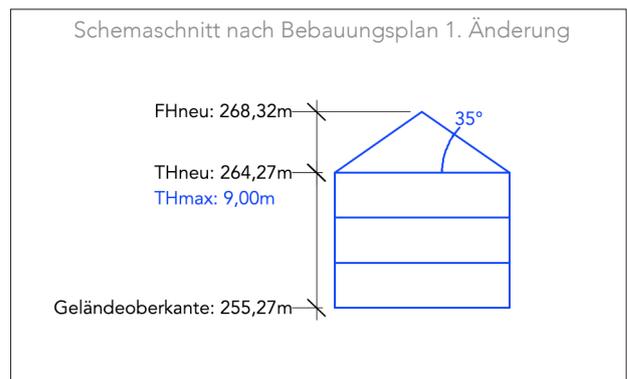
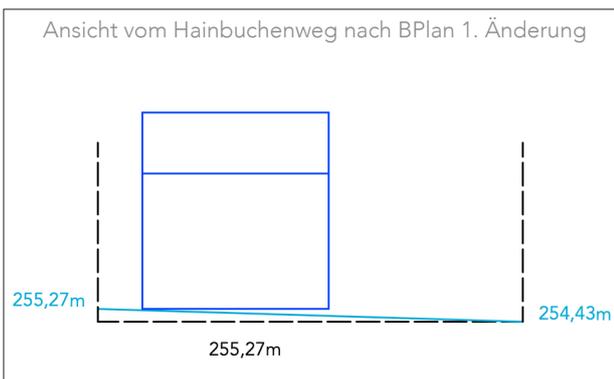
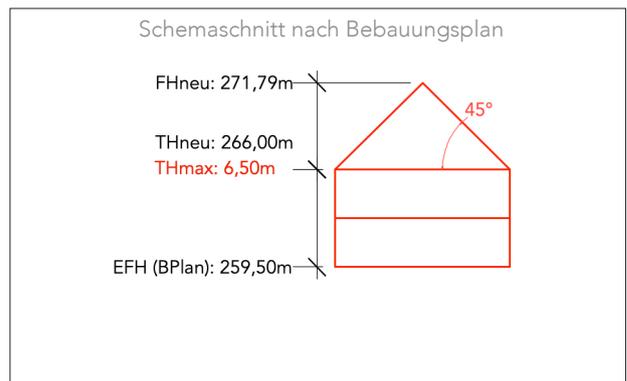
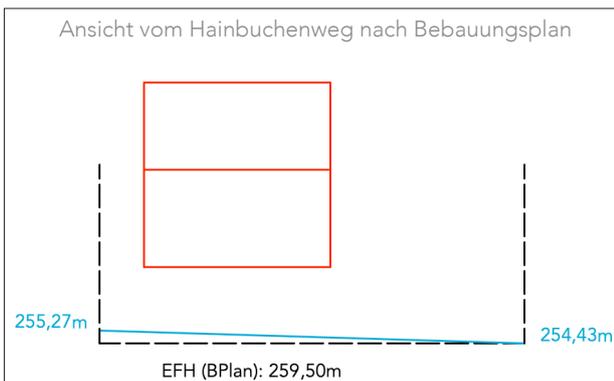
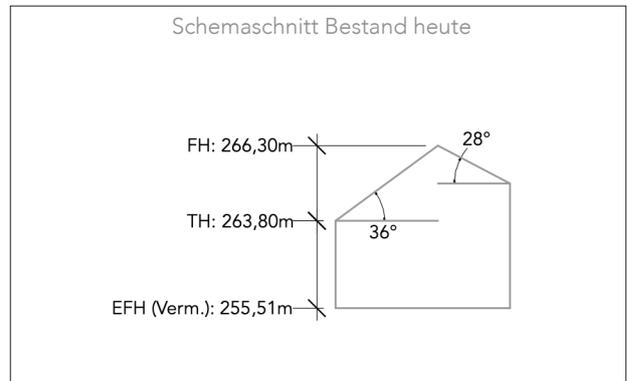
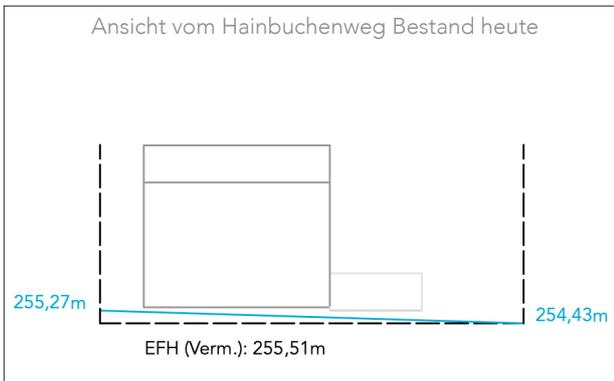
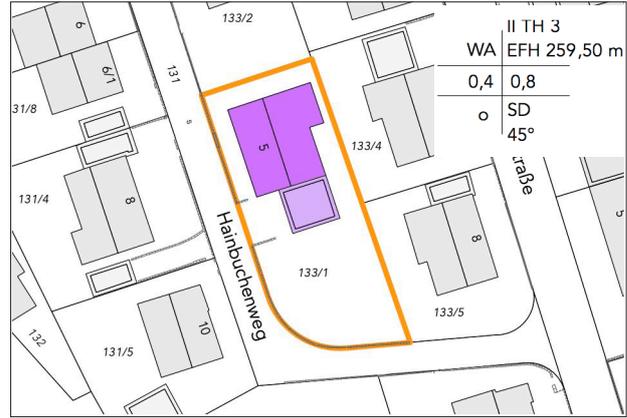
HAINBUCHENWEG 3

FLURSTÜCK 133/2



# HAINBUCHENWEG 5

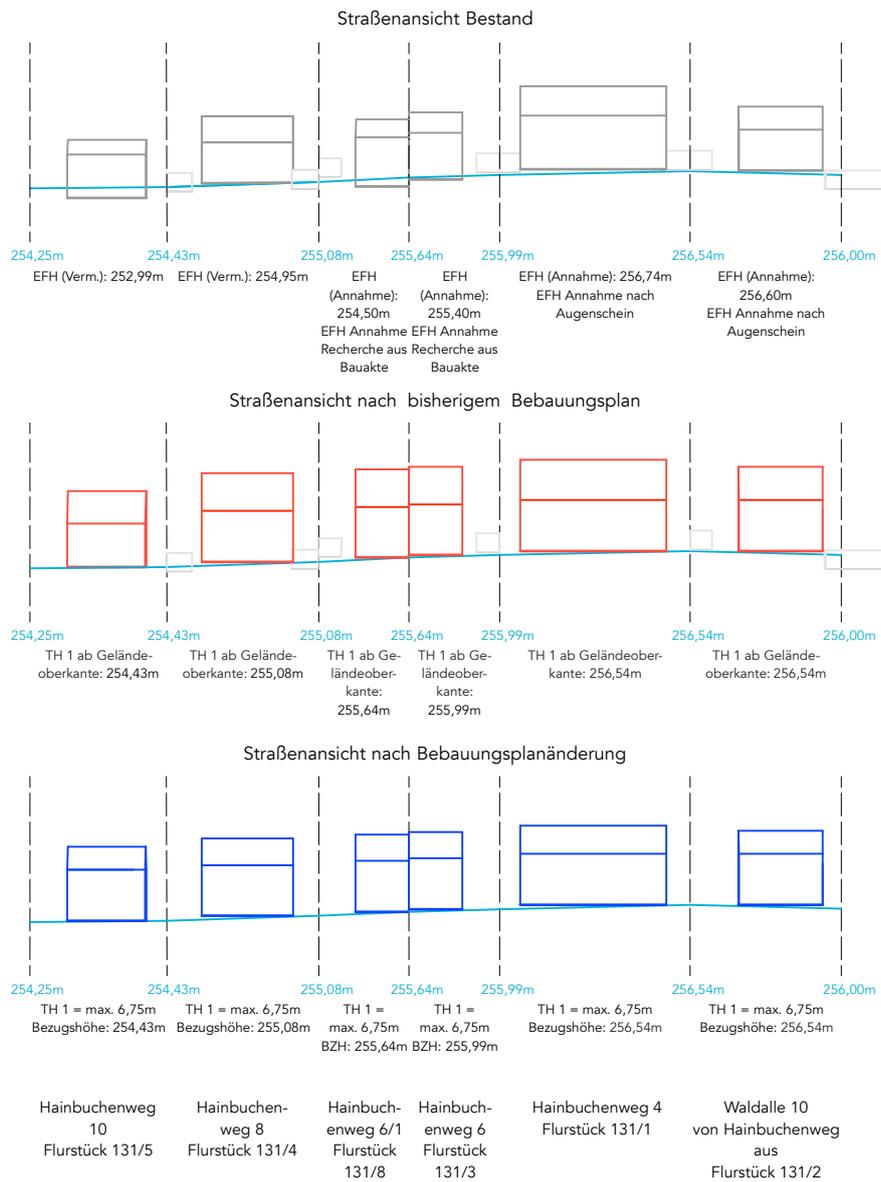
# FLURSTÜCK 133/1



## BLICK NACH WESTEN AUF DEN HAINBUCHENWEG



## HAINBUCHENWEG 10 BIS WALDALLEE 10 - ANSICHT 1:1.000



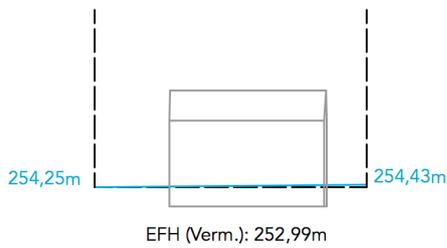
HAINBUCHENWEG 10



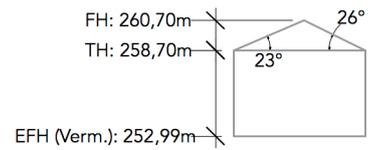
FLURSTÜCK 131/5



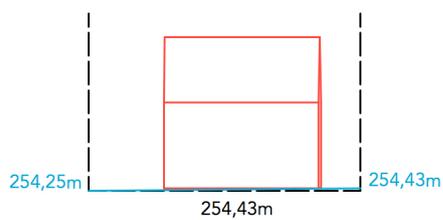
Ansicht vom Hainbuchenweg Bestand heute



Schemaschnitt Bestand heute



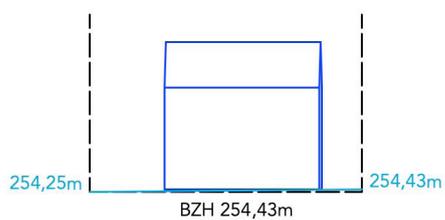
Ansicht vom Hainbuchenweg nach Bebauungsplan



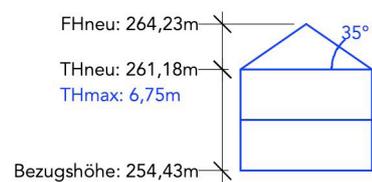
Schemaschnitt nach Bebauungsplan



Ansicht vom Hainbuchenweg nach BPlan 1. Änderung

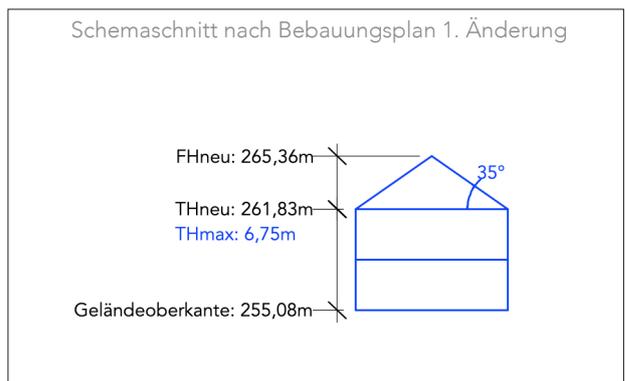
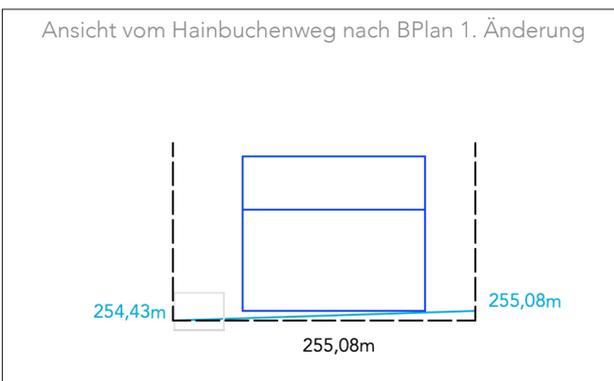
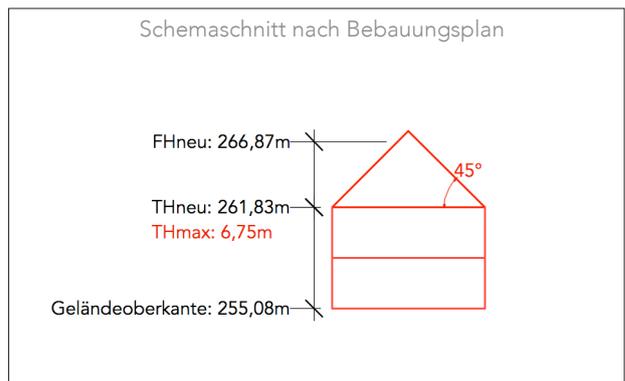
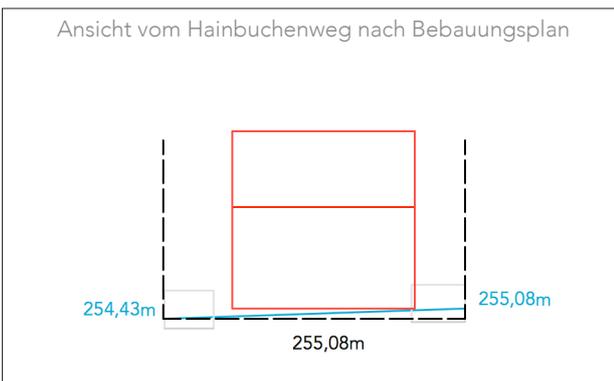
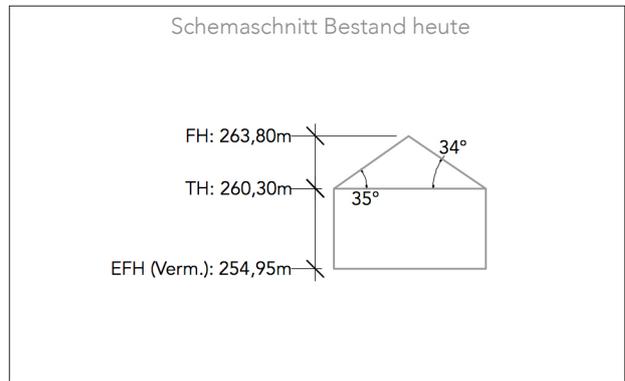
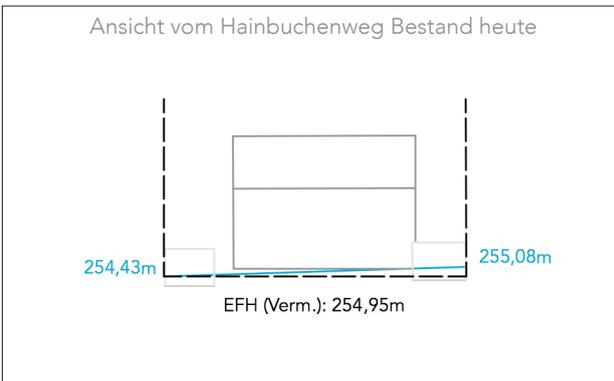


Schemaschnitt nach Bebauungsplan 1. Änderung



HAINBUCHENWEGWEG 8

FLURSTÜCK 131/4



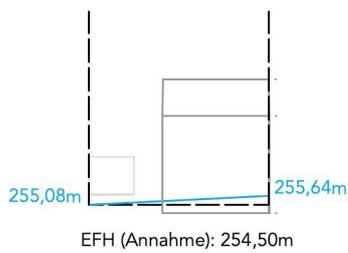
HAINBUCHENWEG 6/1



FLURSTÜCK 131/8

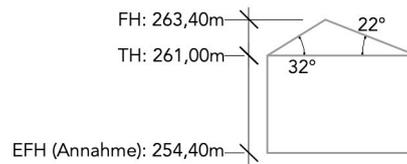


Ansicht vom Hainbuchenweg Bestand heute



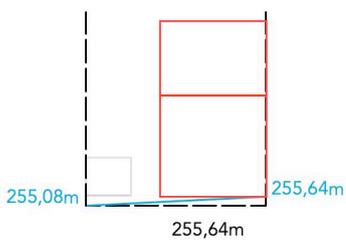
Annahme: Recherche aus Bauakte

Schemaschnitt Bestand heute

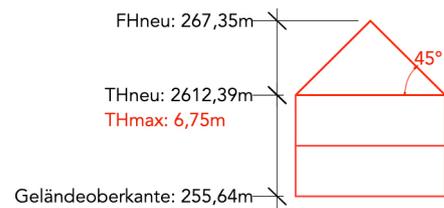


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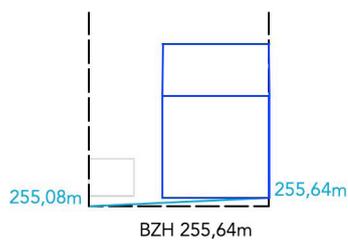
Ansicht vom Hainbuchenweg nach Bebauungsplan



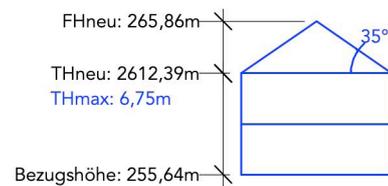
Schemaschnitt nach Bebauungsplan



Ansicht vom Hainbuchenweg nach BPlan 1. Änderung



Schemaschnitt nach Bebauungsplan 1. Änderung

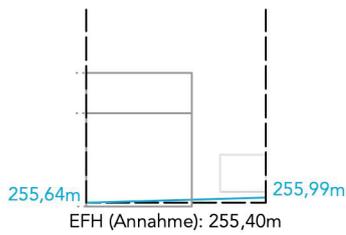


HAINBUCHENWEG 6

FLURSTÜCK 131/3

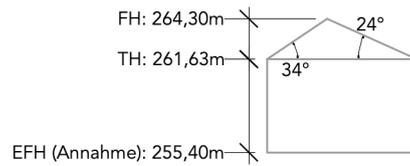


Ansicht vom Hainbuchenweg Bestand heute



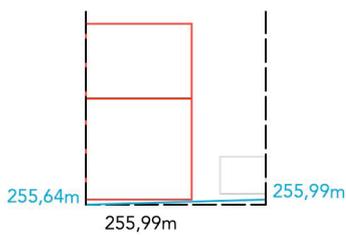
Annahme: Recherche aus Bauakte

Schemaschnitt Bestand heute

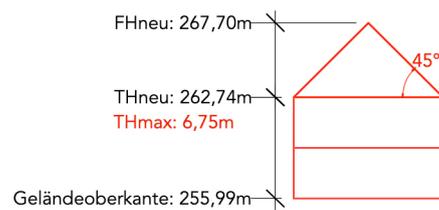


Annahme: Recherche aus Bauakte

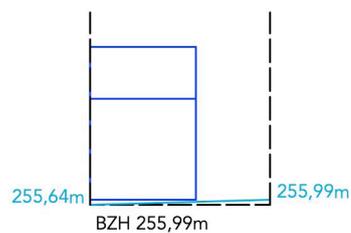
Ansicht vom Hainbuchenweg nach Bebauungsplan



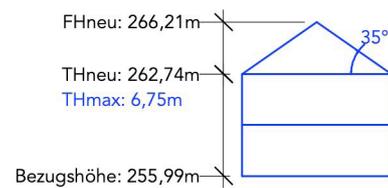
Schemaschnitt nach Bebauungsplan



Ansicht vom Hainbuchenweg nach BPlan 1. Änderung



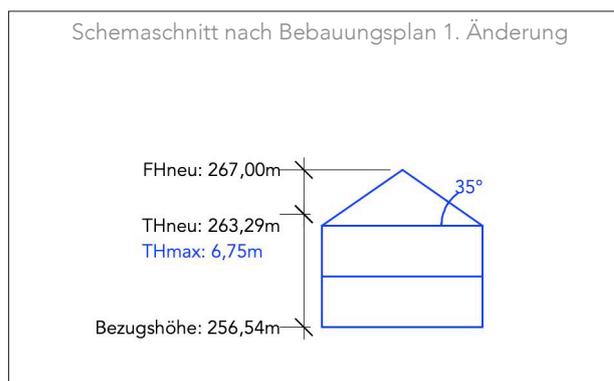
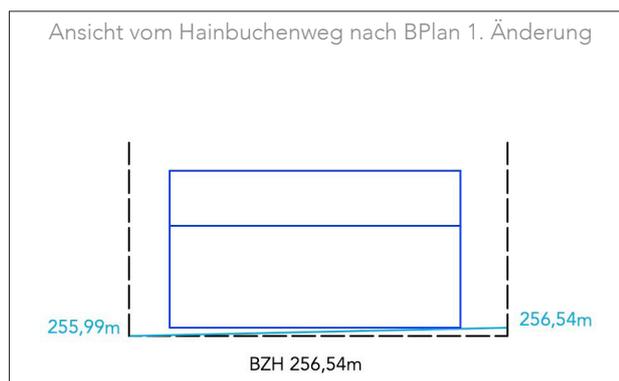
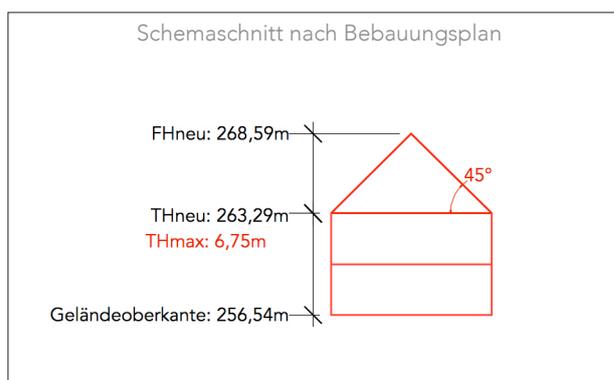
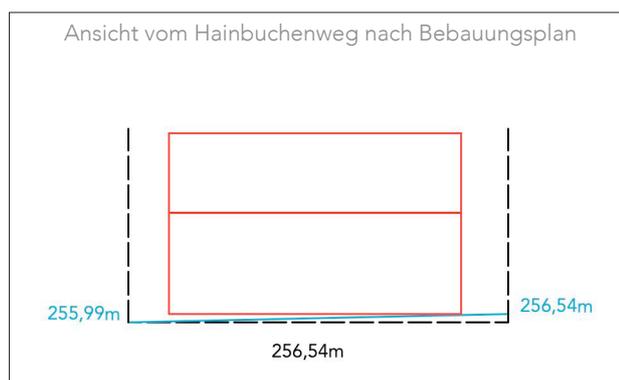
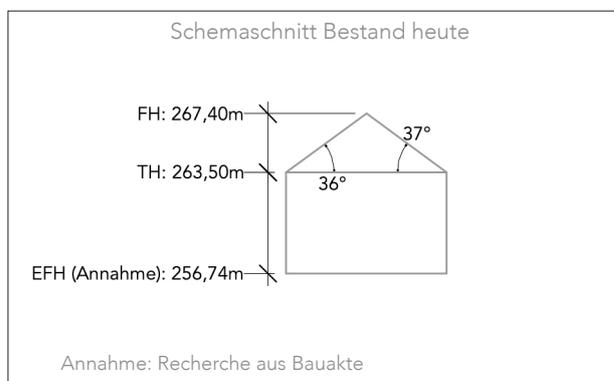
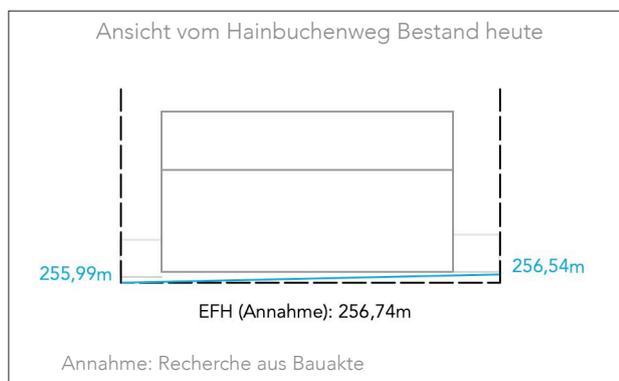
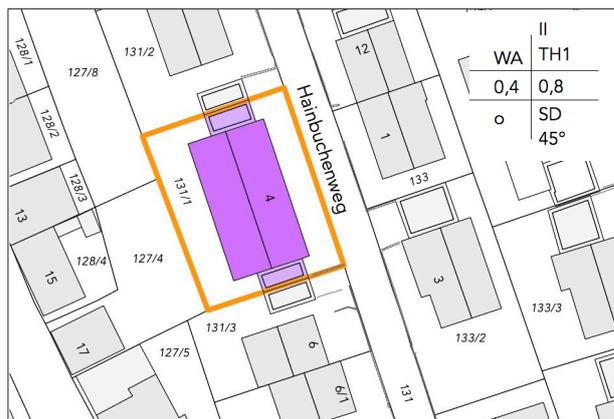
Schemaschnitt nach Bebauungsplan 1. Änderung



HAINBUCHENWEG 4

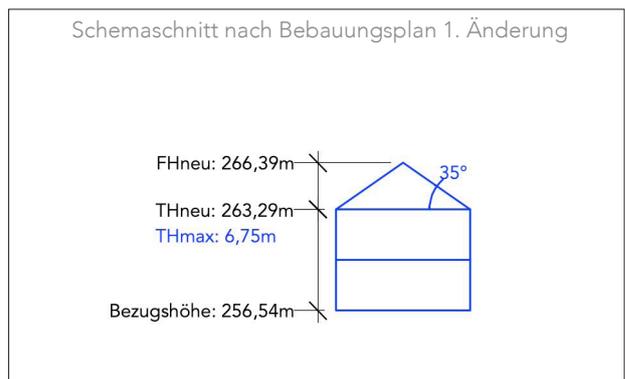
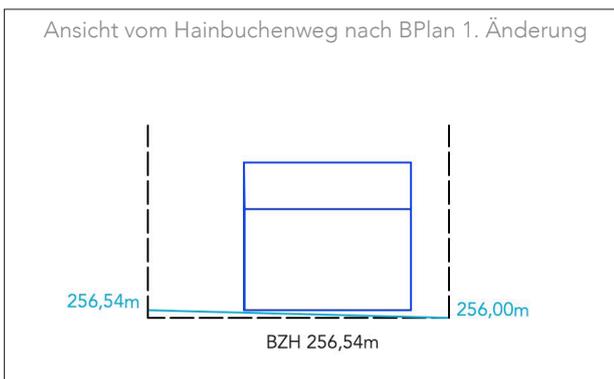
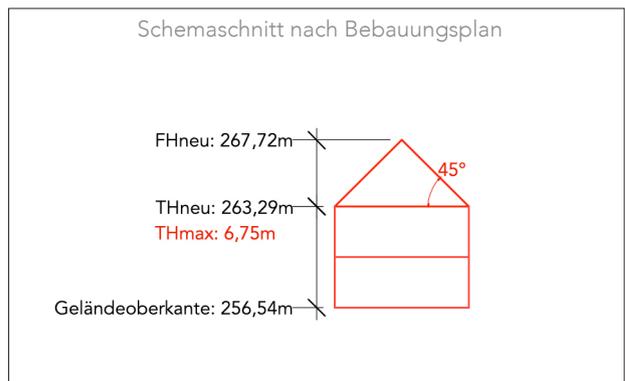
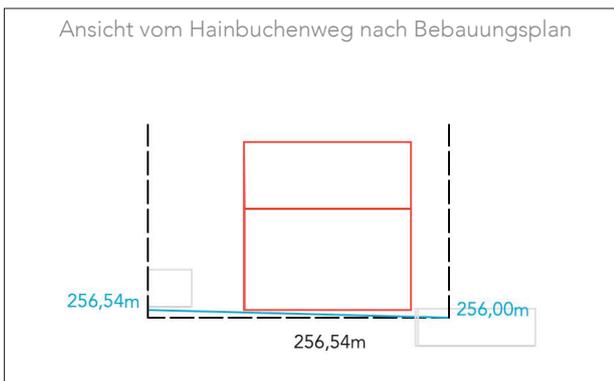
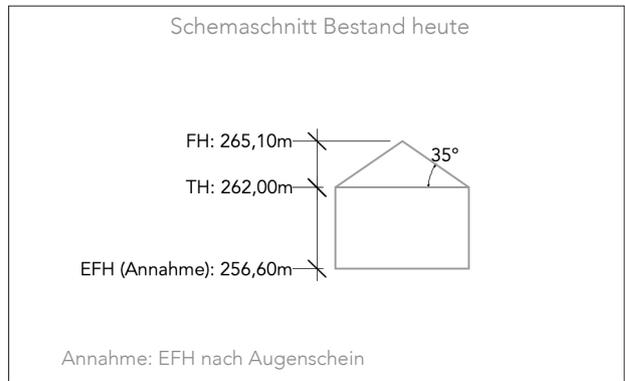
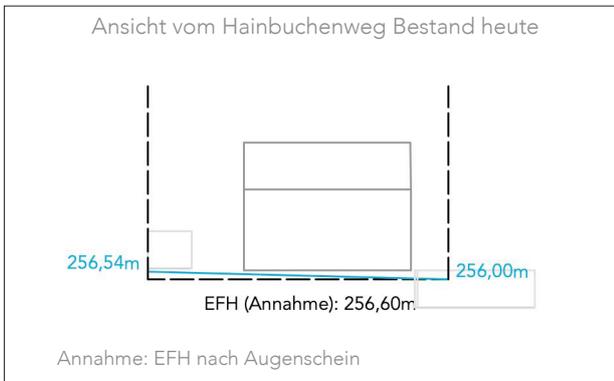


FLURSTÜCK 131/1



WALDALLEE 10

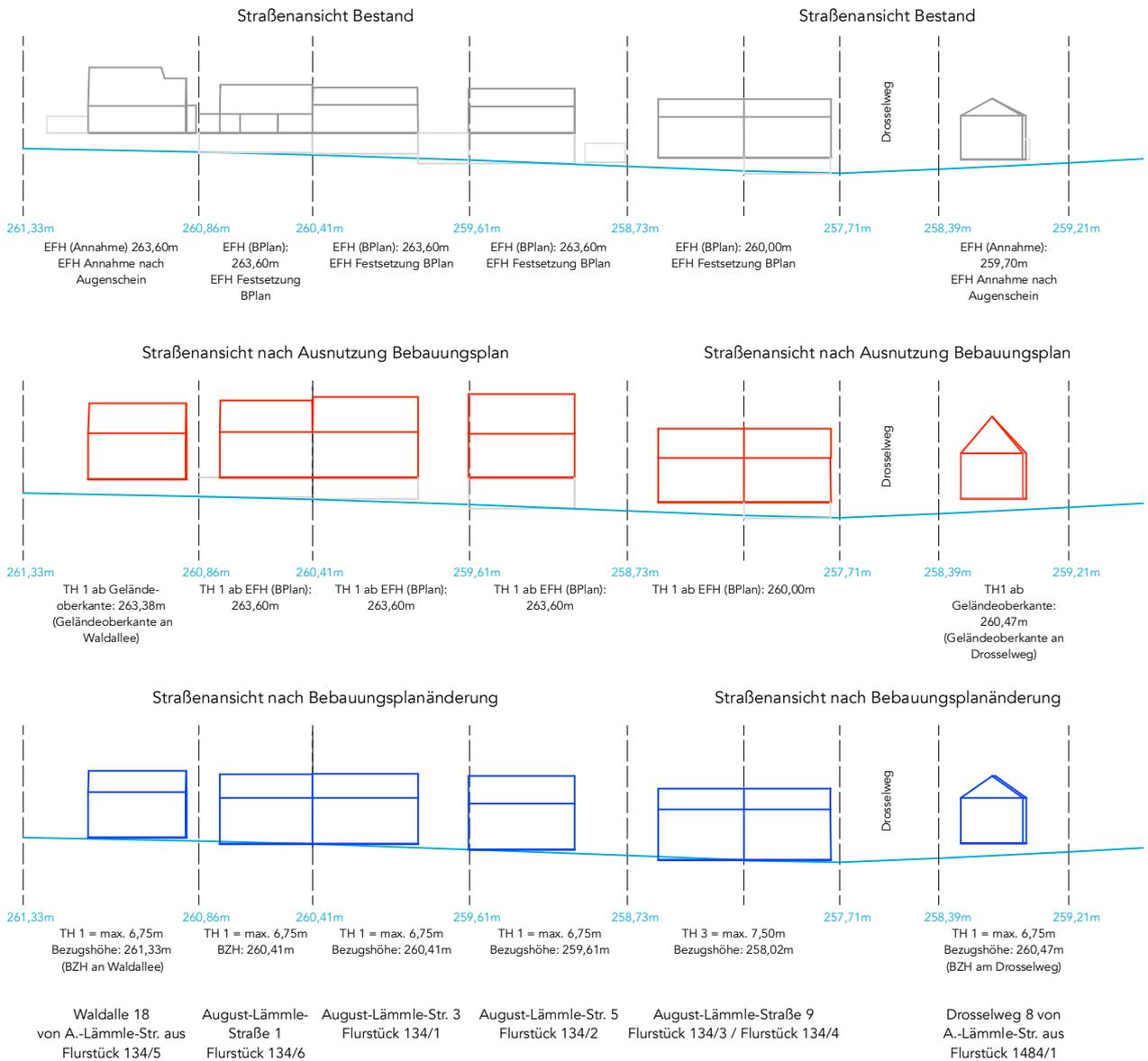
FLURSTÜCK 131/2



# BLICK NACH OSTEN AUF DIE AUGUST-LÄMMLE-STRASSE

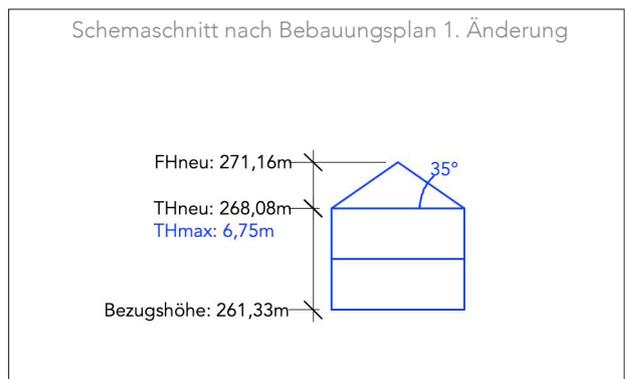
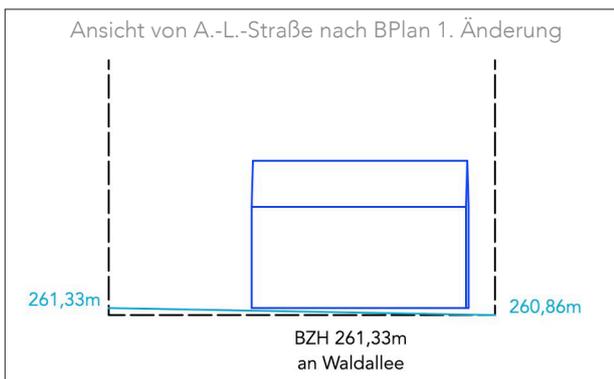
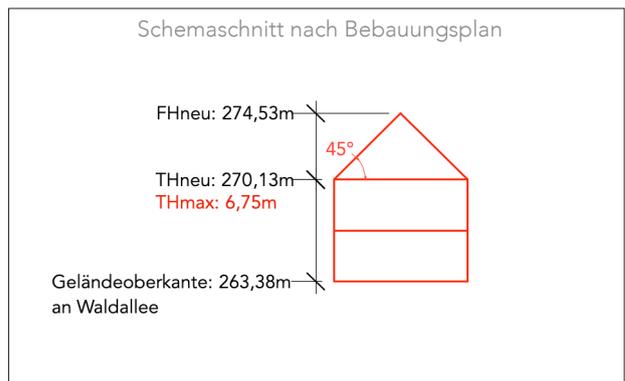
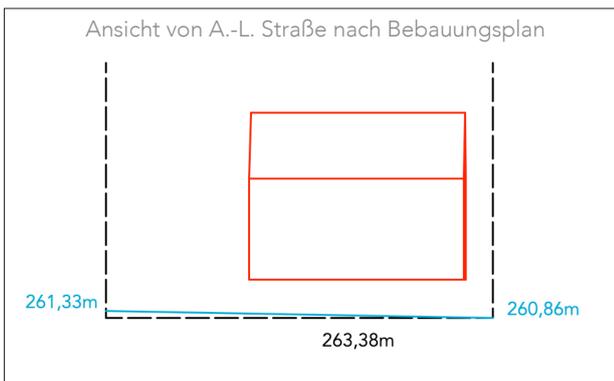
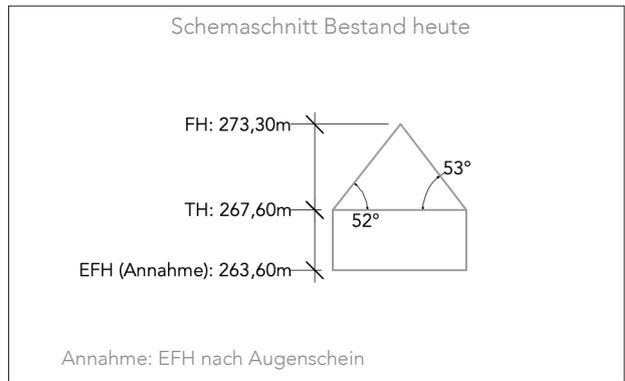
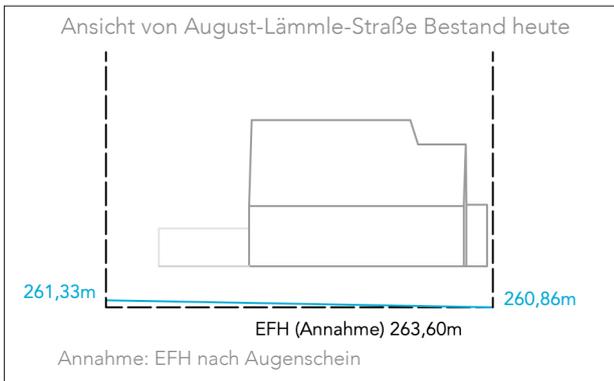
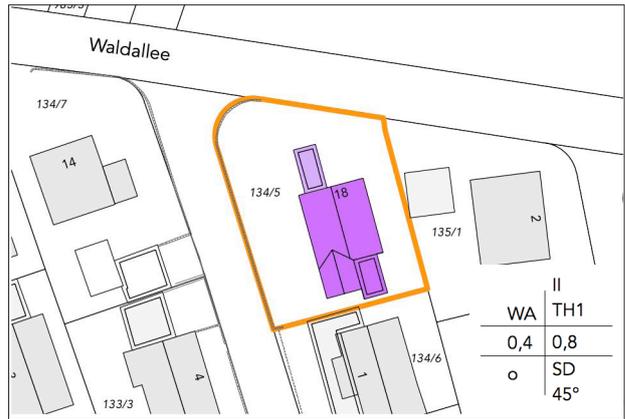


## WALDALLEE 18 BIS DROSSELWEG 8 - ANSICHT 1:1.000



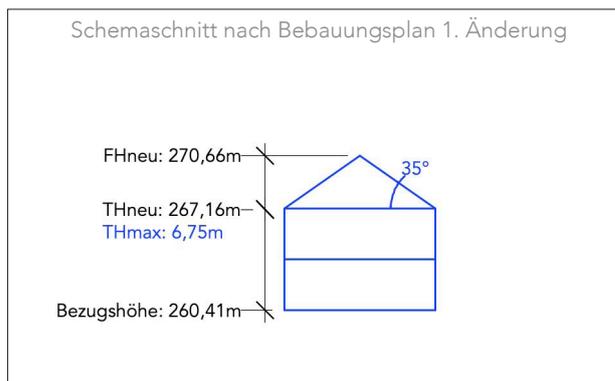
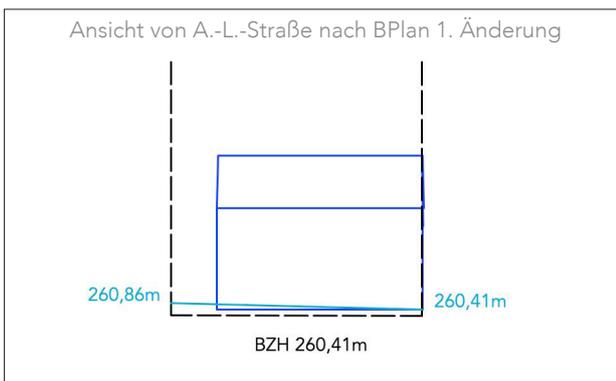
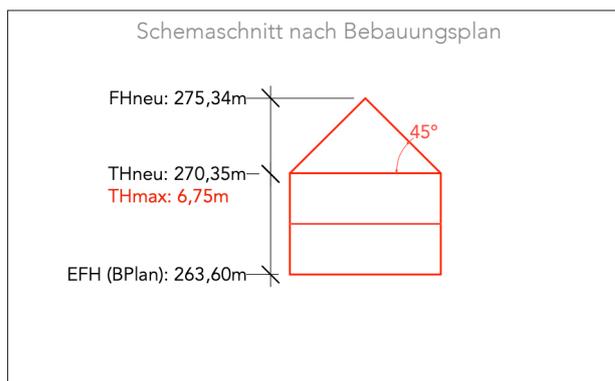
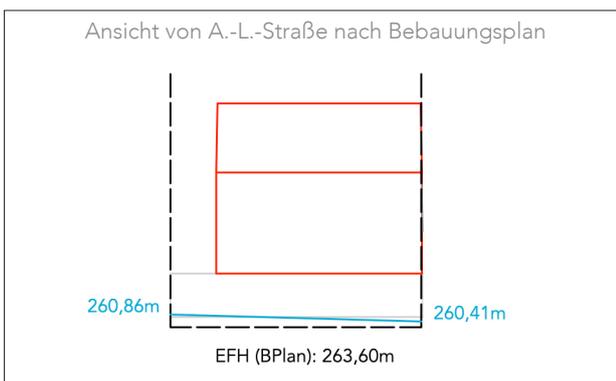
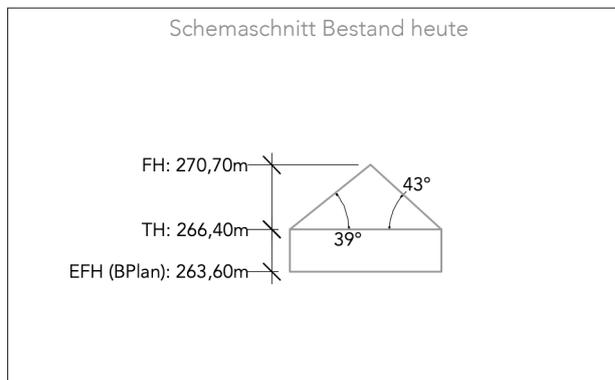
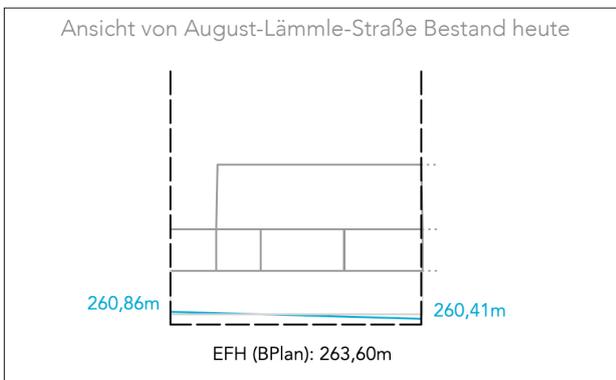
WALDALLEE 18

FLURSTÜCK 134/5



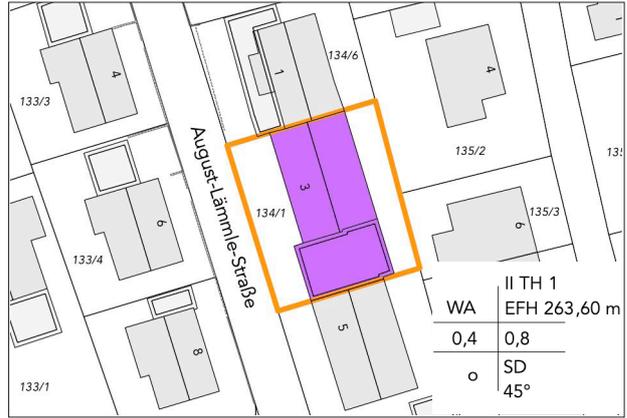
AUGUST-LÄMMLE-STRASSE 1

FLURSTÜCK 134/6

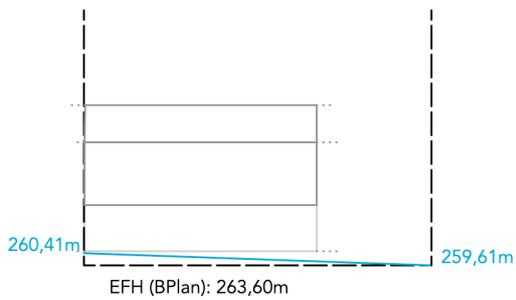


### AUGUST-LÄMMLE-STRASSE 3

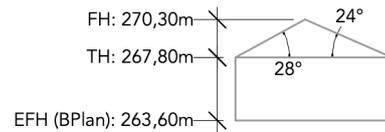
### FLURSTÜCK 134/1



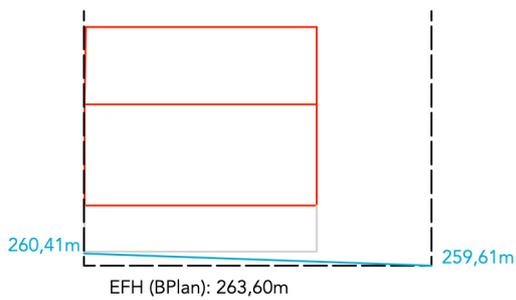
Ansicht von August-Lämmle-Straße Bestand heute



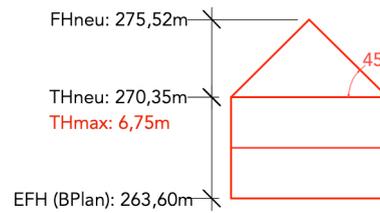
Schemaschnitt Bestand heute



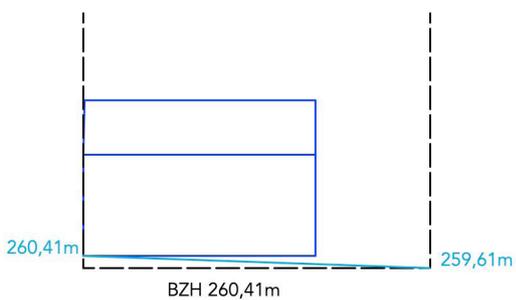
Ansicht von A.-L.-Straße nach Bebauungsplan



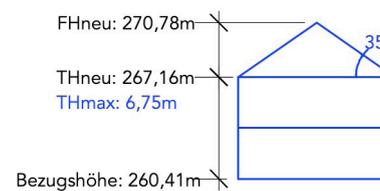
Schemaschnitt nach Bebauungsplan



Ansicht von A.-L.-Straße nach BPlan 1. Änderung

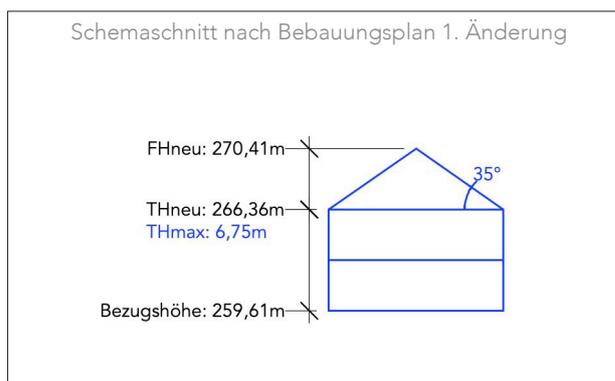
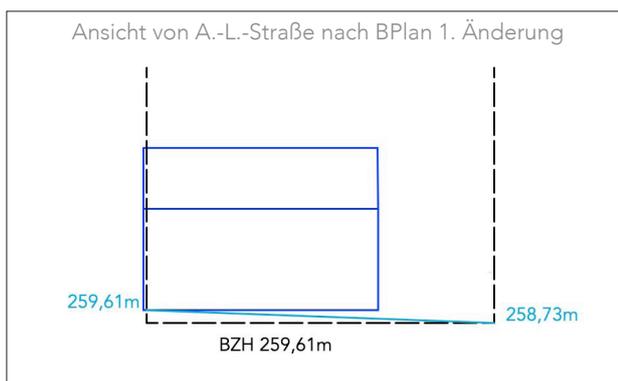
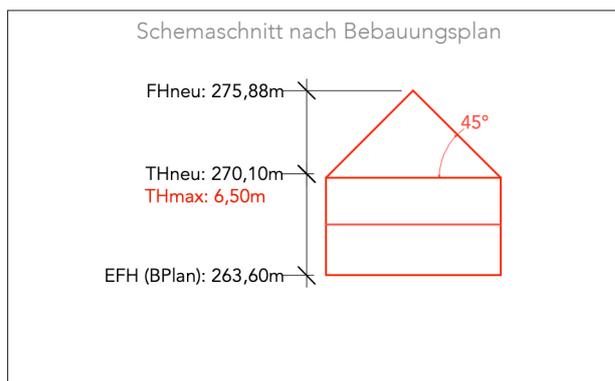
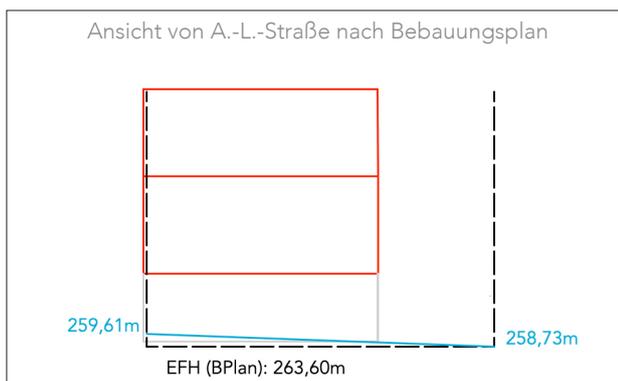
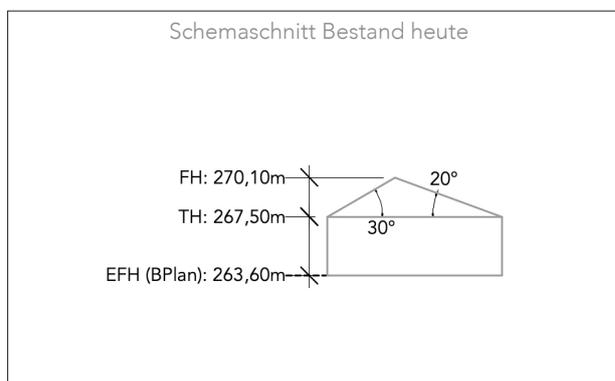
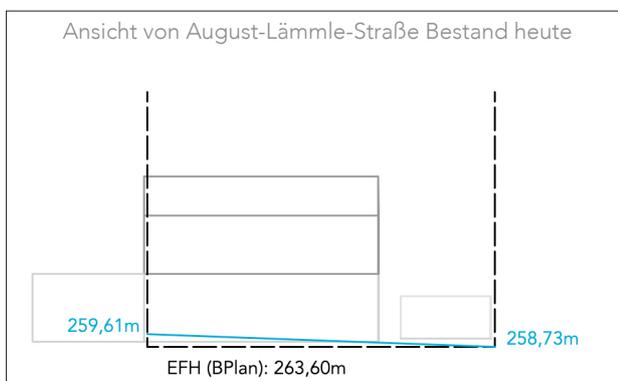


Schemaschnitt nach Bebauungsplan 1. Änderung



AUGUST-LÄMMLE-STRASSE 5

FLURSTÜCK 134/2

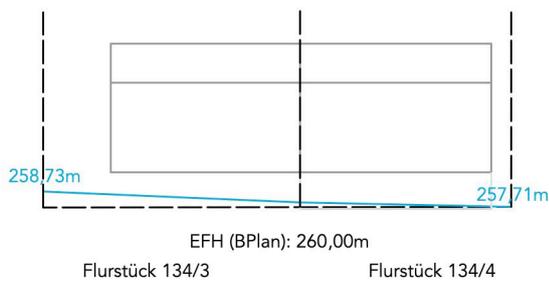


# AUGUST-LÄMMLE-STRASSE 9

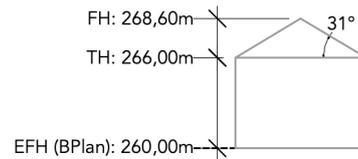
# FLURSTÜCK 134/3 / 134/4



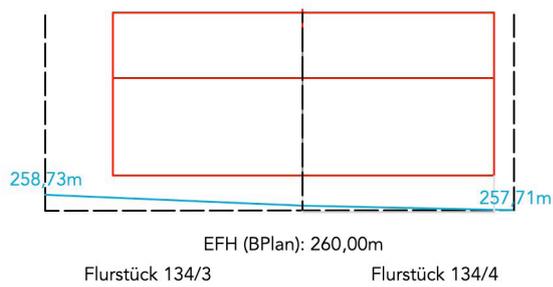
Ansicht von August-Lämmle-Straße Bestand heute



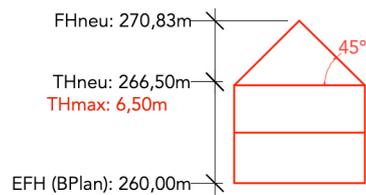
Schemaschnitt Bestand heute



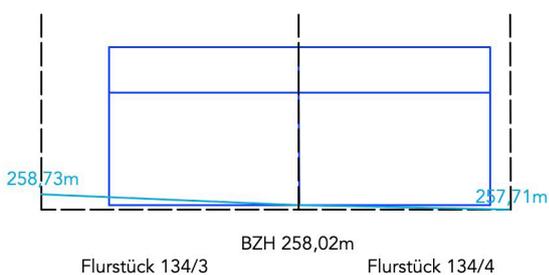
Ansicht von A.-L.-Straße nach Bebauungsplan



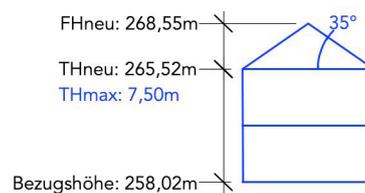
Schemaschnitt nach Bebauungsplan



Ansicht von A.-L.-Straße nach BPlan 1. Änderung

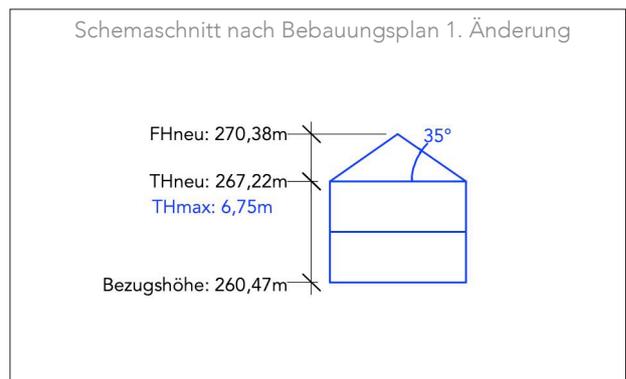
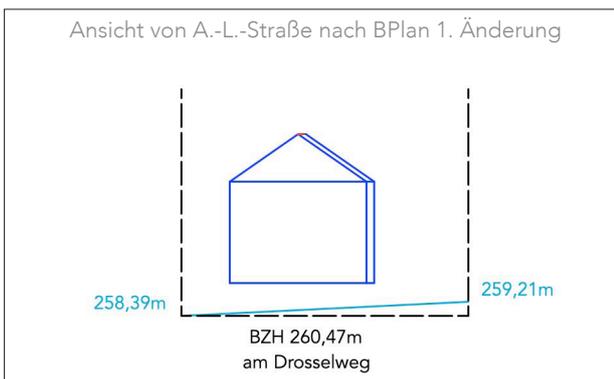
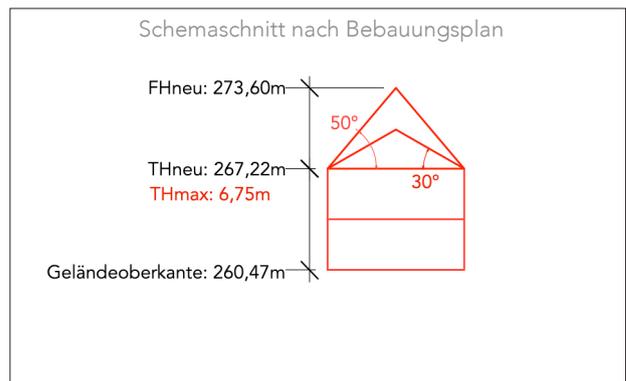
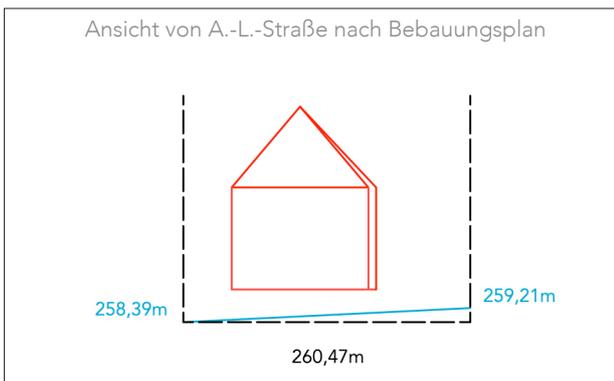
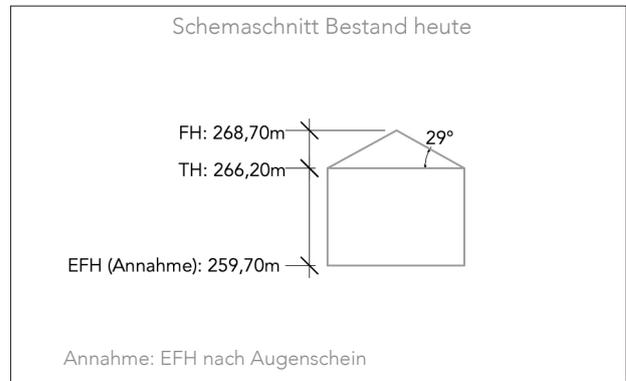
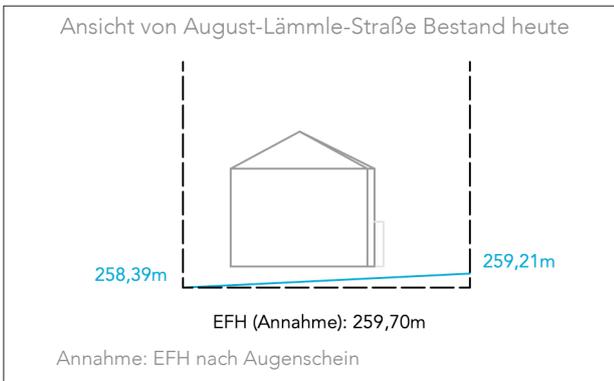
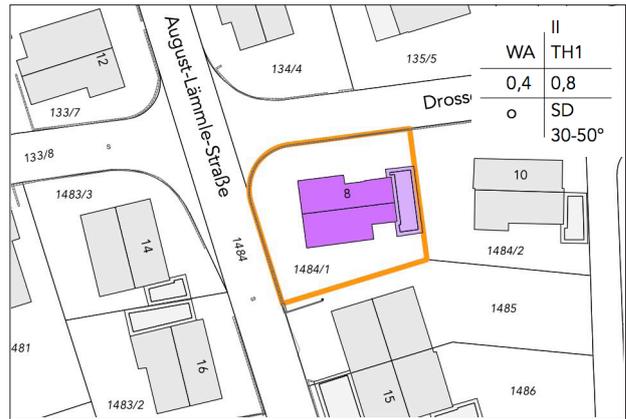


Schemaschnitt nach Bebauungsplan 1. Änderung



# DROSSELWEG 8

# FLURSTÜCK 1484/1

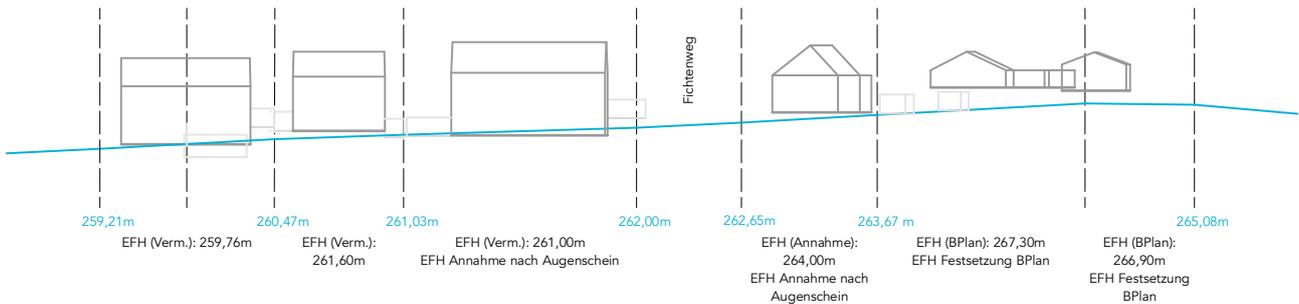


## BLICK NACH OSTEN AUF DIE AUGUST-LÄMMLE-STRASSE

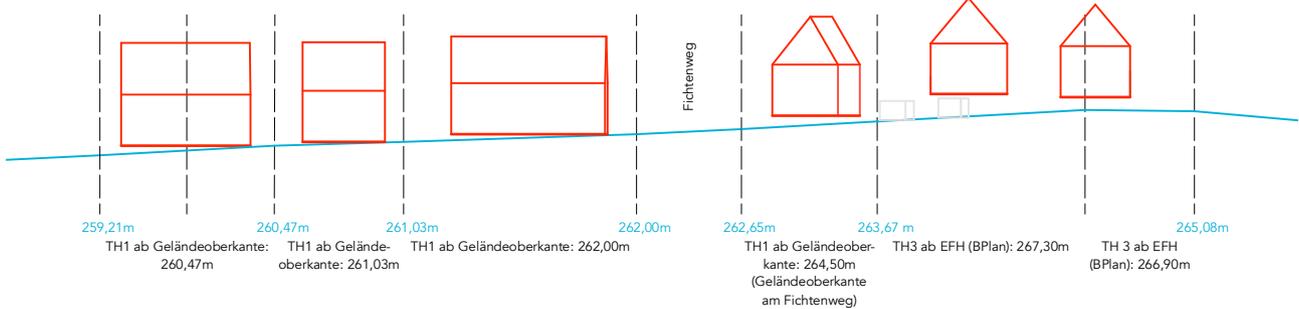


### AUGUST-LÄMMLE-STRASSE 15 BIS 25 - ANSICHT 1:1.000

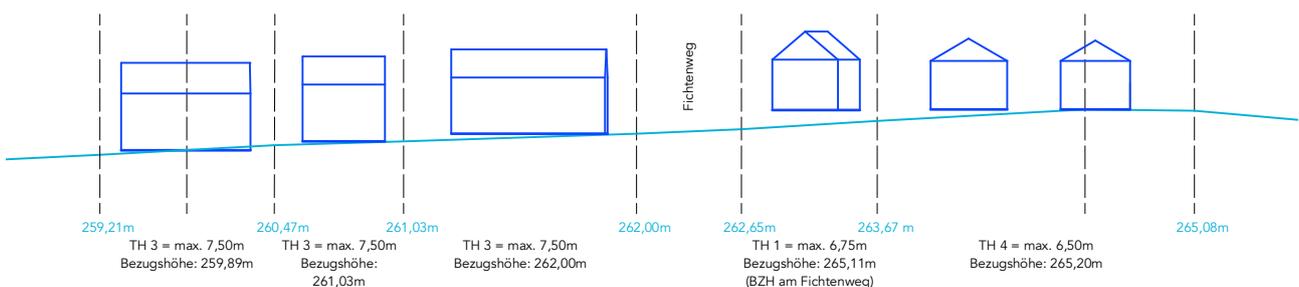
Straßenansicht Bestand



Straßenansicht nach Ausnutzung Bebauungsplan



Straßenansicht nach Bebauungsplanänderung



August-Lämmle-Str. 15  
Flurstück 1485 /  
Flurstück 1486

August-Lämmle-  
Straße 17  
Flurstück 1487

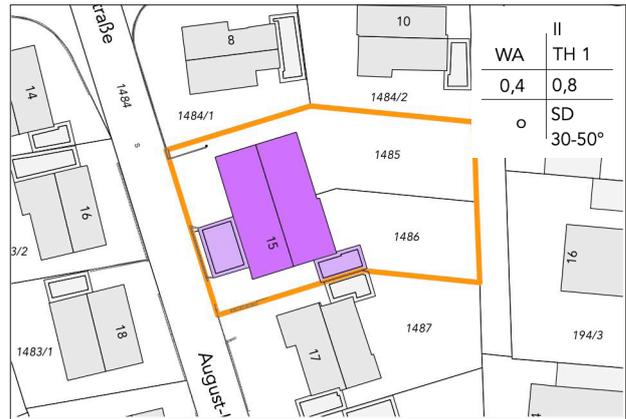
August-Lämmle-Straße 19  
Flurstück 1488

Fichtenweg 2 von  
A.-Lämmle-Str. aus  
Flurstück 1474

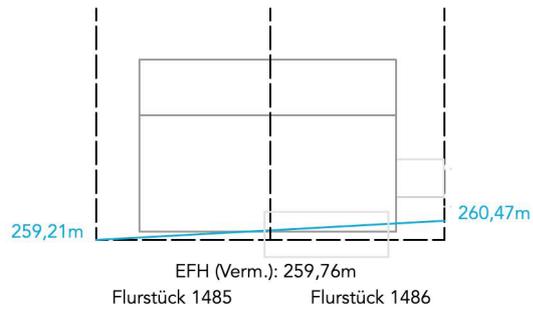
August-Lämmle-Straße 25  
Flurstück 1475 / Flurstück 1476

AUGUST-LÄMMLE-STRASSE 15

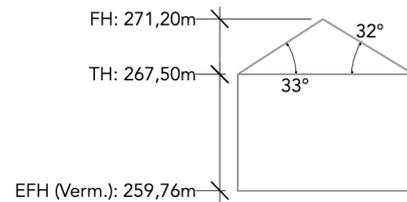
FLURSTÜCK 1485 / 1486



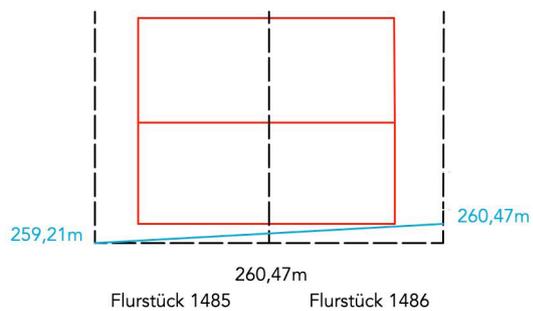
Ansicht von August-Lämmle-Straße Bestand heute



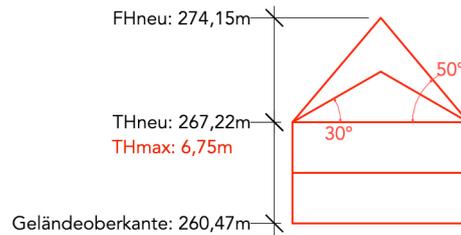
Schemaschnitt Bestand heute



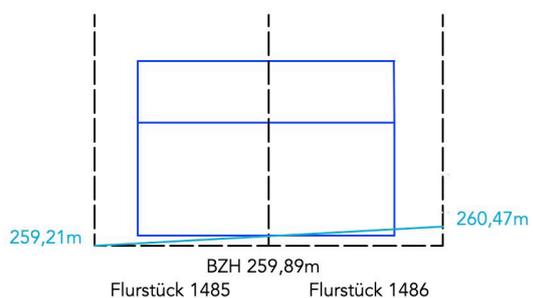
Ansicht von A.-L.-Straße nach Bebauungsplan



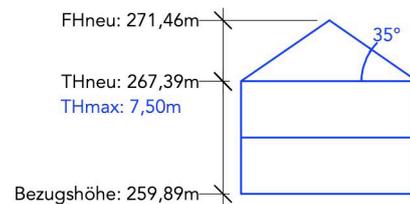
Schemaschnitt nach Bebauungsplan



Ansicht von A.-L.-Straße nach BPlan 1. Änderung

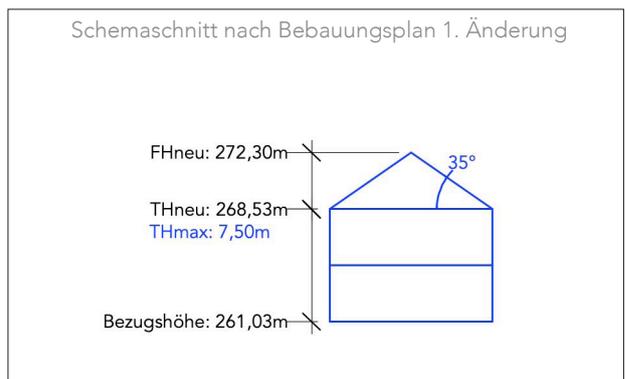
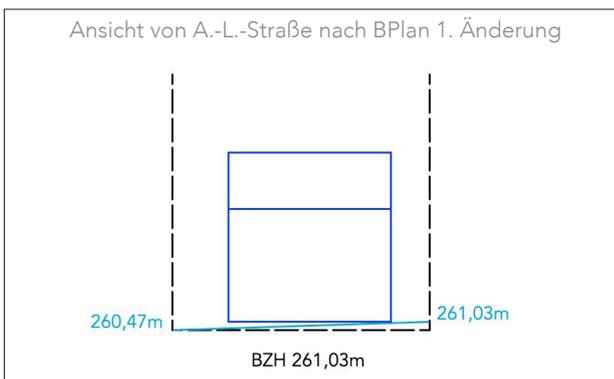
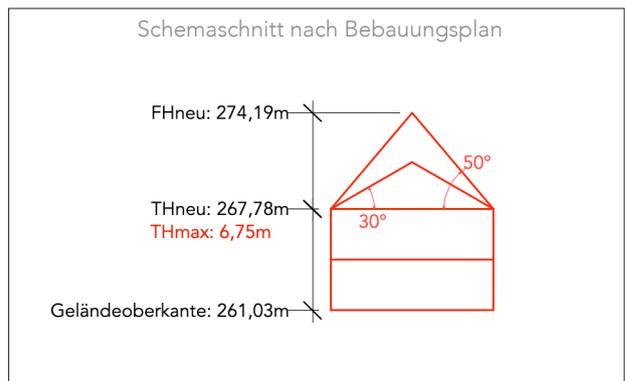
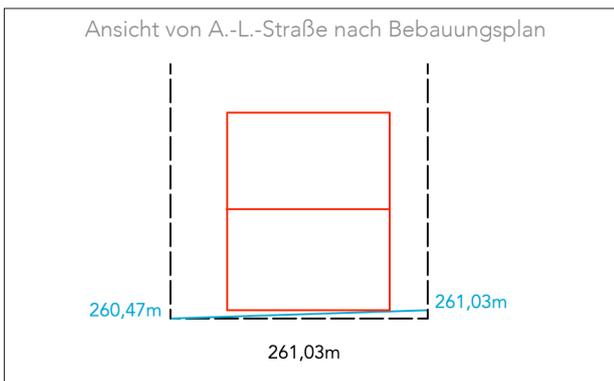
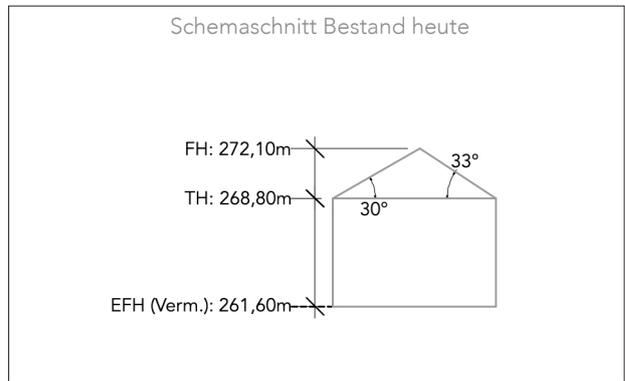
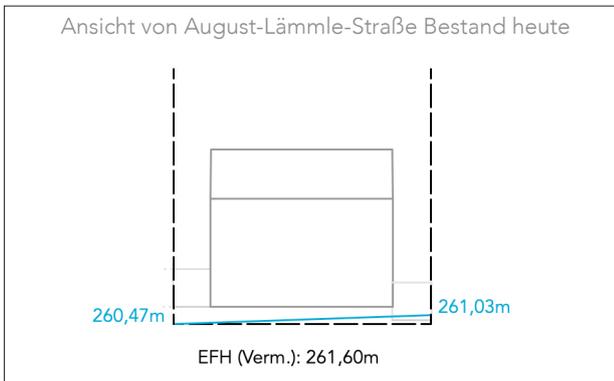


Schemaschnitt nach Bebauungsplan 1. Änderung



**AUGUST-LÄMMLE-STRASSE 17**

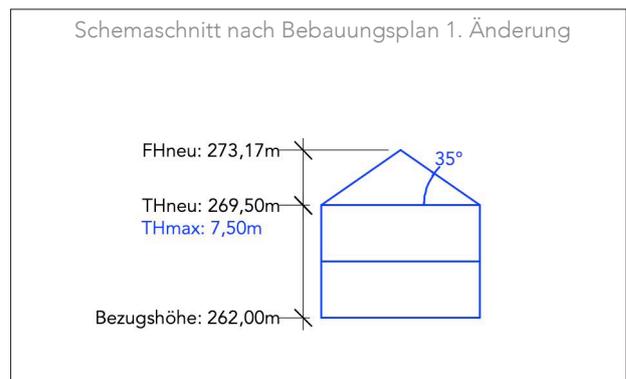
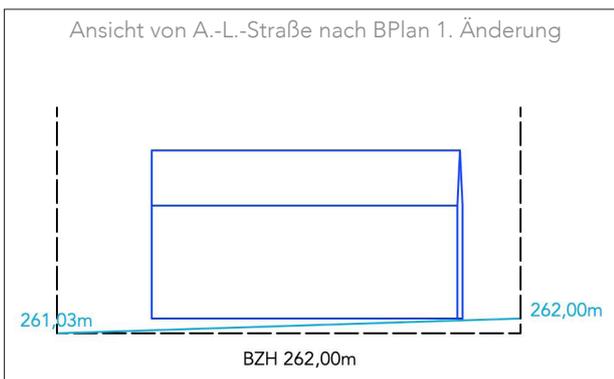
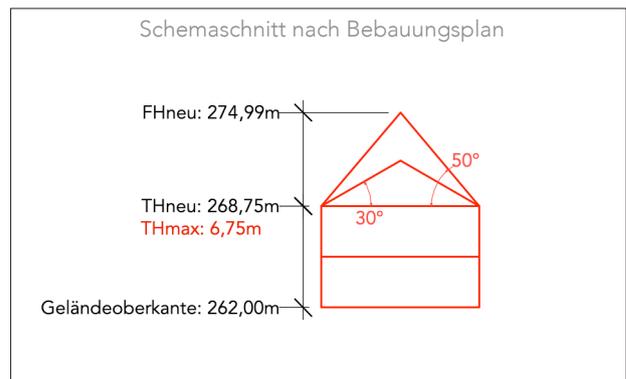
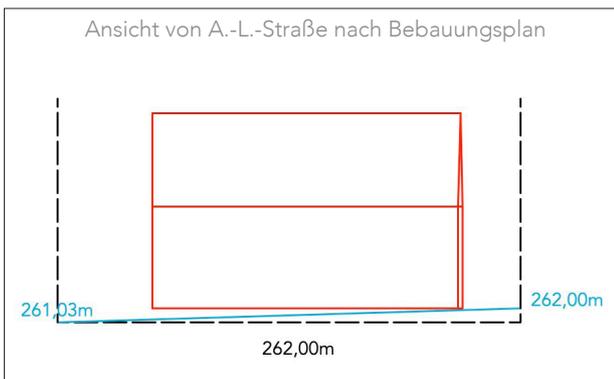
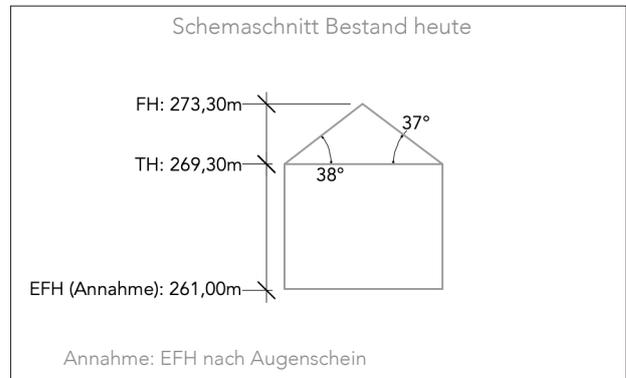
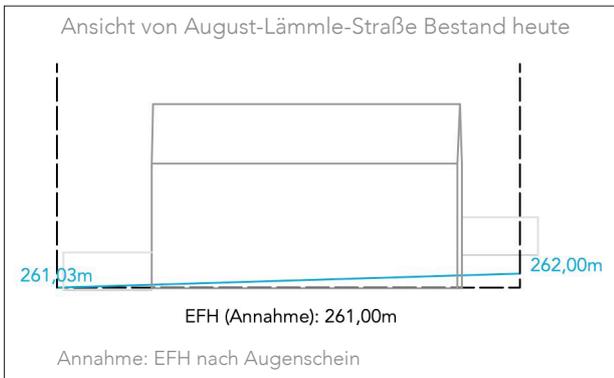
**FLURSTÜCK 1487**



AUGUST-LÄMMLE-STRASSE 19

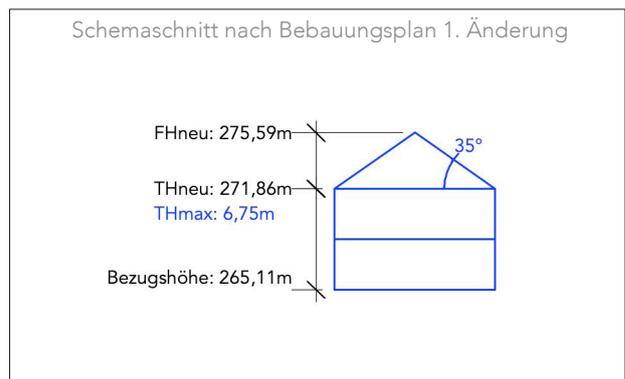
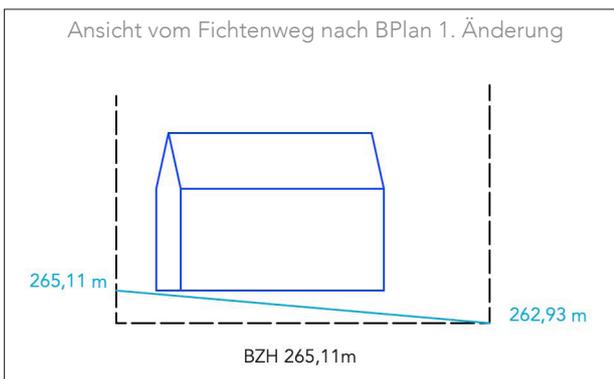
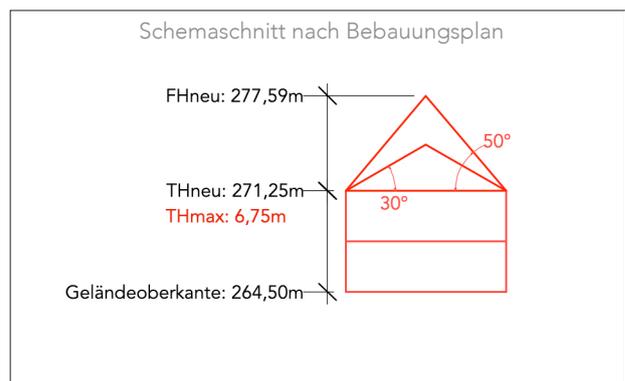
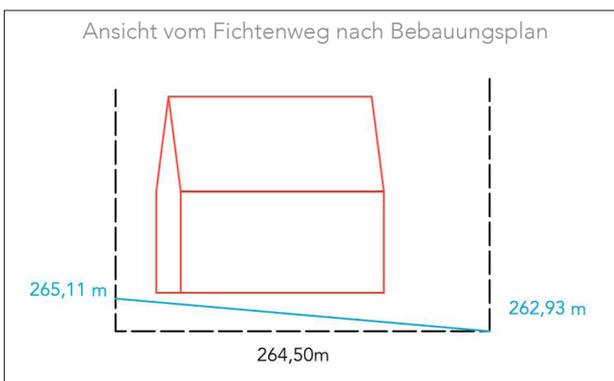
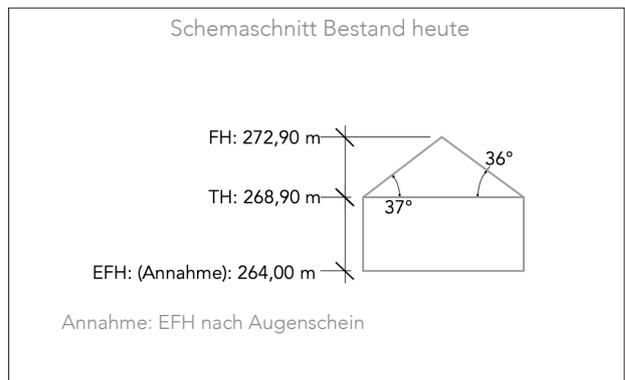
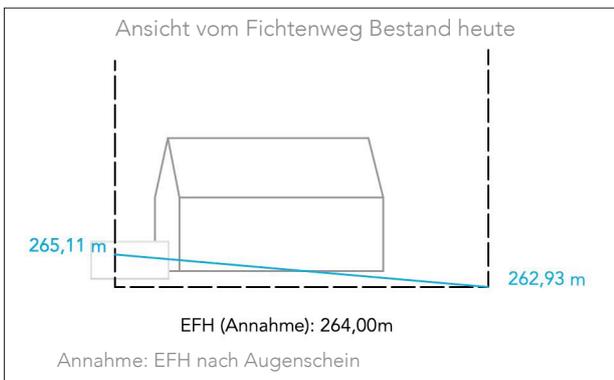
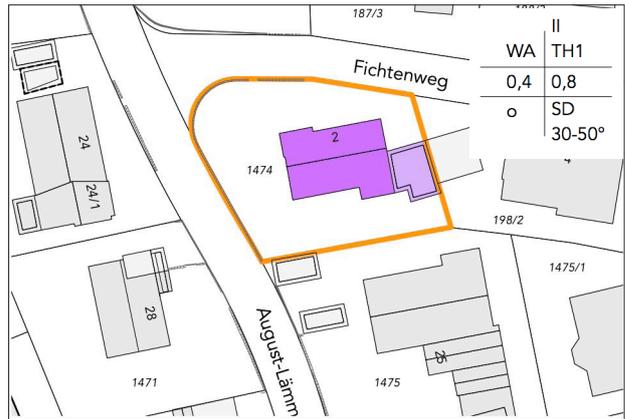


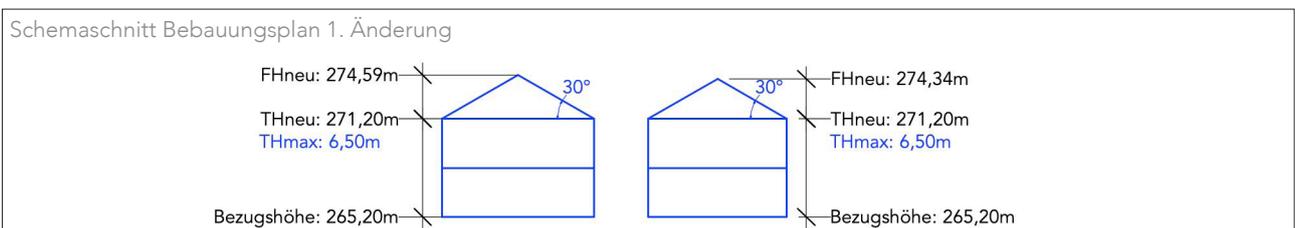
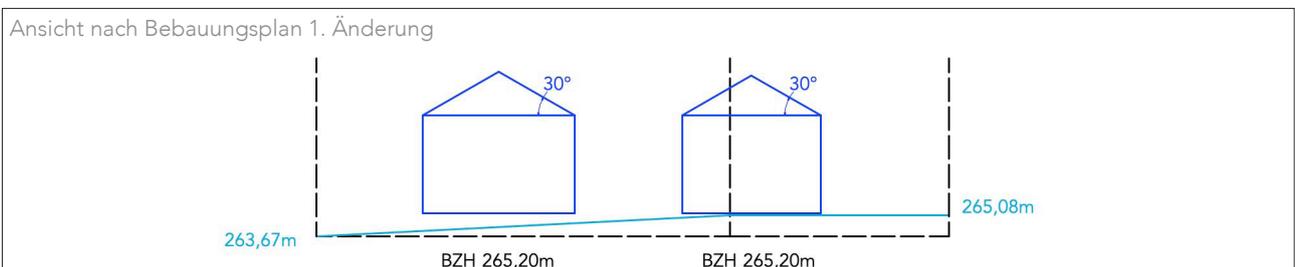
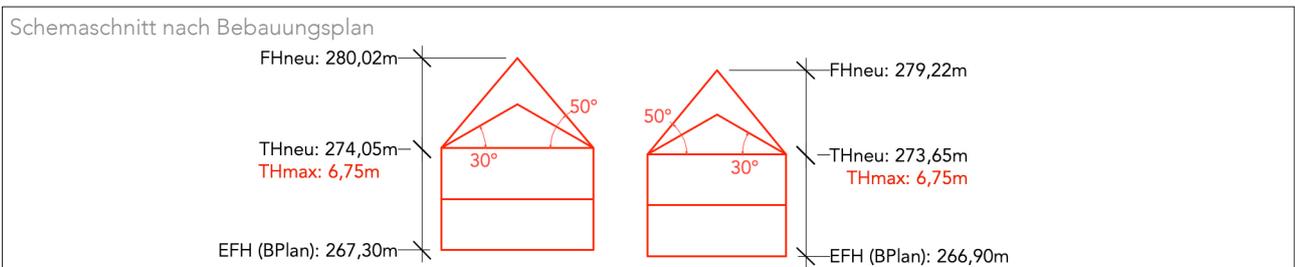
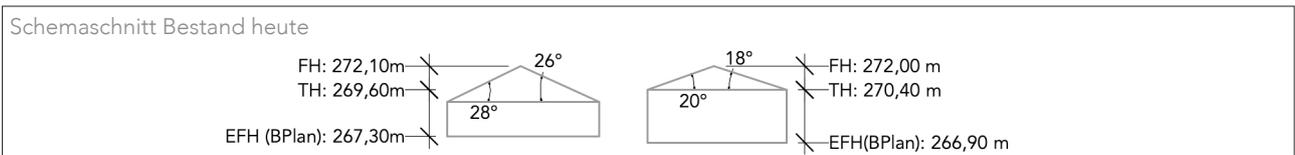
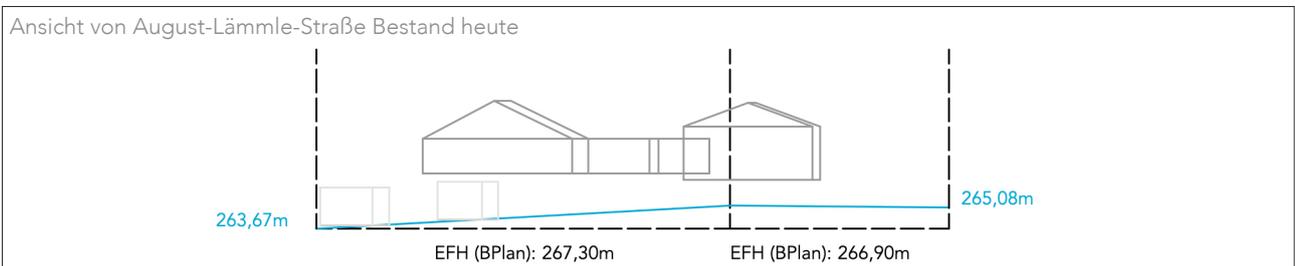
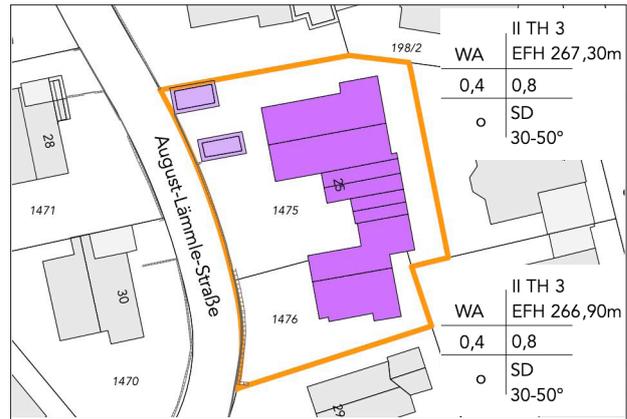
FLURSTÜCK 1488



## FICHTENWEG 2

## FLURSTÜCK 1474

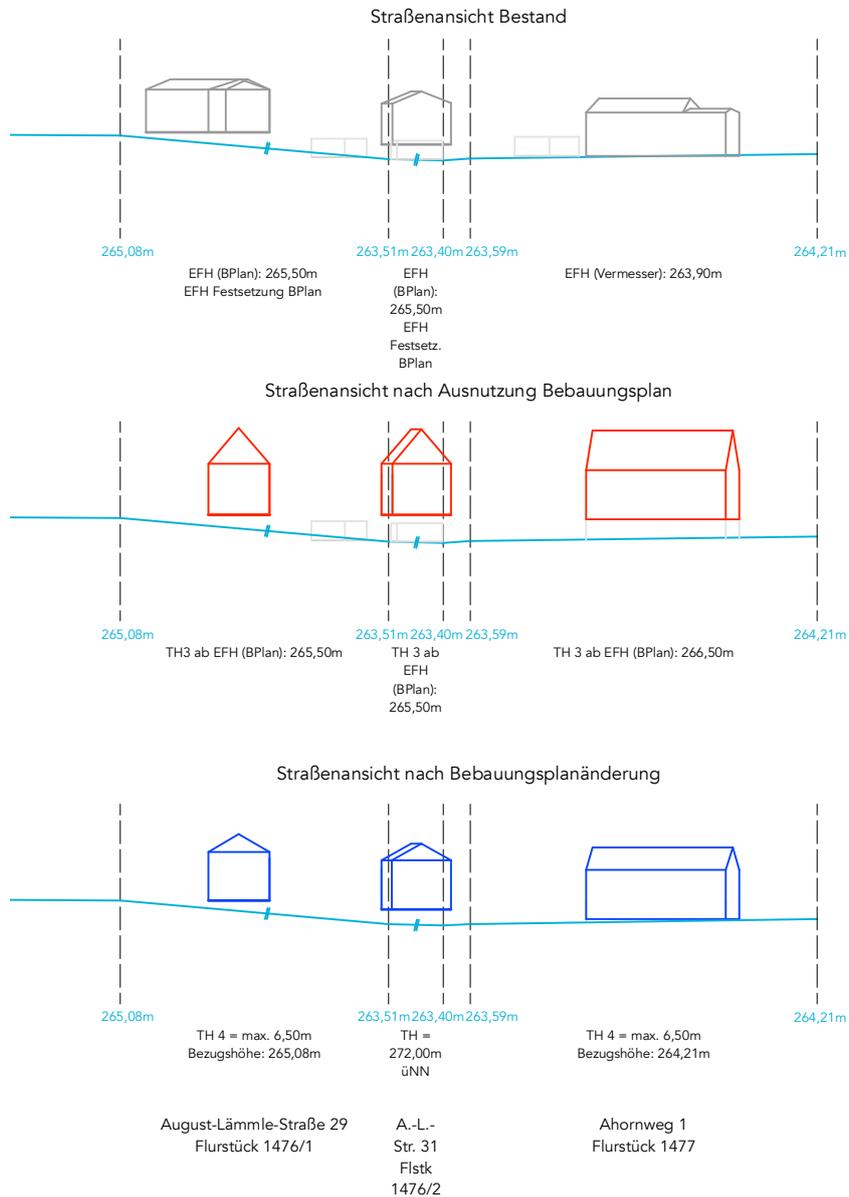




**BLICK NACH OSTEN AUF DIE AUGUST-LÄMMLE-STRASSE**

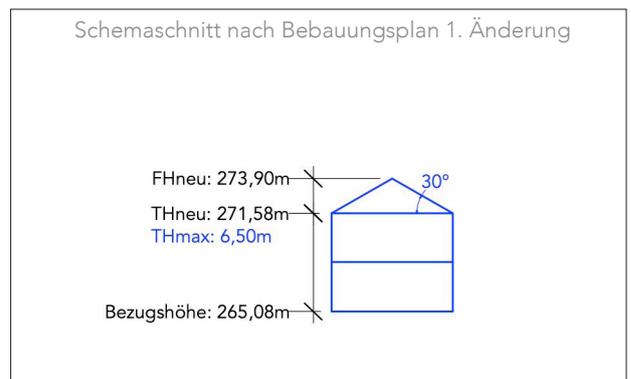
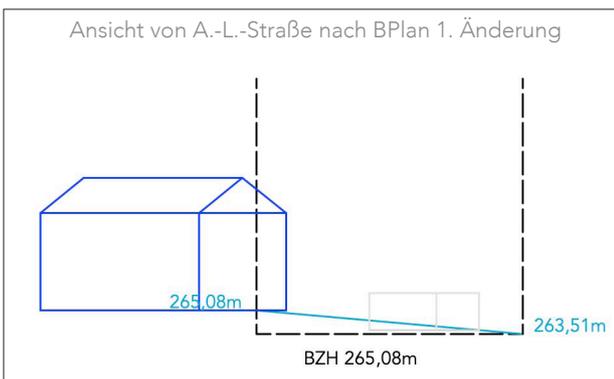
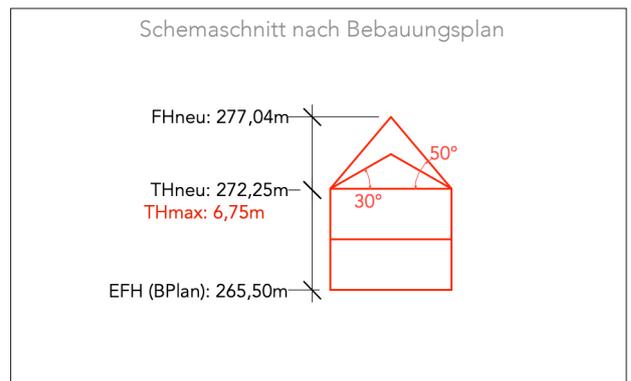
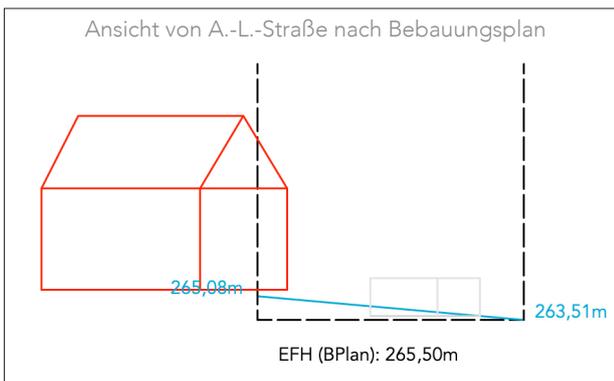
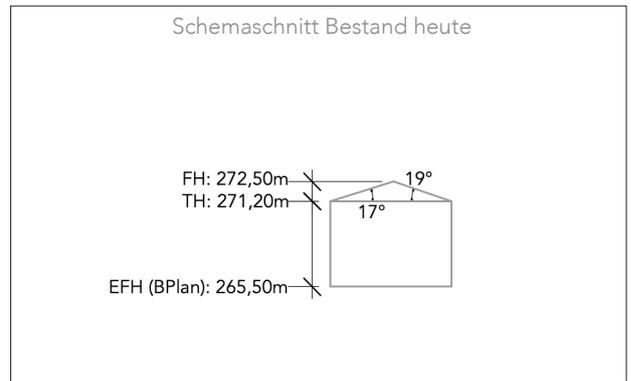
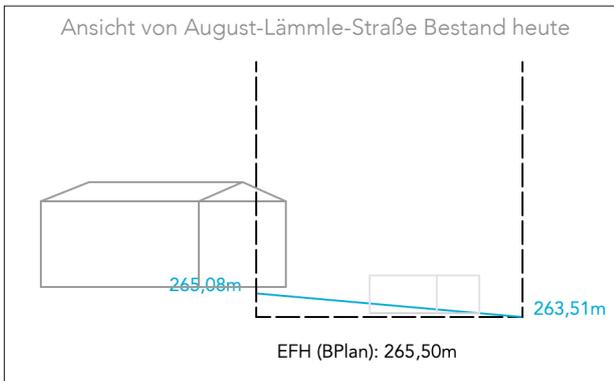
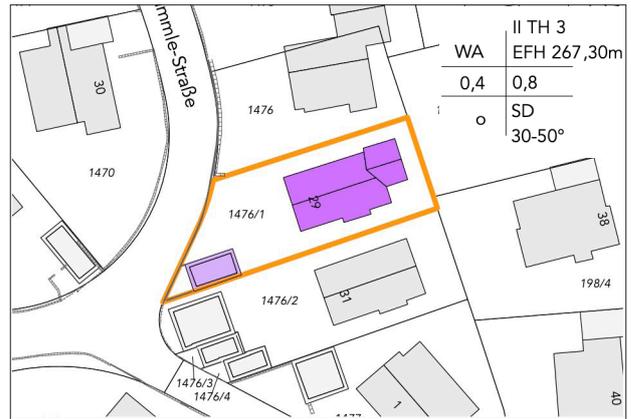


**AUGUST-LÄMMLE-STRASSE 29 BIS AHORNWEG 1 - ANSICHT 1:1.000**



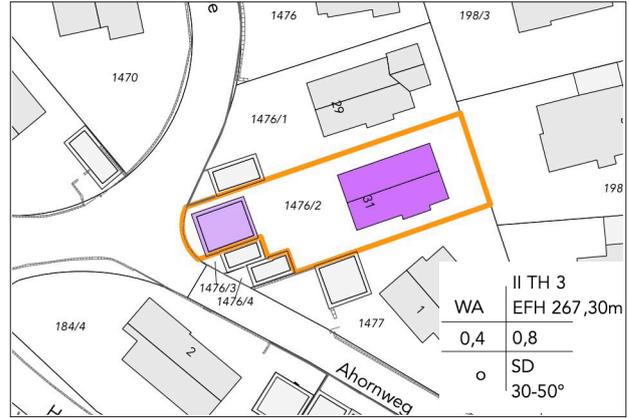
AUGUST-LÄMMLE-STRASSE 29

FLURSTÜCK 1476/1

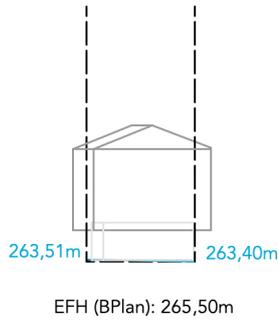


AUGUST-LÄMMLE-STRASSE 31

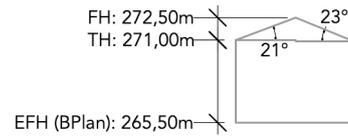
FLURSTÜCK 1476/2



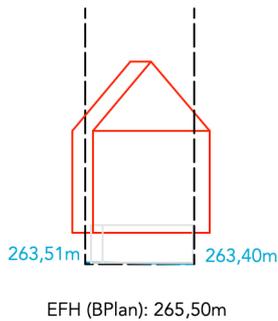
Ansicht von August-Lämmle-Straße Bestand heute



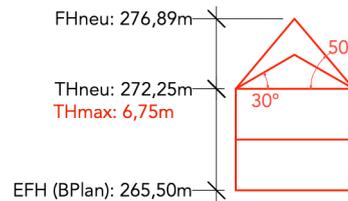
Schemaschnitt Bestand heute



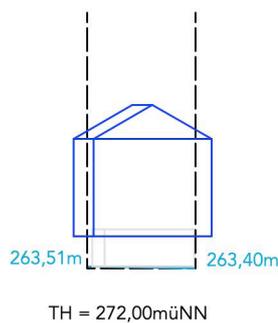
Ansicht von A.-L.-Straße nach Bebauungsplan



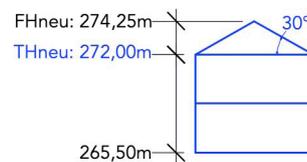
Schemaschnitt nach Bebauungsplan



Ansicht von A.-L.-Straße nach BPlan 1. Änderung

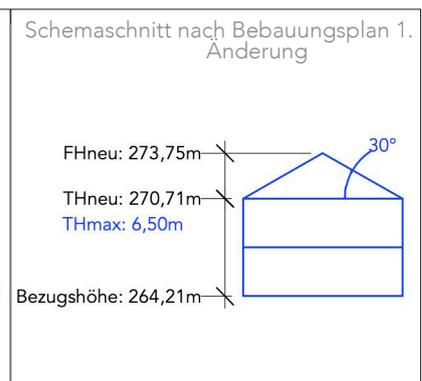
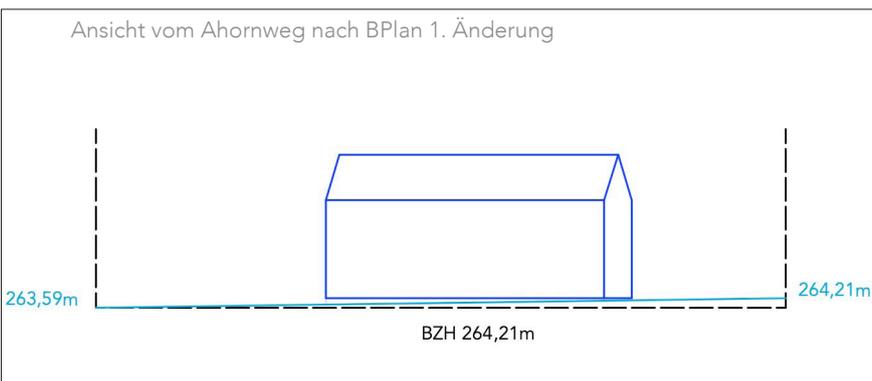
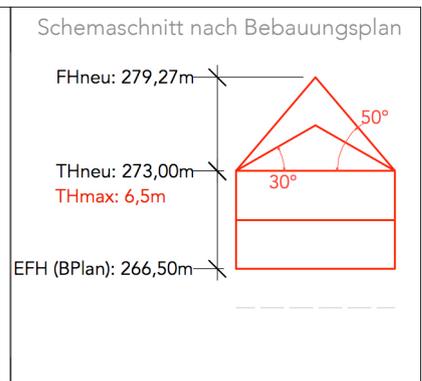
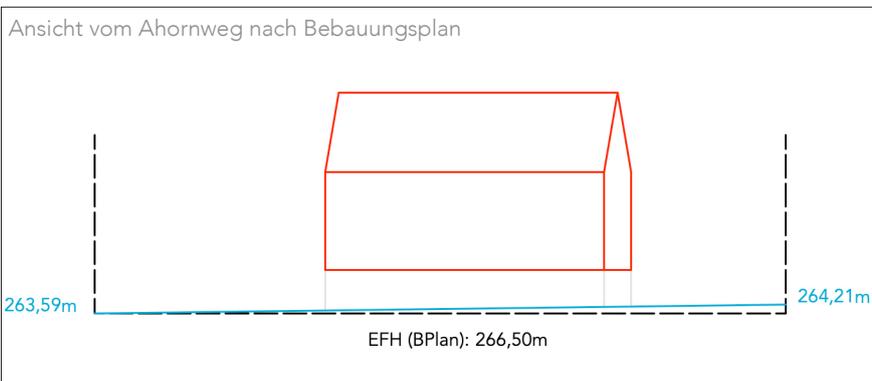
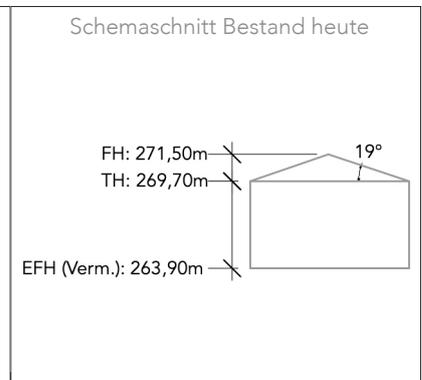
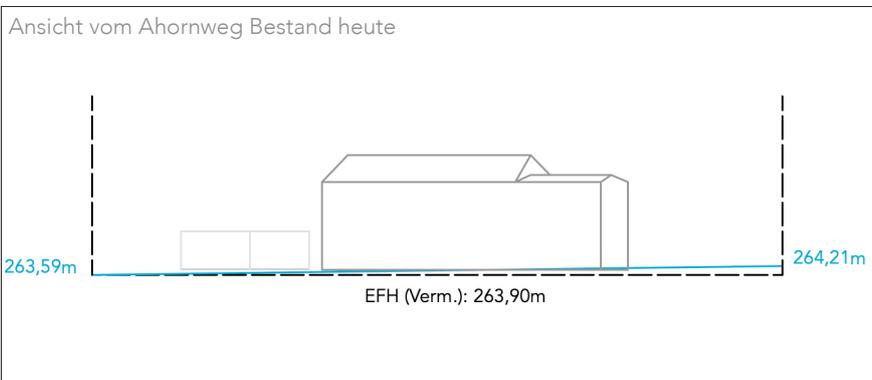
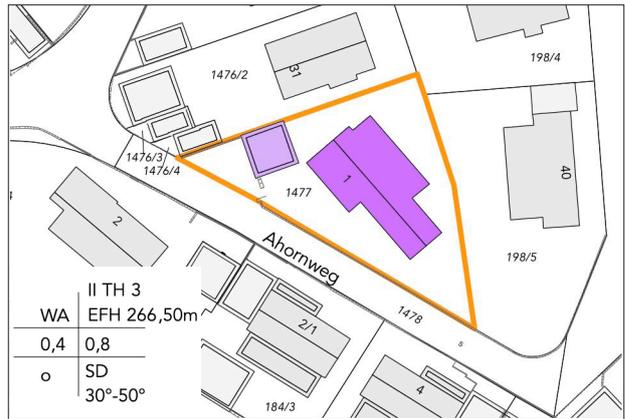


Schemaschnitt nach Bebauungsplan 1. Änderung



# AHORNWEG 1

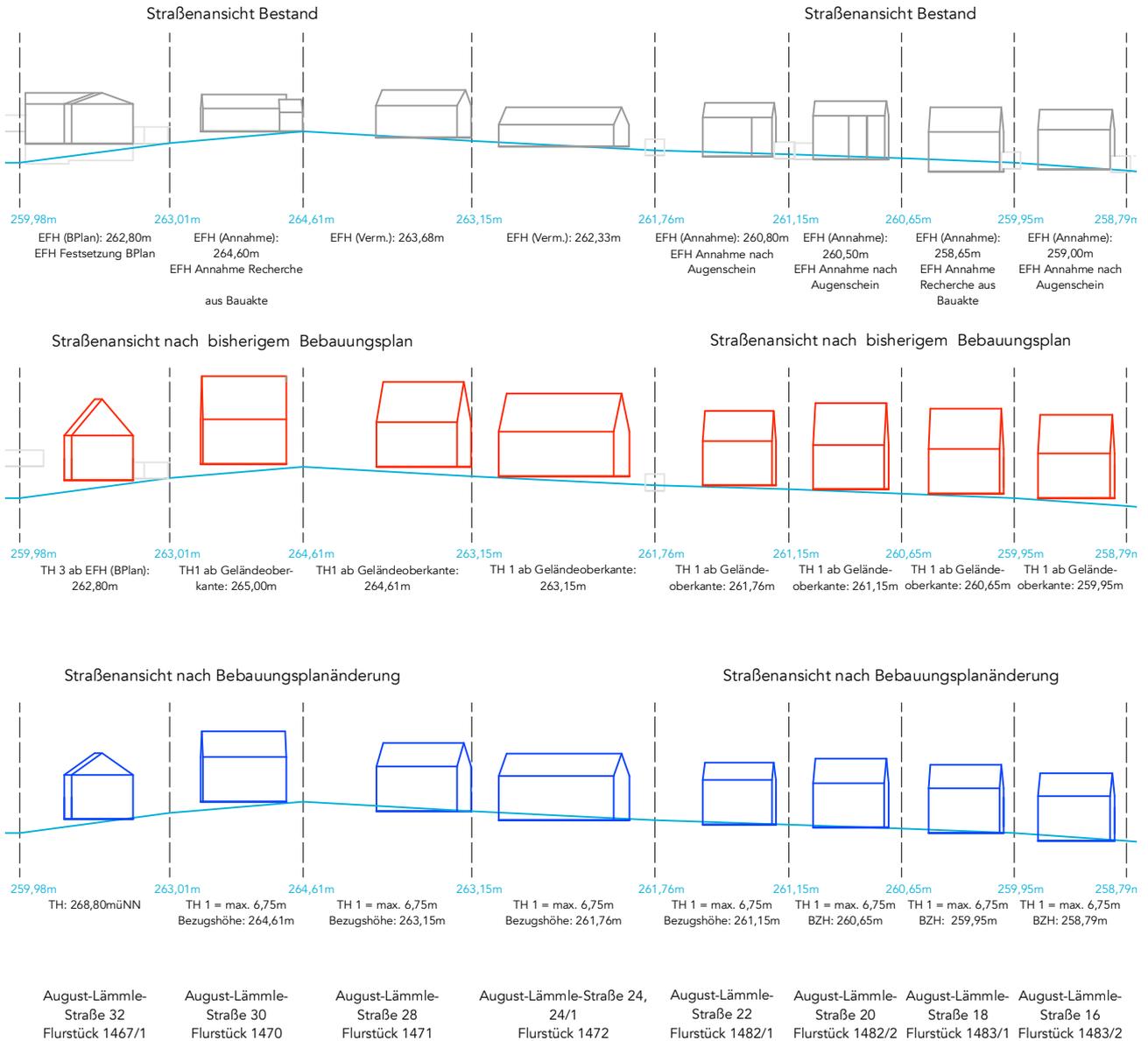
# FLURSTÜCK 1477

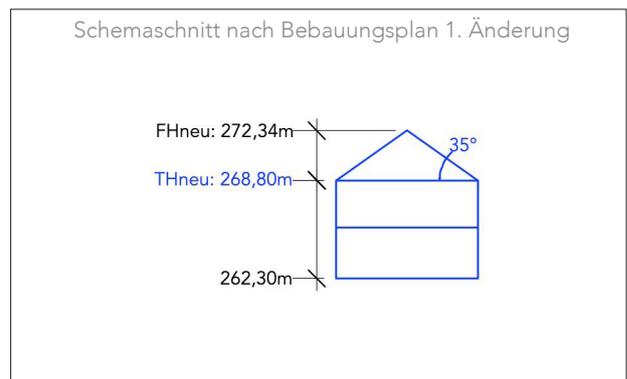
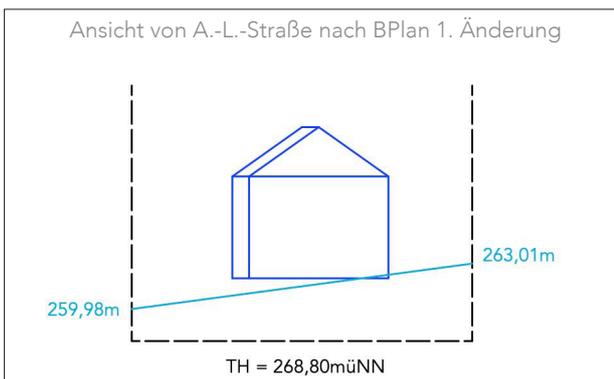
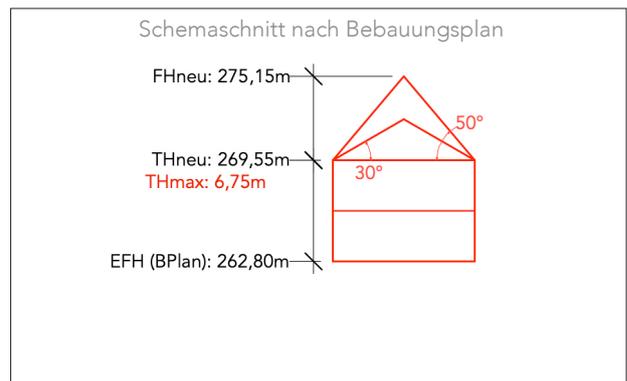
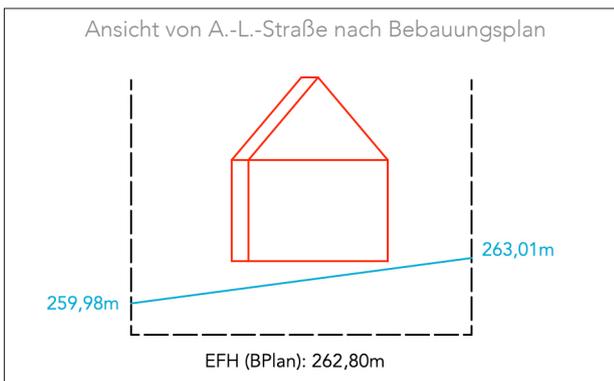
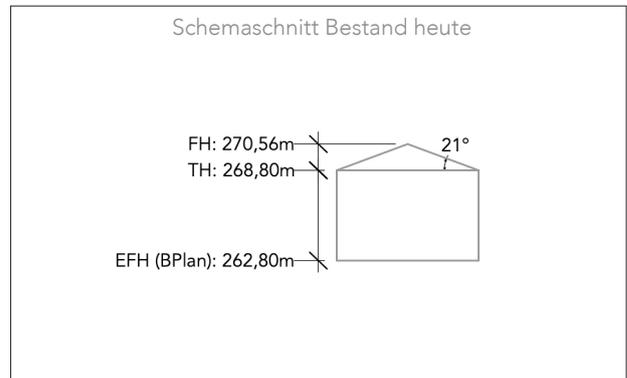
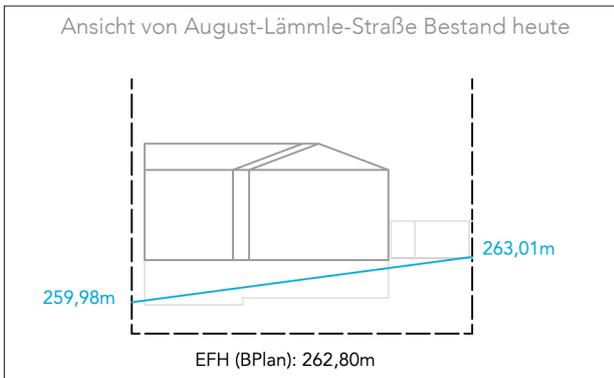
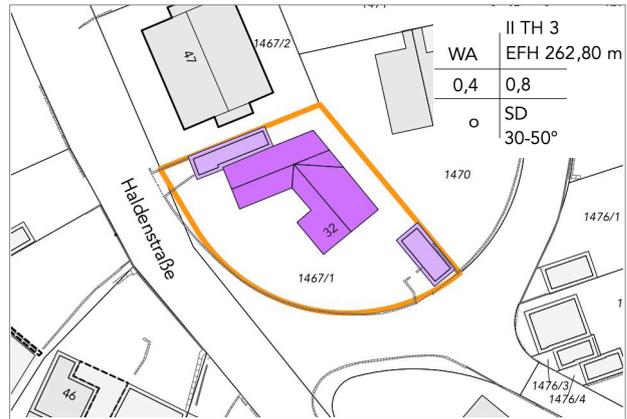


## BLICK NACH WESTEN AUF DIE AUGUST-LÄMMLE-STRASSE



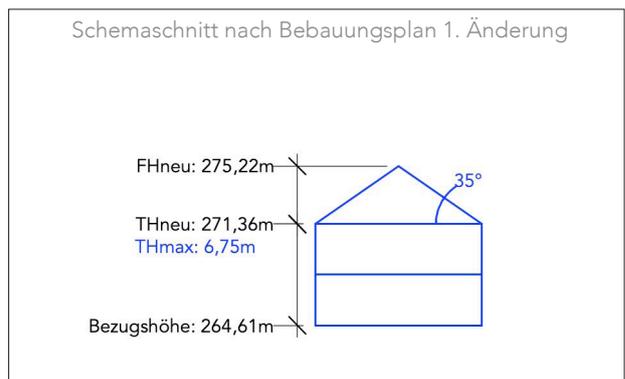
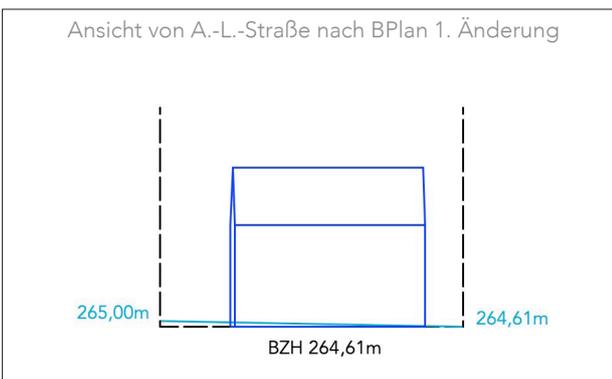
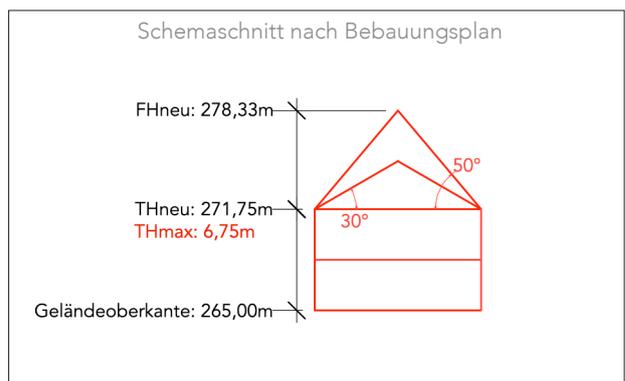
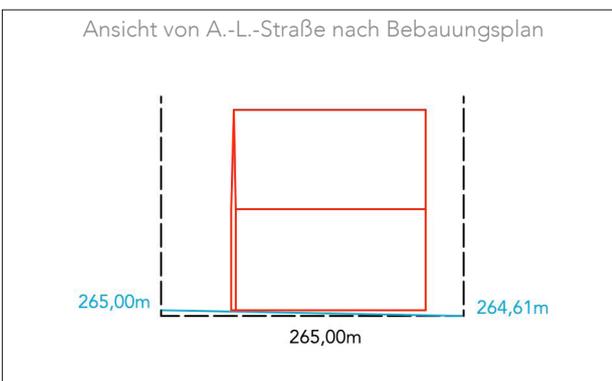
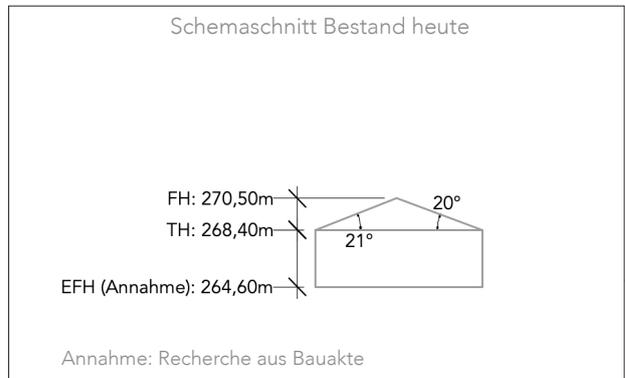
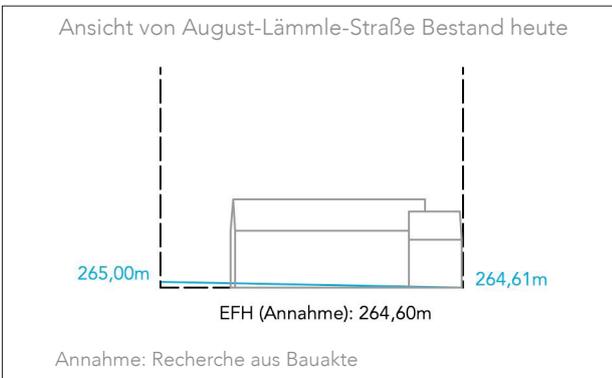
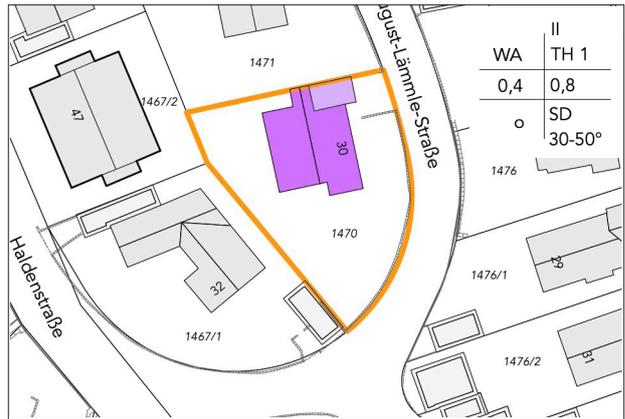
### AUGUST-LÄMMLE-STRASSE 32 BIS 16 - ANSICHT 1:1.000





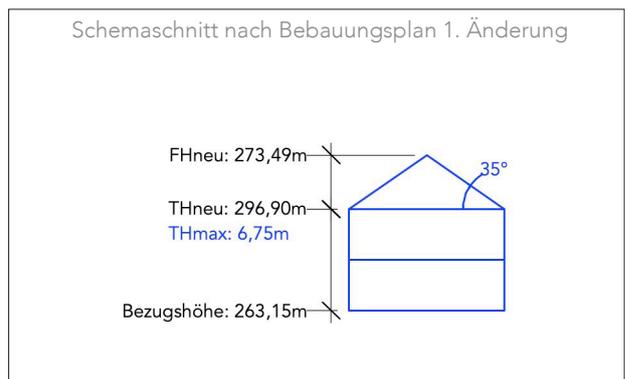
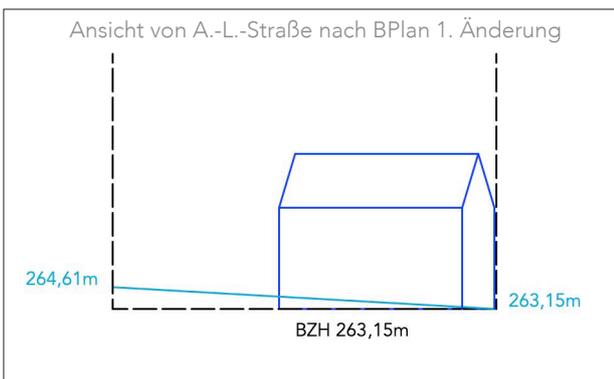
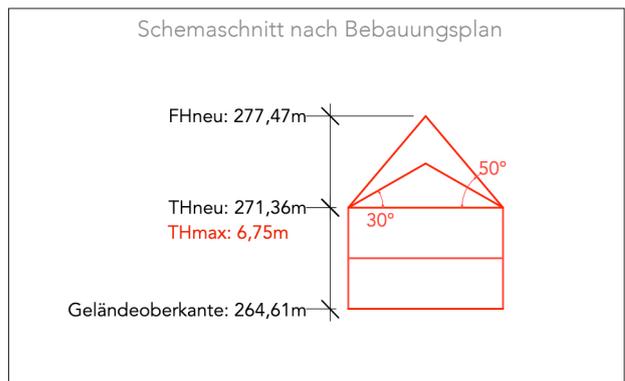
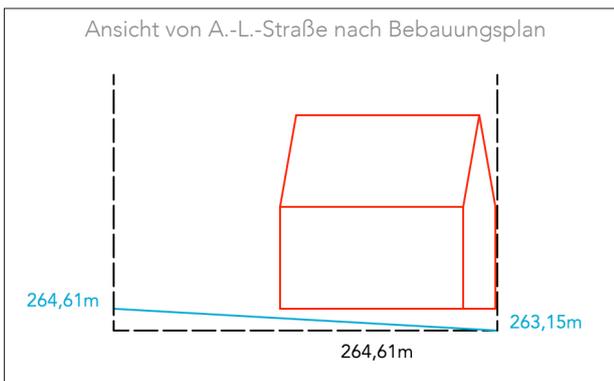
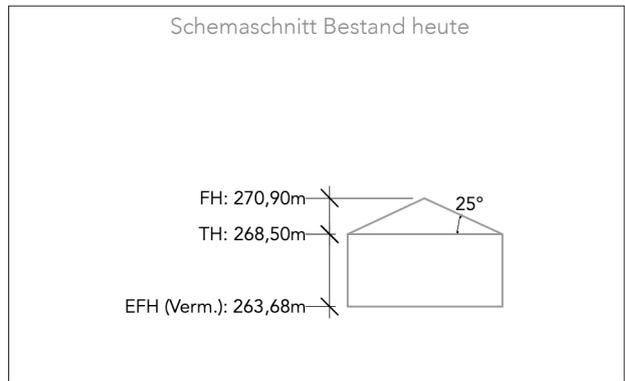
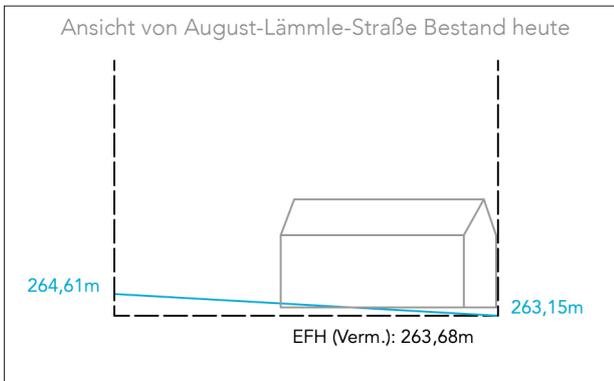
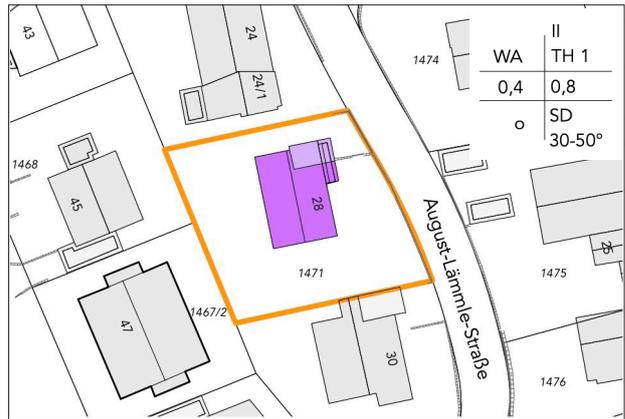
**AUGUST-LÄMMLE-STRASSE 30**

**FLURSTÜCK 1470**



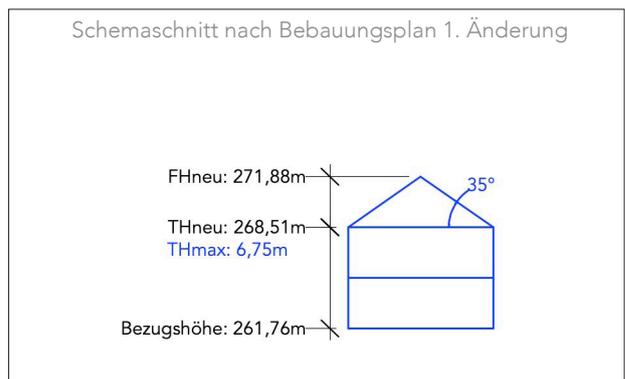
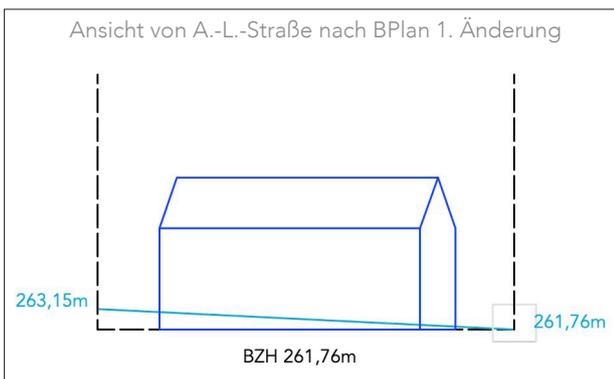
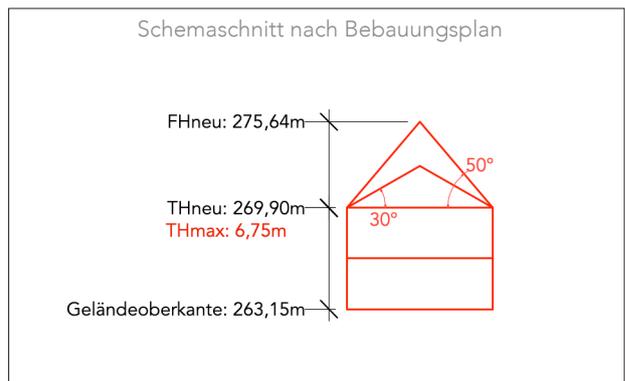
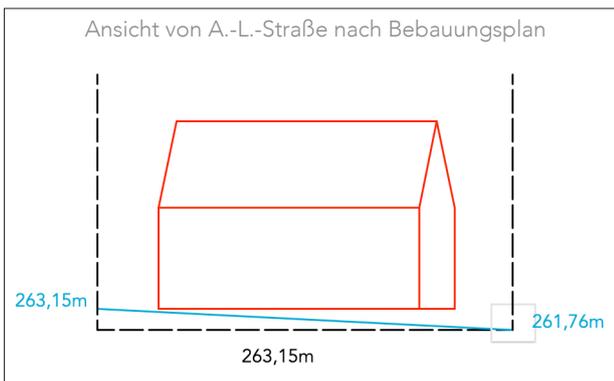
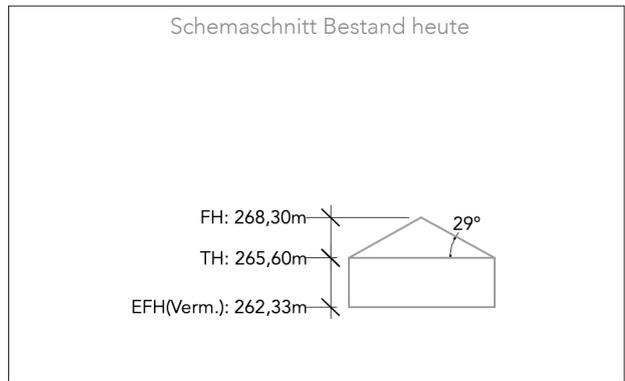
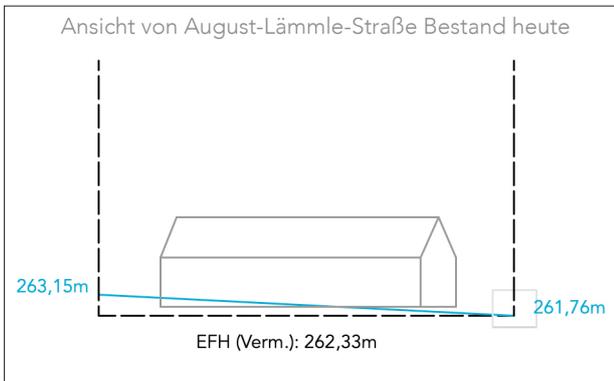
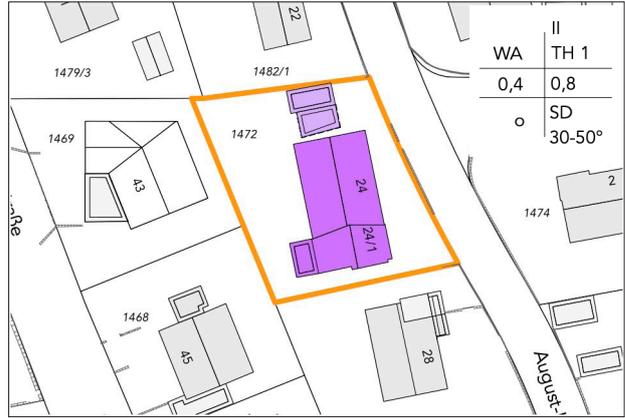
AUGUST-LÄMMLER-STRASSE 28

FLURSTÜCK 1471



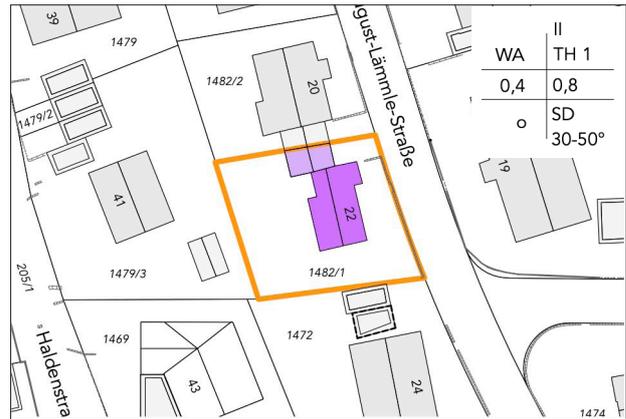
AUGUST-LÄMMLE-STRASSE 24 / 24/1

FLURSTÜCK 1472

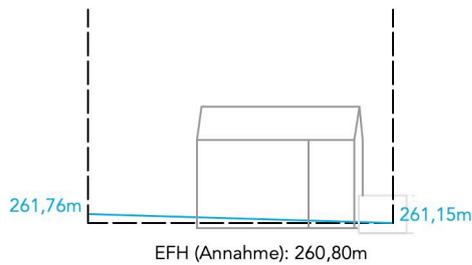


AUGUST-LÄMMLER-STRASSE 22

FLURSTÜCK 1482/1

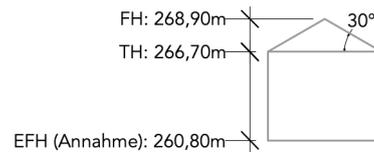


Ansicht von August-Lämmle-Straße Bestand heute



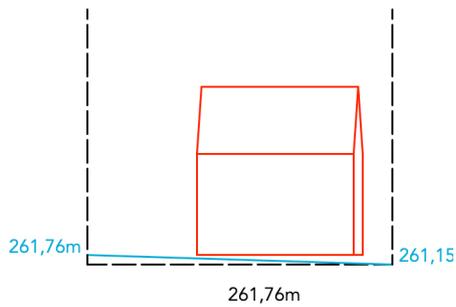
Annahme: EFH nach Augenschein

Schemaschnitt Bestand heute

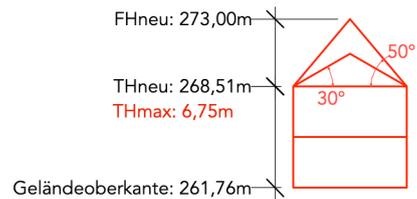


Annahme: EFH nach Augenschein

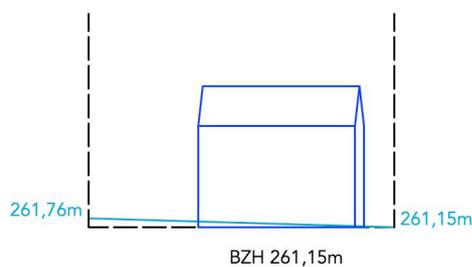
Ansicht von A.-L.-Straße nach Bebauungsplan



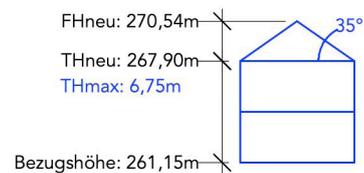
Schemaschnitt nach Bebauungsplan



Ansicht von A.-L.-Straße nach BPlan 1. Änderung

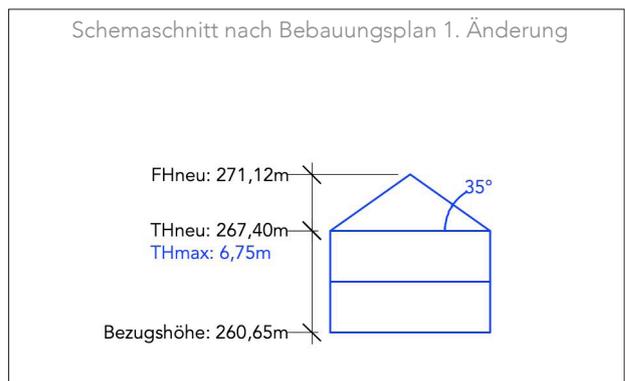
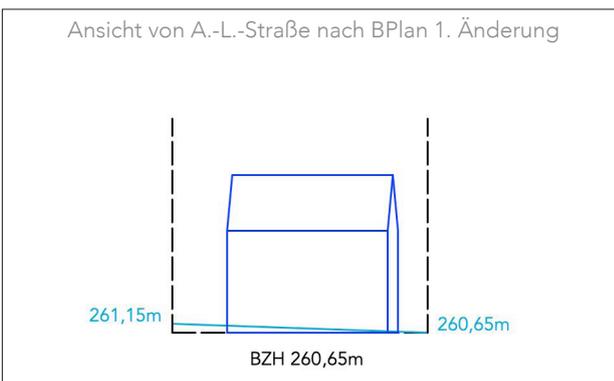
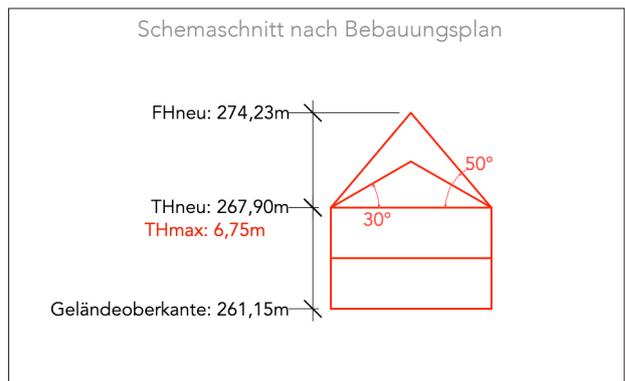
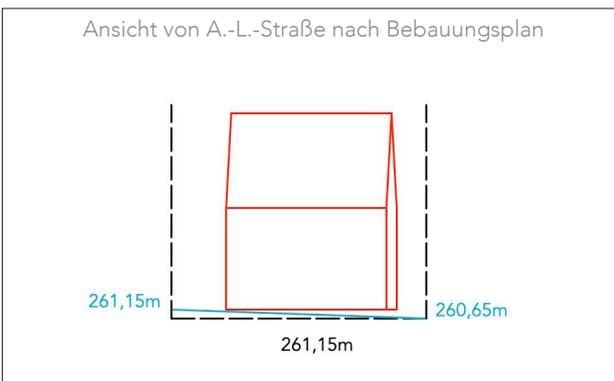
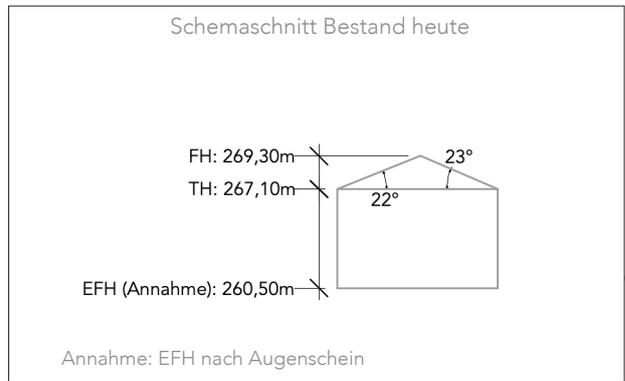
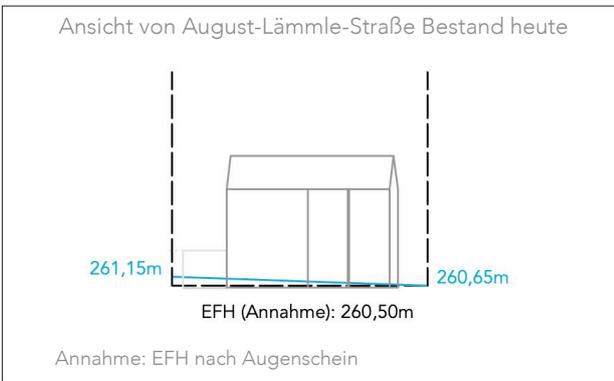
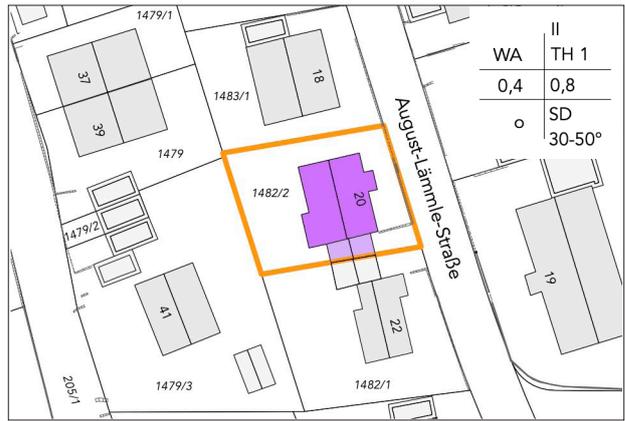


Schemaschnitt nach Bebauungsplan 1. Änderung



# AUGUST-LÄMMLE-STRASSE 20

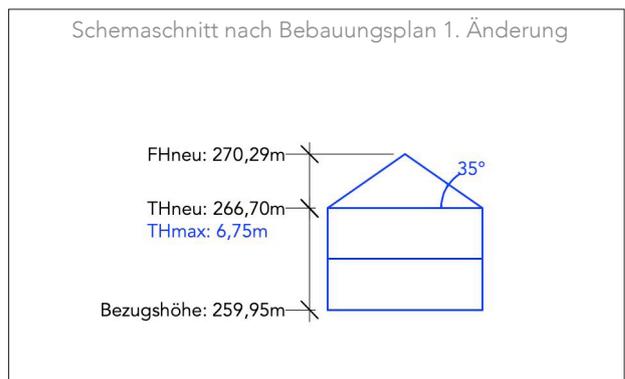
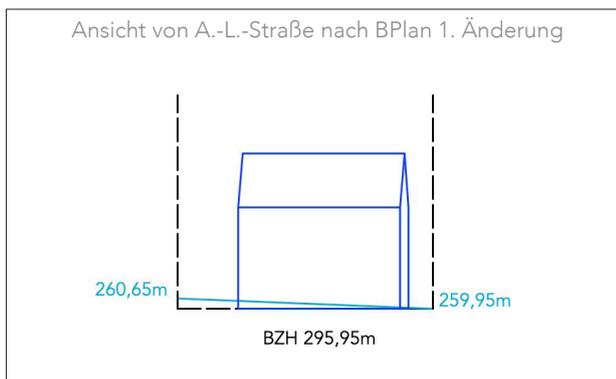
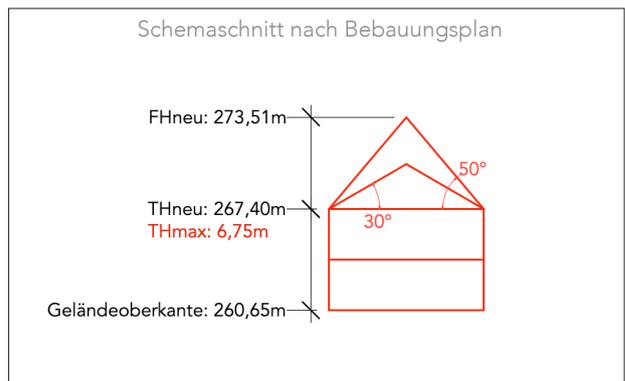
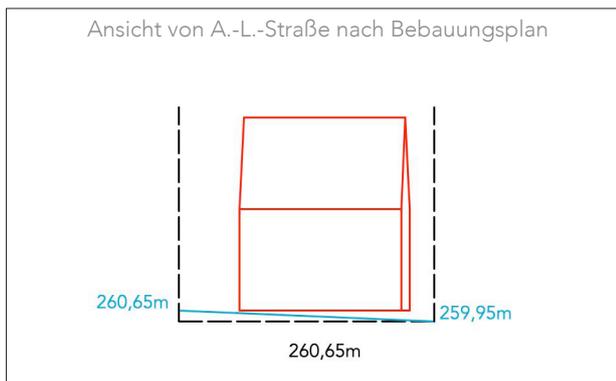
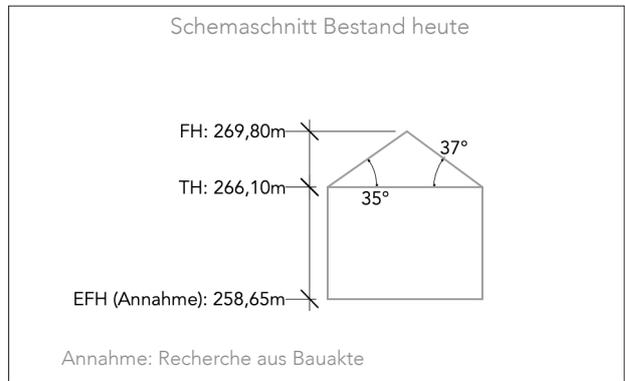
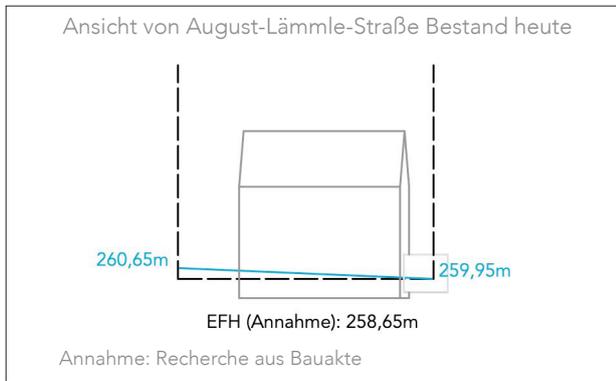
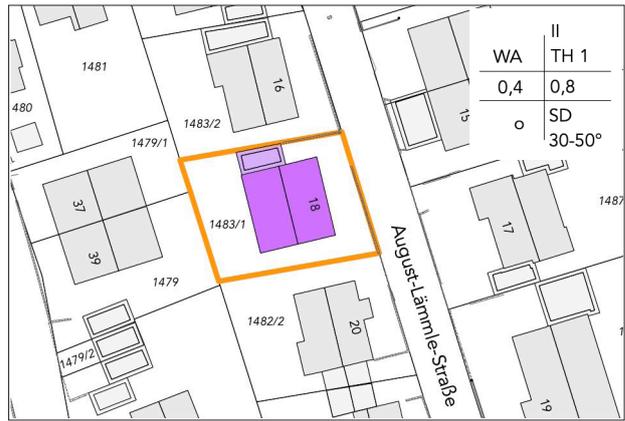
# FLURSTÜCK 1482/2



AUGUST-LÄMMLE-STRASSE 18

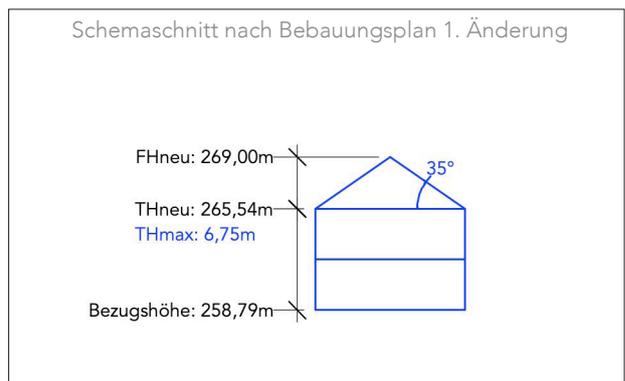
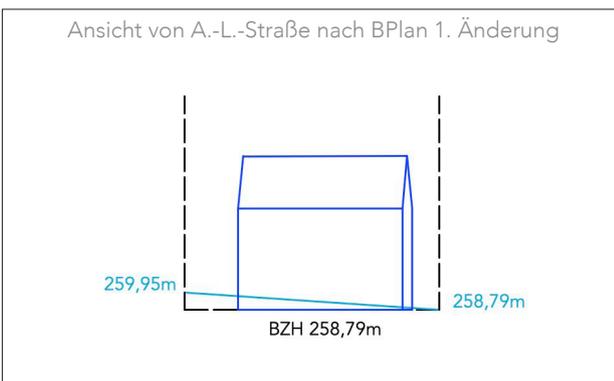
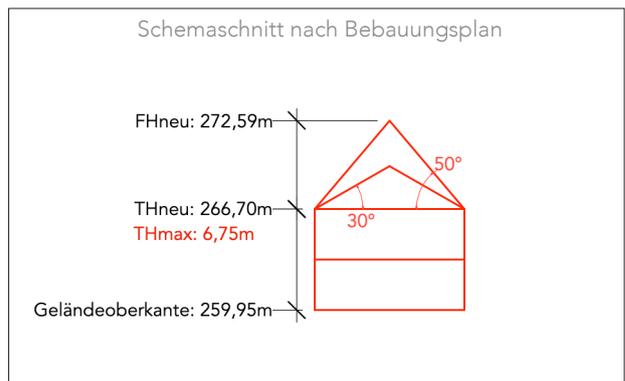
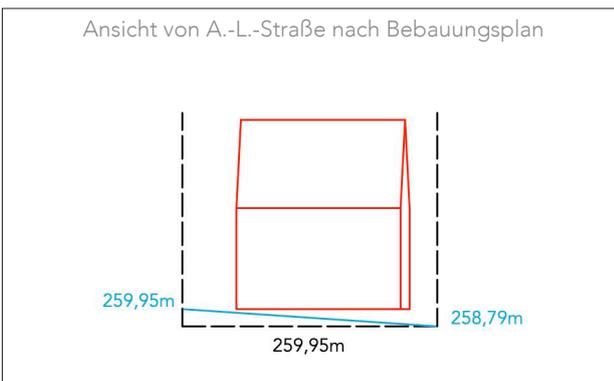
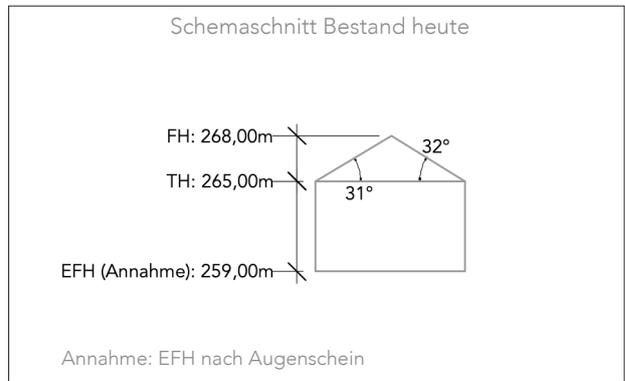
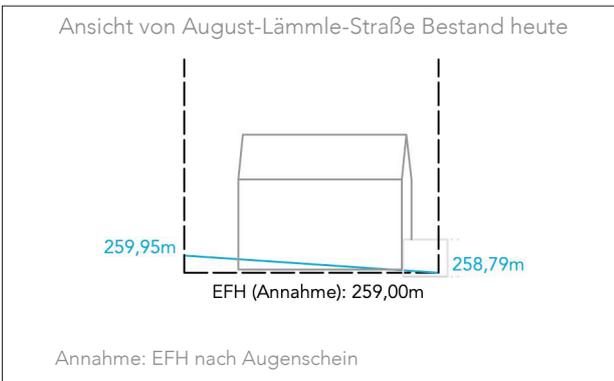


FLURSTÜCK 1483/1



# AUGUST-LÄMMLE-STRASSE 16

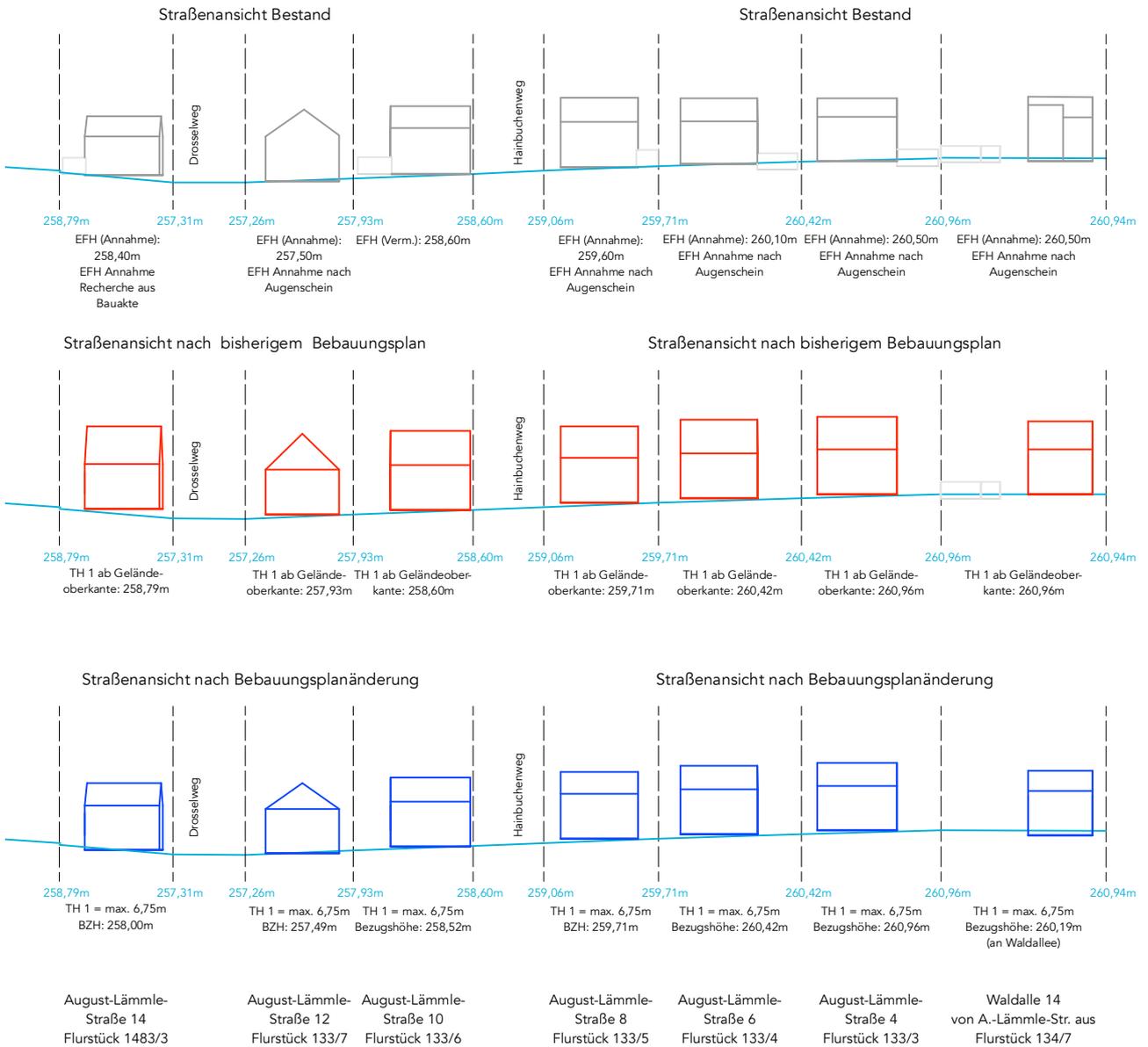
# FLURSTÜCK 1483/2



# BLICK NACH WESTEN AUF DIE AUGUST-LÄMMLE-STRASSE

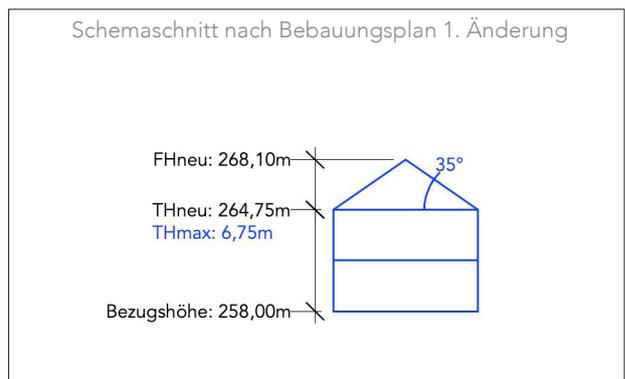
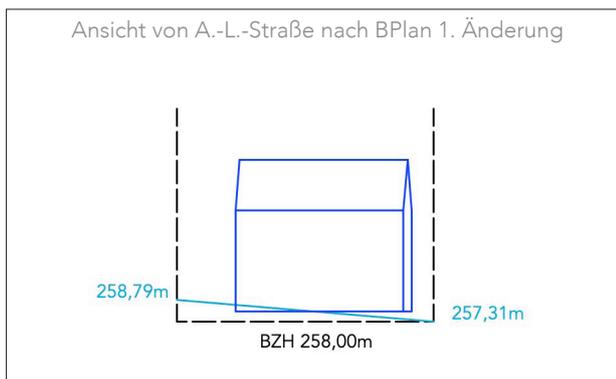
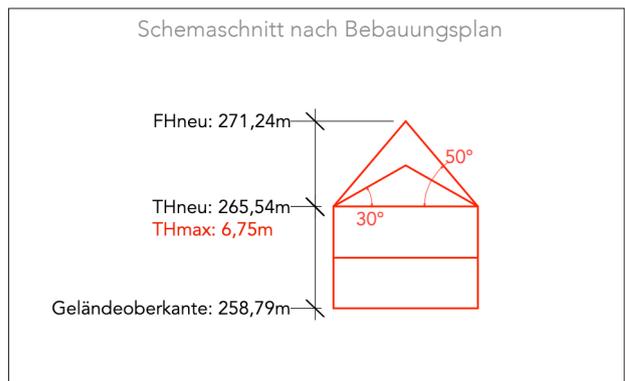
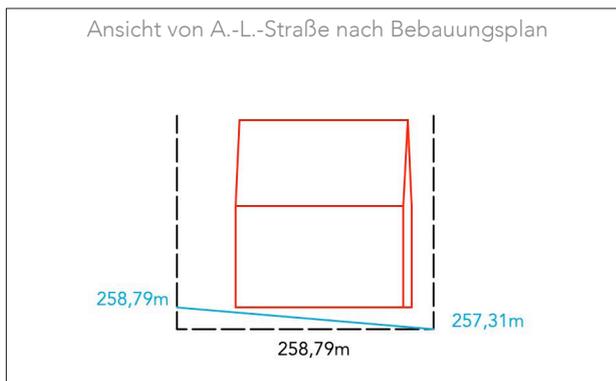
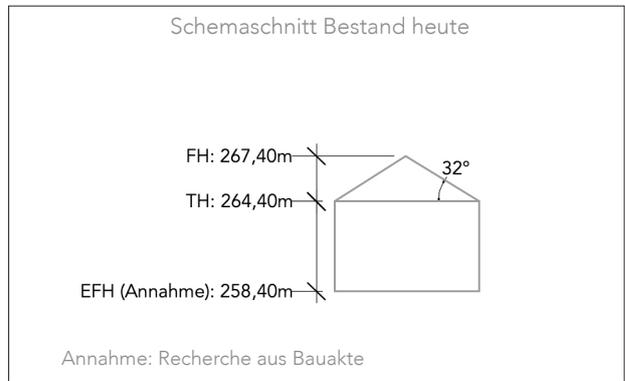
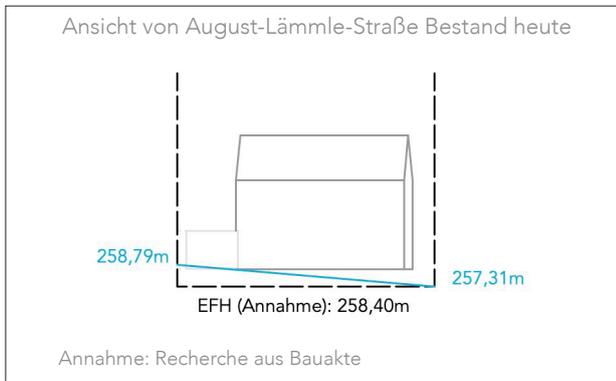
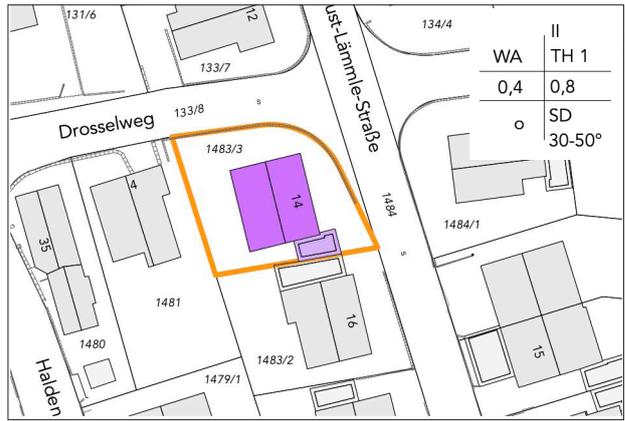


## AUGUST-LÄMMLE-STRASSE 14 BIS WALDALLEE 14 - ANSICHT 1:1.000



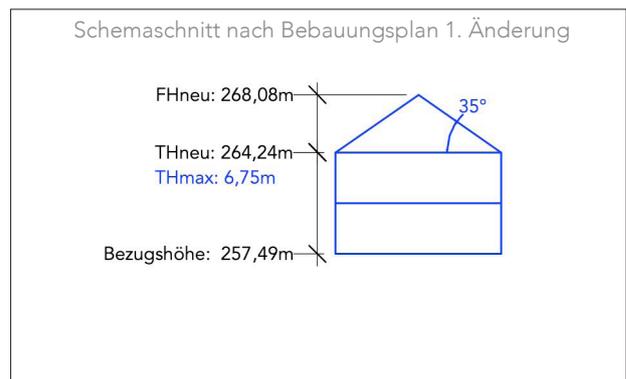
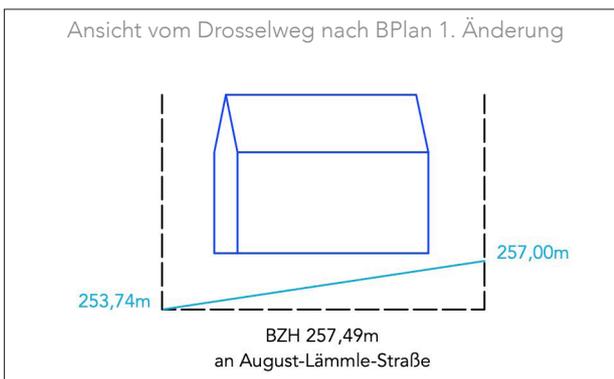
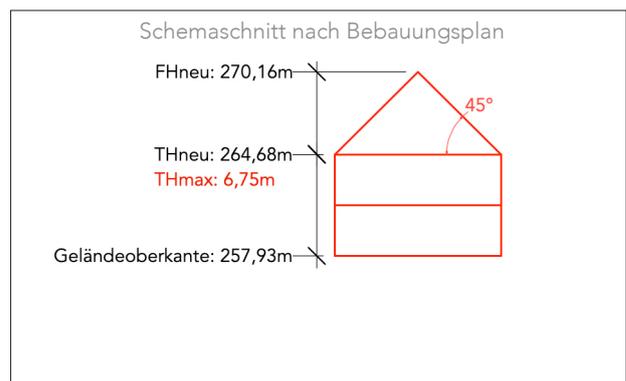
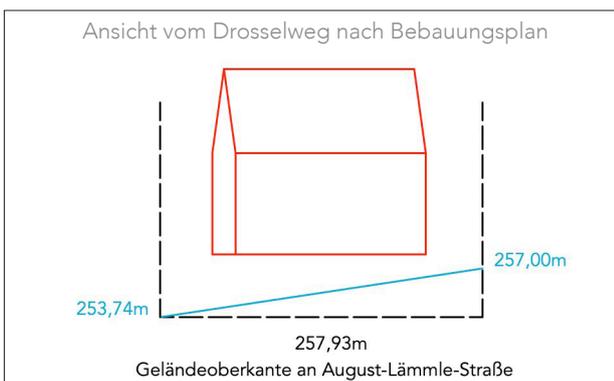
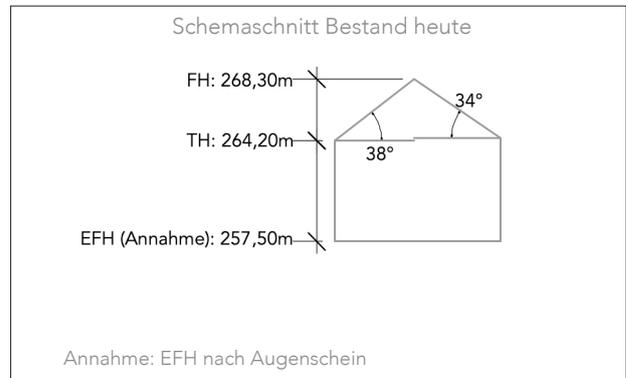
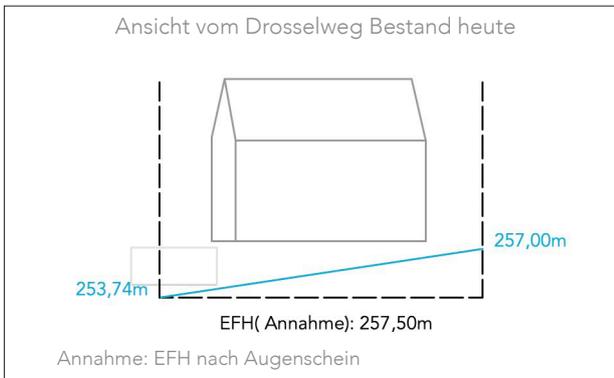
# AUGUST-LÄMMLE-STRASSE 14

# FLURSTÜCK 1483/3



AUGUST-LÄMMLE-STRASSE 12

FLURSTÜCK 133/7

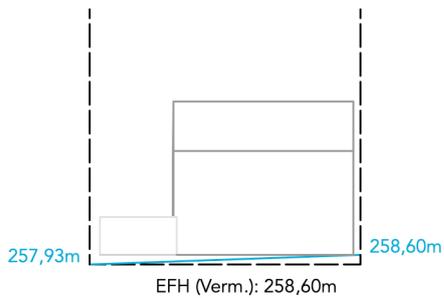


## AUGUST-LÄMMLE-STRASSE 10

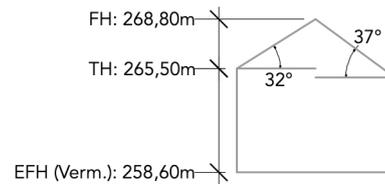
## FLURSTÜCK 133/6



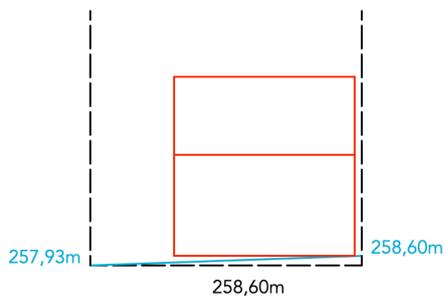
Ansicht von August-Lämmle-Straße Bestand heute



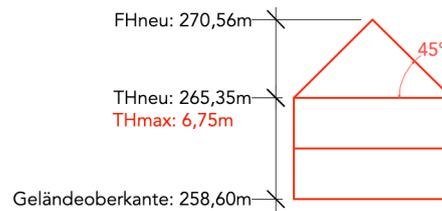
Schemaschnitt Bestand heute



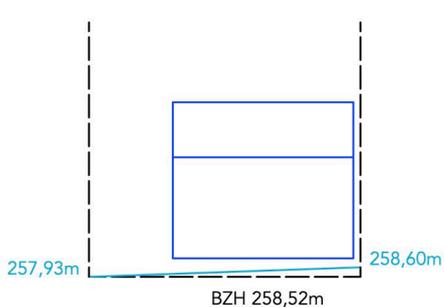
Ansicht von A.-L.-Straße nach Bebauungsplan



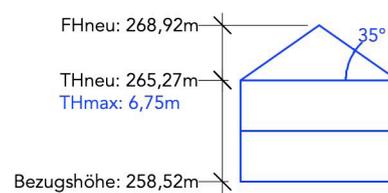
Schemaschnitt nach Bebauungsplan



Ansicht von A.-L.-Straße nach BPlan 1. Änderung



Schemaschnitt nach Bebauungsplan 1. Änderung

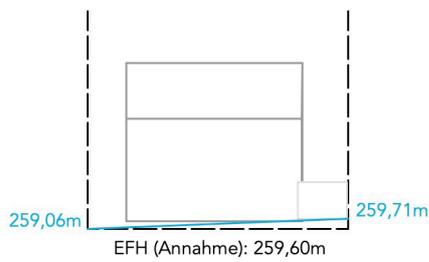


AUGUST-LÄMMLE-STRASSE 8

FLURSTÜCK 133/5

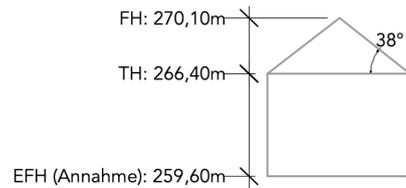


Ansicht von August-Lämmle-Strasse Bestand heute



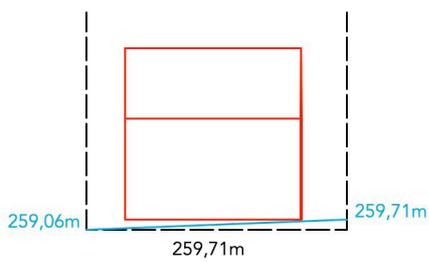
Annahme: EFH nach Augenschein

Schemaschnitt Bestand heute

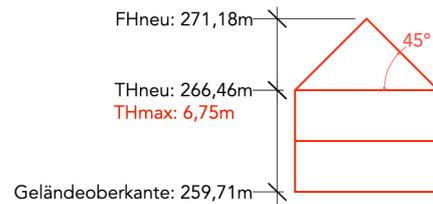


Annahme: EFH nach Augenschein

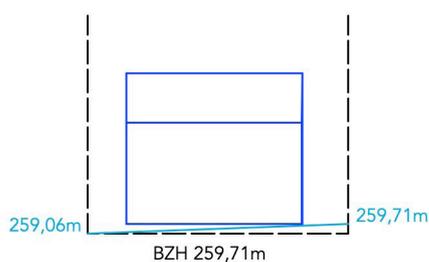
Ansicht von A.-L.-Straße nach Bebauungsplan



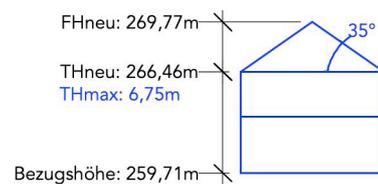
Schemaschnitt nach Bebauungsplan



Ansicht von A.-L.-Straße nach BPlan 1. Änderung

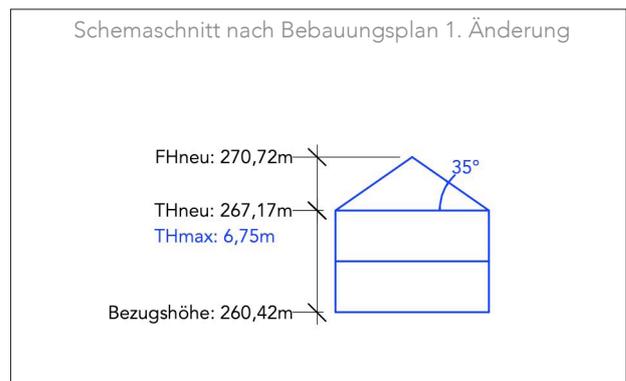
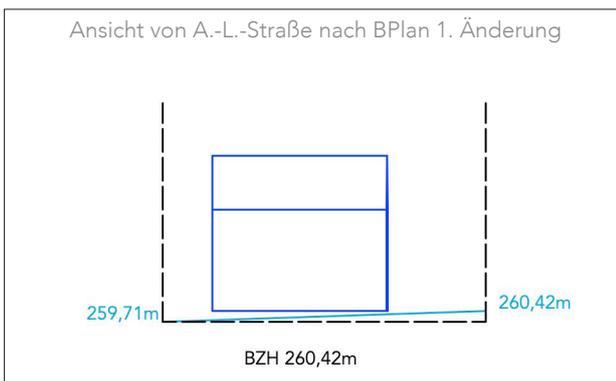
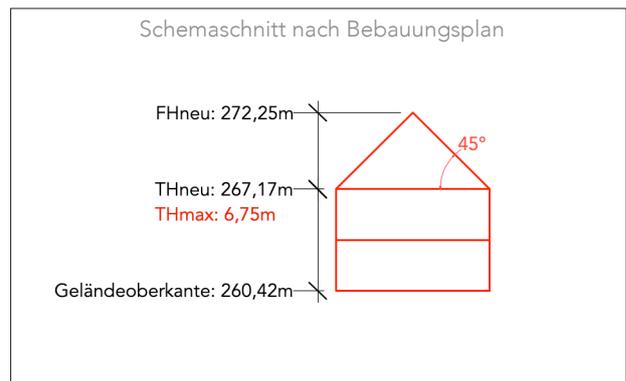
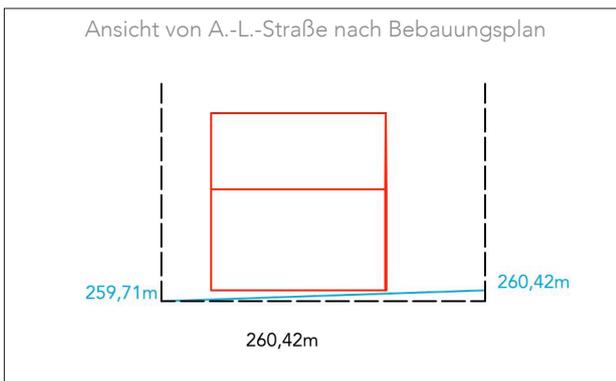
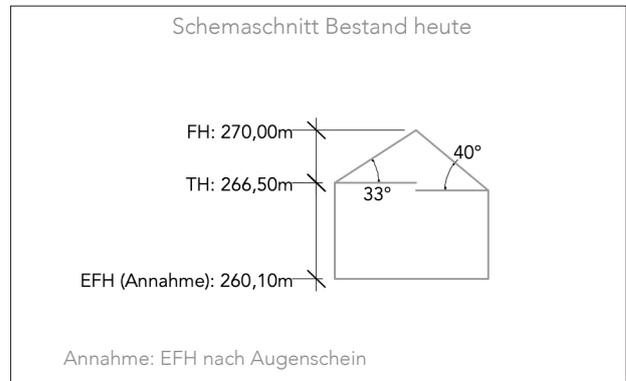
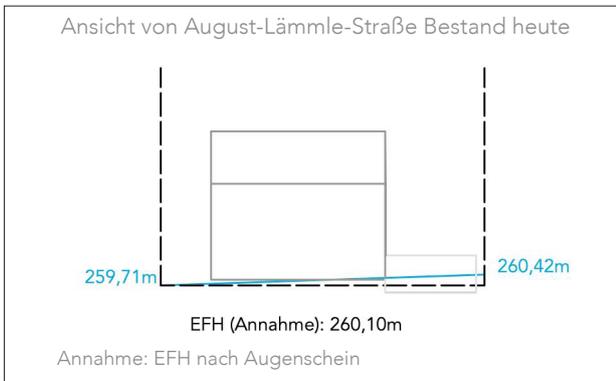


Schemaschnitt nach Bebauungsplan 1. Änderung



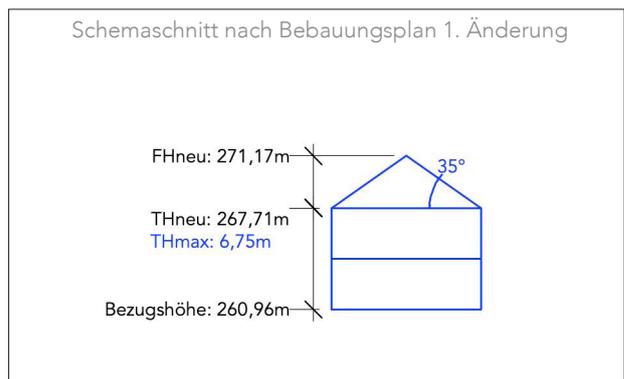
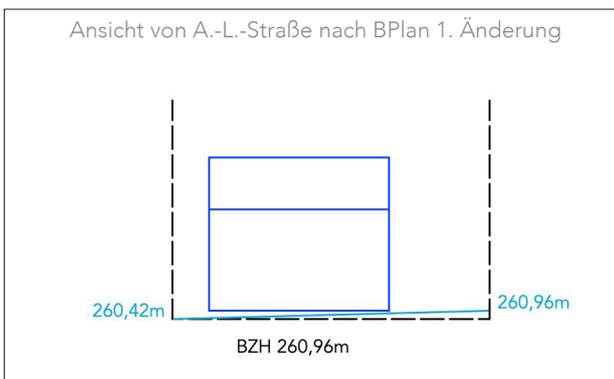
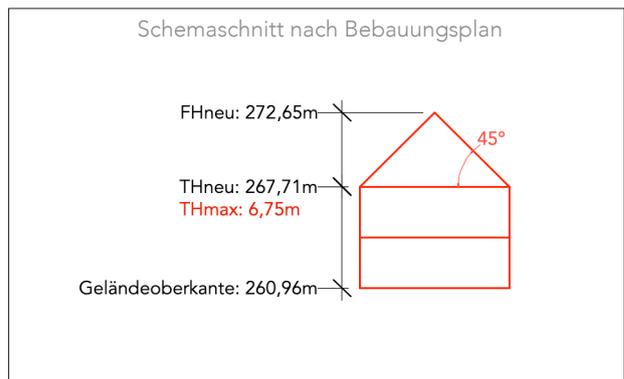
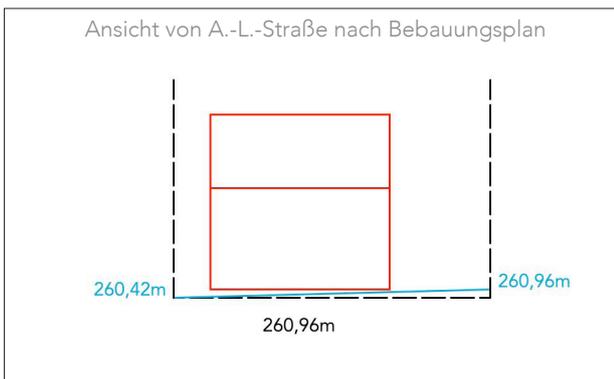
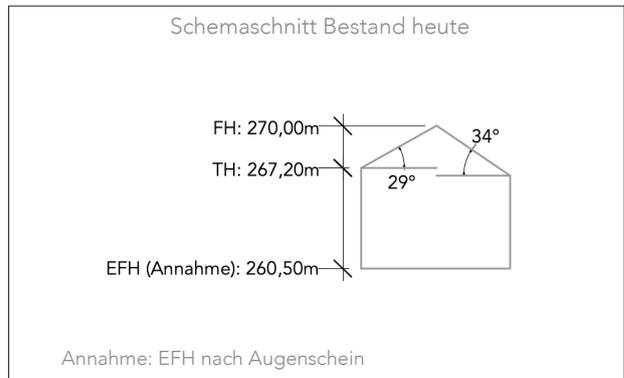
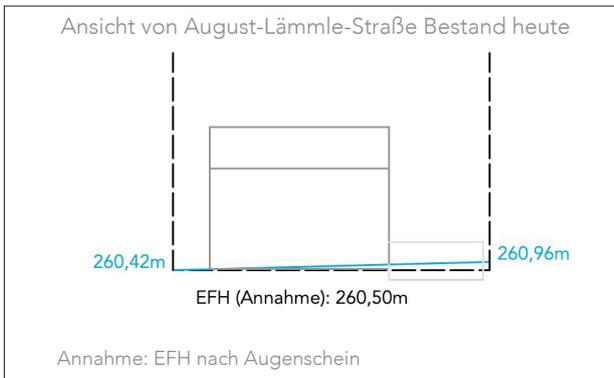
**AUGUST-LÄMMLER-STRASSE 6**

**FLURSTÜCK 133/4**



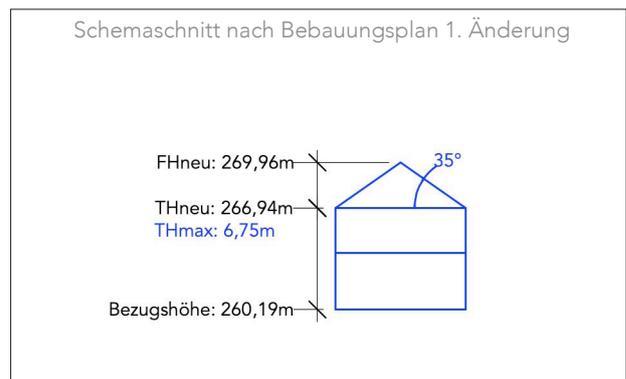
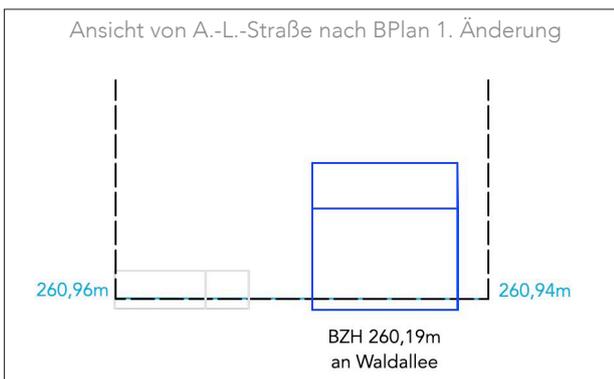
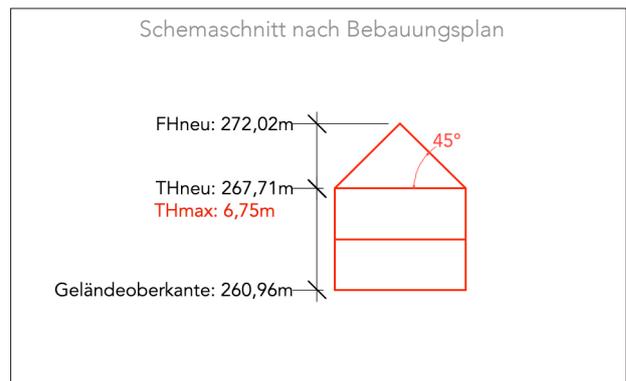
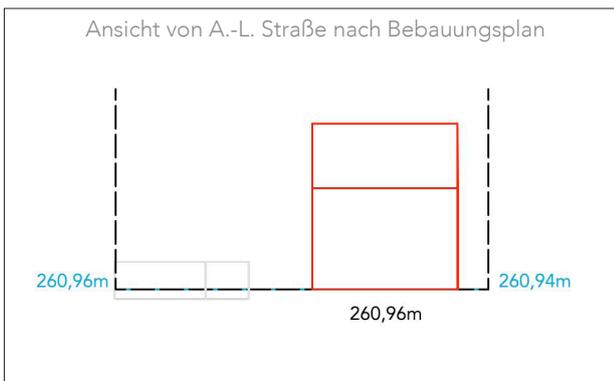
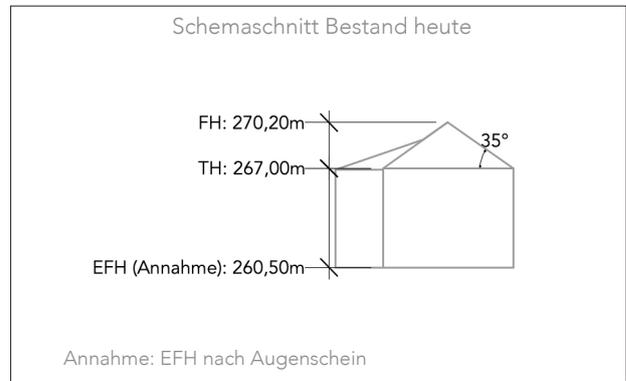
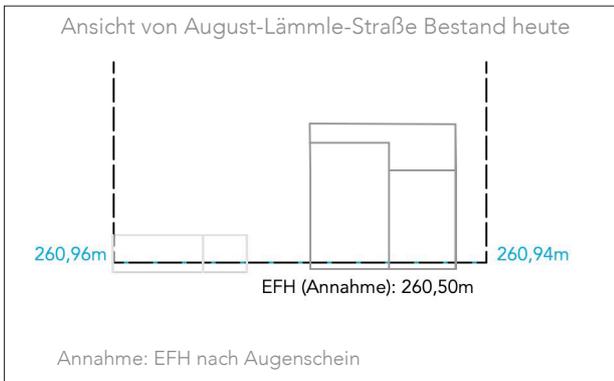
AUGUST-LÄMMLE-STRASSE 4

FLURSTÜCK 133/3



WALDALLEE 14

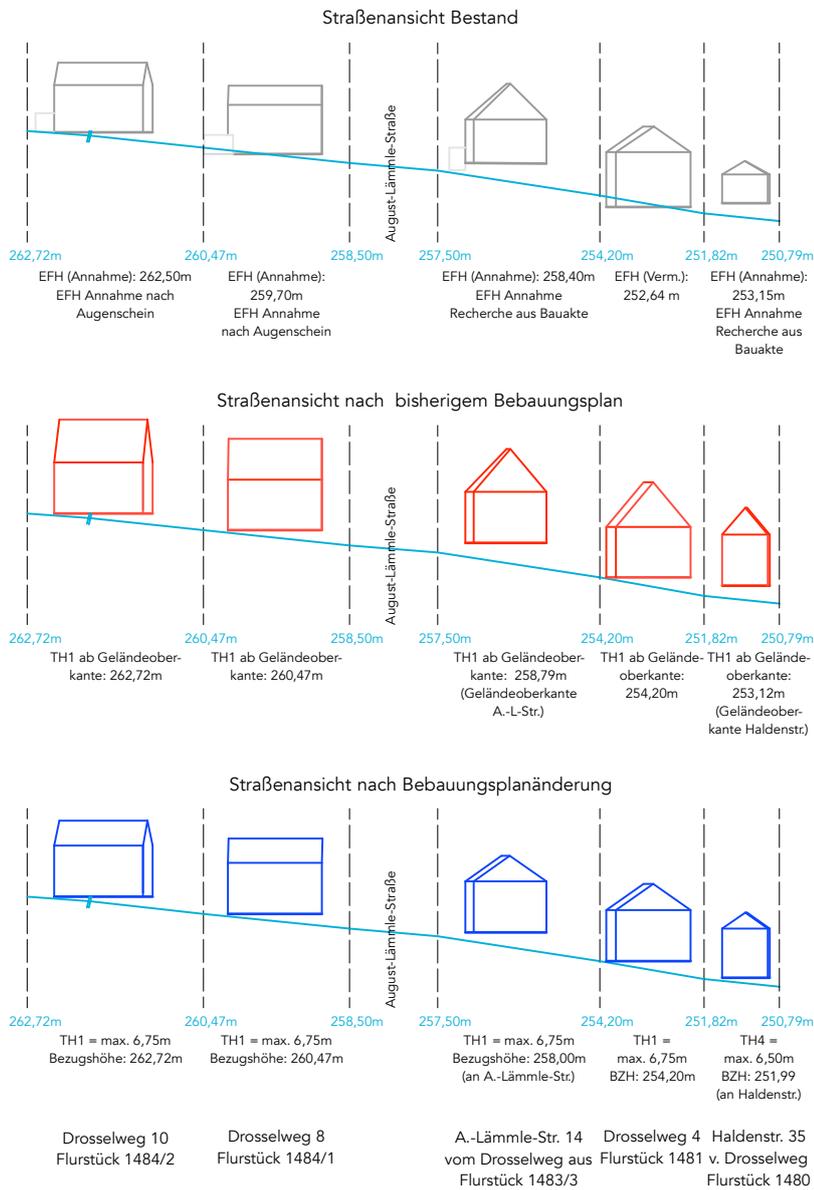
FLURSTÜCK 134/8



BLICK NACH SÜDEN AUF DEN DROSSELWEG

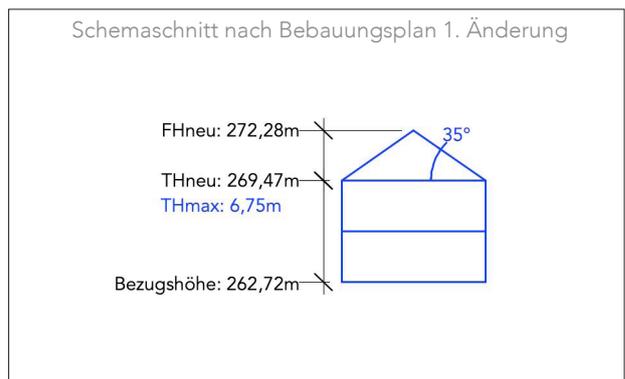
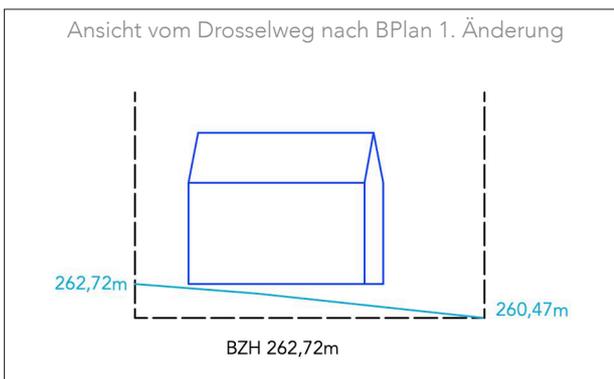
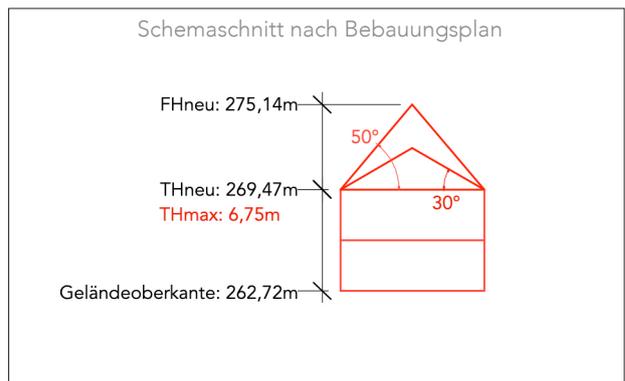
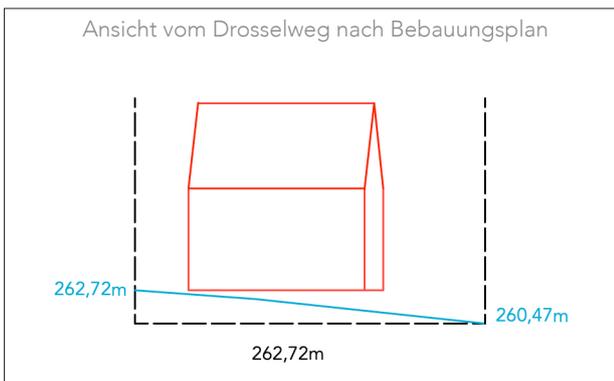
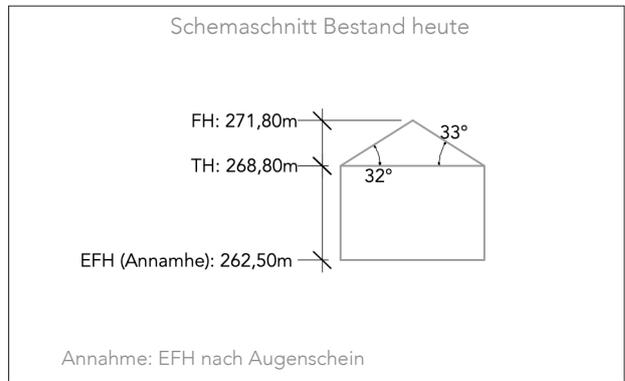
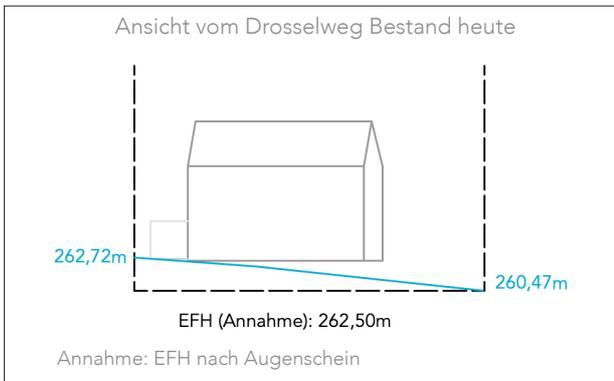
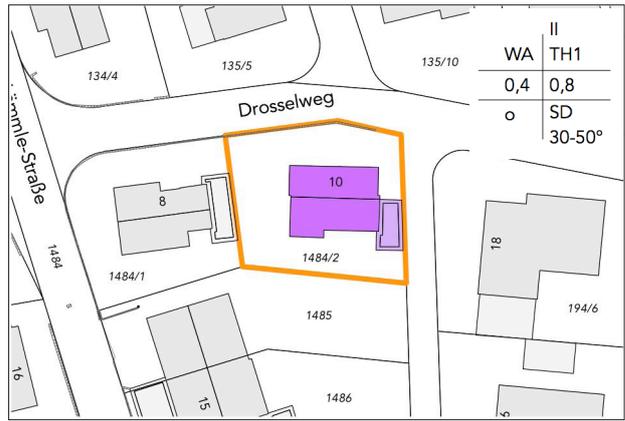


DROSSELWEG 10 BIS HALDENSTRASSE 35 - ANSICHT 1:1.000



DROSSELWEG 10

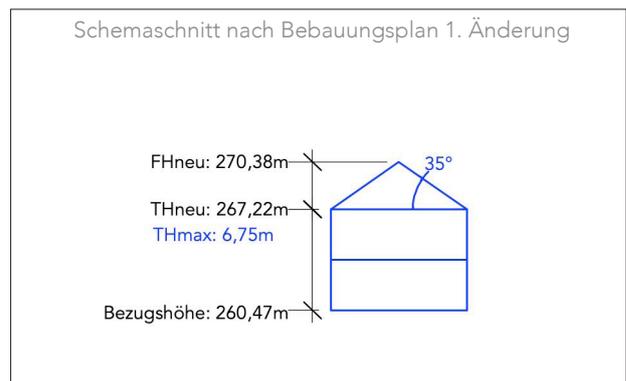
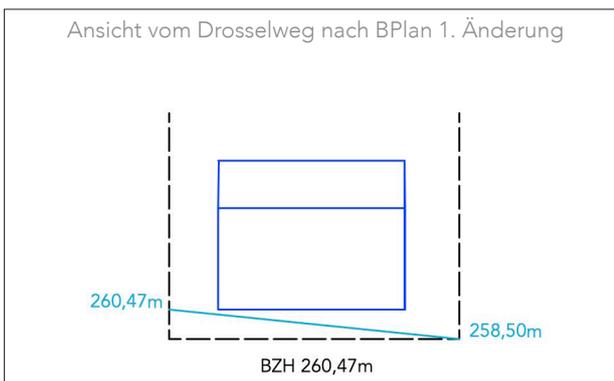
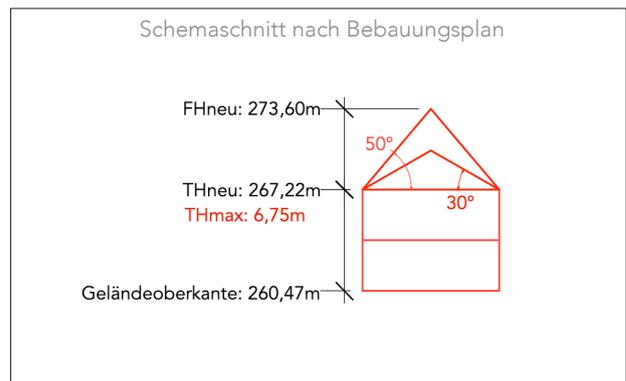
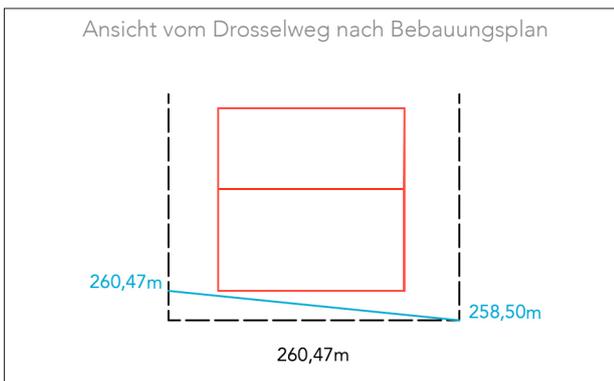
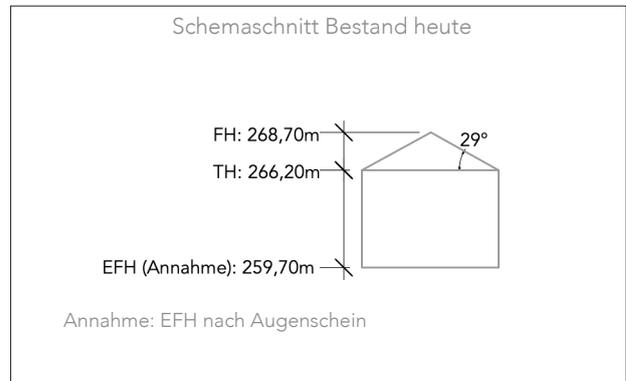
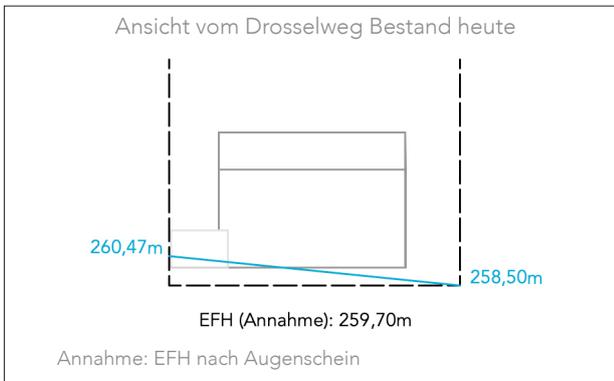
FLURSTÜCK 1481



DROSSELWEG 8

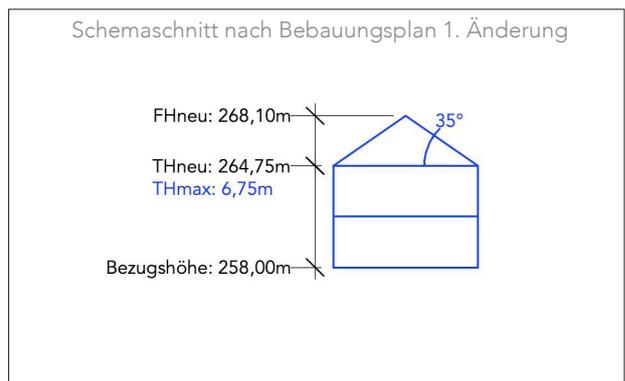
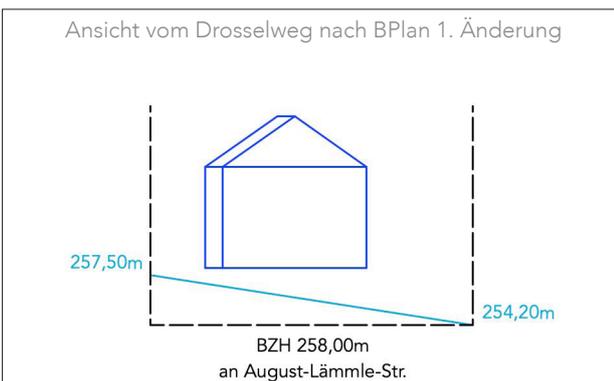
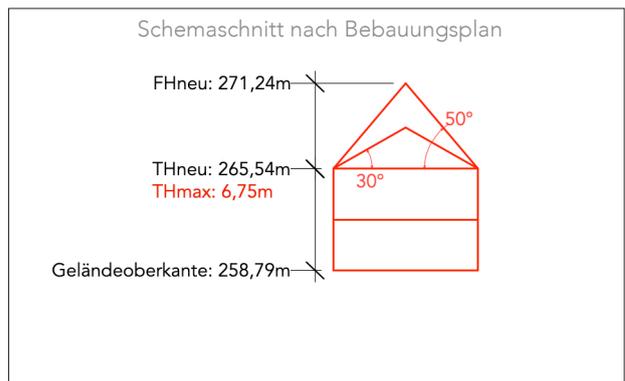
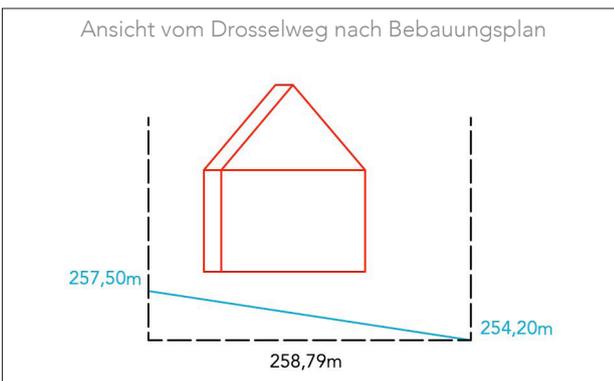
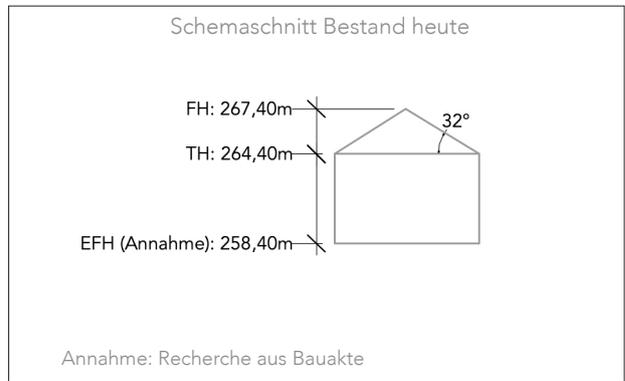
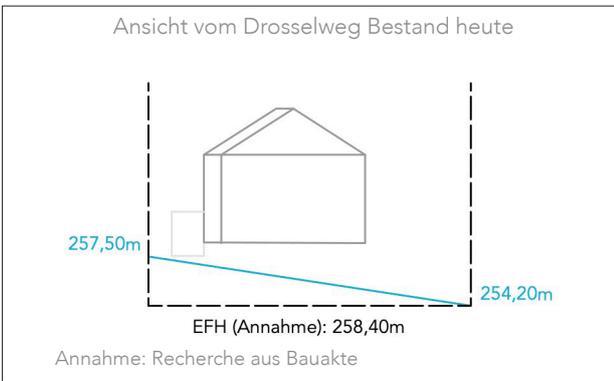
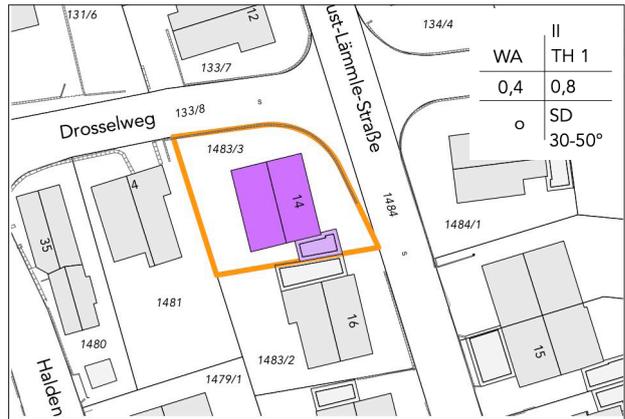


FLURSTÜCK 1484/1



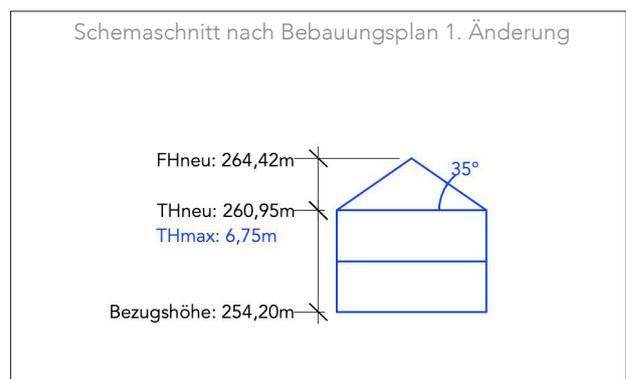
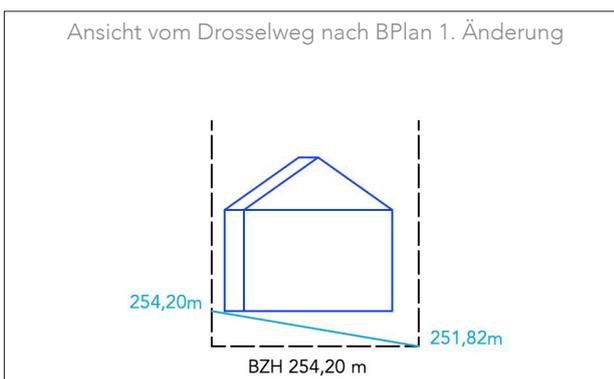
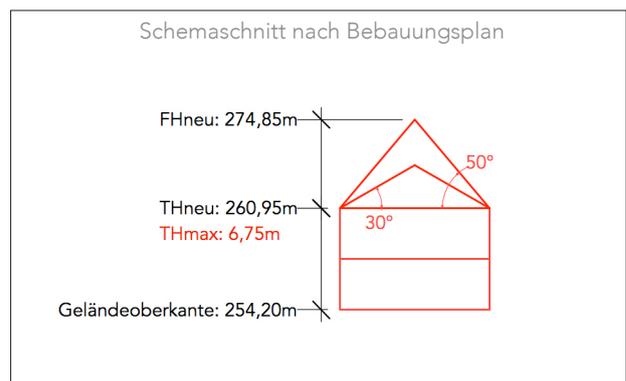
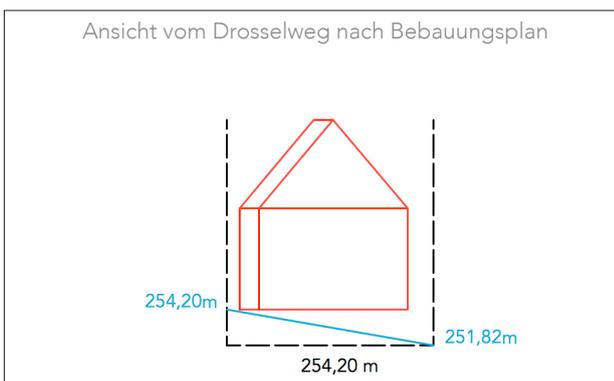
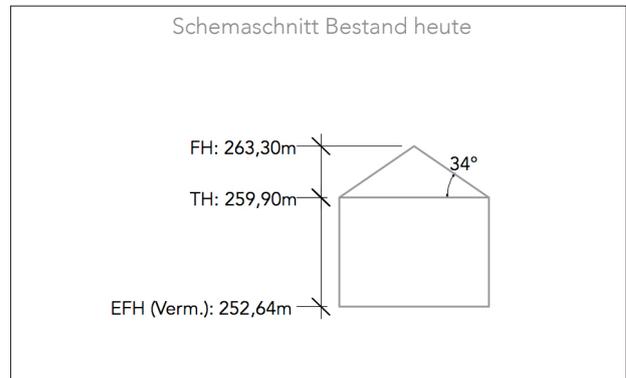
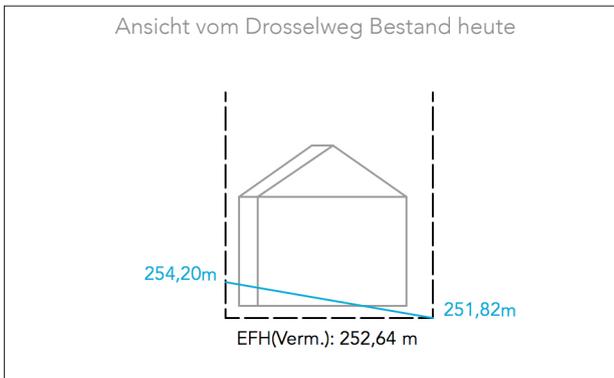
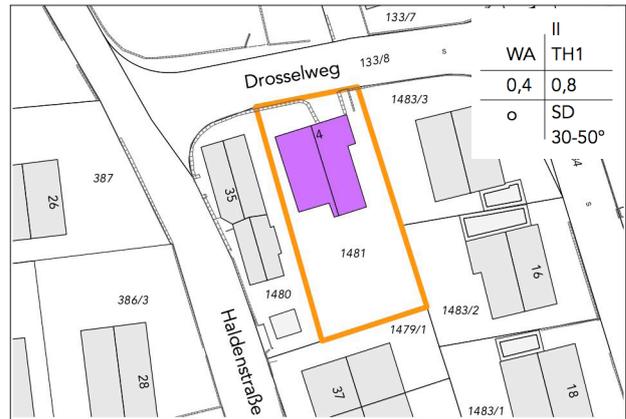
# AUGUST-LÄMMLE-STRASSE 14

# FLURSTÜCK 1483/3



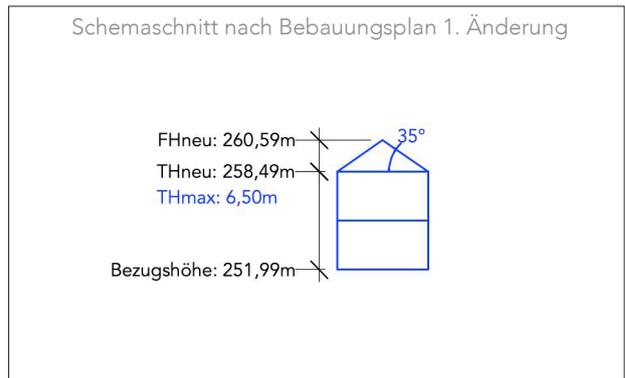
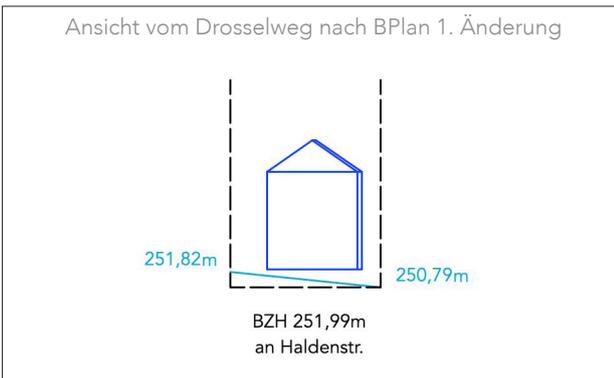
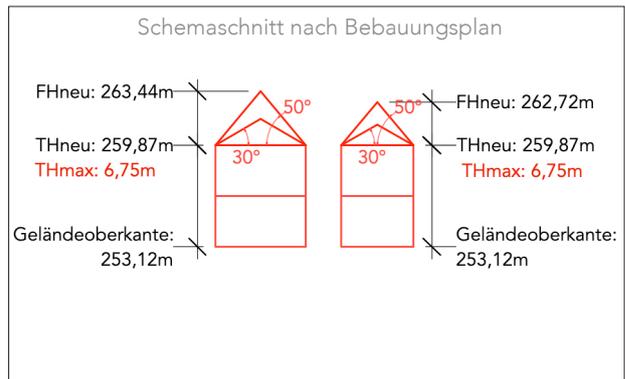
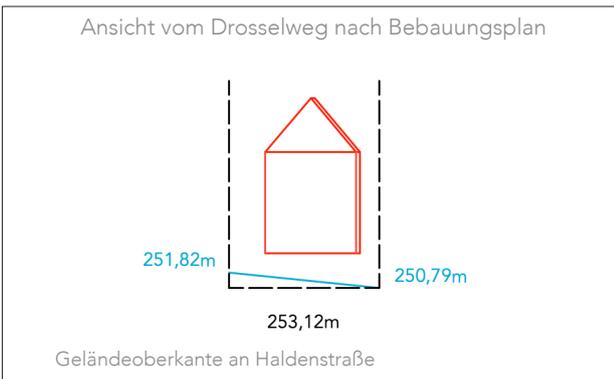
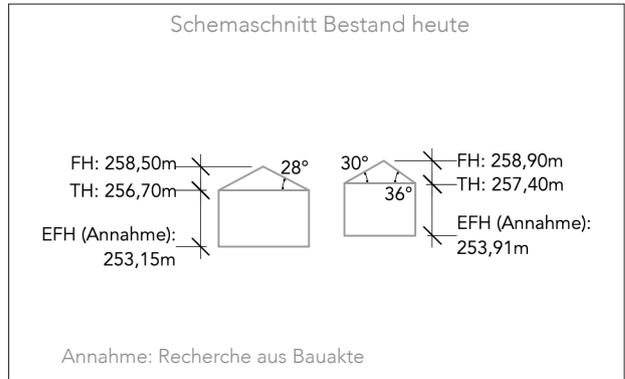
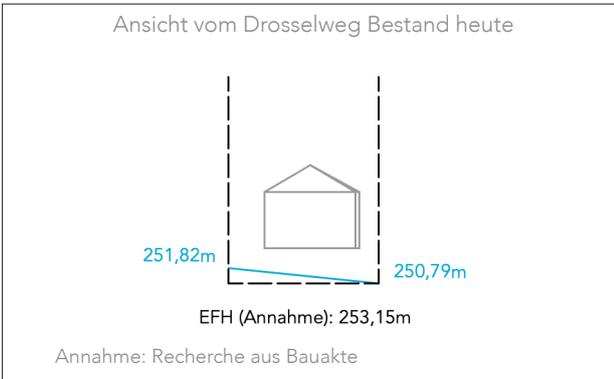
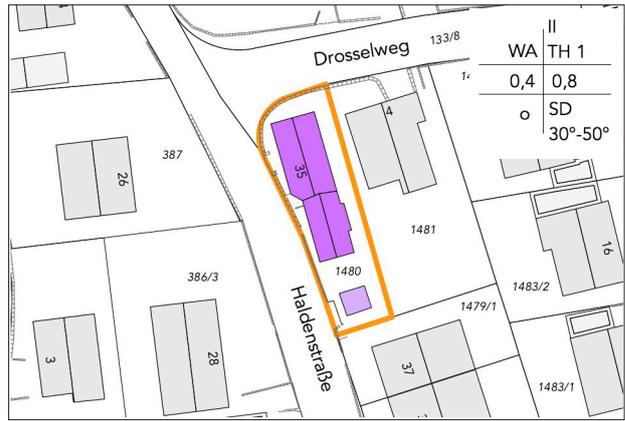
DROSSELWEG 4

FLURSTÜCK 1481



HALDENSTRASSE 35

FLURSTÜCK 1480

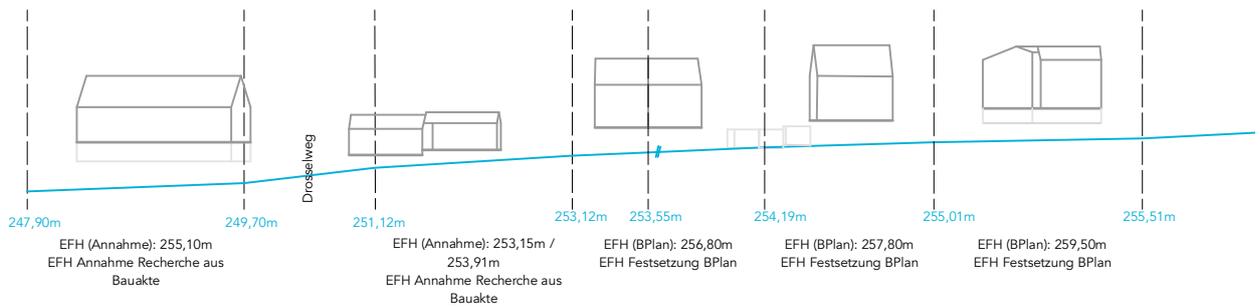


# BLICK NACH OSTEN AUF DIE HALDENSTRASSE

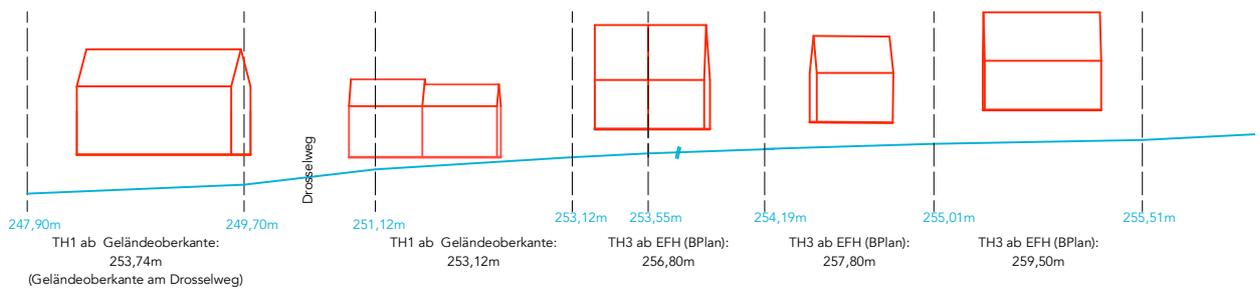


## DROSSELWEG 1 BIS HALDENSTRASSE 43 - ANSICHT 1:1.000

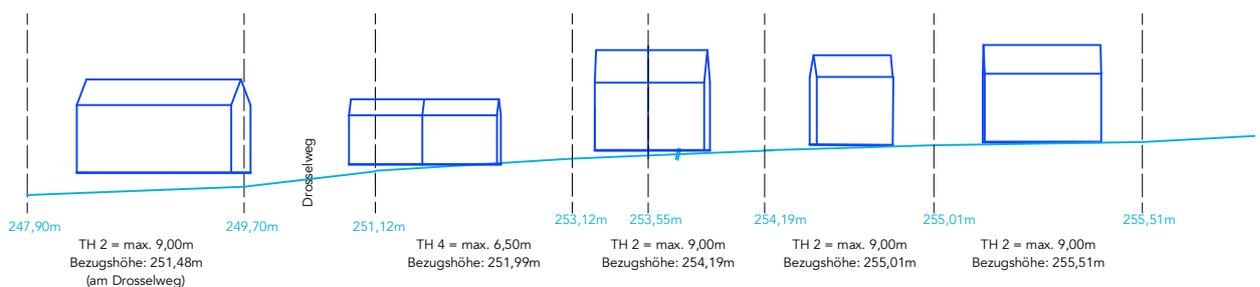
Straßenansicht Bestand



Straßenansicht nach bisherigem Bebauungsplan



Straßenansicht nach Bebauungsplanänderung



Drosselweg 1  
von Haldenstrasse aus  
Flurstück 131/6

Haldenstrasse 35  
Flurstück 1480

Haldenstr. 37  
Flurstück  
1479/1

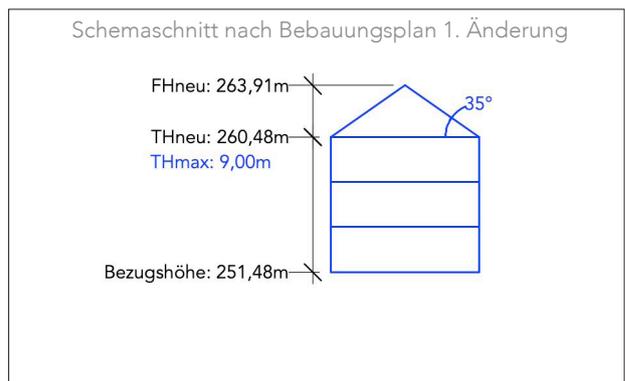
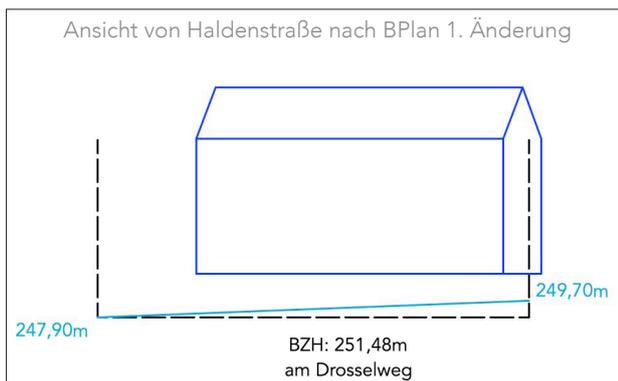
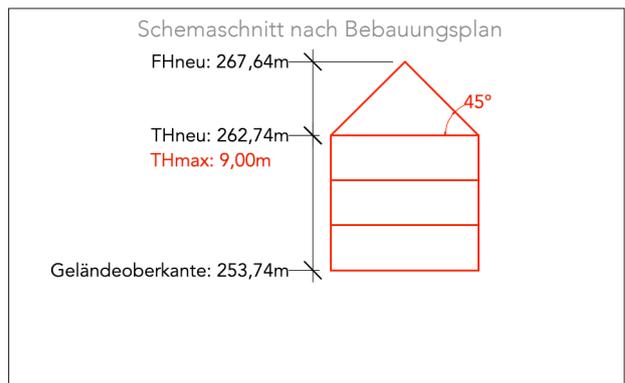
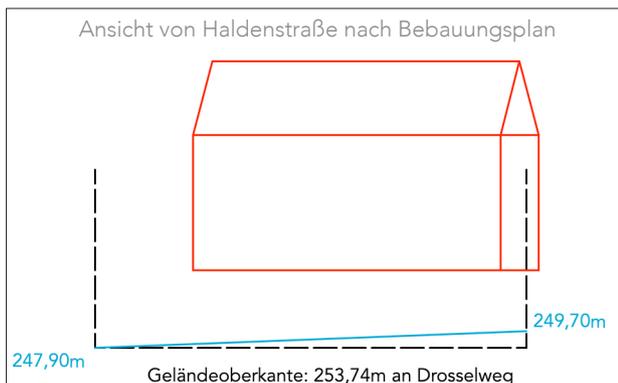
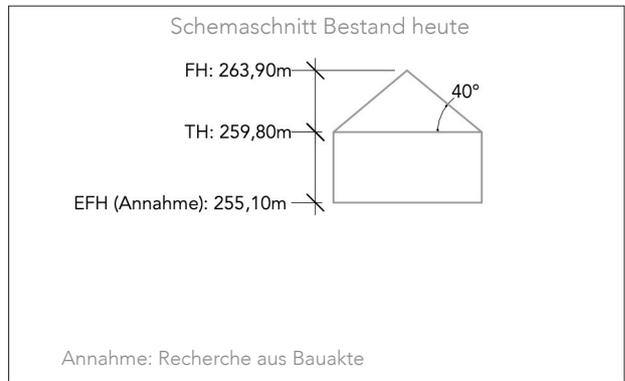
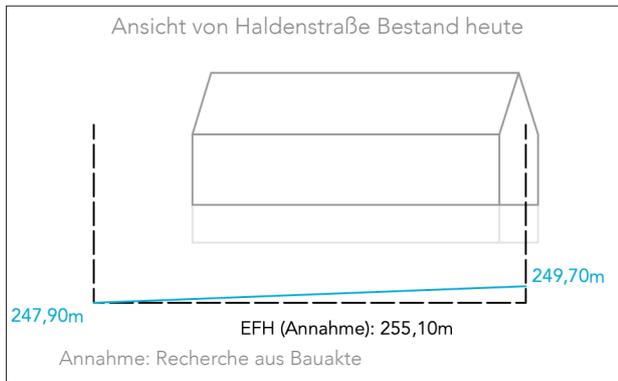
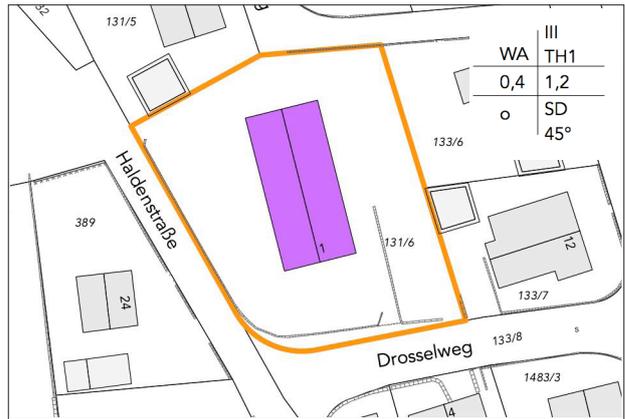
Haldenstr. 39  
Flurstück 1479

Haldenstrasse 41  
Flurstück 1479/3

Haldenstrasse 43  
Flurstück 1469

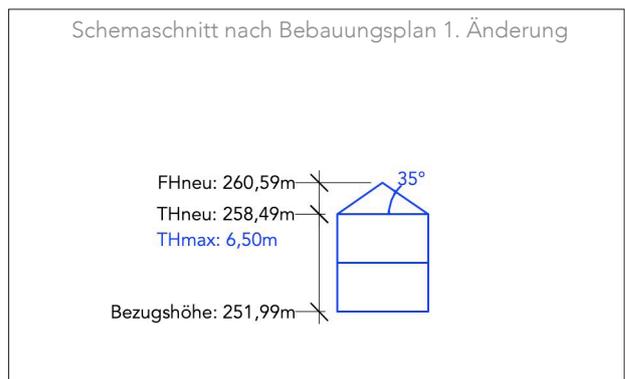
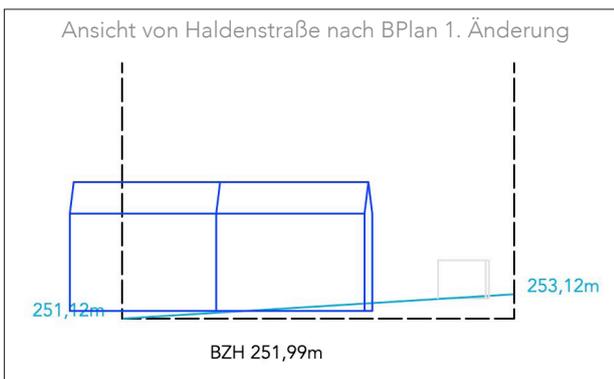
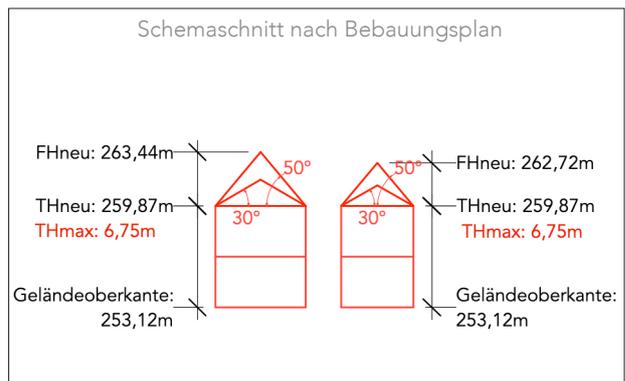
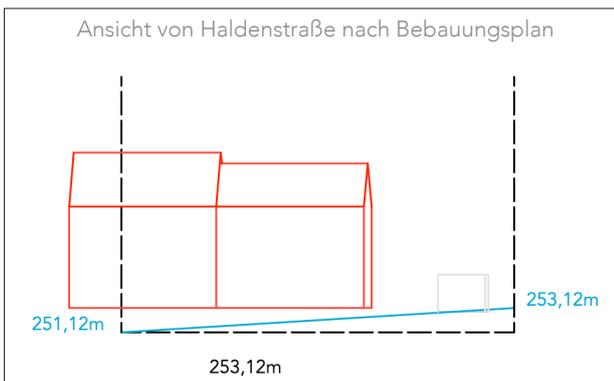
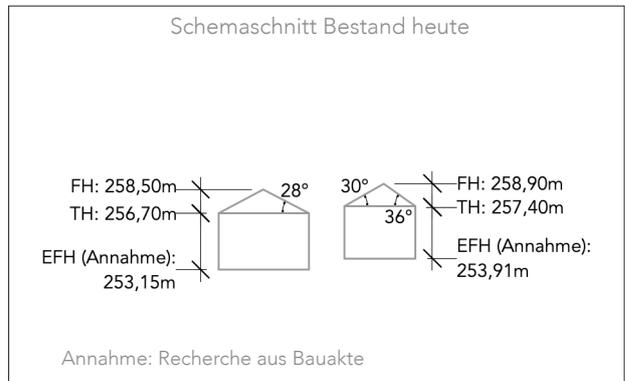
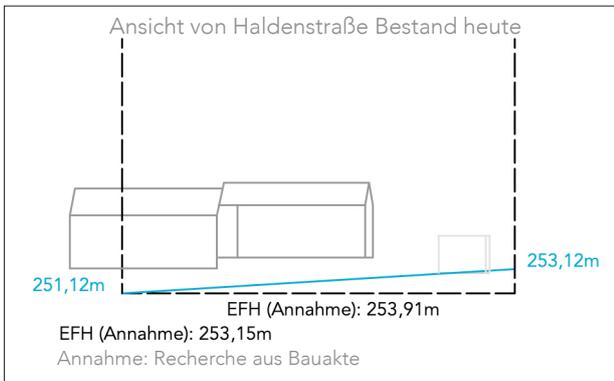
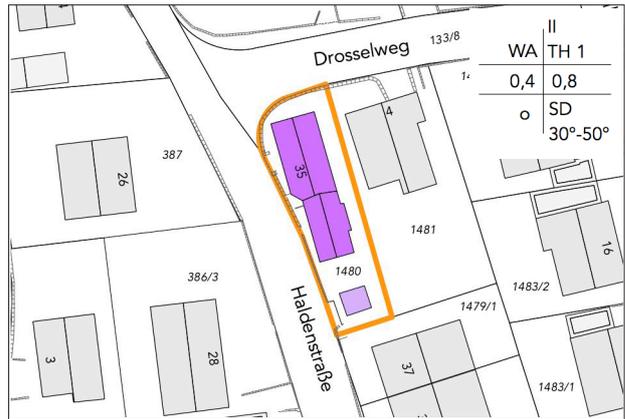
DROSSELWEG 1

FLURSTÜCK 131/6



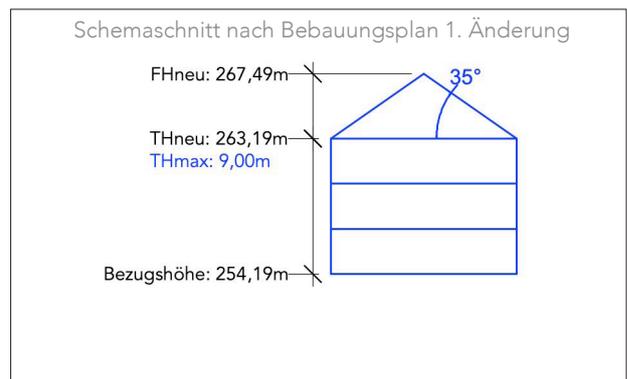
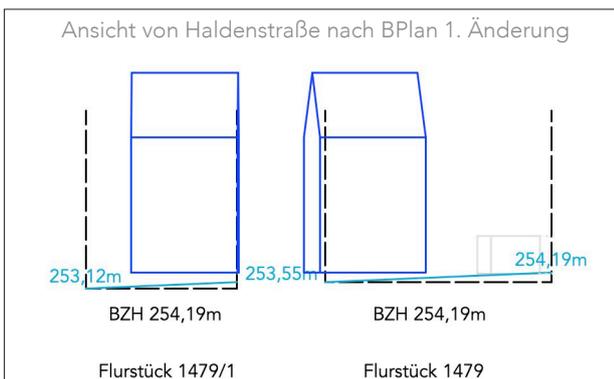
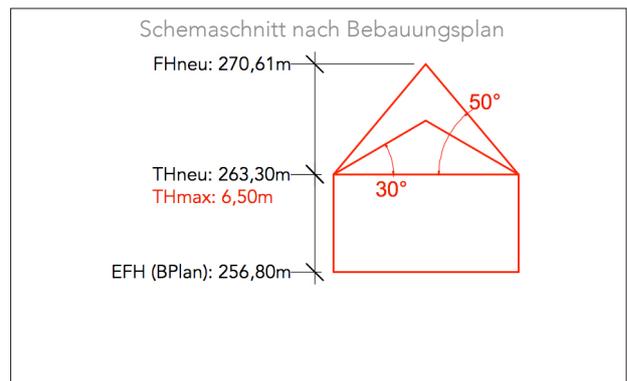
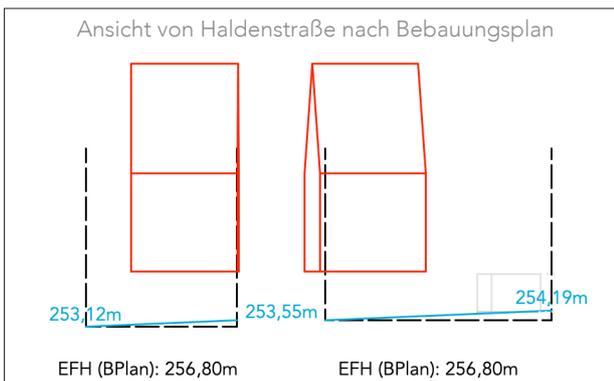
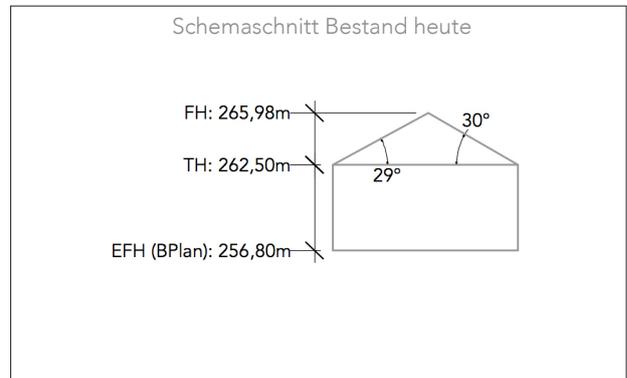
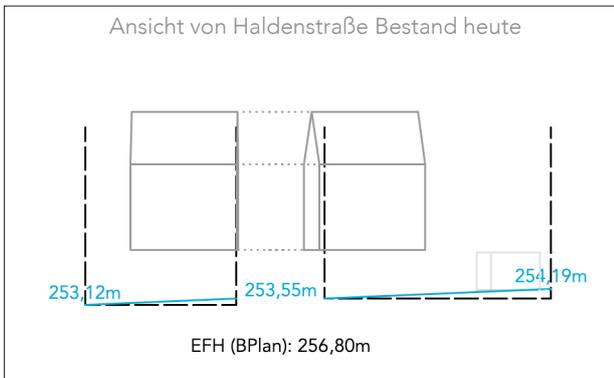
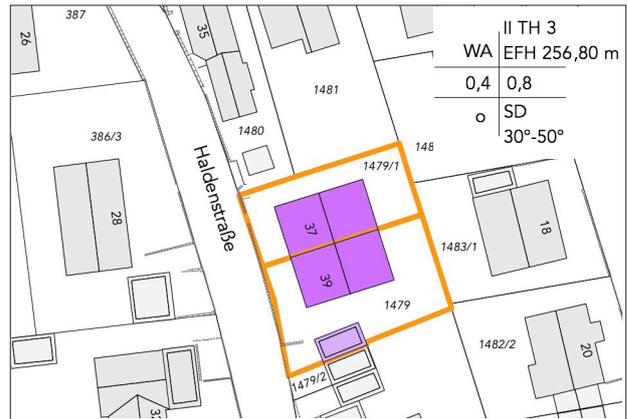
HALDENSTRASSE 35

FLURSTÜCK 1480



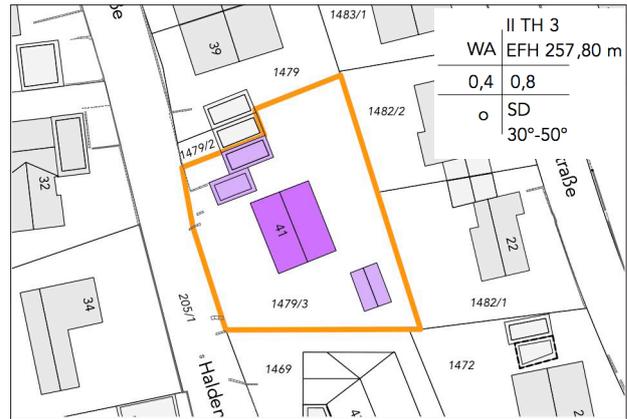
HALDENSTRASSE 37 / 39

FLURSTÜCK 1479/1 / 1479

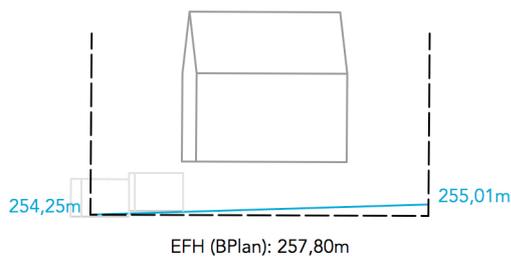


HALDENSTRASSE 41

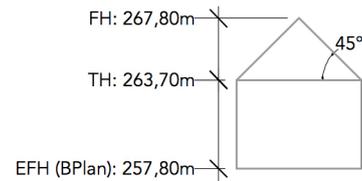
FLURSTÜCK 1479/3



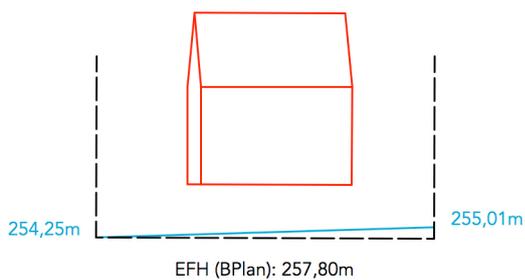
Ansicht von Haldenstrasse Bestand heute



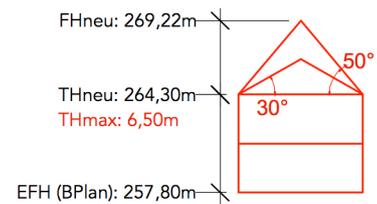
Schemaschnitt Bestand heute



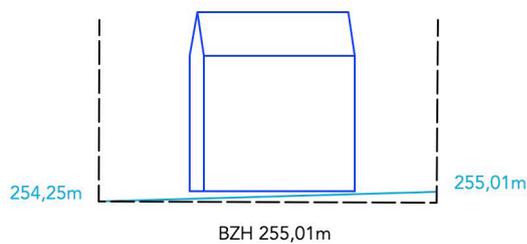
Ansicht von Haldenstrasse nach Bebauungsplan



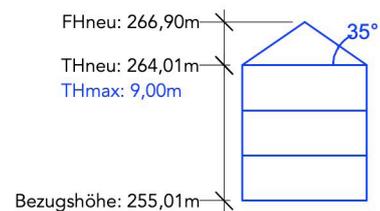
Schemaschnitt nach Bebauungsplan



Ansicht von Haldenstrasse nach BPlan 1. Änderung

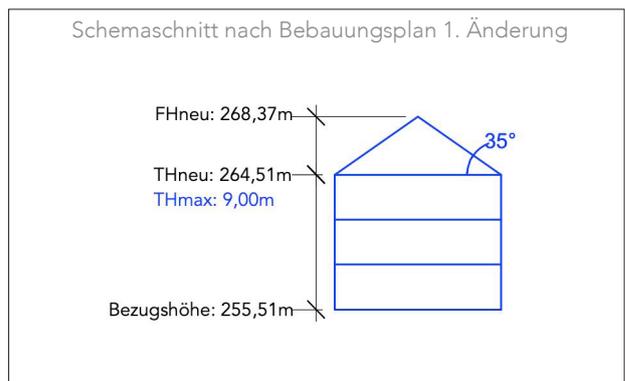
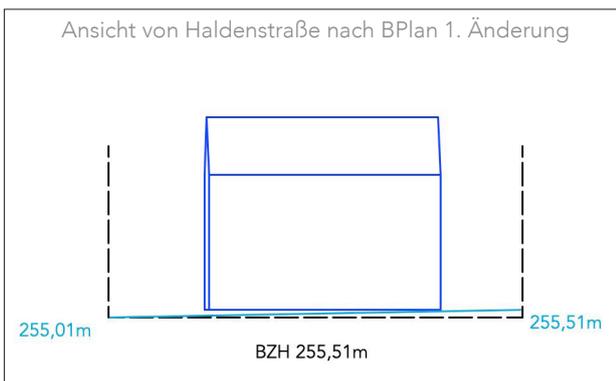
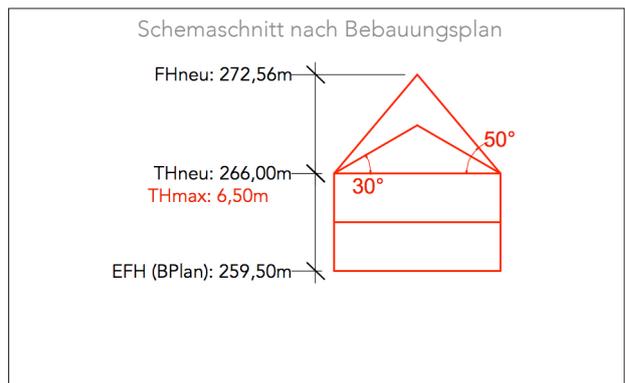
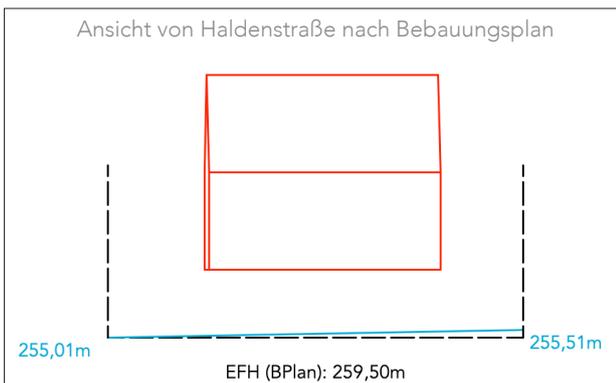
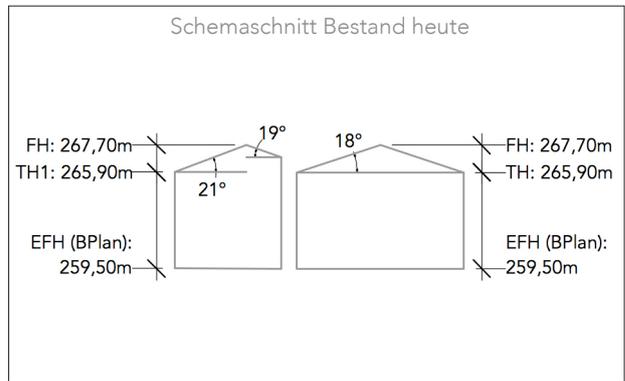
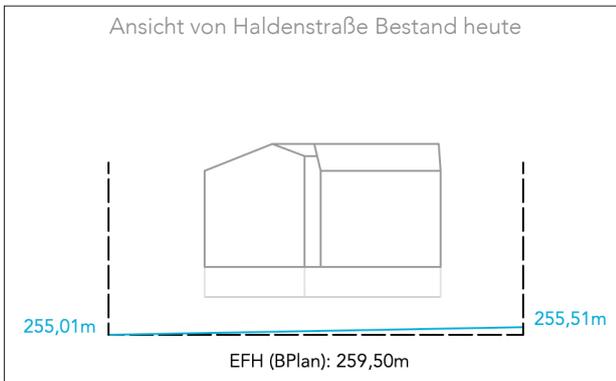
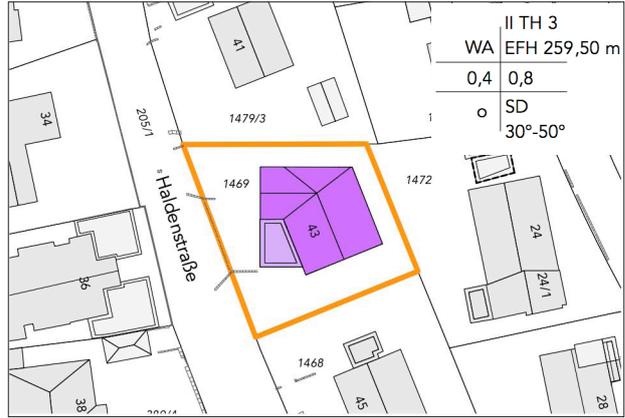


Schemaschnitt nach Bebauungsplan 1. Änderung



HALDENSTRASSE 43

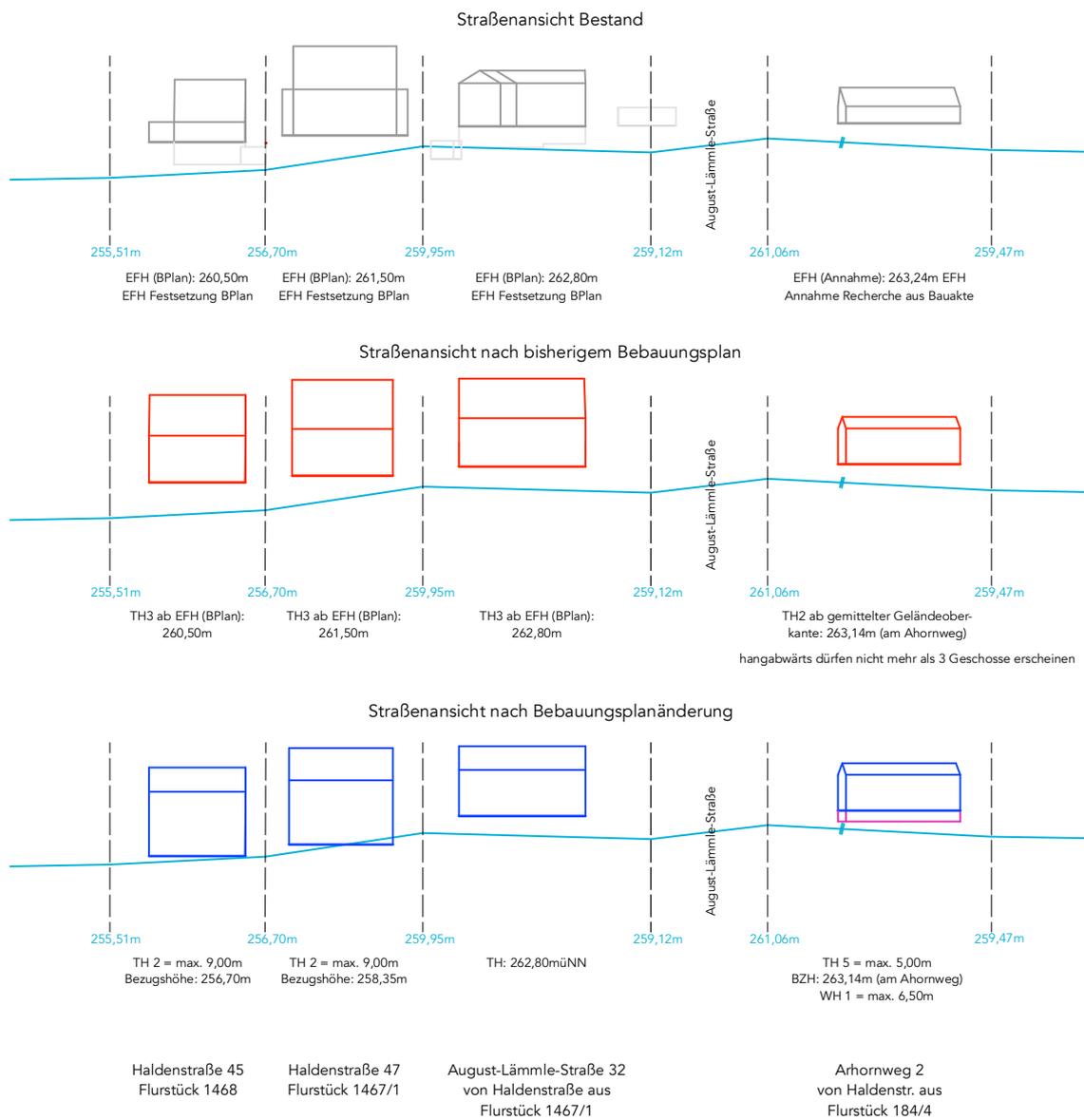
FLURSTÜCK 1469



BLICK NACH OSTEN AUF DIE HALDENSTRASSE

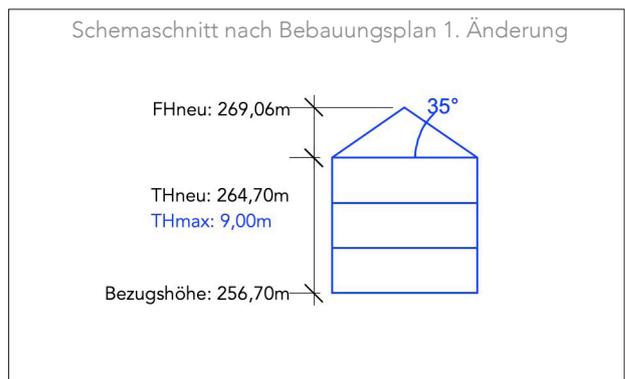
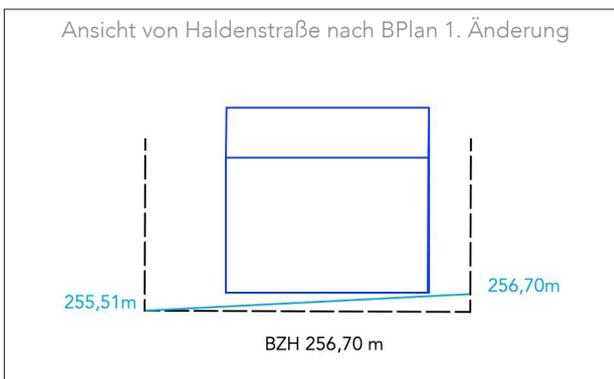
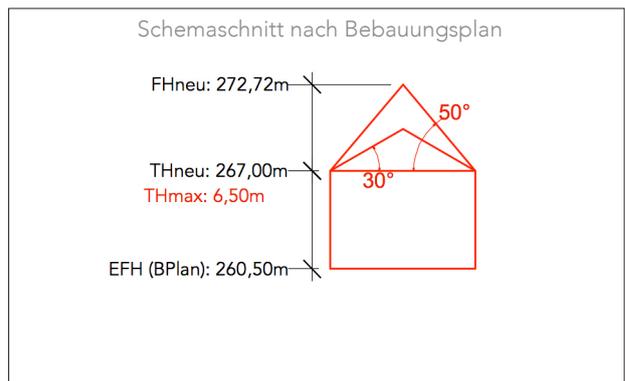
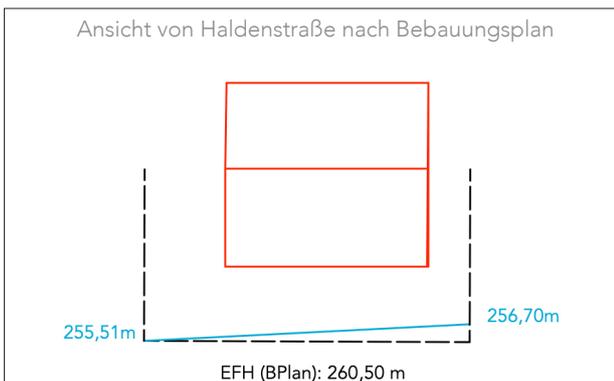
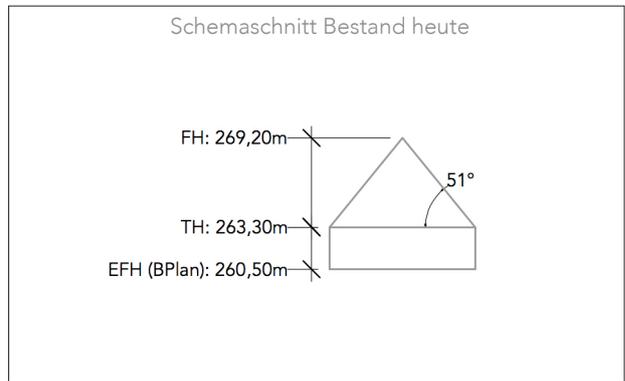
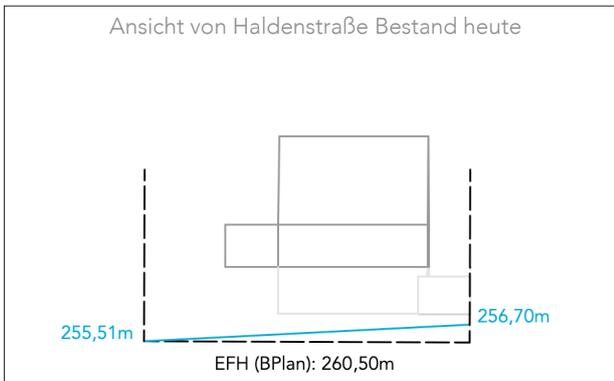
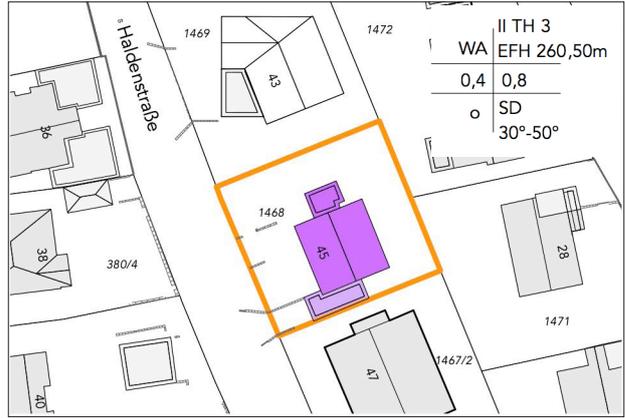


HALDENSTRASSE 45 BIS AHORNWEG 2 - ANSICHT 1:1.000



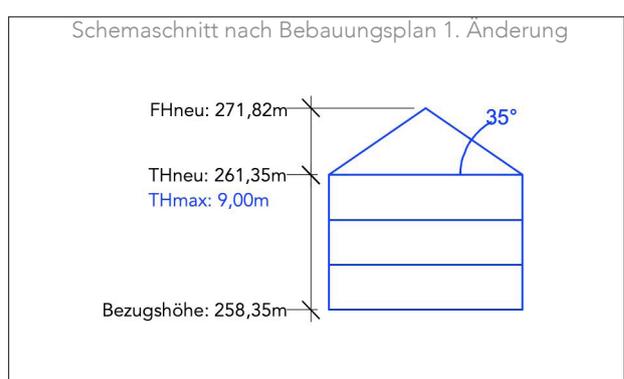
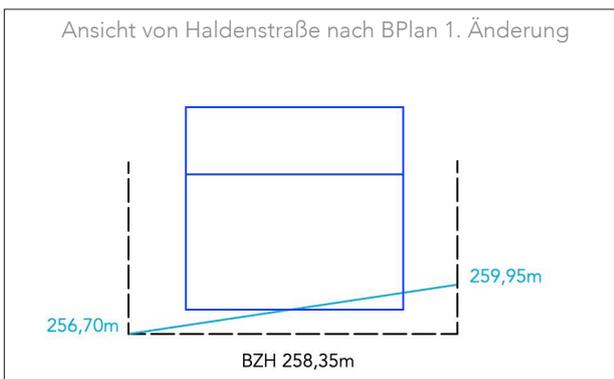
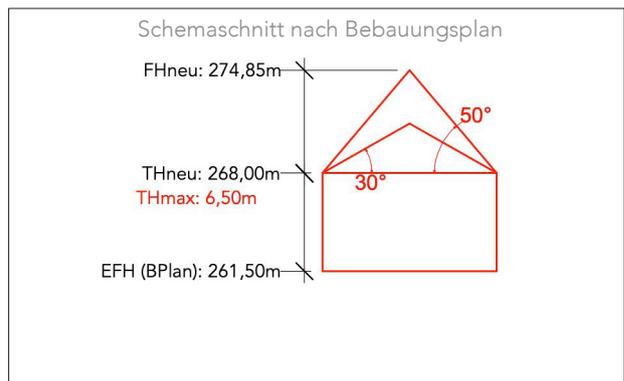
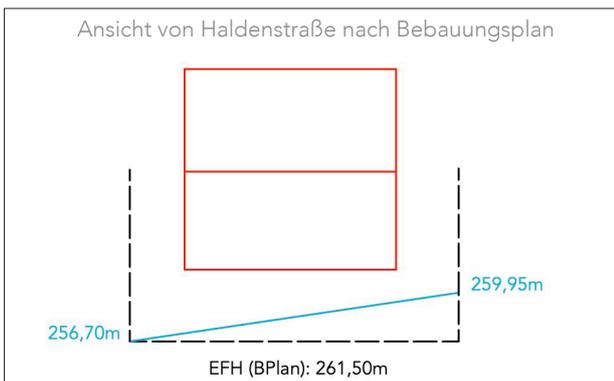
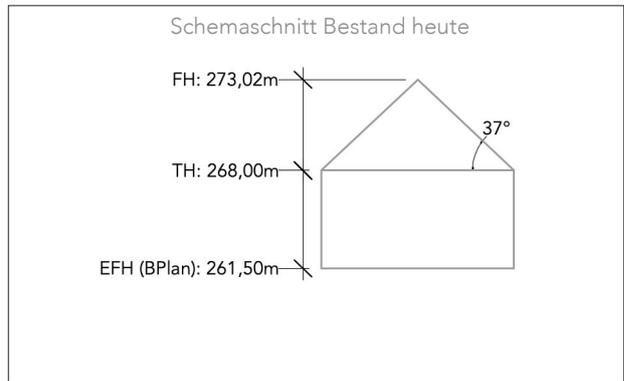
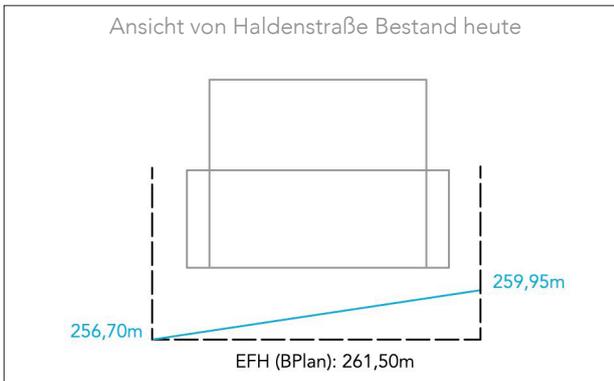
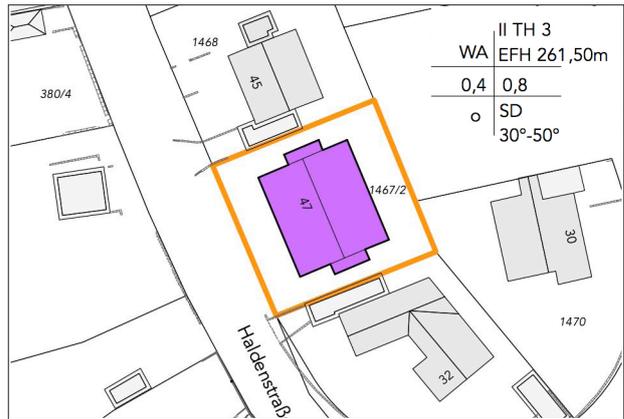
HALDENSTRASSE 45

FLURSTÜCK 1468



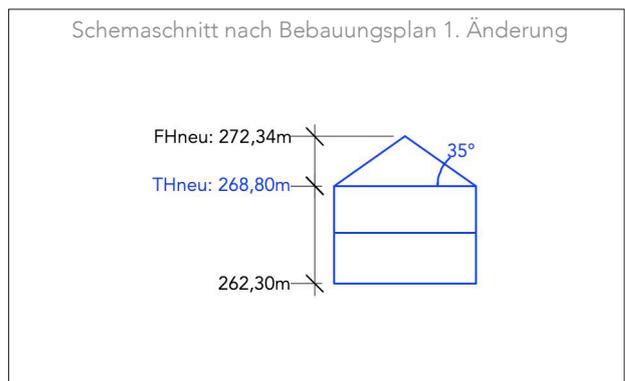
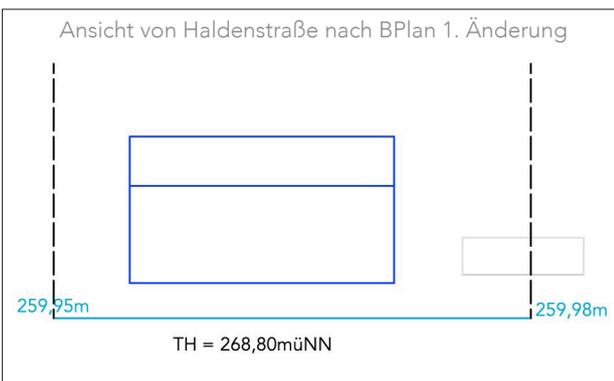
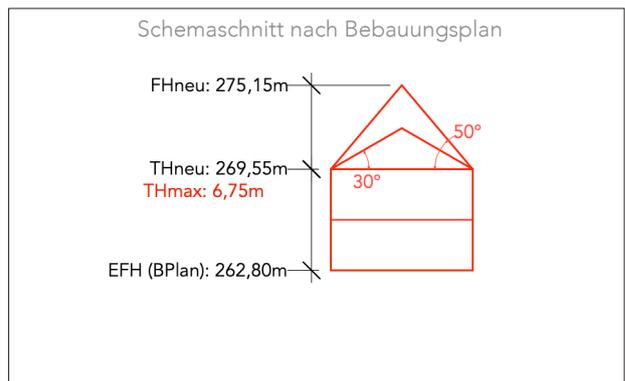
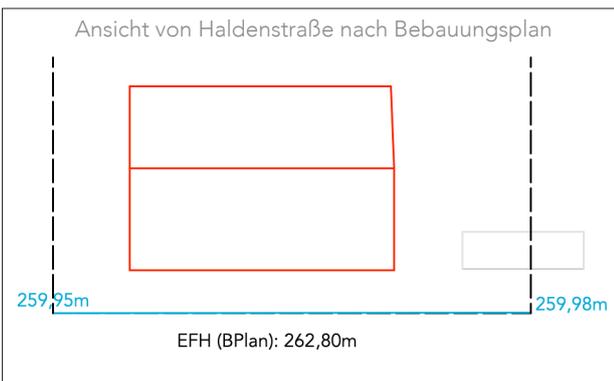
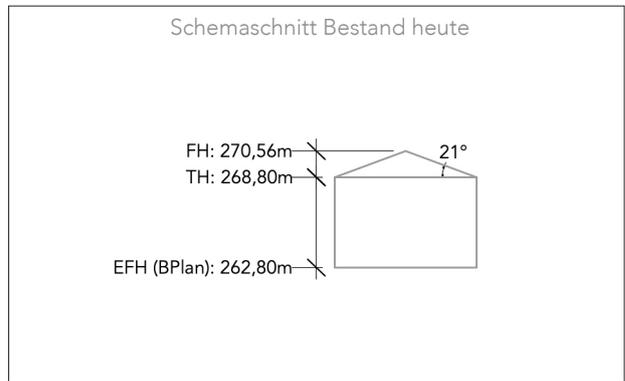
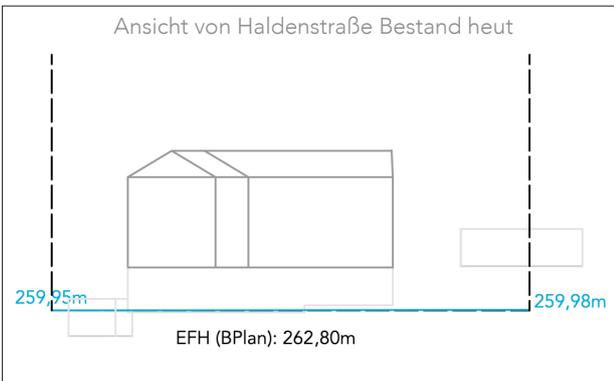
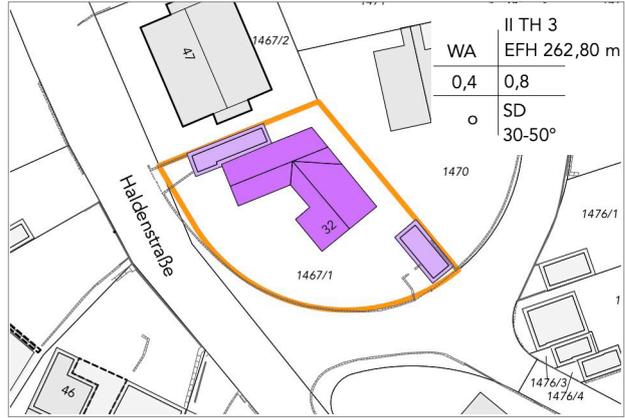
HALDENSTRASSE 47

FLURSTÜCK 1467/2



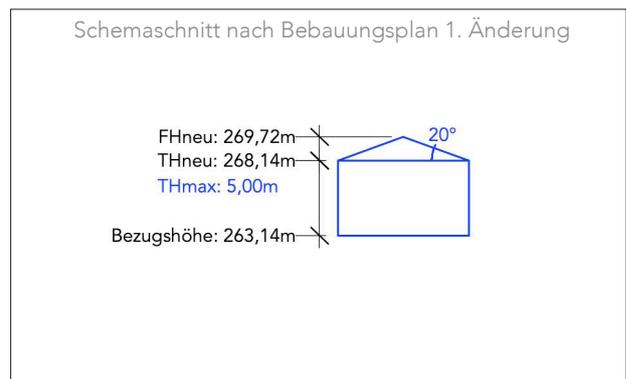
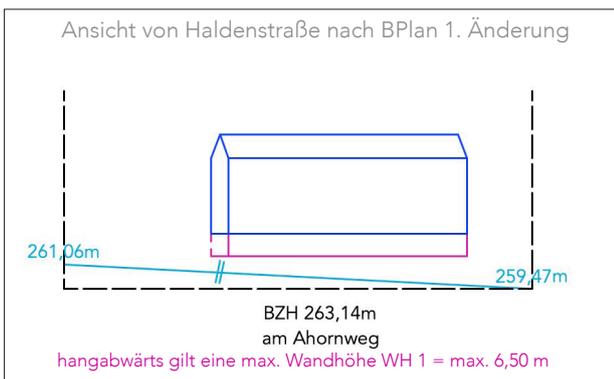
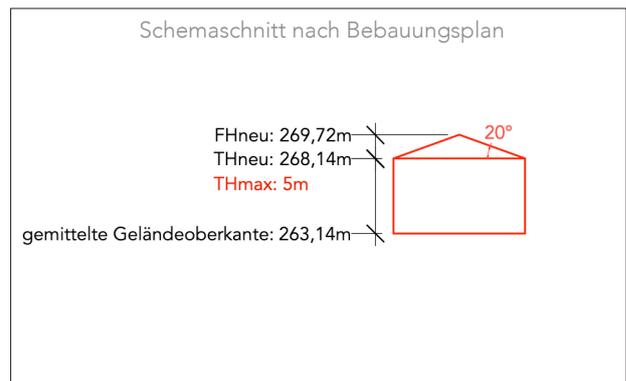
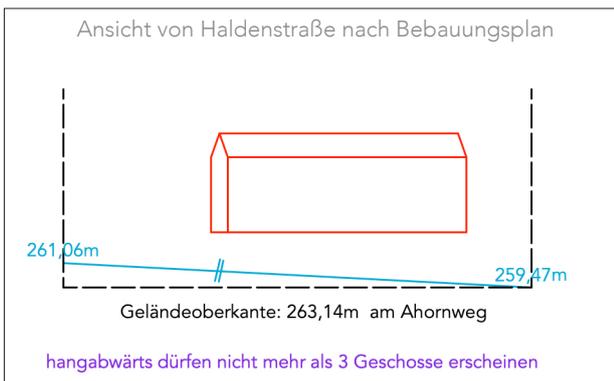
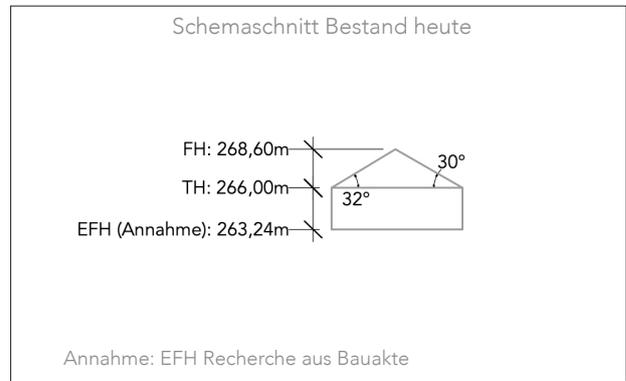
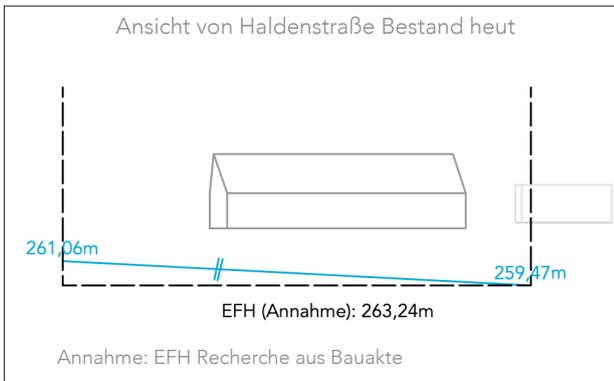
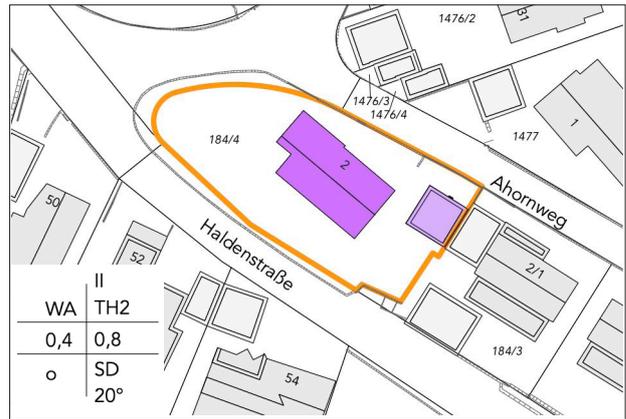
# AUGUST-LÄMMLE-STRASSE 32

# FLURSTÜCK 1467/1



AHORNWEG 2

FLURSTÜCK 184/4

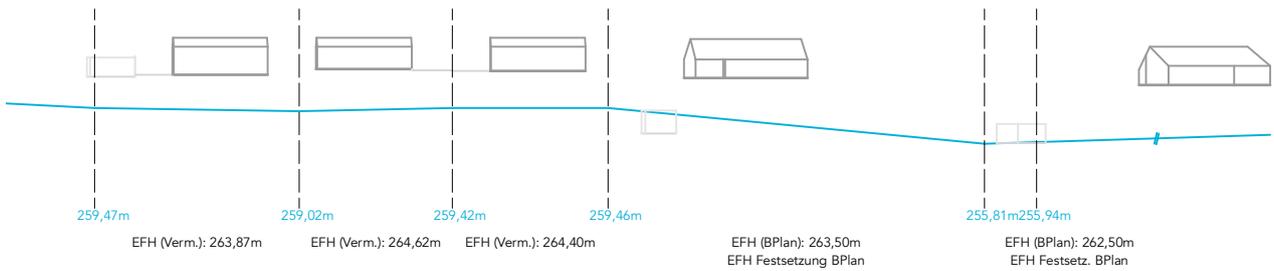


## BLICK NACH NORDOSTEN AUF DIE HALDENSTRASSE

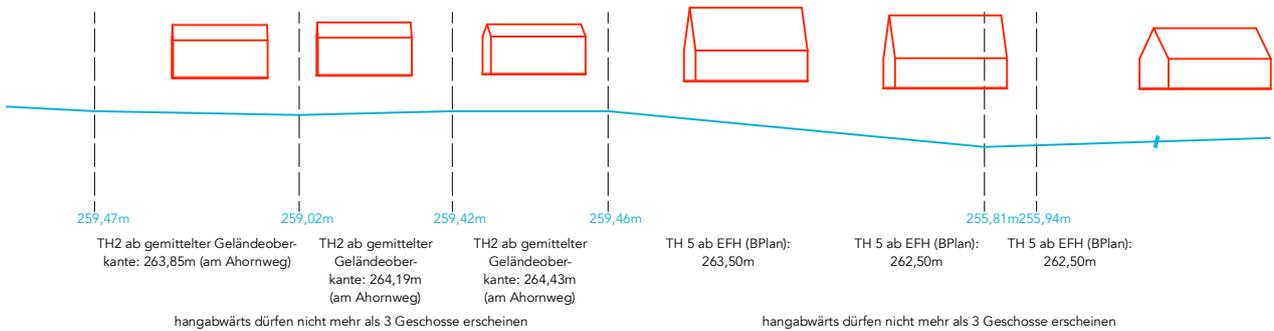


## AHORNWEG 2/1 BIS HALDENSTRASSE 57 - ANSICHT 1:1.000

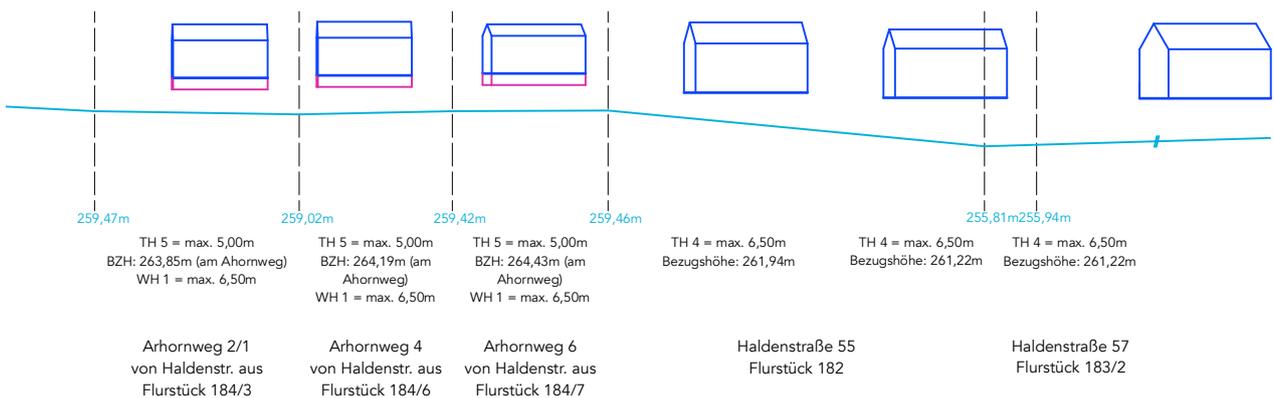
Straßenansicht Bestand



Straßenansicht nach bisherigem Bebauungsplan

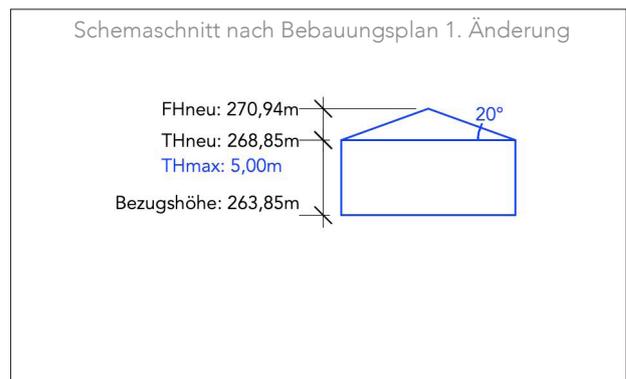
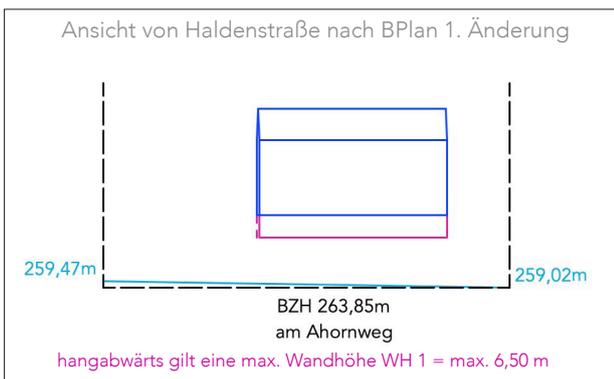
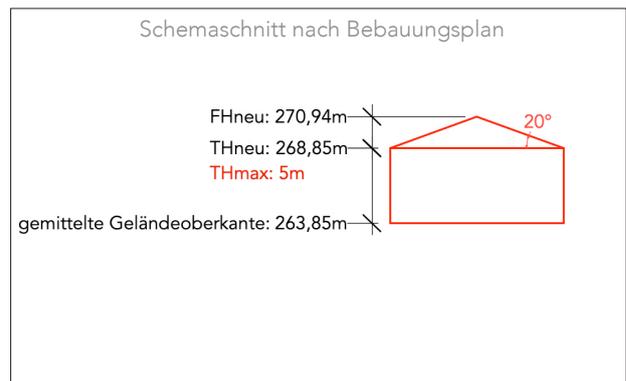
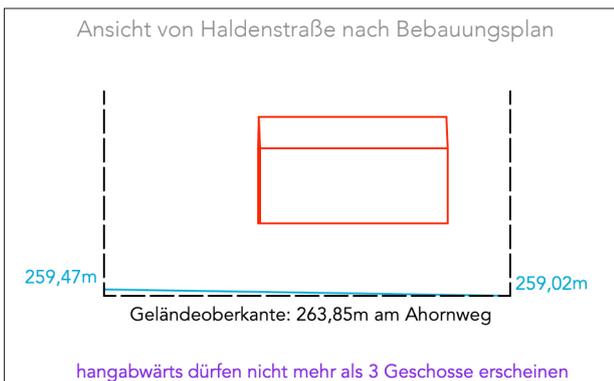
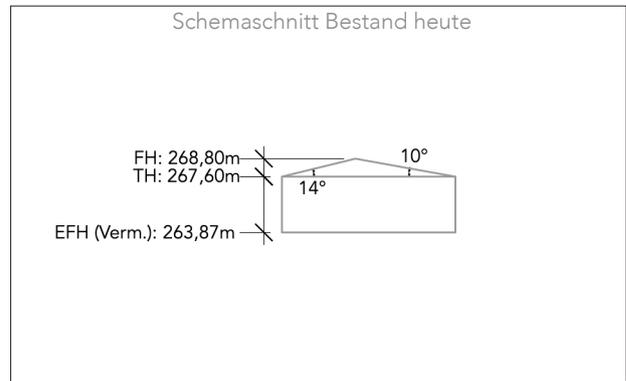
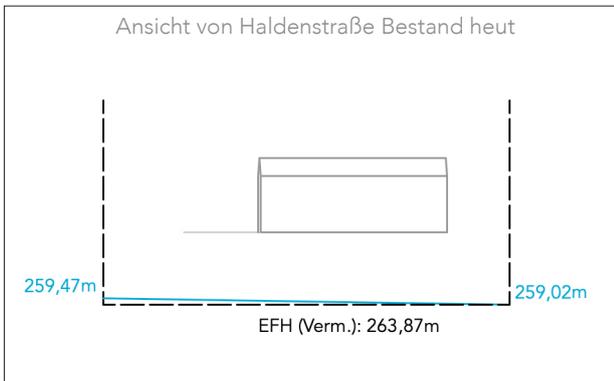


Straßenansicht nach Bebauungsplanänderung



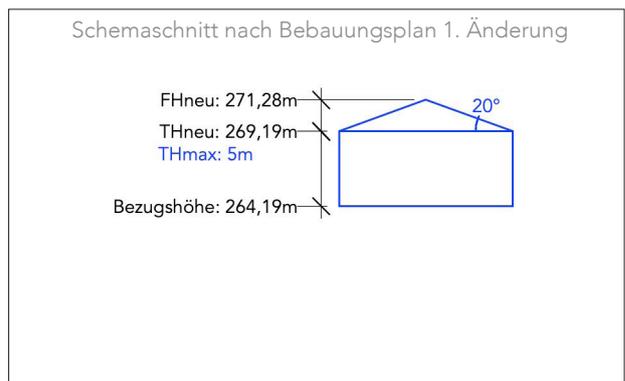
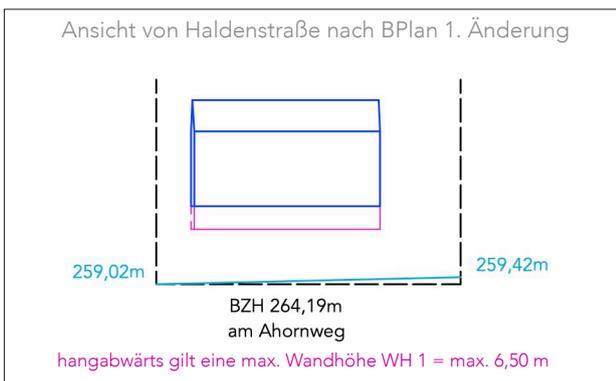
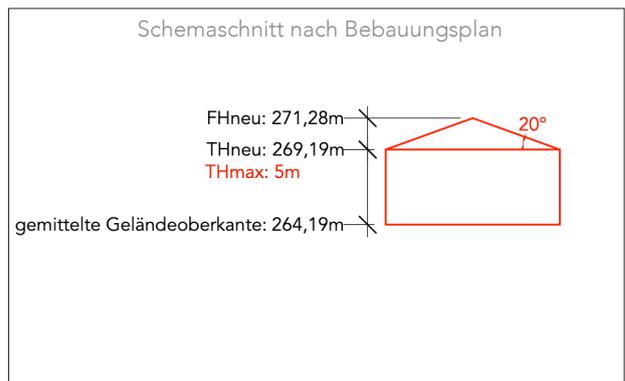
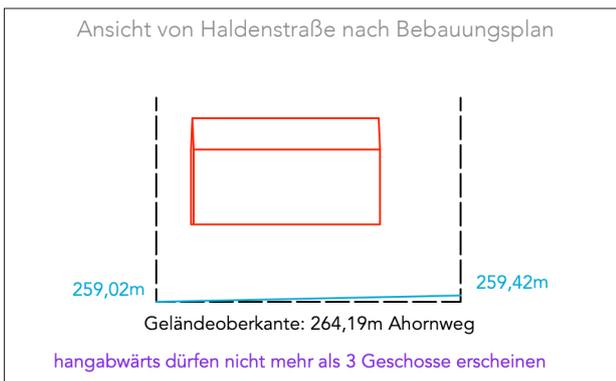
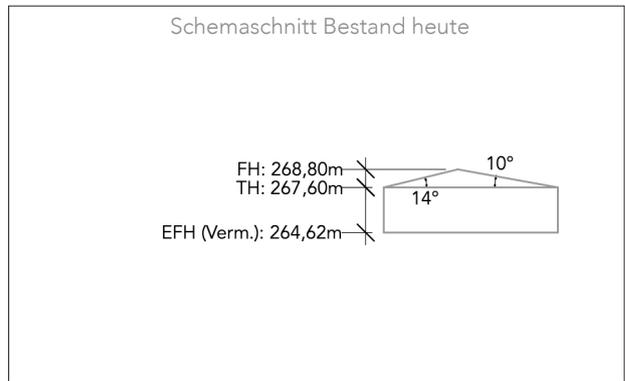
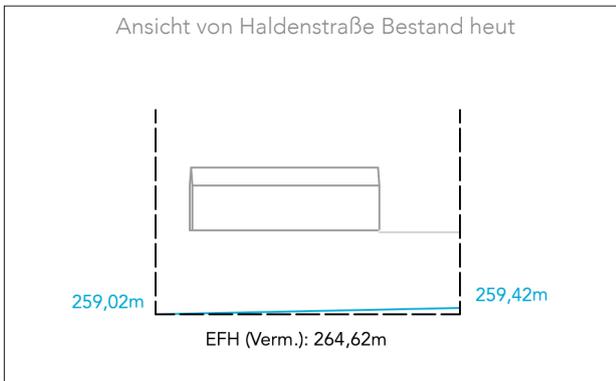
AHORNWEG 2\_1

FLURSTÜCK 184/3



**AHORNWEG 4**

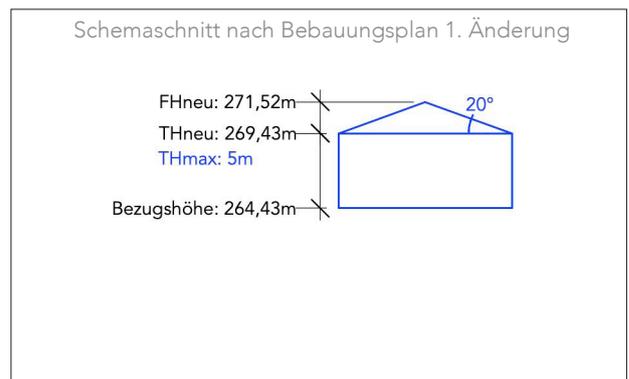
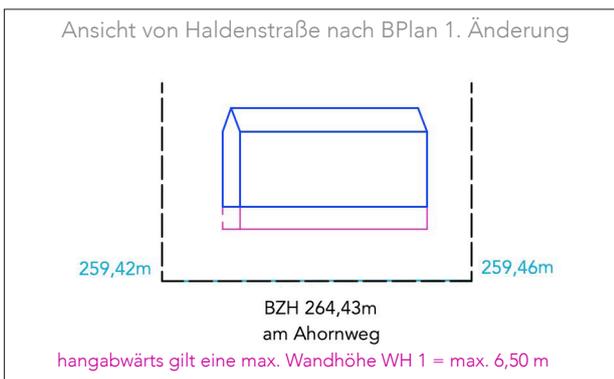
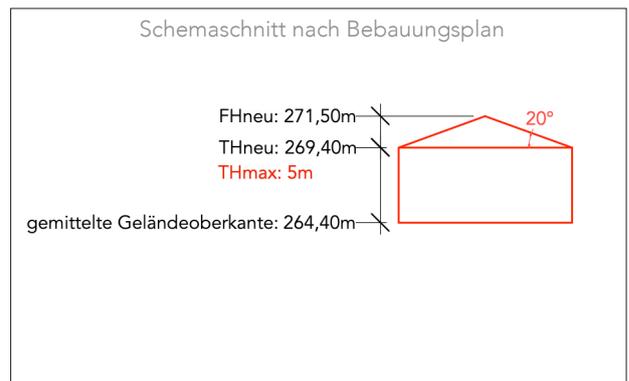
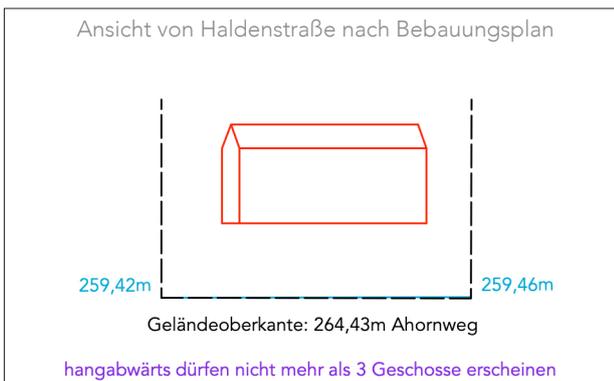
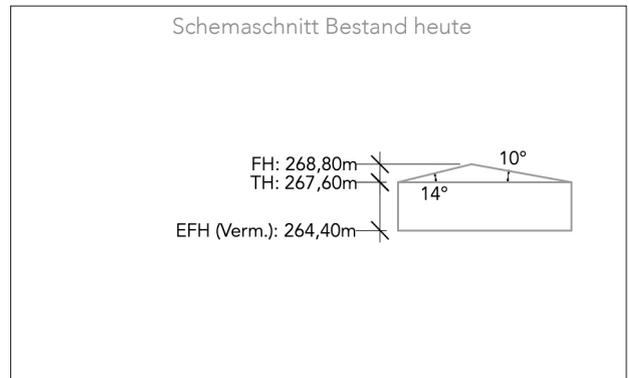
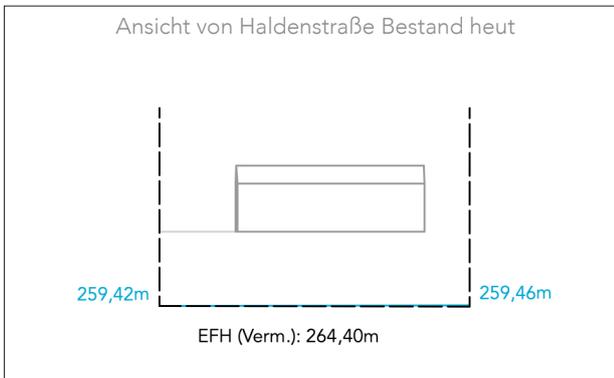
**FLURSTÜCK 184/4**



AHORNWEG 6

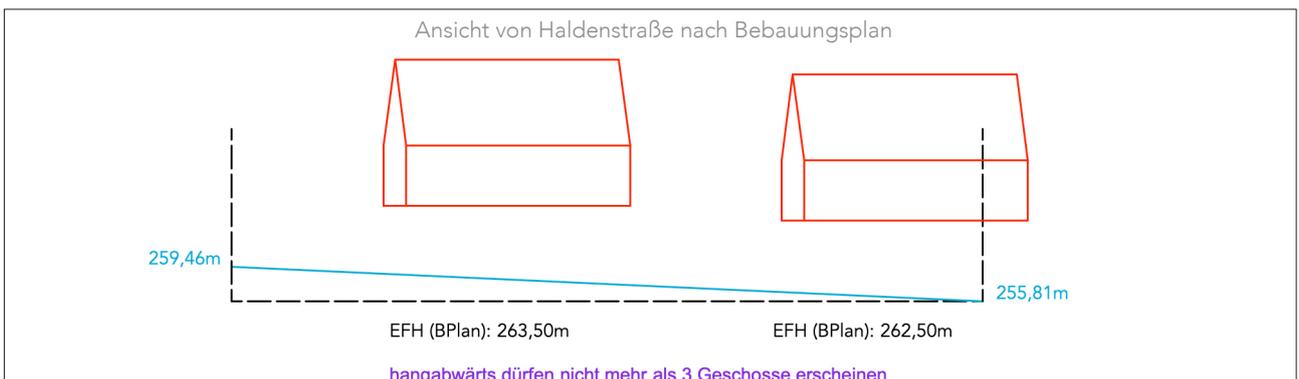
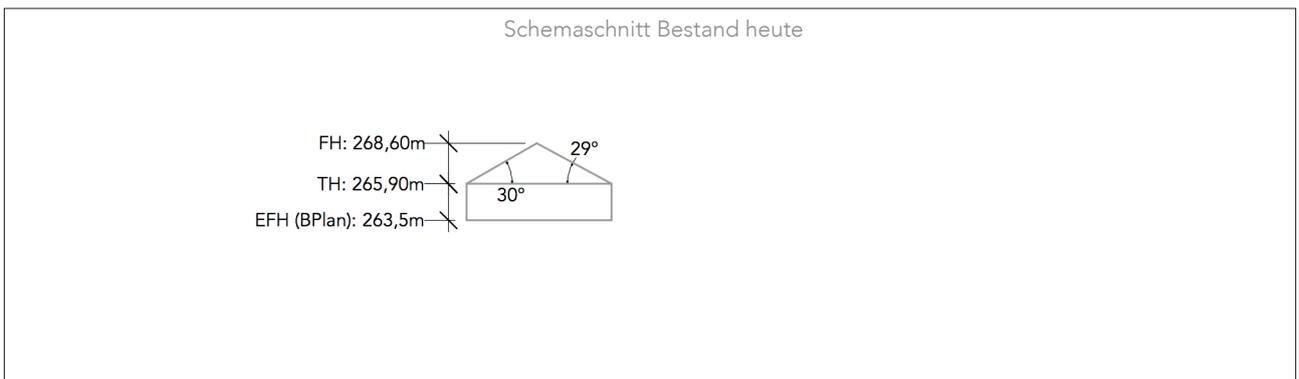
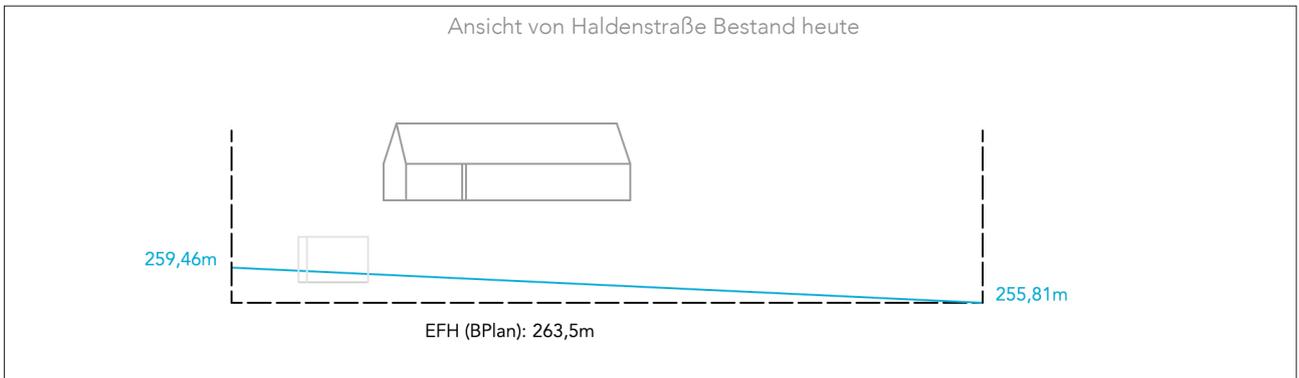
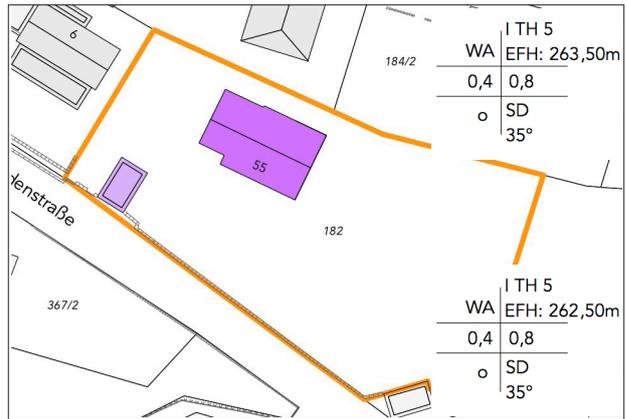


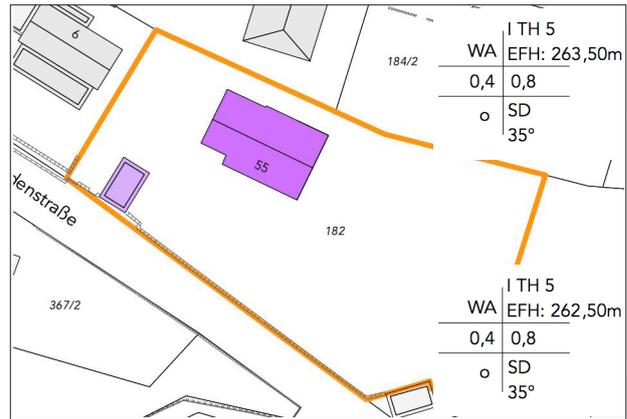
FLURSTÜCK 184/3



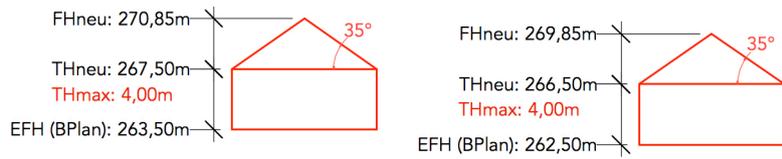
HALDENSTRASSE 55

FLURSTÜCK 182

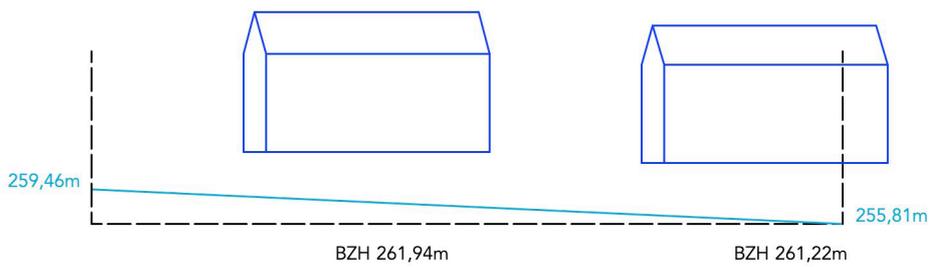




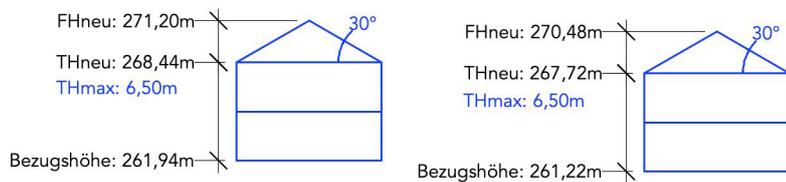
Schemaschnitt nach Bebauungsplan



Ansicht von Haldenstrasse nach Bebauungsplan 1. Änderung

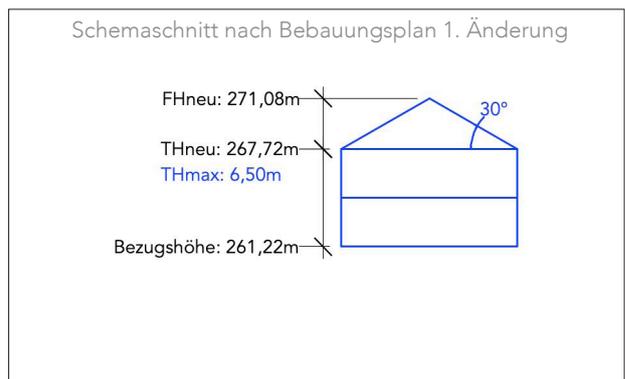
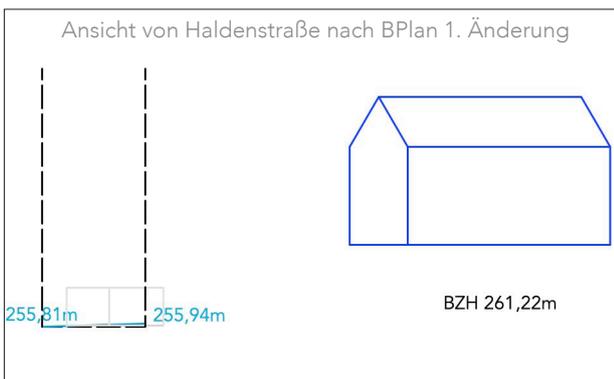
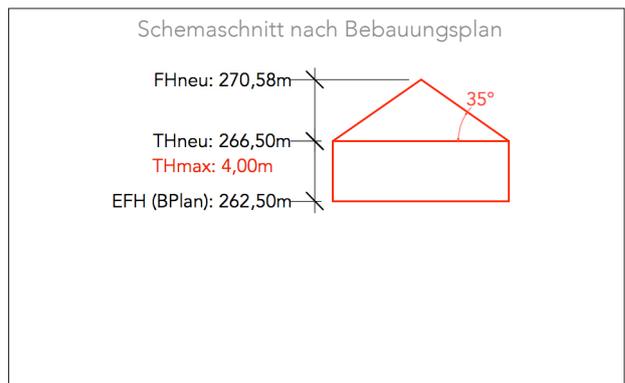
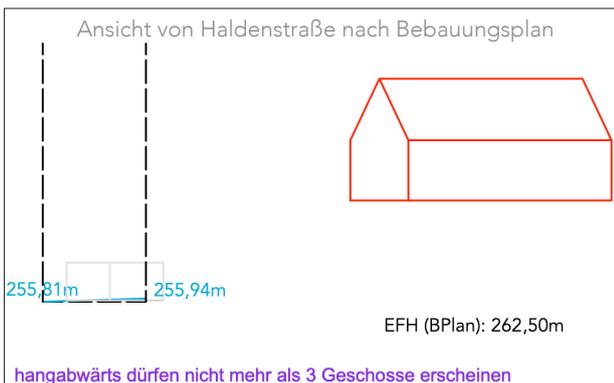
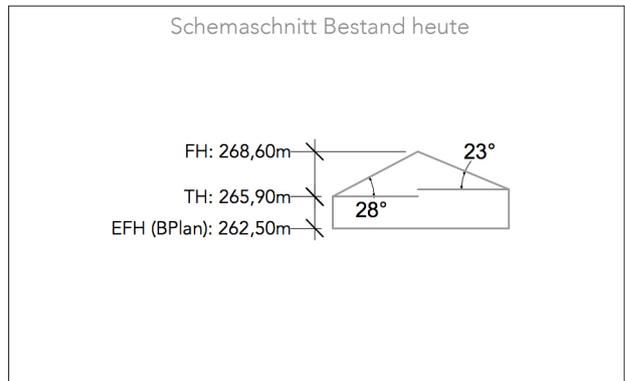
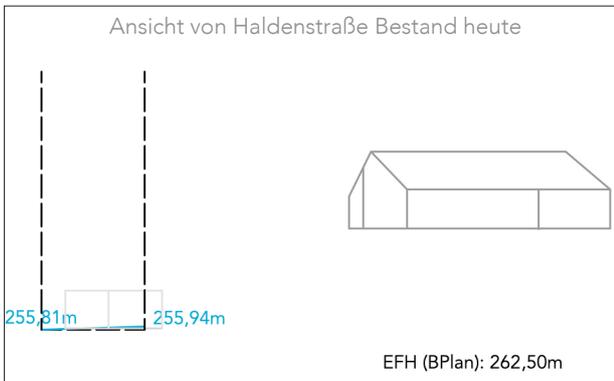
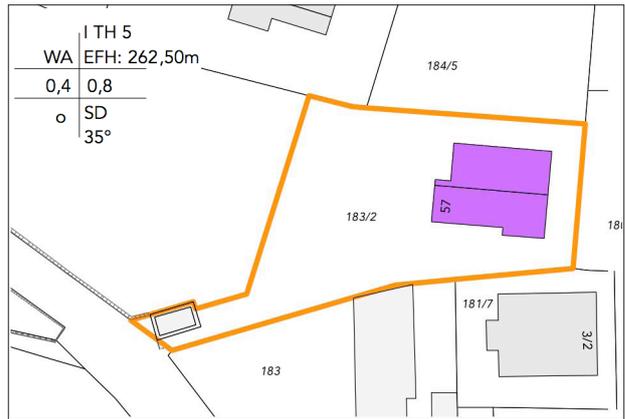


Schemaschnitt nach Bebauungsplan 1. Änderung



HALDENSTRASSE 57

FLURSTÜCK 183/2

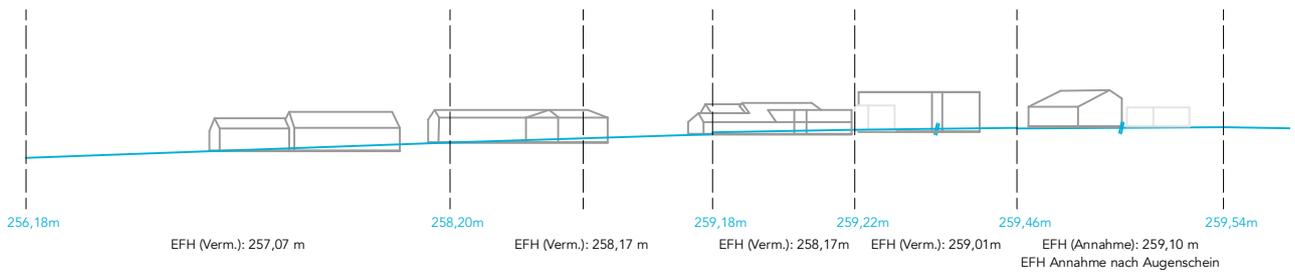


# BLICK NACH SUEDEN AUF DIE HALDENSTRASSE

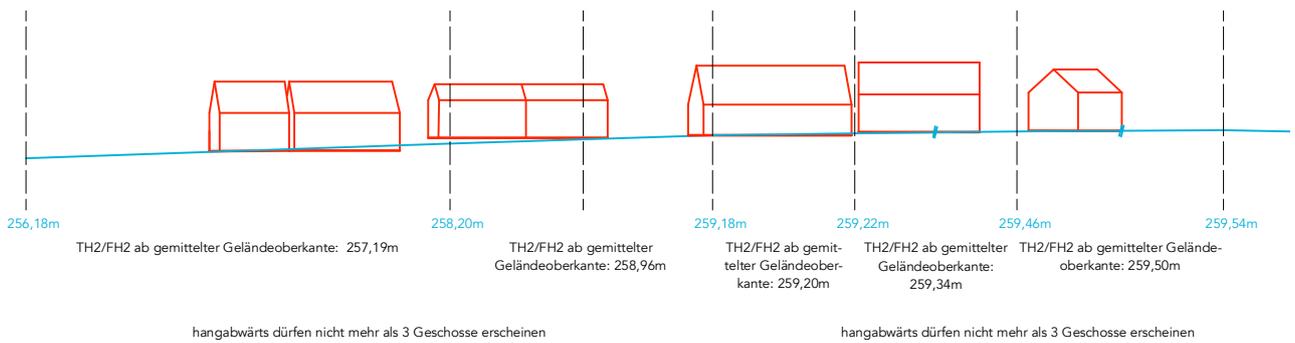


## HALDENSTRASSE 60 BIS 50 - ANSICHT 1:1.000

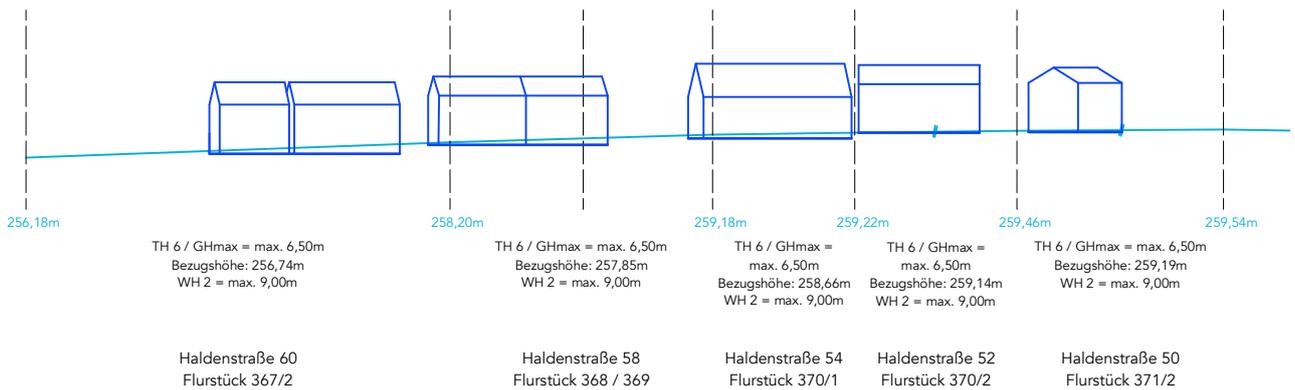
Straßenansicht Bestand



Straßenansicht nach Ausnutzung Bebauungsplan

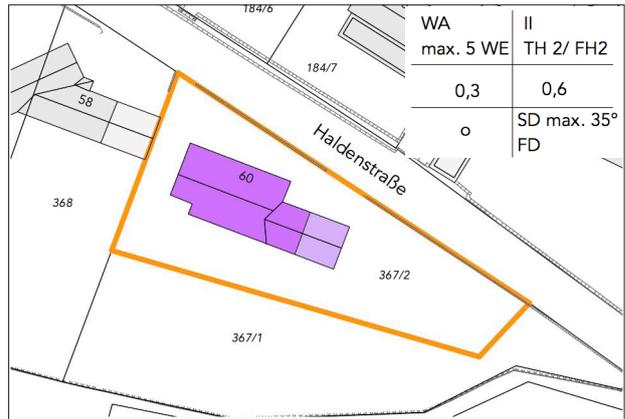


Straßenansicht nach Bebauungsplanänderung

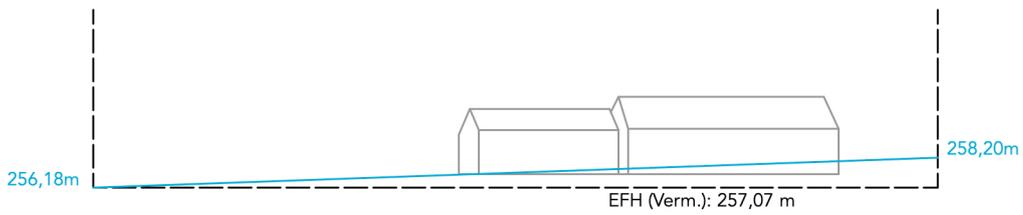


HALDENSTRASSE 60

FLURSTÜCK 367/2



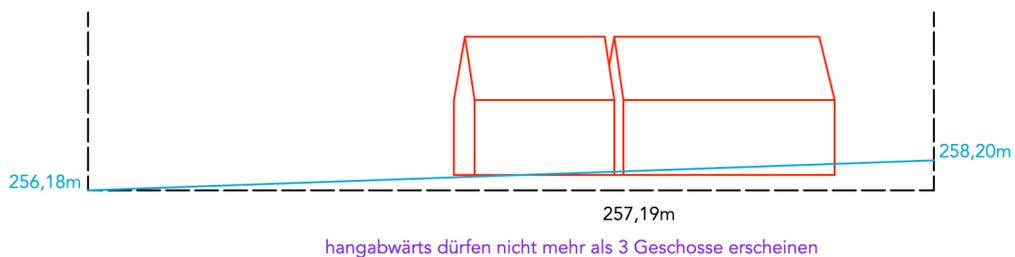
Ansicht von Haldenstrasse Bestand heute



Schemaschnitt Bestand heute

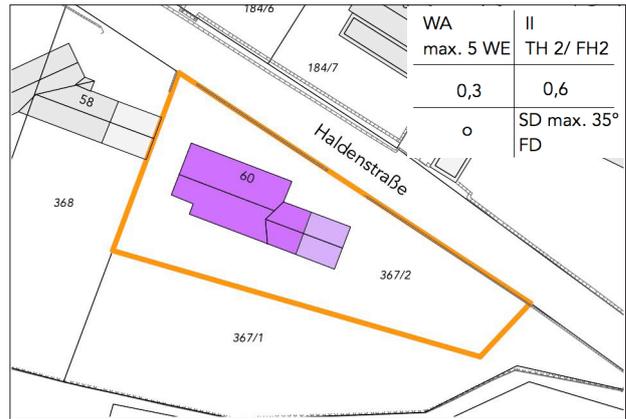


Ansicht von Haldenstrasse nach Bebauungsplan

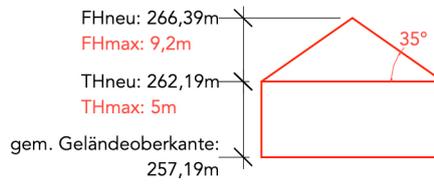


HALDENSTRASSE 60

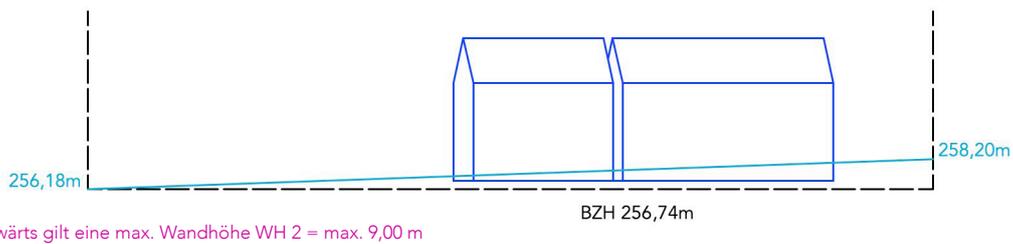
FLURSTÜCK 367/2



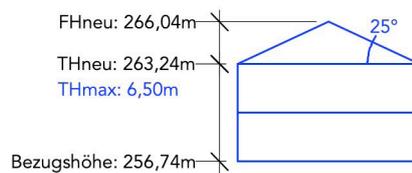
Schemaschnitt nach Bebauungsplan



Ansicht von Haldenstraße nach Bebauungsplan 1. Änderung

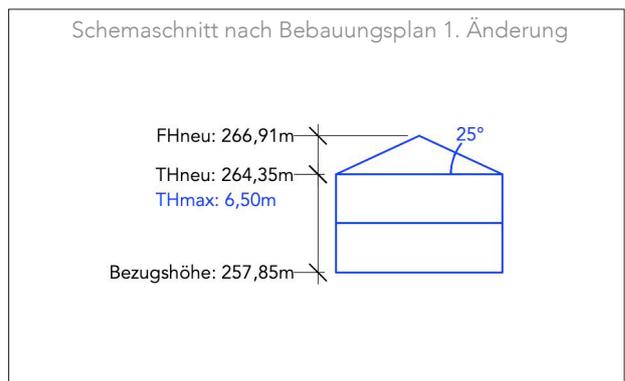
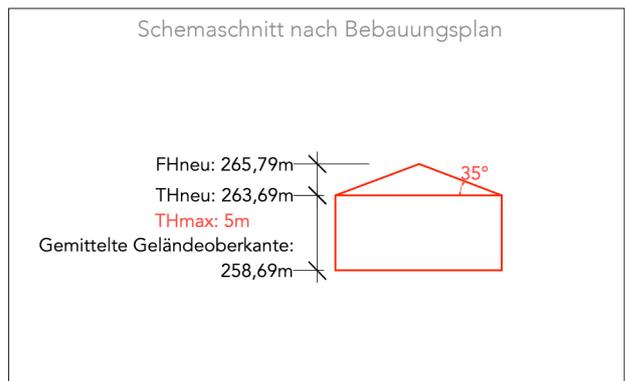
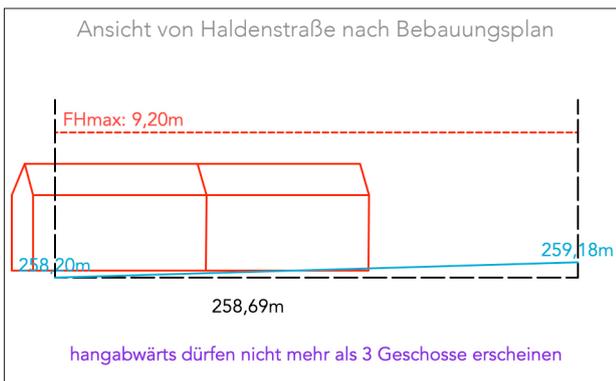
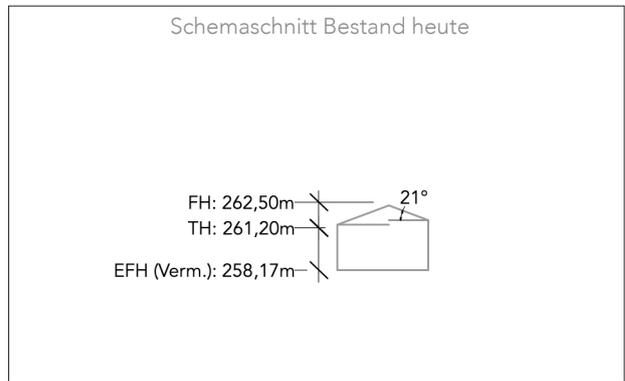
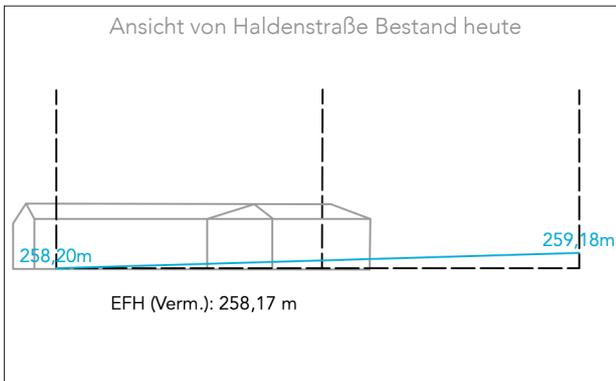
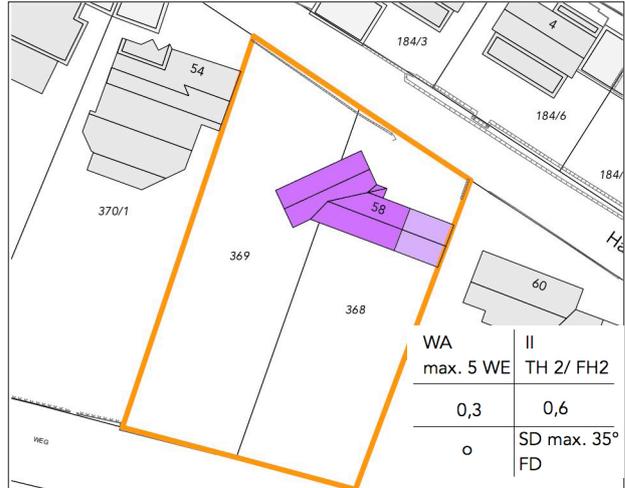


Schemaschnitt nach Bebauungsplan 1. Änderung



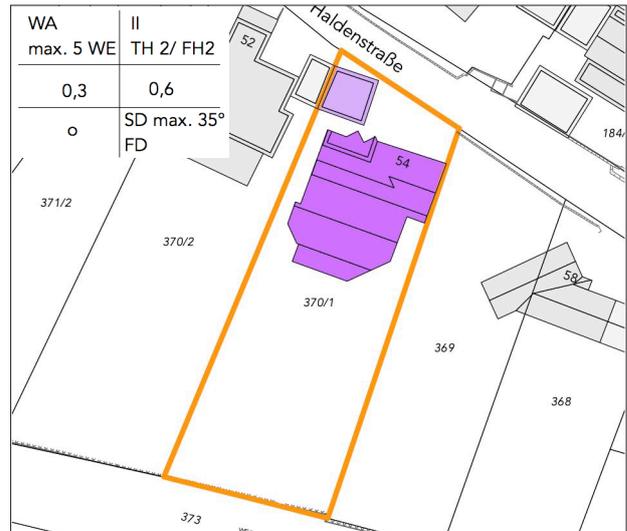
HALDENSTRASSE 58

FLURSTÜCK 368 /369

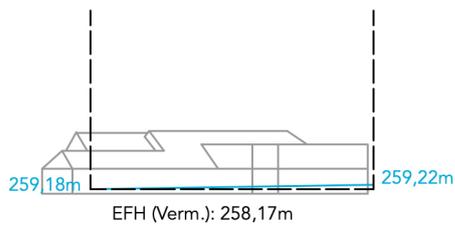


HALDENSTRASSE 54

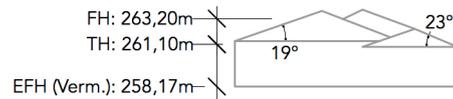
FLURSTÜCK 370/1



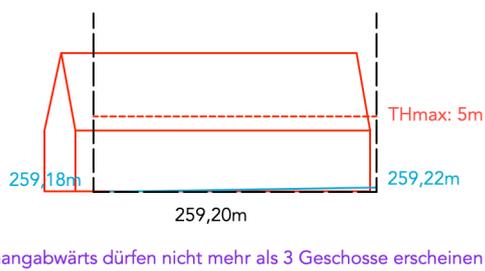
Ansicht von Haldenstraße Bestand heute



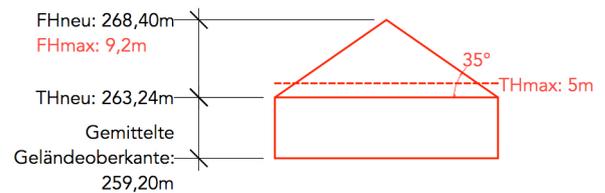
Schemaschnitt Bestand heute



Ansicht von Haldenstraße nach Bebauungsplan



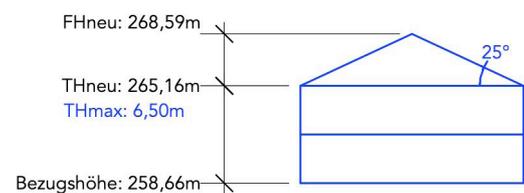
Schemaschnitt nach Bebauungsplan



Ansicht von Haldenstraße nach BPlan 1. Änderung

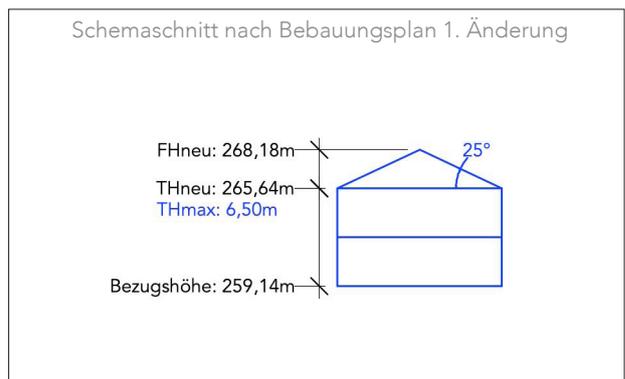
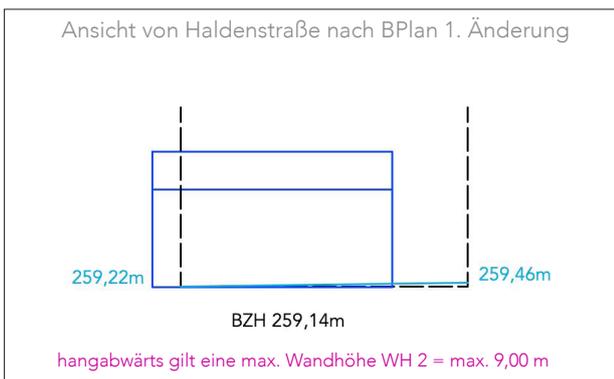
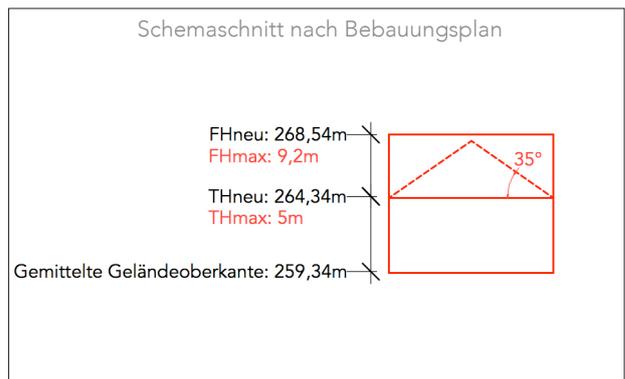
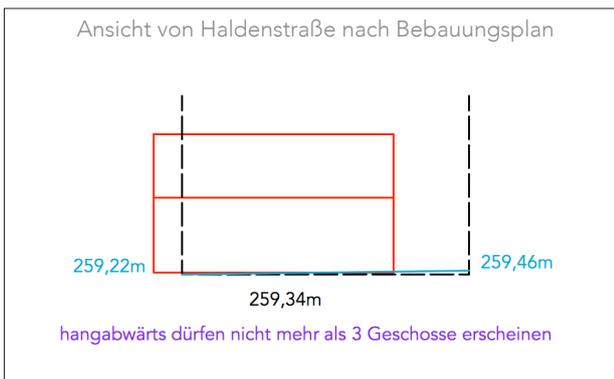
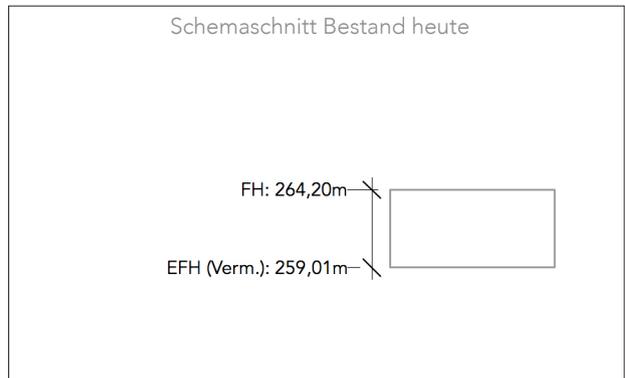
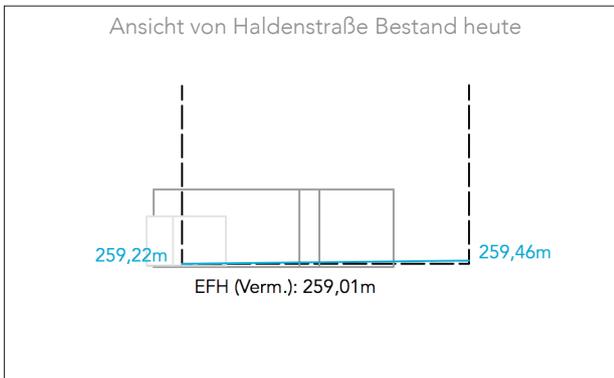
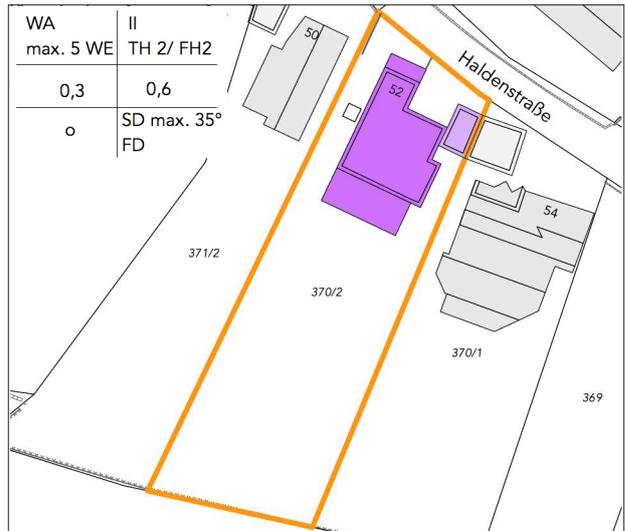


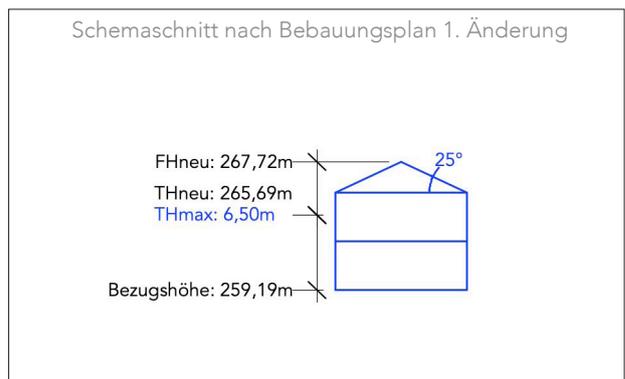
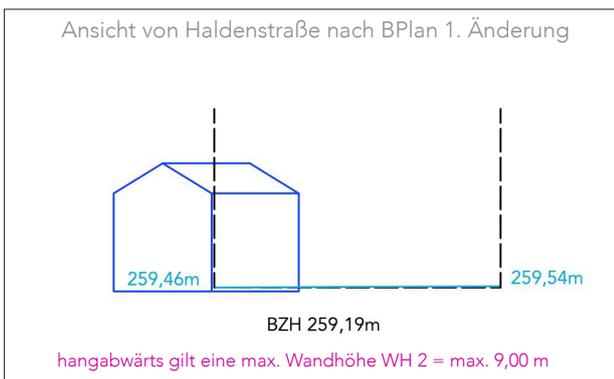
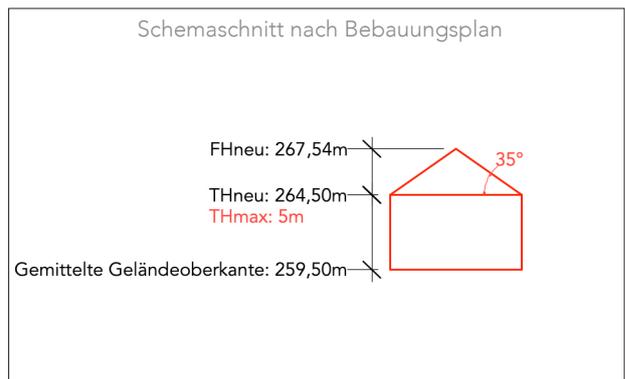
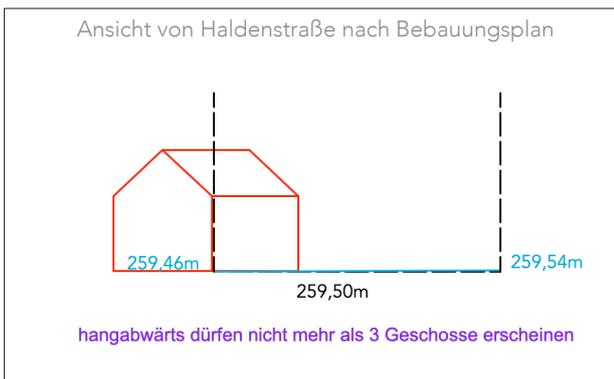
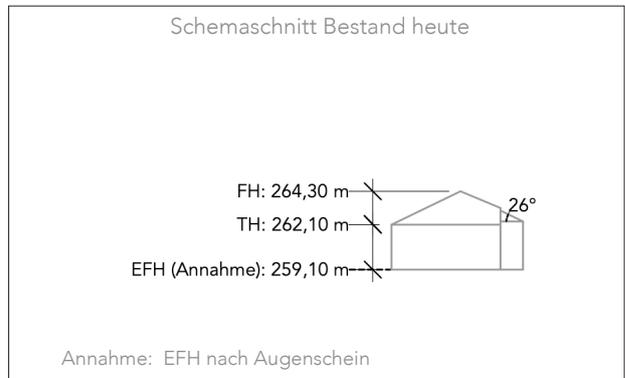
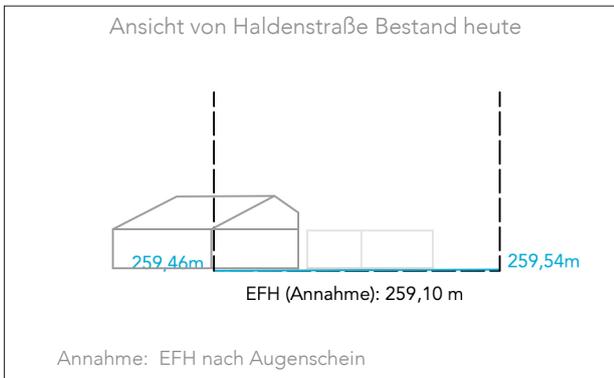
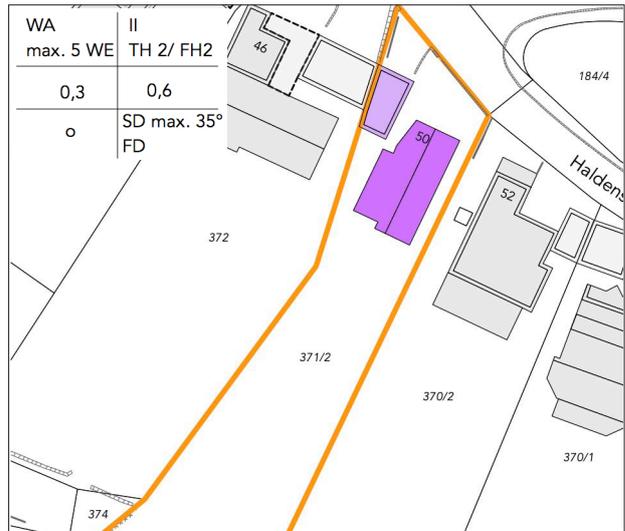
Schemaschnitt nach Bebauungsplan 1. Änderung



HALDENSTRASSE 52

FLURSTÜCK 370/2



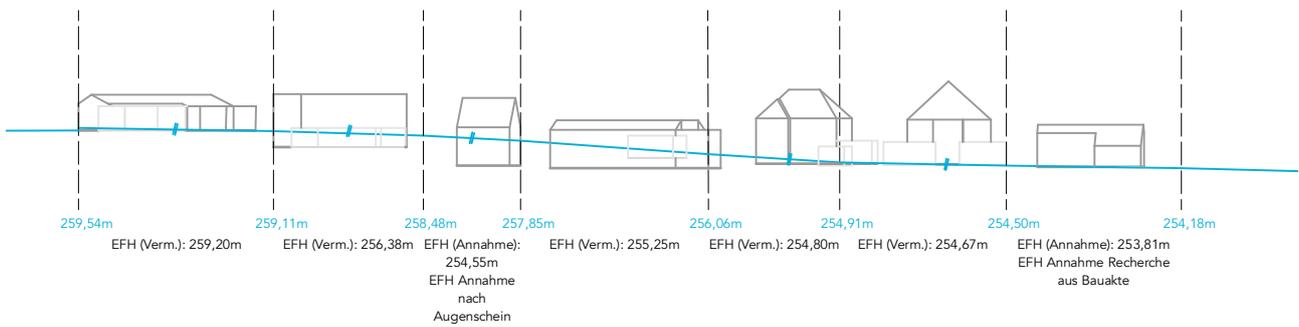


## BLICK NACH WESTEN AUF DIE HALDENSTRASSE

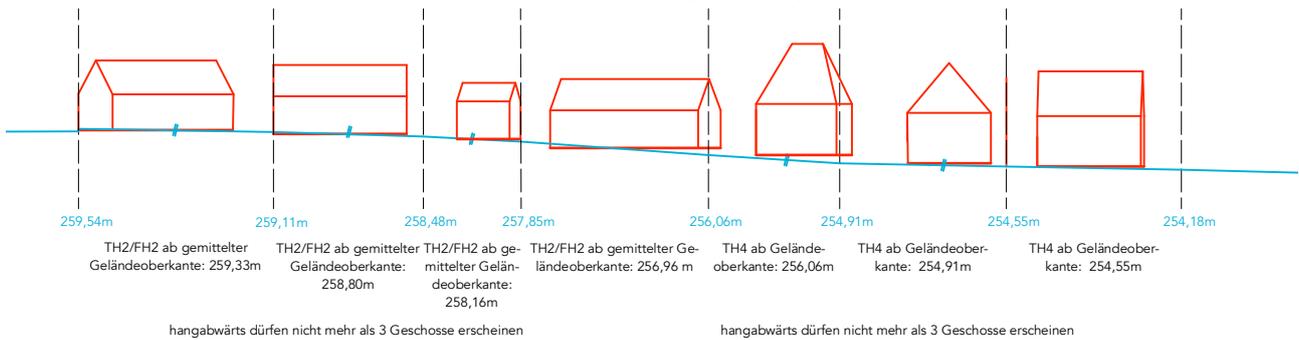


### HALDENSTRASSE 46 BIS HALDENSTRASSE 34 - ANSICHT 1:1.000

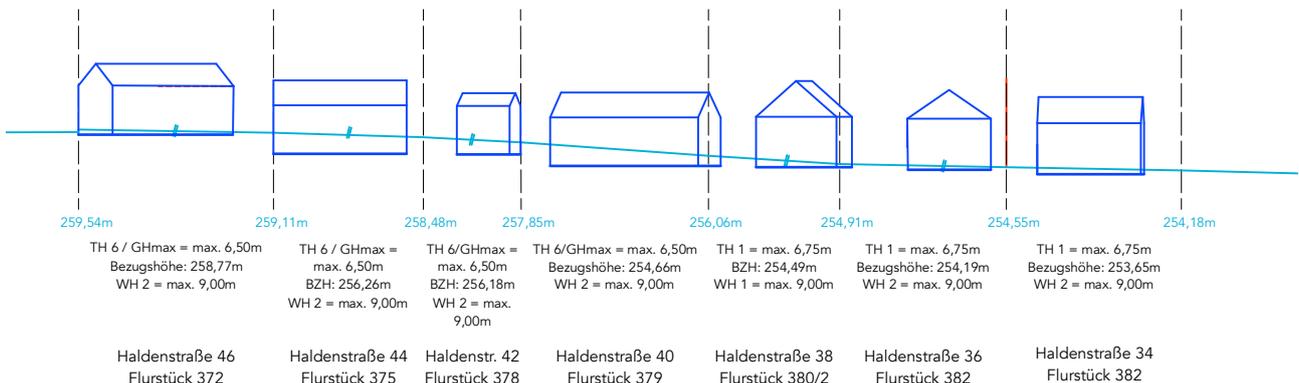
Straßenansicht Bestand



Straßenansicht nach Ausnutzung Bebauungsplan



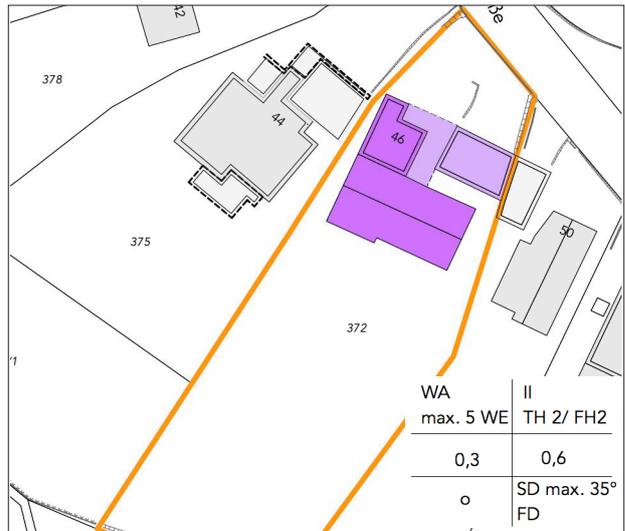
Straßenansicht nach Bebauungsplanänderung



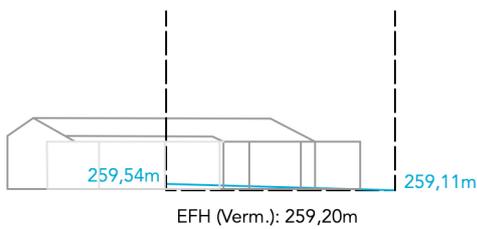
HALDENSTRASSE 46



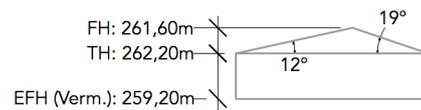
FLURSTÜCK 372



Ansicht von Haldenstrasse Bestand heute



Schemaschnitt Bestand heute



Ansicht von Haldenstrasse nach Bebauungsplan



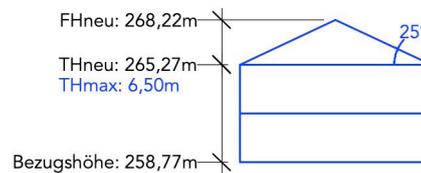
Schemaschnitt nach Bebauungsplan



Ansicht von Haldenstrasse nach BPlan 1. Änderung

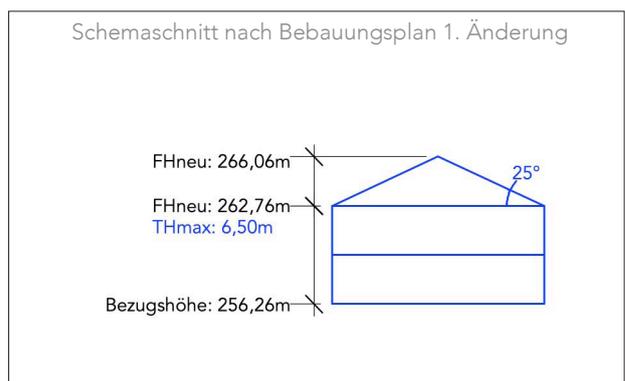
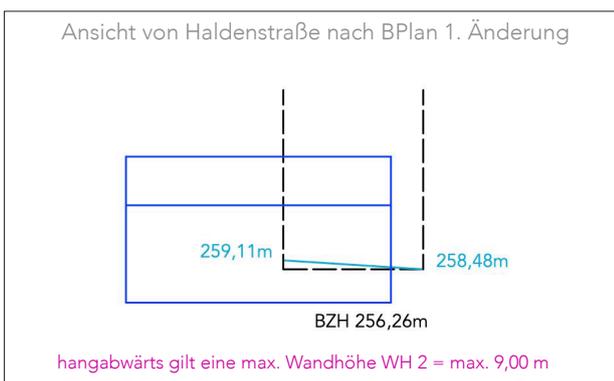
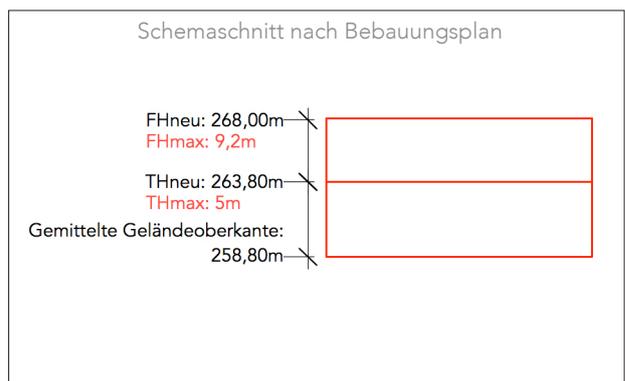
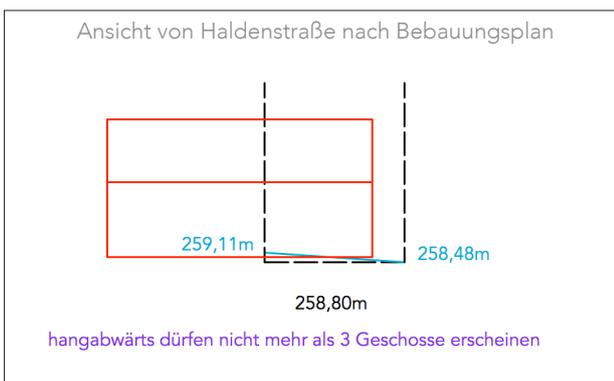
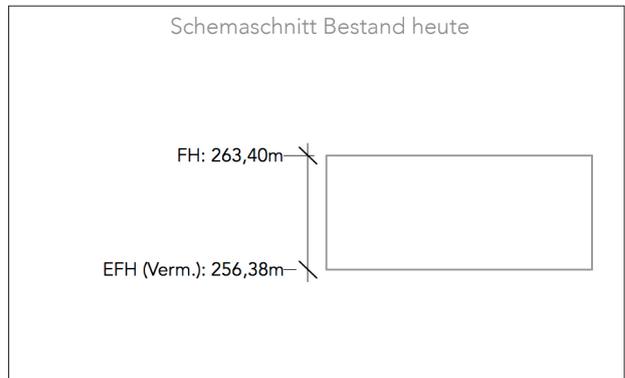
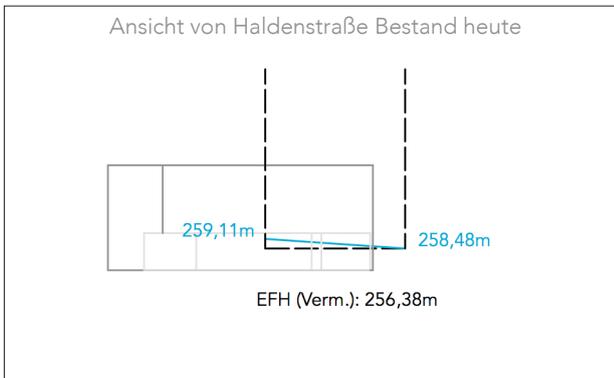
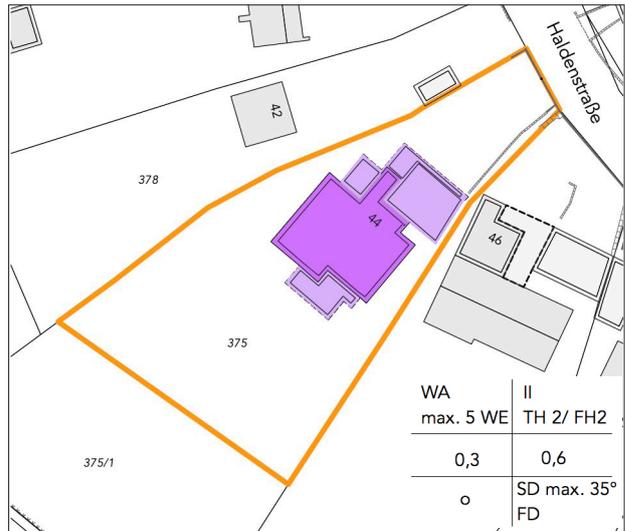


Schemaschnitt nach Bebauungsplan 1. Änderung



HALDENSTRASSE 44

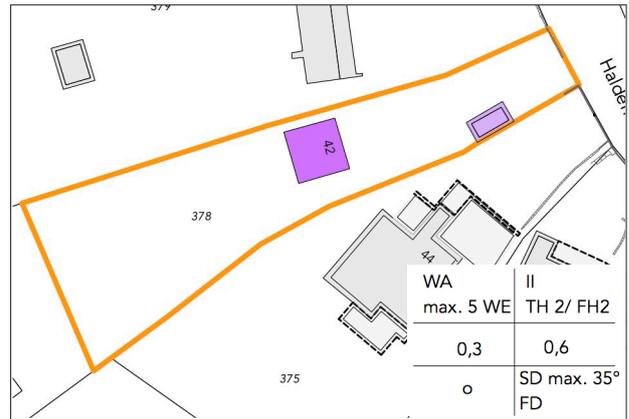
FLURSTÜCK 375



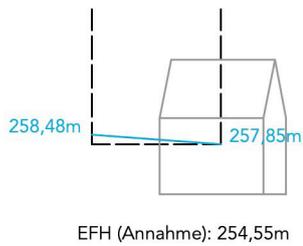
HALDENSTRASSE 42



FLURSTÜCK 378

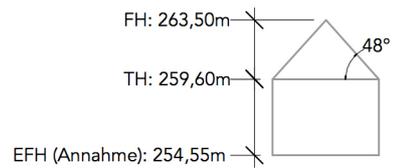


Ansicht von Haldenstrasse Bestand heute



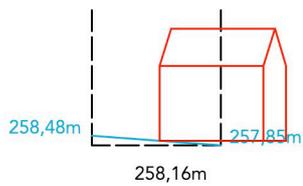
Annahme: EFH nach Augenschein

Schemaschnitt Bestand heute



Annahme: EFH nach Augenschein

Ansicht von Haldenstrasse nach Bebauungsplan

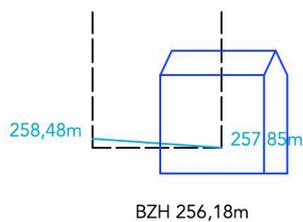


hangabwärts dürfen nicht mehr als 3 Geschosse erscheinen

Schemaschnitt nach Bebauungsplan

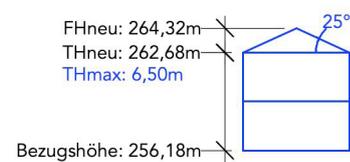


Ansicht von Haldenstrasse nach BPlan 1. Änderung



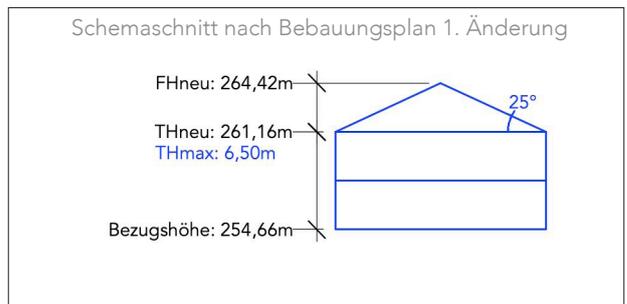
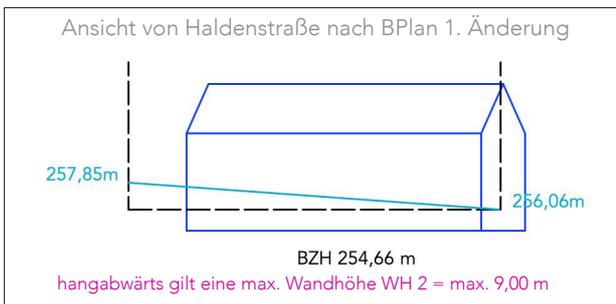
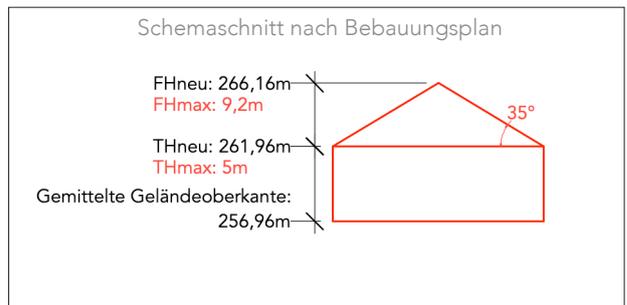
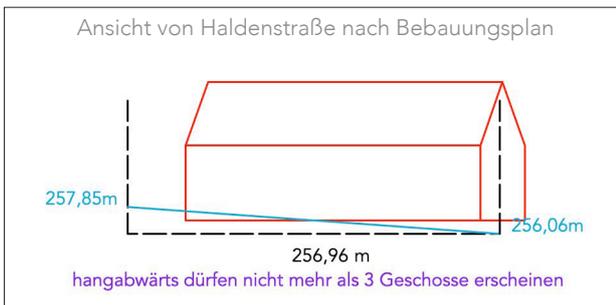
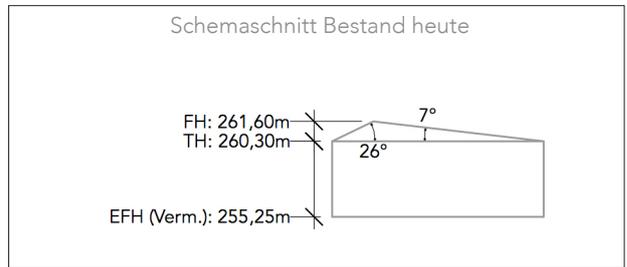
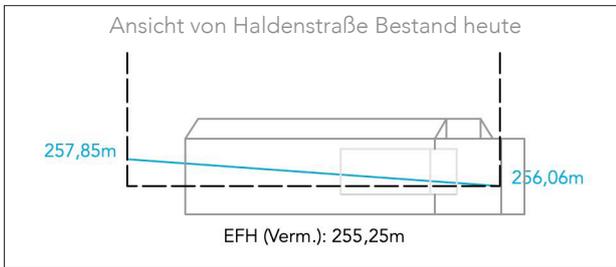
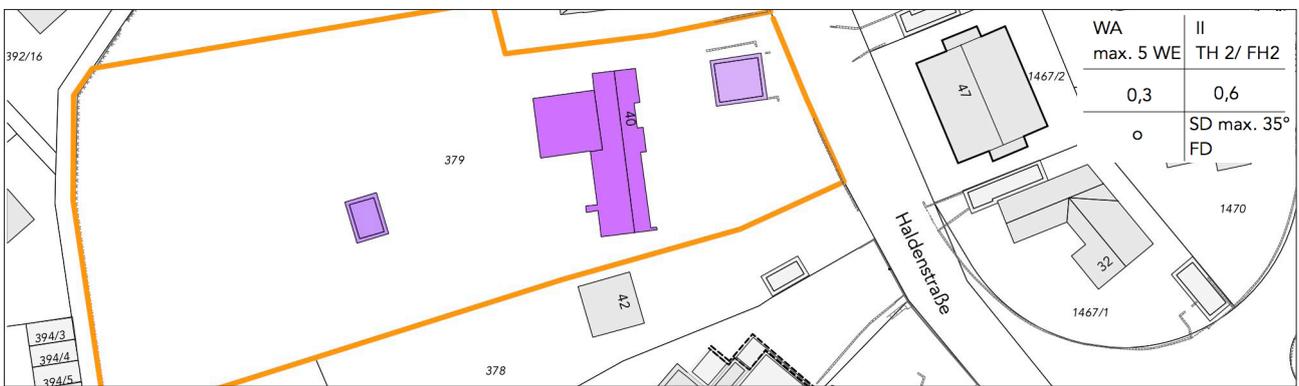
hangabwärts gilt eine max. Wandhöhe WH 2 = max. 9,00 m

Schemaschnitt nach Bebauungsplan 1. Änderung



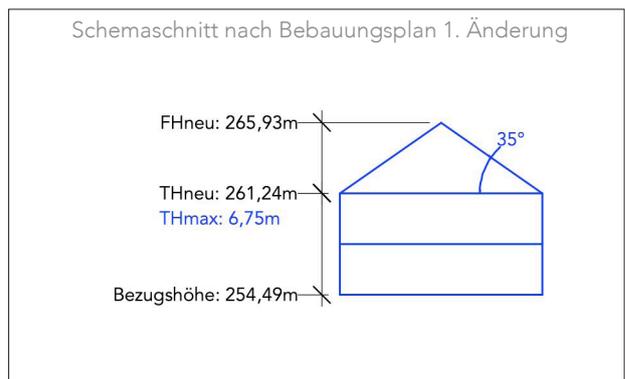
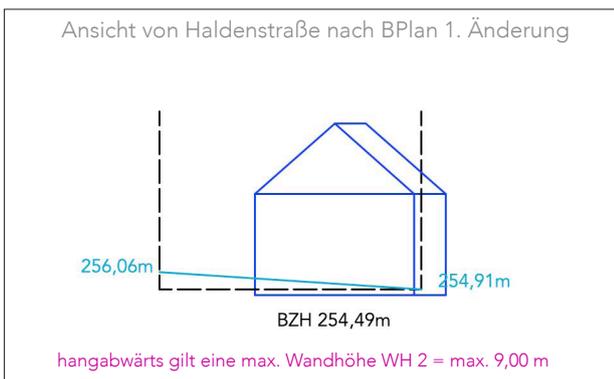
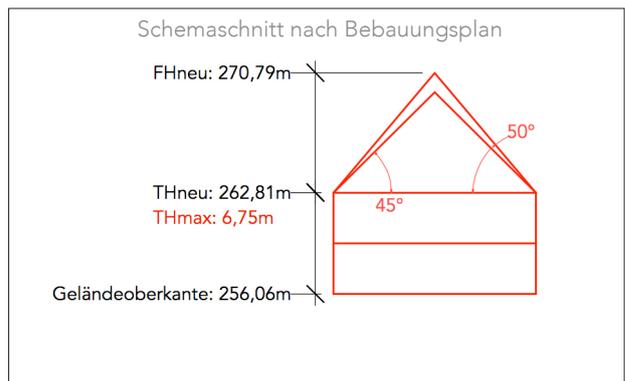
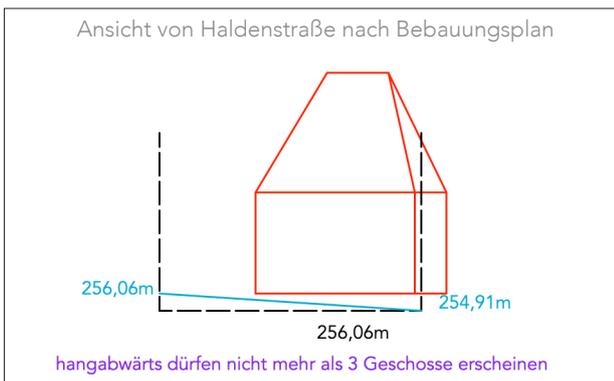
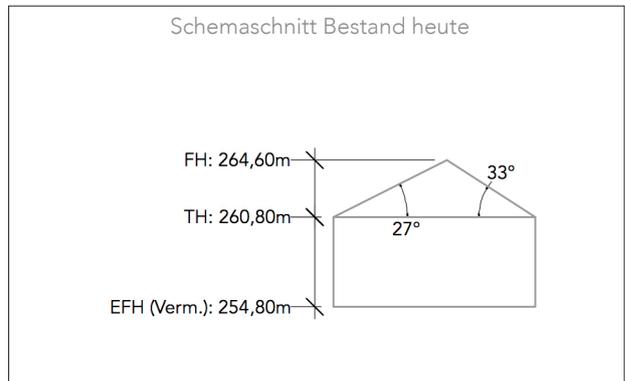
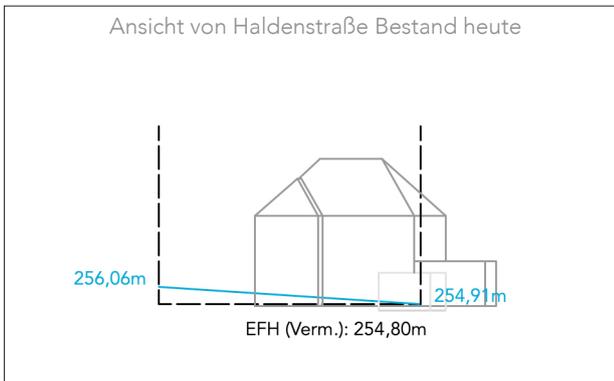
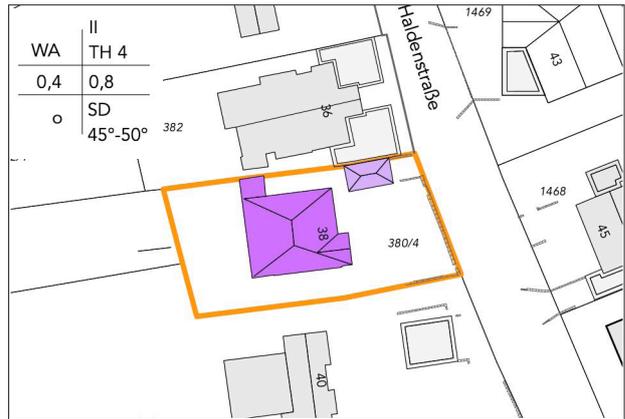
HALDENSTRASSE 40

FLURSTÜCK 379



HALDENSTRASSE 38

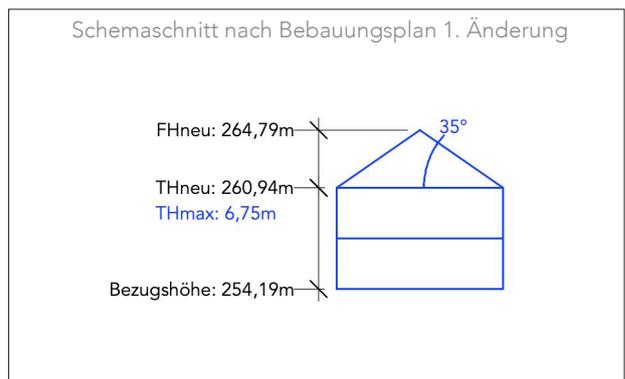
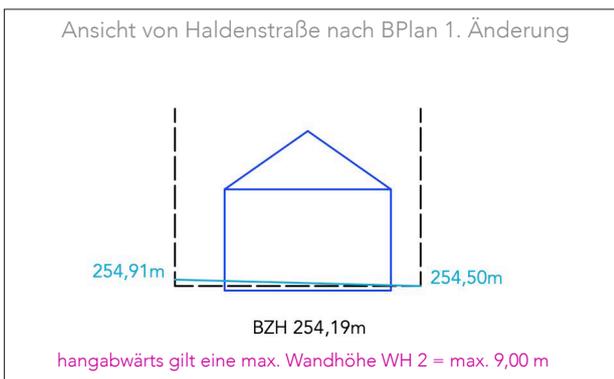
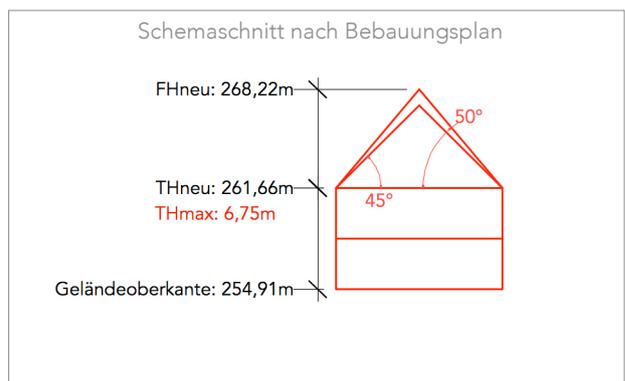
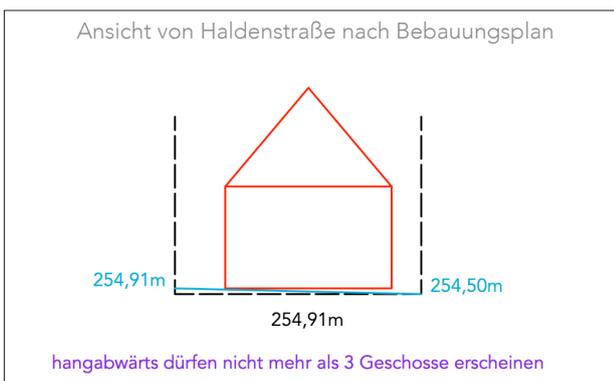
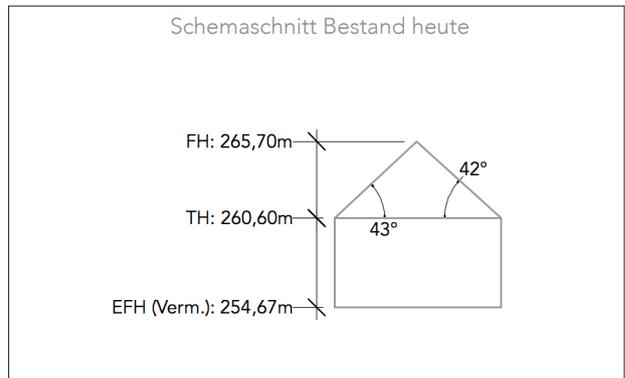
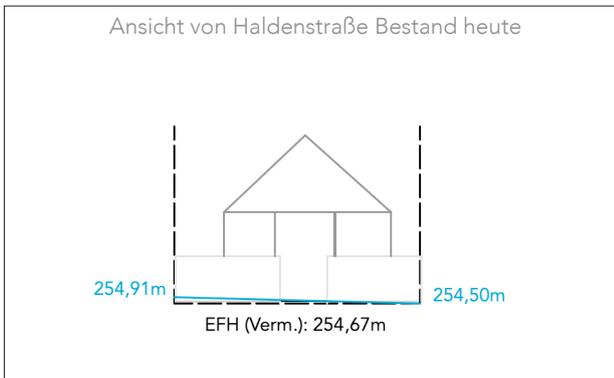
FLURSTÜCK 380/4



### HALDENSTRASSE 36



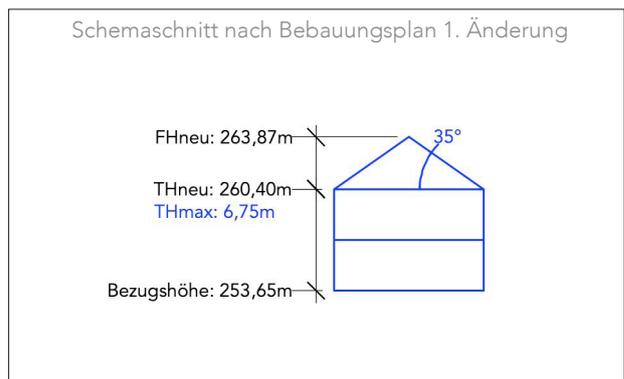
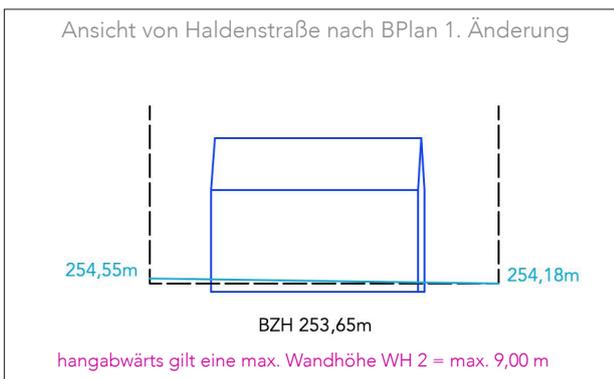
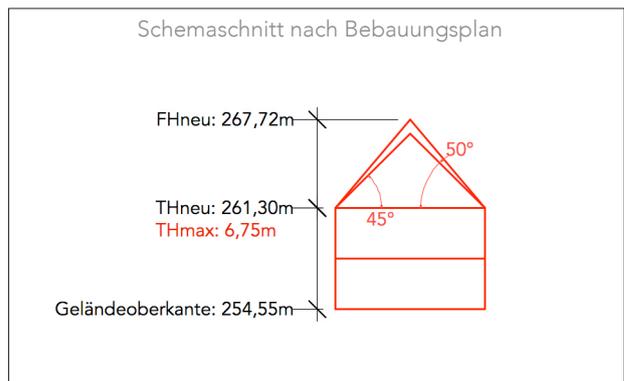
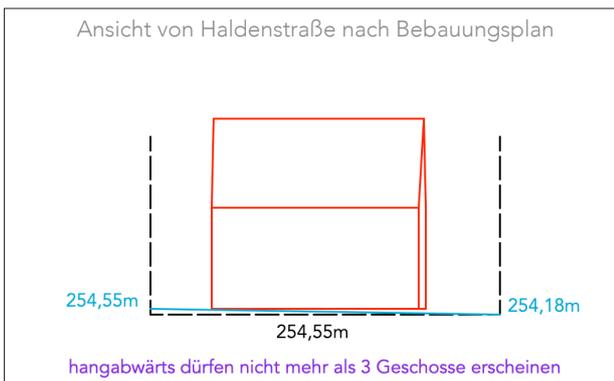
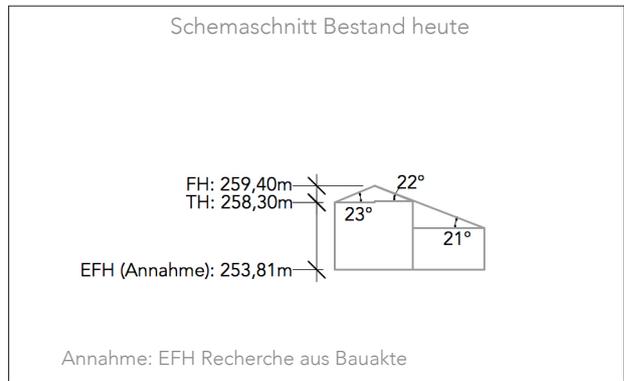
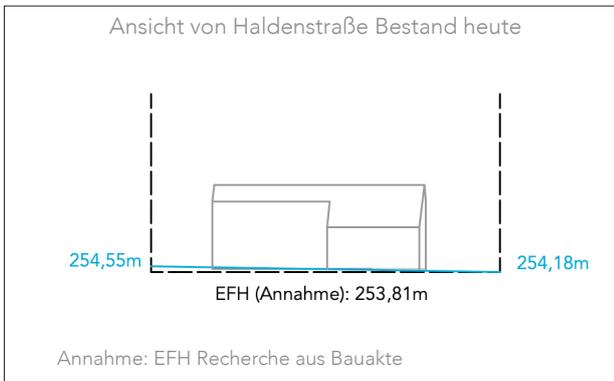
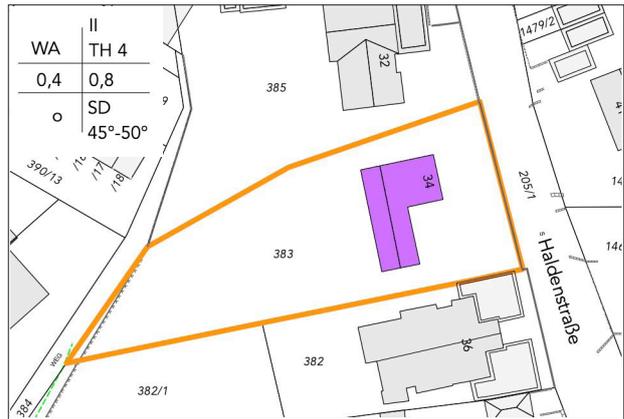
### FLURSTÜCK 382



HALDENSTRASSE 34



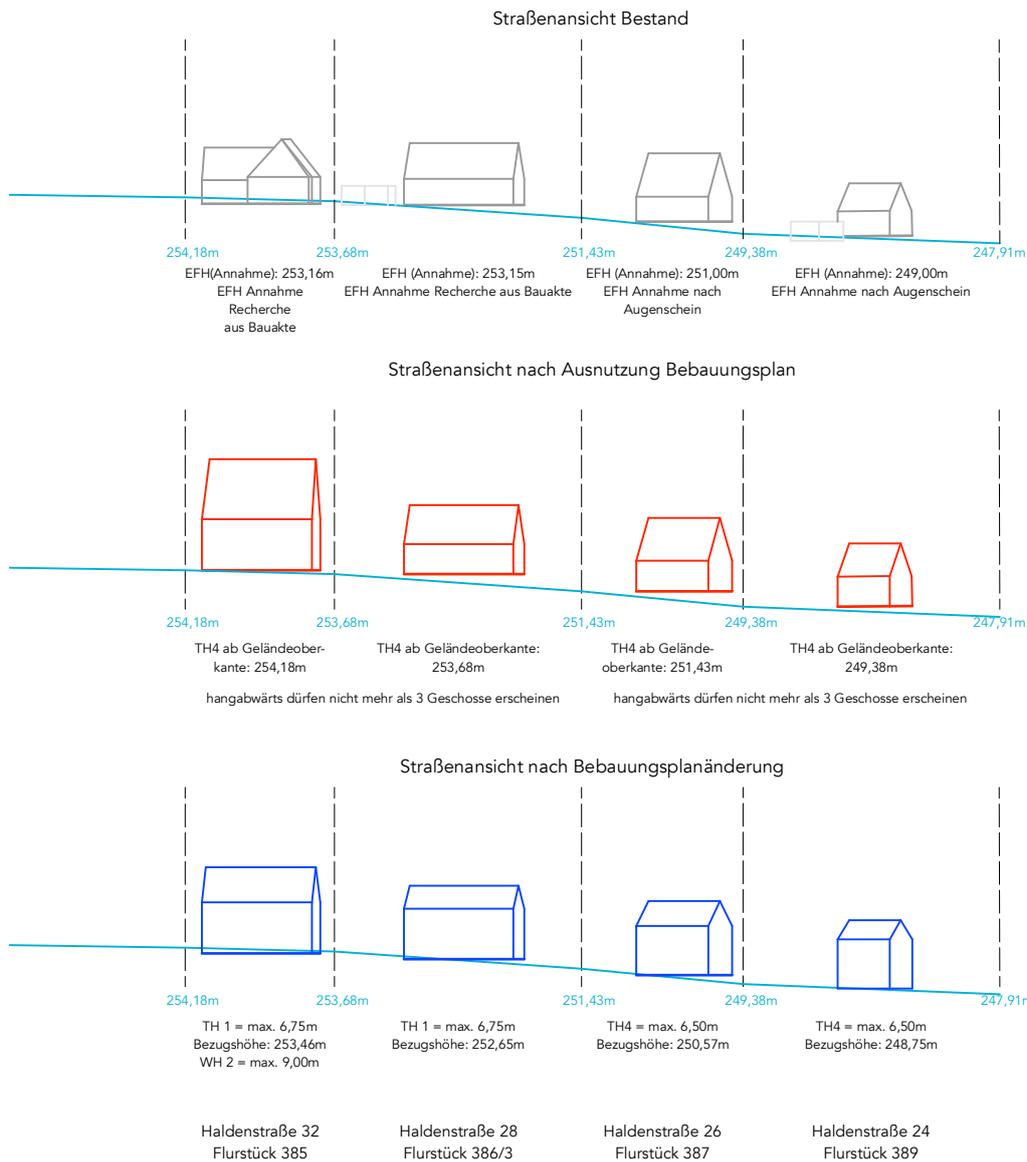
FLURSTÜCK 383



## BLICK NACH WESTEN AUF DIE HALDENSTRASSE

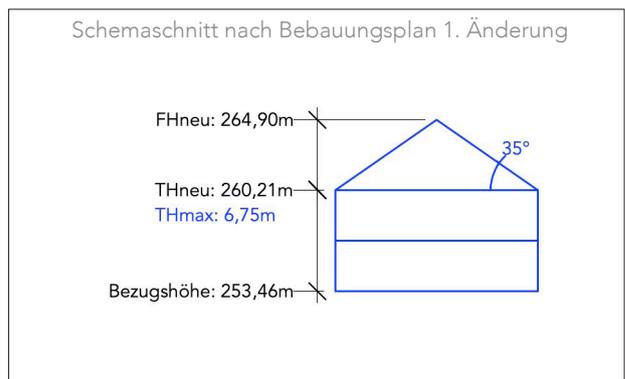
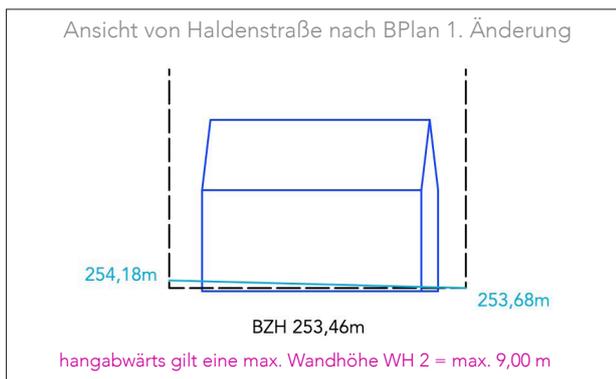
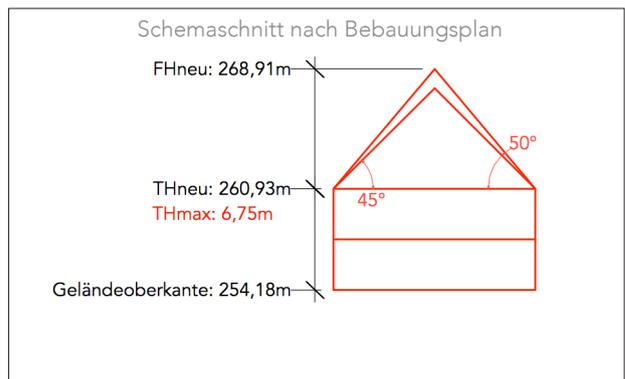
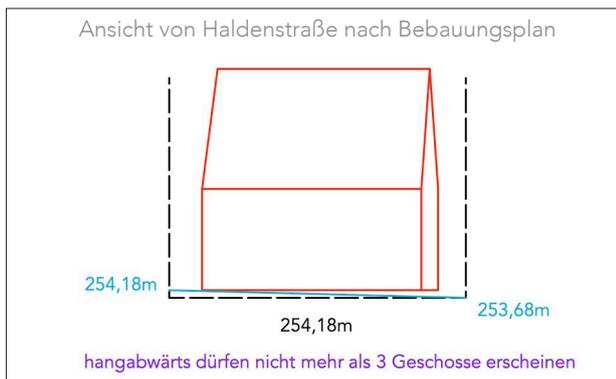
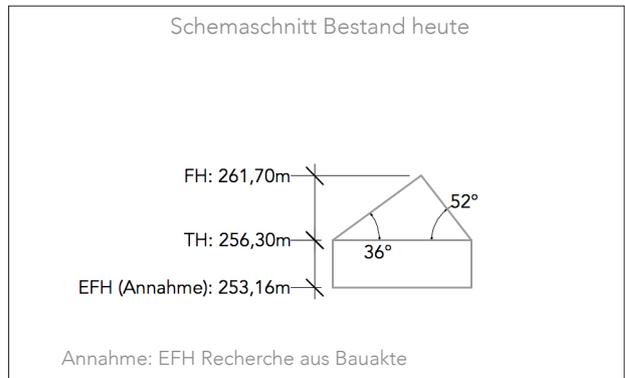
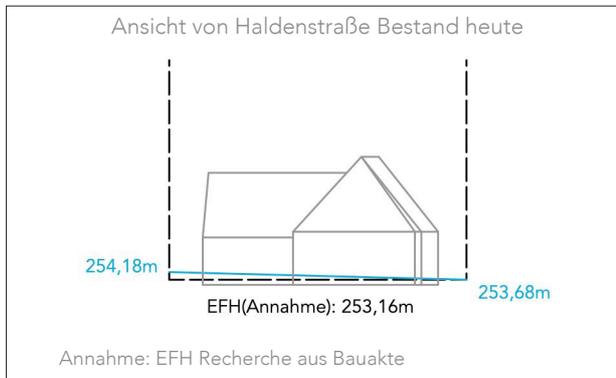


## HALDENSTRASSE 32 BIS HALDENSTRASSE 24 - ANSICHT 1:1.000



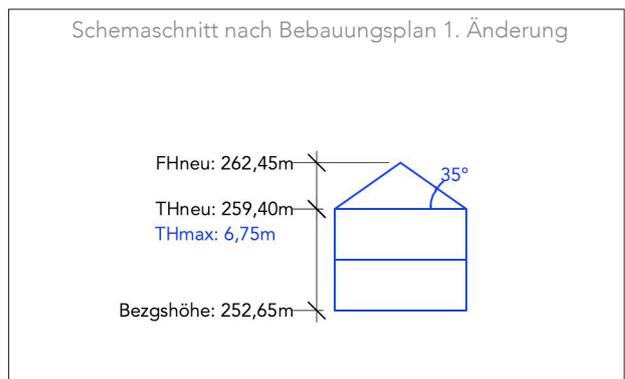
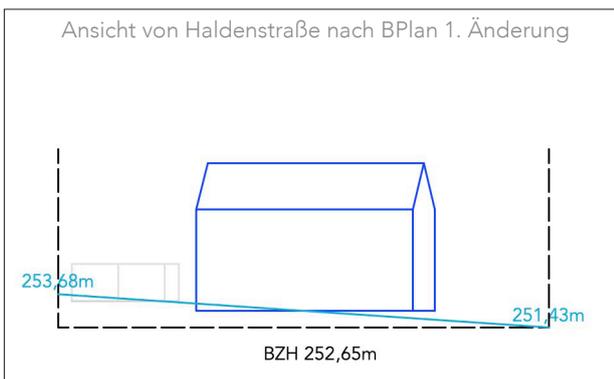
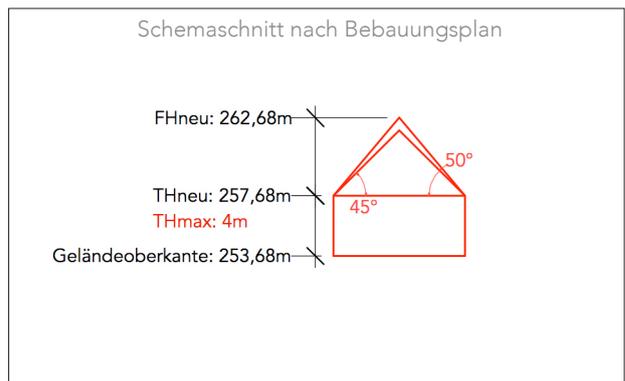
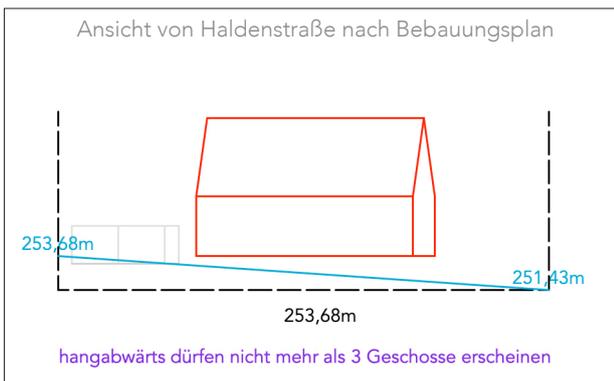
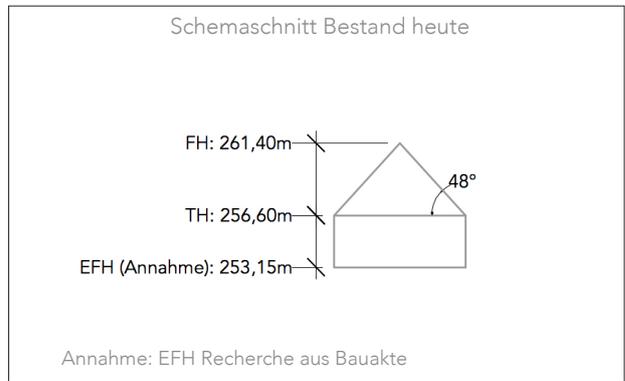
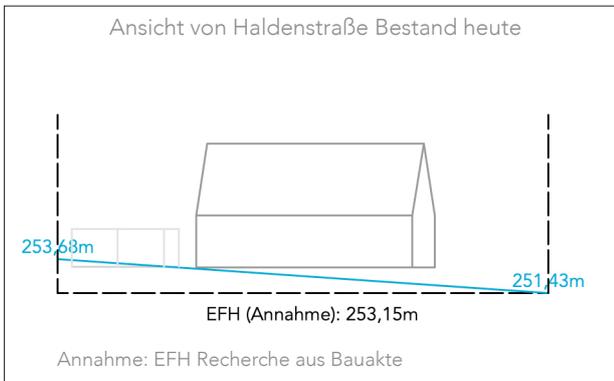
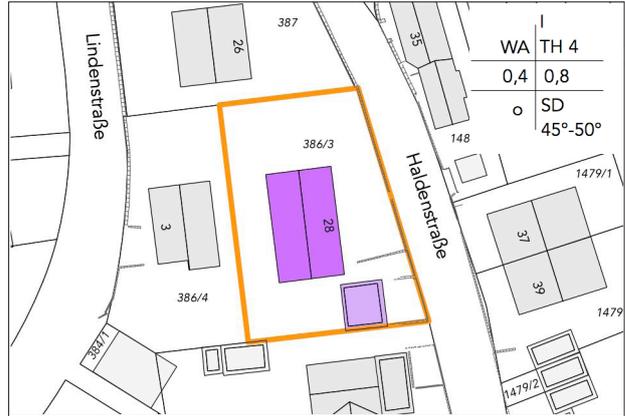
HALDENSTRASSE 32

FLURSTÜCK 385



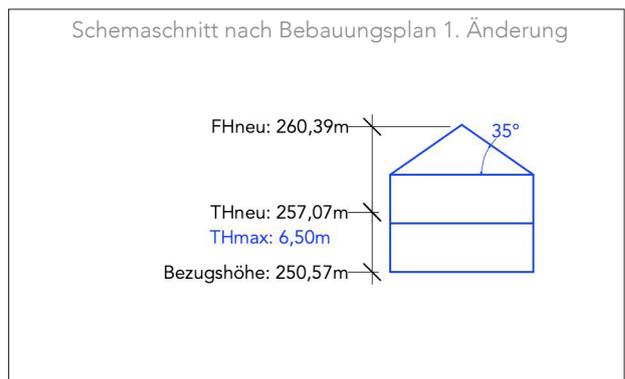
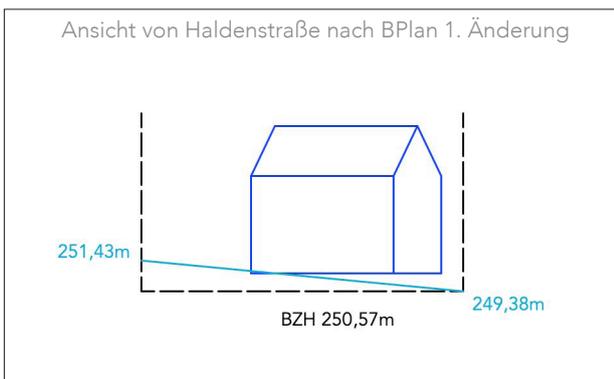
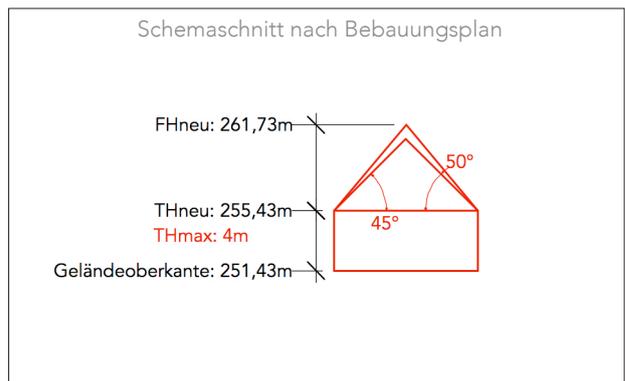
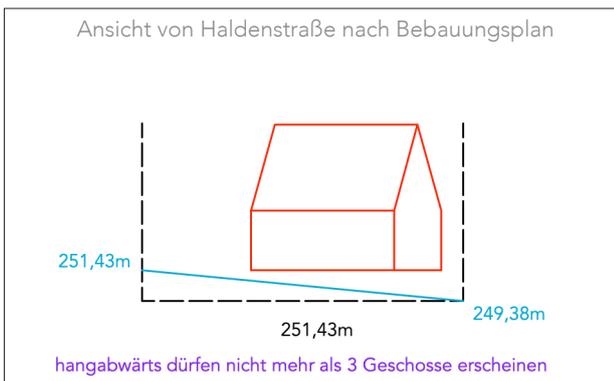
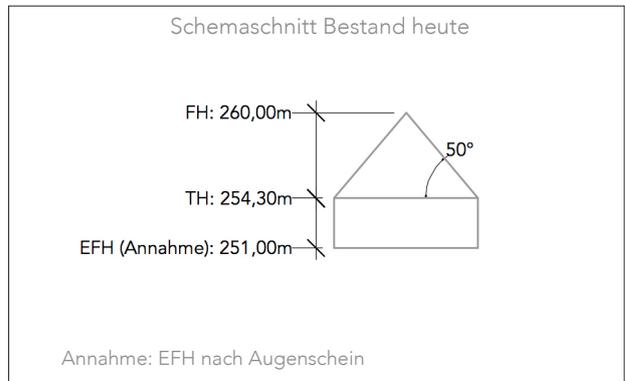
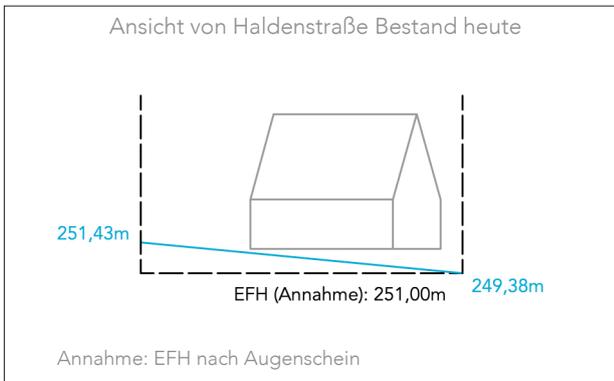
HALDENSTRASSE 28

FLURSTÜCK 386/3



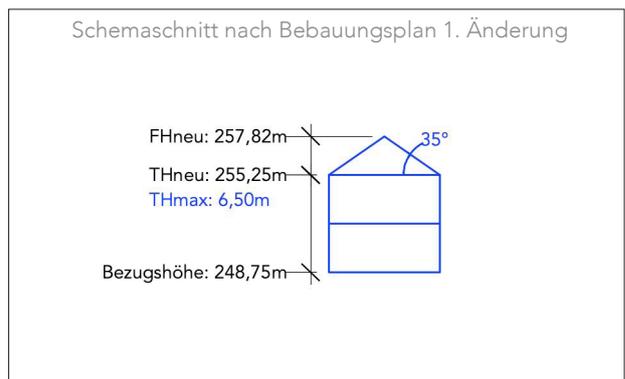
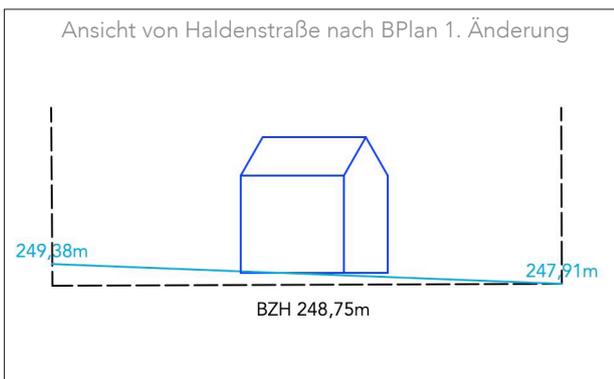
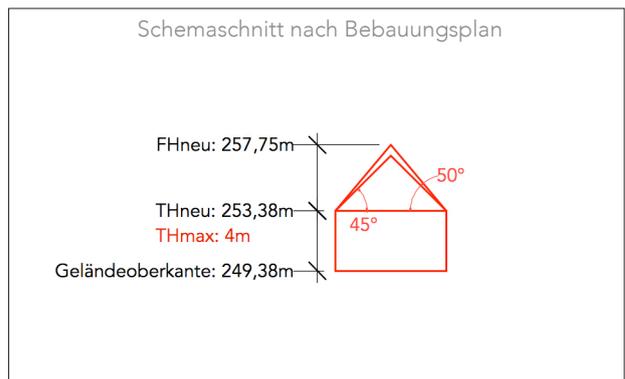
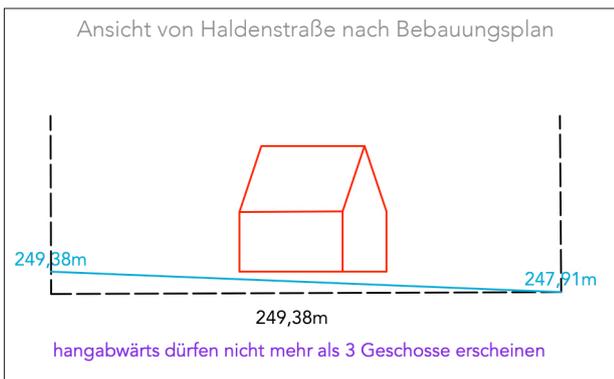
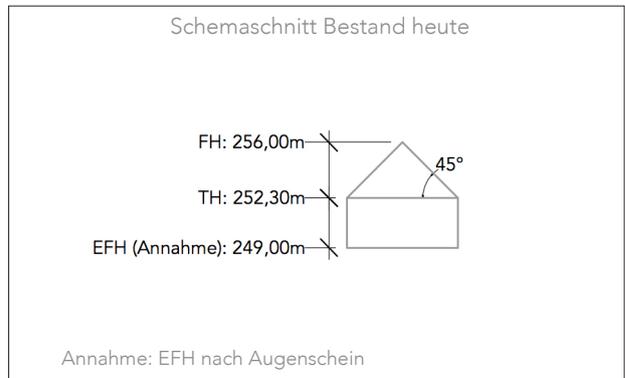
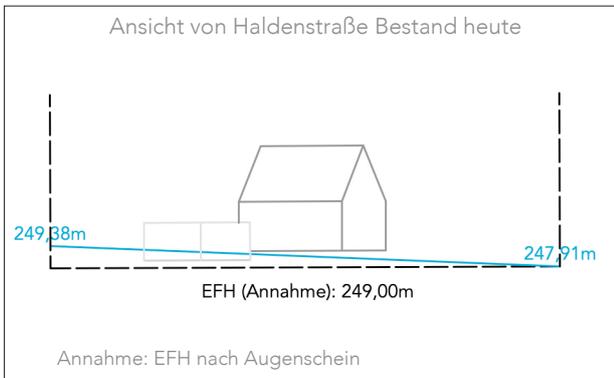
HALDENSTRASSE 26

FLURSTÜCK 387



HALDENSTRASSE 24

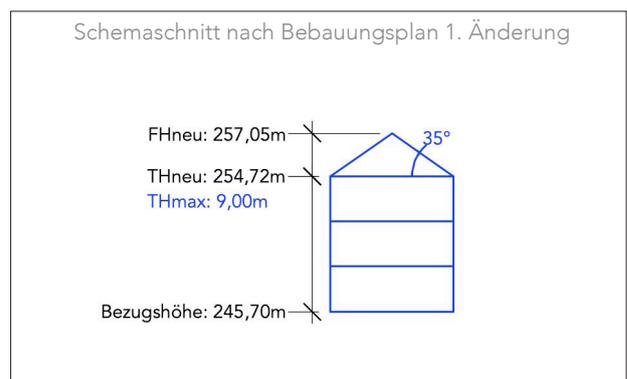
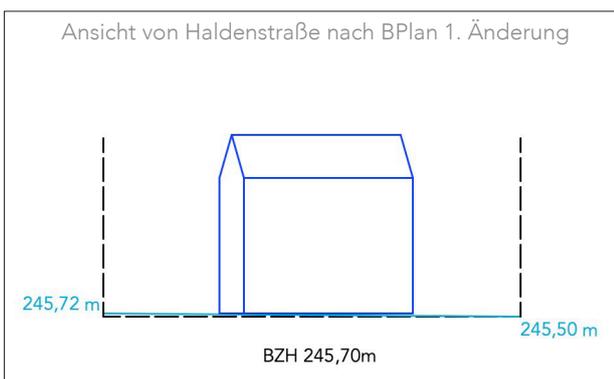
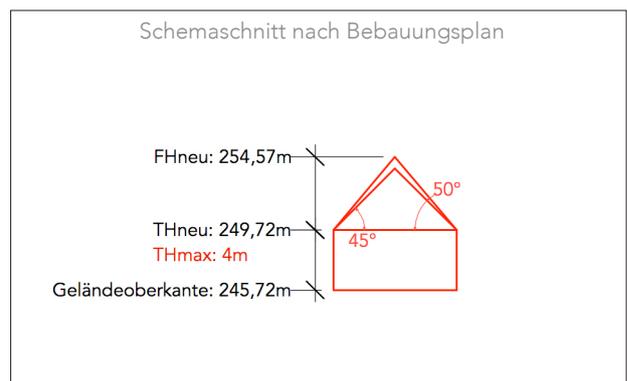
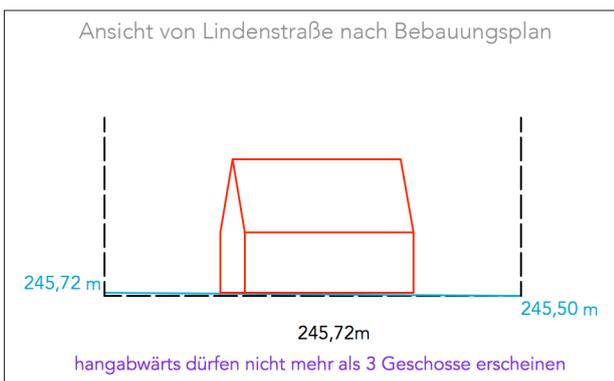
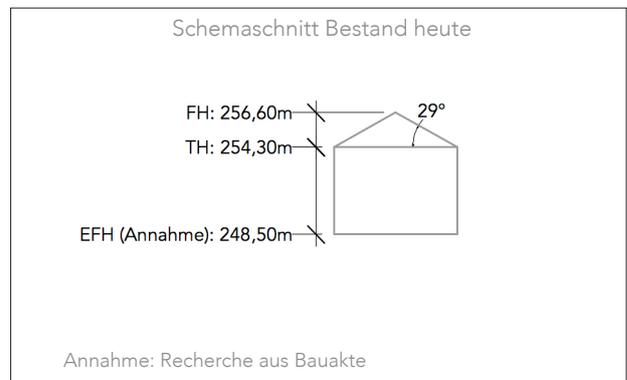
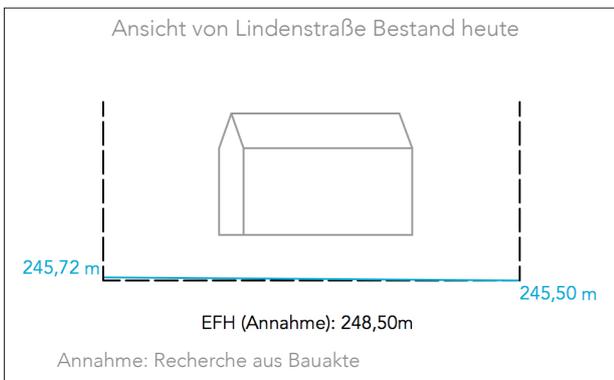
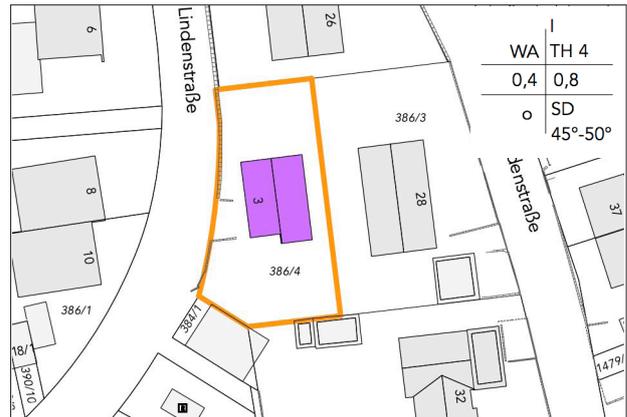
FLURSTÜCK 389



LINDENSTRASSE 3



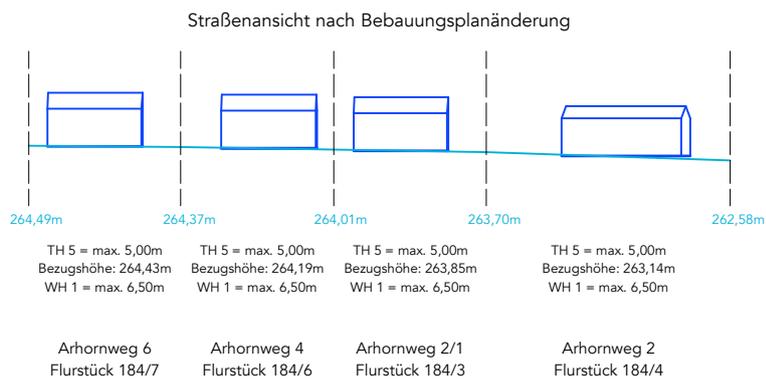
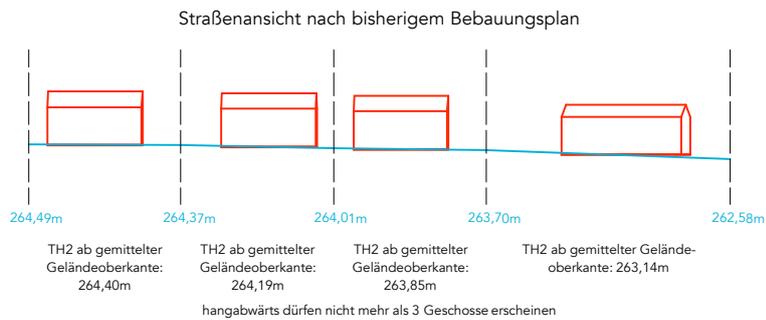
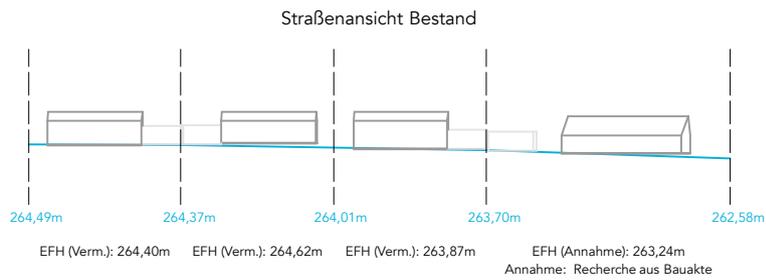
FLURSTÜCK 386/4



## BLICK NACH SÜDEN AUF DEN AHORNWEG

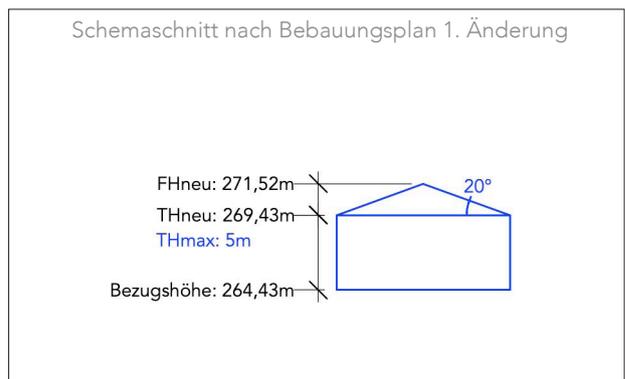
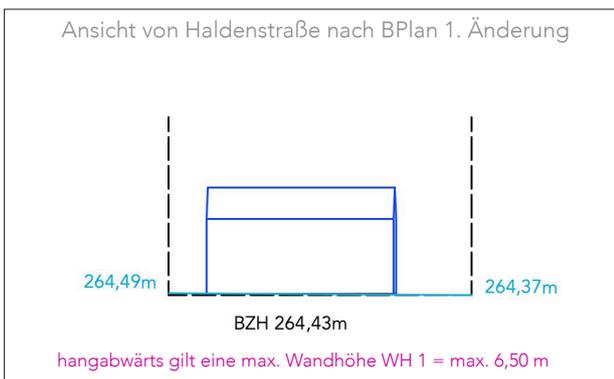
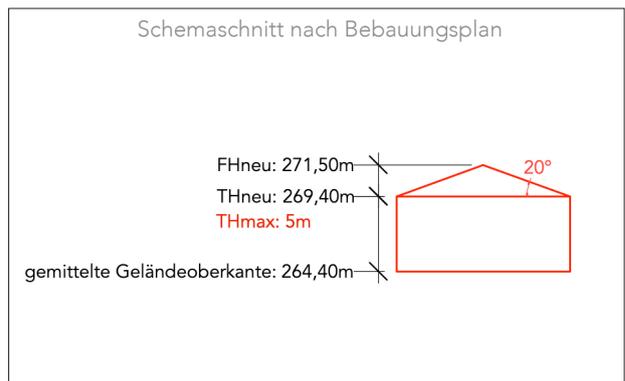
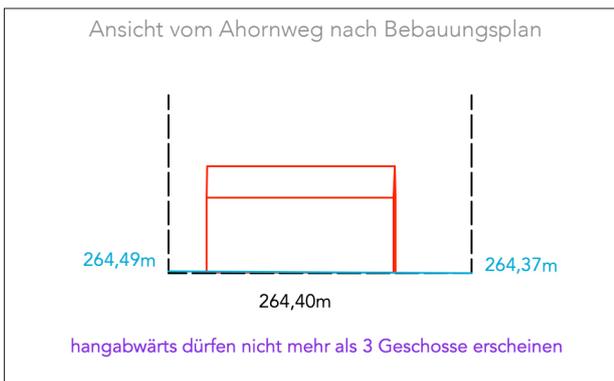
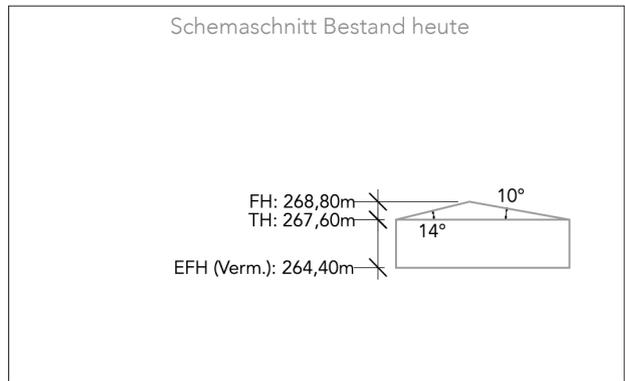
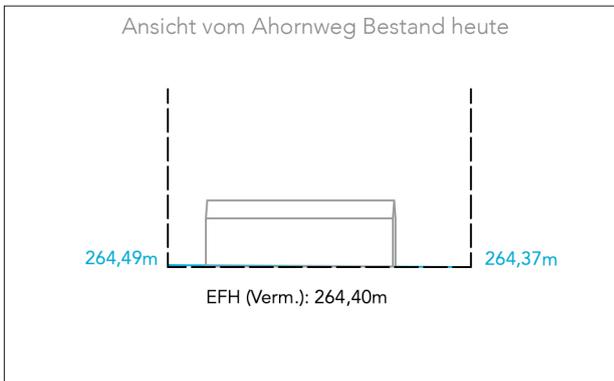
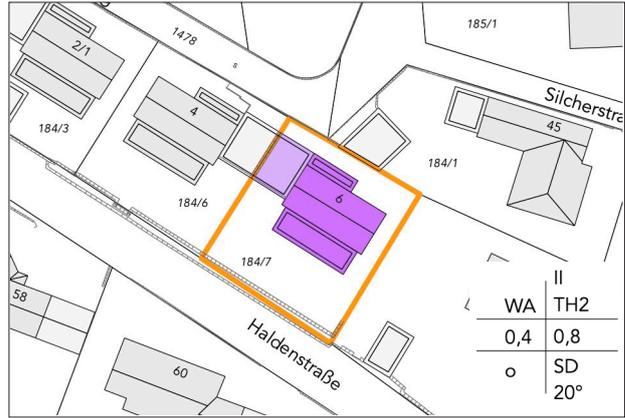


### AHORNWEG 6 BIS AHORNWEG 2 - ANSICHT 1:1.000



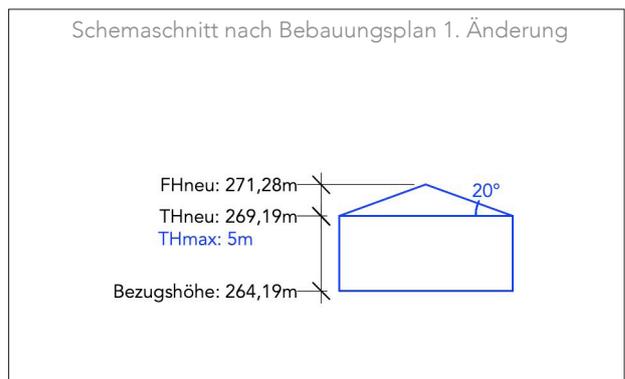
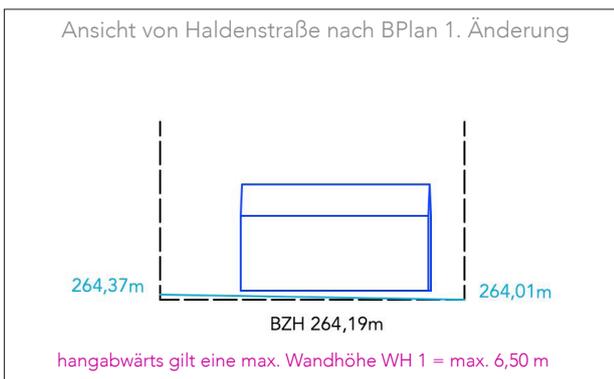
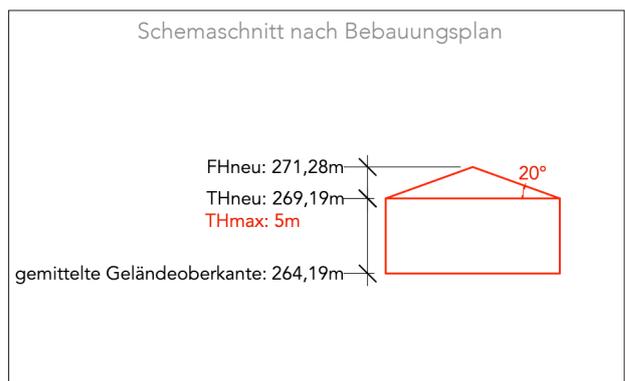
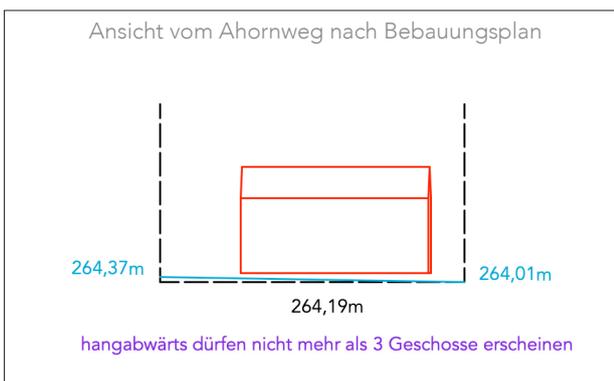
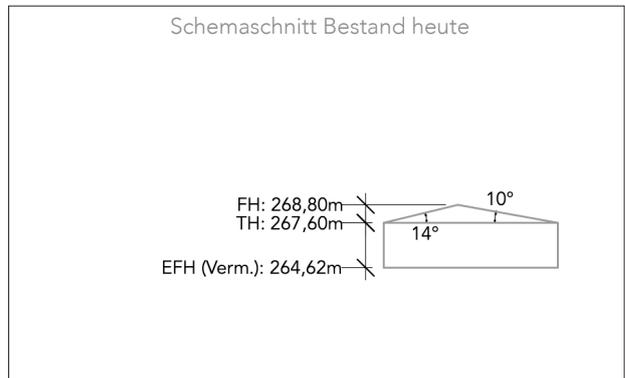
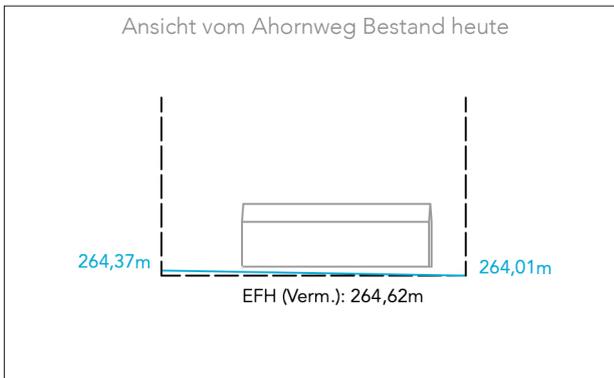
AHORNWEG 6

FLURSTÜCK 184/7



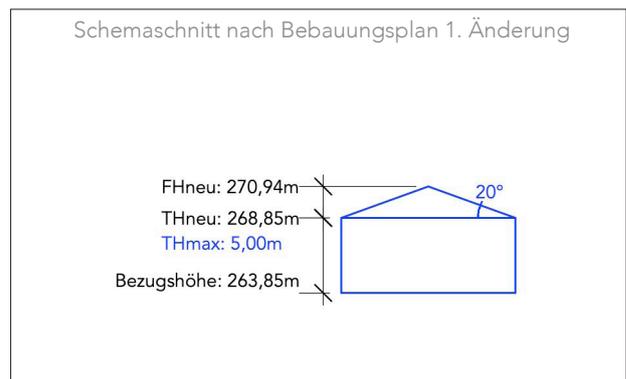
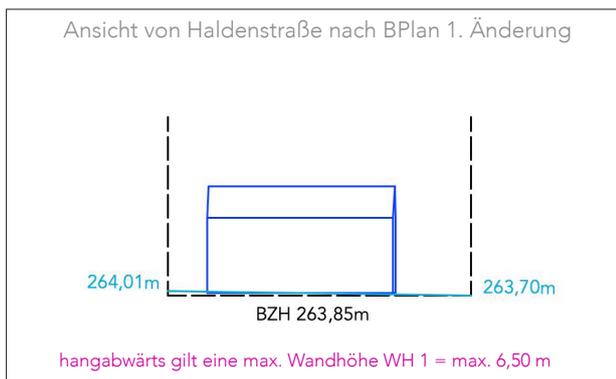
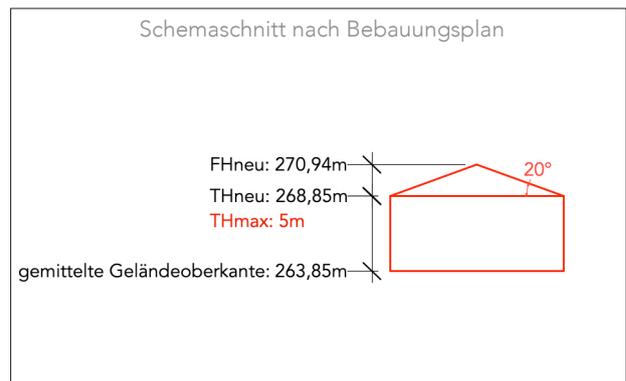
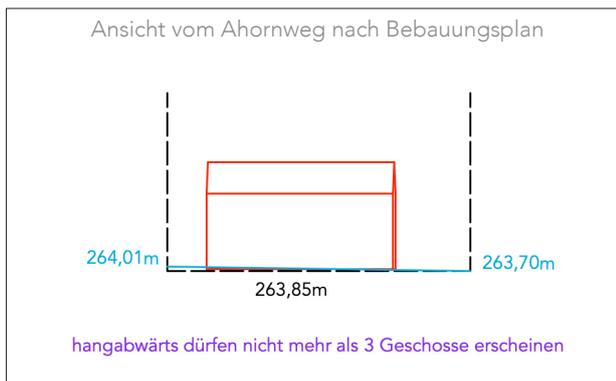
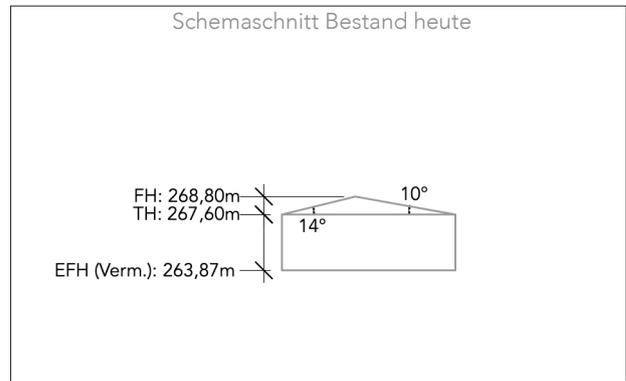
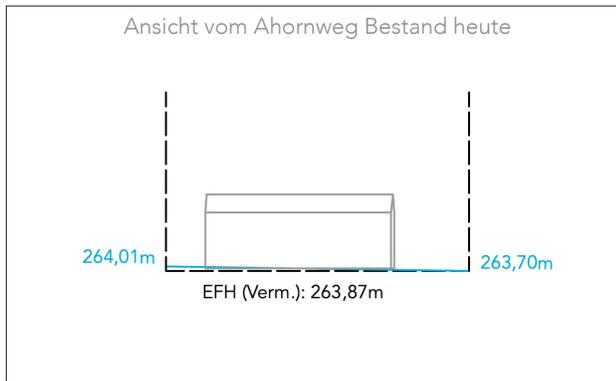
### AHORNWEG 4

### FLURSTÜCK 184/6



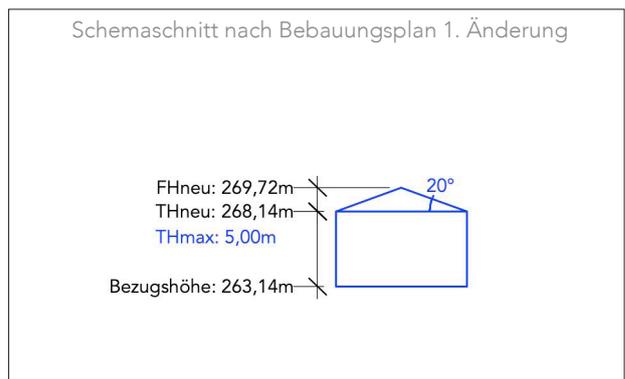
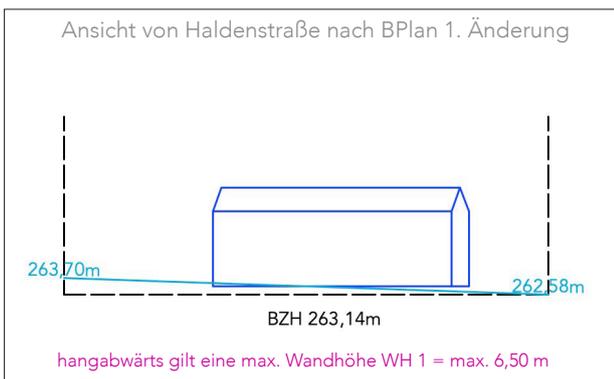
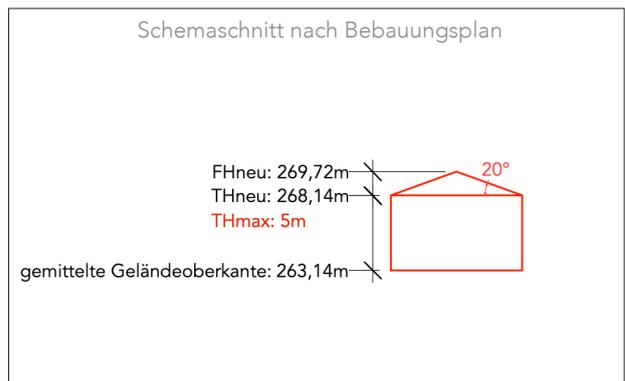
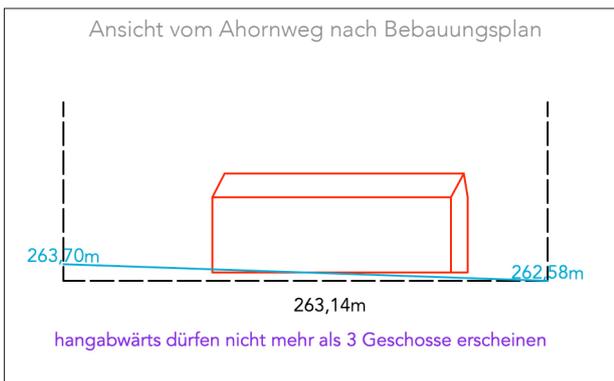
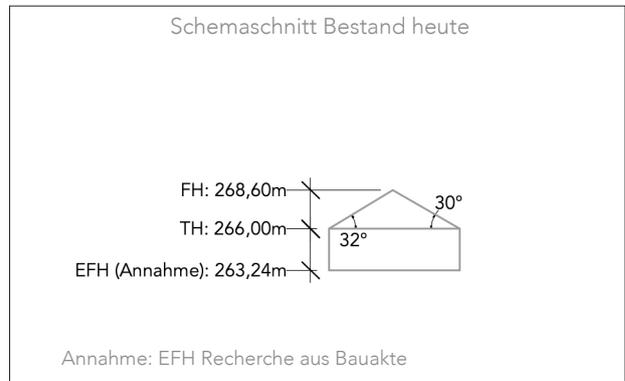
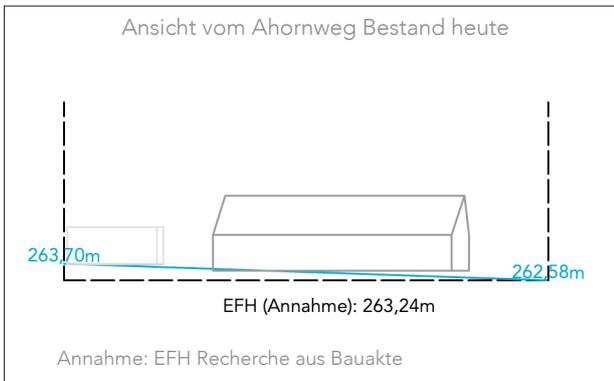
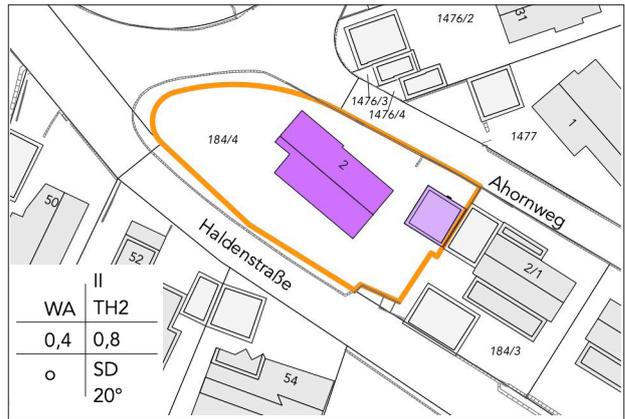
AHORNWEG 2\_1

FLURSTÜCK 184/3



**AHORNWEG 2**

**FLURSTÜCK 184/4**

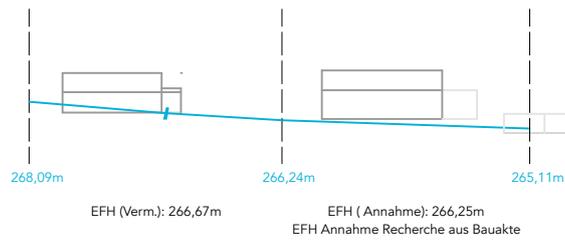


## BLICK NACH SÜDEN AUF DIE SILCHERSTRASSE



## SILCHERSTRASSE 43 BIS 45 - ANSICHT 1:1.000

Straßenansicht Bestand

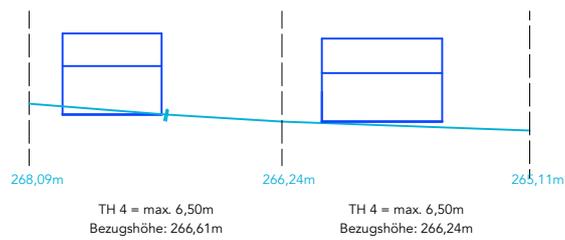


Straßenansicht nach bisherigem Bebauungsplan



hangabwärts dürfen nicht mehr als 3 Geschosse erscheinen

Straßenansicht nach Bebauungsplanänderung

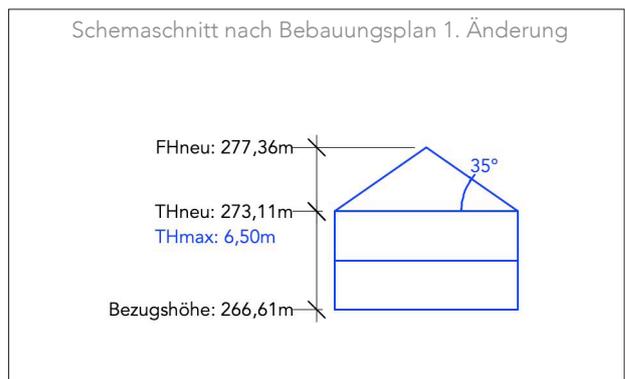
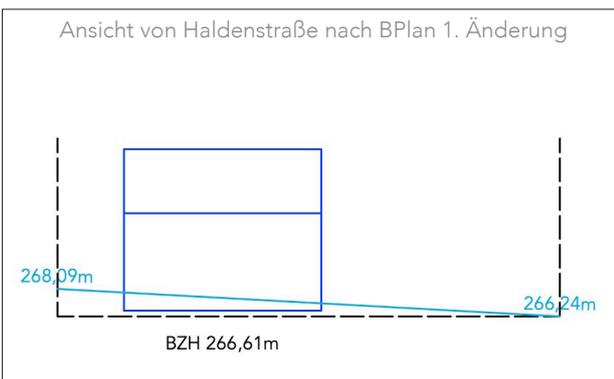
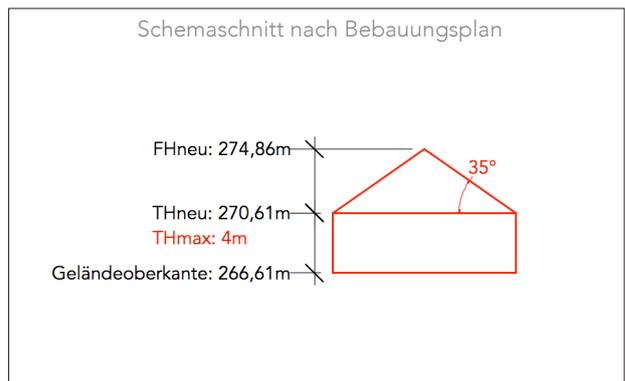
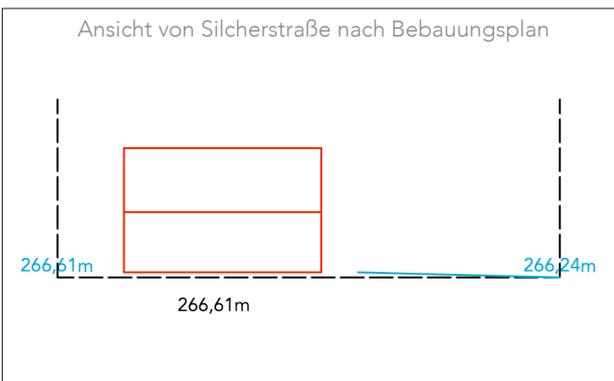
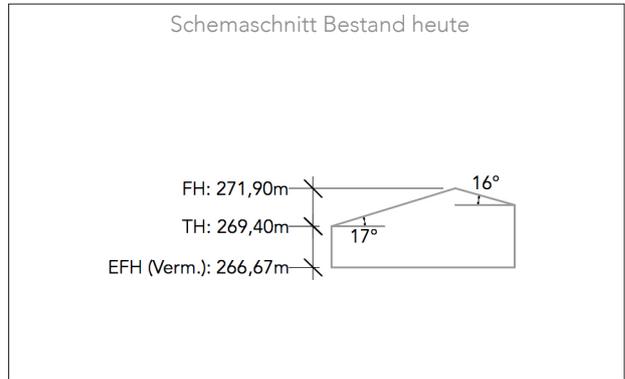
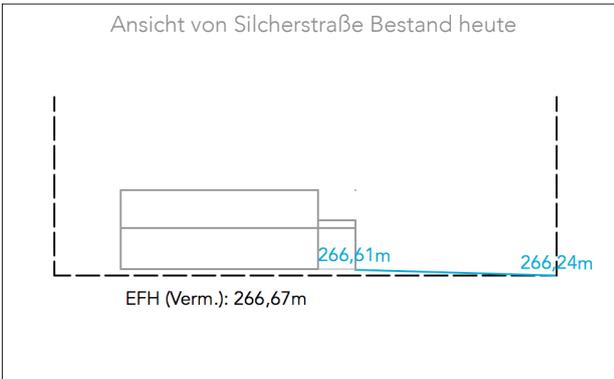
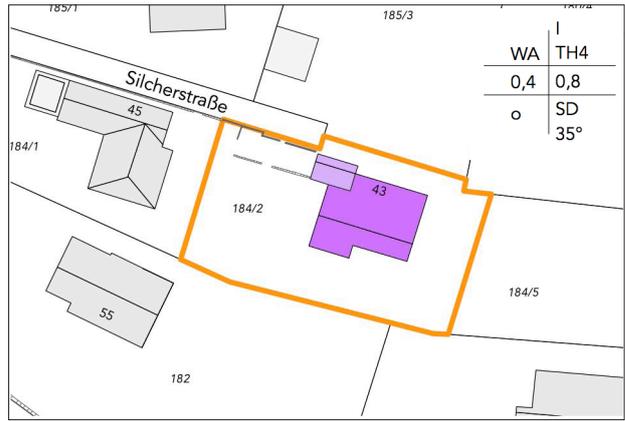


Sicherstraße 43  
 Flurstück 184/2

Sicherstraße 45  
 Flurstück 184/1

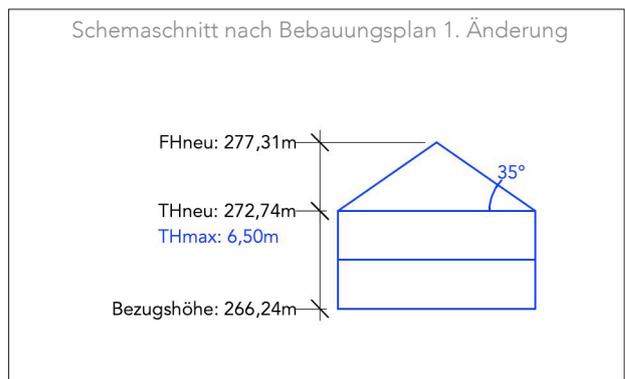
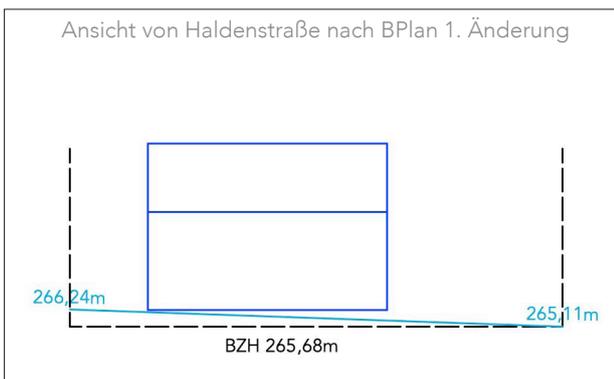
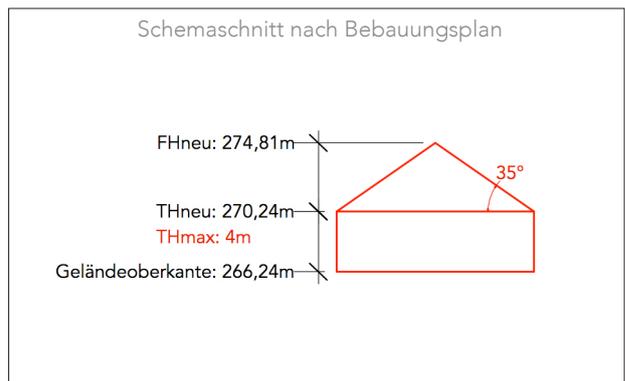
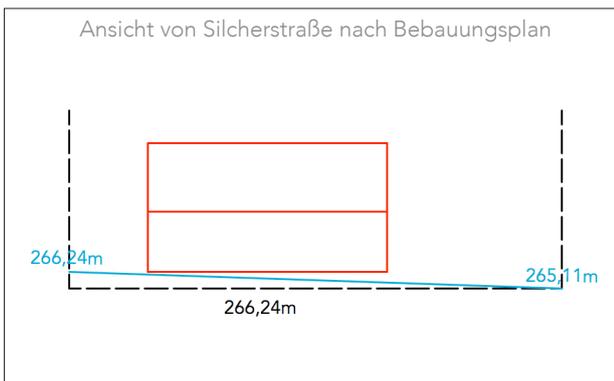
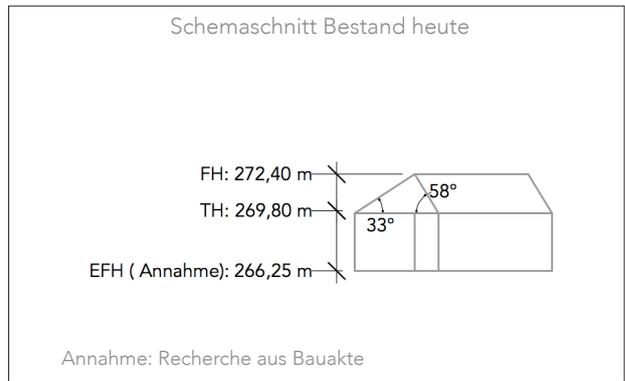
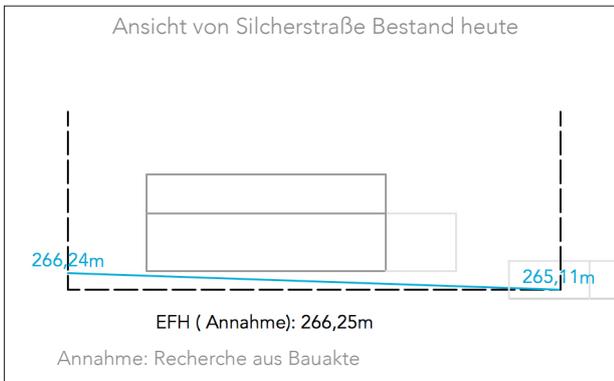
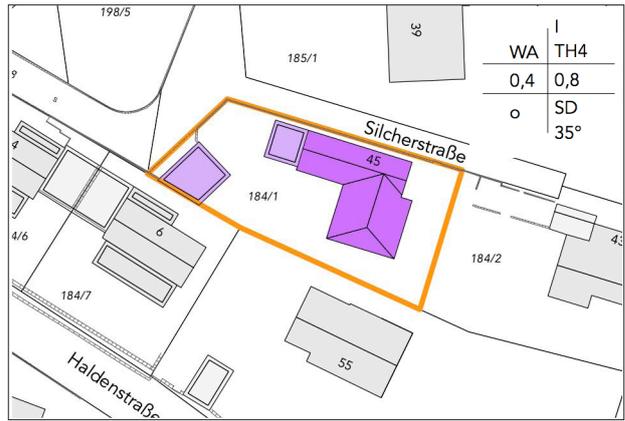
SILCHERSTRASSE 43

FLURSTÜCK 184/2



SILCHERSTRASSE 45

FLURSTÜCK 184/1



## 5 FAZIT / EMPFEHLUNGEN

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Die Gebäudedokumentation für das Plangebiet des rechtskräftigen Bebauungsplans „Halden-, August-Lämmle-Straße“ im Stadtteil Hochberg zeigt, dass die Festsetzungen zu Höhen und Dachneigungen einer Überarbeitung bedürfen.

Aus diesem Grund hat der Gemeinderat der Stadt Remseck am Neckar am 29. Juni 2021 den Aufstellungsbeschluss für eine Änderung des Bebauungsplans beschlossen.

Ziel ist es, für das gesamte Plangebiet die bisherigen Festsetzungen in Bezug auf die Ausbaumöglichkeiten der Dachgeschosse anzupassen, um eine maßvolle Innenentwicklung des Plangebiets zuzulassen. Die Änderungen des Bebauungsplans sollen daher vorrangig die Dachneigungen, die Trauf- und Firsthöhen sowie die Dachaufbauten und -einschnitte betreffen.

Abgesehen von wenigen Ausnahmen entlang des Ahornwegs wird für alle anderen Grundstücke/Gebäude im Plangebiet eine neue Dachneigung vorgeschlagen. Die bisher möglichen sehr steilen Satteldächer (tlw. bis 50 °) sollen nicht mehr zugelassen werden.

Da es sich bei dem Plangebiet meist um Änderungen im Bestand geht, werden auch die Dachausbauten, wie Gauben und Einschnitte neu festgesetzt werden.

Außerdem werden die Traufhöhen neu definiert. Es gilt weiterhin, den Charakter des Wohngebietes zu erhalten. Jedoch zeigt die Dokumentation der Gebäude, dass einheitliche Trauf- und Firsthöhen für größere zusammenhängende Straßenzüge nicht immer zielführend sind. Je nach Grundstück und Topographie werden in der Änderung des Bebauungsplans individuelle Traufhöhen festgelegt.

Mit der Änderung sollen die Höhen, Dachausbauten und Dachneigungen weiterhin mit Blick auf ihre Umgebung verträglich und bezogen auf die bereits vollzogenen Planänderungen nachvollziehbar sein.

In der Dokumentation wurde für jeden Grundstück-Steckbrief ergänzt, wie eine Bebauung mit den geänderten Festsetzungen (Dachneigung und Höhen) aus-

sehen könnte. Schematische Schnitte und Ansichten wurden für jedes Grundstück im Plangebiet erstellt, um zu verdeutlichen, wie sich eine Änderung der Festsetzungen auf die Bebauung auswirken kann.

Die konkreten Festsetzungen und Beschreibungen werden im Text- und Planteil sowie der Begründung der Bebauungsplanänderung ausführlich dargelegt und erläutert.

In diesem Zuge werden auch Regelungen für die Anlagen zur solaren Energienutzung und die Versiegelung im Bereich von nicht überbaubaren Grundstücksflächen mit aufgenommen.

Alle weiteren Festsetzungen des Bebauungsplans bleiben unberührt.

Der Bebauungsplan dient der Innenentwicklung und verfolgt das Ziel der Nachverdichtung. Er wird deshalb auf der Grundlage von § 13 a BauGB im beschleunigten Verfahren durchgeführt.



## 5 QUELLEN / PLANGRUNDLAGEN

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- BAUGESETZBUCH (BAUGB):  
In der Fassung der Bekanntmachung vom 03.11.2017.
- GROSSE KREISSTADT REMSECK AM NECKAR MIT GEONLINE (2020):  
Alkis Daten. Remseck a.N..
- GROSSE KREISSTADT REMSECK AM NECKAR MIT GEONLINE (2020):  
Orthofotos. Remseck a.N..
- GROSSE KREISSTADT REMSECK AM NECKAR MIT ORPLAN (2015):  
Bebauungsplan Halde- / August-Lämmle-Straße. Remseck a.N./Stuttgart.

