

Gemeinde Neuhausen auf den Fildern **Bahnhof Neuhausen – Teilbereich Nord**

15.12.2020



Anlage 1 zu TOP 2 GR öffentlich 15.12.2020

Städtebauliches Konzept S-Bahnhof



Anlage 1 zu TOP 2 GR öffentlich 15.12.2020

Städtebauliches Konzept S-Bahnhof

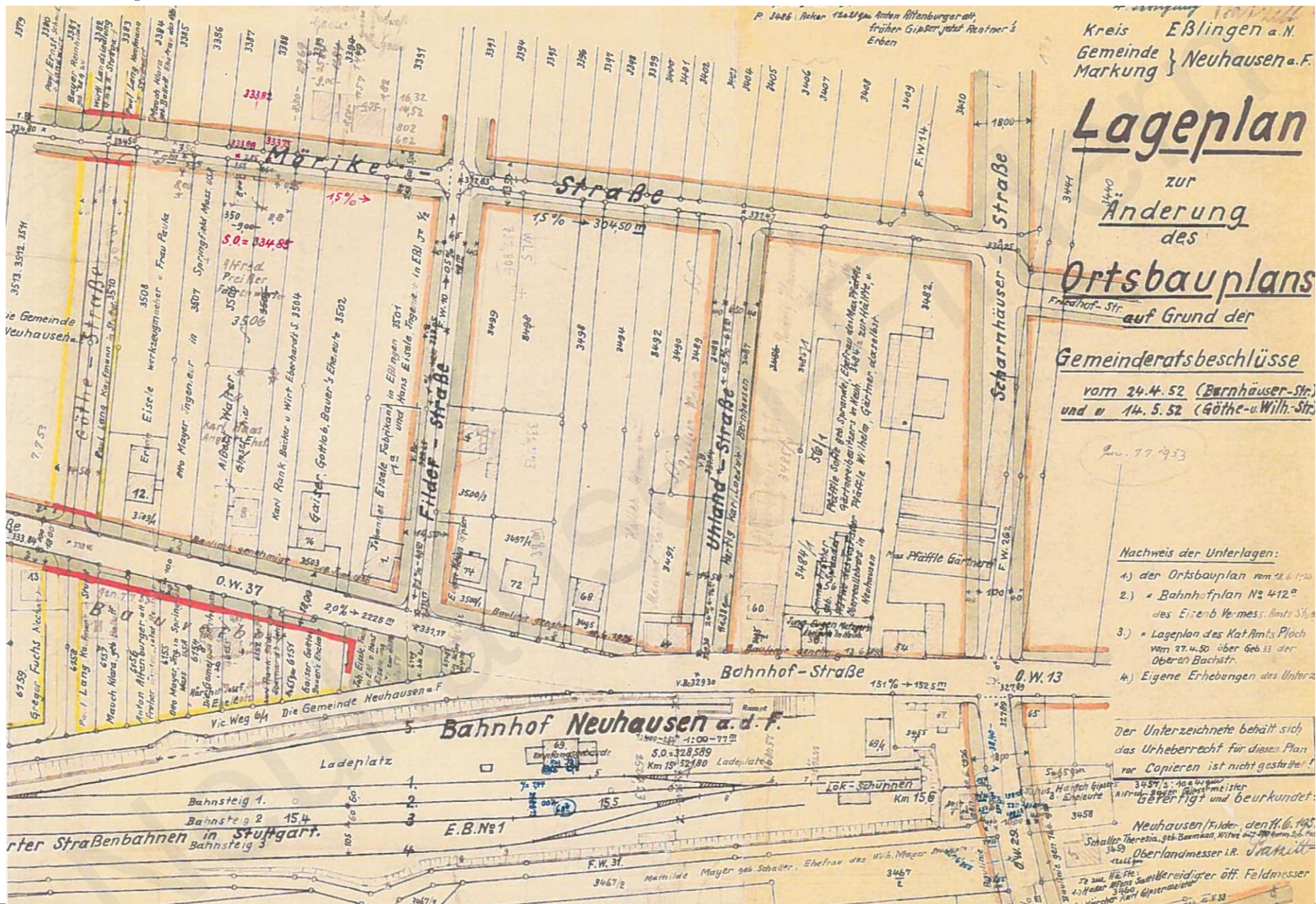


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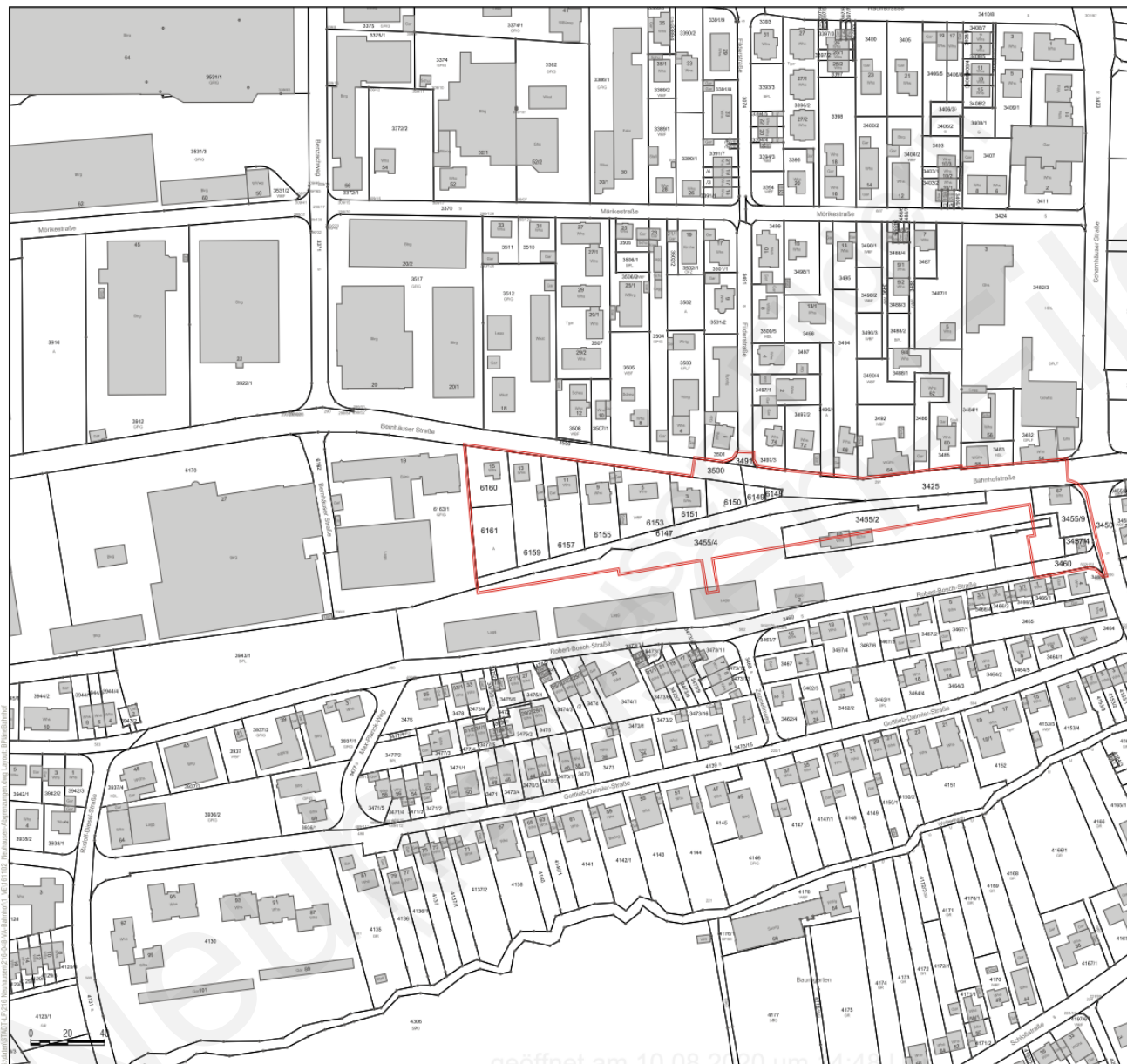
Städtebauliches Konzept S-Bahnhof



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Einleitung Bebauungsplanverfahren 27.11.2016



LEGENDE

Geltungsbereich
Bebauungsplan und örtliche Bauvorschriften
"Busbahnhof Neuhausen"
ca. 1,56 ha



Maßstab 1:2000



Gemeinde

Neuhausen auf den Fildern

Lageplan zum Aufstellungsbeschluss

Bebauungsplan und örtliche Bauvorschriften

"Busbahnhof Neuhausen"

Stand: 22.11.2016

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STADTPLÄNER

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Anlage 1 zur Vorlage 113/2016

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Standort

- Zentrale Lage
 - Mobilitätszentrum (P&R, Busbahnhof, S-Bahnhof, Sharing-Modelle, Bike&Ride, etc.)
 - Hohe städtebauliche Standortgunst
 - Schallemissionen aus Verkehrslärm (S-Bahn, Busbahnhof, Bernhäuser Straße)
 - Verdichteter Wohnungsbau südlich der Bahn als Schallschirm Richtung Süden; Aufenthaltsräume schallabgewandt orientiert
 - Aufenthaltsräume / Freibereiche würden hier schallzugewandt realisiert werden > Passive Schallschutzmaßnahmen am Gebäude + Lärmschutzwand zum Schutz der Außenwohnbereiche
-
- > Büro-, Verwaltungs- und Dienstleistungszentrum
 - > Großer Baukörper als Schallschutz für Bestandsbebauung an der Bernhäuser Straße

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Entwurf Bebauungsplan und örtliche Bauvorschriften vom 02.12.2020



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Architectural site plan showing building footprints, streets (Bernhardstrasse, Robert-Bloch-Straße), and technical specifications for a building project. The plan includes various annotations like "BZH 334.50", "BZH 334.00", "BZH 333.00", and "BZH s. Einschrieb". It also features a table with technical data:

MI	FH _{max} 10.50
II	TH _{max} 6.50
	GH _{max} 9.50
0.6	SD 30°-45°
△ ED	FD 0°-8°
BZH s. Einschrieb	

Other specifications include GEE III GH_{max} 15.50, 0.8, a FD 0°-8°, and BZH 333.00.

	At the end of the 19th century, the world was divided into colonies.
	Mandate
	League of Nations
	United Nations
	Security Council
	General Assembly
	Economic and Social Council
	Trusteeship Council
	International Court of Justice
	Office of the High Commissioner for Refugees
	World Health Organization
	United Nations Educational, Scientific and Cultural Organization
	International Labour Organization
	World Bank
	International Monetary Fund
	United Nations Development Programme
	United Nations Children's Fund
	United Nations Women
	United Nations Environment Programme
	United Nations Population Fund
	United Nations Office for the Coordination of Humanitarian Affairs
	United Nations World Food Programme
	United Nations High Commissioner for Human Rights
	United Nations Office of the High Commissioner for Human Rights
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Zeichnerischer Teil zum Bebauungsplan M 1:500

Formales Verfahren

Bebauungsplan der
Innenentwicklung nach
§13 a BauGB im
beschleunigten Verfahren



29.09.2020

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STADTPLANER

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