



PLANZEICHENERKLÄRUNG

Table defining symbols for building use (GE, MI), height (Maß der baulichen Nutzung), boundaries (Bauweise), traffic areas (Verkehrsfächen), service areas (Flächen für Versorgungsanlagen), water management (Wasserflächen), and other planning measures (Planungen, Nutzungsregeln, etc.).

Table defining symbols for other planning measures (Sonstige Planzeichen) such as flat roofs (FD) and building boundaries.

TEXTLICHE FESTSETZUNGEN (gemäß BauGB, BauNVO)

- List of 17 text-based regulations covering topics like mobile food service, garden operations, parking, residential use, retail, business areas, and building height restrictions.

TEXTLICHE FESTSETZUNGEN (gemäß § 84 NBauO)

- List of 3 text-based regulations regarding roof types, advertising signs, and ground-level interventions.

PRÄAMBEL

Text of the preamble explaining the legal basis and purpose of the planning change, citing the Building Code (BauGB) and the Building Ordinance (BauNVO).

PLANUNTERLAGE

Details about the plan's basis (Kartengrundlage), source (Quelle: Auszug aus Geobasisdaten), date (September 2021), and the responsible authority (LGLN).

HINWEIS, KENNZEICHNUNGEN, NACHRICHTLICHE ÜBERNAHMEN

- 5 numbered points providing instructions on how to interpret the plan, including rights of way, ground conditions, and the use of specific symbols.



Additional notes regarding the 'Anbauverbotszone' (no-annexation zone).

VERFAHRENSVERMERKE

Section 'AUFSTELLUNGSBESCHLUSS gemäß § 2 Abs. 1 BauGB' detailing the administrative process of the plan's adoption.

ÖFFENTLICHE AUSLEGUNG (1) gemäß § 3 Abs. 2 BauGB / BEHÖRDENBETEILIGUNG gemäß § 4 Abs. 2 BauGB

Section 'ERNEUTE ÖFFENTLICHE AUSLEGUNG (2) gemäß § 3 Abs. 2 BauGB / BEHÖRDENBETEILIGUNG gemäß § 4 Abs. 2 BauGB' detailing the second public hearing process.

SATZUNGSBESCHLUSS gemäß § 10 BauGB

Section 'RECHTSVERBINDLICHKEIT DURCH ÖFFENTLICHE BEKANNTMACHUNG gemäß § 10 BauGB' detailing the legal effect of the plan's publication.

GELTENDMACHUNG DER VERLETZUNG VON VORSCHRIFTEN gemäß § 215 Abs. 1 Nr. 1 BauGB

Section detailing the enforcement of provisions, including the 1-year deadline for reporting violations.

City logo and contact information for Stadt Melle, Landkreis Osnabrück, including the planning office details.

Map showing the location of the planning area within the city of Melle and its surroundings, including the Drantum district.

Small vertical text at the bottom left corner containing technical drawing information.