

Hellevoetsluis Eendragtshof

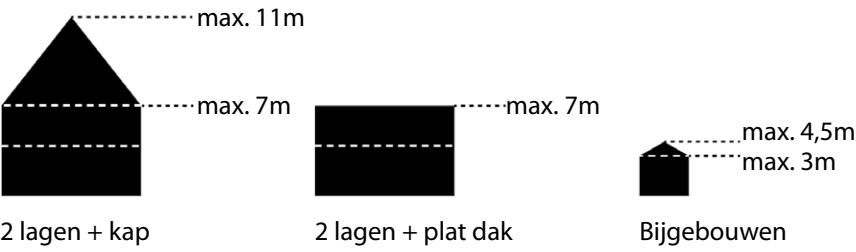
Kavelpaspoort



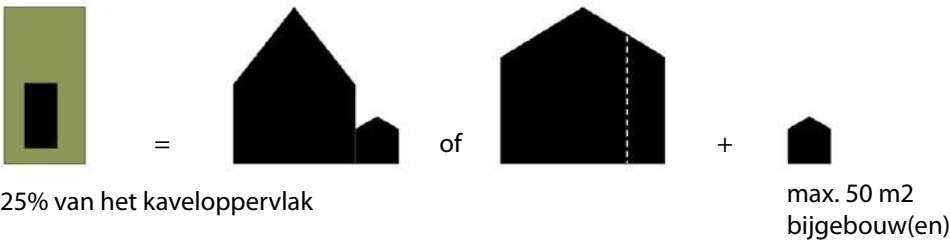
BGSV bureau voor stedenbouw en landschap

Kavelnummer 1
Oppervlakte ca. 585 m²

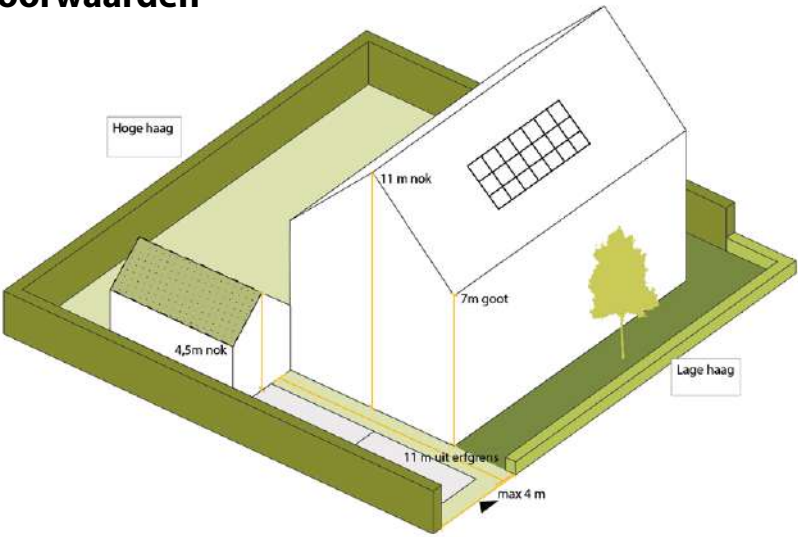
Bouwmassa



Bebouwingspercentage

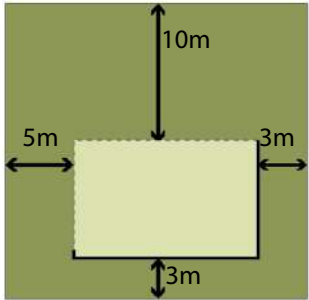


Randvoorwaarden



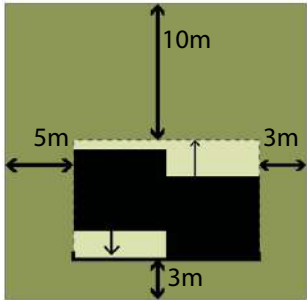
Principe kavelindeling en positionering woning

Bouwvlak



Begrenzing bouwvlak

Positie hoofdgebouw



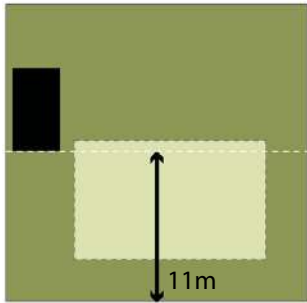
Vaste positie voorzijde en zijkant op rooilijn (dubbele oriëntatie)

Bebouwingspercentage



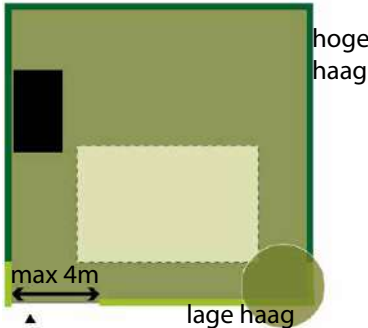
Max 25% van het kaveloppervlak bebouwen

Positie bijgebouw



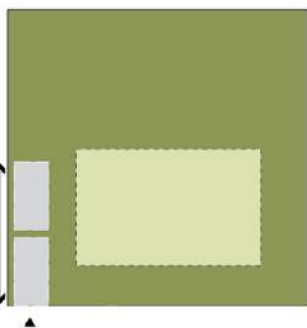
Minimaal 11 meter uit erfgrens

Erfafscheiding



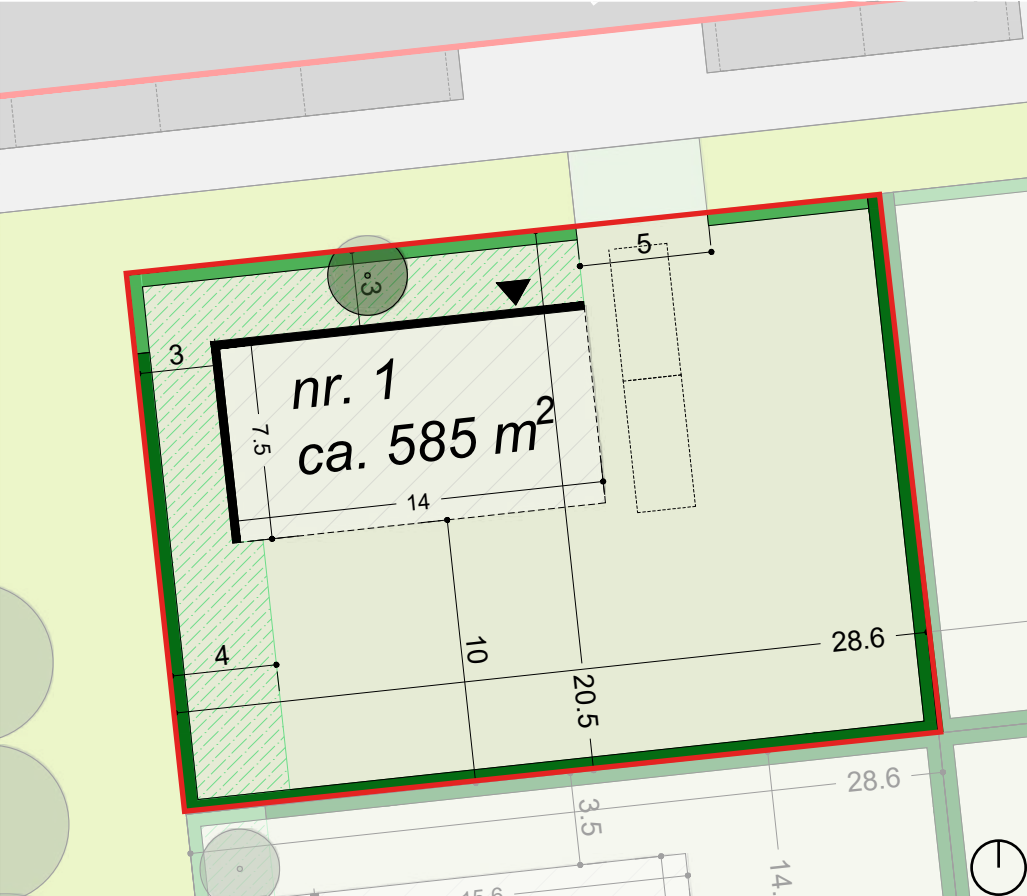
Hagen en inrit

Positie inrit en pp



2 eigen pp achter of naast elkaar

Kavelpaspoort



Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Stedenbouwkundigplan

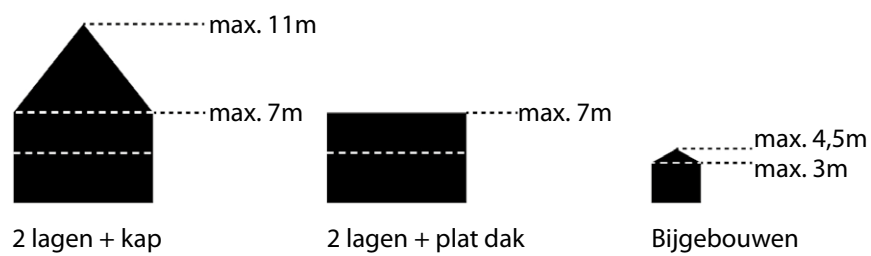


Hellevoetsluis Eendraghtshof

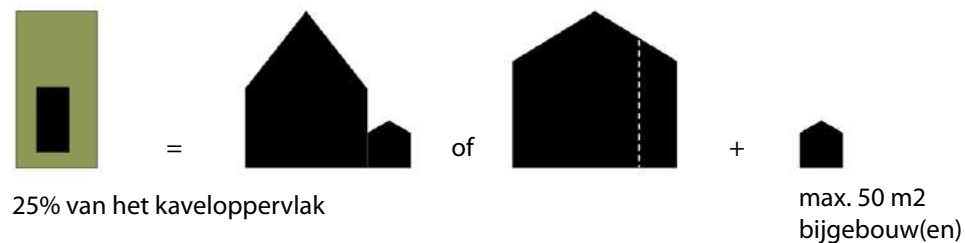
Kavelpaspoort

Kavelnummer 2
Oppervlakte ca. 415 m²

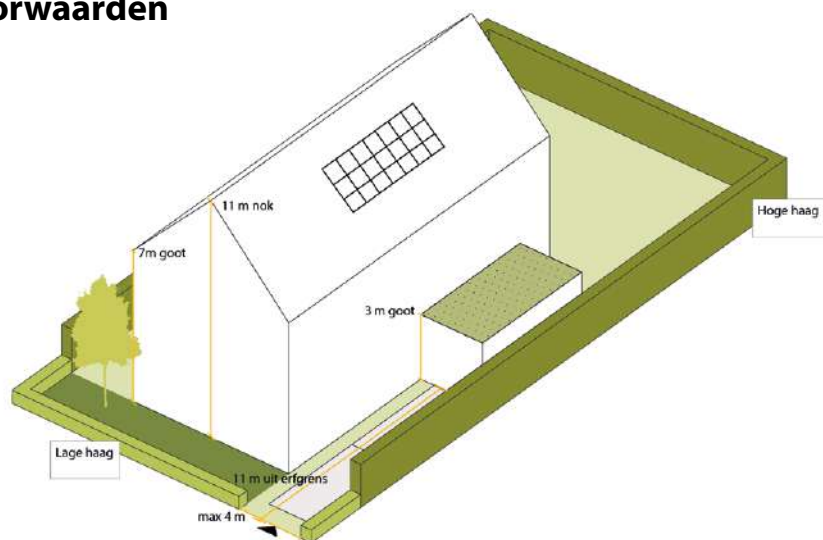
Bouwmassa



Bebouwingspercentage

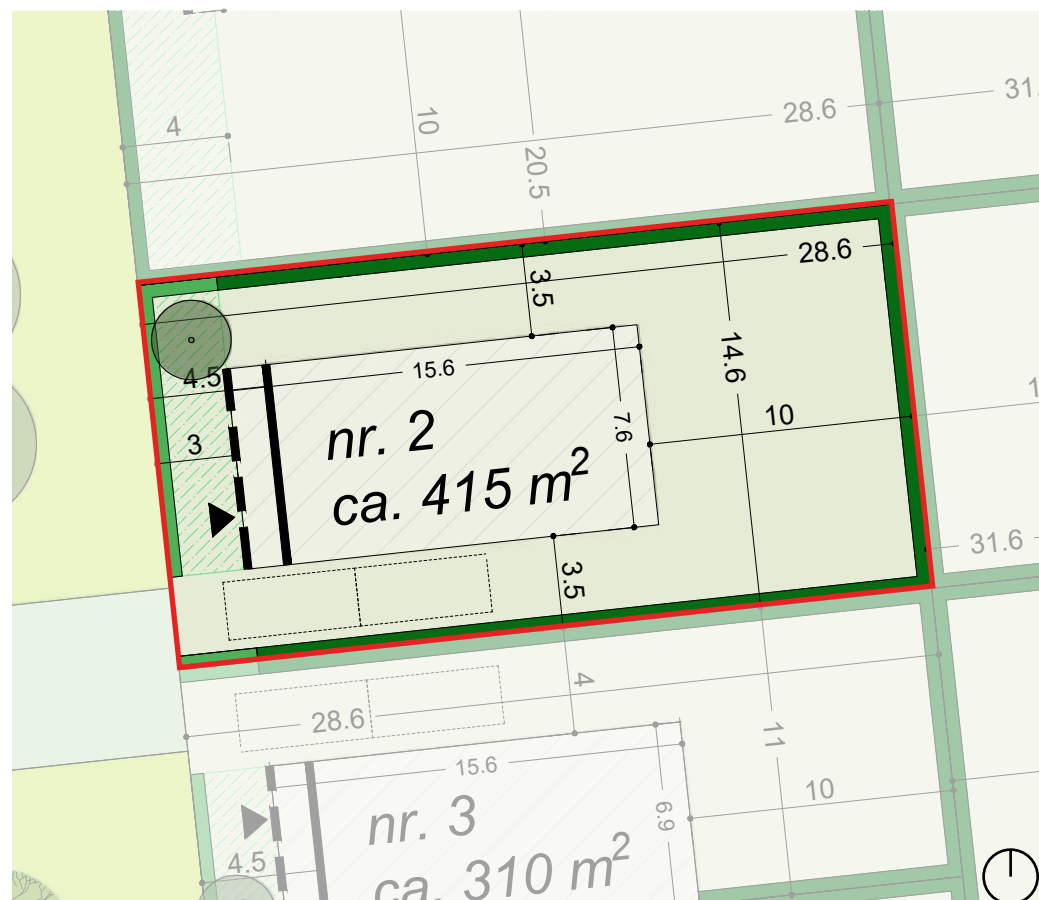


Randvoorwaarden



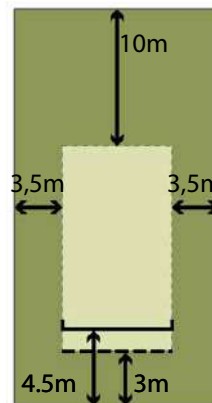
Principe kavelindeling en positionering woning

Kavelpaspoort



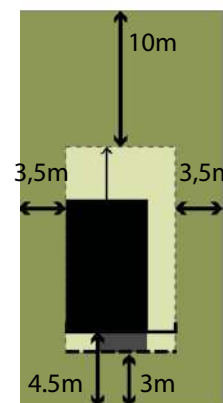
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Bouwvlak



Begrenzing bouwvlak

Positie hoofdgebouw



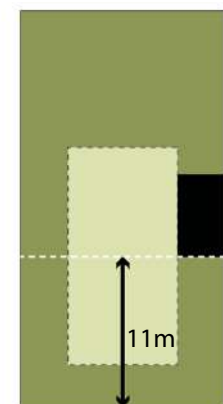
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



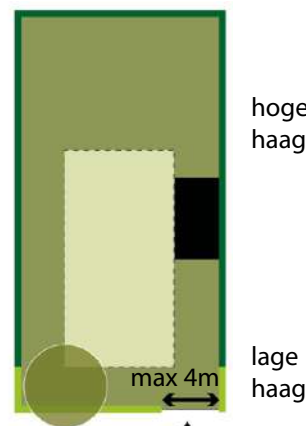
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



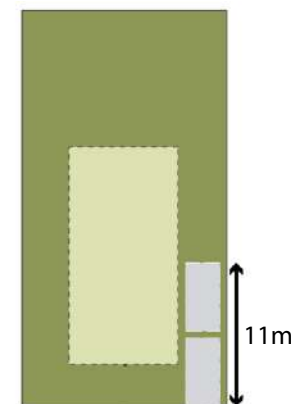
Minimaal 11 meter uit erfgrans

Erfafscheidung



Hagen en inrit

Positie inrit en pp



2 eigen pp achter

Stedenbouwkundigplan



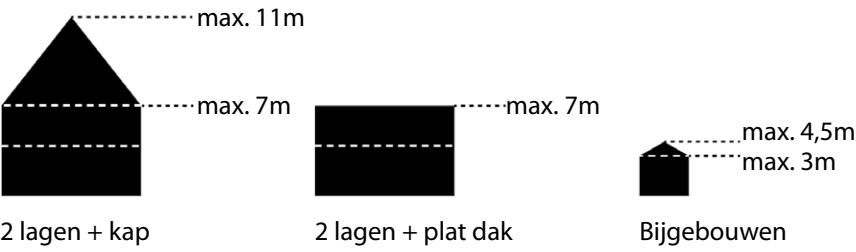
Hellevoetsluis Eendragtshof

Kavelpaspoort

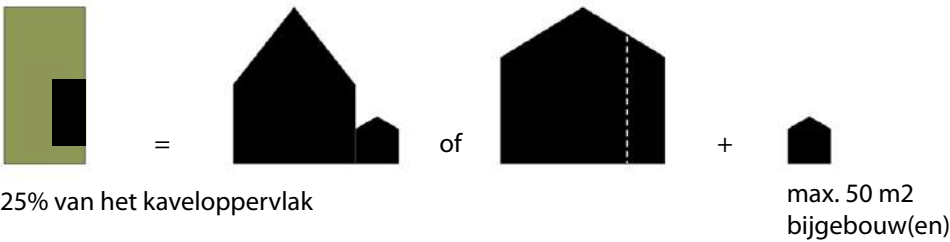


Kavelnummer 3
Oppervlakte ca. 310 m²

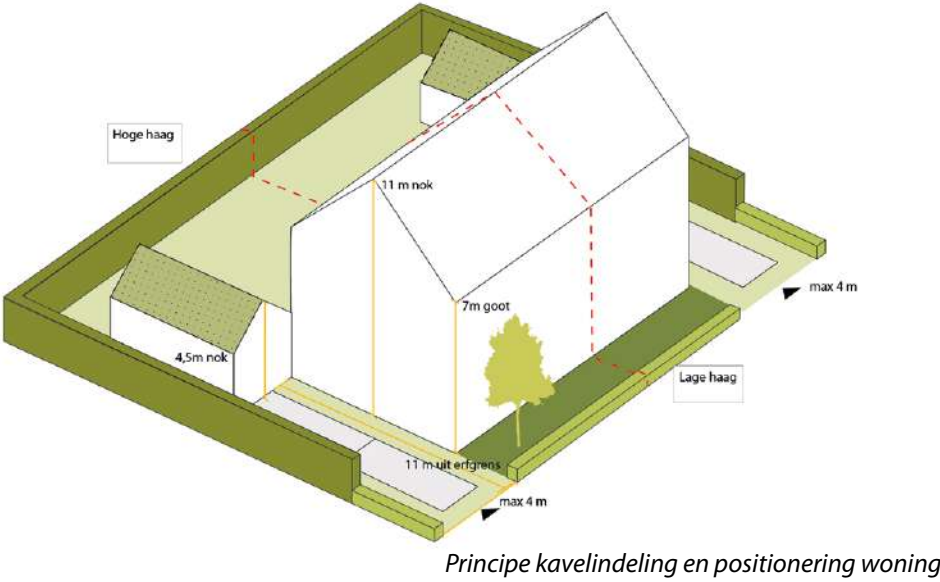
Bouwmassa



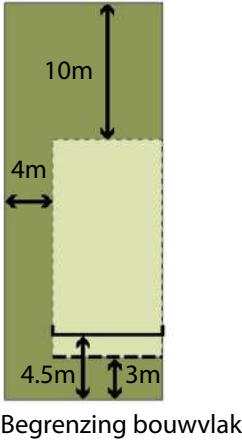
Bebouwingspercentage



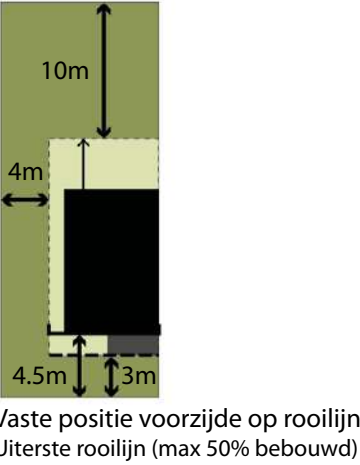
Randvoorwaarden



Bouwvlak



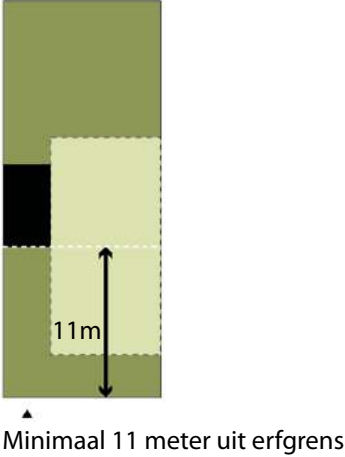
Positie hoofdgebouw



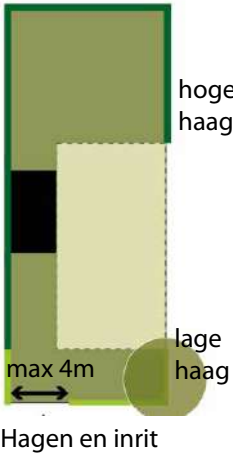
Bebouwingspercentage



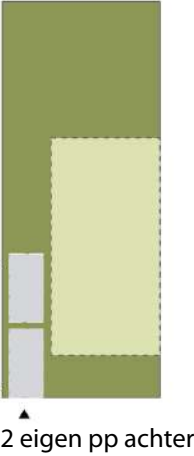
Positie bijgebouw



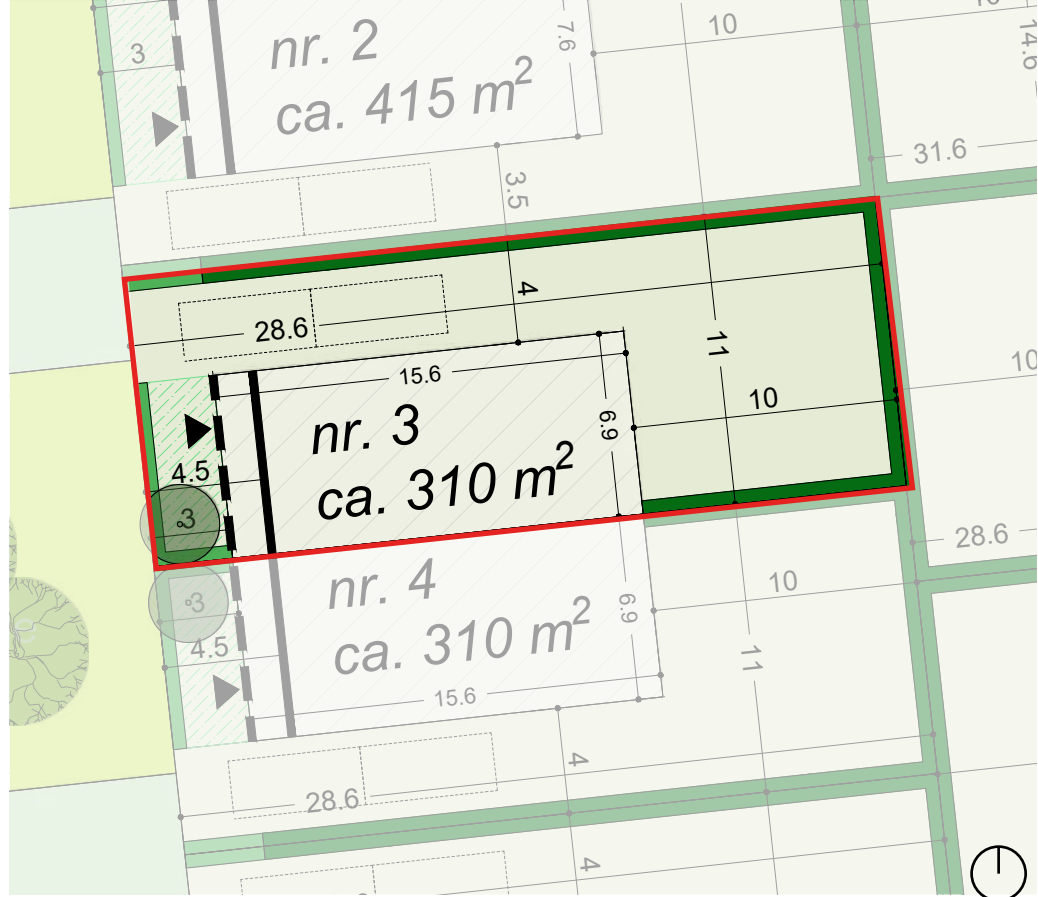
Erfafscheiding



Positie inrit en pp



Kavelpaspoort



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Stedenbouwkundigplan



Hellevoetsluis Eendragtshof

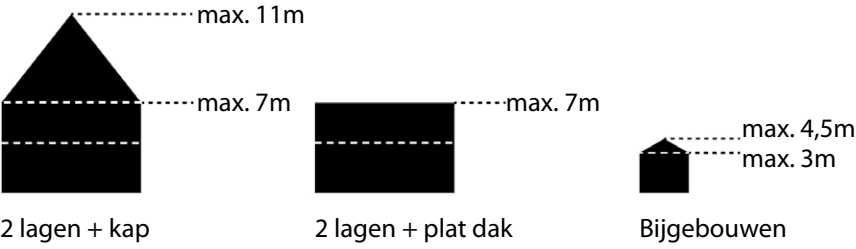
Kavelpaspoort



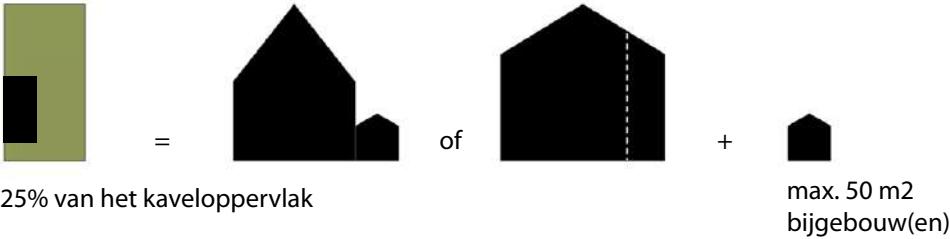
BGSV bureau voor stedenbouw en landschap

Kavelnummer 4
Oppervlakte ca. 310 m²

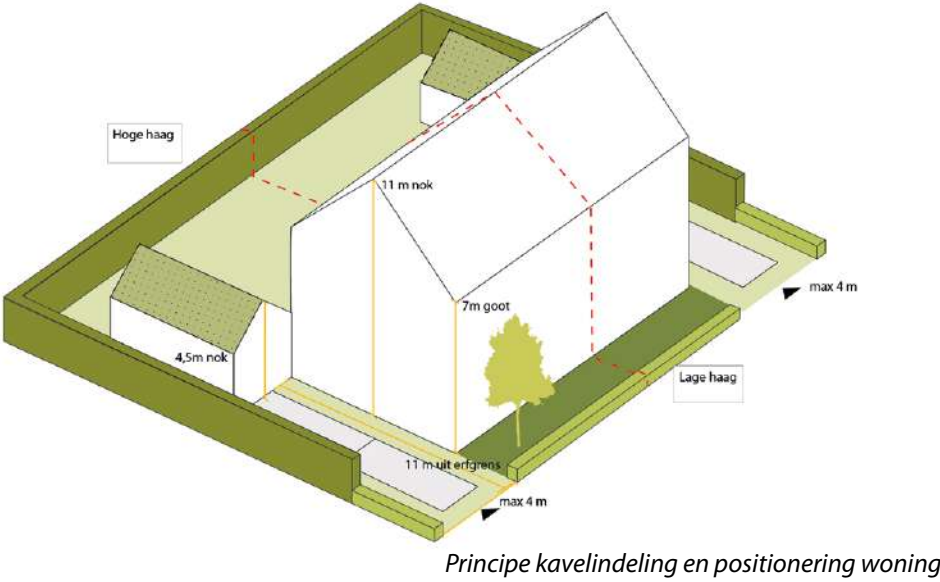
Bouwmassa



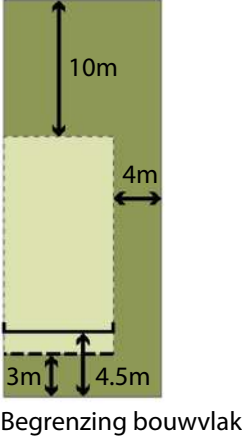
Bebouwingspercentage



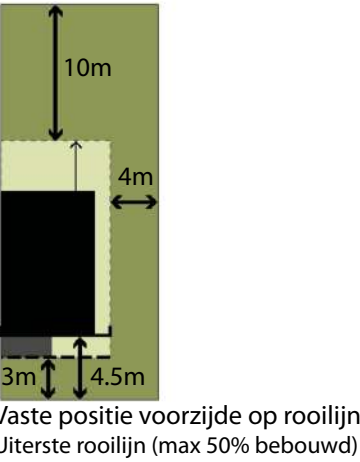
Randvoorwaarden



Bouwvlak



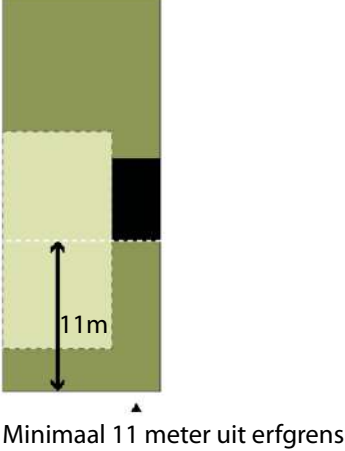
Positie hoofdgebouw



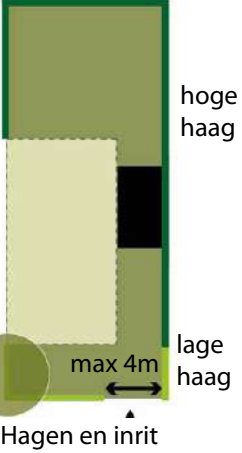
Bebouwingspercentage



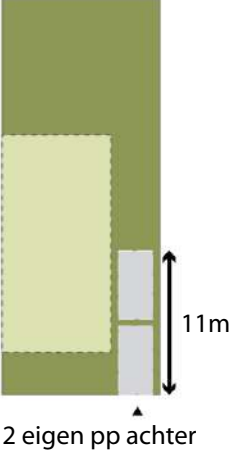
Positie bijgebouw



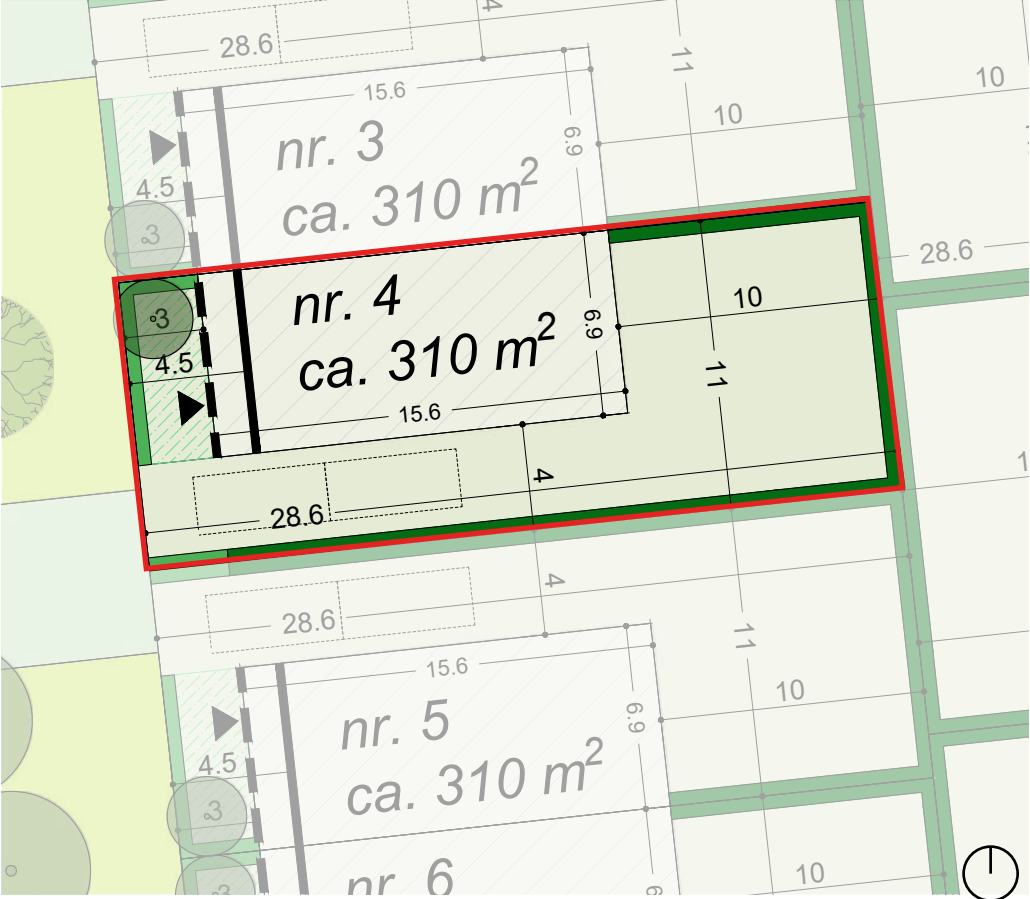
Erfafscheiding



Positie inrit en pp



Kavelpaspoort



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Stedenbouwkundigplan



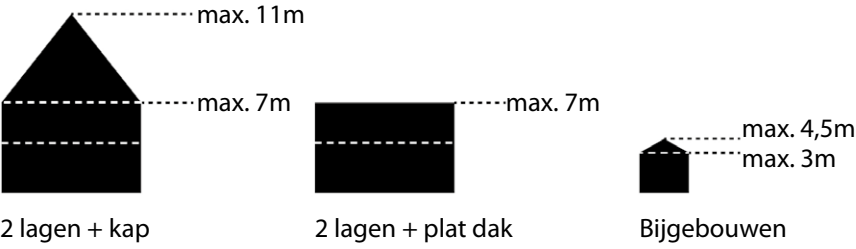
Hellevoetsluis Eendragtshof

Kavelpaspoort

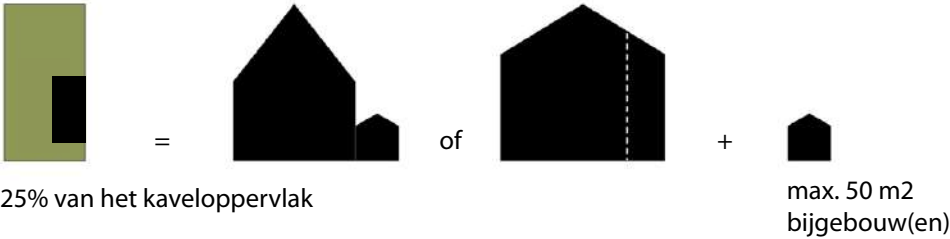


Kavelnummer 5
Oppervlakte ca. 310 m²

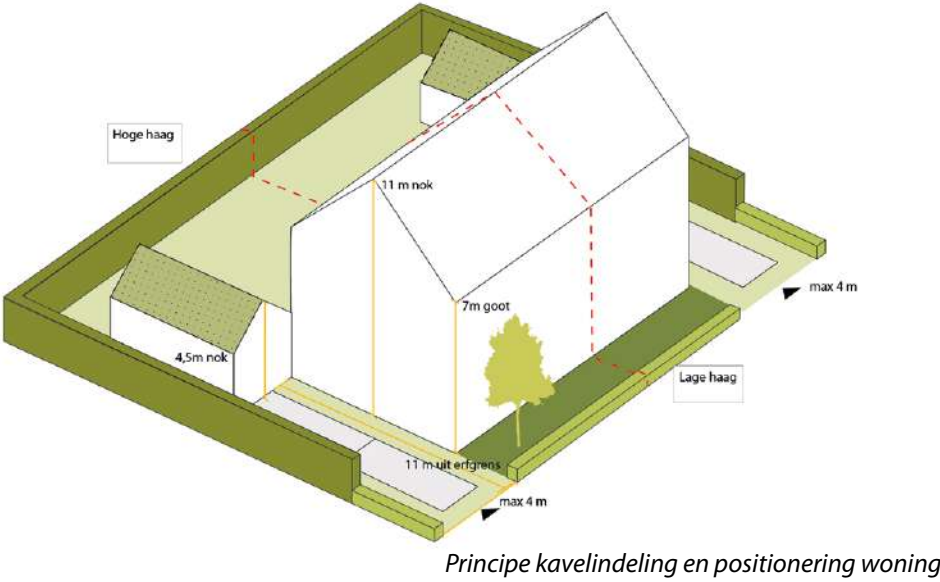
Bouwmassa



Bebouwingspercentage

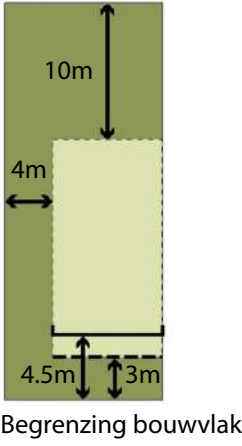


Randvoorwaarden



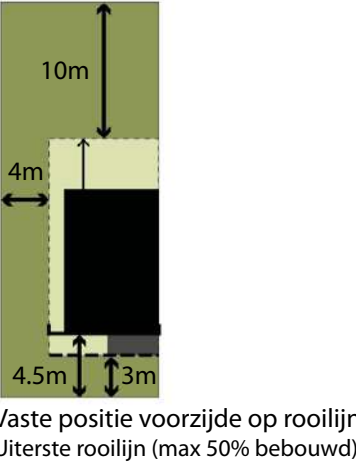
Principe kavelindeling en positionering woning

Bouwvlak



Begrenzing bouwvlak

Positie hoofdgebouw

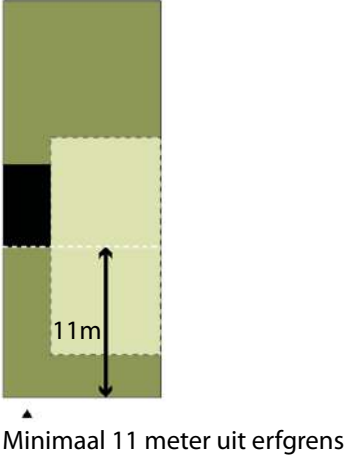


Bebouwingspercentage



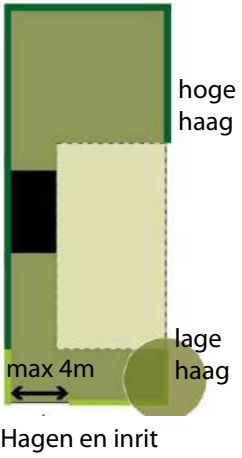
Max 25% van het kaveloppervlak bebouwen

Positie bijgebouw



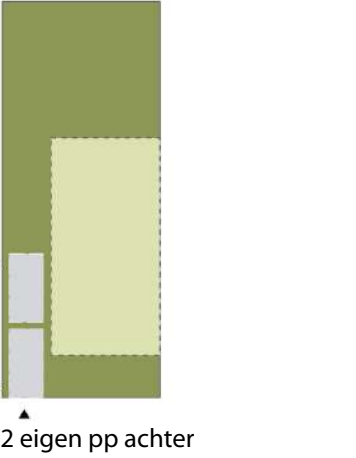
Minimaal 11 meter uit erfgrans

Erfafscheiding



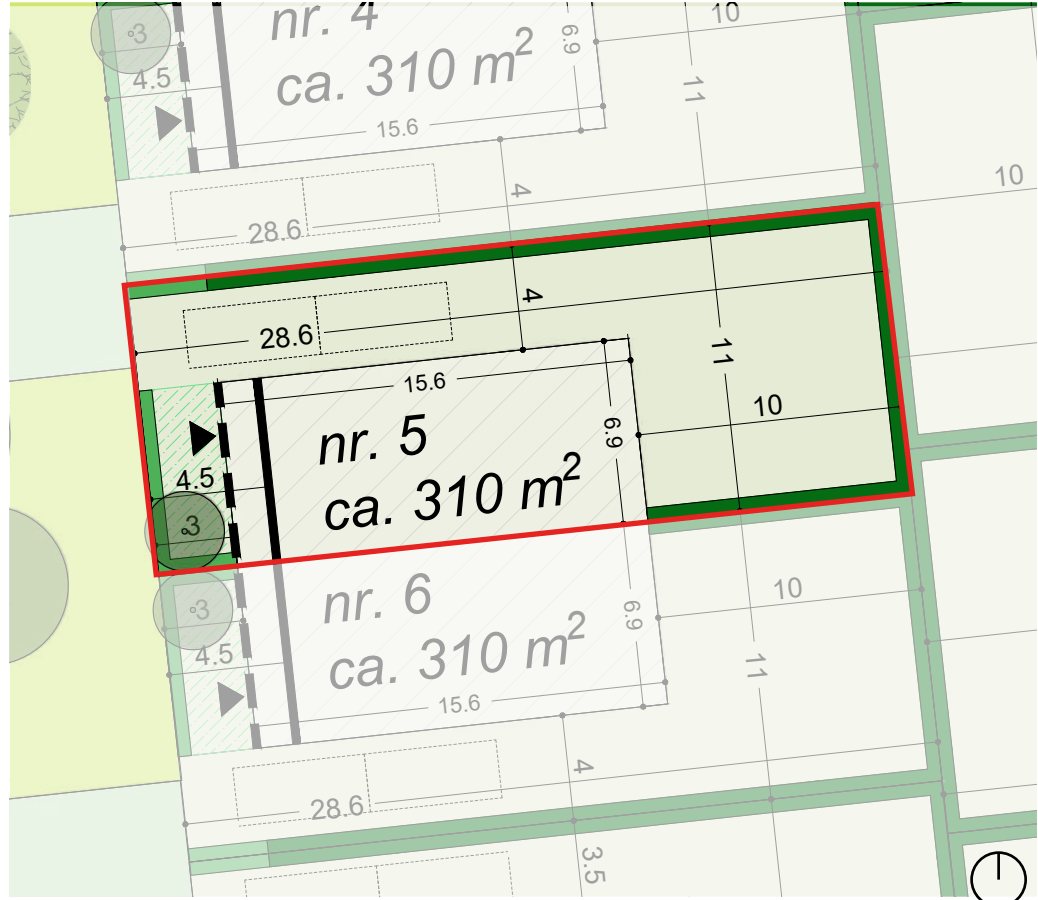
Hagen en inrit

Positie inrit en pp



2 eigen pp achter

Kavelpaspoort



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Stedenbouwkundigplan



Kavelnummer 6
Oppervlakte ca. 310 m²

max. 11m

max. 7m

max. 7m

max. 4,5m

max. 3m

2 lagen + kap

2 lagen + plat dak

Bijgebouwen

25% van het kaveloppervlak

=

of

+

max. 50 m²
bijgebouw(en)

The diagram illustrates a 3D perspective of a residential plot layout. A large green rectangular plot is shown with a smaller green rectangular building footprint inside. The building has a gabled roof. Key dimensions and setbacks are indicated with dashed red lines and labels:

- Hoge haag**: A label pointing to a dashed red line indicating a setback from the rear boundary.
- 11 m nok**: A label pointing to a dashed red line indicating a setback from the side boundary.
- 7m goot**: A label pointing to a dashed red line indicating a setback from the side boundary.
- 4,5m nok**: A label pointing to a dashed red line indicating a setback from the front boundary.
- 11 m uitdijegrens**: A label pointing to a dashed red line indicating a setback from the front boundary.
- Lage haag**: A label pointing to a dashed red line indicating a setback from the front boundary.
- max 4 m**: Two labels with arrows pointing to the maximum width of the setbacks on the right and front boundaries.

A small tree is shown in the front yard area.

The map shows three land parcels, each with its own set of dimensions and area calculations. Parcel nr. 5 is at the top, nr. 6 is in the middle, and nr. 7 is at the bottom. Each parcel has dimensions and area calculations. Parcel nr. 6 is highlighted with a red border. The map includes a scale bar, a north arrow, and a legend.

Parcel Number	Area (m ²)	Dimensions (m)
nr. 5	ca. 310	28.6, 15.6, 6.9, 4.5, 3
nr. 6	ca. 310	28.6, 15.6, 6.9, 4.5, 3, 10, 11
nr. 7	ca. 625	28.6, 15.6, 7.6, 4.5, 3, 10, 21.8

Begrenzing bouwvlak

Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Max 25% van het kaveloppervlak bebouwen

Minimaal 11 meter uit erfgrans

2 eigen pp achter

nr. 1 ca. 385 m²

nr. 2 ca. 215 m²

nr. 3 ca. 310 m²

nr. 4 ca. 310 m²

nr. 5 ca. 310 m²

nr. 6 ca. 310 m²

nr. 7 ca. 625 m²

nr. 8 ca. 450 m²

nr. 9 ca. 450 m²

nr. 10 ca. 450 m²

nr. 11 ca. 525 m²

nr. 12 ca. 450 m²

nr. 13 ca. 525 m²

nr. 14 ca. 450 m²

nr. 15 ca. 450 m²

nr. 16 ca. 450 m²

nr. 17 ca. 450 m²

nr. 18 ca. 450 m²

nr. 19 ca. 450 m²

nr. 20 ca. 450 m²

nr. 21 ca. 450 m²

nr. 22 ca. 475 m²

nr. 23 ca. 475 m²

nr. 24 ca. 450 m²

nr. 25 ca. 450 m²

nr. 26 ca. 450 m²

nr. 27 ca. 450 m²

nr. 28 ca. 450 m²

nr. 29 ca. 450 m²

nr. 30 ca. 450 m²

seniorenhof in verkenning

Bouwvlak hoofdgebouw

Voortuin / zijtuin
Geen bijgebouwen toegestaan in voortzijfer
grenzend aan openbaar gebied

Kavel / Overige tuin

Opstelplek parkeren positie indicatief

Erfgrans groen H. max 2m. (haag)

Erfgrans groen H. max 1m. (haag)

Fruitboom positie indicatief

Deel van erfgrans t.b.v.

parkeermogelijkheid op kavel

Afstanden vanuit erfgrans (maatvoering)

Verplichte rooilijn

Uiterste rooilijn (max. 50% bebouwd)

Entreezijde woning met
voorgevelkwaliteit

Kavelnummer 7
Oppervlakte ca. 630 m²

max. 11m

max. 7m

max. 7m

max. 4,5m

max. 3m

2 lagen + kap

2 lagen + plat dak

Bijgebouwen

25% van het kaveloppervlak

max. 50 m²
bijgebouw(en)

Voorwaarden

A 3D perspective diagram of a house with a gabled roof. The house is surrounded by a green boundary wall. Key measurements are indicated with yellow lines and labels:

- Hoge haag**: A label pointing to the high green boundary wall on the left.
- 11 m nok**: The height of the roof ridge.
- 7 m goot**: The height of the eaves on the right side.
- 3 m goot**: The height of the eaves on the left side.
- 11 m uitrijgrens**: The height of the front boundary wall.
- Lage haag**: A label pointing to the low green boundary wall on the right.
- max 4 m**: The maximum width of the front boundary wall, indicated by a black arrow.

Principe kavelindeling en positionering woning

A diagram showing a rectangular area. The main rectangle has a height of 10m and a width of 3.5m. Below this rectangle, there is a smaller rectangular extension with a height of 3m. The total height of the combined shape is 13m.

Begrenzing bouwvlak

Diagram illustrating the dimensions of the plot and the black rectangle. The black rectangle has a height of 3m and a width of 3.5m. The surrounding yellow area has a height of 10m and a width of 3.5m on each side.

Vaste positie voorzijde op rooilijn

Max 25% van het kaveloppervlak
bebouwen

Diagram showing a rectangular area with a dashed border. A vertical dimension line indicates a height of 11m.

Minimaal 11 meter uit erfgrans

max 4m

max 2m

lage haag

hoge haag

Hagen en inrit

2 eigen pp achter

Architectural site plan showing a plot area with dimensions and a building footprint.

Plot dimensions and internal divisions:

- Top horizontal dimension: 15.6
- Top-left vertical dimension: 4.5
- Top-right vertical dimension: 11
- Right vertical dimension: 10
- Right vertical dimension: 21.8
- Bottom-right vertical dimension: 10.70
- Bottom horizontal dimension: 28.6
- Left vertical dimension: 4.5
- Left vertical dimension: 3
- Internal horizontal dimension (top): 15.6
- Internal horizontal dimension (middle): 7.6
- Internal vertical dimension (left): 3.5

Building footprint (nr.7) area: $\text{ca. } 625 \text{ m}^2$

Other labels: $\text{ca. } 310 \text{ m}$ (top left), nr.7 (center), $\text{ca. } 625 \text{ m}^2$ (center).

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The site plan shows a residential development with 29 numbered plots. The plots are arranged in a grid-like fashion, with some plots having specific area measurements. The development is surrounded by a red line, which likely represents the boundary of the project. The legend includes the following items:

- Bouwvlak hoofdgebouw (Main building footprint)
- Voortuin / zijtuin (Front garden / side garden)
- Geen bijgebouwen toegestaan in voorzijde/ grenzend aan openbaar gebied (No outbuildings allowed in front/adjacent to public area)
- Kavel / Overige tuin (Plot / Other garden)
- Opstelplek parkeren positie indicatie (Parking position indication)
- Erfgras groen H. max 2m. (haag) (Grass green H. max 2m. (hedge))
- Erfgras groen H. max 1m. (haag) (Grass green H. max 1m. (hedge))
- Fruittboom positie indicatie (Fruit tree position indication)
- parkeermogelijkheid op kavel (Parking possibility on plot)
- Afstanden vanuit erfgras (maatvoering) (Distances from grass (measurement))
- Verplichte rooilijn (Mandatory boundary line)
- Uiterste rooilijn (max. 50% bebouwd) (Outer boundary line (max. 50% built))
- Entreezijde woning met voorgevelkwaliteit (Entrance side of house with facade quality)

Hellevoetsluis Eendragtshof

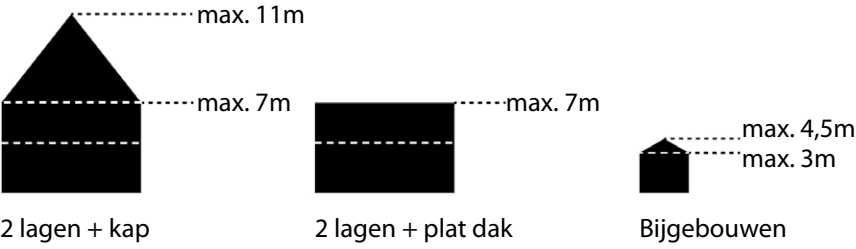
Kavelpaspoort



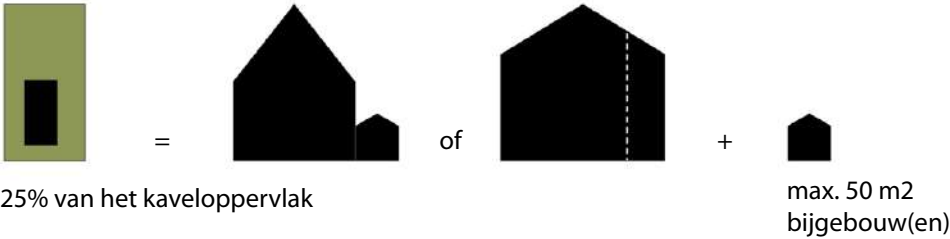
BGSV bureau voor stedenbouw en landschap

Kavelnummer 8
Oppervlakte ca. 585 m²

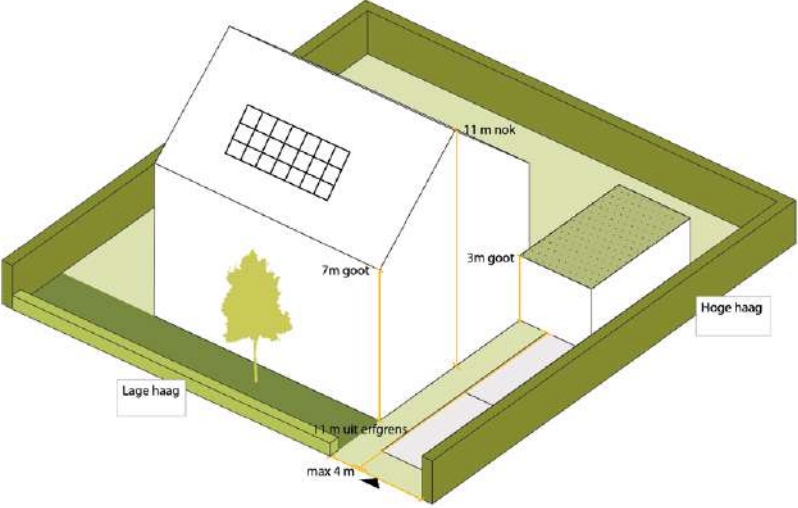
Bouwmassa



Bebouwingspercentage

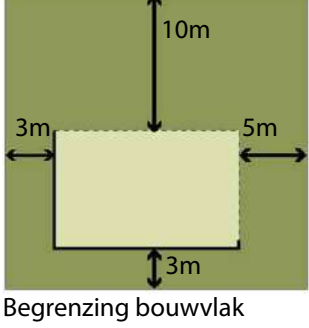


Randvoorwaarden

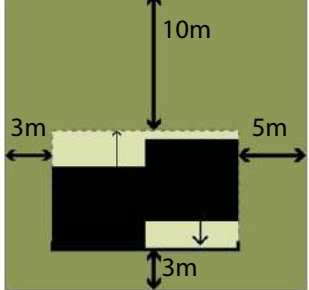


Principe kavelindeling en positionering woning

Bouwvlak



Positie hoofdgebouw



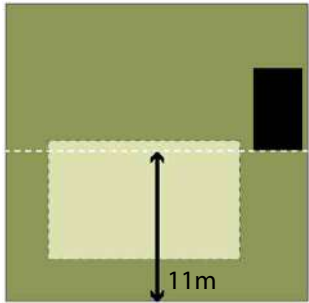
Vaste positie voorzijde en zijkant op rooilijn (dubbele oriëntatie)

Bebouwingspercentage



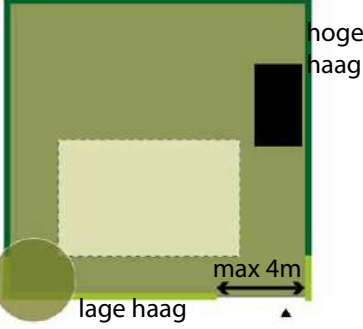
Max 25% van het kaveloppervlak bebouwen

Positie bijgebouw



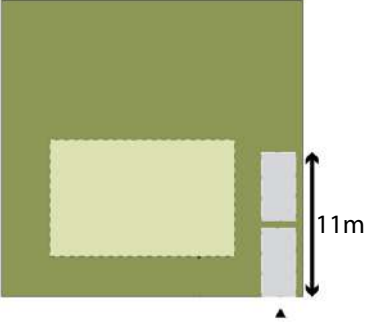
Minimaal 11 meter uit erfgrens

Erfafscheiding



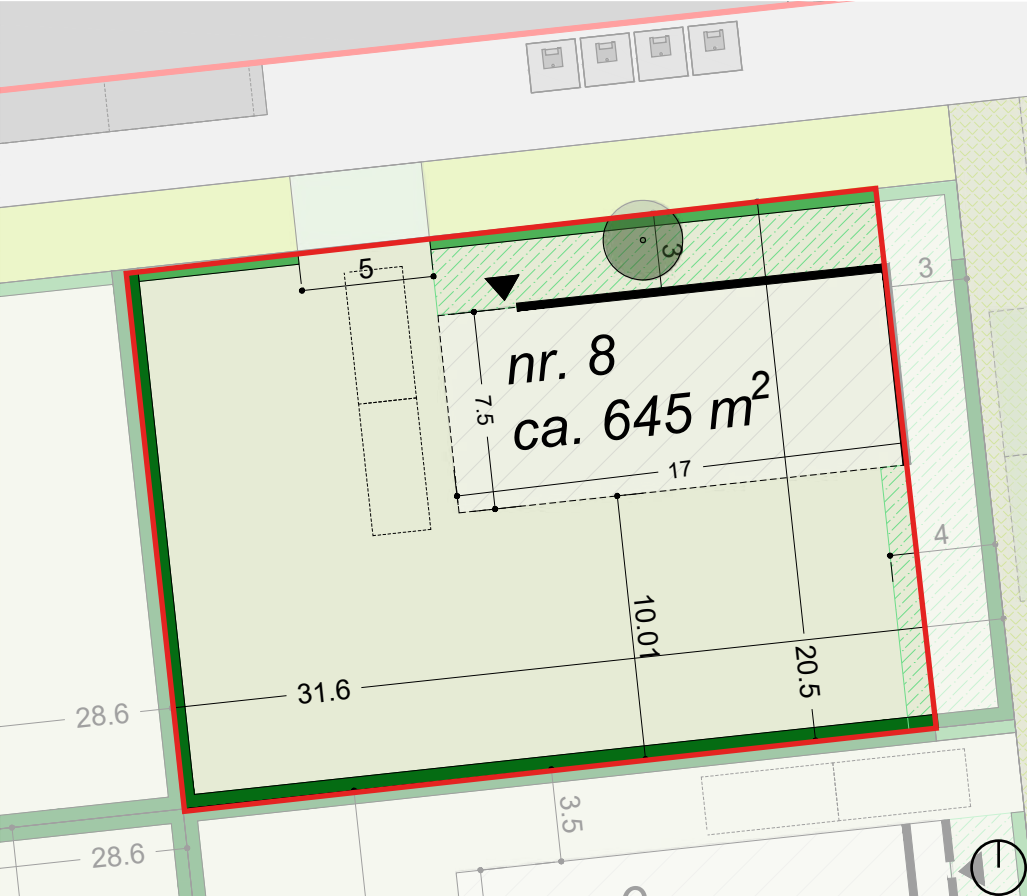
Hagen en inrit

Positie inrit en pp



2 eigen pp achter of naast elkaar

Kavelpaspoort



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Stedenbouwkundigplan



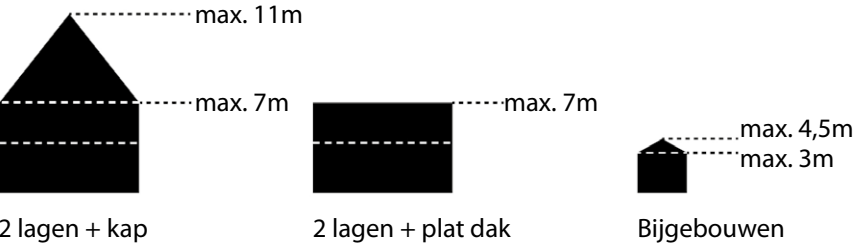
Hellevoetsluis Eendragtshof

Kavelpaspoort

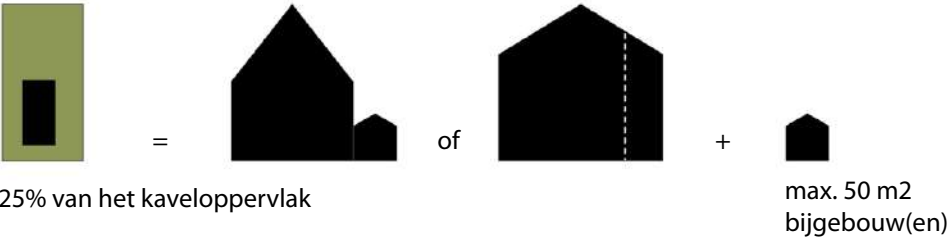


Kavelnummer 9
Oppervlakte ca. 415 m²

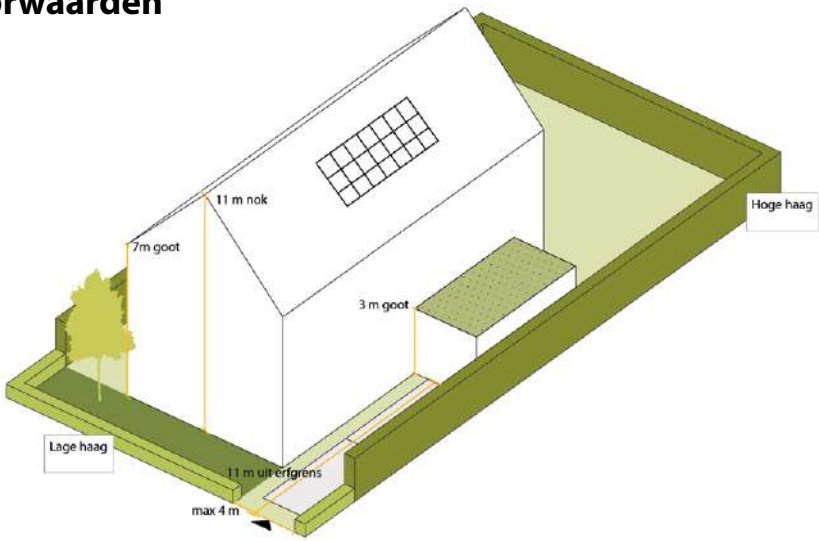
Bouwmassa



Bebouwingspercentage

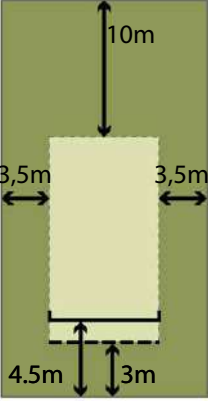


Randvoorwaarden



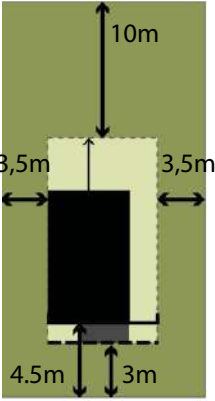
Principe kavelindeling en positionering woning

Bouwvlak



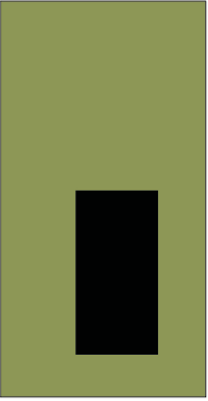
Begrenzing bouwvlak

Positie hoofdgebouw



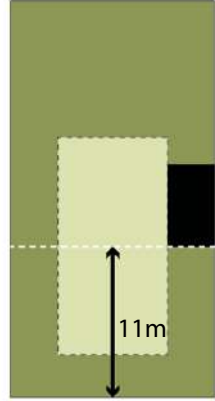
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



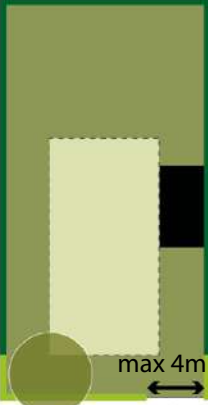
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



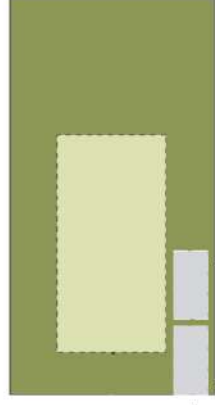
Minimaal 11 meter uit erfgrens

Erfafscheiding



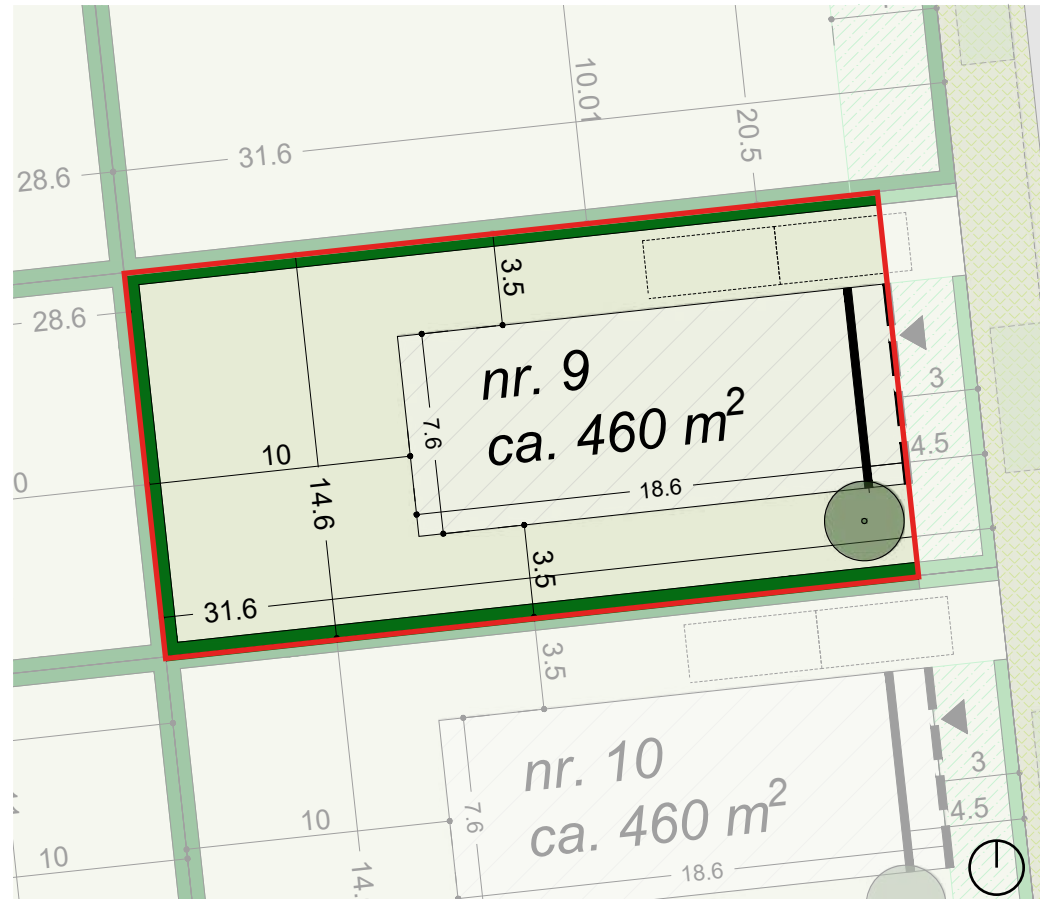
Hagen en inrit

Positie inrit en pp



2 eigen pp achter

Kavelpaspoort



Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Stedenbouwkundigplan



Kavelnummer 10
Oppervlakte ca. 415 m²

max. 11m

max. 7m

max. 7m

max. 4,5m

max. 3m

2 lagen + kap

2 lagen + plat dak

Bijgebouwen

25% van het kaveloppervlak

=

of

+

max. 50 m²
bijgebouw(en)

Principe kavelindeling en positionering woning

The image is a detailed architectural site plan. It features three main plots. The central plot, labeled 'nr. 10' and 'ca. 460 m²', is a light green rectangle with a red border. It contains a smaller, darker green rectangular area in the center. The dimensions of plot nr. 10 are 28.6 (width) and 14.6 (length). The inner area has dimensions of 7.6 (width) and 10 (length). To the right of plot nr. 10 is a narrow strip of land, 3 units wide, containing a circular feature and a north arrow. Below plot nr. 10 is another plot, labeled 'nr. 11' and 'ca. 525 m²', which is a light green rectangle with a width of 10 and a length of 18.6. To the left of plot nr. 10 is a third plot, labeled 'ca. 460 m²', which is a light green rectangle with a width of 10 and a length of 18.6. The plan also shows various other dimensions and features, including a green boundary line, a red boundary line, and a north arrow.

Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Begrenzing bouwvlak

Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Max 25% van het kaveloppervlak
bebouwen

Minimaal 11 meter uit erfgrans

hoge haag

lage haag

max 4m

Hagen en inrit

2 eigen pp achter

The site plan shows a residential development with various building footprints, green spaces, and parking areas. The buildings are labeled with numbers and their respective areas. The plan includes a legend with the following items:

- Bouwvlak hoofdgebouw
- Voortuin / zijtuin
- Kavel / Overige tuin
- Opsteplek parkeren positie indicatief
- Erfgras groen H. max 2m. (haag)
- Erfgras groen H. max 1m. (haag)
- Frutboom positie indicatief
- Deelverharding t.b.v.
- parkeermogelijkheid op kavel
- Afstanden vanuit erfgras (maatvoering)
- Verplichte rooilijn
- Uiterste rooilijn (max. 50% bebouwd)
- Entreezijde woning met voorgevelkwaksteit

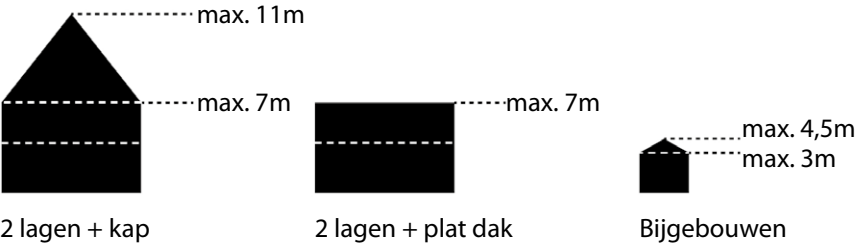
Hellevoetsluis Eendragtshof

Kavelpaspoort

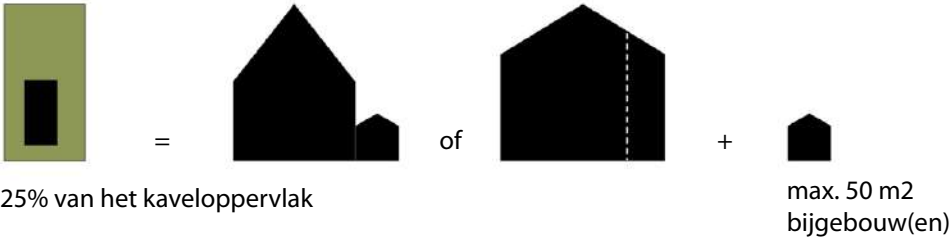


Kavelnummer 11
Oppervlakte ca. 470 m²

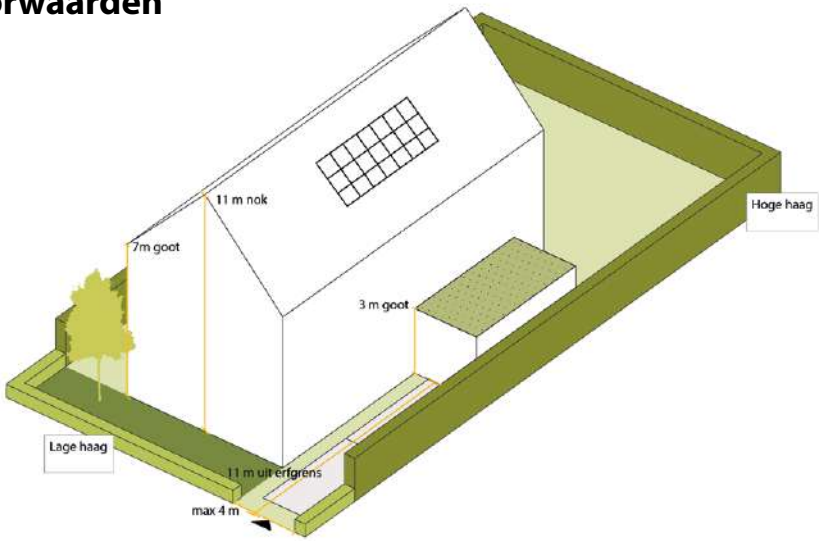
Bouwmassa



Bebouwingspercentage

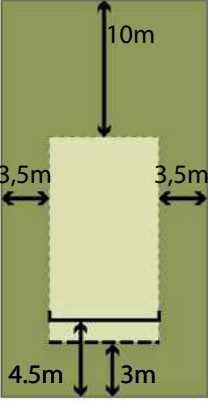


Randvoorwaarden



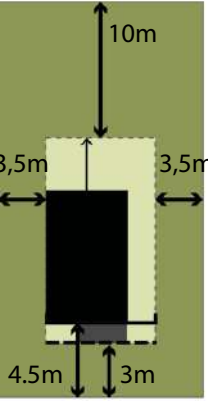
Principe kavelindeling en positionering woning

Bouwvlak



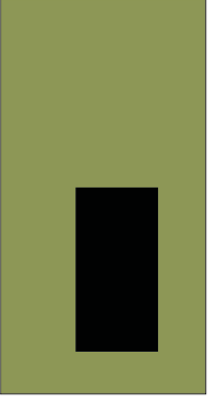
Begrenzing bouwvlak

Positie hoofdgebouw



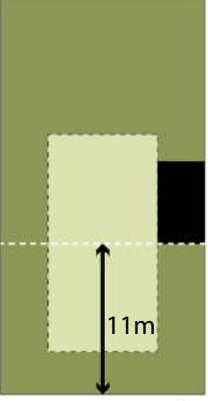
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



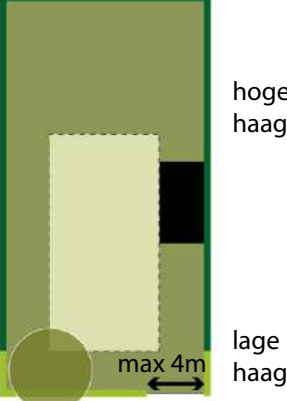
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



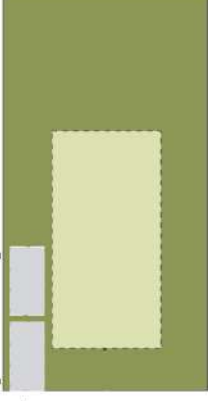
Minimaal 11 meter uit erf grens

Erfafscheiding



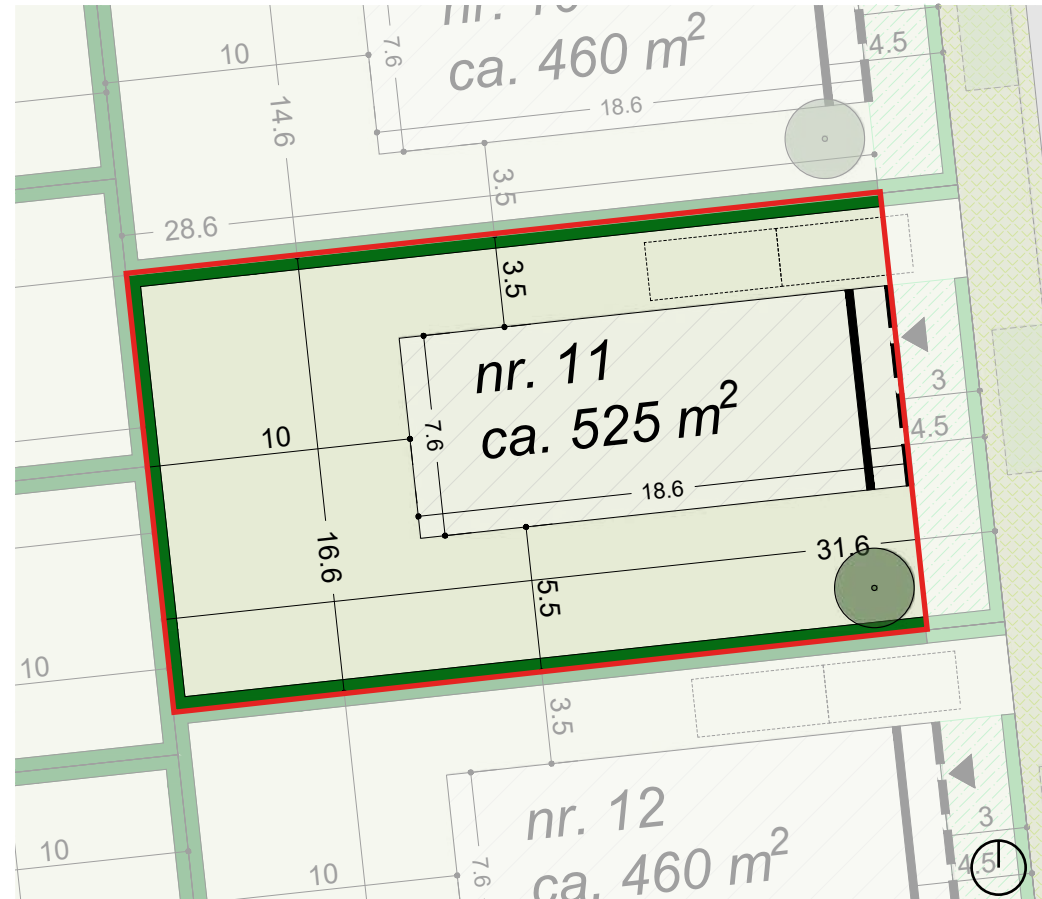
Hagen en inrit

Positie inrit en pp



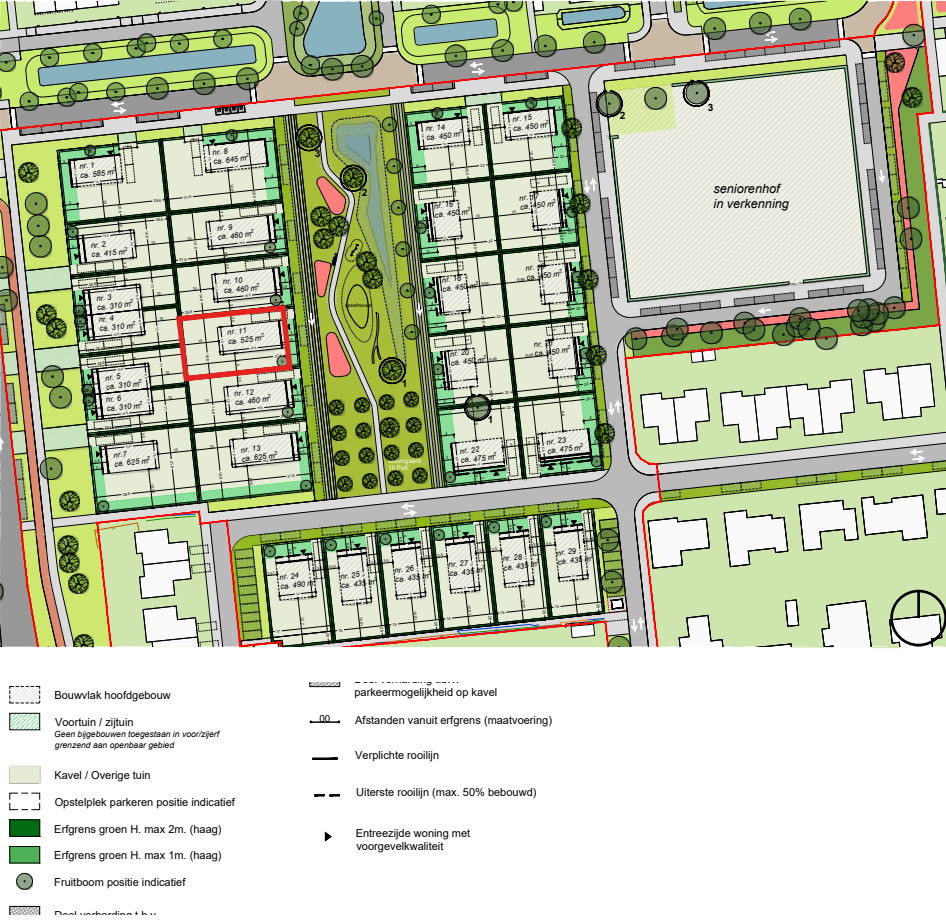
2 eigen pp achter

Kavelpaspoort



Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Stedenbouwkundigplan



Hellevoetsluis Eendragtshof

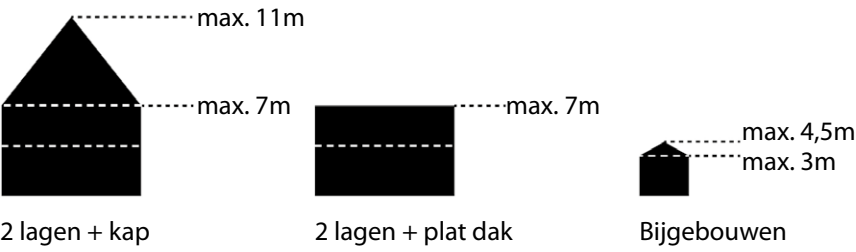
Kavelpaspoort



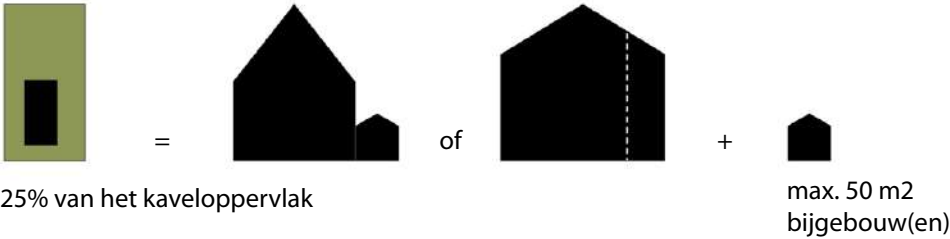
BGSV bureau voor stedenbouw en landschap

Kavelnummer 12
Oppervlakte ca. 415 m²

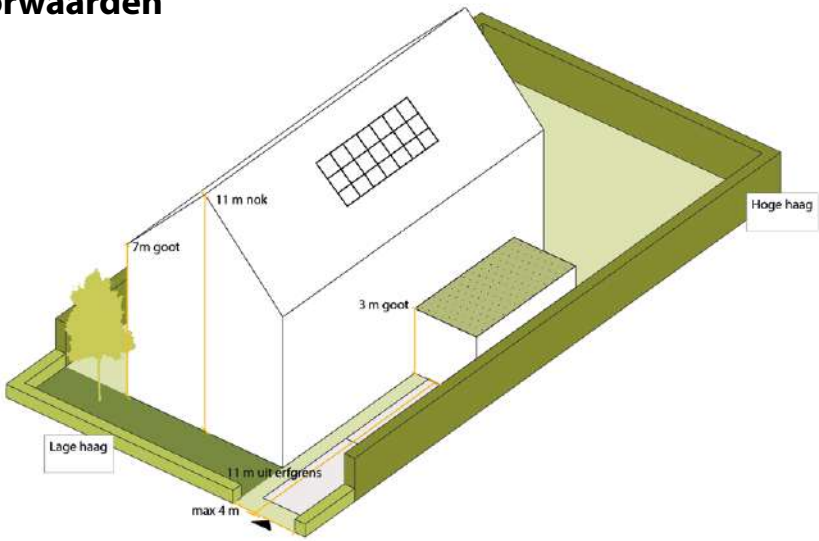
Bouwmassa



Bebouwingspercentage

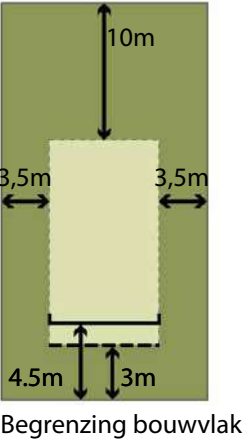


Randvoorwaarden

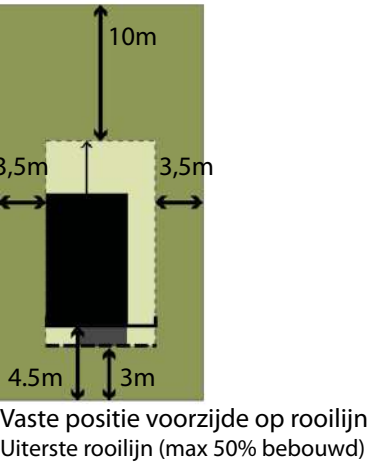


Principe kavelindeling en positionering woning

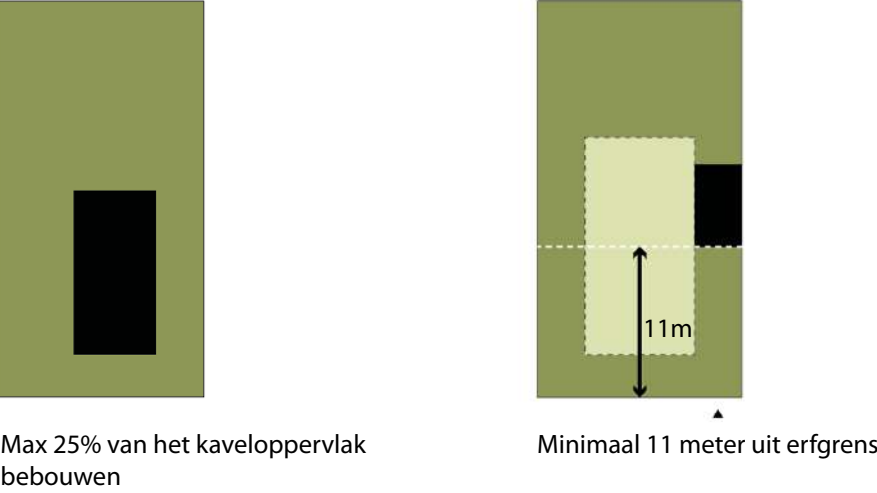
Bouwvlak



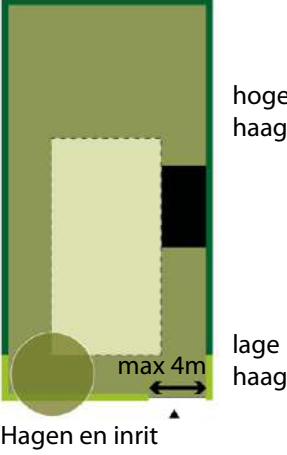
Positie hoofdgebouw



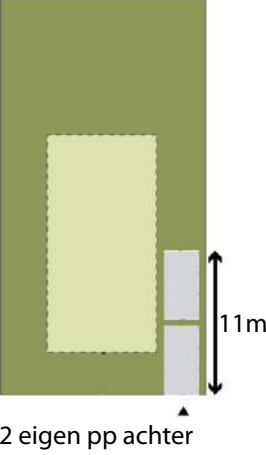
Bebouwingspercentage



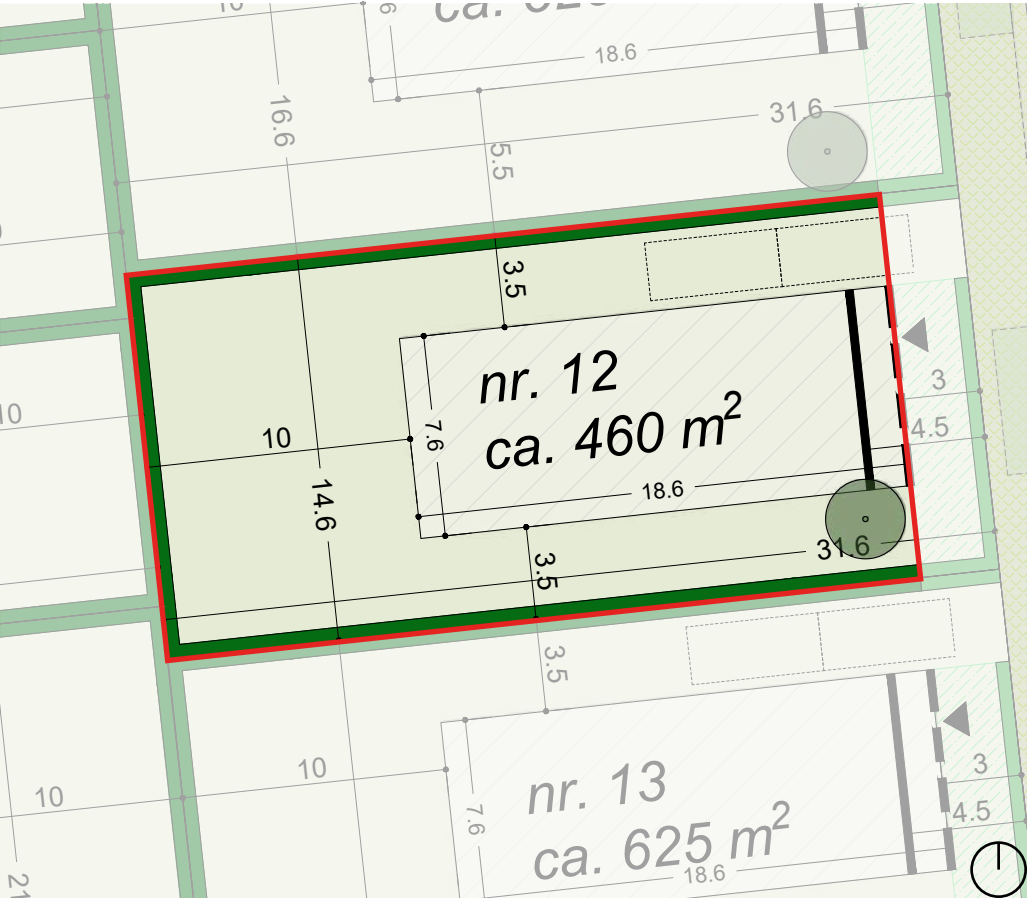
Erfafscheiding



Positie inrit en pp



Kavelpaspoort



Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Stedenbouwkundigplan



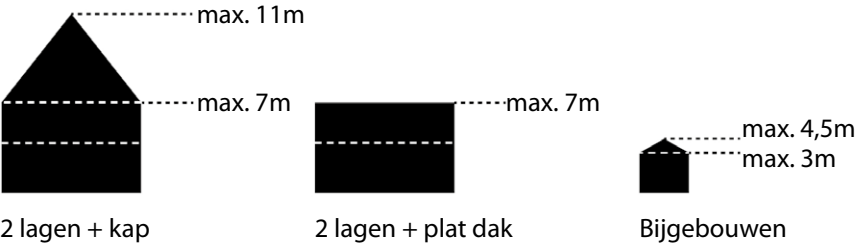
Hellevoetsluis Eendragtshof

Kavelpaspoort

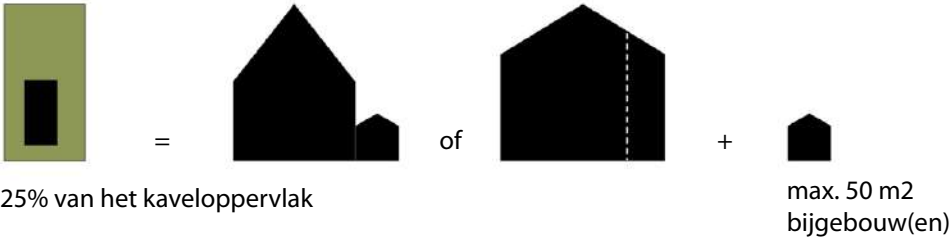


Kavelnummer 13
Oppervlakte ca. 585 m²

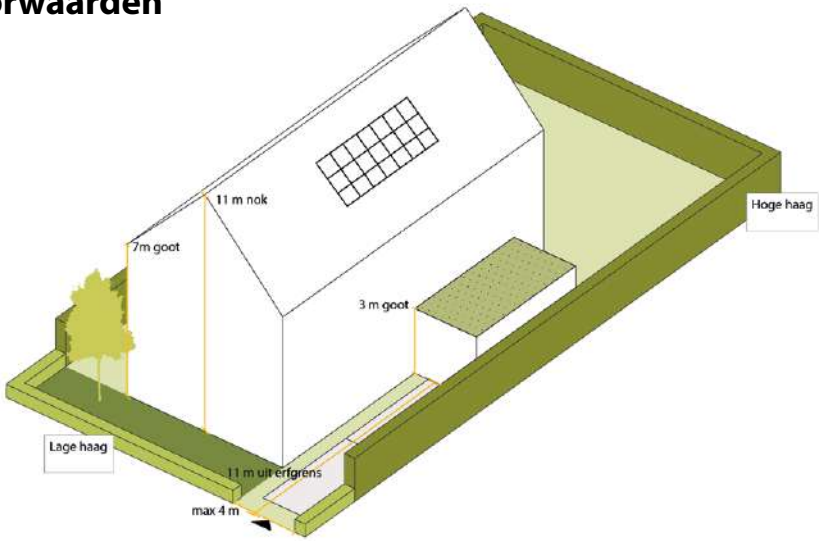
Bouwmassa



Bebouwingspercentage

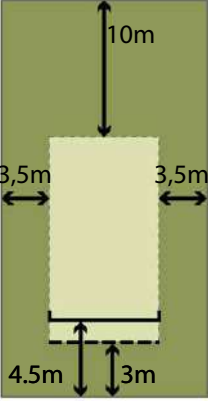


Randvoorwaarden



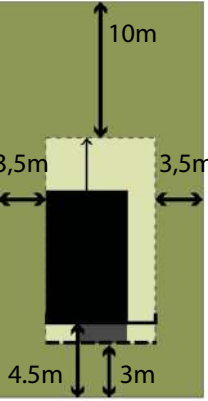
Principe kavelindeling en positionering woning

Bouwvlak



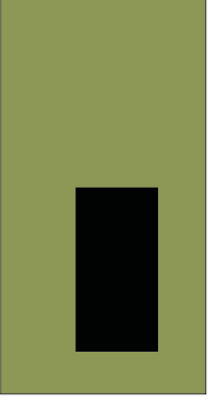
Begrenzing bouwvlak

Positie hoofdgebouw



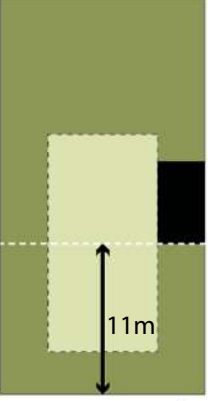
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



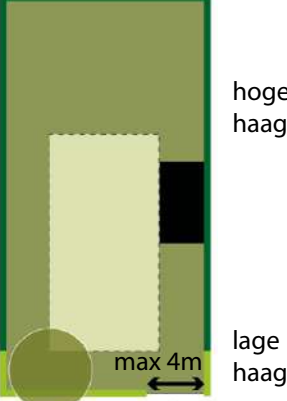
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



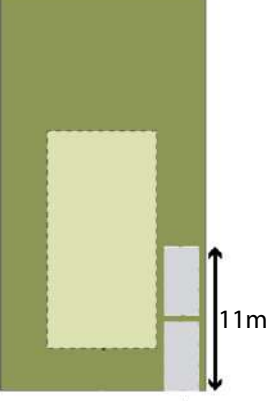
Minimaal 11 meter uit erfgrens

Erfafscheiding



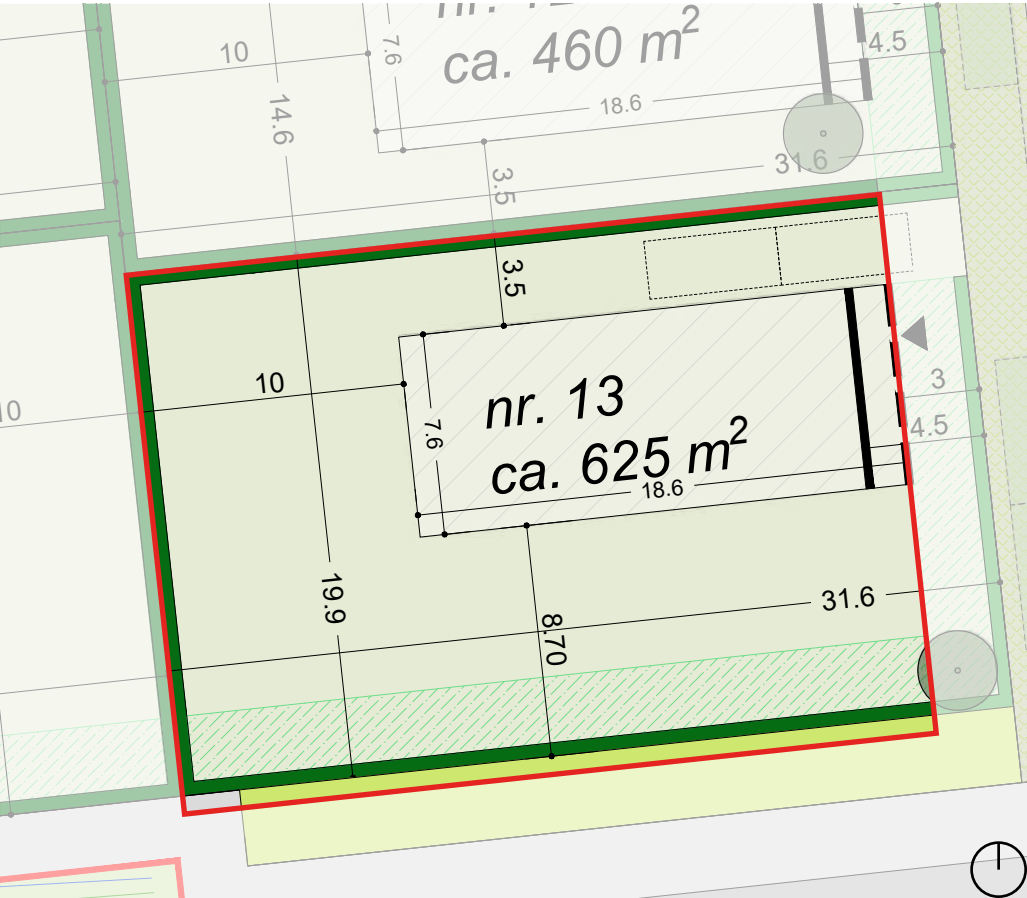
Hagen en inrit

Positie inrit en pp



2 eigen pp achter

Kavelpaspoort



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Stedenbouwkundigplan



Hellevoetsluis Eendragtshof

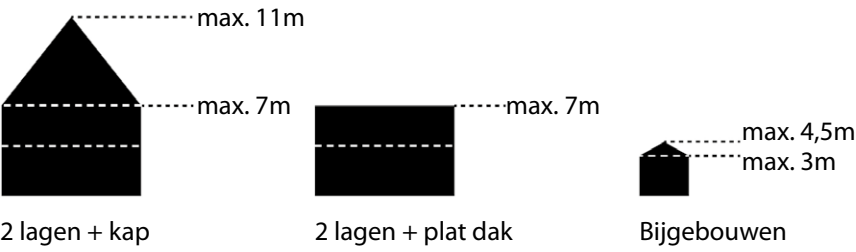
Kavelpaspoort



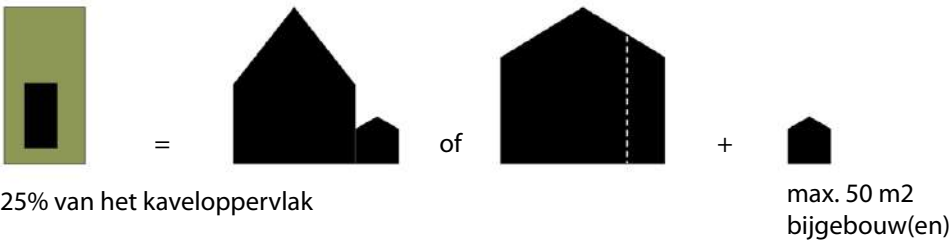
BGSV bureau voor stedenbouw en landschap

Kavelnummer 14
Oppervlakte ca. 450 m²

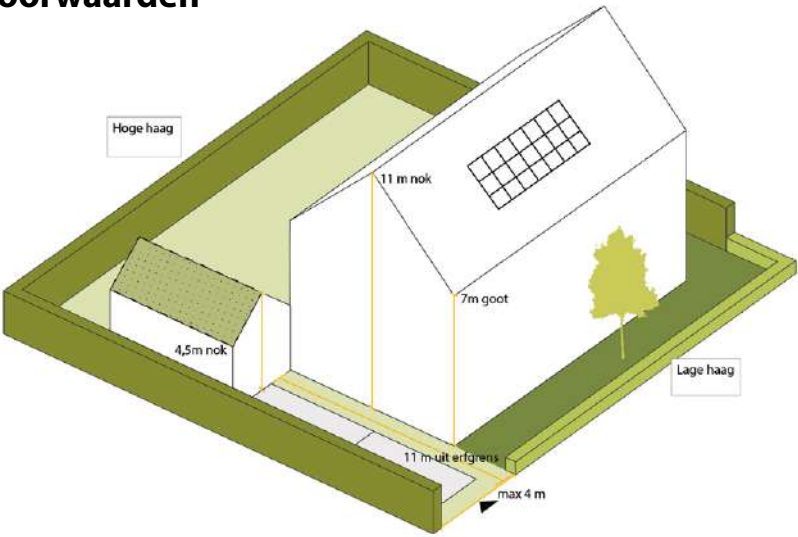
Bouwmassa



Bebouwingspercentage

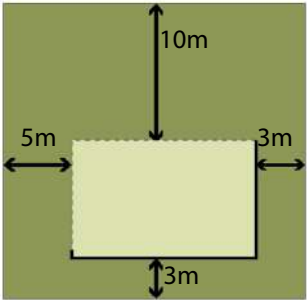


Randvoorwaarden



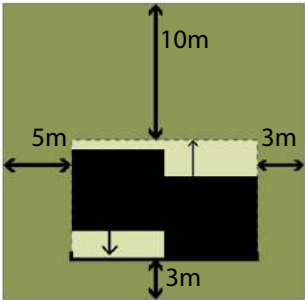
Principe kavelindeling en positionering woning

Bouwvlak



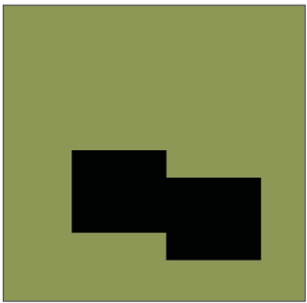
Begrenzing bouwvlak

Positie hoofdgebouw



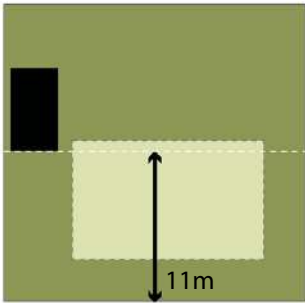
Vaste positie voorzijde en zijkant op rooilijn (dubbele oriëntatie)

Bebouwingspercentage



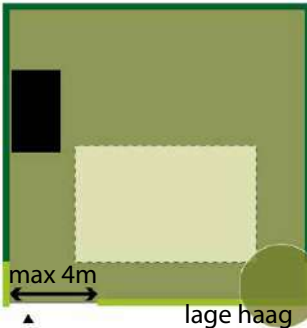
Max 25% van het kaveloppervlak bebouwen

Positie bijgebouw



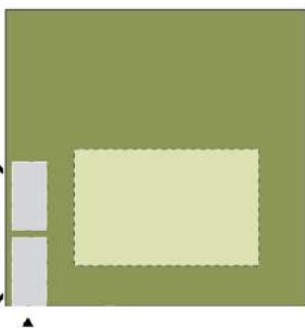
Minimaal 11 meter uit erfgrens

Erfafscheiding



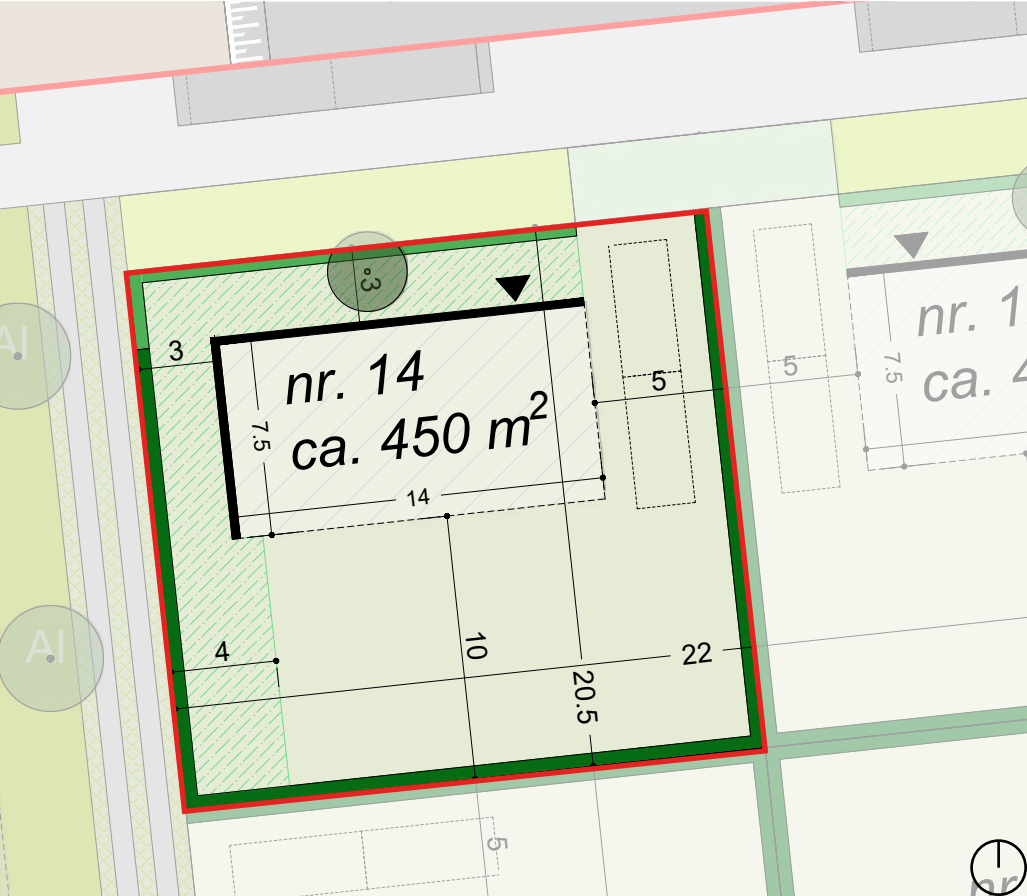
Hagen en inrit

Positie inrit en pp



2 eigen pp achter of naast elkaar

Kavelpaspoort



Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Stedenbouwkundigplan



Hellevoetsluis Eendragtshof

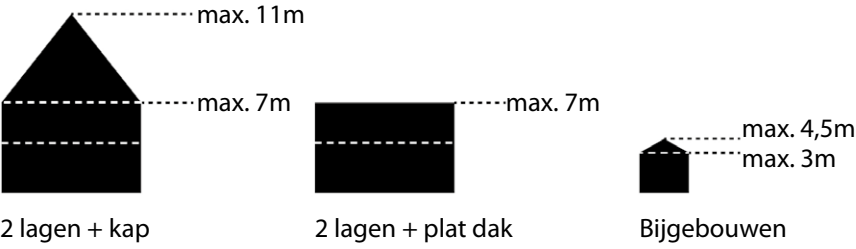
Kavelpaspoort



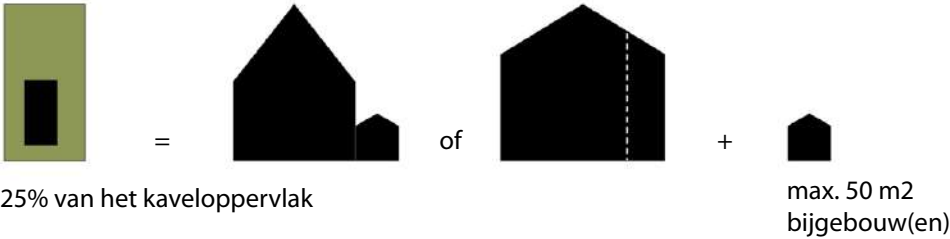
BGSV bureau voor stedenbouw en landschap

Kavelnummer 15
Oppervlakte ca. 450 m²

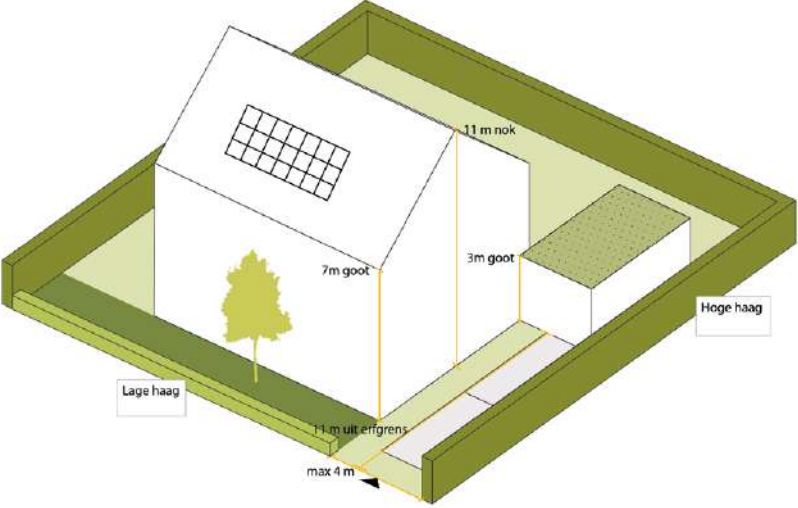
Bouwmassa



Bebouwingspercentage

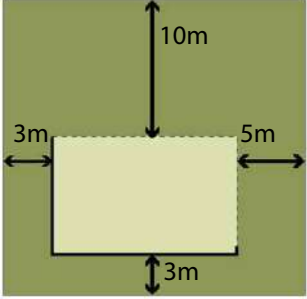


Randvoorwaarden



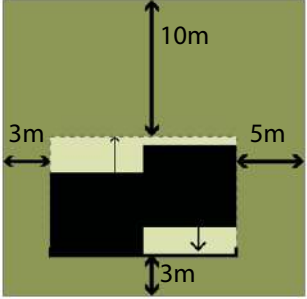
Principe kavelindeling en positionering woning

Bouwvlak



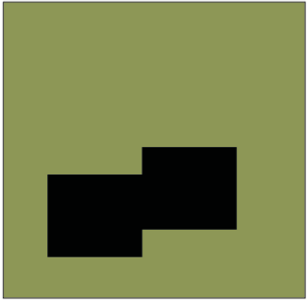
Begrenzing bouwvlak

Positie hoofdgebouw



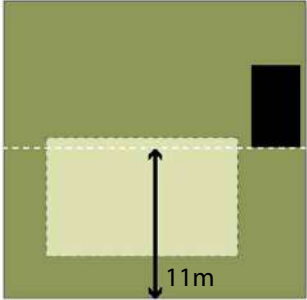
Vaste positie voorzijde en zijkant op rooilijn (dubbele oriëntatie)

Bebouwingspercentage



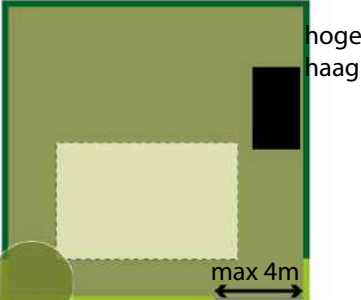
Max 25% van het kaveloppervlak bebouwen

Positie bijgebouw



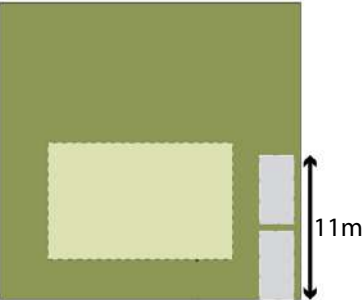
Minimaal 11 meter uit erfgrans

Erfafscheiding



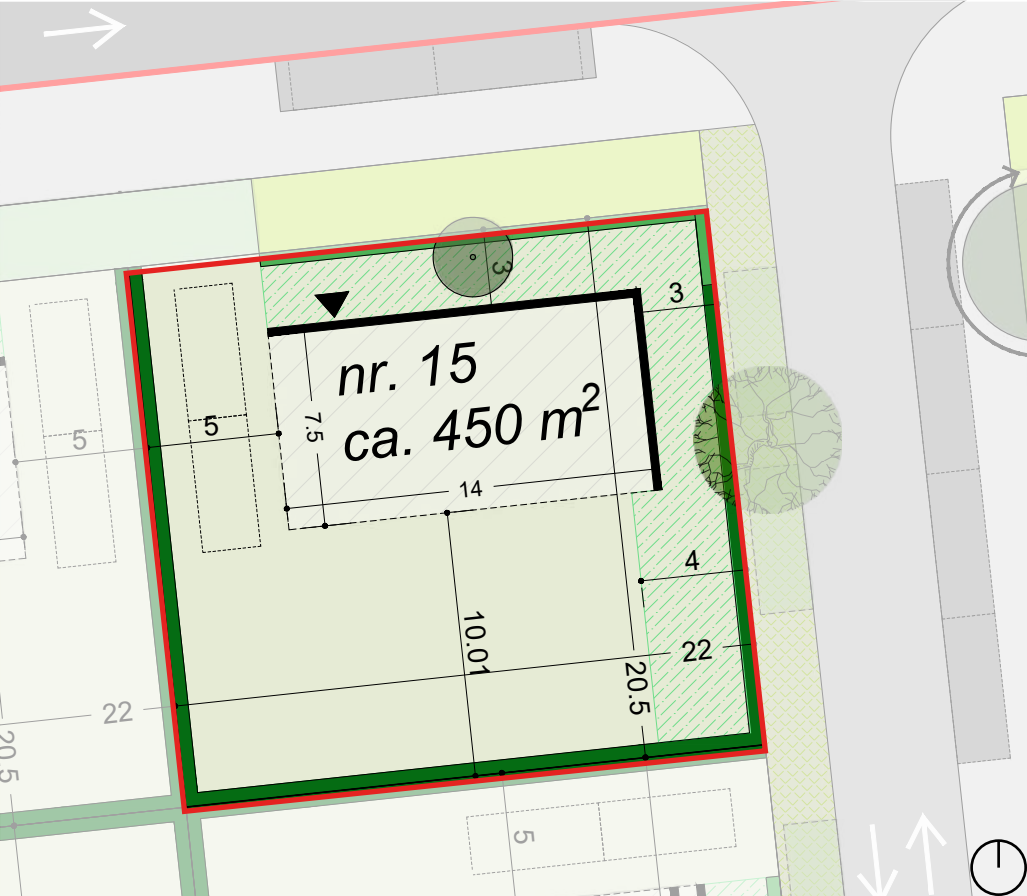
Hagen en inrit

Positie inrit en pp



2 eigen pp achter of naast elkaar

Kavelpaspoort



Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Stedenbouwkundigplan



Hellevoetsluis Eendragtshof

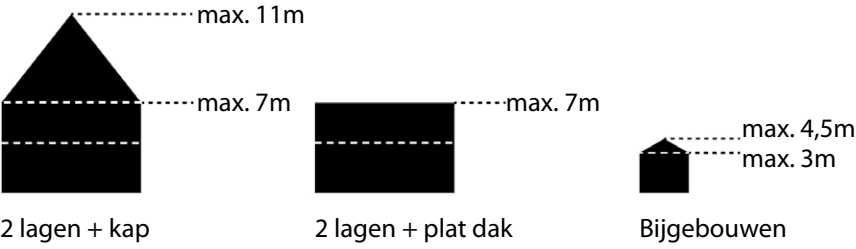
Kavelpaspoort



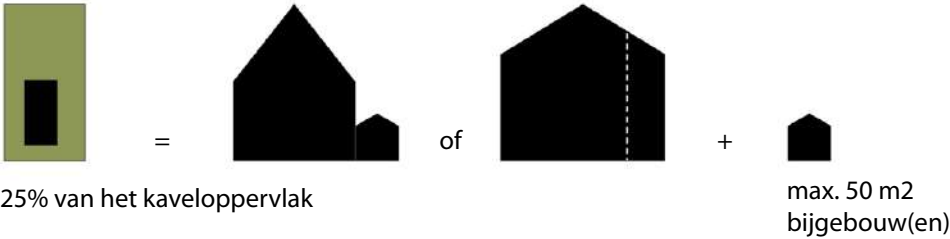
BGSV bureau voor stedenbouw en landschap

Kavelnummer 16
Oppervlakte ca. 450 m²

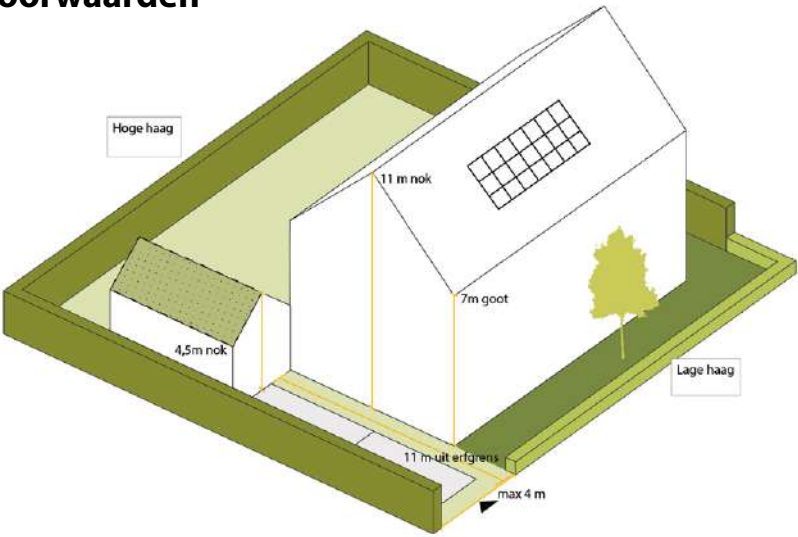
Bouwmassa



Bebouwingspercentage

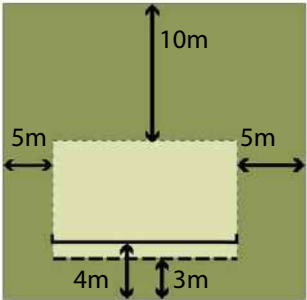


Randvoorwaarden



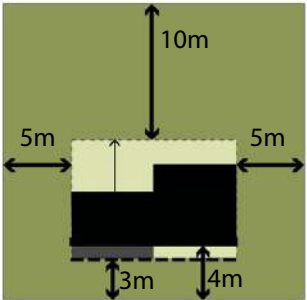
Principe kavelindeling en positionering woning

Bouwvlak



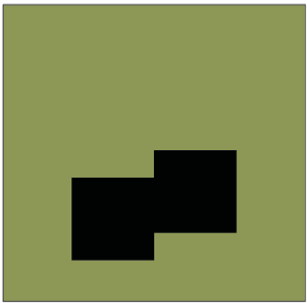
Begrenzing bouwvlak

Positie hoofdgebouw



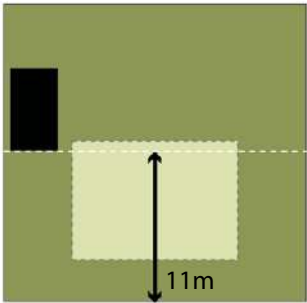
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



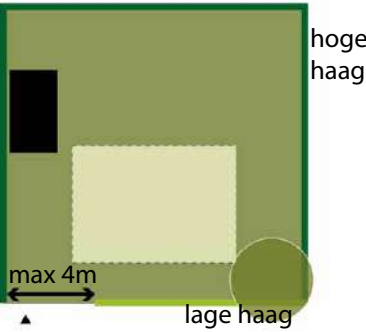
Max 25% van het kaveloppervlak bebouwen

Positie bijgebouw



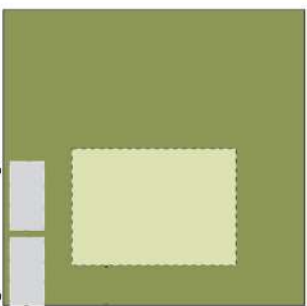
Minimaal 11 meter uit erfgrens

Erfafscheiding



Hagen en inrit

Positie inrit en pp



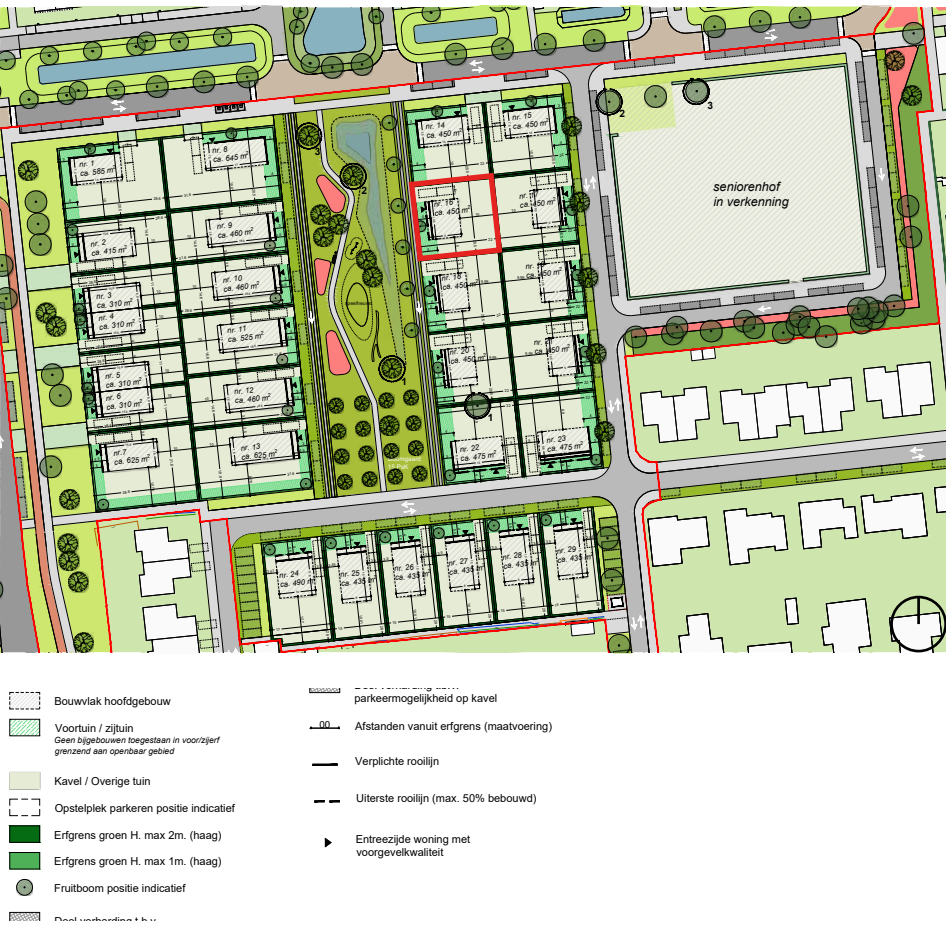
2 eigen pp achter of naast elkaar

Kavelpaspoort



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Stedenbouwkundigplan



Kavelnummer 17
Oppervlakte ca. 450 m²

max. 11m

max. 7m

max. 7m

max. 4,5m

max. 3m

2 lagen + kap

2 lagen + plat dak

Bijgebouwen

25% van het kaveloppervlak

=

of

+

max. 50 m²
bijgebouw(en)

Diagram illustrating the layout and height restrictions for a house and garden:

- House dimensions: 7m gable end, 11m roof slope, 3m gable end.
- Height restrictions: 11m uit erfgrens (boundary line), max 4 m (maximum height).
- Labels: Lage haag (low hedge), Hoge haag (high hedge).

The diagram shows a rectangular garden with a width of 10m and a height of 4m. A path of width 3m runs along the bottom edge of the garden. The total width of the area including the path is 10m. The total height of the area including the path is 7m.

A diagram showing a rectangular area with a height of 11m. The rectangle is light green and is positioned below a dashed horizontal line. A vertical double-headed arrow indicates the height of the rectangle, which is labeled 11m.

Diagram illustrating a rectangular plot with dimensions and area labels:

- The plot is a large rectangle with a green border.
- The width is labeled "max 4m" with a double-headed arrow.
- The height is labeled "hoge haag" (tall hedge) on the right side.
- The area is divided into three regions:
 - A central yellow rectangle labeled "lage haag" (low hedge).
 - A black rectangle in the top right corner.
 - A green circle in the bottom left corner.

[illegible]

- | | | | |
|---|--|---|--|
|  | Bouwvlak hoofdgebouw |  | parkeergelegenheid op kavel |
|  | Voor tuin / zijtuin
Grens tussen gebouwen in voorzijde/
grenzend aan openbaar gebied |  | Afstanden vanuit erfgrans (maatvoering) |
|  | Kavel / Overige tuin |  | Verplichte rooilijn |
|  | Opstelplek parkeren positie indicatief |  | Uiterste rooilijn (max. 50% bebouwd) |
|  | Erfgrans groen H. max 2m. (haag) |  | Entreezijde woning met
voorgevelkwaliteit |
|  | Erfgrans groen H. max 1m. (haag) | | |
|  | Frutboom positie indicatief | | |
|  | Deel verharding t.b.v. | | |

Hellevoetsluis Eendragtshof

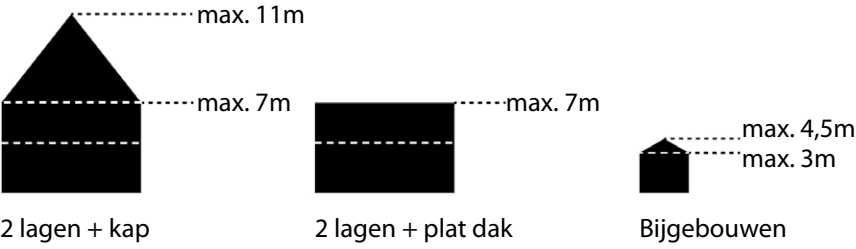
Kavelpaspoort



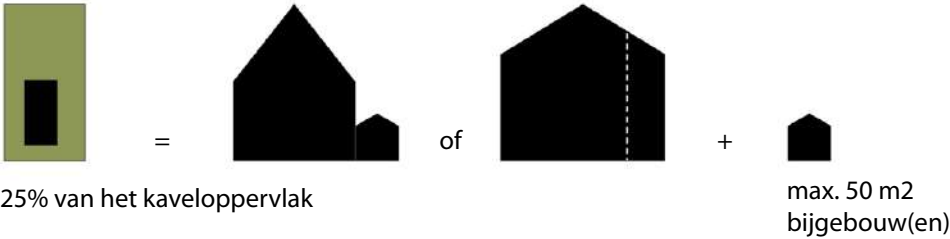
BGSV bureau voor stedenbouw en landschap

Kavelnummer 18
Oppervlakte ca. 450 m²

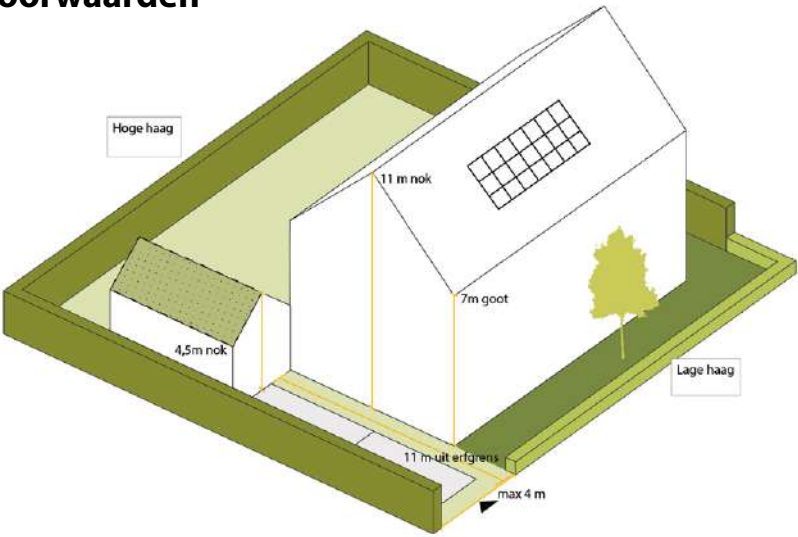
Bouwmassa



Bebouwingspercentage

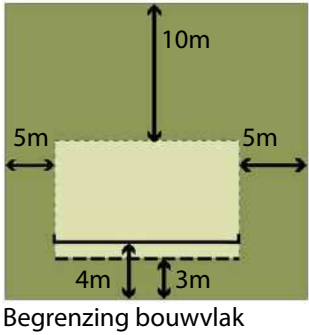


Randvoorwaarden



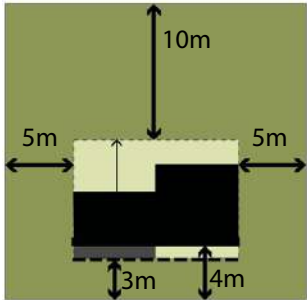
Principe kavelindeling en positionering woning

Bouwvlak



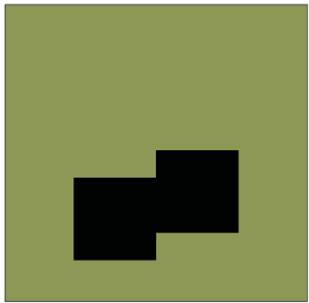
Begrenzing bouwvlak

Positie hoofdgebouw



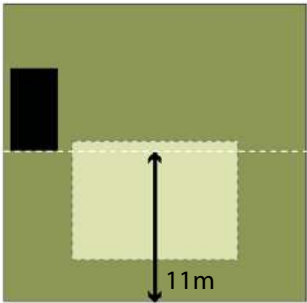
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



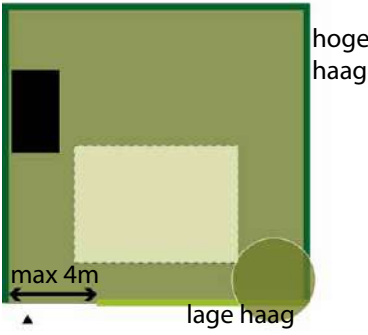
Max 25% van het kaveloppervlak bebouwen

Positie bijgebouw



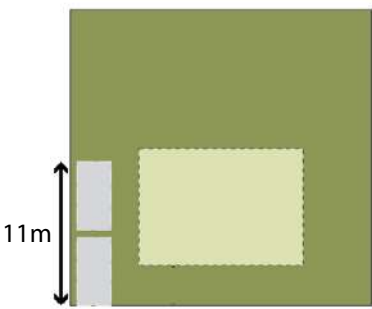
Minimaal 11 meter uit erfgrens

Erfafscheiding



Hagen en inrit

Positie inrit en pp



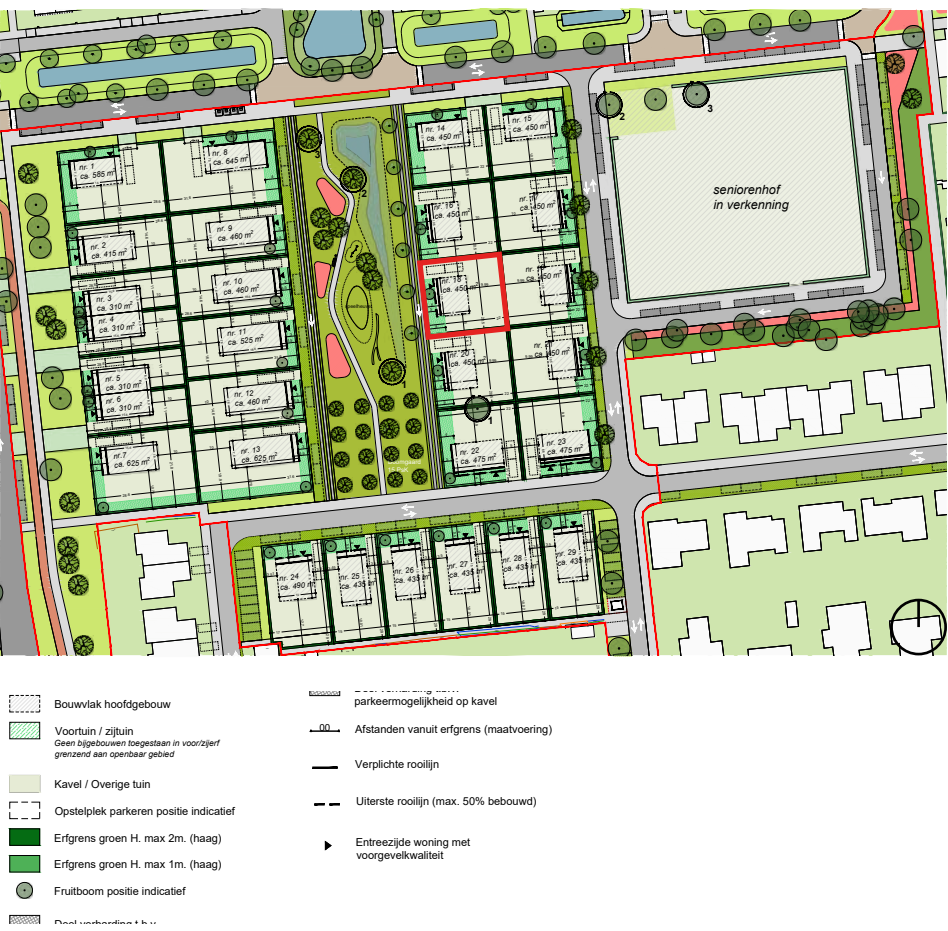
2 eigen pp achter of naast elkaar

Kavelpaspoort



Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Stedenbouwkundigplan



Kavelnummer 19
Oppervlakte ca. 450 m²

max. 11m

max. 7m

max. 7m

max. 4,5m

max. 3m

2 lagen + kap

2 lagen + plat dak

Bijgebouwen

25% van het kaveloppervlak

=

of

+

max. 50 m²
bijgebouw(en)

[illegible]

The diagram shows a rectangular garden with a width of 10m and a height of 4m. A path of width 3m runs along the bottom edge of the garden. The total width of the area including the path is 10m + 3m = 13m. The total height of the area including the path is 4m + 3m = 7m.

A diagram of a rectangular field. A dashed horizontal line divides the field into two parts. A vertical double-headed arrow indicates a distance of 11m from the dashed line to the bottom edge of the field.

Diagram illustrating a rectangular plot with dimensions and labels:

- The plot is a large rectangle with a green border.
- The width is labeled "max 4m" with a double-headed arrow.
- The height is labeled "lage haag" (low hedge) and "hoge haag" (high hedge).
- A small black rectangle is shown in the top right corner, labeled "hoge haag".
- A larger yellow rectangle is shown in the center, labeled "lage haag".
- A small green circle is shown in the bottom left corner.

The diagram shows a large square garden with a side length of 11m. Inside the garden, there is a rectangular flower bed with a dashed border. To the right of the flower bed, there are two rectangular paths, one above the other, with a combined height of 11m.

The site plan shows a residential development with various building footprints, parking spaces, and green areas. The buildings are labeled with their respective areas in square meters (m²). The plan includes a legend with the following items:

- Bouwvlak hoofdgebouw**: Main building footprint (indicated by a dashed line).
- Voortuin / zijtuin**: Front garden / side garden (indicated by a green hatched pattern).
- Geen bijgebouwen toegestaan in voorzijde / grenzend aan openbaar gebied**: No outbuildings allowed in front / adjacent to public area.
- Kavel / Overige tuin**: Plot / Other garden (indicated by a light green color).
- Opstelplek parkeren positie indicatie**: Parking space position indication (indicated by a dashed line).
- Erfgras groen H. max 2m. (haag)**: Hedge grass green H. max 2m. (haag).
- Erfgras groen H. max 1m. (haag)**: Hedge grass green H. max 1m. (haag).
- Fructboom positie indicatie**: Fruit tree position indication (indicated by a circle with a cross).
- Deelverharding t.b.v.**: Part of the paving for (indicated by a grey hatched pattern).
- parkeermogelijkheid op kavel**: Parking possibility on the plot (indicated by a dashed line).
- Afstanden vanuit erfgras (maatvoering)**: Distances from the hedge grass (dimensioning) (indicated by a solid line).
- Verplichte rooilijn**: Compulsory boundary line (indicated by a solid line).
- Uiterste rooilijn (max. 50% bebouwd)**: Outermost boundary line (max. 50% built) (indicated by a dashed line).
- Entreezijde woning met voorgevelkwaliteit**: Entrance side of the house with front facade quality (indicated by a triangle).

Hellevoetsluis Eendragtshof

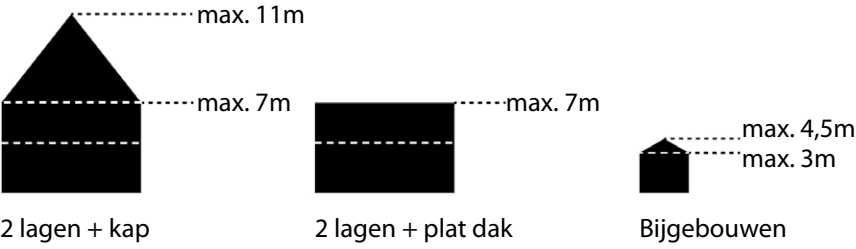
Kavelpaspoort



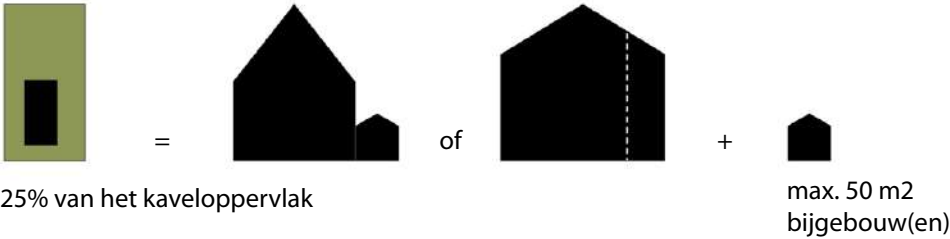
BGSV bureau voor stedenbouw en landschap

Kavelnummer 20
Oppervlakte ca. 450 m²

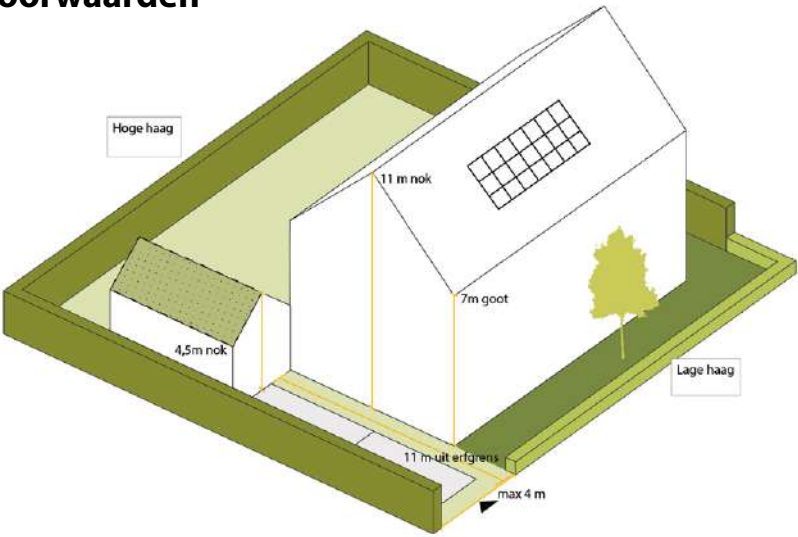
Bouwmassa



Bebouwingspercentage

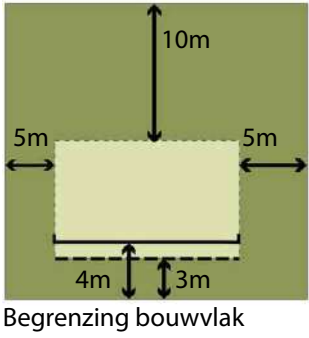


Randvoorwaarden

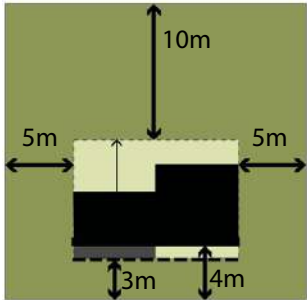


Principe kavelindeling en positionering woning

Bouwvlak

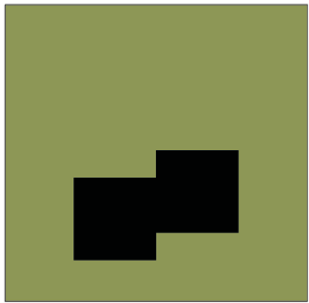


Positie hoofdgebouw



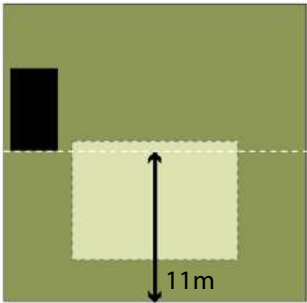
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



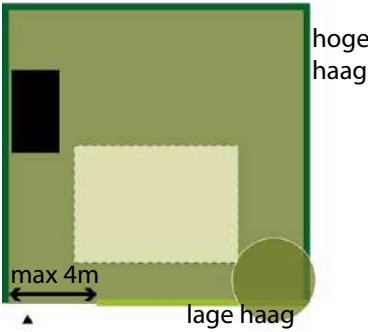
Max 25% van het kaveloppervlak bebouwen

Positie bijgebouw



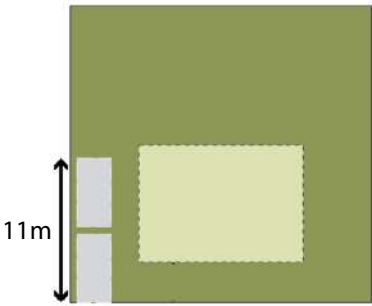
Minimaal 11 meter uit erfgrans

Erfafscheiding



Hagen en inrit

Positie inrit en pp



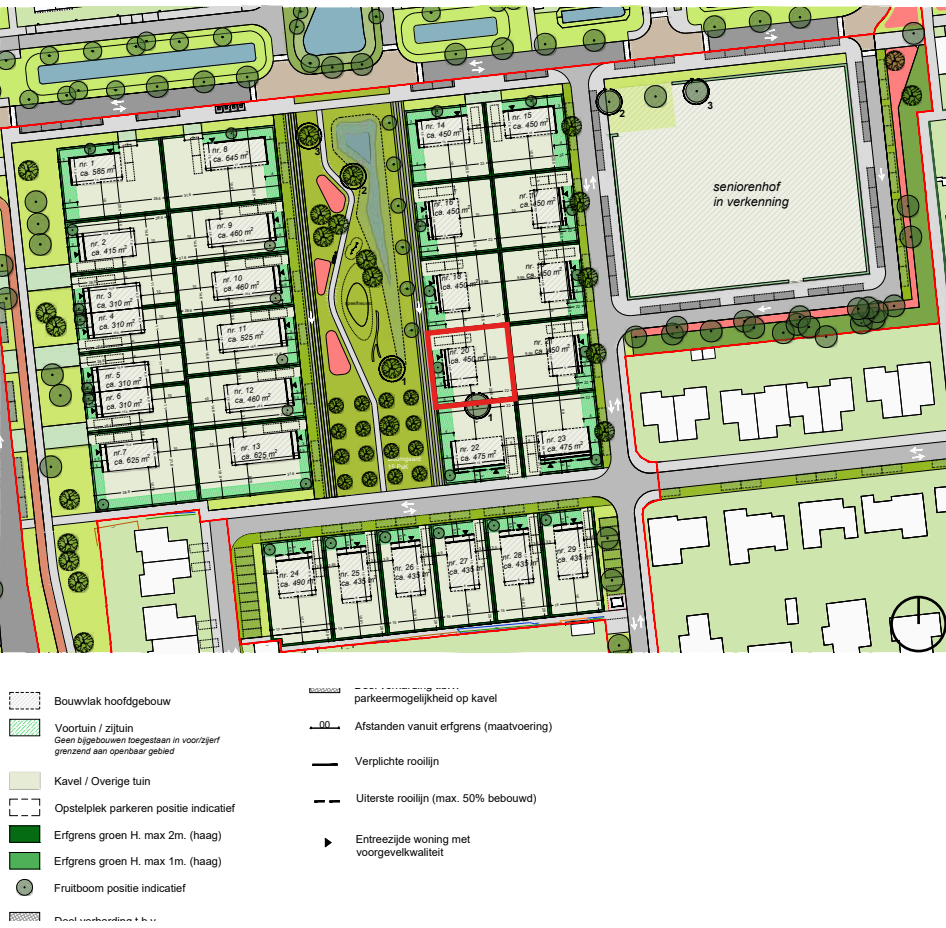
2 eigen pp achter of naast elkaar

Kavelpaspoort



Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Stedenbouwkundigplan



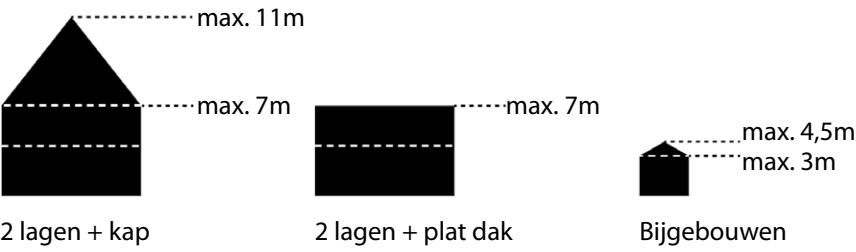
Hellevoetsluis Eendragtshof

Kavelpaspoort

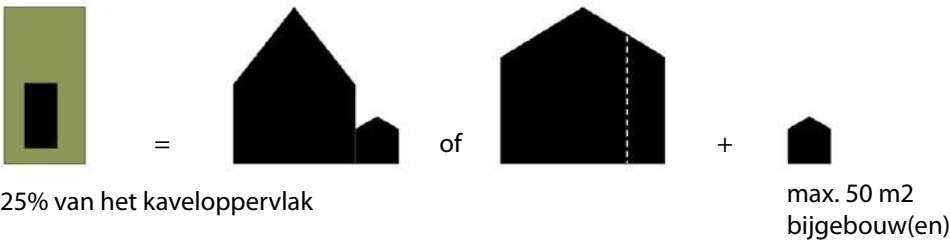


Kavelnummer 21
Oppervlakte ca. 450 m²

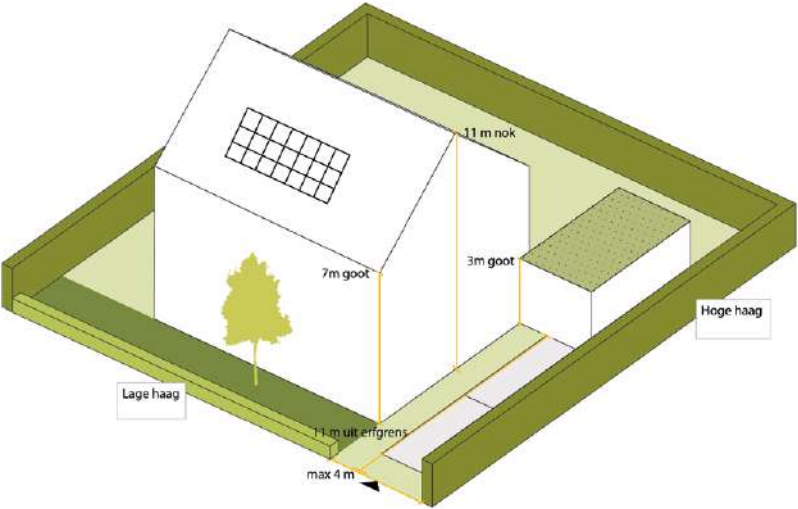
Bouwmassa



Bebouwingspercentage

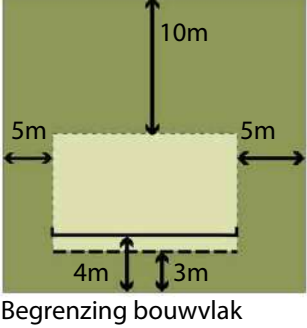


Randvoorwaarden



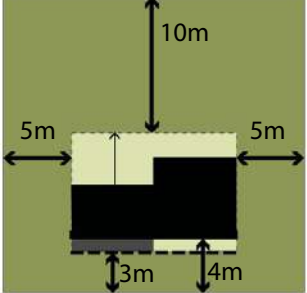
Principe kavelindeling en positionering woning

Bouwvlak



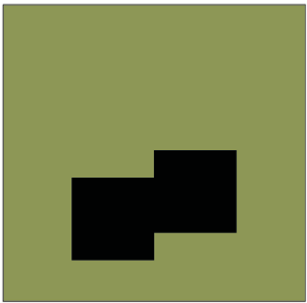
Begrenzing bouwvlak

Positie hoofdgebouw



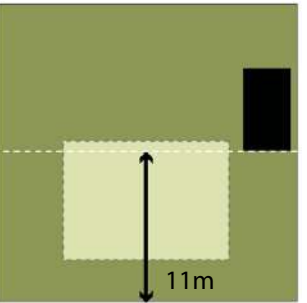
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



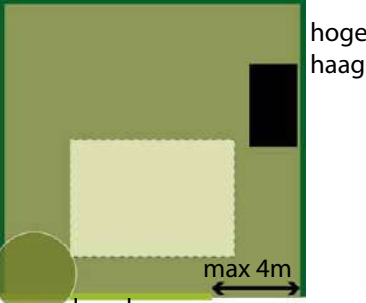
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



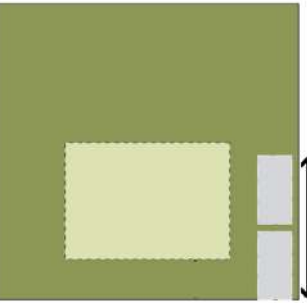
Minimaal 11 meter uit erfgrens

Erfafscheiding



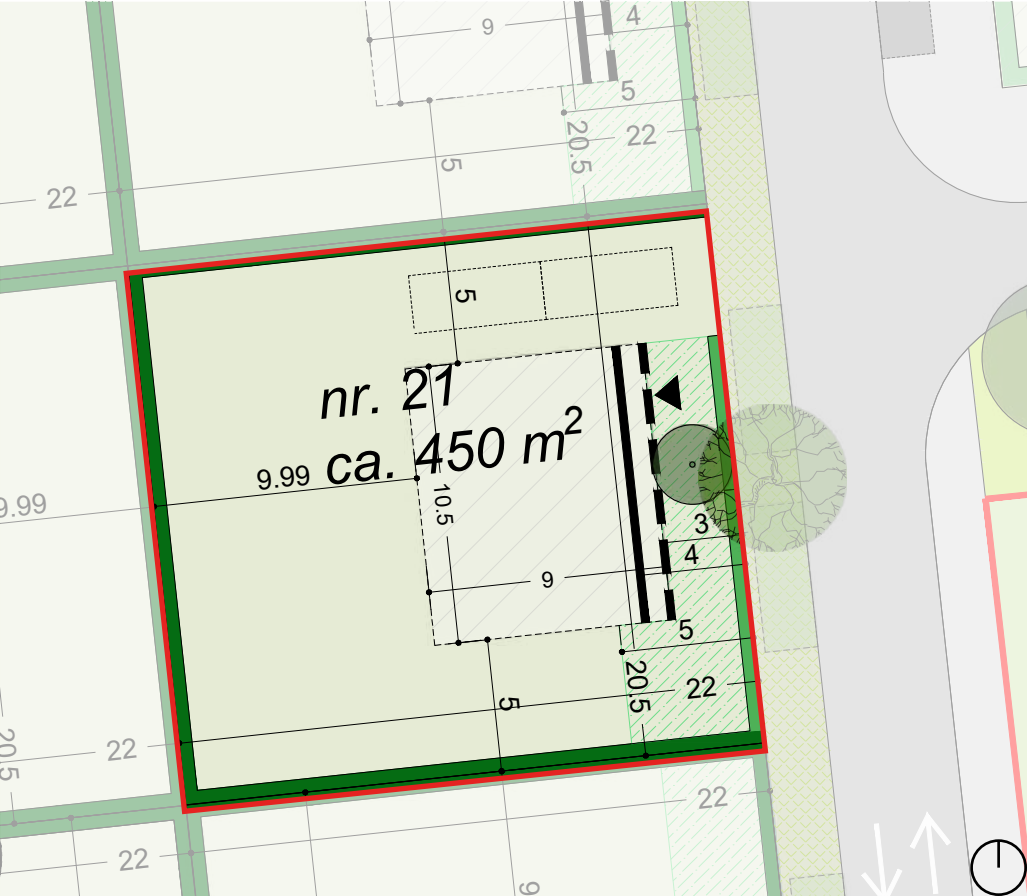
Hagen en inrit

Positie inrit en pp



2 eigen pp achter of
naast elkaar

Kavelpaspoort



Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Stedenbouwkundigplan

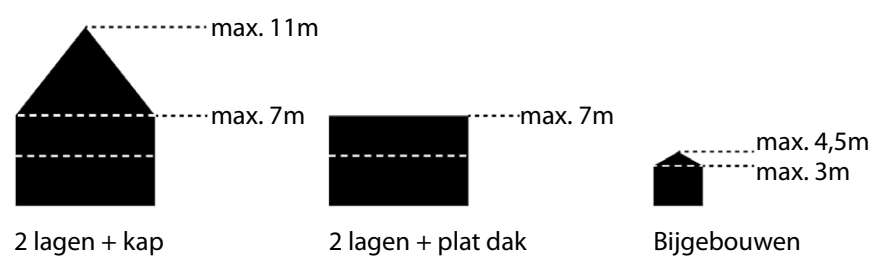


Hellevoetsluis Eendraghtshof

Kavelpaspoort

Kavelnummer 22
Oppervlakte ca. 450 m²

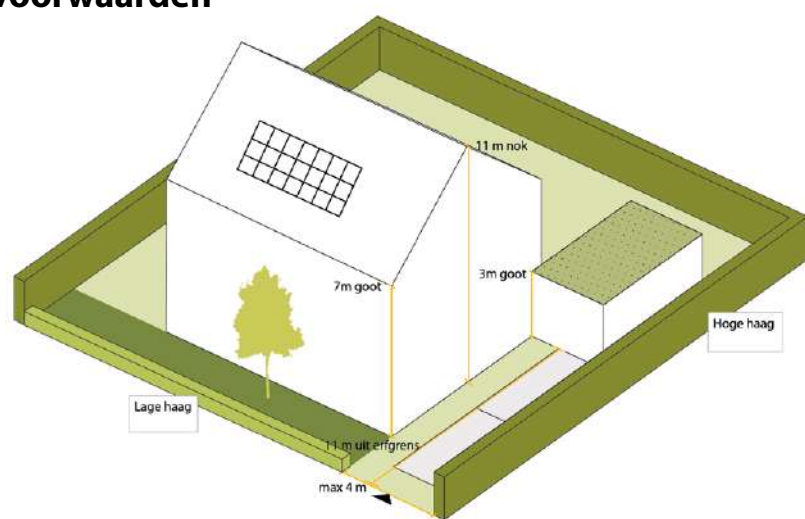
Bouwmassa



Bebouwingspercentage

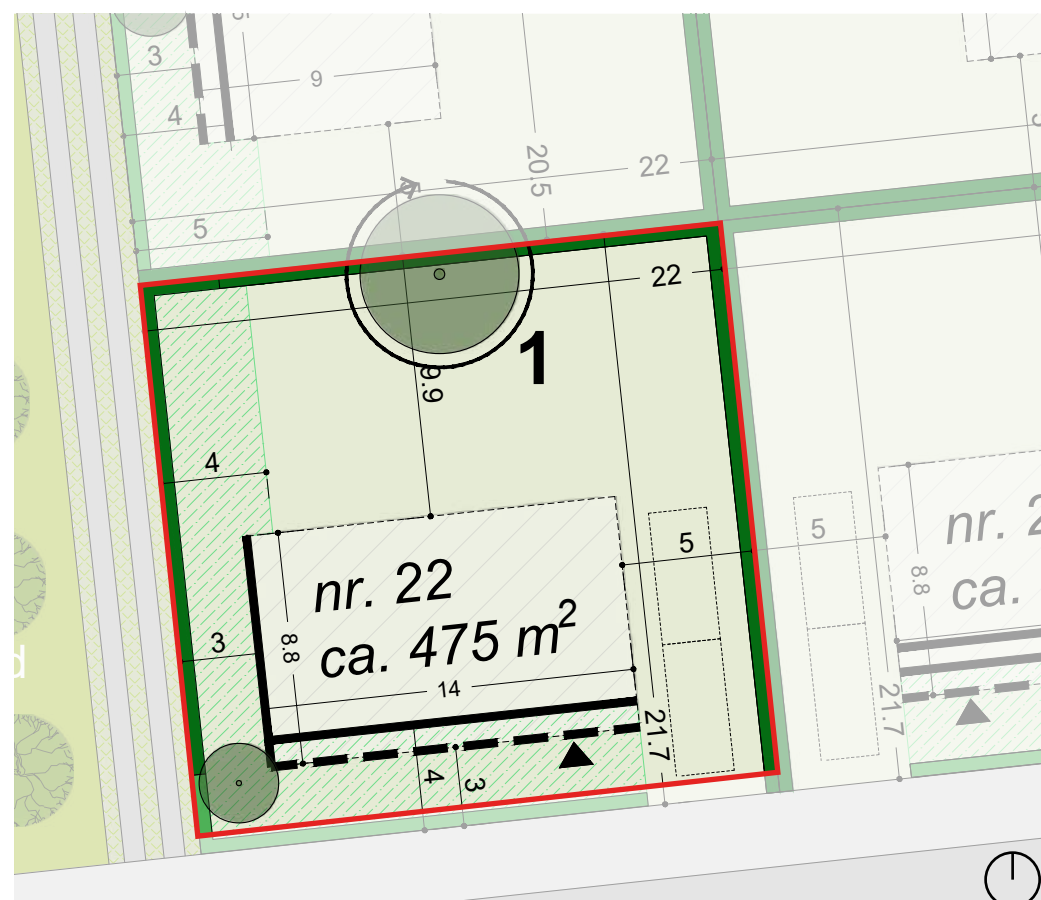


Randvoorwaarden



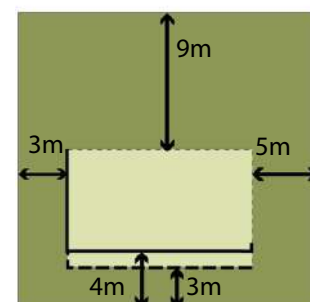
Principe kavelindeling en positionering woning

Kavelpaspoort



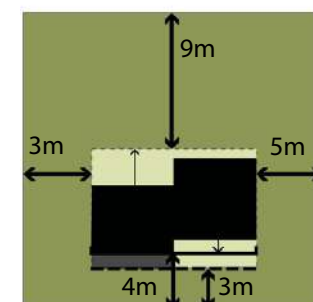
Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Bouwvlak



Begrenzing bouwvlak

Positie hoofdgebouw



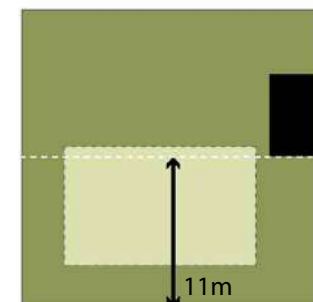
Vaste positie voorzijde en zijkant
op rooilijn (dubbele op rooilijn)
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



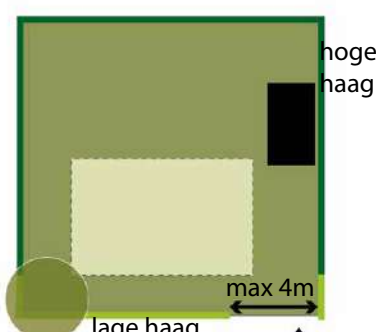
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



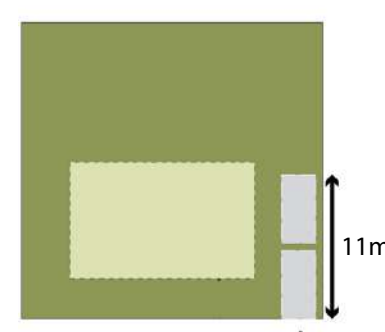
Minimaal 11 meter uit erfgrans

Erfafscheiding



Hagen en inrit

Positie inrit en pp



2 eigen pp achter of naast elkaar

Stedenbouwkundigplan

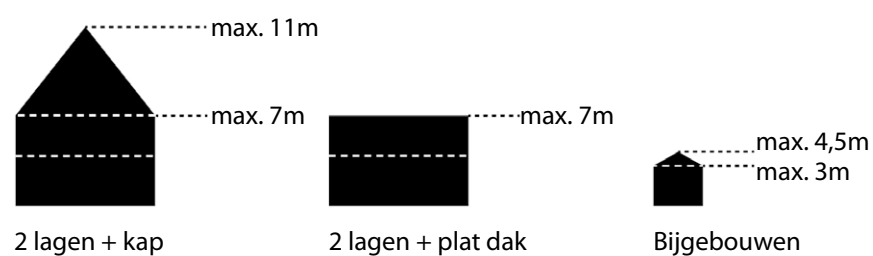


Hellevoetsluis Eendragtshof

Kavelpaspoort

Kavelnummer 23
Oppervlakte ca. 450 m²

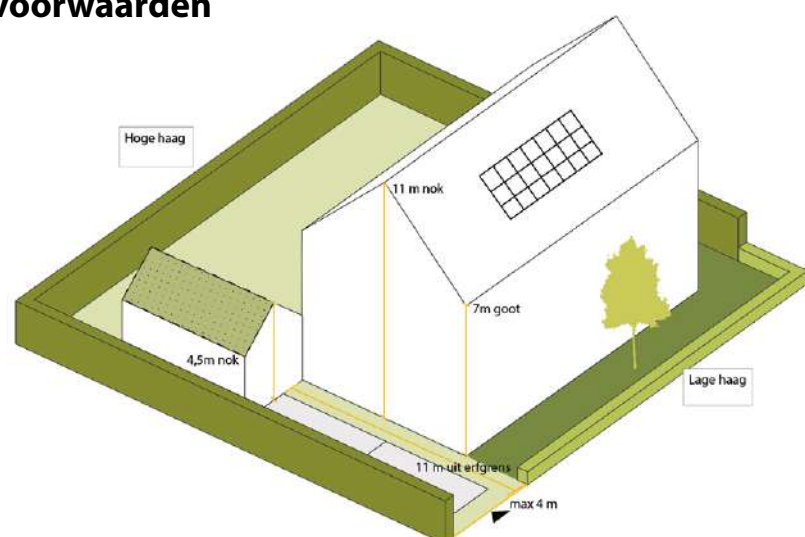
Bouwmassa



Bebouwingspercentage

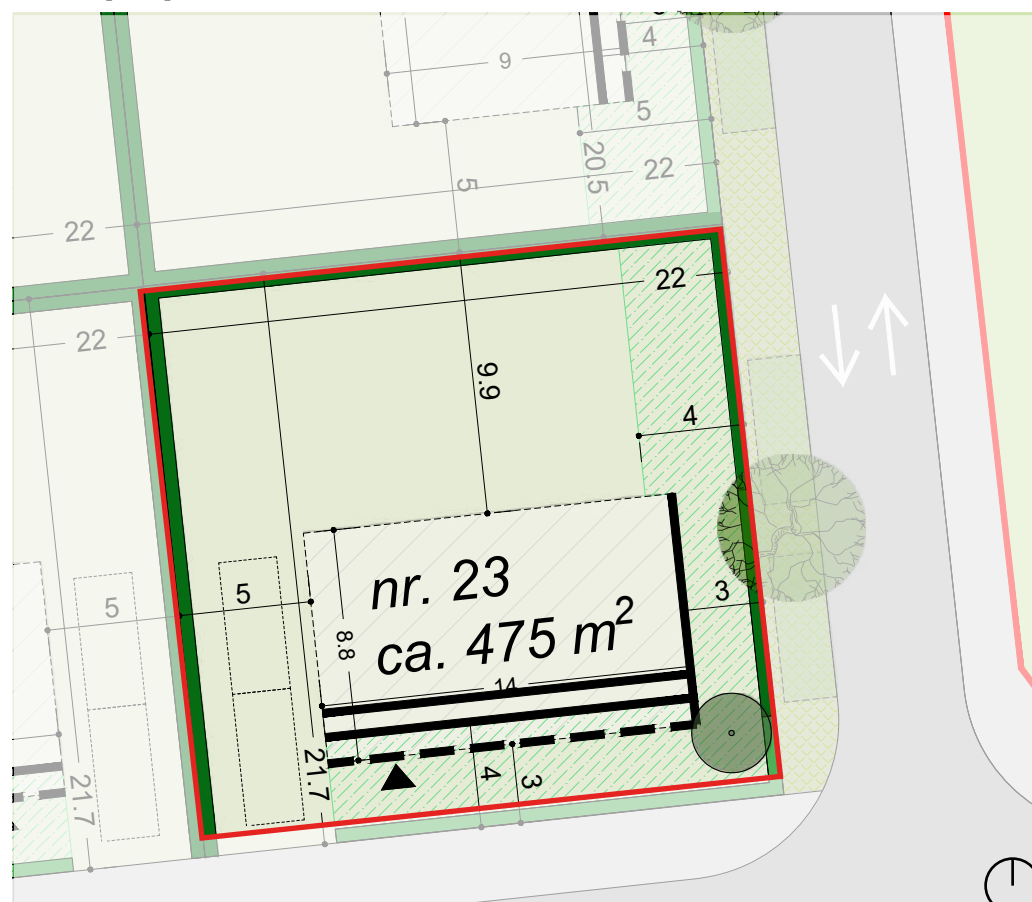


Randvoorwaarden



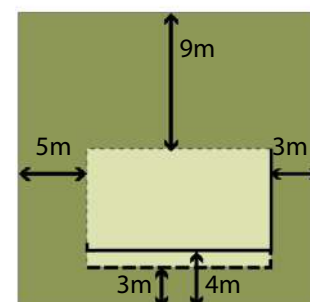
Principe kavelindeling en positionering woning

Kavelpaspoort



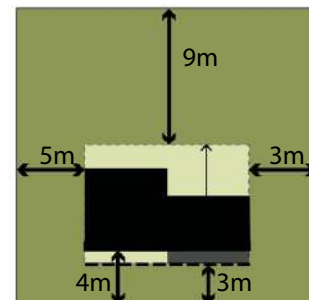
Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Bouwvlak



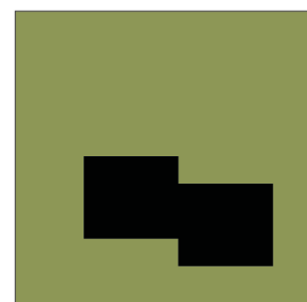
Begrenzing bouwvlak

Positie hoofdgebouw



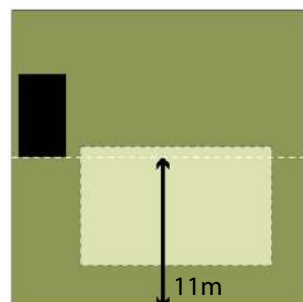
Vaste positie voorzijde en zijkant
op rooilijn (dubbele op rooilijn)
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



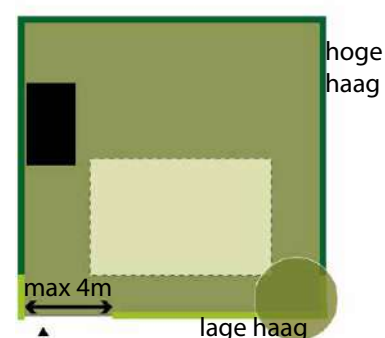
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



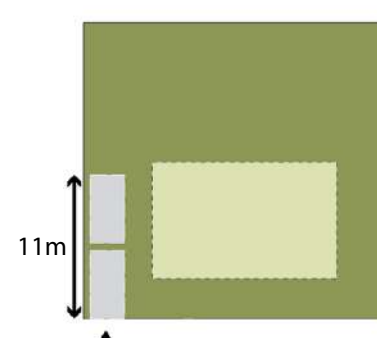
Minimaal 11 meter uit erfgrans

Erfafscheiding



Hagen en inrit

Positie inrit en pp



2 eigen pp achter of naast elkaar

Stedenbouwkundigplan



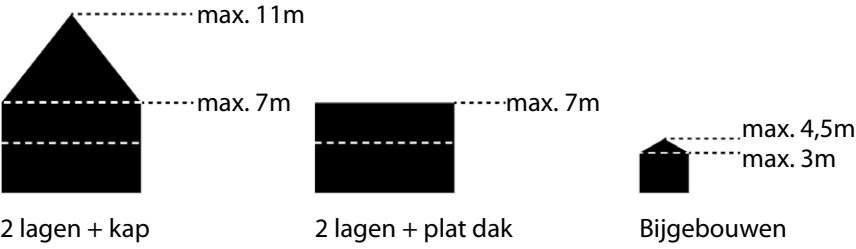
Hellevoetsluis Eendragtshof

Kavelpaspoort

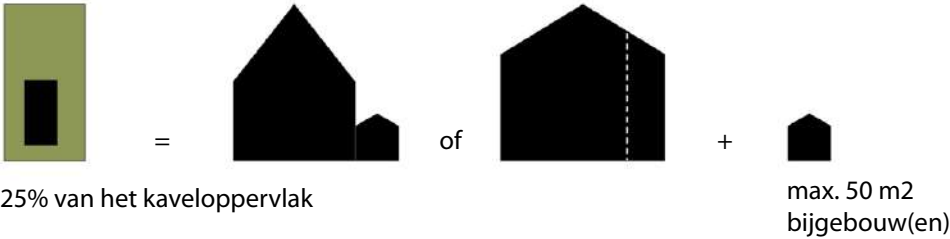
Kavelnummer
Oppervlakte

24
ca. 440 m²

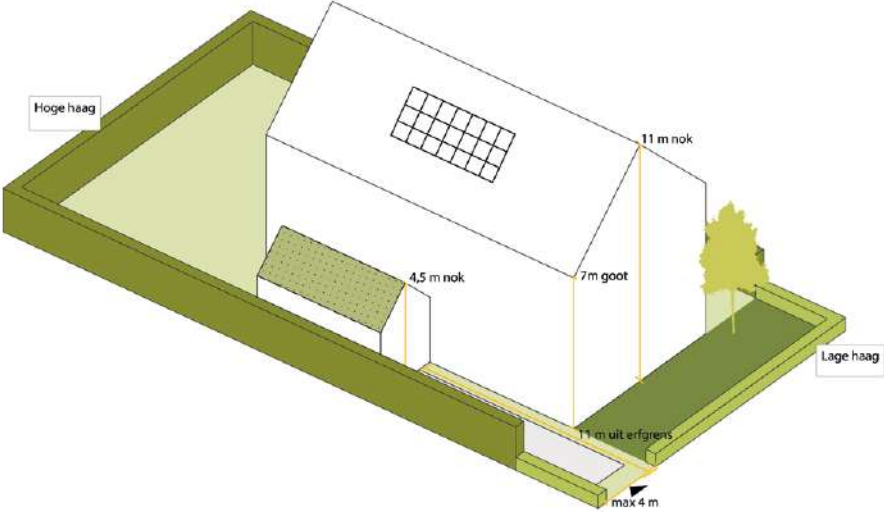
Bouwmassa



Bebouwingspercentage

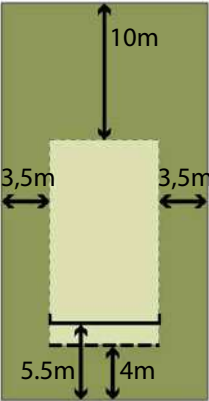


Randvoorwaarden



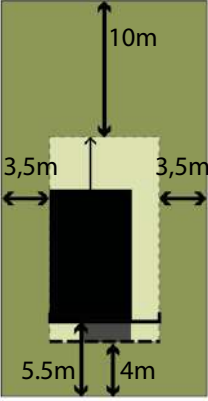
Principe kavelindeling en positionering woning

Bouwvlak



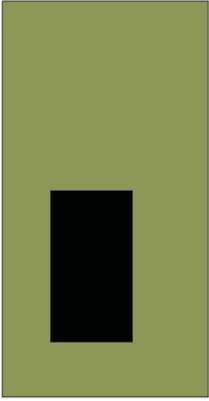
Begrenzing bouwvlak

Positie hoofdgebouw



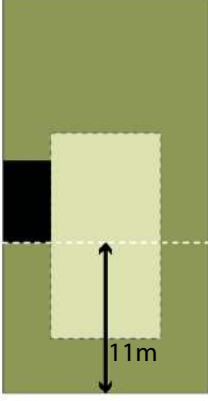
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



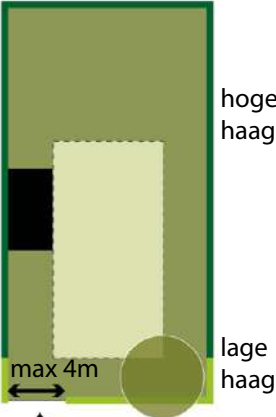
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



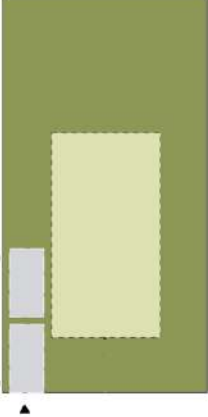
Minimaal 11 meter uit erfgrans

Erfafscheiding



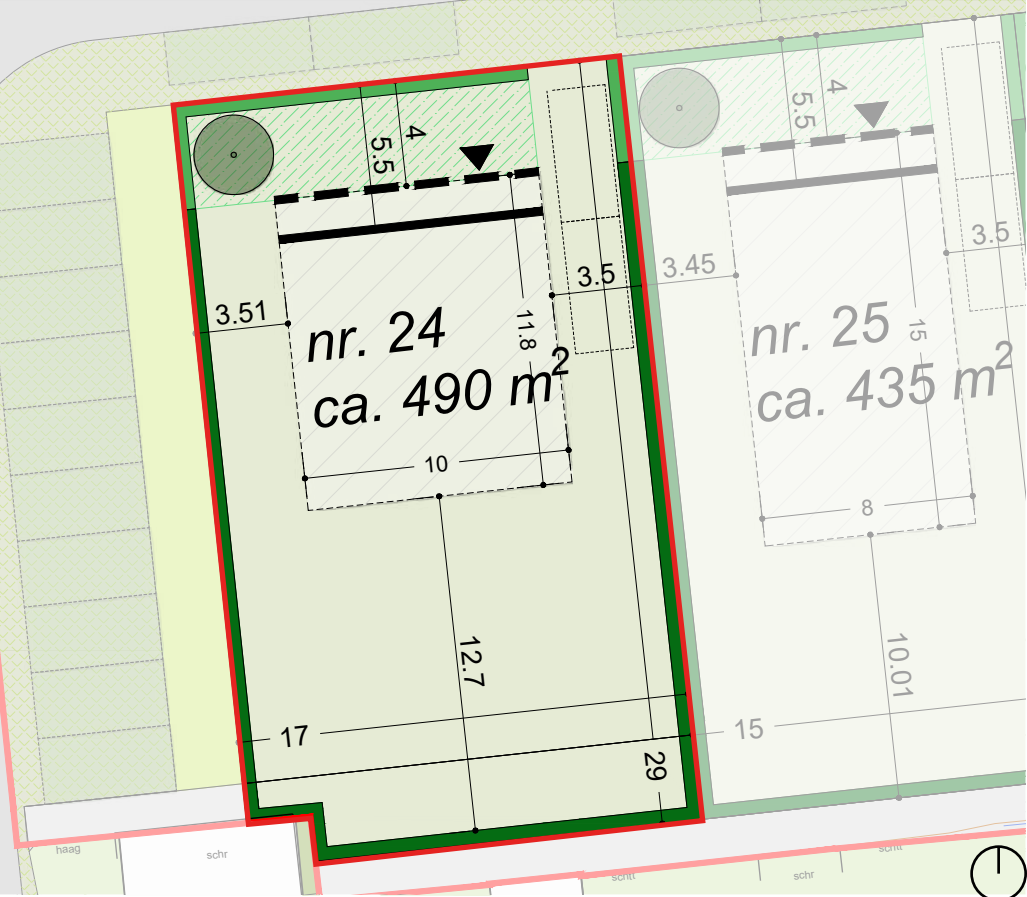
Hagen en inrit

Positie inrit en pp



2 eigen pp achter

Kavelpaspoort



Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Stedenbouwkundigplan



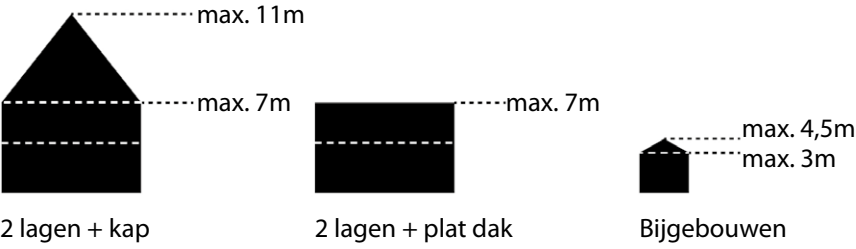
Hellevoetsluis Eendragtshof

Kavelpaspoort

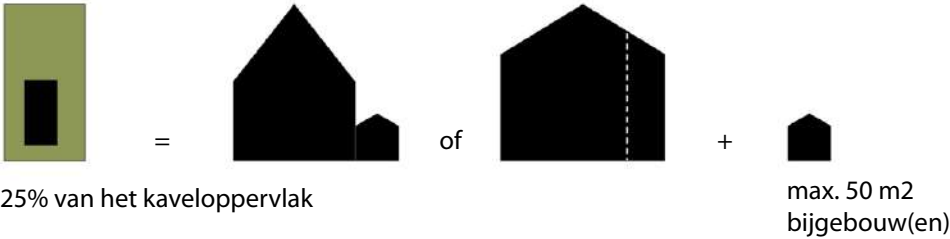


Kavelnummer 25
Oppervlakte ca. 435 m²

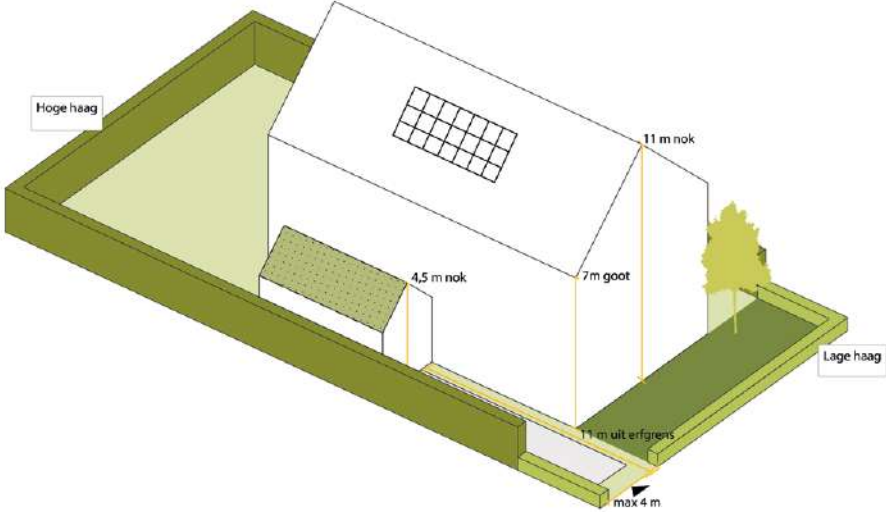
Bouwmassa



Bebouwingspercentage

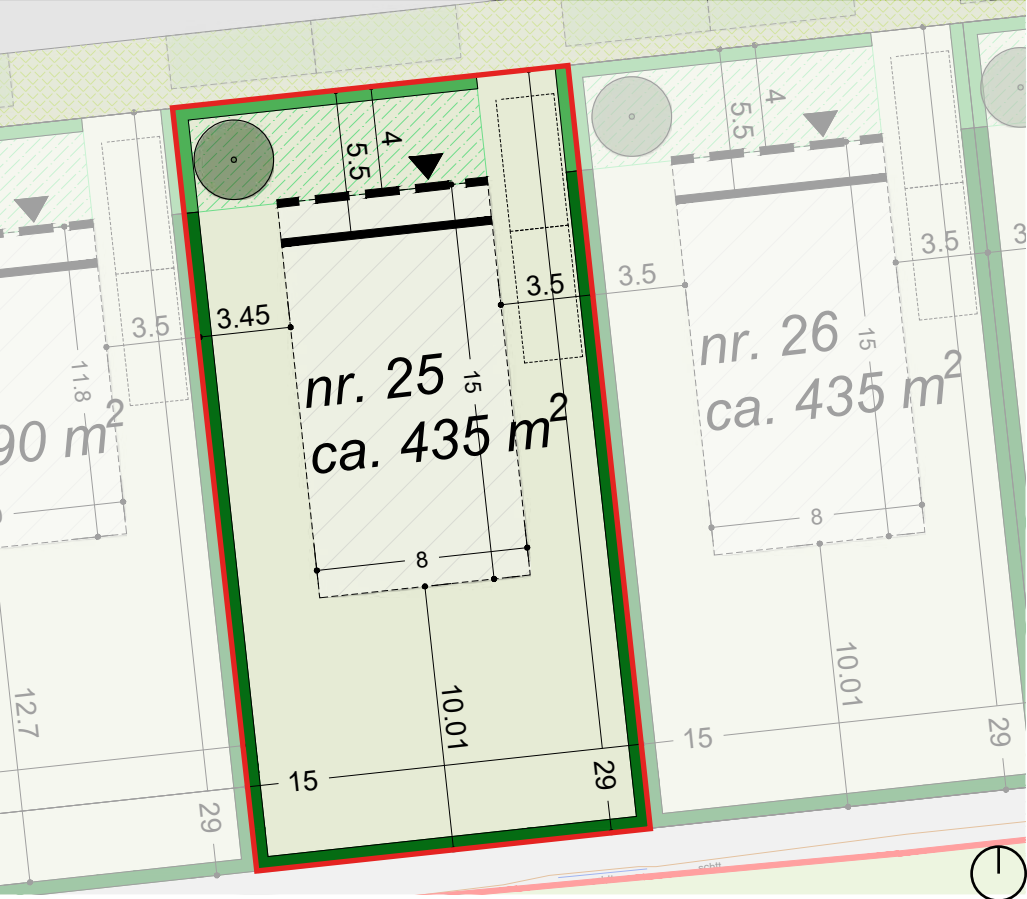


Randvoorwaarden



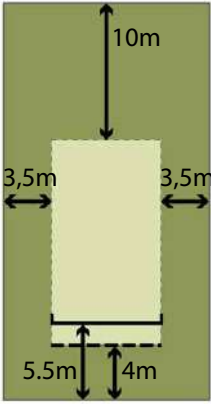
Principe kavelindeling en positionering woning

Kavelpaspoort



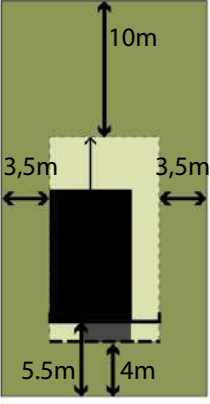
Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Bouwvlak



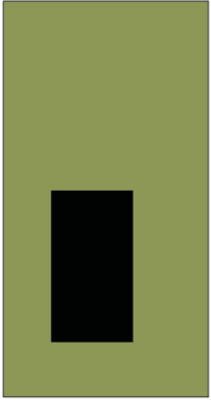
Begrenzing bouwvlak

Positie hoofdgebouw

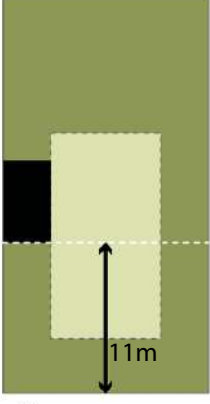


Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage

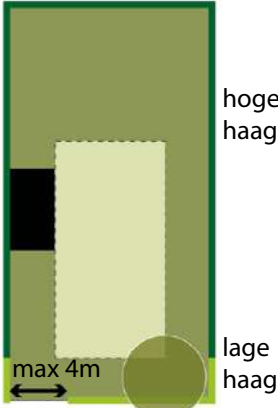


Positie bijgebouw



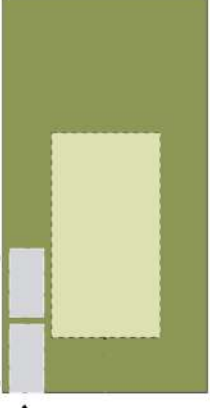
Minimaal 11 meter uit erfgrens

Erfafscheiding



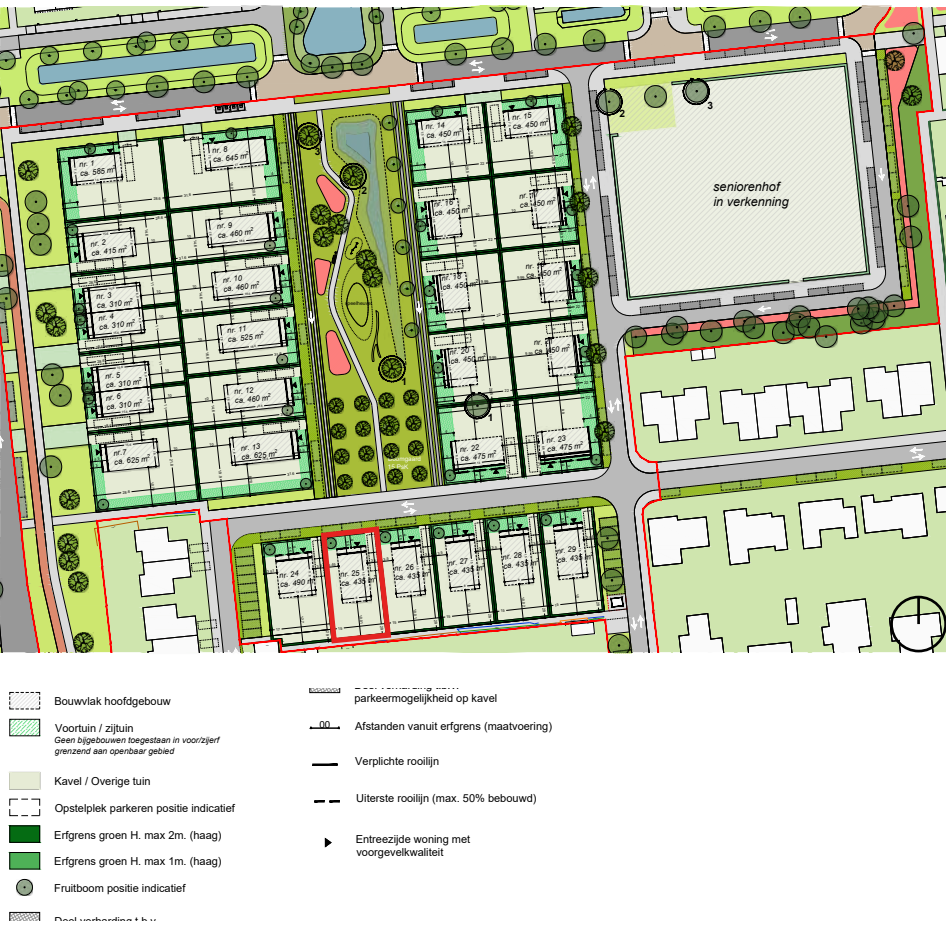
Hagen en inrit

Positie inrit en pp



2 eigen pp achter

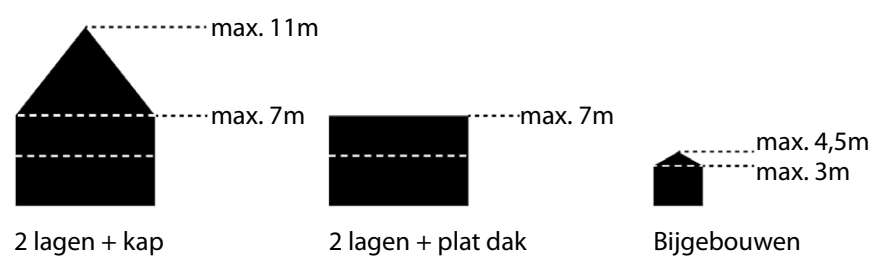
Stedenbouwkundigplan



Hellevoetsluis Eendraghtshof

Kavelnummer 26
Oppervlakte ca. 435 m²

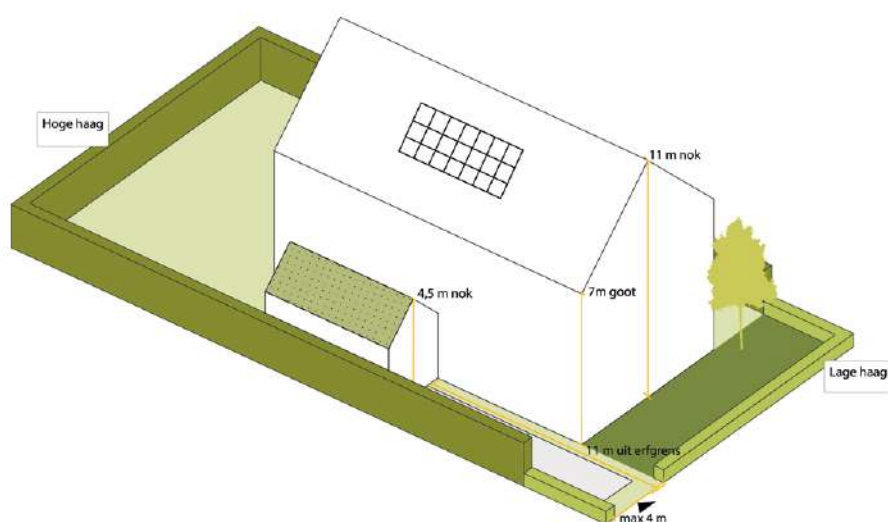
Bouwmassa



Bebouwingspercentage

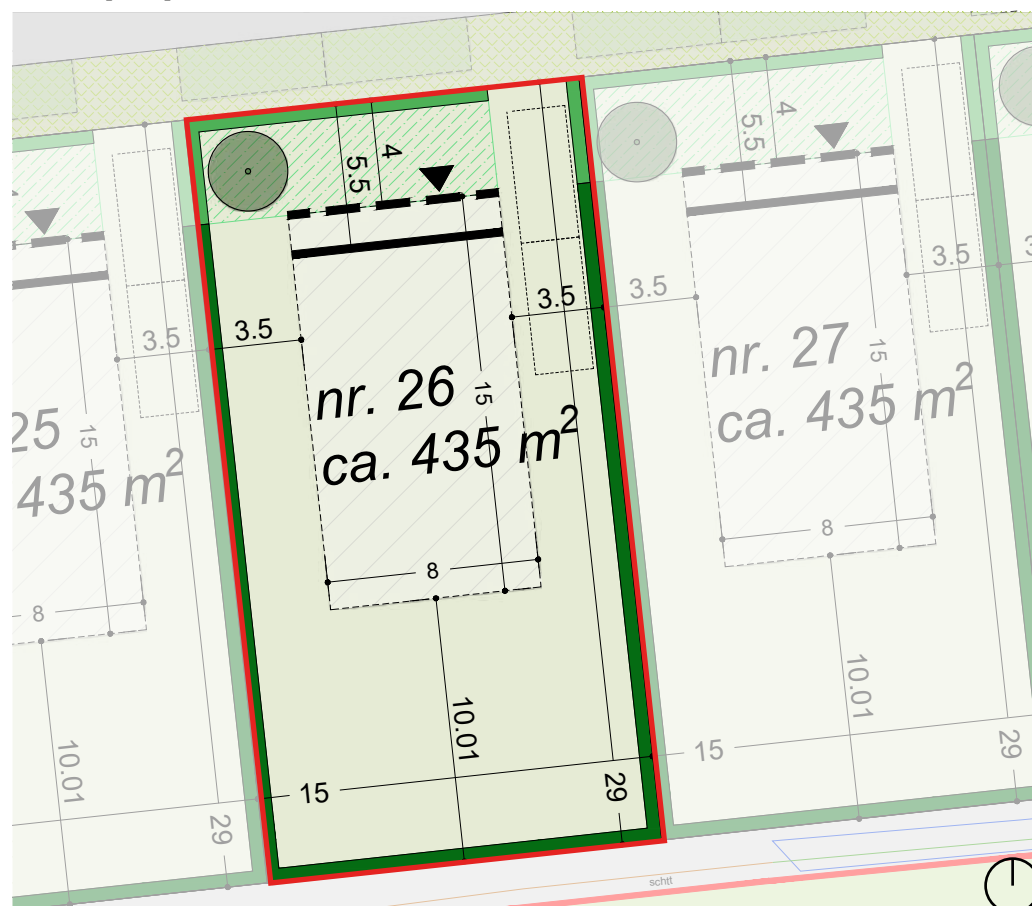


Randvoorwaarden



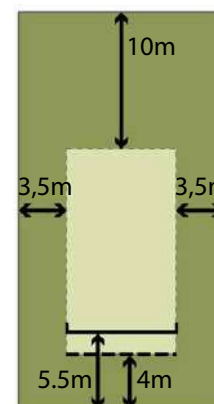
Principe kavelindeling en positionering woning

Kavelpaspoort



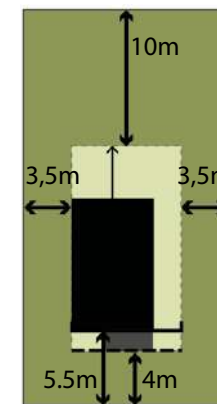
Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Bouwvlak



Begrenzing bouwvlak

Positie hoofdgebouw



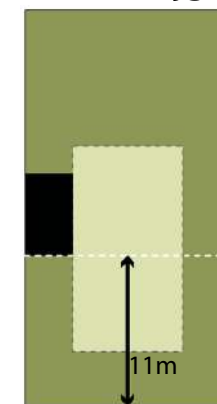
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



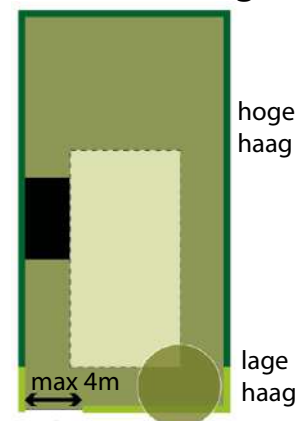
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



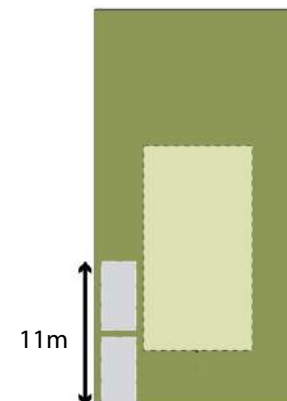
Minimaal 11 meter uit erfqrens

Erfafscheiding



Hagen en inrit

Positie inrit en pp



2 eigen pp achter

Stedenbouwkundigplan



Kavelnummer 27
Oppervlakte ca. 435 m²

max. 11m

max. 7m

max. 7m

max. 4,5m

max. 3m

2 lagen + kap

2 lagen + plat dak

Bijgebouwen

25% van het kaveloppervlak = [Diagram of a green square with a black rectangle inside] or [Diagram of a large black rectangle with a dashed line] + [Diagram of a small black rectangle]

max. 50 m² bijgebouw(en)

Diagram illustrating the height requirements for a house with a gabled roof and a dormer, showing various height measurements:

- 11 m nok**: Height from the ground level to the peak of the main roof.
- 4,5 m nok**: Height from the ground level to the peak of the dormer.
- 7 m goot**: Height from the ground level to the eaves of the main roof.
- 11 m uit erfgrens**: Total height from the ground level to the peak of the main roof, including the dormer.
- max 4 m**: Maximum width of the house.
- Hoge haag**: High hedge on the left side.
- Lage haag**: Low hedge on the right side.

Principe kavelindeling en positionering woning

The image is a detailed architectural site plan of two adjacent plots, labeled 'nr. 27' and 'nr. 28'. Both plots are rectangular and have a total area of approximately 435 m². Plot nr. 27 is on the left and is outlined with a red border. Plot nr. 28 is on the right. The plan includes various dimensions, such as 3.5, 4, 5.5, 8, 10.01, 15, and 29, which define the boundaries and internal features of the plots. There are also circular features, possibly representing trees or manholes, and a dashed line indicating a boundary or path. The text 'ca. 435 m²' is written in a large, bold font on each plot. The overall layout is oriented with a north arrow pointing towards the top right.

Disclaimer: Aan deze tekening kunnen geen rechten worden ontleend.

Diagram of a rectangular building with dimensions: height 10m, width 7m (3,5m + 3,5m), and base 5,5m. A 4m vertical dimension is also shown at the base.

Begrenzing bouwvlak

Diagram of a rectangular structure with dimensions: 10m height, 3.5m width, and 5.5m base width. A 4m section is highlighted at the bottom.

Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Max 25% van het kaveloppervlak
bebouwen

A diagram of a rectangular field. A dashed horizontal line divides the field into two parts. A vertical double-headed arrow indicates a dimension of 11m from the dashed line to the bottom edge of the field.

Minimaal 11 meter uit erfqrens

hoge haag

max 4m

lage haag

Hagen en inrit

A diagram showing a large green rectangle representing a field. Inside the field is a smaller, dashed yellow rectangle. To the left of the field, there is a vertical line with a double-headed arrow indicating its length.

2 eigen pp achter

The site plan shows a residential development with various building footprints, parking spaces, and green areas. The buildings are labeled with their respective floor areas. The plan includes a legend with the following items:

- Bouwvlak hoofdgebouw
- Voortuin / zijtuin
- Kavel / Overige tuin
- Opstelparkeren positie indicatie
- Erfgras groen H. max 2m. (haag)
- Erfgras groen H. max 1m. (haag)
- Fruchtboom positie indicatie
- Deelverharding t.b.v.
- parkeermogelijkheid op kavel
- Afstanden vanuit erfgras (maatvoering)
- Verplichte rooilijn
- Uiterste rooilijn (max. 50% bebouwd)
- Entreezijde woning met voorgevelkwaliteit

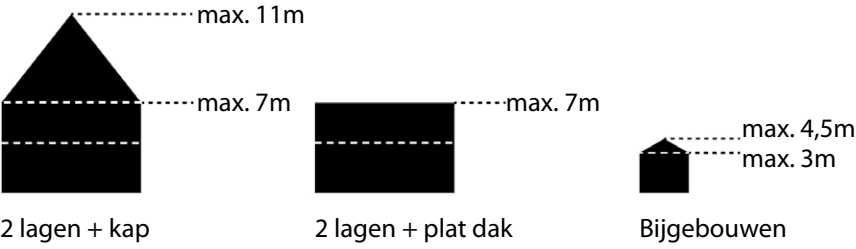
Hellevoetsluis Eendragtshof

Kavelpaspoort

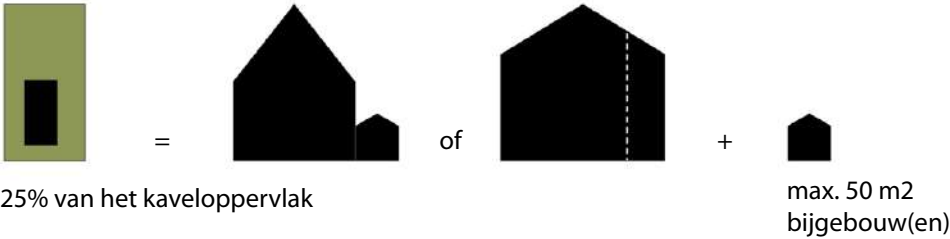


Kavelnummer 28
Oppervlakte ca. 435 m²

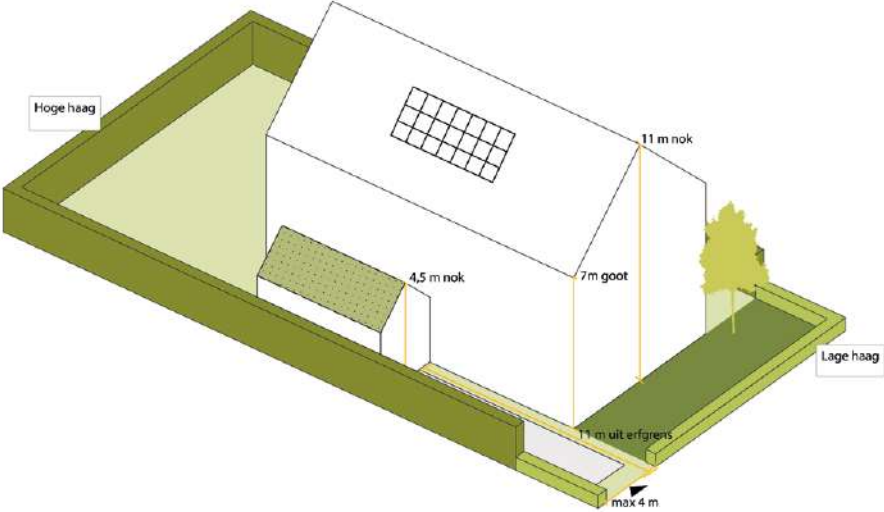
Bouwmassa



Bebouwingspercentage

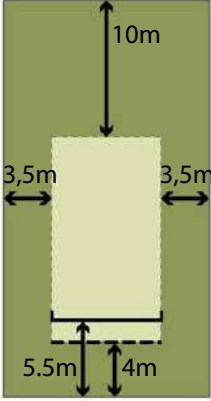


Randvoorwaarden



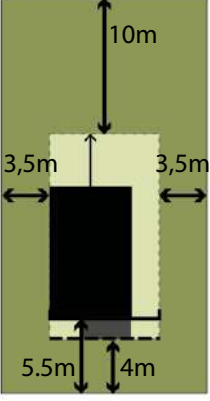
Principe kavelindeling en positionering woning

Bouwvlak



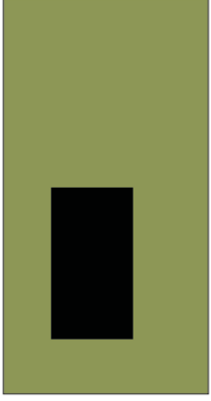
Begrenzing bouwvlak

Positie hoofdgebouw



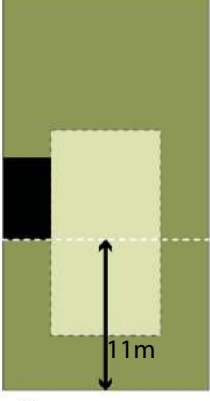
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



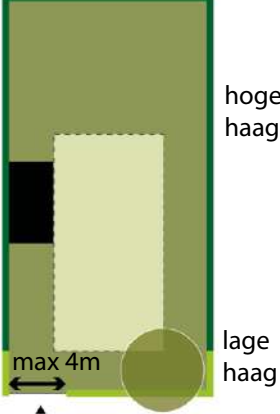
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



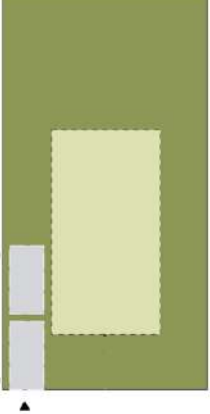
Minimaal 11 meter uit erfgras

Erfafscheiding



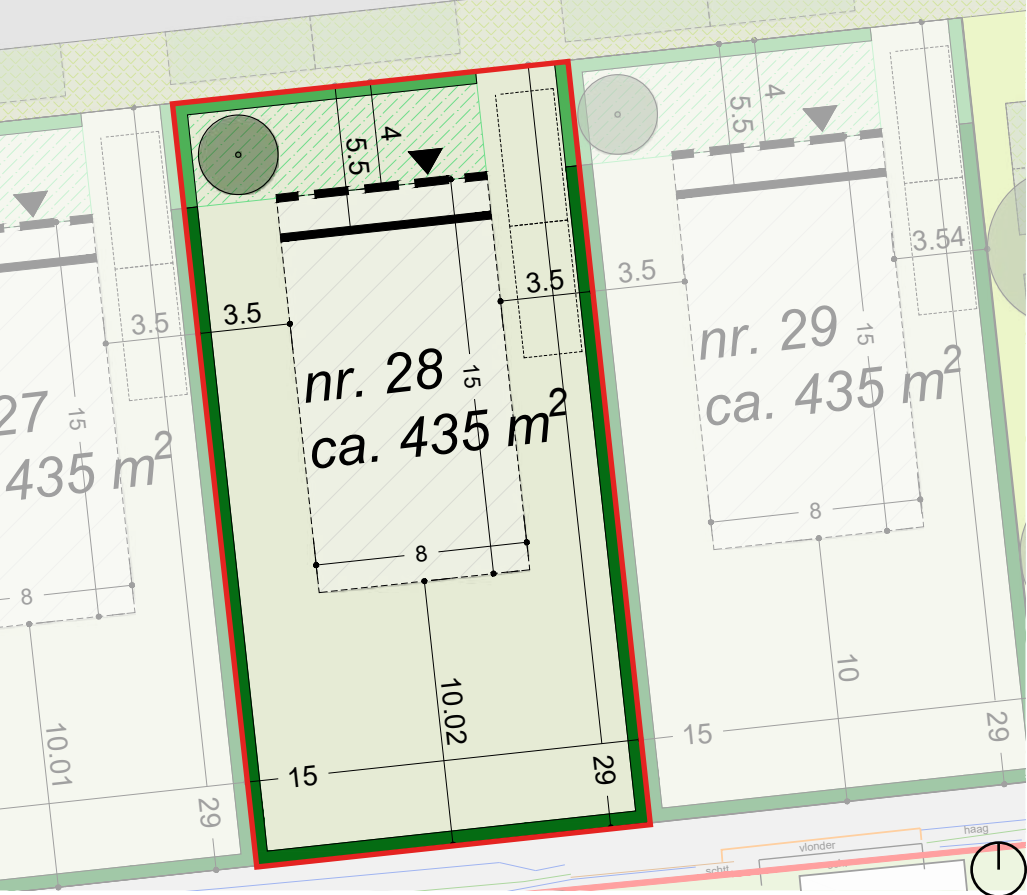
Hagen en inrit

Positie inrit en pp



2 eigen pp achter

Kavelpaspoort



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Stedenbouwkundigplan



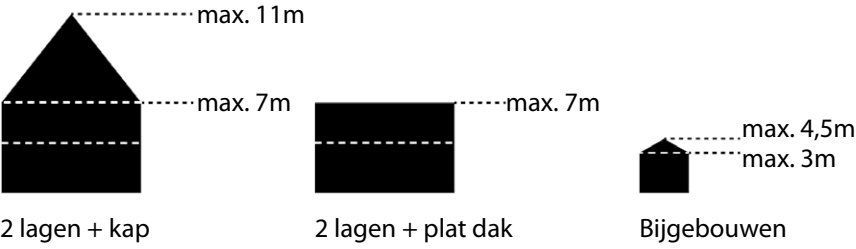
Hellevoetsluis Eendragtshof

Kavelpaspoort

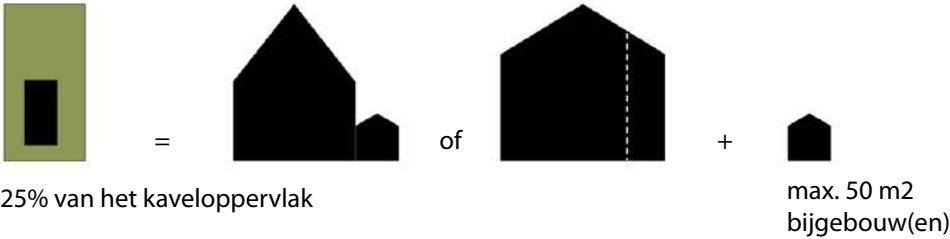
Kavelnummer
Oppervlakte

29
ca. 435 m²

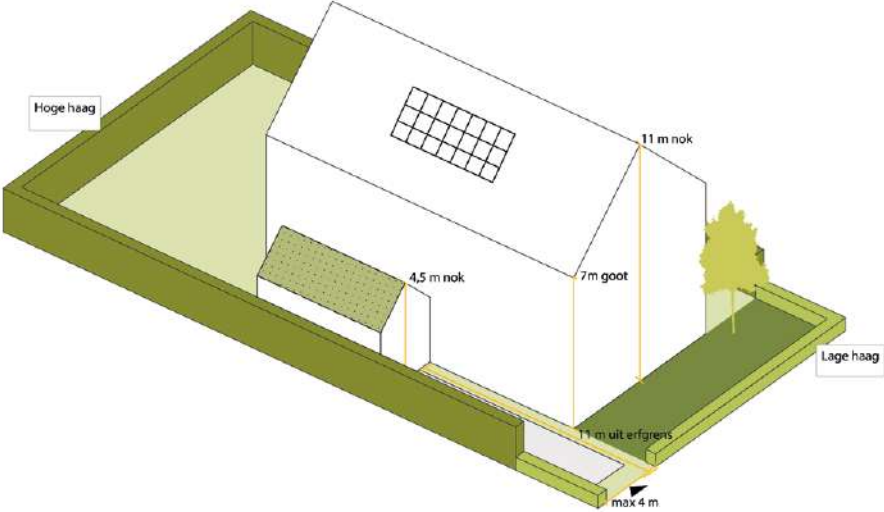
Bouwmassa



Bebouwingspercentage

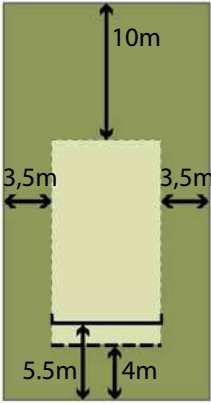


Randvoorwaarden



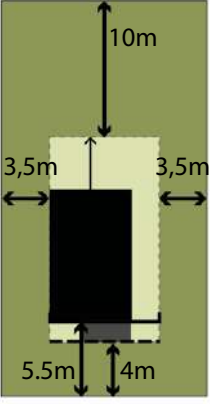
Principe kavelindeling en positionering woning

Bouwvlak



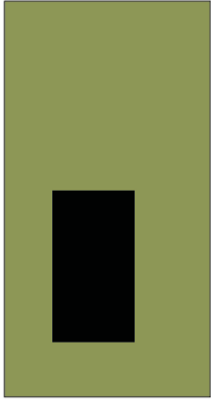
Begrenzing bouwvlak

Positie hoofdgebouw



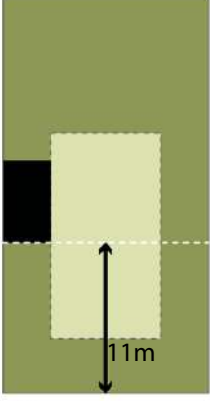
Vaste positie voorzijde op rooilijn
Uiterste rooilijn (max 50% bebouwd)

Bebouwingspercentage



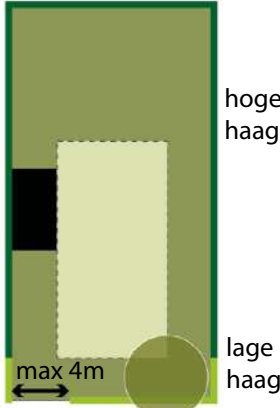
Max 25% van het kaveloppervlak
bebouwen

Positie bijgebouw



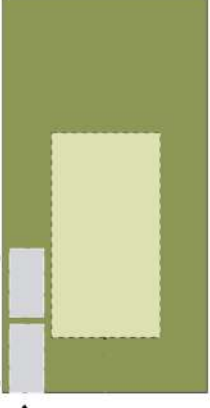
Minimaal 11 meter uit erfgrans

Erfafscheiding



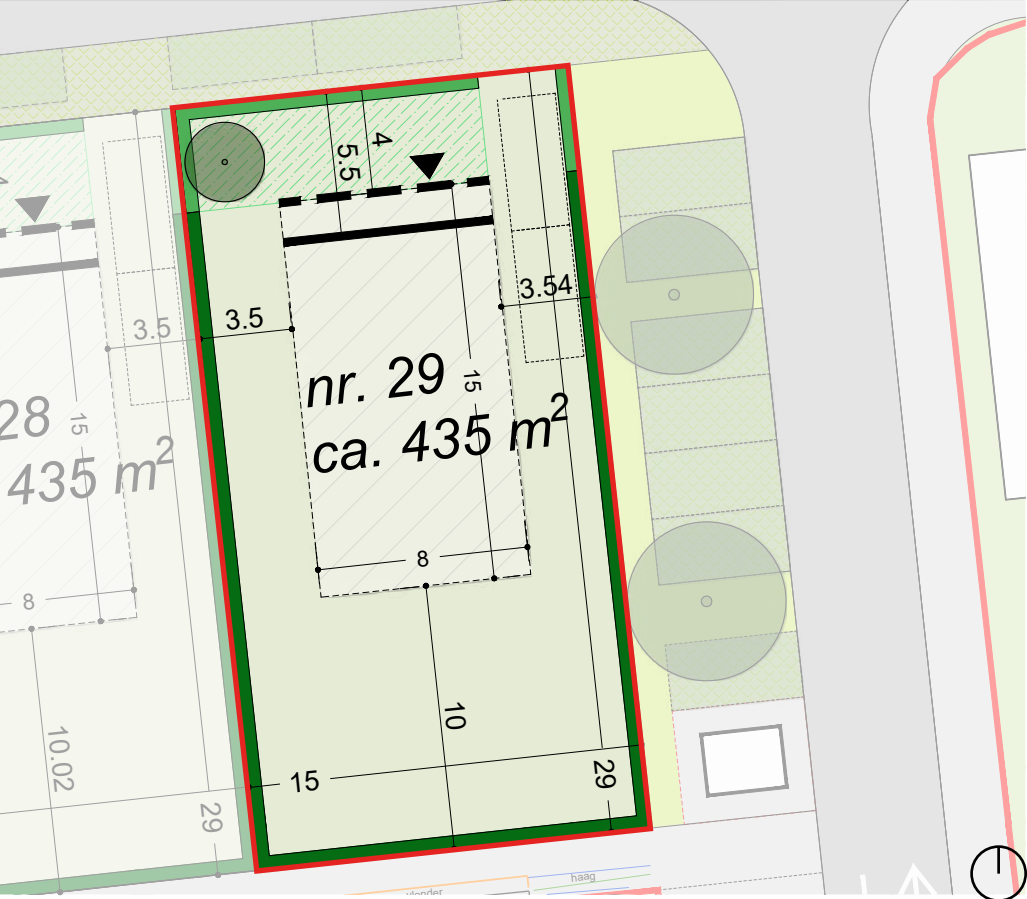
Hagen en inrit

Positie inrit en pp



2 eigen pp achter

Kavelpaspoort



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Stedenbouwkundigplan

