

**SITE CHECK LIST**

<b>Location</b>	<b>Site name</b>	Karłowice, plot number 373/2 km 2
	<b>Town / Commune</b>	Popielów
	<b>District</b>	opolski
	<b>Province (Voivodship)</b>	opolskie
<b>Area of property</b>	<b>Max. area available (as one piece) [ha]</b>	0,3311 ha
	<b>Possibility for expansion (short description)</b>	Yes. According to local planning, the adjacent area is meant for business activity
<b>Price</b>	<b>Land price [PLN/m<sup>2</sup>] including 22% VAT</b>	
<b>Property information</b>	<b>Owner(s)</b>	Popielów Commune
	<b>Valid zoning plan (Y/N)</b>	Yes
	<b>Zoning</b>	The areas of business activity, on the picture they are marked 3PU
<b>Land specification</b>	<b>Soil class with area [ha]</b>	RV – 0,2139 ha (arable land – poor) RVI – 0,1172 ha (arable land – the poorest)
	<b>Differences in land level [m]</b>	0,50 m
	<b>Present usage</b>	Area not used

	<b>Soil and underground water pollution (Y/N)</b>	No
	<b>Waste materials on site (Y/N)</b>	No
	<b>Underground water level [m]</b>	1,50 – 2,00 m
	<b>Risk of flooding or land slide (Y/N)</b>	No
	<b>Underground obstacles (Y/N)</b>	No
	<b>Ground and overhead obstacles (Y/N)</b>	No
	<b>Ecological restrictions (Y/N)</b>	No
	<b>Buildings / other constructions on site (Y/N)</b>	No
<b>Building restrictions</b>	<b>Building coverage [%]</b>	55 %
	<b>Building height limit [m]</b>	10 m
	<b>Buffer zone [m]</b>	No
	<b>Others if any</b>	No

<b>Transport links</b>	<b>Access road to the plot (type and width of access road)</b>	Road Access to the plot: directly by commune road with asphalt pavement, width: circa 5,00 m. Road directly connected to a district road, which is linked with the provincial road 457: Brzeg – Dobrzeń Wielki – Namysłów
	<b>Nearest motorway / national road [km]</b>	The plot is situated circa 40 km from the A-4 motorway
	<b>Railway line [km]</b>	The railway line linking PKP Opole Groszowice and Jelcz, Wrocław, Brochów is situated in the close vicinity to the plot 373/2 km 2
	<b>Railway siding [km]</b>	The rail siding is situated circa 0,30 km from the plot, in the town of Karłowice
	<b>Nearest international airport [km]</b>	Wrocław – Copernicus Airport, circa 58 km from the plot
	<b>Nearest province capital [km]</b>	Opole
<b>Existing infrastructure</b>	<b>Electricity (Y/N)</b>	Yes
	<b>Connection point (distance from boundary) [m]</b>	200
	<b>Voltage [kV]</b>	Medium Voltage
	<b>Available capacity [MW]</b>	On the power station's terms (EnergiaPro)
	<b>Gas (Y/N)</b>	No
	<b>Connection point (distance from boundary) [m]</b>	-
	<b>Calorific value [MJ/Nm<sup>3</sup>]</b>	-

<b>Pipe diameter [mm]</b>	-
<b>Available capacity [Nm<sup>3</sup>/h]</b>	-
<b>Water supply (Y/N)</b>	Yes
<b>Connection point (distance from boundary) [m]</b>	200
<b>Available capacity [m<sup>3</sup>/24h]</b>	On the terms of Inter-Commune Water Supply and Sewage Disposal Plant "PROWOD" (Międzygminny Zakład Wodociągów i Kanalizacji "PROWOD").
<b>Sewage discharge (Y/N)</b>	No
<b>Connection point (distance from boundary) [m]</b>	-
<b>Available capacity [m<sup>3</sup>/24h]</b>	-
<b>Limitation of discharge</b>	-
<b>Rain water discharge (Y/N)</b>	On the plot area, terminal: storm drainage system
<b>Treatment plant (Y/N)</b>	Existing treatment plant in the town of Karłowice; in the future: existing treatment plan in the town of Stare Siołkowice
<b>Telephone (Y/N)</b>	No
<b>Connection point (distance from boundary) [m]</b>	Circa 200 m
<b>Number of available analog lines</b>	On the terms of network operator
<b>Number of available ISDN lines</b>	On the terms of network operator

**Comments**

Business activity area – 3PU.

1. The area under discussion is meant for production and storing activities, as well as for technical services with the following admissions and restrictions:

1) It is admissible to:

a) Provide other services associated to the conducted (on the area) production, storing and service activities

b) To build flats for the firms' owners in a form of block of flats or detached house

2) The activity conducted on the area should comply with the criteria for activities with limited nuisance; it especially should not cause transgression of the standards for environment quality on the adjacent dwelling (MN) and schooling (UO) areas, which are regulated separately;

3) It is forbidden to store loose materials which may be the source of dusting and pollution of air on the open-air storing sites.

2. For the areas which are named in section 1, the following manner of development and management has been established:

1) Entry from the existing access roads – KDD

2) It is admissible to divide geodetically the area in order to create plots no smaller than 0,3 ha, provided that the project includes the division of transportation access do all the plots from the existing access roads KDD either directly or via internal roads;

3) The existing buildings may be subjects to renovation, redevelopment, exchange and completion, as well as changing the way of usage, in accordance with the primary and admissible use of the area;

4) In case of redevelopment and completion of the existing buildings, as well as in the case of locating new buildings, there exists an impassable line of development, which is defined on the plan. In case of the area without the line defined, the distance is 5 m when measuring from the planned dividing access roads KDD;

5) Car parks should be located on the premises of a company; the number of parking lots should be adequate to the planned number of employees and estimated number of customers. On the premises, there should also be located greenery with obligatory isolating green belt situated along the boundaries with the housing areas (MN) and schooling areas (5UO);

6) In case of redevelopment and completion of the existing buildings, as well as in case of locating new buildings and preparing new hard surfaces, the following plot development ratios are obligatory:

	<p>a)Maximum % of the developed plot area – 55,</p> <p>b)Minimum % of the biologically active surface – 25;</p> <p>7)The height of new and super-structured buildings:</p> <p>a)Production, service and storing buildings – up to 10 m; higher buildings are admissible exclusively in case of technologically-motivated requirements and only if the landscape study shows that the buildings will not affect negatively the ski-line of the countryside;</p> <p>b)Accompanying buildings (administrative, social and housing) – up to 2 storey over the ground, excluding attic storey, which may be additionally exploited.</p> <p>The area borders with Stobrowski Forest Park. Its main characteristics are good road connections with main district and province roads. It is possible to create internal roads within the plot under discussion.</p>
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