



## SITE CHECK LIST

<b>Location</b>	<b>Site name</b>	Karłowice
	<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>	3,53 ha
	<b>Possibility for expansion (short description)</b>	Yes. The adjacent area belonging to the Treasury, according to the development plans is meant for production-storing activities
<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>	Production-storing areas
<b>Land specification</b>	<b>Soil class with area [ha]</b>	Built-up area – 3,5300 ha
	<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>	60 %
	<b>Building height limit [m]</b>	15 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>	Access to the plot directly by road (width – 4 m), which is directly linked with district road no. 1144 which joins Karłowice and Karłowiczki, and the

		road no. 1348 which joins Karłowice and Ligota Wołczyńska. These two roads are linked with province road 457 which joins Brzeg, Dobrzeń Wielki and Namysłów.
	<b>Nearest motorway / national road [km]</b>	The plot is situated circa 40 km from the motorway A-4
	<b>Railway line [km]</b>	Railway line which joins PKP Opole Grosowice with Jelcz, Wrocław and Brochów is situated circa 0,8 km from the plot no. 309/1 km <sup>2</sup> . The railway station is located in the town of Karłowice
	<b>Railway siding [km]</b>	The rail siding is situated circa 0,80 km, 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 terms of the power station (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>	Yes
<b>Connection point (distance from boundary) [m]</b>	300
<b>Available capacity [m<sup>3</sup>/24h]</b>	-
<b>Limitation of discharge</b>	-
<b>Rain water discharge (Y/N)</b>	On the area of the premises, terminally – storm-water drainage
<b>Treatment plant (Y/N)</b>	Existing treatment plant in the town of Karłowice.
<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 telephone network operator
<b>Number of available ISDN lines</b>	On the terms of telephone network operator

Comments	
	<p>Appropriation of the plot according to the local land development plan:</p> <ol style="list-style-type: none"> <li>1. The production-storing areas are delimited and marked on the picture as 1PU and 2PU.</li> <li>2. The areas named in point 1. are meant for production and storing activities, as well as for technical, transportation, logistics and alike services, with the following admissions and restrictions: <ol style="list-style-type: none"> <li>1) It is admissible to: <ol style="list-style-type: none"> <li>a) Conduct plant production (greenhouses),</li> <li>b) Provide other services related to the conducted on the area production, storing and service activities,</li> </ol> </li> <li>2) It is forbidden to: <ol style="list-style-type: none"> <li>a) Conduct animal production,</li> <li>b) Appropriate the plot for housing;</li> </ol> </li> <li>3) The conducted activity should match the criteria of limited nuisance activities, with the reservation found in § 44 (2);</li> <li>4) On the area marked 2PU it is forbidden to conduct any works or activities which could cause the decrease of quality of water in wells situated on the areas marked W.</li> </ol> </li> <li>3. For the areas named in point 1., the following manner of build-up and development has been established: <ol style="list-style-type: none"> <li>1) New accesses from the existing local streets (1KDL) and access roads (KDD) and from the planned internal road (KDW);</li> <li>2) It is admissible to divide geodetically the area in order to create plots no smaller than 0,5 ha, provided that the project includes the division of transportation access do all the plots from the existing access roads either directly or via internal roads;</li> <li>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;</li> <li>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 situated 7 m from the planned dividing lines of local street (1KDL) and 5 m from the planned dividing line of the access (KDD) and internal (KDW) roads.</li> <li>5) Car parks should be located on the premises of the company; the number of parking lots should be adequate to the planned number of employees and estimated number of customers. On the premises,</li> </ol> </li> </ol>

there should also be located greenery with obligatory isolating green belt situated along the boundary with area marked 1MU;

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:

a) Maximum % of the developed plot area – 60,

b) Minimum % of the biologically active surface – 20;

7) The height of new and super-structured buildings:

a) Production, service and storing buildings – up to 15 m; higher buildings are admissible exclusively in case of technologically-motivated requirements;

b) Accompanying buildings (administrative and social) – up to 3 storey over the ground.

The area borders with Stobrowski Forest Park. The plot 309/3 is situated in a direct vicinity to plot 309/2, which is the property of Popielów Comune.

The main characteristics of the area on which the plots are situated are good road connections with main district and province roads.

It is possible to create internal roads within the plot under discussion.

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