

# LAND DEVELOPMENT PROJECT

## Construction project Volume 1

|                                   |   |
|-----------------------------------|---|
| Name of the construction project: | <b>Construction of a container-based energy storage facility consisting of a transformer-inverter station and a battery storage facility, along with the construction of a foundation slab and accompanying technical infrastructure in Jasin, Swarzędz commune</b> |
| Facility:                         | <b>Energy Storage: VIII</b>   |
| Facility address                  | <b>Plot no. 303/57 precinct 0006 Jasin, Swarzędz Commune, Poznań County</b>   |
| Plot identification number:       | <b>302116_5.0006.303/57</b>   |
| Investor:                         | <b>STS Logistic Sp. z o.o.<br/>Jasin, Rabowicka 6, 62-020 Swarzędz</b>  |

| Scope:                   | Design function performed:                    | Name and surname, specialty and construction license number:  | Date of elaboration: | Signature: |
|--------------------------|---|---|----------------------|------------|
| ELECTRICAL INSTALLATIONS | Designer                                      | <b>MSc Eng Przemysław Konieczka</b><br>Construction license in the field of installation of electrical and power networks, installations, and devices<br>license no. WKP/0387/POOE/13 | November 27, 2025    |            |
|                          | Permission Specification<br>Permission Number |   |                      |            |
|                          | Designer                                      | <b>MSc Eng Maciej Śliwa</b><br>Construction license in the field of installation of electrical and power networks, installations, and devices<br>license no. WKP/0188/POOE/11         |                      |            |
| DESIGN                   | Designer                                      | <b>MSc Eng Mikołaj Łukasik</b><br>Unlimited building license for design in the construction and building specialty, license no. WKP/0047/POOK/12                                      | November 27, 2025    |            |
|                          | Permission Specification<br>Permission Number |   |                      |            |
|                          | Supervising Designer                          | <b>MSc Eng Magdalena Kacprzak</b><br>Unlimited building license for design in the construction and building specialty, license no. WKP/0262/POOK/19                                   |                      |            |

Poznań, November 27, 2025

## TABLE OF CONTENTS OF THE LAND DEVELOPMENT PROJECT

1. **Attached documents**
2. Declaration by designers/inspectors that the project has been prepared in accordance with applicable regulations and principles of technical knowledge.....3
3. A land development project approval card for compliance with fire protection requirements.....4

Pursuant to the regulations (Journal of Laws 2025, item 418), it is not necessary to attach a copy of the building permit or a certificate of membership in the appropriate professional chamber of designers. Details are available on the website of the Central Office of Building Control: <https://e-crub.gunb.gov.pl/>

### **Land development plan – descriptive part**

1. General information.....5
  - 1.1 Subject.
  - 1.2 Investor's name and investment's location, ownership status.
  - 1.3 General characteristics of the investment.
  - 1.4 Basis of the elaboration.
2. Description of investment area.....6
3. Description of the planned land development .....7
4. Access to public road and communication system,,,.....7
5. Area.....8
6. Restrictions or prohibitions on development and land use resulting from decisions on development conditions .....8
7. Existing and anticipated threats to the environment and the hygiene and health of users.....9
8. Type and extent of nuisance and scope of restricted use area.....9
9. Area of influence of the building.....9

### **Land development project – drawing part.**

- PZT-01 - Land development project
- PS-01 - Site plan

**DECLARATION OF DESIGNERS AND INSPECTORS ON THE IMPLEMENTATION  
OF THE ARCHITECTURAL AND CONSTRUCTION DESIGN IN ACCORDANCE WITH  
THE APPLICABLE REGULATIONS AND RULES OF TECHNICAL KNOWLEDGE**

Pursuant to art. 34 section 3d item 3 of the Act of 7 July 1994 (Journal of Laws of 2025, item 418) – Building Law (with subsequent amendments), we declare that the architectural and construction design entitled:

**Construction of a container-based energy storage facility consisting of a transformer-inverter station and a battery storage facility, along with the construction of a foundation slab and accompanying technical infrastructure in Jasin, Swarzędz commune.**

Investment address: Plot no. 303/57, precinct 0006 Jasin, Swarzędz Commune, Poznań County

was carried out in accordance with the applicable regulations and principles of technical knowledge and in accordance with the concluded contract; inter-industry agreements were made; the documentation was issued in a complete state (complete from the point of view of the purpose it is intended to serve).

| Scope:                   | Design function performed:                    | Name and surname, specialty and construction license number:  | Date of elaboration: | Signature: |
|--------------------------|---|---|----------------------|------------|
| ELECTRICAL INSTALLATIONS | Designer                                      | <b>MSc Eng Przemysław Konieczka</b><br>Construction license in the field of installation of electrical and power networks, installations, and devices<br>license no. WKP/0387/POOE/13 | November 27, 2025    |            |
|                          | Permission Specification<br>Permission Number |   |                      |            |
|                          | Designer                                      | <b>MSc Eng Maciej Śliwa</b><br>Construction license in the field of installation of electrical and power networks, installations, and devices<br>license no. WKP/0188/POOE/11         |                      |            |
| DESIGN                   | Designer                                      | <b>MSc Eng Mikołaj Łukasik</b><br>Unlimited building license for design in the construction and building specialty, license no. WKP/0047/POOK/12                                      | November 27, 2025    |            |
|                          | Permission Specification<br>Permission Number |   |                      |            |
|                          | Supervising Designer                          | <b>MSc Eng Magdalena Kacprzak</b><br>Unlimited building license for design in the construction and building specialty, license no. WKP/0262/POOK/19                                   |                      |            |

Fire protection appraiser  
Jacek Praczyk, license no. 536/2011  
(name and surname, license no.)

Tarnowo Podgórne, December 04, 2025  
(place, date)

## AGREEMENT CARD

ARCHITECTURAL AND CONSTRUCTION PROJECT  
in terms of compliance with fire protection requirements

Name of the project and construction project:

**Construction of a container-based energy storage facility consisting of a transformer-inverter station and a battery storage facility, along with the construction of a foundation slab and accompanying technical infrastructure in Jasin, Swarzędz commune**

Date of project elaboration:

**November 27, 2025**

The address of the investment (building or fire protection device) or other data regarding its location:

**Investment address: Plot no. 303/57, precinct 0006 Jasin, Swarzędz Commune, Poznań County**

Name of the computer file or files with the agreed project:

**PAB\_2\_2025.11.27**

Date of project approval:

**December 04, 2025**

I confirm that the project complies with fire protection requirements:

☒ without comments;

☐ with comments:

.....  
.....

Annotations (complete if applicable):

☐ the approval of the technical design also constitutes the approval of the design of the following fire protection device<sup>3</sup>:

– .....

– .....

☐ The agreement was made taking into account an insignificant deviation from the planned fire protection conditions in the plot or land development plan / architectural and construction design<sup>4</sup>;

☐ the agreement was made taking into account alternative solutions in relation to fire protection requirements.

*Signed  
with a qualified  
electronic signature*

<sup>1</sup> Please indicate whether this is a project:

- development of a plot or area,
- architectural and construction,
- technical,
- fire protection equipment.

<sup>2</sup> If the project is agreed with the comments, please provide the content of the comment or comments.

<sup>3</sup> The fire protection device or devices to which the agreement applies should be indicated.

<sup>4</sup> Delete what is not applicable.

## Land development plan – descriptive part

### 1. General information.

#### 1.1 Subject.

The subject of the study is a construction design in part of the land development project for an investment of **construction of an energy storage facility in a container development consisting of a transformer-inverter station and a battery storage facility, along with the construction of a foundation slab and accompanying technical infrastructure in the town of Jasin, Swarzędz commune.**

#### 1.2 Investor's name and investment's location, ownership status.

- 1) Investor: STS Logistic Sp. z o.o. Jasin, Rabowicka 6, 62-020 Swarzędz
- 2) investment location: Plot no. 303/57, precinct 0006 Jasin, Swarzędz Commune, Poznań County
- 3) ownership status: the above-mentioned plot is the subject of a lease agreement between the Investor and the Owner,

#### 1.3 General characteristics of the investment.

The investment involves the construction of an electricity storage facility with a capacity of up to 2 MW and a capacity of up to 5.15 MWh, with a photovoltaic installation connected to the distribution network operator Glosbe sp. z o.o. at a low voltage of 0.4 kV, in order to improve the stability of the National Power Grid (KSE) and the country's energy security. Distribution Network Operator Glosbe conducts electricity distribution activities under license no. DEE/384/49612/W/OPO/2018/AJ issued by the President of the Energy Regulatory Office in the area of Jasin, Rabowice, and Siekierki Wielkie.

The planned investment, in accordance with the issued planning permission no. 53/2025 of June 9, 2025, involves the construction of a single container-based energy storage facility, consisting of individual components with the parameters specified in sections 2.5 and 2.6 of the decision. The energy storage facility operates by collecting electricity from the Glosbe DSO, processing it in a transformer-inverter station, and storing it in battery-powered devices in a battery storage facility until it is reintroduced into the Glosbe DSO grid.

The planned energy storage investment consists of electrical equipment installed in a container placed on a foundation slab. The accompanying technical infrastructure includes:

- energy conversion module and distribution devices in the transformer-inverter station compartment of the energy storage,
- energy storage batteries and distribution devices in the energy storage battery compartment,
- electrical equipment, control and monitoring systems, cabling built into the container,
- the container will be equipped with a cooling system, alarm system, fire protection system, fire and explosion protection.

All the above devices are ready-made devices, supplied by the manufacturer in the form of modules, assembled on site.

The energy storage facility will be connected to the Glosbe distribution network in accordance with the technical connection conditions and the technical design. It is planned to connect the storage facility via a cable line running along cable structures.

The designed installation will be connected to the Investor's internal power installation, in accordance with the technical connection conditions.

Part of the plot (area 180 m<sup>2</sup>) geodetic no. 303/57 located in Jasin, Rabowicka Street, is an industrial area marked as Ba. Based on decision no. 53/2025 on development conditions, the

Mayor of the City and Commune of Swarzędz established development conditions for the investment.

The proposed facility, i.e., the energy storage facility, is classified as a technical infrastructure facility. According to case law, energy storage facilities are not buildings, but technical devices. This construction design meets the requirements specified in Article 5, Section 1 of the Building Law.

#### **1.4 Basis of the elaboration.**

- 1) investor's order,
- 2) current situational and altitude map,
- 3) decision on development conditions No. 53/2025 of June 9, 2025, issued by the Mayor of the City and Commune of Swarzędz,
- 4) guidelines from manufacturers of energy storage installation components,
- 5) norms and legal provisions,
- 6) site visit carried out by the Designer,
- 7) conceptual design approved by the Investor.
- 8) Act of 7 July 1994 - Construction Law, as amended,
- 9) Regulation of the Minister of Infrastructure of 12 April 2002 on the technical conditions to be met by buildings and their location (consolidated text: Journal of Laws of 2022, item 1225, as amended),
- 10) Regulation of the Minister of Development of 11 September 2020 (consolidated text: Journal of Laws of 2022, item 1679, as amended) on the detailed scope and form of the construction design.
- 11) Act of 3 October 2008 on providing information on the environment and its protection, public participation in environmental protection and environmental impact assessments (consolidated text: Journal of Laws of 2024, item 1112, as amended).
- 12) Act of 20 July 2017 – Water Law (consolidated text: Journal of Laws of 2024, item 1087, as amended)
- 13) Act of 10 April 1997 - Energy Law, as amended,
- 14) Act of 17 May 1989 - Geodetic and Cartographic Law, as amended,
- 15) Act of 27 March 2003 on spatial planning and development, as amended,
- 16) Act of 24 August 1991 on fire protection, as amended,
- 17) Regulation of the Minister of Internal Affairs and Administration of 7 June 2010 on fire protection of buildings, other construction works and areas.

## **2. Description of the investment area.**

The investment site is planned for part of plot no. 303/57, category Ba. The site does not require a change of use permit for agricultural and forest land to non-agricultural and non-forest purposes. The development site has road access to plot no. 307/4, Rabowicka Street, via an internal road (plot nos. 303/63 and 305/4).

The planned investment will be a continuation of the development on neighboring plots and is located outside legally protected areas. The plot in question does not contain any protected areas, such as national parks, landscape parks, Natura 2000 sites, protected landscape areas, nature and landscape complexes, reserves, ecological sites, or natural monuments.

The project's plot is undeveloped and paved. The project area contains existing utilities that constitute the plot's technical infrastructure. Any potential conflicts should be removed (secured or rebuilt) in consultation with the infrastructure owner, according to a separate study, before construction begins. The DSO Glosbe gas pipeline, designated as G225, also runs through the investment area, conflicting with the planned investment. The section of the pipeline indicated on the plan will be rebuilt in a new, non-conflicting location in accordance with the conflict removal requirements issued by the relevant network operator. The conflict removal will be included in separate design documentation.

According to the information from the Management Board of the Swarzędz Municipal Water and Land Improvement Company dated November 14, 2025, land improvement facilities (drainage network) may also be present on plot 303/57. According to the design map that served as the basis for the project, no such network is identified or likely to conflict with the planned facility within the investment area. However, special care should be taken during earthworks, and in the event of a conflict, repairs must be made immediately, in accordance with the agreement with the land improvement network operator.

### **3. Description of the planned land development.**

The energy storage facility was designed on part of plot no. 303/57, category Ba. The site does not require a change of use consent for agricultural and forest land to non-agricultural and non-forest purposes, and has road access - plot no. 307/4, Rabowicka Street.

In accordance with the zoning decision, no building line has been designated, but the warehouse will be located within the investment area, as defined by the zoning decision, in accordance with the dimensions presented in the drawing prepared on the map for design purposes. The above-ground and maximum development intensity within the investment area is 0.25.

A foundation slab has been designed to support a concrete container no higher than 4 meters, constructed with walls and a ceiling with a fire resistance rating of REI 240, containing the technical infrastructure of the energy storage facility. Due to the use of an REI 240 enclosure, the distance between the technical device and the wall of the adjacent building will be approximately 3 meters. Access to the existing building will therefore be maintained.

All technical equipment is a containerized or modular, ready-made unit, supplied by the manufacturer in prefabricated modular components. The modules are assembled on-site, according to the manufacturer's instructions. The stations are fully equipped and, as a whole, have all the necessary approvals for use on the market.

***All planned facilities are considered technical infrastructure. Within this project and investment project, the facilities, including the energy storage facility, are not considered buildings, but technical devices, in accordance with technical and construction regulations and court rulings.***

This construction design meets the requirements specified in Article 5, Section 1 of the Building Law. The proposed installation will be connected to the investor's power grid, in accordance with the technical conditions and assurances of Glosbe Sp. z o.o. dated April 17, 2025, reference number: ZD/EE/001/2025. Cables will be routed above ground, in accordance with the Technical Design.

### **4. Access to public road and communication system.**

Planned investment is a technical infrastructure facility, which means that, under the Spatial Planning and Development Act (Journal of Laws of 2003, No. 80, item 717), it does not require access to a public road. Despite the lack of a formal requirement, the investment site has road access – plot no. 307/4, Rabowicka Street, via an internal road (plot no. 303/63 and 305/4).

Planned investment will be a maintenance-free facility, it is assumed that the frequency of service entries will be a maximum of 1 per week/1 vehicle - so it will cause a very slight increase in the load on the existing municipal road.

## 5. Area.

| Energy Storage   | area (m2)      |
|--|----------------|
| Total area of the plot covered by the decision on development conditions                                     | 18760.25       |
| Total investment area in accordance with development conditions  | 180.00         |
| Energy storage area  | 108.00         |
| Non-transformable area   | 72.00          |
| Building area, including:  |                |
| - existing building area   | 0.00           |
| - surface of the foundation slab   | 108.00         |
| - energy storage area with a built-in transformer-inverter station equipped with an energy conversion module | 45.00          |
| <i>of which in accordance with WZ 53/2025 and the explanatory provision of WZ 53/2025:</i>                   |                |
| • area of the transformer-inverter station   | 15.00          |
| • battery storage area   | 30.00          |
| Biologically active area in the investment area covered by development conditions                            | not applicable |

## 6. Restrictions or prohibitions on development and land use resulting from decisions on development conditions.

1. Development and land use function – Technical infrastructure facilities. – Condition fulfilled. Planned investment involves the construction of an energy storage facility along with the accompanying infrastructure.
2. Building line – Decision does not specify a building line that must be crossed. It indicates the need to locate the facilities in accordance with the provisions of the Regulation of the Minister of Infrastructure on the technical requirements for buildings and their location. – Condition fulfilled.
3. Indicators of development and land use:
  - Above-ground development intensity: the indicator must be between 0.1 and 1.0. – Condition fulfilled, the above-ground development intensity within the investment is 0.25.
  - Maximum development intensity: maximum value 1.0. – Condition fulfilled, development intensity within the investment is 0.25.
  - Maximum building area:
    - Transformer-inverter station: up to 20 m<sup>2</sup>.
    - Battery storage: up to 44 m<sup>2</sup>.
    - Foundation slab: up to 126 m<sup>2</sup>. – Conditions fulfilled.
  - Biologically active surface: no requirements established.
4. Parameters and dimensions of the building:
  - Building height: maximum 4 m. – Condition fulfilled.
  - Roof geometry: flat roof. – Condition fulfilled.
  - Maximum dimensions of the horizontal projection:



- Transformer-inverter station: 4 m x 5 m.
  - Battery storage: 4 m x 11 m.
  - Foundation slab: 7 m x 18 m. – Conditions fulfilled.
5. In the field of technical infrastructure and communication:
    - The planned investment does not require connection to the water supply, sewage collection, gas or heat networks.
    - The investment will be connected to the power grid in accordance with the assurance of Glosbe Sp. z o.o. dated April 17, 2025, reference number: ZD/EE/001/2025. – Conditions fulfilled.
  6. Access to the public road – Communication provided via an internal road (plots no. 303/63 and 305/4) to the public road – Rabowicka Street (plot no. 307/4). – Condition fulfilled.
  7. Rainwater and meltwater drainage – Rainwater from the roofs of technical devices will be drained to the existing unpaved area via the existing infrastructure. – Condition fulfilled.
  8. Solid waste collection – Not applicable.
  9. Protection of the environment, human health, and cultural assets – The planned project is not expected to have a significant impact on the environment. No negative impact on material assets or cultural assets is anticipated. – Condition fulfilled.

## **7. Existing and anticipated threats to the environment and the hygiene and health of users.**

Planned investment will not have an excessive impact on the environment and its impact will be limited to the investment area.

The project will not affect the deterioration of the natural environment or human health..

## **8. Type and extent of nuisance and scope of restricted use area.**

Planned infrastructure elements are not among the investments for which a restricted use area is created.

Designed technical and technological solutions ensure the elimination of negative impacts on the environment, including human living conditions.

The impact range is limited to the investment area and does not affect the nearest residential development, which is located outside its area.

## **9. Area of influence of the construction:**

Area of influence of the construction was determined based on the following legal provisions:

- Act of 7 July 1994 - Construction Law, as amended,
- Regulation of the Minister of Development from September 11, 2020 on the detailed scope and form of a construction design,
- Act of 27 April 2001 - Environmental Protection Law, as amended,
- Regulation of the Minister of the Environment of 14 June 2007 on permissible noise levels in the environment,
- Act of 20 July 2017, Water Law, as amended,
- Act of 10 April 1997 - Energy Law, as amended,
- Act of 21 March 1985 on public roads, as amended,
- Regulation of the Minister of Transport and Maritime Economy of 2 March 1999 on the technical conditions to be met by public roads and their location, as amended,
- Act of 17 May 1989 - Geodetic and Cartographic Law, as amended,
- Act of 27 March 2003 on spatial planning and development, as amended,
- Act of 24 August 1991 on fire protection, as amended,

- Regulation of the Minister of Internal Affairs and Administration of 7 June 2010 on fire protection of buildings, other construction works and areas,
- decision on development conditions no. 53/2025 of 09.06.2025 (ref.: WAU.6730.93.2025-4) issued by the Mayor of the City and Commune of Swarzędz.

When determining the impact area of the facilities, the Designer took all the aforementioned regulations and decisions into account. According to the zoning decision, the investment is not considered a project likely to significantly impact the environment. The investment will not cause excessive emissions into the environment.

The only emission factor that could potentially impact beyond the investment site is noise emitted by the energy storage facilities. The area is surrounded by industrial development and roads. There are no acoustically protected buildings within a 200-meter radius of the investment area. The adjacent acoustically protected buildings are located at a distance that ensures that the noise emitted directly by the planned energy storage facility does not exceed the permissible noise standards (40 dB) at their boundaries. It is expected that noise levels at the boundaries of the protected areas related to the planned investment will not exceed the permissible values specified in the Regulation of the Minister of the Environment of June 14, 2007.

Summary:

no excessive acoustic impact is expected on the acoustically protected buildings pursuant to the Regulation of the Minister of the Environment of 14 June 2007. In connection with the above, area of influence of the construction object in question is entirely within the boundaries of plot no. 303/57, Jasin district, Swarzędz commune.

Description prepared by:

| Scope:                   | Design function performed:                    | Name and surname, specialty and construction license number:  | Date of elaboration: | Signature: |
|--------------------------|---|---|----------------------|------------|
| ELECTRICAL INSTALLATIONS | Designer                                      | <b>MSc Eng Przemysław Konieczka</b><br>Construction license in the field of installation of electrical and power networks, installations, and devices<br>license no. WKP/0387/POOE/13 | November 27, 2025    |            |
|                          | Permission Specification<br>Permission Number |   |                      |            |
|                          | Designer                                      | <b>MSc Eng Maciej Śliwa</b><br>Construction license in the field of installation of electrical and power networks, installations, and devices<br>license no. WKP/0188/POOE/11         | November 27, 2025    |            |
| DESIGN                   | Designer                                      | <b>MSc Eng Mikołaj Łukasik</b><br>Unlimited building license for design in the construction and building specialty, license no. WKP/0047/POOK/12                                      | November 27, 2025    |            |
|                          | Permission Specification<br>Permission Number |   |                      |            |
|                          | Supervising Designer                          | <b>MSc Eng Magdalena Kacprzak</b><br>Unlimited building license for design in the construction and building specialty, license no. WKP/0262/POOK/19                                   | November 27, 2025    |            |

MAPA DO CELÓW PROJEKTOWYCH

SKALA 1:500

REPRODUKUCJA WZBROWIONA

GEOMAR USELUGI GEODEZYJNE

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NIP 972-083-43-24 REGON 301516820

GEODETA UPRAWNIONY

nr upraw. 17622

Janusz Łopkowski

Starosta Poznański

Organ władzy geodezyjnej który otrzymał zgłoszenie

OGKG GZZ 4071.11510.2025

Wzrostowa prac geodezyjnych

Protokół weryfikacji nr 1 z dnia 03.09.2025 r.

Wzrostowa prac geodezyjnych

Janusz Łopkowski nr uprawnień 17622

Imię, nazwisko oraz nr uprawnień zawodowych kierownika prac

Nie wykazuje się istnienia w terenie innych nie

wyłączonych na terenach objętych projektem

planistycznych, które mogłyby przeszkadzać do

inwestycji, lub o których brak jest informacji

w istniejących branżowych.

Wzrostowa prac geodezyjnych

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303/57

OGKG GZZ 4071.11510.2025

Województwo: wielkopolskie

Powiat: poznański

Jednostka ewid.: 302116\_5 Swarzędz

Obręb: 302116\_5.0006 Jaszn

Sekcja: 6.177.13.13.12; 1.4; 2.1; 2.3

Układ współrzędnych: 2000

Układ wysokości: PL-EYR72007-NH

Służebność: nie badano

Stan aktualny na dzień: 26.08.2025 r.

Zasięg aktualizacji mapy:

Wzrostowa prac geodezyjnych

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OBSZAR OPRACOWANIA

PROJEKTOWANY FUNDAMENT

OTWORY REWIZYJNE

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UZIOM FUNDAMENTOWY KONTENERA

POŁĄCZĄC Z UZIOMEM BUDYNKU

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Usunięcie kolizji przed rozpoczęciem budowy

projektu w uzgodnieniu z właścicielem infrastruktury

PROJEKTOWANY MAGAZYN ENERGII

W ZABUDOWIE KONTENEROWEJ

SKŁADAJĄCY SIĘ Z CZĘŚCI O PARAMETRACH

PODANYCH W PPKT 2.5.12.6. DECYZJI

O WARUNKACH ZABUDOWY NR 53/2025

BUDYNEK SASIEDNI

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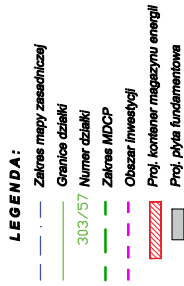
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