



# CITY DVŮR KRÁLOVÉ NAD LABEM

## INDUSTRIAL ZONE SYLVÁROV



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## CITY OF DVŮR KRÁLOVÉ NAD LABEM

Dvůr Králové nad Labem is located in the central part of the Hradec Králové Region. The city is situated in the basin Královédvorská kotlina on both banks of the upper stream of the River Elb. The Elb flows through the city from the north-west to the south-east. There are about 16,200 inhabitants in the city. Their number tends to decrease slowly in last years. The city is the administrative and cultural center for the subregion with about 28,000 inhabitants.

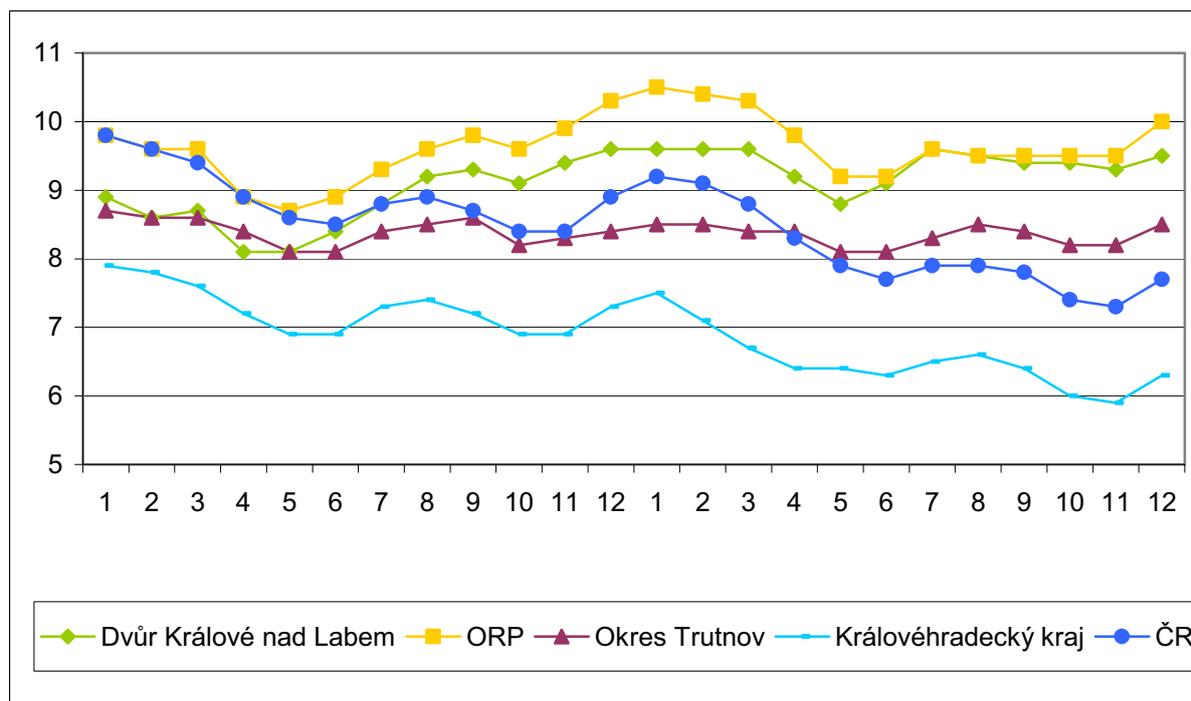


The most important attraction point is the zoo and safari with about half million of visitors each year. In the surroundings of the city there is a baroque chateau Kuks with sculptures of Matyáš Braun, view of the neighboring landscape as well as of the highest Czech mountains, the Krkonoše Mountains, which are located about 40 km from here, from the top of Zvičín. Several kilometers from Dvůr Králové nad Labem you can find one of the most beautiful valley dams in Bohemia – Les Království.



In the past the city represented the traditional center of the textile industry. Its stagnation and influence of the competition especially from Asia however can be seen even here. The most important companies in the town are Juta, a.s., and Tiba, a.s. (textile industry), Strojtex, a.s. (mechanical engineering), Christmas Tree Ornaments, DUV – Cooperative and Carla, a.s. (alimentary industry). There are about 8,500 economically active inhabitants in the city, almost 14,000 of them in the subregion. Unemployment moves in the course of the year around 9 %.

*Unemployment - % (year 2005 - 2006)*



Source: Employment agency Trutnov

In the city there are about 6 elementary schools, then there is a grammar school, an industrial school (information technology, applied chemistry), a secondary technical school (hospitality and tourism) and a secondary vocational school (shop assistant, hairdresser, cosmetician, tailoress).

## TRAFFIC AVAILABILITY

The industrial park is available from the road No. 300/II leading to Prague through the street 5. května and turning via the panel road. Except for this road there are local communications leading in neighborhood of the local road bringing the traffic from this location to all the directions. In future the connection to the communication route D11 (R11) can be anticipated.

Nowadays the closest highway D11 is in Hradec Králové (45 km) and the speed communication R10 in Mladá Boleslav (77 km). The railway station is located in distance of about 0.5 km. Airport in Pardubice is about 55 km and in Prague 140 km far.



| CITY           | DISTANCE (KM) |
|----------------|---------------|
| Trutnov        | 19            |
| Hradec Králové | 35            |
| Praha          | 125           |
| Brno           | 170           |

## CHARACTERISTICS AND LOCATION

The industrial park Sylvárov (so called small zone) is situated to the south from the city center, in the marginal part under the train station of the Czech Railways – street Seifertova ulice. In the close neighborhood there are located the Technical Services of the city and the Waste Yard.

The area of the development location has 3.18 ha. These are so called greenfields, i.e. lots on the green field. The lots are in property of the City of Dvůr Králové nad Labem.





## **ELEMENTARY FUNCTIONAL USE**

Functional use of the industrial park is in the ground plan marked as the territory for concentration of facilities for commerce and services (also of super-local or regional importance), for warehousing and forwarding activities, for non-disturbing production.

### **Elementary functional use**

#### Specified

- shopping centers of various forms
- distribution depots (furniture, building materials etc.)
- car show rooms, car services, second hand car shops
- (leasable) production areas
- (leasable) administration areas
- research and technology centers
- exhibition areas
- appropriate communications
- areas and facilities for warehousing
- public and isolation green

#### Acceptable

- small accommodation and catering facilities (only as a part of shopping centers)
- culture and social facilities (only as a part of shopping centers)
- banking and insurance services (only as a part of shopping centers)
- administration centers
- fire stations
- waste collection centers
- bases of maintaining of communications and technical infrastructure

#### Unacceptable:

- accommodation (with exception of emergency, or possibly official apartments)
- disturbing activities

### **Regulation elements, other stipulations**

#### Max. build-up percentage of the lot:

- in central parts of the city up to 50%, while there should remain 25 % of green areas on the lot, in other cases 40 %, with the min. green area of 35 %.

#### Height limitation:

- in central parts of the city 3 overground floors (max. 12 m), in special concentration areas in the marginal part of the built-up area 2 overgr. floors (max. 10 m).

# Průmyslová zóna Sylvárov - ÚP, funkční využití území



Mapa v měřítku 1:4000

## **DRAFT OF THE DESIGN OF INDIVIDUAL UTILITY NETWORKS CONNECTION AND OF THE COMMUNICATION CONNECTIONS**

### Communication connections (inlets)

Traffic solution is designed from the street via the existing asphalt communication. It is the most appropriate access road for deliveries and distributions of the industrial park. Another access communication from the street Seifertova is via local unpaved road, which is not suitable for heavy car traffic, since it leads to the quiet, purely residential area, especially with family houses of the municipal type. This road can be used as the bikeway and the pedestrian path, specifically in part of the industrial park. Another communication connection for making a circle of inner communication for the personal transportation is possible from the street Nezvalova via the street Sochorova or Seifertova only for access to the residential zone. In total therefore the inner communication  $510 \text{ m} \times 6.0 = 3,060 \text{ m}^2$ .

### Water supplies

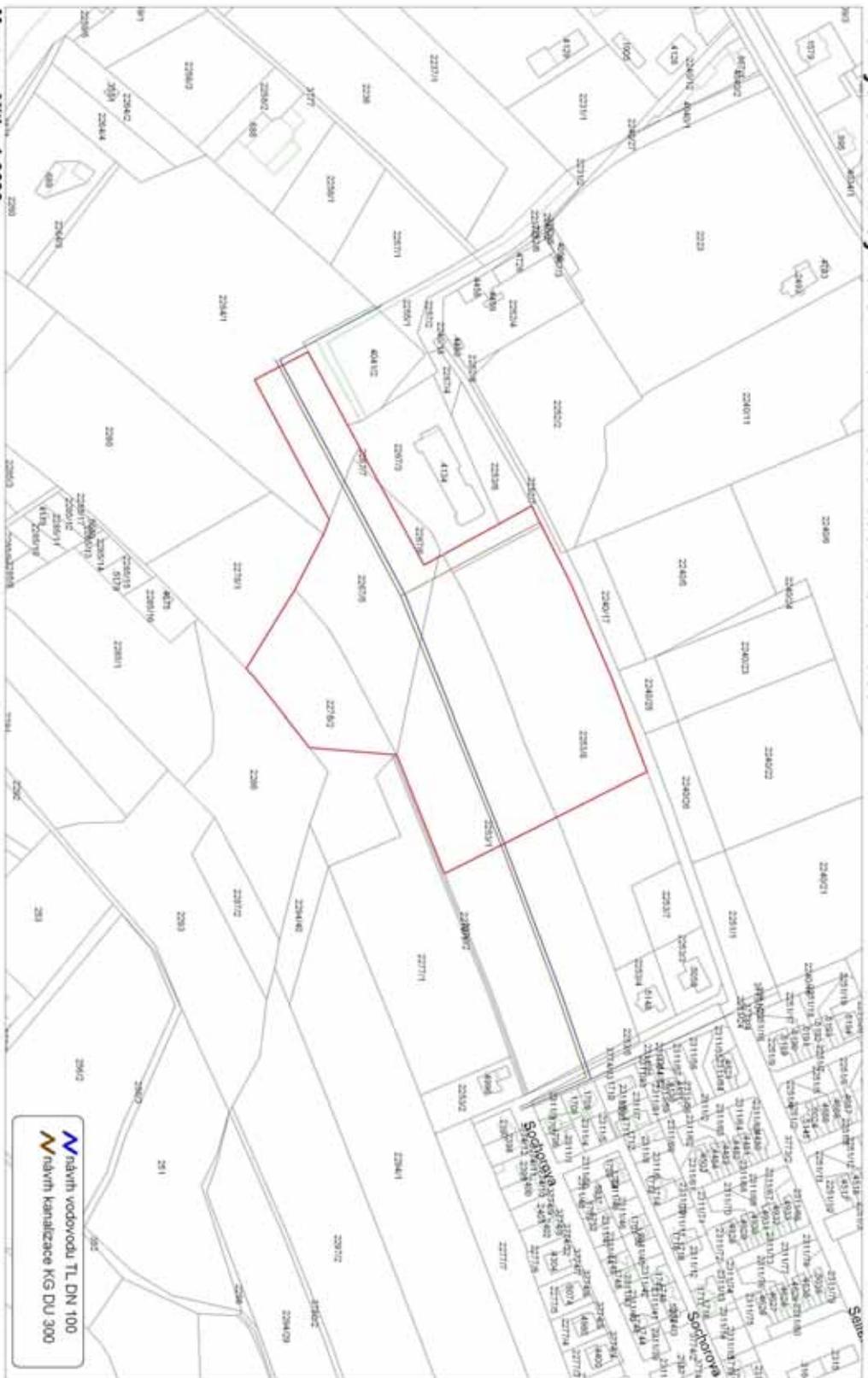
The water supplies can be provided from the existing water pipeline PE Dn 160, its prolongation to the streets Sochorova, Nezvalova, Seifertova. Pipeline profiles should be solved in connection to the fire main in the minimum diameter Dn 100 mm. Length of the water main is ca 460 m. Connection of the existing water pipeline from the technical services to the industrial park is 40 m. Connection and finishing of the water pipeline circle between the streets Sochorova and Seifertova (street Nezvalova) Dn 100 mm to PVC 110 mm in the street Sochorova. (Connection to construction of family houses). Prolongation by ca 120 m Dn TL 100 mm in the field.

### Disposal and removal of sewerage water

The suitable solution in this area seems to be establishing of separate sewerage. Surface waters will be drained to the ameliorating system under the administration of the Agricultural Water Management Authority Hradec Králové.

Sewerage can be done via the new sewerage system Dn 400 PE "BOCR" from the Technical Services to the street Seifertova. It's anticipated that considering the possibility to use the park of the city ground plant no waste water polluted by chemical or oil substances will be sewed. Pollution with oil substances is to be solved individually with independent oil traps. Before the assignment it's necessary to perform surveying of elevation and to find out, whether it's possible to build a gravity sewer from the industrial park. The connection sewerage shaft No. 6 has depth of the bottom ca 2 m from the RT in the height of 300.80. Length of the connection pipeline with the diameter 300 mm is 440 m.

# Průmyslová zóna Sýlvárov - návrh vodovodu a kanalizace



Mapa v měřítku 1:3000

Connection of the future family houses in the street Nezvalova in the left to the direction to the street Seifertova must be resolved via the new sewerage. Despite I suppose that if this construction should be completed successfully, the sewerage should be considered so that even the sewerage from the industrial park would be partly connected to the street Seifertova PE DN 400 mm „BOCR“.

### Gas supplies

There is a new medium pressure gasline (along the Technical Services) Dn 225 mm. Gas distribution can be implemented via new gas pipes based on independent projection contract documentation. Unless technological gas is necessary, the main medium pressure gasline can be led in the PE pipeline 110 mm. In case of need of the technological gas the medium pressure must be PE Dn 160 mm in the length of ca 220 m.

### Electricity supplies

Connection of the total power requirement up to ca 200 kW can be resolved from the existing switching station No. 967. The higher need of the total power requirement can be met on condition the current 250 kVA switching station will be changed for the 400 kVA station including related repairs. On condition the „industrial park“ activity will be performed it's necessary to consider suitability of the existing placement of the switching station at the brook bank. The cable distribution from the switching station 967 via the cable CYKY 3x120+70 mm<sup>2</sup>. For the initial conditions the current station can be used, since it's not known which operation sites will be established, and therefore it's not possible to estimate the total power requirements necessary for operation of future appliances.

### Public lighting

The public lighting can be completed via connecting of streets 5. května – Nezvalova – Sochorova and Seifertova into the public lighting circle. The public lighting is necessary due to the fact that in case of building of the communication in the middle of the industrial park it can be expected that this communication will be used not only as a gateway to the part.

### Ground shaping

Considering the leveled terrain no ground shaping is necessary. It's however necessary to drainage at least the area between the switching station and north-east part of Technical Services.

## **CONCLUSION**

The city of Dvůr Králové nad Labem supports investments leading to development of new working opportunities. Therefore it creates compact plots in compliance with the approved ground plan. Such lots are the property of the city and they can be connected to the existing infrastructure.