



Name of project: Ogle Heights

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Environment
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SITE DESCRIPTION:

THE DEVELOPMENTAL SITE WORKS IS LOCATED ON THE EAST COAST DEMERARA GREATER GEORGETOWN, PLANTATION OGLE AREA 'JJ' & 'Q'. THE PROPERTY IS SURROUNDED BY OGLE SUGAR ESTATE MAIN ACCESS ROAD ON THE EAST, RESIDENTIAL BUILDINGS/HOUSES ON BOTH NORTH & WEST WITH GT&T SITE ON THE SOUTH OF THE INTENDED DEVELOPMENT.

THE SAID PROPERTY WAS OCCUPIED BY A DOMESTIC BUILDING TURNED INTO AN APARTMENT COMPLEX BEFORE BEING EXCHANGED LEGALLY TO ANOTHER OWNER. THE APARTMENT COMPLEX WILL BE HAVING ALL THE NECESSARY GOVERNMENT SERVICES/UTILITIES SUCH AS (GWI, GT&T, & GPL) AND INTERNET CONNECTIONS.

THE DEVELOPER (VIEIRA 66 LOGISTICS) WILL BE CONSTRUCTING CONCRETE DRAINS ON THE NORTH AND EAST OF THE PROPERTY, SINCE ONLY THERE SUCH CAN BE DONE, ALONG WITH A CONCRETE PAPERET FROM THE NORTHERN BOUNDARY TO THE EDGE OF THE ROAD, WITH A SERVICE BRIDGE 12" WIDE ON THE SOUTH EASTERN BOUNDARIES TO FACILITATE THE NECESSARY SERVICES REQUIRED FOR THE MAINTENANCE OF THE BUILDING WHICH WILL INCLUDE BUT NOT LIMITED TO (SEPTIC CLEANIG, GENERATOR, PUMP ROOM ETC.) THE CONCRETE DRAIN ON THE EAST OF THE PROPERTY WILL FACILITATE THE CONTINUOUS FLOW FROM THE SOUTH, NORTH AND THE WEST WHICH WILL HAVE AN INTERLINK OUTLET TO THE EXISTING CULVERT LEADING TO THE CANAL ON THE EAST OF THE ESTATE ACCESS ROAD.

SITE PLAN PROVIDED: APPENDIX #2

PROJECT OVERVIEW:

THIS PROJECT WAS CONCEPTULIZED BY ONE Mr. BARRY O'ROURKE (CLIENT) IN COLLABORATION WITH VIEIRA 66 LOGISTICS AND UNIVERSAL ARCHITECTURE TO ADD/HELP BOTH THE PRIVATE SECTOR AND THE GOVERNMENT BY EXTENSION, TO MEET THE INTENDED INCREASE FOR INTERNATIONAL QUALITY, STANDARDS & SERVIES FOR LOCALS, VISITORS, OIL SECTOR WORKERS AND OR EXPATRIATES.

THE DEVELOPMENT SITS ON AN AREA OF 0.623 ACRE OF LAND WITH EASTERN BOUNDARY BEING 112'-4", WEST 106'-5", SOUTH 237' AND NORTH BEING 273'-4". EACH OF THE TWO BEDROOM APARTMENTS HAVE AN APPROXIAMTE AREA OF 1100 SQAURE FEET.

THIS DESIGN AS SHOWN IN APPENDIX #1, WILL BOTH BRING A TRUE SENSE OF MODERN ARCHITECTURAL DESIGN TO THE AREA, AND ALSO INCREASE THE PROPERTY VALUE FOR THE SURROUNDING PROPERTIES AND ADD TO THE IMPENDING CONSTRUCTION OF THE MARRIOT FURTHER EAST OF THE DRAINAGE CANAL WHICH WILL ALSO BE SHOWCASING A MODERN LOOK.

THIS PROJECT ENCOMPASSES A SIMPLE, UNIQUE AND COMPACT TWENTY-EIGHT APARTMENT THREE STORY BUILDING NOT EXCEEDING THE 50' HEIGHT REQUIREMENT BY THE OGLE AIRPORT AND AVIATION AUTHORITES BYLAWS.

DESIGN PHASE:

HAVING DONE A FEASIBILITY STUDY IN THE IMMEDIATE ENVIRONS, SURROUNDING VILLAGES AND BEING WITHIN CLOSE PROXIMITY OF THE OGLE AIRPORT; ALSO NOTICING THAT OTHER OIL SECTOR WORKERS ARE HOUSED IN THE AREA. THERE FORE A THREE FLOOR STRUCTURE WAS CONCLUDED THAT WOULD SATISFY THE INTENDED INFLUX OF SKILLED PERSONNEL WITH/WITHOUT FAMILY MEMBERS THAT MIGHT REQUIRE BEING AROUND INDIVIDUALS IN THE SAME SECTOR.

NOT WITH STANDING THE PROJECT DESIGN INTENSIONS AND INTERESTS, THE NECESSARY APPLICATION(S) AND PERMITS FROM THE DIFFERENT GOVERNMENT ENTITIES; EPA, CH&PA, NDC'S ETC. WERE ACQUIRED TO START THE CONSTRUCTION PROCESS WHILE AWAITING ON OTHERS.

PRE-CONSTRUCTION PHASE:

THIS WILL INCLUDE THE DEMOLITION OF THE EXISTING STRUCTURE, ALL TREES, VEGETATION AND UNDESIREABLES FROM THE SITE. CONSTRUCTION OF THE EASTERN FENCE LINE AND DRAIN HAD TO BE DONE SINCE LAND RECLAMATION WAS NEEDED, THREE NUMBER SEPTIC TANKS AND ALSO THE SOUTHERN FENCE TO BE DONE TO FACILITATE SAND FILLING AND COMPACTION. THE LEVEL OF ACTIVITIES IN THIS PHASE WILL INCLUDE THE USE OF EXCAVATOR(S), TRUCKS, SKID STEIR, CHAIN SAW AND SOME HANDHELD ELECTRICAL TOOLS. EXPECTED TIME SPAN FOR THESE WORKS TO BE CARRIED IN A SAFE MANNER IS SIX WEEKS. REASON BEING FOR SUCH TIME SPAN IS DUE TO THE FACT THAT THIS IS A HIGH RESIDENTIAL AREA AND WORK(S) CANNOT SURPACE 6:00 PM.

CONSTRUCTION PHASE:

IT IS DURING THIS PHASE THAT THE BUILDING WILL BE CONSTRUCTED. CONSTRUCTION MATERIALS TO BE USED WILL INCLUDE, STEEL REINFORCEMENT, CONCRETE, HALLOW BLOCKS AND STEEL FRAMES.

FOUNDATION WORKS TO KICK START THE BUILDING PROCESS AND THEN PROCEED THROUGHOUT THE DIFFERENT PHASES(FLOORS) AND THEN TO ROOF LEVEL.

THIS INITIAL STAGE SHOULD COMPRISE OF APPROXIMATELY SIX (6) SKILLED WORKERS WHICH WILL INCLUDE FOREMEN AND SUPERVISOR AND TEN (10) LABOURERS, SOME OF WHICH WOULD BE FROM THE SURROUNDING AREA. AFTER BLOCK WORKS ARE COMPLETED THE NECESSARY SPECIALIST (PLUMBERS, ELECTRICIANS, AC DUCTINGS, INTERNET SERVICES ETC.) WILL THEN BE AFFORDED THE SPACE TO SUCH.

OPERATION PHASE:

EMPLOYEES AT THIS POINT IN TIME WOULD INCLUDE BUT NOT LIMITED TO A YARD MAINTENANCE CREW OF PROBALLY TWO PERSONS FOR ONE TO TWO DAYS A WEEK, SECURITY PERSONNEL LIMITED TO A LEAST TWO PERSONS AT ANY ONE TIME (FROM A SECURITY SERVICE PROVIDER). THE MAINTENANCE SERVICE PROVIDERS MAY ALSO BE COMPRISED OF AIR CONDITION CREW, INTERNET DATA PLUMBING ETC.

UTILITY PROVIDERS:

THE MAIN WATER SUPPLY SYSTEM WILL BE GUYANA WATER INC. (GWI) WITH CONNECTION FROM THE MAIN ACCESS ROAD WHICH IS EAST OF THE PROPERTY. A UNDER GROUND VAT/STORAGE SYSTEM WITH A CAPACITY OF FIFTEEN THOUSAND GALLONS LOCATED AT THE NORTH EASTERN PART OF THE PROPERTY WILL HOUSE SUCH AND THEN BE CONNECTED TO THE PUMP ROOM TO SERVICE BUILDING.

ELECTRICITY SUPPLY WILL BE FROM GUYANA POWER & LIGHT COMPANY (GPL) WITH AN ALTERNATIVE BACK-UP SYSTEM OF A GENERATOR SET. THIS GEN SET WILL BE THAT OF A LOW NOISE EMMITION COUPLED WITH OTHER NOISE REDUCTION ACCESSORIES, WITH SMOKE STACK AT ROOF LEVEL.

SEPTIC OVERFLOWS WILL BE COLLECTED IN AN ATTACHED FILTER SYSTEM/BOX POSSESSING CHARCOAL AND GRANULATED GRVEL BEFORE BEING DISCHARGED INTO BURRIED PIPES LEADING TO BOTH EASTERN AND NORTHERN EXTERNAL DRAINAGE SYSTEM BEING USED BY OTHER RESIDENTS.

TELECOMMUNICATION SYSTEMS (LAND LINES ETC.) WILL BEGARNERED FROM GT&T AND OR ANY OTHER SERVICE PROVIDER DEEMED FIT BY THE CLIENT AND OR DEVELOPER.

ENVIRONMENTAL IMPACT(S):

A SIGNIFICANT AMOUNT OF ENVIRONMENTAL IMPACT WILL BE OCCURING AT THE PRE-CONSTRUCTION PHASES AND THERE FORE THE APPROPRIATE MEASURES WILL HAVE TO BE PUT IN PLACE TO LESSON/MITIGATE THESE EFFECTS THAT WILL BE INDUCED ON THE IMMEDIATE ENVIRONS AND NEIGHBOUR(S).

SUCH AS:

DUST POLLUTION- TRANSPORTING OF CONSTRUCTION MATERIALS TO AND FROM SITE SUCH AS STONE, SAND, EXCAVATED MATERILAS (MUD) AND OTHER DEBRIS.

AIR QUALITY-EMMISSIONS FROM HEAVY DUTY EQUIPMENT

NOISEY EQUIPMENT-OLD MACHINERY ETC.

THESE IMPACTS CAN BE FURTHER ENHANCED/HELPED FROM NATURE, NAMELY: HEAVY WINDS DURING DRY PERIODS, CONSTRUCTION ACTIVITIES, SOIL TYPES AND MOISTURE CONTENT OF SOIL ON SITE AT THE TIME. DUST POLLUTION CAN SERIOUS IMPLICATIONS TO WORKERS THAT ARE EXPOSED FOR LONG PERIODS WHEN AND IF DOWN WIND WHILE WORKING, WHICH CAN CAUSE RESPIRATORY PROBLEMS, AND EYE IRRITATIONS.

DUE TO OUR GEOLOGICAL LOCATION AND CLIMATIC CONDITIONS THESE IMPACTS ARE SHORT TERMED AND CAN BE EASILY CONTROLLED IF MONITORED PROPERLY.

MITIGATION MEASURES TO HELP COMBAT DUST POLLUTION:

-PERSONNEL THAT ARE WORKING WITHIN THE IMMEDIATE ENVIRON OF DUST POLLUTANTS ARE TO BE EQUIPED WITH RELATIVE PPE.

-SYSTEMATIC SOAKING DURING DRY PERIODS WILL BE REQUIRED WHERE DUST ACTING UP OF DUST POLLUTANTS ARE, WEATHER ON PUBLIC ROAD, ACCESS ROUTE AND ON SITE WHEN AND IF DEEMED NECESSARY.

-TRUCKS TRANSPORTING LOOSE MATERIALS ARE TO BE COVERED TO MINIMIZE DUST EMISSIONS FROM COMING INTO CONTACT WITH OTHER MOTORISTS ON PUBLIC ROADS.

-STOCKPILE OF LOOSE MATERIALS ON SITE NOT TO EXCEED 10' HIGH, SOAK PERIODICALLY OR COVER

- STOCKPILE OF MATERIALS IMPERVIOUS TO WIND ON SITE NOT TO EXCEED 15' HIGH.

EXHAUST EMISSIONS:

DETAILS PERTAINING TO CONSTRUCTION WORKS USING MACHINERY/EQUIPMENT WEATHER DIESEL/GAS, WILL HAVE COMBUSTION EMISSIONS. HOWEVER, THESE MACHINERY WILL BE LOCATED NEAR TO THE AREA WHERE THESE WORKS ARE CARRIED OUT AND AS SUCH WILL BE ON A SHORTTERM BASIS, THUS THE EMISSIONS ARE EXPECTED TO BE MINIMAL AND UNAVOIDABLE.

MITIGATION MEASURES TO HELP COMBAT EXHAUST EMISSIONS:

-TO EFFECTIVELY REDUCE EXCESSIVE EMISSIONS, MACHINERY/EQUIPMENT SHOULD BE PROPERLY MAINTAINED AND SERVICED ACCORDING TO THE MANUFACTURE'S SPECIFICATIONS.

-DUE TO THE NATURE OF THE WORK AT THE SAID TIME, ANY LONG DELAYS THE MACHINE OUGHT TO BE TURNED OFF TO HELP WITH THE EMISSION LEVEL OUT PUT.

-AN EQUIPMENT SERVICE LOG SHOULD BE KEPT SO AS TO HAVE A REGULAR AND APPOINTED SERVICE DATE.

-EXCESSIVELY OLD SHOULD NOT BE WORKING IN AREAS CLOSE TO/OR DENSELY POPULATED AREA(S) OR WHERE THERE IS HEAVY HUMAN PRESENCE.

NOISE:

GENERALLY NOISE WILL BE A FACTOR ASSOCIATED WITH HEAVY DUTY EQUIPMENT IN A CONSTRUCTION SETTING, HOWEVER THIS (NOISE) IMPACT ON ITS IMMEDIATE ENVIRON(S) WILL BE SHORT TERMED, LOCALISED AND UNAVOIDABLE.

MITIGATION MEASURES TO HELP COMBAT/REDUCE NOISE IMPACT:

-BASED ON THE MANDATES STIPULATED BY THE EPA WITH REGARDS TO NOISE LIMIT DURING THE DAY, THIS OUGHT NOT TO EXCEED 90 DECIBELS, AND DURING THE NIGHT IT SHOULD NOT EXCEED 75 DECIBELS.

-IN NORMAL CIRCUMSTANCES WORKING HOURS SHOULD NOT EXCEED 6:00 PM, EXCEPT WHEN CERTAIN TYPE AND AMOUNTS OF CONCRETE WORKS ARE TO BE CARRIED OUT(EPA & NEIGHBOURS WILL BE INFORMED PRIOR TO LARGE QUANTITY CASTING DAYS)

-REQUIRED PPE SHOULD BE ADORNED (EAR PLUGS/MUFFLERS)

-EQUIPMENT/MACHINERY SHOULD BE EQUIPPED WITH MUFFLER DEVICES WHEN PRACTICAL AND APPLICABLE.

POLLUTED SURFACE WATER:

CONSTRUCTION ACTIVITIES USING EXCAVATOR(S), RANSOM(S) & CRANE WILL RESULT IN HAVING SOME LEVEL OF SEDIMENTATION, SOIL EROSION, LEAKING FUEL, OIL FROM MACHINERY CAN CONTAMINATE ADJACENT WATER WAYS.

MISMANAGEMENT WHILE FUELING MACHINERY AND OR SERVICEING ON SITE CAN RESULT WITH SPILLS WHICH WOULD THEN CONTAMINATE SOIL AND LEAD TO DRAINS IF NOT HANDLED/CLEANED IMMEDIATELY.

MITIGATION MEASURES TO HELP COMBAT/REDUCE SURFACE WATER POLLUTION:

-SITE TO HAVE BERM/DAM AROUND SITE TO PREVENT ANY LEAKAGE INTO ADJACENT WATER WAYS

-CREATE CONTAINMENT AREA(S) BEFORE SCHEDULED CONCRETE POURS SO AS TO MITIGATE ANY POSSIBLE LEAKAGE INTO NEAR BY WATER WAYS/DRAINAGE SYSTEM.

-STOCK PILING OF ANY BUILDING MATERIALS (SAND, STONE, LOAM ETC) NEXT TO WATER WAYS/DRAINAGE SYSTEM SHOULD BE COVERED TO PREVENT SLIPAGE INTO SUCH.

-STOCK PILING/STORAGE OF ANY WASTE MATERIALS ON SITE, SHOULD BE DONE NO LESS THAN 30' AWAY FROM ANY WATER WAYS.

-GEN SET, WATER PUMPS, RANSOMS SHOULD BE PLACED ON PLASTIC FABRIC, TO PREVENT ANY POSSIBLE LEAKAGES COMING INTO CONTACT SURFACE WATER.

LIQUID & SOLID WASTE MANAGEMENT:

AN EXCEPTIONAL AMOUNT OF WASTE IS GENERATED ON A DAILY BASIS DEPENDING ON THE SIZE AND NATURE OF ANY CONSTRUCTION PROJECT. SHOULD THIS ASPECT OF THE PROJECT NOT MANAGED PROPERLY, A CONSIDERABLE AMOUNT OF BOTH WATER AND SOIL CONTAMINANTS CAN CONTRIBUTE TO ILLNESSES TO WORKERS ON SITE. ROAD WAYS AND DRAINS SHOULD BE MAINTAINED SINCE SOME MATERIALS COULD FALL OFF OF OPEN TRAY TRUCKS, THUS CAUSING UNSIGHTLY APPEARANCES TO BOTH WORK AREA AND ROADS.

SOME MATERIALS/WASTE GENERATED FROM CONSTRUCTION PROCESS ARE AS FOLLOWS:

-PIECES OF WOOD, FORMS

-CEMENT/PAPER BAGS

-ENDS OF STEEL

-PLASTIC BAGS, BOTTLES, FOOD BOXES, FOOD ENDS/LEFTOVERS ETC.

-GRASS, SMALL SCHRUBBS, BUSHES

IMPACTS OF IMPROPER WASTE DISPOSAL:

- SCATTERED OR HEAPS OF WASTE AROUND SITE OFTEN LOOKS AS AN EYE SORE TO THE ENVIRONS
- OCCUPATIONAL HEALTH AND SAFETY HAZARDS OFTEN RESULT FROM IMPROPER WASTE DISPOSAL OF FOOD ENDS WITH UNWANTED ODOURS ATTRACTING VERMINS (RATS, LIZARDS, DOGS ETC).
- IMPROPER WASTE MANAGEMENT DISPOSAL COULD LEAD TO OTHER SECONDARY SOURCES OF POLLUTION WHICH COULD RESULT WITH CONTAMINATION OF BOTH WATER AND LAND WITHIN ITS IMMEDIATE ENVIRONS.

MITIGATION MEASURES TO HELP COMBAT/REDUCE IMPROPER WASTE DISPOSAL:

- REUSE OF SOLID WASTE (BROKEN BLOCKS, CONCRETE ETC) AS LAND FILLING WHERE APPLICABLE.
- SEGREGATED WASTE BINS TO MAINTAINED ON SITE.
- GENERATED WASTE TO BE TRANSPORTED TO LANDFILL SITE.
- FOOD BOXES, PLASTICS, AND ORGANIC WASTE TO STORED IN COVERD BINS AT SHORT TERM INTERVALS FOR FUTURE DISPOSALS.

SITE/DOMESTIC WASTE:

- BURNING OF ANY WASTE AND OR MATERIALS ON OR NEAR THE SITE IS STRICTLY PROHIBITED.
- DAILY HOUSE KEEPING REQUIRED.
- PROVISION OF SUFFICIENT WASTE BINS TO BE PROVIDED TO SUIT ON SITE WORK FORCE.
- DISPOSAL OF SUCH WASTE SHOULD NOT SURPASS ONE WEEK.

SANITARY SEWAGE WASTE:

- PORTABLE TOILET(S) TO BE INSTALLED ON SITE WITH WEEKLY SERVICES.

CONSTRUCTION WASTE:

- TIMELY REMOVAL OF CONSTRUCTION WASTE FROM SITE IS PARAMOUNT TO HOUSE KEEPING AND SHOULD NOT EXCEED ONE WEEK SINCE SPACE WILL BE AN ISSUE.
- REUSE OF CONSTRUCTION WASTE IS ADVISED WHERE APPLICABLE

CONCRETE WASTE:

- NO CONCRETE WASTE TO BE LEFT, WASHOUT OR STORED CLOSE TO ANY WATER WAY CONNECTING TO EXTERNAL DRAINAGE SYSTEM.
- CLEANING/WASHING OF CONCRETE TRUCKS AFTER DISCHARGE IS CONSIDERED TOXIC AND OUGHT NOT TO BE DONE NEXT TO ANY WATER WAY(S).







DUST SCREEN