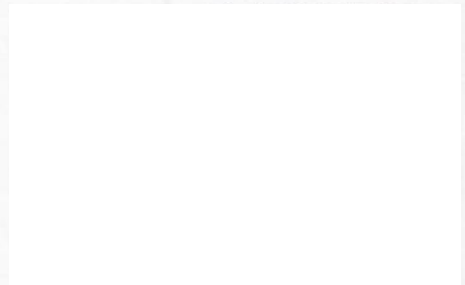


Project Summary

5 Star Seafood

Ice Factory



Description

Name of Project: 5 Star Seafood

Name of Developer: Ethan Muss

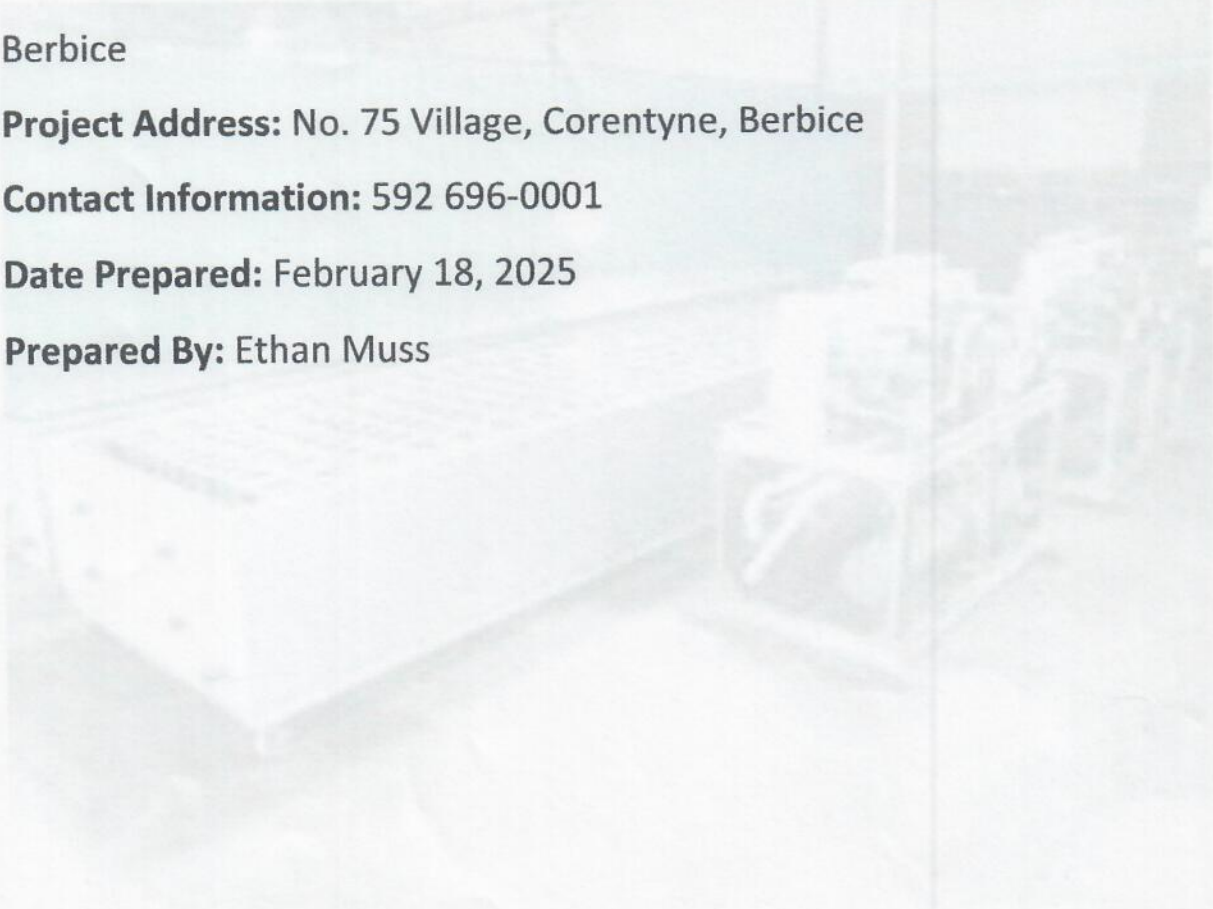
Developer Address: Lot 104, Albert Street, No. 79 Village, Corentyne
Berbice

Project Address: No. 75 Village, Corentyne, Berbice

Contact Information: 592 696-0001

Date Prepared: February 18, 2025

Prepared By: Ethan Muss



2. Site Description

- The entire project and its surroundings will occupy five (5) acres of land.
- The project will be located north of the main public road, away from residents.
- A layout of the entire operation was provided on a document submitted to the agency, this layout remains the same for construction and operation.
- The present land use of that entire area is residential mixed with commercial and technical.
- There is an irrigation pump station located from the project site and there is a canal located on the west from the proposed site.
- A google image of the proposed location is attached to this project summary.

Waste Management:

- Solid waste produced during construction and operation shall include unwanted vegetation, cut steel rods, cut zincs, waste lumber, cement bags, cardboard boxes, food boxes, plastic bottles etc
- Trucks, canters shall be onsite to remove all solid waste produced.
- Hazardous waste such as waste oil will be removed during servicing according to the manufactures specifications, waste oil shall be placed in containers which will be sealed and given to sawmill owners or mechanic workshop operators.

3. Project Design

Construction Phase:

- The construction phase is expected to be completed within three months, commencing with land clearing which will take approximately two weeks into the construction phase.
- All materials, machinery, equipment, etc will be bought and stored on-site for the entire construction phase.
- Solid waste produced will either be reused or giving to the contractor for his personal use.
- During construction, the number of staff on site is unknown since that will be provided by the contractor at that time. A production rate of 45 tons of flake ice is expected per day to satisfy the growing demand of flake ice for fisher folks.

Operation Phase:

- Once operation commences which will include two ice making machines, one 15-ton integrated tube ice machine TV 150 and one 30-ton Flake ice plant. The marketing of this product will commence at the same time construction of the facility starts, this will be done by road accountments and small billboards at the No. 66 Fishery department.
- **Utilities:** The main source of water supply will come from the Guyana Water incorporated while electricity will be provided by the Guyana Power & Light additionally there will be a Generator on site as well as solar installation in the event of power outages.
- The capital investment is approximately (\$10,000,000), with the exception of any unforeseen expenses during the construction phase.
- Approximately (10) staff will be employed during the operation phase of this project.

Waste Management

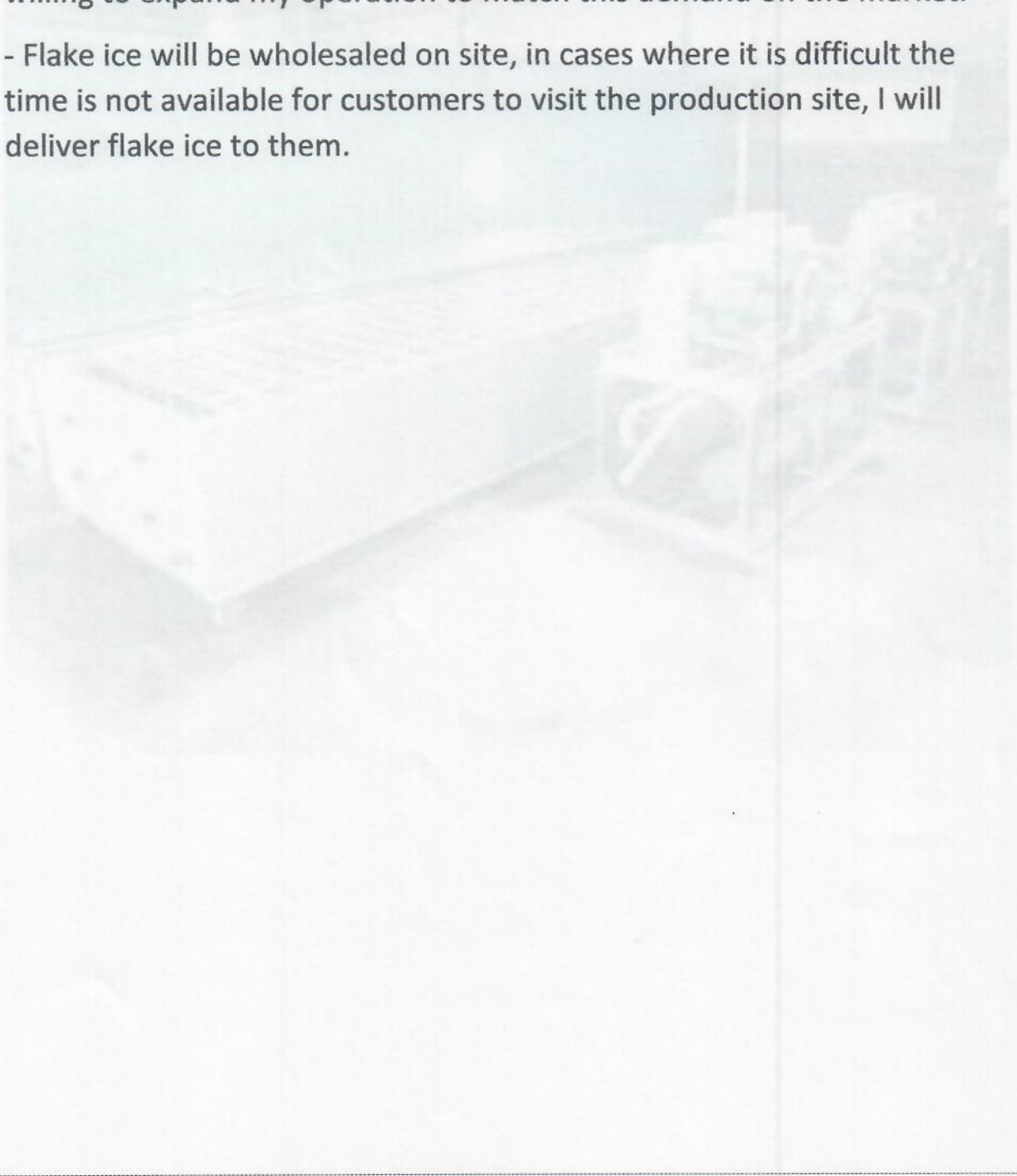
- Solid waste expected from the facility will include plastic bags, plastic boxes, bottles, food boxes etc which will be collected, stored in a garbage receptacle and disposed of by Cevons Waste Management. No treatment is required.



5. Non-Technical Summary

- This project aims to provide quality flake ice to fisher folks within the region since there is every increasing demand and additionally there is often times a difficulty in getting flake ice for fishing activities on demand as such my facility will be producing 45 tons of flake ice per day to meet the demand, should there be an increase in demand, I am willing to expand my operation to match this demand on the market.

- Flake ice will be wholesaled on site, in cases where it is difficult the time is not available for customers to visit the production site, I will deliver flake ice to them.



6. Duration of project for ease phase

- From Land Clearing to Construction this is expected to be completed within Three (3) months once the EPA's permit is granted.

7. Potential Effects to the Environment

- **During the Construction Phase:** Noise and Dust Nuisance are expected in the air:

- Noise Nuisance from the operation of various machinery (Electric Saw, Drills, Vehicles, etc).

- Dust Nuisance from removing of dirt for the building foundation, mixing of sand and cement, etc.

- **During the Operation Phase:** There are two foreseen impacts identified which are Noise Nuisance & Smoke/Fumes Nuisance during the operation phase of the facility.

- Noise Nuisance from the operation of the generator and ice production machine.

- Smoke/Fumes Nuisance from the operation of the generator during the production phase of the facility.

Land/Soil: Removal of land will be minimal only for the use of placing the foundation, there will be no other effects to the land since a large portion will be concreted with adequate drainage, additionally there shall be no release of any hazardous materials to the land surface.

Water: There will be no negative effects to water since no liquid whether hazardous or non-hazardous will be allowed to drain into any waterways nearby to the operation. Washroom facilities will be attached to septic tank system.

8. Propose Plans to Mitigate Environmental Effects

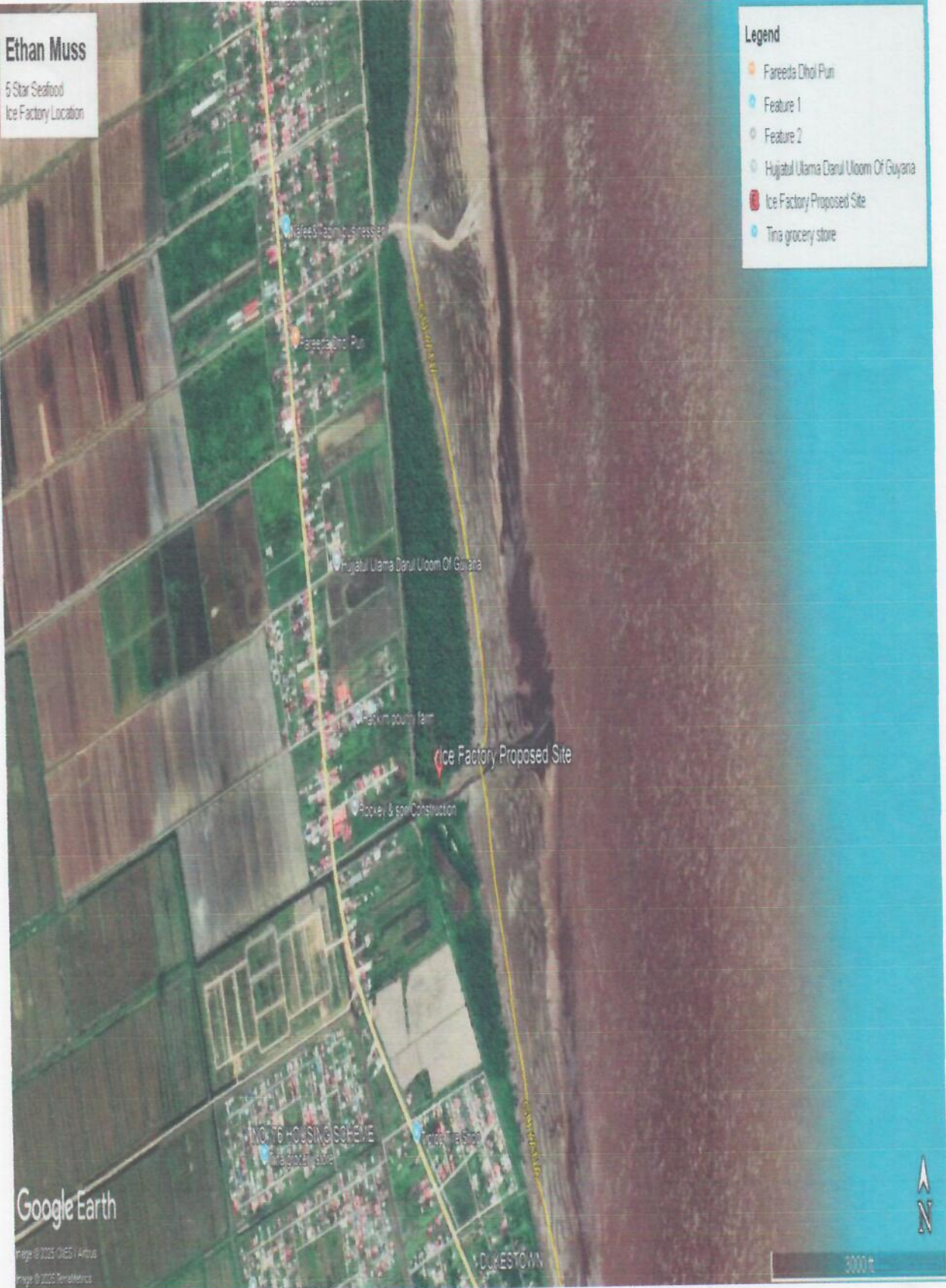
- Noise Nuisance: Both the Ice Production Machine and the generator will be placed in an enclosed space of sound standards to reduce the level of noise produced during operation. This can be confirmed by the agency during a visit.
- Smoke/Fumes Nuisance: I intend to purchase a low-emission self-intenerating generator for my facility.

Ethan Muss

5 Star Seafood
Ice Factory Location

Legend

- Fareeda Dhol Pun
- Feature 1
- Feature 2
- Hujatul Ulama Darul Uloom Of Guyana
- Ice Factory Proposed Site
- Tina grocery store



Google Earth

Image © 2025 CNES / Airbus
Image © 2025 TerraMetrics

3000 ft

Land Preparation:

- Land clearing shall be done with the uses excavators, graders/bulldozers to remove all vegetation from the designated construction area.
- After all vegetation and unwanted debris is removed. All of this shall be loaded on trucks/canters of different sizes and be taking to an empty land downwind.
- Subsequent to this, grading/leveling of the land shall commence immediately which the use of a grader on site to the required level which shall also cater for adequate drainage on site. During this time if any land filling is required, reef sand shall be purchased and brought to the site to fill up any empty spaces on site and then compacted.
- After this is done, the foundation shall be marked and dugged in preparation for the placement of steel and concrete.
- Unwanted steel, wire, cement bags etc shall be placed in a canter and taking to the nearest dumpsite once accepted.

Construction:

- For the construction of the facility all materials shall include white sand, cement, steel rods, binding wires, processed lumber, zinc, nails, construction plastic etc, However, all of the materials shall be brought to the site upon the contractor's request as needed. During construction, while waste is being produced, it shall be packed in a truck and removed immediately to prevent any harm to staff or any obstruction on site.

Operation:

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A handwritten signature in black ink, appearing to be 'John M. S.', written in a cursive style.

19-08-25

