

Name of Project: Two Brothers Service Station

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Prepared by:

**Two Brothers Service Station**

## 1. Project Site Description

Located at Lot '4' Tuschen East Bank Essequibo- GPS Coordinates (6°52'28.8" N, 58°21'01.5" W) or 6.874661, -58.350412 as a decimal. This development occupies approximately 3 acres of land. Adjacent to this service station is Vybz Grill on the western side, Tuschen roadway on the eastern side, vacant land on the northern side. The entrance to the service station to facilitate vehicular movements faces the West Coast Dem. main road, with the exit same or Tuschen Road. The general land use adjacent to this service station is occupied by mixed used properties, residential and commercial. North and West is open land with the East Bank Essequibo public road to the south and a commercial property to the East.



**Map Showing Location of Service Station**

## **2. Project Design**

This project/ development is in its development phase. It envisages the construction and operation of a modern gas station, providing services of fuel refills to motor vehicles.

Developing a gas station along a major roadway involves several key phases, from planning and construction to full operation. Here's a structured summary of the process:

### **Planning & Site Selection**

- Principal Conducted feasibility review, including traffic analysis, market demand, and environmental impact.
- Secured approvals from relevant authorities for land use, environmental compliance, and zoning regulations.
- Design the layout, considering accessibility, safety, and efficiency for vehicles and fuel storage.

### **Construction Phase**

- Prepare the site by preparing land and laying foundational infrastructure.
- Install underground fuel tanks, pipelines, and safety systems to prevent leaks and contamination.
- Build the station structure, including fuelling islands, canopy, convenience store, and amenities.
- Set up electrical, plumbing, and digital systems for fuel pumps, payment terminals, and lighting.
- Conduct thorough safety inspections before moving to operational status.

### **Pre-Opening & Testing**

- Conduct system checks and dry runs for fueling equipment, point-of-sale systems, and security protocols.
- Train staff in safety procedures, customer service, and operational tasks.
- Advertise the station's opening through signage, promotions, and community outreach.

## **3. Operation & Maintenance**

- Open to the public with a focus on efficiency and customer experience.
- Implement ongoing safety measures, including regular inspections of fuel tanks and dispensing equipment.
- Manage inventory, pricing strategies, and partnerships with fuel suppliers.
- Maintain facilities, ensuring cleanliness, security, and compliance with environmental regulations.

- Adapt business strategies based on customer feedback and market trends.

During the main operation phases of the project, fuel tankers will refill underground storage tanks with fuel. These fuels will be subsequently discharged to vehicles at the respective pump stations.

Water supply to this development site is accessed from the Guyana Water Incorporated (GWI) facilities. Electricity supply is accessed from the Guyana Power and Light (GPL) facilities. However, this service station is equipped with a size 20kv generator to provide electricity in instances where power outages are experienced from the GPL facilities. This ensures the continuous functioning of the service station where electrical energy is required. Communication services is accessed from the Guyana Telephone and Telegraph Company (GT&T).

No waste will be treated at the facility prior to removal. Solid waste management at the project site utilizes the services of local authority to empty garbage bins on a weekly basis. While the service of private contractor is employed to remove waste build ups from septic tanks at the facility.

#### **4. Project Economy**

This project has a capital investment of \$150 million. It comprises of a fuel pump station, 3 underground fuel storage tanks, and a minimart. It is estimate that approximately 5,000 gallons of fuel will be sold on a daily basis at this service station. This kerosene, gasoline, and diesel.

On a daily basis, fuel will be sold for 16 hours until the closure of the service station. During this period, 15 persons will be employed. During the night one security personnel will be stationed at the facility.

#### **5. Project Environment**

There is expected to be minimal effect to the environment from this project during its operational phase. Potential effects however, can arise through oil spills. This can result in the death of marine species, pollution to waterways, contamination of soil, and contamination of ground waters. Noise pollution can arise during the refuelling at service stations whereby vehicles being refilled may be the source.

Though these effects are expected to have minimal to no effects on the environment, an Emergency Response Plan (ERP) is in place to mitigate these environmental impacts.

#### **Environmental Considerations**

##### **A. To Ensure Soil & Groundwater Protection we will:**

- o Install underground storage tanks to prevent leaks.
- o Regularly inspect tanks and pipelines for corrosion or damage.
- o Implement spill containment measures and emergency response protocols.

**B. To Ensure Air Quality is Managed we will:**

- Use vapor recovery systems to reduce emissions from fuel dispensing.
- Maintain proper ventilation in storage areas to prevent harmful fumes.
- Ensure compliance with air pollution regulations.

**C. For proper Waste Management we will:**

- Use local government approved disposal companies.
- Implement separate waste collection containers for solid and other waste.
- Maintain designated waste storage areas to prevent contamination.

**D. For Adequate Water Conservation & Drainage we will:**

- Install oil-water separators to prevent fuel runoff into storm drains.
- Use permeable pavement or drainage systems to manage rainwater.
- Implement water-saving measures in restrooms and cleaning operations.

**E. To maintain Energy Efficiency, we will:**

- Use LED lighting and energy-efficient appliances.
- Install solar panels where it is feasible to reduce reliance on fossil fuels.
- Optimize cooling and refrigeration systems for efficiency.

**F. Our Staff Training & Awareness program will:**

- Train employees on environmental safety and emergency response.
- Conduct regular drills for spill containment and fire hazards.
- Promote eco-friendly practices among staff and customers.

**G. Our Monitoring & Maintenance program include:**

- Schedule routine inspections of fuel tanks, pipelines, and waste disposal systems.
- Maintain records of environmental impact assessments and corrective actions.
- Engage third-party auditors for independent environmental evaluations.

**H. Our Community Engagement & Sustainability Initiatives include:**

- Partner with local environmental organizations for sustainability programs.
- Offer incentives for customers using reusable bags or eco-friendly products.
- Maintain green spaces around the station to enhance aesthetics and air quality.