

PROJECT SUMMARY

Schoonord Gas Station



Name of Project:

Sol Guyana Inc. – Gas Station Development

Name of Developer / Applicant:

Sol Guyana Inc.

Address:

BB Rome, Agricola
Greater Georgetown
Region 04, Guyana

Telephone:

+592 600-1301

Email:

herbert.henry@sunoco.com

Date Prepared:

6th February 2026

Prepared By:

Herbert Henry



2. DESCRIPTION OF THE PROJECT SITE



The proposed **Sol Guyana Inc. Gas Station** will be developed at **Sublot A, Tract 'B', portion of Blocks 'V2' and 'V3', Schoonord, West Bank Demerara, Region 03**. The project falls under the jurisdiction of the **Malgre Tout/Meer Zorgen Neighbourhood Democratic Council (NDC)** and **Regional Democratic Council (RDC) Region 03**.

Land Requirements

- **Total Land Area:** 1.247 acres
- **Present Land Use:** Empty, undeveloped land

Area of Influence

Surrounding Land Uses

- **North:** Residential
- **South:** Commercial
- **East:** Industrial
- **West:** Commercial

Sensitive Receptors

- Residences located approximately **501–1000 metres** from the site
- Major watercourses located **greater than 1 km** away

Physical Characteristics of the Site

- **Topography:** Generally flat
- **Soil Type:** Predominantly clay

- **Flooding:** The site rarely floods during rainy seasons or high tide

Drainage and Receiving Waters

Surface runoff will be managed through engineered drainage systems and treated via **oil/water separators** prior to discharge.

3. PROJECT DESIGN

3.1 Stages of Development

Stage 1 – Land Grubbing

Removal of surface vegetation and limited topsoil.

Stage 2 – Land Filling

Placement of sand fill to raise and consolidate the site.

Stage 3 – Construction

Construction of convenience store, fence, fuel dispensing facilities, underground storage tanks, access bridges, canopy, and supporting infrastructure.

Stage 4 – Operation

Storage and retailing of petroleum products to the public.

This is a **new project**, scheduled for implementation between **February and September 2026**.

3.2 Utilities and Infrastructure

- **Water Supply:** GWI supplied for cleaning and use on site.
 - **Sewage Disposal:** Septic tank system
 - **Electricity Supply:** GPL
 - **Backup Power:** Generator used only during utility power outages
 - **Access Infrastructure:**
 - Two access bridges connecting to the West Bank Demerara Highway
 - **Drainage Infrastructure:**
 - Installation of oil/water separators on all site water outlets
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3.3 Waste Management

Solid Waste

- Non-hazardous site garbage generated during construction and operation
- Disposed of at approved disposal facilities

Hazardous Waste

- Petroleum-related materials managed in accordance with EPA guidelines
- Hazardous substances documentation to be submitted separately

Liquid Waste / Effluent

- Surface runoff containing water and trace petroleum residues
- Estimated discharge rate: **0.1 m³ per day**
- Treated using **oil/water separators** prior to discharge

Sewage

- Treated via **septic tank system** and discharged to approved drains
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4. PROJECT SIZE

- **Capital Investment:** USD \$4.5 million
- **Annual Turnover:** GYD \$100 million

Employment

- **Stage 1 – Land Grubbing:** 6 workers
- **Stage 2 – Land Filling:** 8 workers
- **Stage 3 – Construction:** 40 workers
- **Stage 4 – Operation:** 20 permanent employees

Fuel Throughput

- Approximately **150,000 gallons per month**

5. NON-TECHNICAL DESCRIPTION OF THE PROJECT

The proposed project involves the construction and operation of a gas station operated by Sol Guyana Inc. The facility will store and retail petroleum products to serve motorists in the Schoonord area. It will have two canopies, one for light vehicle such as car and vans, also a large canopy for trucks only. Environmental protection measures will be implemented to ensure safe operations and to prevent impacts to nearby communities and natural resources.

6. DURATION OF THE PROJECT

- **Site Preparation and Construction:** February – September 2026
 - **Operational Phase:** Long-term (20+ years)
 - **Closure Phase:** To be determined at the end of the project life
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7. POTENTIAL ENVIRONMENTAL EFFECTS

Land and Soil

- Removal of surface vegetation during land grubbing
- Dust generation during filling activities
- Solid waste generation during construction
- Minor petroleum contamination risk from surface runoff during operations

Air

- Temporary dust during filling and construction
- No routine odours or air emissions during operation

Water

- Potential contamination from surface runoff if not properly managed

Noise

- No significant noise or vibration impacts anticipated

8. MITIGATION MEASURES

- Removal of only the minimum required topsoil
 - Use of dust mesh on the leeward side during sand filling
 - Presence of a site safety officer and Job Safety Analysis (JSA)
 - Pumps and machinery available to manage potential flooding during clearing
 - Reduction and reuse of construction materials
 - Installation of **two oil/water separators** to treat all surface runoff
 - Proper storage and handling of petroleum products
 - Staff training in spill prevention and emergency response
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