

KWH Constructors, Inc. Land Use Permit Application – McKinley Village Pit

Development Plan Narrative

Project Overview

The proposed activity consists of the temporary use of state land for the storage of construction materials. The site will be utilized as a staging and storage yard for approximately 600,000 pounds of structural steel previously used in a nearby construction project. The intent of this use is to retain and store the material for potential future reuse.

Initial site activities will include mobilization and delivery of the structural steel to the site via approximately 25 to 30 semi-truck loads. Materials will be unloaded using forklifts and/or a mobile crane and arranged into stable, orderly piles within a defined portion of the permitted footprint. The storage configuration will maintain safe access and efficient inspection while minimizing the area of disturbance.

The project is temporary in nature and low intensity. Following completion of unloading and staging, all heavy equipment will be removed from the site. The storage yard will remain largely inactive, with only periodic visits (approximately one to two times per quarter) for inspection and maintenance purposes.

No permanent improvements, utilities, or structures are proposed. Temporary portable sanitation units may be present during active staging activities and will be removed upon completion. All activities will occur within the existing disturbed area, with no new ground disturbance or vegetation clearing proposed. Upon completion of the authorized use, all materials will be removed and the site will be left in a clean and orderly condition consistent with pre-use conditions, to the extent practicable.

Legal Description

The project is located within the area identified as the McKinley Village Pit. The site is an existing disturbed gravel pit accessed from a public roadway. Refer to attached map/sketch for location details and project footprint.

Terrain / Ground Cover

The site consists of previously disturbed upland terrain within an existing gravel pit. Ground cover is primarily compacted gravel and exposed soils, with surrounding areas consisting of undisturbed forest. No vegetation clearing or new ground disturbance is proposed.

Access

Access to the site will occur via existing public roads and established access points directly into the laydown area. Structural steel will be delivered by approximately 25–30 semi-truck loads during initial mobilization. Following staging, site access will be limited to periodic visits (1–2 times per quarter) using light-duty vehicles for inspection and maintenance. No new access routes or improvements are proposed.

Buildings and Structures

No permanent or temporary structures are proposed. Temporary portable sanitation units may be present during active staging operations and will be removed upon completion of those activities.

Power Source

No permanent power source is proposed. Portable generators may be brought onsite temporarily, if needed, to support short-term unloading and staging activities. Generators will be removed upon completion of active operations.

Waste Types, Sources, and Disposal

Minimal solid waste (e.g., packaging or incidental trash) may be generated during mobilization and staging and will be collected and removed for proper offsite disposal. Portable sanitation units will be provided and serviced by a licensed contractor, with all waste removed and disposed of offsite. No onsite discharge will occur.

Hazardous Substances

No bulk hazardous materials or fuel storage is proposed. Fuel will be limited to that contained within vehicle and equipment tanks. Equipment will be maintained to prevent leaks, and spill response kits will be carried in supervisor vehicles. Any spills will be promptly contained and cleaned using appropriate materials.

Water Supply

No water supply is proposed or required.

Parking and Storage Areas

The storage area will be located within the existing disturbed gravel pit and will occupy less than 1 acre within the permitted footprint. Structural steel will be stacked in stable, organized piles. Equipment will be present only during initial staging; no long-term equipment storage is proposed. The site will otherwise remain inactive.

Personnel

During initial mobilization and staging, approximately 4–7 personnel may be present on site. Following completion, the site will be visited periodically (1–2 times per quarter) by

supervisory staff for inspection purposes. No clients or public use is associated with this activity.

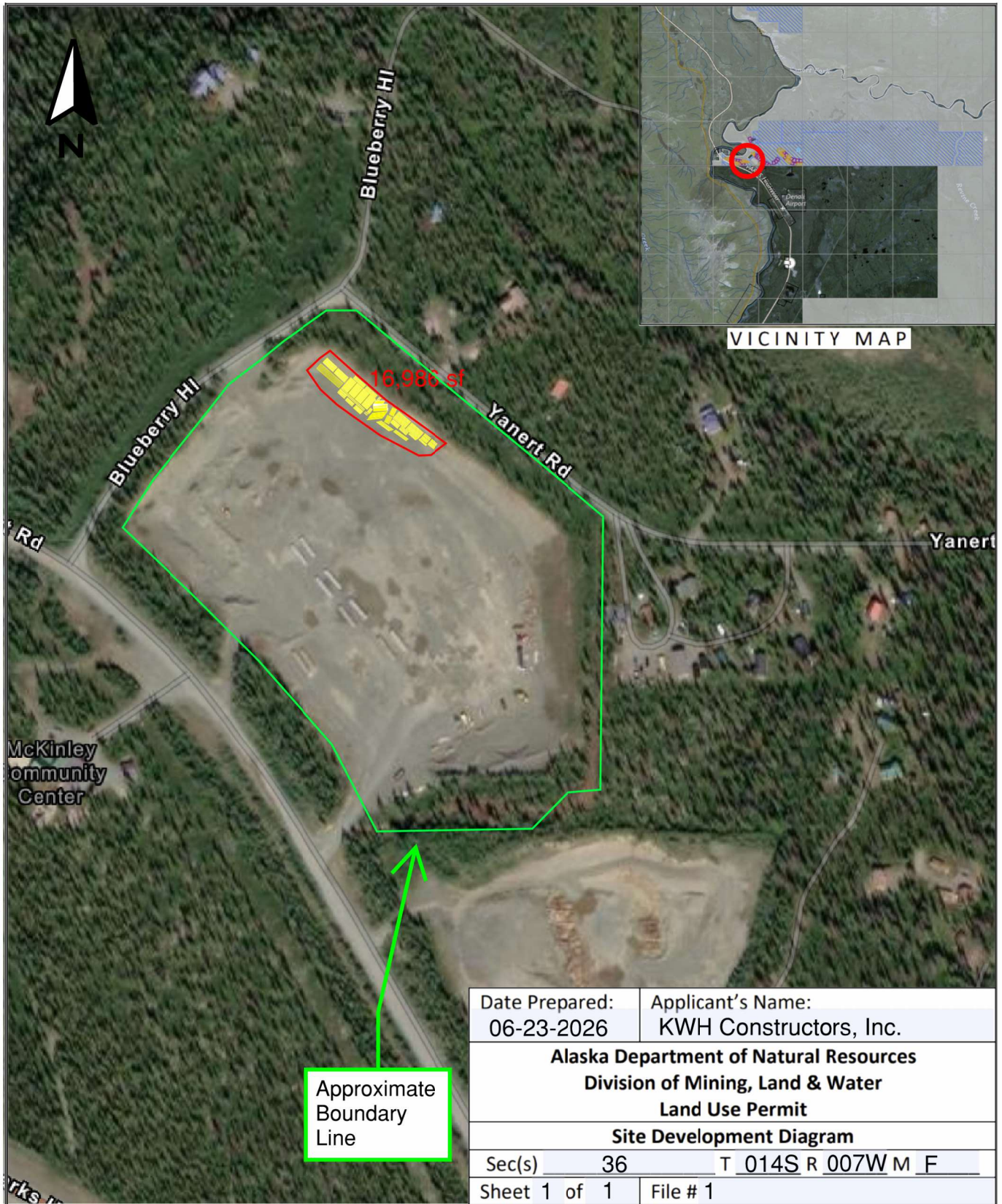
Maintenance and Operations

Operations consist of initial delivery, unloading, and staging of materials. Following this phase, the site will remain largely inactive. Periodic inspections will be conducted to ensure materials remain in good condition and the site remains orderly. No ongoing operational activities or subcontracted work beyond delivery and staging are anticipated.

Closure / Reclamation Plan

Upon completion of the authorized use, all stored materials, equipment, and temporary facilities will be removed from the site. The area will be inspected, and any debris or waste will be removed. As the site is an existing disturbed gravel pit and no additional ground disturbance is proposed, no active reclamation is anticipated beyond returning the site to a clean and orderly condition consistent with pre-use conditions.

Site Development Diagram



Scale: 1" = 265'8"

Note: Total yard area is approximately 450,000 SF. Proposed use is approximately 17,000 SF. No known utility lines, sewage facilities, underground water systems. No known hazardous substances. No additional parking or storage areas requested.