

ROCKWELL RV & ADVENTURE PARK

23120 3RD AVE
MANKATO, MN 56001

SITE PLANS & LANDSCAPE PLANS

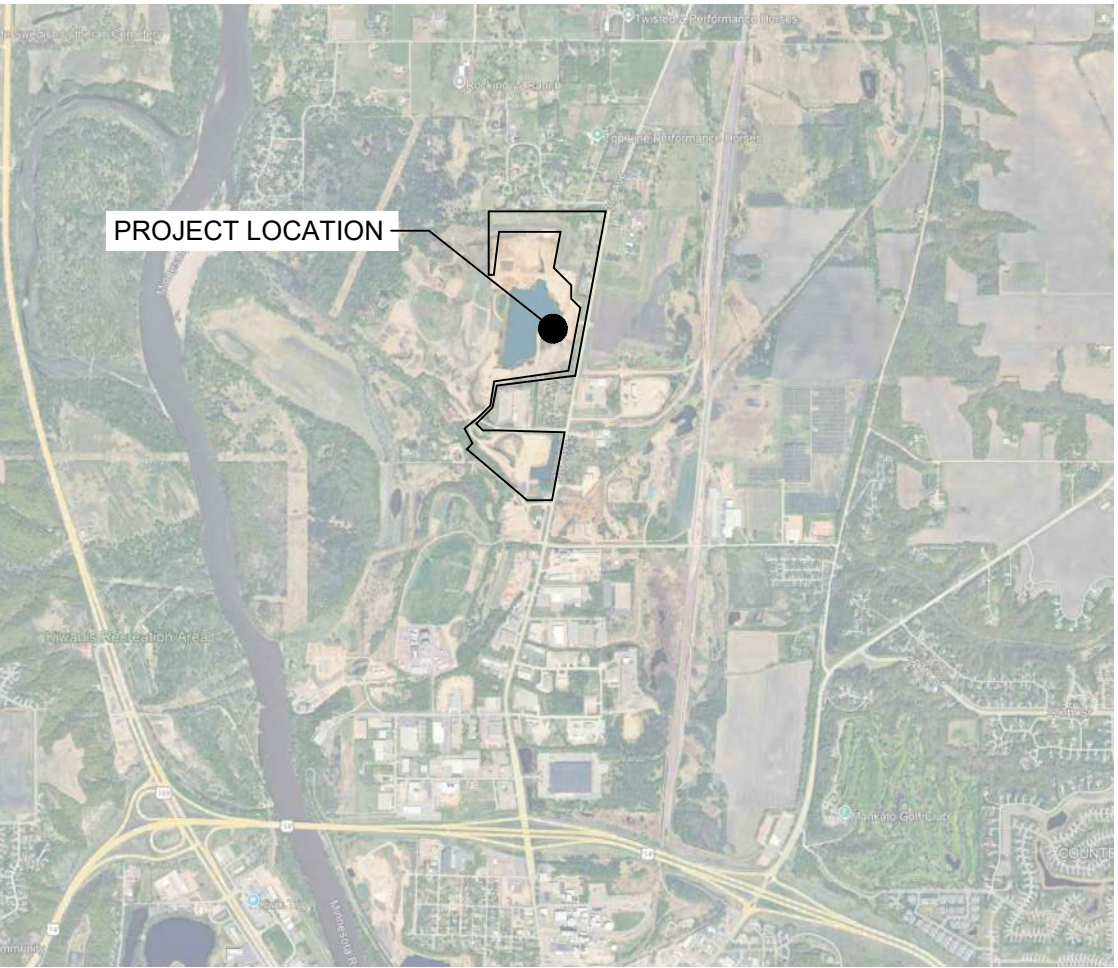


CONFLUENCE

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VICINITY MAP



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PATHFINDER
TRAILBUILDERS
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JAKE CORYELL

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF MINNESOTA.

NAME _____ REGISTRATION # _____ DATE _____
MY REGISTRATION DATE IS: _____
SHEETS COVERED BY THIS SEAL: _____

ISSUED FOR
REVIEW
7/08/2026



COVER SHEET

CONFLUENCE PROJECT # 26129

G001

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GENERAL NOTES:

1. AN ON-SITE PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED BY THE CONTRACTOR A MINIMUM OF 7 DAYS PRIOR TO INITIATING ANY EARTH DISTURBANCE (CORRIDOR AND/OR TREAD DEVELOPMENT). INCLUDE COUNTY STAFF AND PROJECT LANDSCAPE ARCHITECT.
2. AT LEAST 3 DAYS PRIOR TO STARTING EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED FOR UTILITIES, THE GOPHER STATE ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-252-1166 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE NOTIFICATION AT LEAST ONE WEEK PRIOR TO MOBILIZATION, AND A CONFIRMATION OF START DATE AT LEAST 48 HOURS IN ADVANCE OF MOBILIZATION.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS AND CONSTRUCTION NOTES.
5. TO BE CONFIRMED WITH TOWNSHIP BUT WORK TASKS CAN BE COMPLETED MONDAY THROUGH FRIDAY. OPERATIONS ARE RESTRICTED TO DAYTIME HOURS (7:00 AM TO 6:00 PM). IF SPECIAL CIRCUMSTANCES ARISE, THE CONTRACTOR MAY REQUEST TO WORK WEEKENDS. WORK MAY NOT OCCUR ON HOLIDAYS.
6. ALL CONSTRUCTION STAFF SHALL WEAR A SAFETY VEST OR HIGH VISIBILITY CLOTHING WHEN WORKING ON-SITE.
7. CONSTRUCTED TRAILS TO ADHERE TO EROSION AND SEDIMENTATION CONTROL MEASURES AS INDICATED IN NOTES AND PLANS.
4. STAGING/ STOCKPILE AREA TO BE DETERMINED WITH OWNER AND NECESSARY PARTIES.
5. CONTRACTOR IS RESPONSIBLE FOR SECURING CONSTRUCTION SITE THROUGH SUBSTANTIAL COMPLETION. FENCING AND SIGNAGE, IF NECESSARY, SHALL BE REPAIRED DAILY TO MINIMIZE TRESPASSING.
6. NO EQUIPMENT STORAGE IS ALLOWED OUTSIDE OF CONSTRUCTION LIMITS, WITHIN DRIP LINES OF EXISTING TREES, OR WITHIN THE PARKING LOT IN PARK AREAS.
7. CONTRACTOR SHALL WORK WITH OWNER TO ADJUST CONSTRUCTION LIMITS AS NECESSARY PRIOR TO CONSTRUCTION.
3. VERIFY REQUIRED PERMITS ARE ISSUED PRIOR TO USE OF ACCESS POINTS AND CONSTRUCTION START. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONTACTS, PERMITTING, AND SIGNAGE ASSOCIATED WITH ALL PERMITS INCLUDING NECESSARY INSPECTIONS REVIEW.
4. AT PROJECT COMPLETION, CONTRACTOR SHALL WORK WITH OWNER TO SET UP A PUNCH LIST/ WALK THROUGH MEETING.

EROSION AND SEDIMENTATION POLLUTION CONTROL NOTES:

1. CONTRACTOR TO LIMIT DAILY OUTPUT TO THAT WHICH CAN BE CONSIDERED WORK ACCORDING TO CONTRACT DOCUMENTS AND READY FOR INSPECTION.
2. A COPY OF THE APPROVED PLAN DRAWINGS AND NOTES MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED IN THE GENERAL AND TRAIL CONSTRUCTION NOTES AND ACCOMPANYING SPECIFICATIONS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM WASHINGTON COUNTY PRIOR TO IMPLEMENTATION.
4. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THE TRAIL CORRIDOR.
5. POTENTIAL HAZARDS THAT MAY BE ENCOUNTERED ONSITE INCLUDE POISON IVY AND WILD PARSNIP. ADDITIONALLY THERE MAY BE BARBED WIRE, OLD FENCING, AND OTHER POTENTIALLY HAZARDOUS MATERIALS IN THE PROJECT AREA.
6. BORROW PIT DEVELOPMENT SHALL TAKE PLACE WITHIN 50' OF THE TRAIL CENTERLINE WITH ALL BORROW PITS AND ACCESS ROUTES STABILIZED AND NATURALIZED (SEE TRAIL CONSTRUCTION NOTES) FOLLOWING USE. BORROW PITS TO BE NO MORE THAN 2 CY IN SIZE.
7. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BMPS TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY APPROPRIATE OFFICIALS.
8. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH TOWNSHIP REGULATIONS. NO BUILDING MATERIALS, WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

9. TRAIL TREAD CONSTRUCTION DISTURBANCES SHALL BE PERMANENTLY STABILIZED ON A DAILY BASIS, AS PRESCRIBED IN THE CONSTRUCTION NOTES AND SPECIFICATIONS, TRAIL CORRIDOR CLEARING AND GRUBBING MAY TAKE PLACE WITHOUT ADDITIONAL STABILIZATION ACTIVITIES.
10. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR PARKING AREA SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER PRESENTED FOR SPOILS STABILIZATION IN THE TRAIL CONSTRUCTION NOTES. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
11. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, PROPERTY OWNER AND CONTRACTOR SHALL SCHEDULE AND CONDUCT A FINAL INSPECTION.
12. FAILURE TO CORRECTLY INSTALL EROSION AND SEDIMENT CONTROL DEVICES, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF SUCH DEVICES MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES.

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PLAN NOTES

L010

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VEGETATION REMOVALS AND RESTORATION

- CONTRACTOR IS RESPONSIBLE FOR ONSITE REMOVALS AND DISPOSAL IN A LEGAL MANNER AT AN APPROPRIATE OFF-SITE LOCATION, UNLESS OTHERWISE NOTED BY COUNTY STAFF.
- CONTRACTOR IS RESPONSIBLE FOR CLEARING AND GRUBBING AND REMOVALS OF ALL PLANT MATERIALS INCLUDING TREES, SHRUBS, GROUND COVERS, ETC. AND SHALL REMOVE ALL STUMPS PER SPECIFICATIONS AND DIRECTION OF COUNTY STAFF.
- ANY TREE REMOVAL IS TO BE DONE SELECTIVELY AND NOT WITH MASS REMOVAL OPERATIONS WITH CARE TAKEN TO AVOID INJURY TO ADJACENT REMAINING VEGETATION. ANY DAMAGE TO TREES NOT APPROVED FOR REMOVAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- SEED SHALL BE BROADCAST OVER DISTURBED AREAS IMMEDIATELY AFTER FINISH GRADING IS COMPLETE.
- SEED BED BELOW 3:1 SLOPE SHALL BE MULCHED WITH MNDOT TYPE 3 STRAW MULCH APPLIED AT 2 TONS PER ACRE.
- MNDOT CATEGORY 25 TEMPORARY EROSION PREVENTION BLANKET TO BE USED ON ALL SLOPES GREATER THAN 3:1. ONLY NATURAL FIBERS SHALL BE USED IN THE NETTING AND FILL MATERIAL FOR TEMPORARY EROSION PREVENTION BLANKET.
- THE FOLLOWING SEED MIXTURES SHALL BE USED FOLLOWING FINISH GRADING IN SECTIONS OF TRAIL DEPENDING ON TREE COVER AND SHADE:
 - TREE CANOPY COVER GREATER THAN 30%: ANTICIPATED SELECTION: BWSR 36-211 WOODLAND EDGE SOUTH AND WEST MIXTURE OR APPROVED EQUAL. APPLY AT RATES RECOMMENDED.
 - TREE CANOPY COVER LESS THAN 30%: ANTICIPATED SELECTION: BWSR 35-241 MESIC PRAIRIE GENERAL MIXTURE OR APPROVED EQUAL.

TRAIL CONSTRUCTION NOTES:

- FINAL TRAIL ALIGNMENT IS INCLUDED IN DESIGN DRAWINGS. CONTRACTOR MUST ESTABLISH A ROLLING CONTOUR TRAIL THAT MEETS SPECIFICATIONS (SHEETS L2.0-L2.5) WITHIN 15' OF EITHER SIDE OF FLAGGING TO ESTABLISH A PERMANENT TRAIL CORRIDOR AND TREAD. TRAIL SHOULD NOT CROSS INTO DELINEATED WETLAND BOUNDARIES.
- IDENTIFY SENSITIVE RESOURCES IN FIELD AND STAKE FLAG LIMITS OF FEATURE CONSTRUCTION FOR APPROVAL BY COUNTY STAFF. LIMITS TO CONSTRUCTION IMPACT IN THESE AREAS WILL BE THE WIDTH OF THE TRAIL CORRIDOR. CONSTRUCTION IMPACTS TO THESE AREAS MUST BE NATURALIZED BY
 - RETURNING THE IMMEDIATE AREA TO THE PRE-CONSTRUCTION TOPOGRAPHY.
 - RESTORING NATURAL HYDROLOGIC FLOW PATTERNS.
 - REMOVING ALL CONSTRUCTION MATERIALS.
- CONSTRUCTION OF TRAIL TREAD AND ATTENDANT FEATURES (I.E. PUNCHEON, WOODEN SKILLS FEATURES) WILL BE IN ACCORDANCE WITH THE GENERAL SPECIFICATIONS PRESENTED WITHIN THIS DOCUMENT AND FUNDAMENTALLY BASED ON SUSTAINABLE TRAIL DESIGN PRINCIPLES PROMULGATED BY CREDIBLE, RECOGNIZED PRINTED SOURCE MATERIAL, INCLUDING THE INTERNATIONAL MOUNTAIN BICYCLING ASSOCIATION'S HANDBOOKS, TRAIL SOLUTIONS AND MANAGING MOUNTAIN BIKING, AND THE USDA FOREST SERVICE'S TRAIL CONSTRUCTION AND MAINTENANCE NOTEBOOK.
- TRAIL CORRIDOR WILL BE CLEARED TO A WIDTH IN ACCORDANCE WITH THE SPECIFICATIONS. STEMS LARGER THAN 6" DBH WILL NOT BE REMOVED UNTIL APPROVED BY COUNTY STAFF. ALL MATERIALS LONGER THAN 5' IN LENGTH WILL BE BUCKED TO LESS THAN 5' AND UTILIZED WITH NEARBY NATIVE MATERIALS TO STABILIZE EXCAVATED SPOILS. ALL VEGETATIVE MATERIALS WILL BE REMOVED FROM THE CORRIDOR. ANY STUMPS DEVELOPED IN THE CORRIDOR DEVELOPMENT WILL BE EXCAVATED AND REMOVED FROM THE CORRIDOR.
- TRAIL TREAD DEVELOPMENT WILL CONSIST OF NATURAL SURFACED FULL BENCH TRAIL CONSTRUCTION, DEVOID OF FILL MATERIAL FOR USE IN THE TREAD SURFACE (BERMS AND ROLLER FEATURES EXCEPTED), AND MECHANICALLY COMPACTED FOLLOWING CONSTRUCTION. ACCEPTABLE PROTRUSION HEIGHT ABOVE THE TRAIL TREAD FOR NATURAL FEATURES SUCH AS ROCKS OR ROOTS WILL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PARTICULAR TRAIL TYPE (I.E. LEAST DIFFICULT, MORE DIFFICULT, MOST DIFFICULT) BEING CONSTRUCTED. TREAD WILL BE CONSTRUCTED WITH A 3-7% CROSS SLOPE, EXCEPT WHERE FEATURES ARE CONSTRUCTED FOR THE PURPOSE OF KEEPING RIDERS ON THE TRAIL (I.E. BERMS, INSLOPED CORNERS, AND CONSTRUCTED FEATURES WITH CROSS SLOPE OF 5-7%).
- GRADE REVERSALS WILL BE LOCATED AT LESS THAN 50' INTERVALS AND SHOULD HAVE BROAD DRAINS (6-10') WITH CROSS SLOPES OF 10-15%. SUBSEQUENT REVERSALS IN GRADE SHOULD ALSO BE BROAD (10-25') AND COMPACTED WITH LEADING FACE AND TRANSITION FIELD-FIT TO MATCH THE DESIRED TRAIL EXPERIENCE (I.E. LOW AND ROLLING ON LEAST DIFFICULT

TRAILS, ROLLABLE WITH THE ABILITY TO JUMP ON MORE DIFFICULT TRAILS, AND JUMP-OPTIMIZED ON MOST DIFFICULT TRAILS).

- BACKSLOPES SHOULD BLEND WITH SURROUNDING HILLSLOPE GRADIENT AND FINISHED TO TREAD SPECIFICATIONS. IN THE CASE OF INSIDE TURNS, BACKSLOPE SHOULD BE OPTIMIZED FOR UTILITY AS A RIDING/TREAD SURFACE AND BLENDED WITH TRAIL TREAD TO PROVIDE SMOOTH TRANSITIONS.
- EXCAVATED SPOIL PILES SHALL BE DISTRIBUTED SUCH THAT NO BERM IS PRESENT ON THE DOWNSLOPE EDGE OF THE TRAIL TREAD UNLESS IT IS CREATED FOR THE PURPOSE OF A TRAIL FEATURE, IN WHICH CASE IT WILL BE PRECEDED UPSLOPE BY A GRADE REVERSAL AND COMPACTED AS TRAIL TREAD.
- DOWNSLOPE SPOIL WILL BE SUFFICIENTLY DISTRIBUTED DOWNSLOPE A.) WITH A DEPTH NOT GREATER THAN 4" AND B.) SHALL NOT BE DEPOSITED IN ACTIVE DRAINAGES (I.E. STREAM BED AND BANK STRUCTURE OR INCISED LINEAR FLOW PATTERN) OR LOCATIONS DEMONSTRATING CHARACTERISTICS OF STANDING WATER (I.E. PRESENCE OF STANDING WATER DURING CONSTRUCTION, DARKENED LEAVES OR WATER LINES ON TREES INDICATING STANDING WATER FOR SIGNIFICANT PORTIONS OF TIME). IN THESE CASES CANNOT BE ATTAINED, SPOIL MATERIALS WILL BE BUCKETED AND DISPERSED IN A NEARBY LOCATION THAT MEETS THESE CONDITIONS.
- FOLLOWING SPOILS DISPERSAL, DOWNSLOPE AND BACKSLOPE AREAS WILL BE IMMEDIATELY COVERED WITH SPECIFIED NATIVE SEED AND EROSION CONTROL MATERIALS, CREATED DURING TRAIL CORRIDOR CLEARING ACTIVITIES.
- ANY BORROW PITS DEVELOPED DURING THE COURSE OF CONSTRUCTION MUST BE CREATED WITHIN 50' OF THE TRAIL CENTERLINE AND SHALL BE NO MORE THAN 2 CUBIC YARDS IN SIZE. AFTER UTILIZING BORROW PIT AREAS, THEY ARE TO BE GRADED TO A NATURAL CONTOUR, WITH ROOTS TRIMMED, AND SOILS STABILIZED. THE ENTIRE PIT WILL BE "NATURALIZED" WITH NEARBY MATERIALS, PREFERABLY VEGETATIVE MATERIALS REMOVED DURING TRAIL CORRIDOR DEVELOPMENT.
- URNS IN THE TRAIL TREAD THAT RESULT IN CROSSING THE FALL-LINE OF THE HILLSLOPE WILL BE CONSTRUCTED ACCORDING TO THE TRAIL TREAD SPECIFICATIONS WITH THE ADDITION OF A GRADE REVERSAL UPSLOPE AND PRIOR TO THE TURN, ALL FILL AND/OR RETAINING WALLS NECESSARY TO STABILIZE THE TURN, DRAINAGE FEATURES NECESSARY TO REMOVE WATER FROM THE TURN AREA (I.E. INSLOPED DRAIN OR CROWNED TURN PLATFORM), AND A GRADE REVERSAL DOWNSLOPE/ FOLLOWING THE TURN. INSLOPED AND/OR SUPER-ELEVATED TURNS SHALL BE FIELD-FIT AND CONSTRUCTED, WHERE NECESSARY TO ASSIST RIDERS IN REMAINING IN THE CENTER OF THE TRAIL TREAD AND MAINTAINING MOMENTUM.
- ALTERNATIVE RIDING LINES AND/OR TECHNICAL TRAIL FEATURES APPROACHES TO AND EXITS FROM FEATURES WILL BE FIELD-FIT TO MINIMIZE VEGETATION AND HYDROLOGIC IMPACTS. FALL ZONES FOR FEATURES HIGHER THAN 12" ABOVE THE SURROUNDING TOPOGRAPHY WILL BE CLEARED OF LOOSE, SHARP ROCKS OR OTHER MATERIALS THAT COULD FOCUS RIDER IMPACTS FOR A LATERAL DISTANCE OF 10' FROM THE FEATURE.

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Issue	----
Date	2026-07-28

PLAN NOTES

L011

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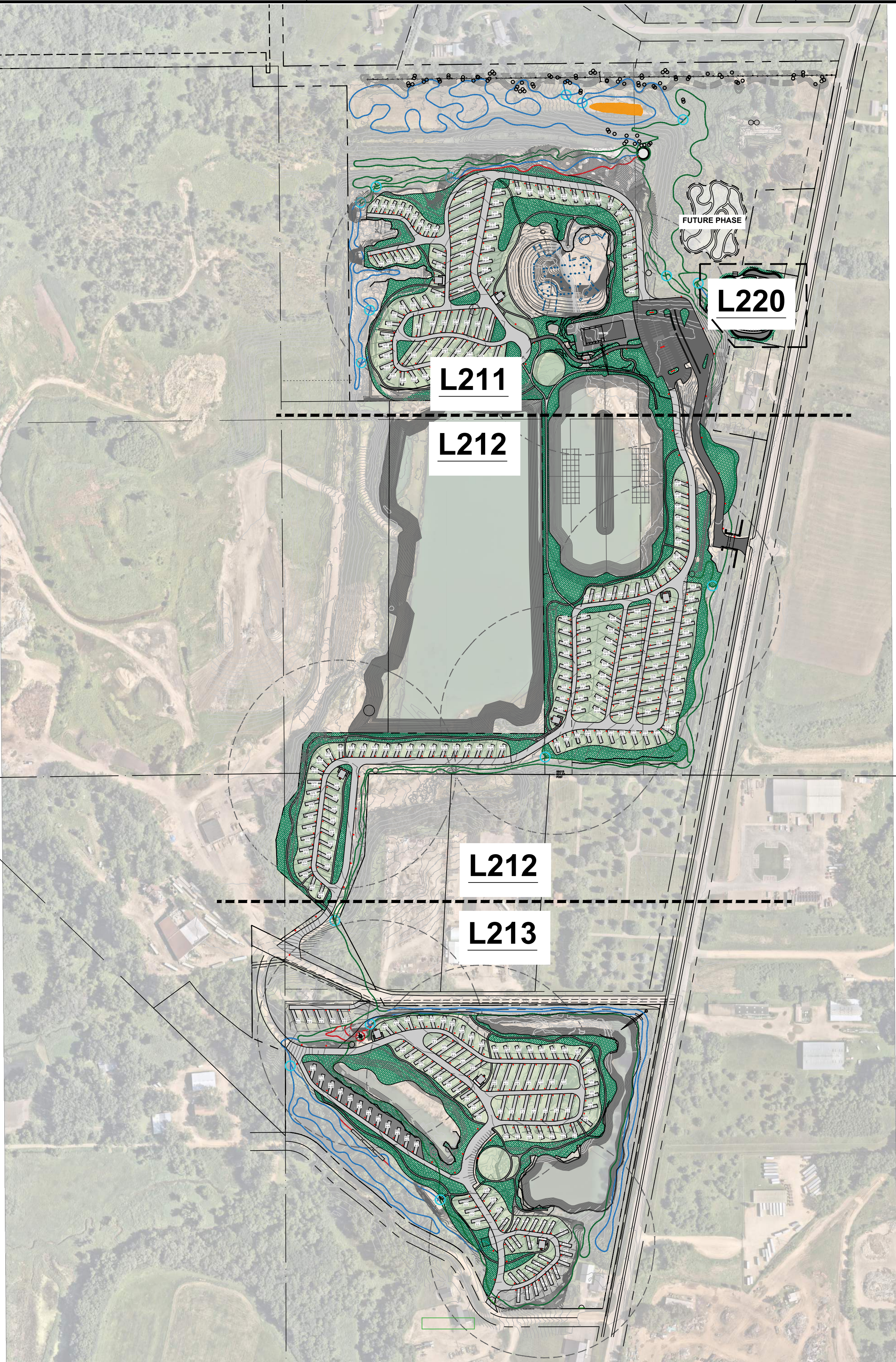
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OVERALL SITE PLAN REFERENCE

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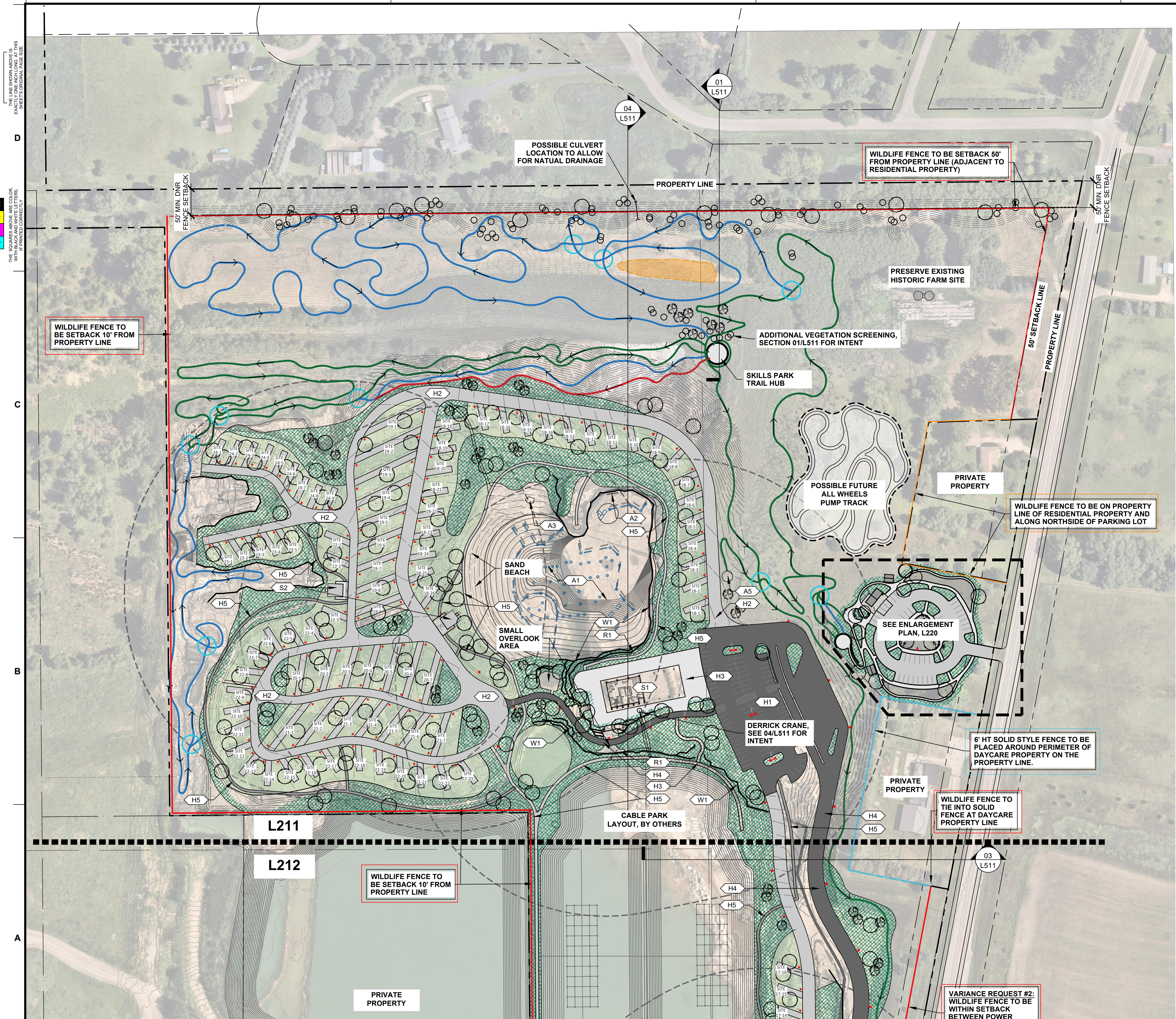
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L210

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TRAIL NETWORK LEGEND

- SINGLE TRACK (4'-6' WIDE) - BEGINNER
- SINGLE TRACK (4'-6' WIDE) - INTERMEDIATE
- SINGLE TRACK (4'-6' WIDE) - EXPERT/ADVANCED

TRAIL JUNCTION SIGNAGE

TRAIL NOTE:

-SINGLE TRACK TRAILS ALIGNMENTS ARE SHOWN IN APPROXIMATE LOCATIONS. SINGLE TRACK TRAILS WILL BE FIELD FIT/ADJUSTED TO LIMIT DISTURBANCE AND BEST FIT EXISTING TOPOGRAPHY AND NATURAL FEATURES.

LANDSCAPE LEGEND

- LAWN / TURF (TEMP IRRIGATION UNTIL ESTABLISHED)
- NATIVE PLANTING (HYDROSEEDDED W/TEMP IRRIGATION THROUGH ESTABLISHMENT)
- PROTECTED WETLAND (DELINEATED BY OTHERS)

- ± 350-400 OVERSTORY TREE (FINAL PLACEMENT TBD; TEMP IRRIGATED)
- 80-100 EVERGREEN TREES (FINAL PLACEMENT TBD; TEMP IRRIGATED)

POSSIBLE TREE SPECIES

-OVERSTORY: SUGAR MAPLE, RED MAPLE, BUR OAK, RED OAK, ASPEN, HACKBERRY, RIVER BIRCH, HONEY LOCUST, IRONWOOD, AND ELM (DISEASE RESISTANT).
-EVERGREEN: WHITE PINE, BLACK HILLS SPRUCE, CONCOLOR FIR, RED PINE, AMERICAN LARCH, CEDAR

- NORTH BOUNDARY VEGETATION SCREENING:
-OWNER TO COORDINATE W/ TOWNSHIP FOR SELECTION OF STAGHORN SUMAC & SUPPLEMENTAL NATIVE SPECIES

SITE PLAN NOTES:

- SEE CIVIL FOR FINAL GRADING AND UTILITY LAYOUTS
- SEE CIVIL FOR TYPICAL CAMPSITE LAYOUT.

SITE KEYNOTES:

PAVEMENT / HARDSCAPE

- H1 PARKING LOT / RV ENTRY LOT, SEE CIVIL
- H2 VEHICULAR CAMPGROUND CIRCULATION (GRAVEL), SEE CIVIL
- H3 CONCRETE, SEE CIVIL
- H4 BITUMINOUS, SEE CIVIL
- H5 CIRCULATION TRAILS, FINAL SURFACING TBD

STRUCTURES

- S1 MAIN BUILDING / RV CHECK IN, SEE ARCH
- S2 RESTROOM(S), SEE CIVIL

SITE WALLS

- W1 NATURAL TERRACING
- W2 BOULDER / STACKED TERRACING

SITE AMENITIES

- A1 AQUA PARK, BY OTHERS
- A2 CLIMBING FEATURE IN WATER, BY OTHERS
- A3 BOULDERING FEATURE(S), BY OTHERS
- A4 TRAIL HEAD FEATURE
- A5 MOUNTAIN BIKE PREMIERE FEATURE, BY OTHERS TBD

SITE FURNISHINGS (FURNISHED BY OWNER)

FLEX SEATING @ PLAZA, PRODUCT / LOCATION TBD
LITTER & RECYCLING RECEPTACLES, PRODUCT / LOCATION TBD
BIKE RACKS, PRODUCT / LOCATION TBD
POWER PEDESTAL FOR FOOD TRUCKS, PRODUCT / LOCATION TBD

RAILINGS

- R1 RAILING @ NATURAL TERRACE EDGE, FINAL PRODUCT TBD

ANTICIPATED LIGHTING LOCATIONS (SEE PHOTOMETRIC PLAN)

- PARKING LOT LIGHTING
- ROADWAY LIGHTING
- CAMPSITE LIGHTING
- BUILDING LIGHTING

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SITE PLAN &
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L211

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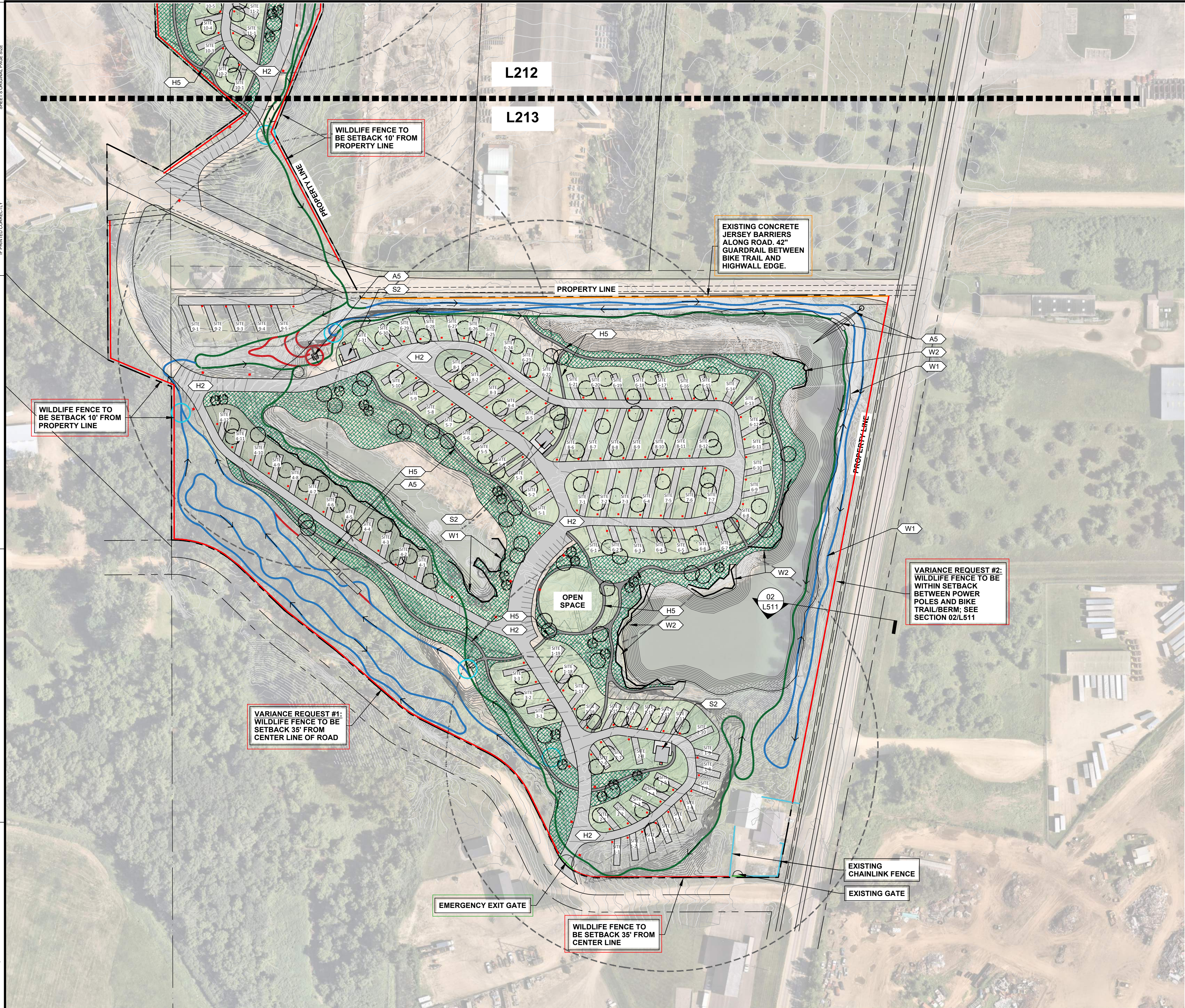
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SITE PLAN NOTES:

- SEE CIVIL FOR FINAL GRADING AND UTILITY LAYOUTS
- SEE CIVIL FOR TYPICAL CAMPSITE LAYOUT.

SITE KEYNOTES:

PAVEMENT / HARDSCAPE

- H1 PARKING LOT / RV ENTRY LOT, SEE CIVIL
- H2 VEHICULAR CAMPGROUND CIRCULATION (GRAVEL), SEE CIVIL
- H3 CONCRETE, SEE CIVIL
- H4 BITUMINOUS, SEE CIVIL
- H5 CIRCULATION TRAILS, FINAL SURFACING TBD

STRUCTURES

- S1 MAIN BUILDING / RV CHECK IN, SEE ARCH
- S2 RESTROOM(S), SEE CIVIL

SITE WALLS

- W1 NATURAL TERRACING
- W2 BOULDER / STACKED TERRACING

SITE AMENITIES

- A1 AQUA PARK, BY OTHERS
- A2 CLIMBING FEATURE IN WATER, BY OTHERS
- A3 BOULDERING FEATURE(S), BY OTHERS
- A4 TRAIL HEAD FEATURE
- A5 MOUNTAIN BIKE PREMIERE FEATURE, BY OTHERS TBD

SITE FURNISHINGS (FURNISHED BY OWNER)

FLEX SEATING @ PLAZA, PRODUCT / LOCATION TBD
LITTER & RECYCLING RECEPTACLES, PRODUCT / LOCATION TBD
BIKE RACKS, PRODUCT / LOCATION TBD
POWER PEDESTAL FOR FOOD TRUCKS, PRODUCT / LOCATION TBD

RAILINGS

- R1 RAILING @ NATURAL TERRACE EDGE, FINAL PRODUCT TBD

ANTICIPATED LIGHTING LOCATIONS (SEE PHOTOMETRIC PLAN)

- PARKING LOT LIGHTING
- ROADWAY LIGHTING
- CAMPSITE LIGHTING
- BUILDING LIGHTING

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Revision Schedule

Date Description

ROCKWELL RV &
ADVENTURE PARK
23120 3RD AVE
MANKATO, MN 56001

Project Number 26129

Issue

Date 2026-07-28

SITE PLAN &
LANDSCAPE PLAN

L213

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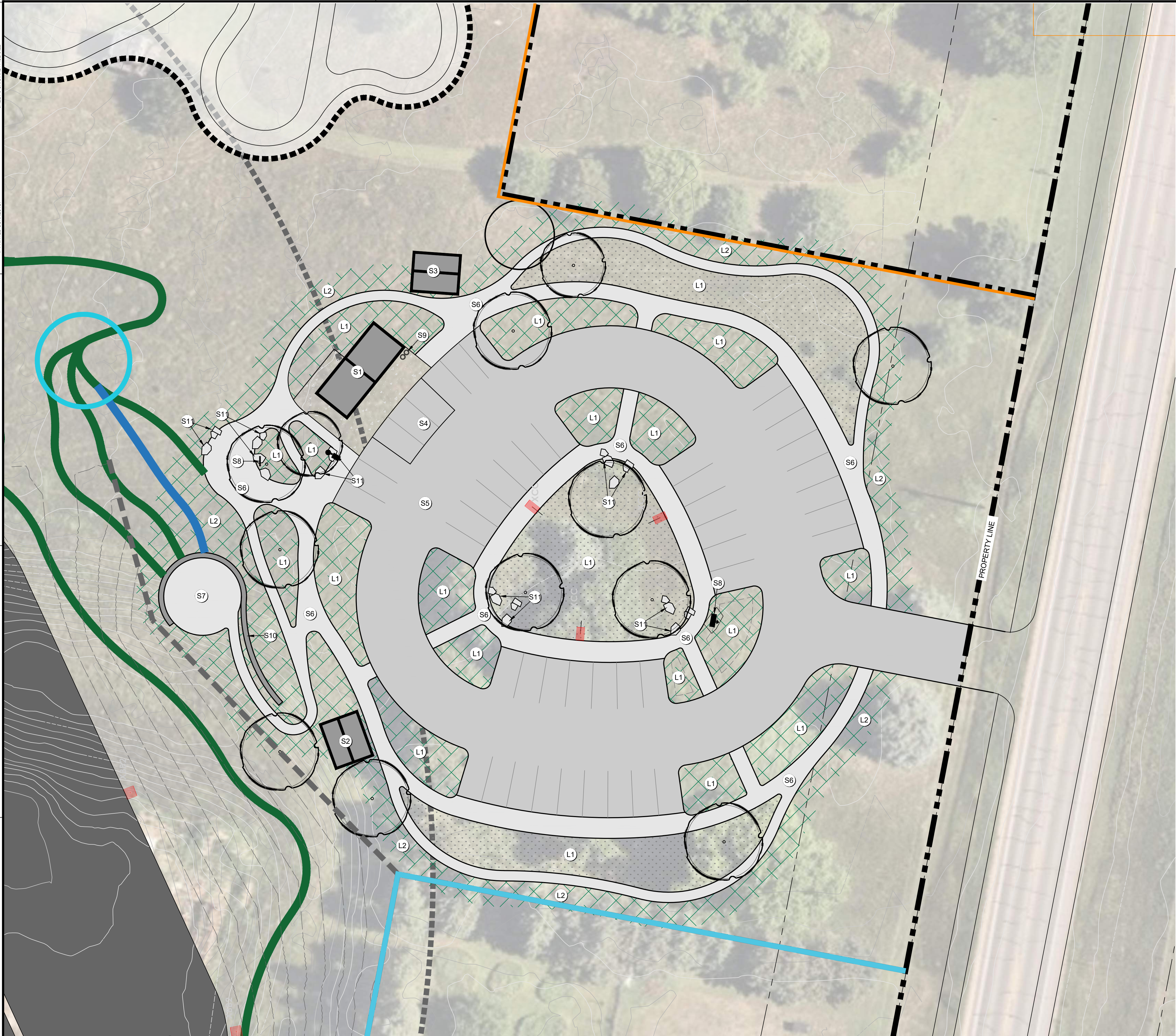
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A



TRAIL NETWORK LEGEND

- SINGLE TRACK (4'-6' WIDE) - BEGINNER
- SINGLE TRACK (4'-6' WIDE) - INTERMEDIATE
- SINGLE TRACK (4'-6' WIDE) - EXPERT/ADVANCED
- TRAIL JUNCTION SIGNAGE

TRAIL NOTE:

-SINGLE TRACK TRAILS ALIGNMENTS ARE SHOWN IN APPROXIMATE LOCATIONS. SINGLE TRACK TRAILS WILL BE FIELD FIT/ADJUSTED TO LIMIT DISTURBANCE AND BEST FIT EXISTING TOPOGRAPHY AND NATURAL FEATURES.

KEYNOTES LEGEND

SITE & HARDSCAPE FEATURES

- S1 RESTROOM BUILDING W/ SHELTER (FINAL DESIGN TBD)
- S2 SHELTER
- S3 CHANGING STATION / PARTITION
- S4 CONCRETE / ADA HARDSCAPE SURFACE
- S5 GRAVEL AGGREGATE PARKING
- S6 GRAVEL CIRCULATION TRAILS
- S7 BEGINNER SKILL LEVEL TRAIL HUB START
- S8 SIGN FEATURE - BOULDER W/ METAL LETTERING
- S9 TRASH & RECYCLING RECEPTACLES
- S10 LIMESTONE WALLS W/ RECLAIMED BOULDERS
- S11 RECLAIMED BOULDERS
- Site Light, SEE L250 FOR INTENT

LANDSCAPE FEATURES

- L1 TURF SEED
- L2 NATIVE SEED
- OVERSTORY TREE (FINAL QTY'S AND PLACEMENT TBD)
- POSSIBLE TREE SPECIES: SUGAR MAPLE, RED MAPLE, BUR OAK, RED OAK, ASPEN, HACKBERRY, RIVER BIRCH, HONEY LOCUST, IRONWOOD, AND ELM (DISEASE RESISTANT).



*IMAGE FOR DESIGN REFERENCE ONLY

03
L220 SHELTER INTENT

N.T.S.



*IMAGE FOR DESIGN REFERENCE ONLY

02
L220 RESTROOM & SHELTER INTENT

N.T.S.

01
L220 SITE PLAN & LANDSCAPE PLAN ENLARGEMENT

1" = 20'



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Revision Schedule

Date	Description
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ROCKWELL RV &
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23120 3RD AVE
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SITE PLAN &
LANDSCAPE PLAN
ENLARGEMENT

L220

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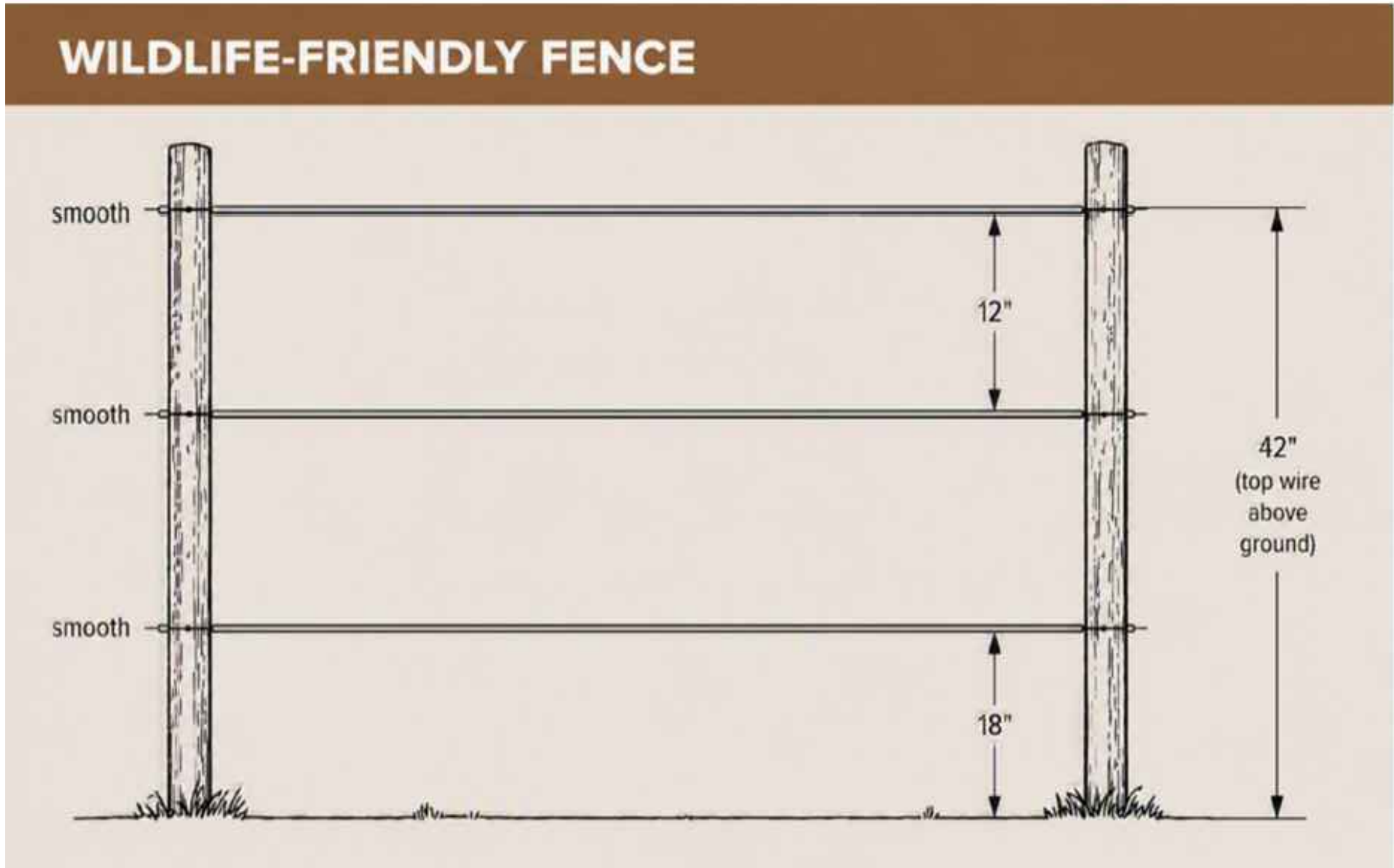
C



VISUAL INTENT: SOUTH GATE (EXIT ONLY)

B

A



VISUAL INTENT: WILDLIFE FENCE



VISUAL INTENT: SOLID FENCE

01
L501

SITE VISUAL INTENT IMAGERY - FENCE

1" = 20'

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SITE VISUAL INTENT
IMAGERY - FENCE

L501

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VISUAL INTENT: SWIMMING QUARRY



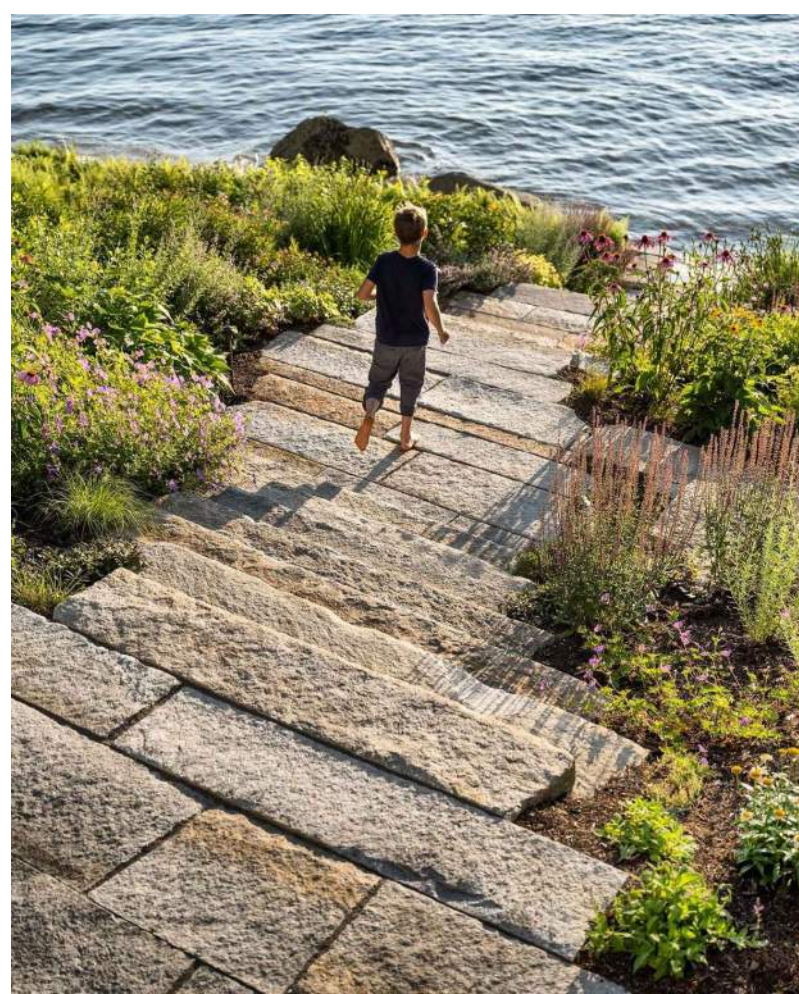
C



VISUAL INTENT: CAMPGROUND CHARACTER



VISUAL INTENT: POSSIBLE REUSE OF ON SITE LIMESTONE



B



VISUAL INTENT: POSSIBLE LANDSCAPE CHARACTER WITH TREES



VISUAL INTENT: POSSIBLE PLAZA CHARACTER NEAR MAIN BUILDING



VISUAL INTENT: POSSIBLE OPEN SPACE / FIRE ELEMENT

A

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SITE VISUAL INTENT
IMAGERY -
CHARACTER

L502

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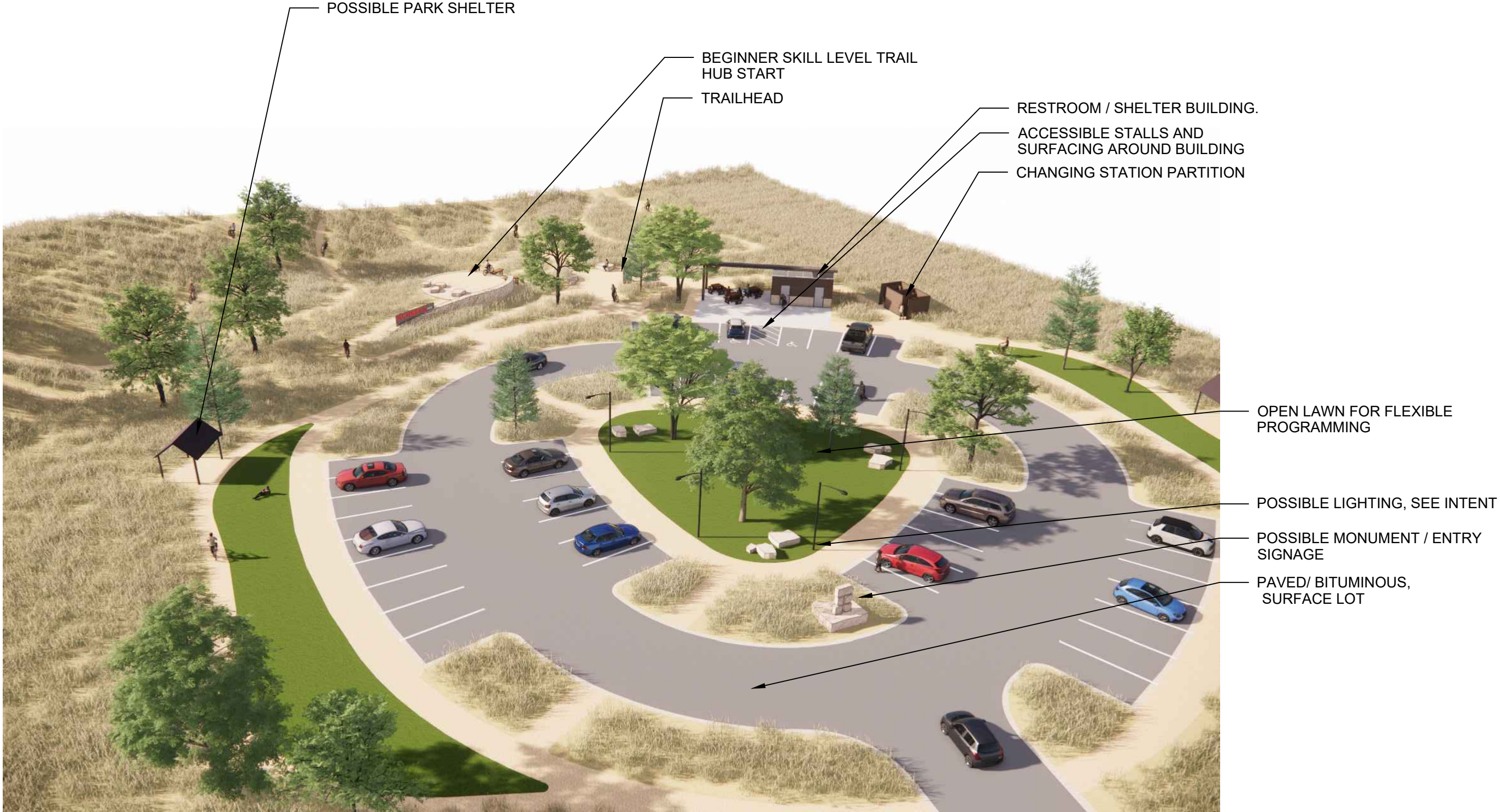
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C

B

A



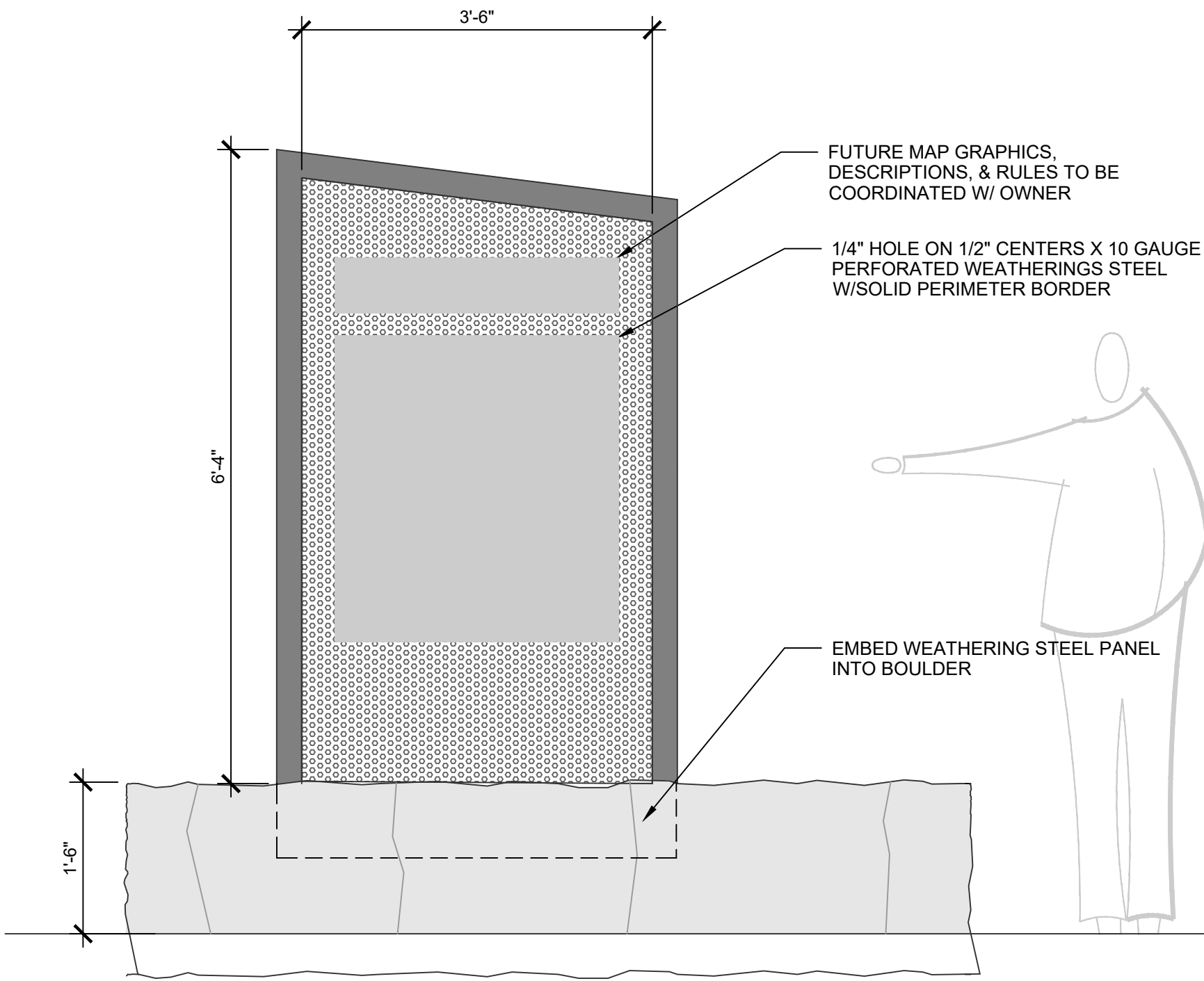
03
L510
MAIN ENTRY INTENT

N.T.S



04
L510
SKILLS PARK TRAIL HUB

N.T.S



01
L510
TRAILHEAD SIGNAGE INTENT, TYP

SCALE: 3/4" = 1'-0"



VISUAL INTENT: FINAL LOCATIONS TBD



IMAGE OF SALVAGED BRIDGE TO BE
REPURPOSED



LIMESTONE WALLS MAY NEED TO BE
RECONFIGURED TO RECEIVE
BRIDGE SPAN.

VISUAL INTENT: LOCATION AT MAIN EAST ENTRY

02
L510
REPURPOSED SALVAGED BRIDGE FEATURE

SCALE: 3/4" = 1'-0"

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SITE VISUAL
INTENT
IMAGERY

L503

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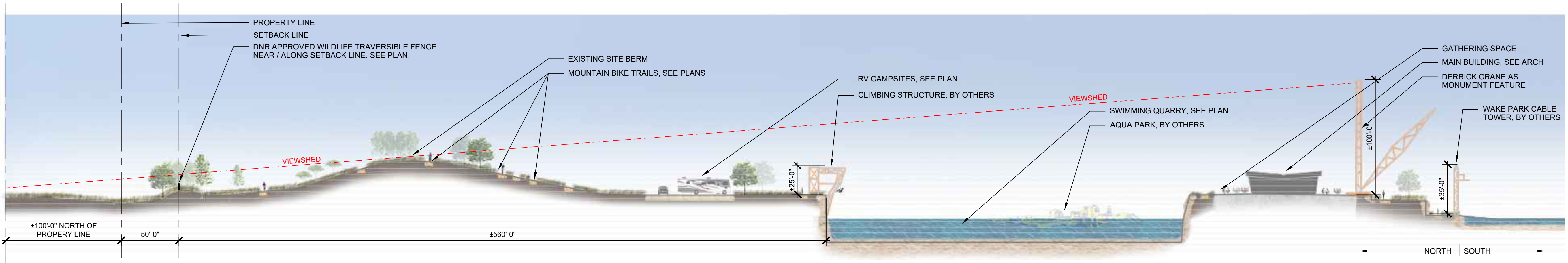
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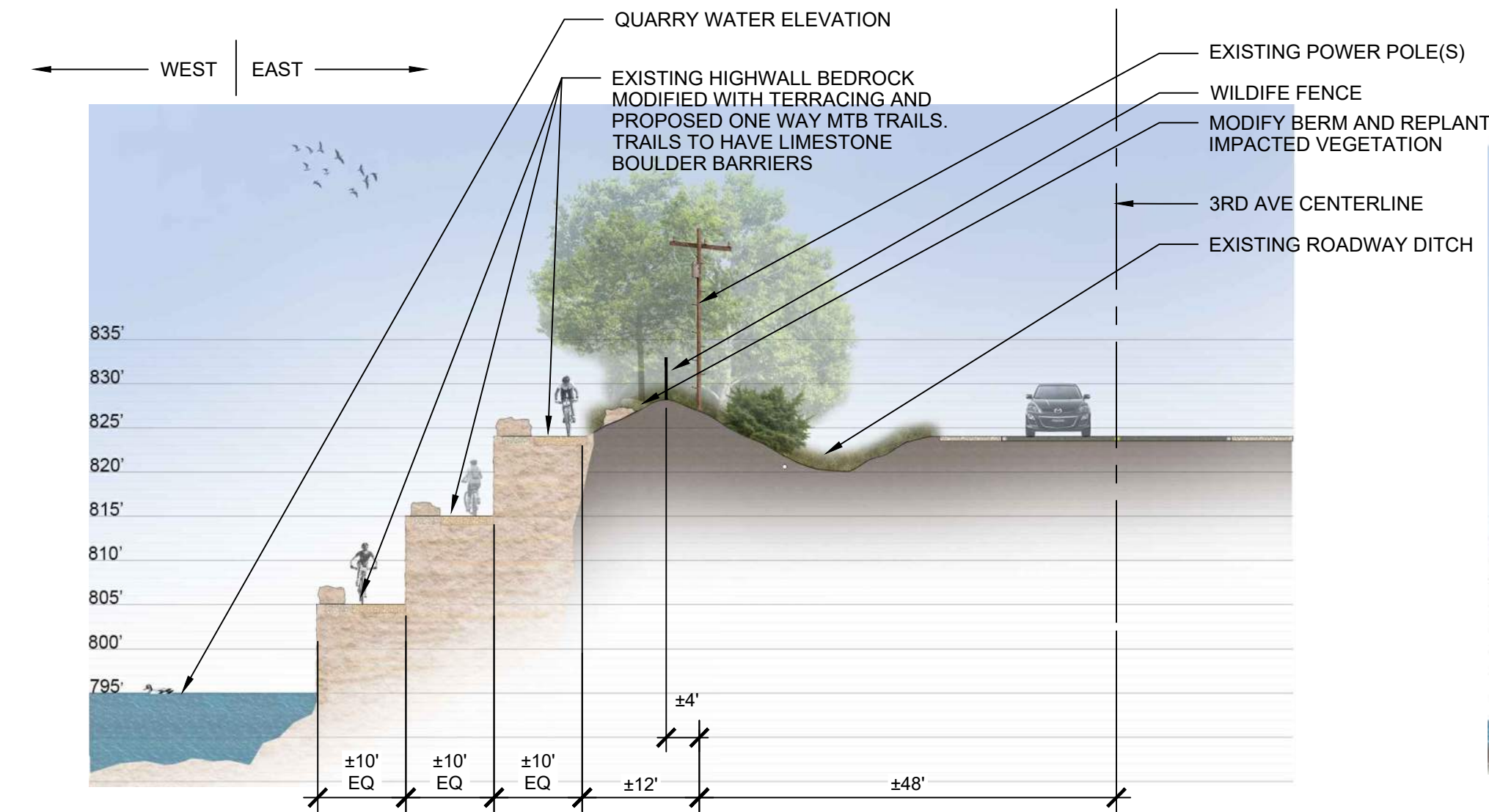
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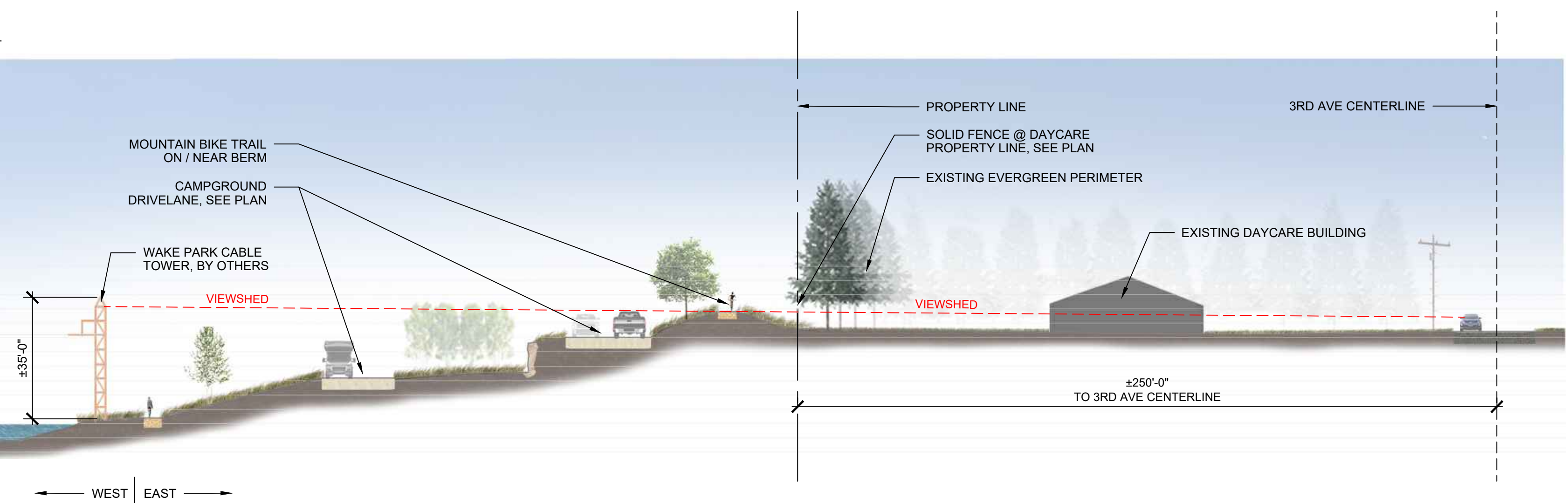
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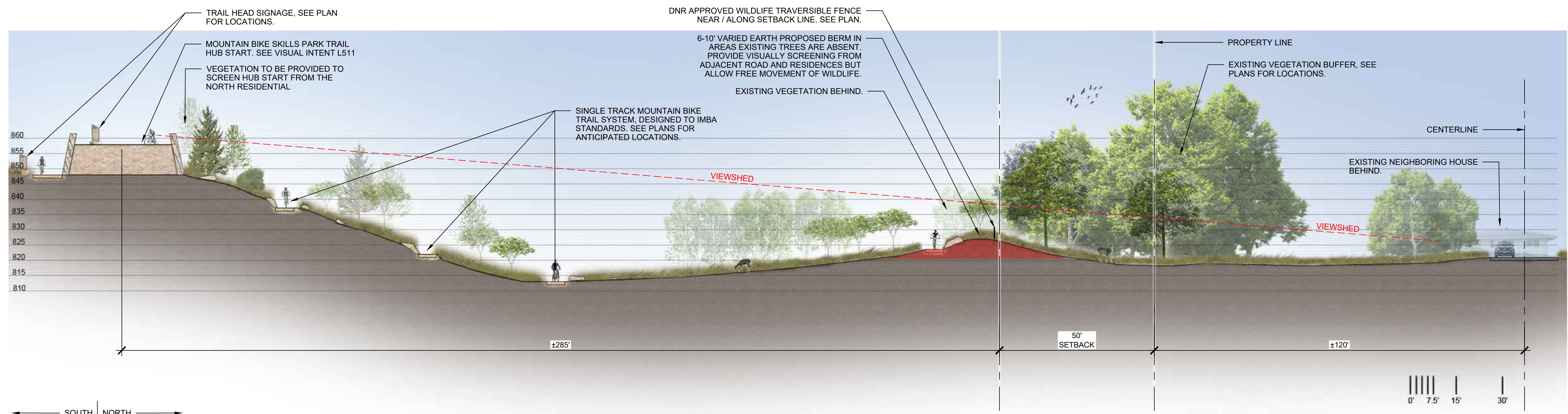
04
L511 NORTH PROPERTY - N/S SECTION 02 N.T.S.



02
L511 SOUTH PROPERTY - TERRACE TRAIL SECTION, TYP N.T.S.



03
L511 NORTH PROPERTY - E/W SECTION N.T.S.



01
L511 NORTH PROPERTY - N/S SECTION 01 N.T.S.

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**ROCKWELL RV &
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SITE SECTIONS

L510

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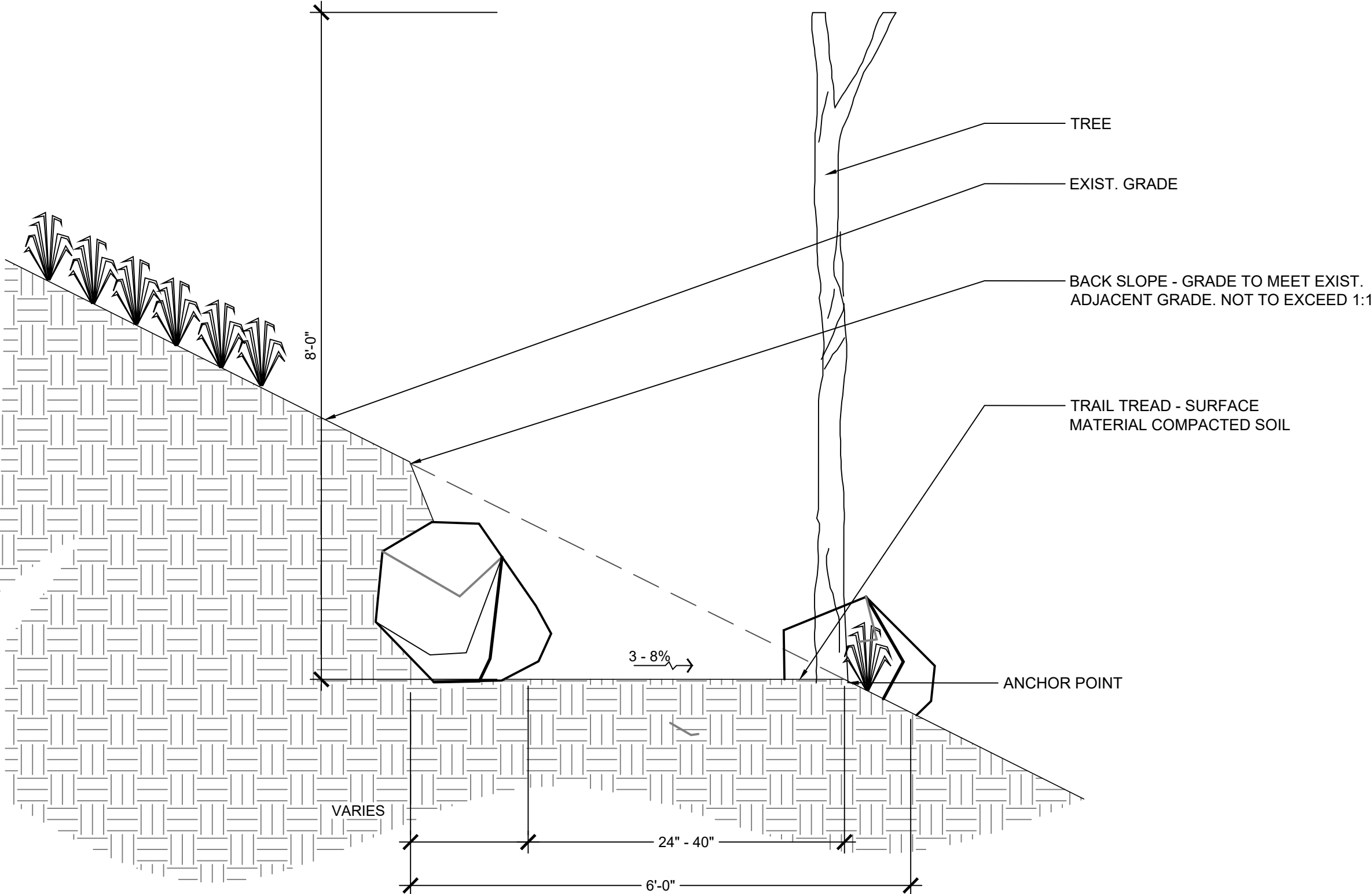
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KEYS FOR THE PRINTED LAYERS.
IF PRINTED CORRECTLY, THEY
SHOULD APPEAR AS FOLLOWS:

D

- NOTES:
TYPICAL TRAIL TREAD ON SLOPE SIDE TRAILS SHALL BE CONSTRUCTED AS POSSIBLE.
1. CORRIDOR DIMENSIONS: 6' W X 8' H
 2. TREAD WIDTH: 24" - 40"
 3. TREAD MATERIAL: NATURAL SURFACE, MECHANICALLY COMPACTED
 4. TREAD CROSS SLOPE: 3% - 8%

PROVIDE FULL DEPTH TEST SEGMENTS ON-SITE FOR ACCEPTANCE PRIOR TO TRAIL CONSTRUCTION. ADJUSTMENTS TO $\frac{1}{2}$ " MINUS AGGREGATE DEPTH WILL BE FIELD DIRECTED BY PROJECT MANAGER TO OBTAIN DESIRED GRADATION AND DENSITY.

C



B

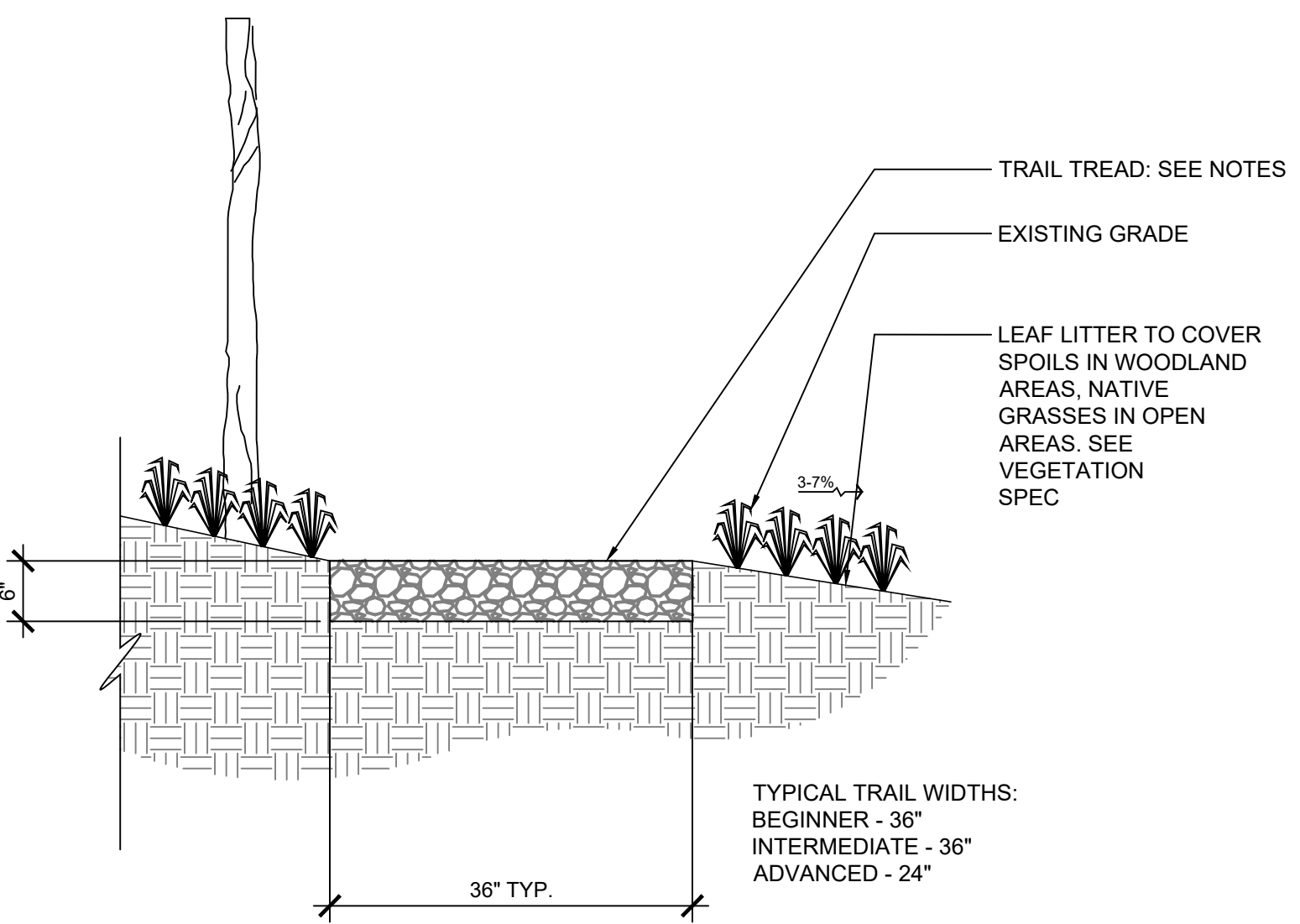
03
L512 TYPICAL SINGLETRACK TRAIL SECTION ON SLOPE SCALE: 3/4" = 1'-0"

A

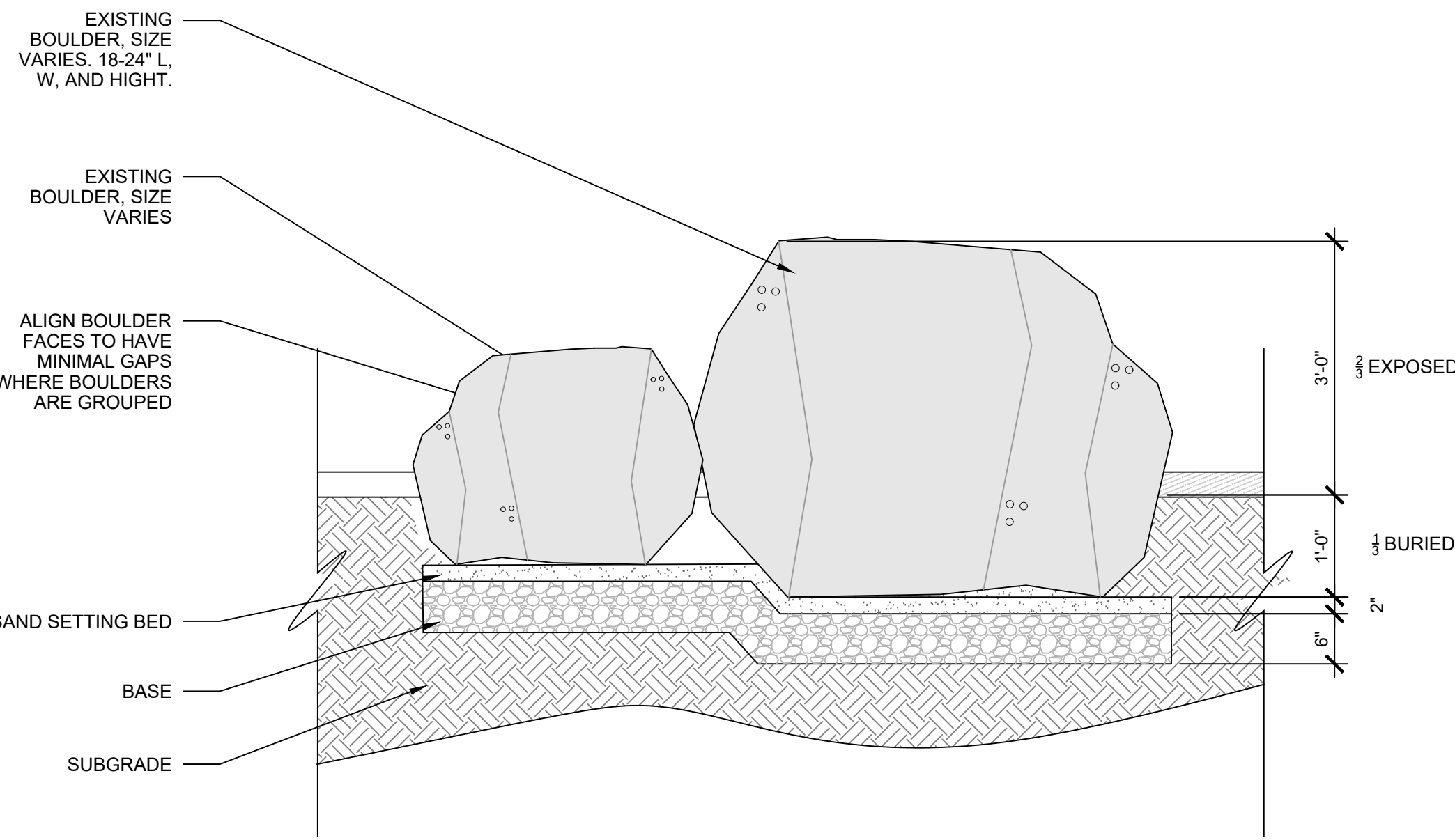
NOTES:
THE TYPICAL TRAIL TREAD SHALL BE CONSTRUCTED AS FOLLOWS:

1. SCRAPE ORGANIC SOILS FROM SURFACE
2. ADD 2-3" DEPTH OF $\frac{1}{2}$ " MINUS AGGREGATE/ RECLAIM MATERIAL TO AMEND UNDERLYING SOILS
3. TILL AGGREGATE MATERIAL TO A DEPTH OF 6"
4. COMPACT TO ACCEPTED STANDARDS PER TRAIL CONSTRUCTION NOTE 2 ON SHEET L5.0

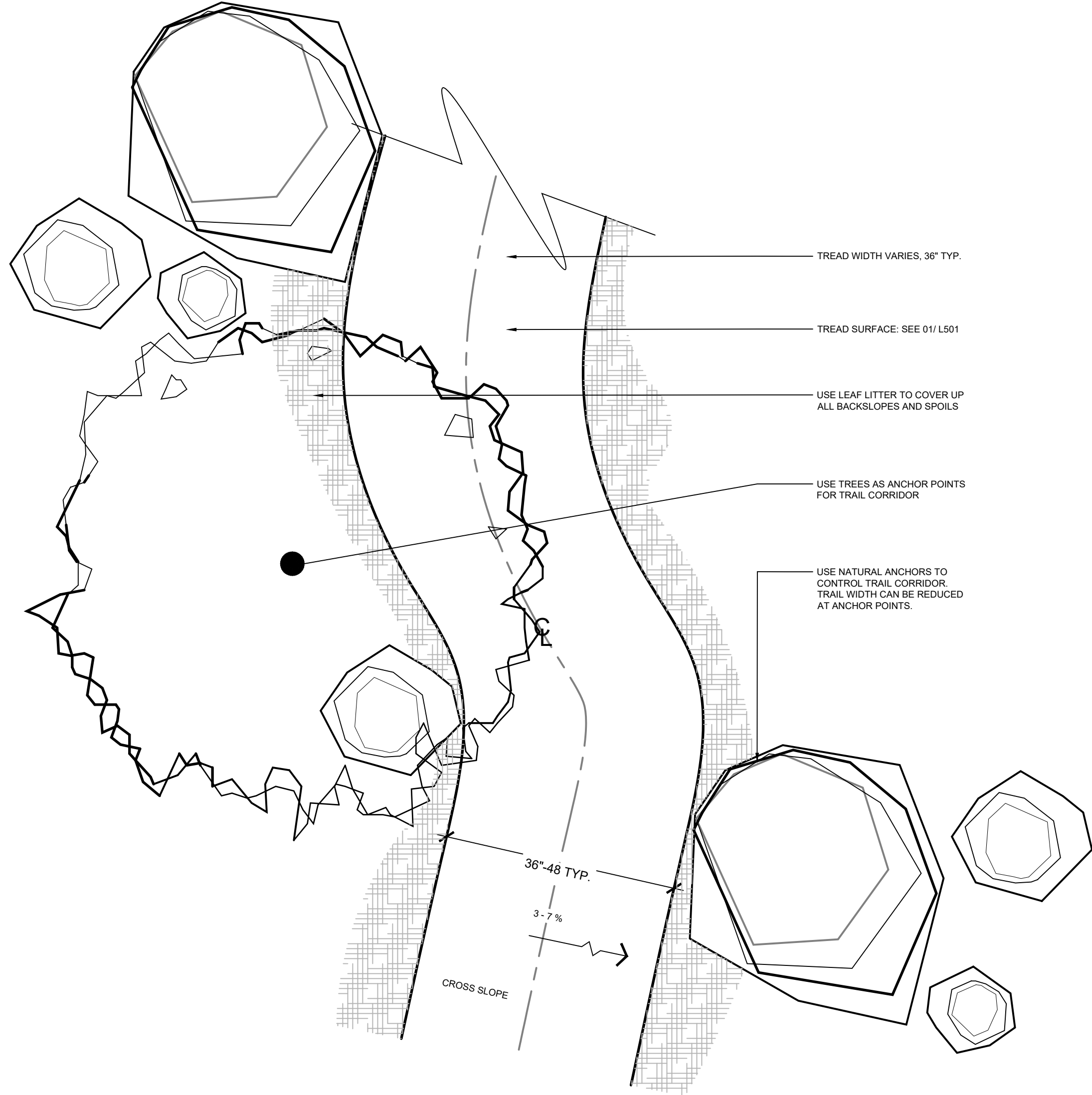
PROVIDE FULL DEPTH TEST SEGMENTS ON-SITE FOR ACCEPTANCE PRIOR TO TRAIL CONSTRUCTION. ADJUSTMENTS TO $\frac{1}{2}$ " MINUS AGGREGATE DEPTH WILL BE FIELD DIRECTED BY PROJECT MANAGER TO OBTAIN DESIRED GRADATION AND DENSITY.



01
L512 TYPICAL SINGLETRACK TRAIL CROSS SECTION SCALE: 3/4" = 1'-0"



04
L512 FIELDSTONE BOULDER, TYP SCALE: 3/4" = 1'-0"



02
L512 TYPICAL SINGLE TRACK TRAIL CONSTRUCTION N.T.S

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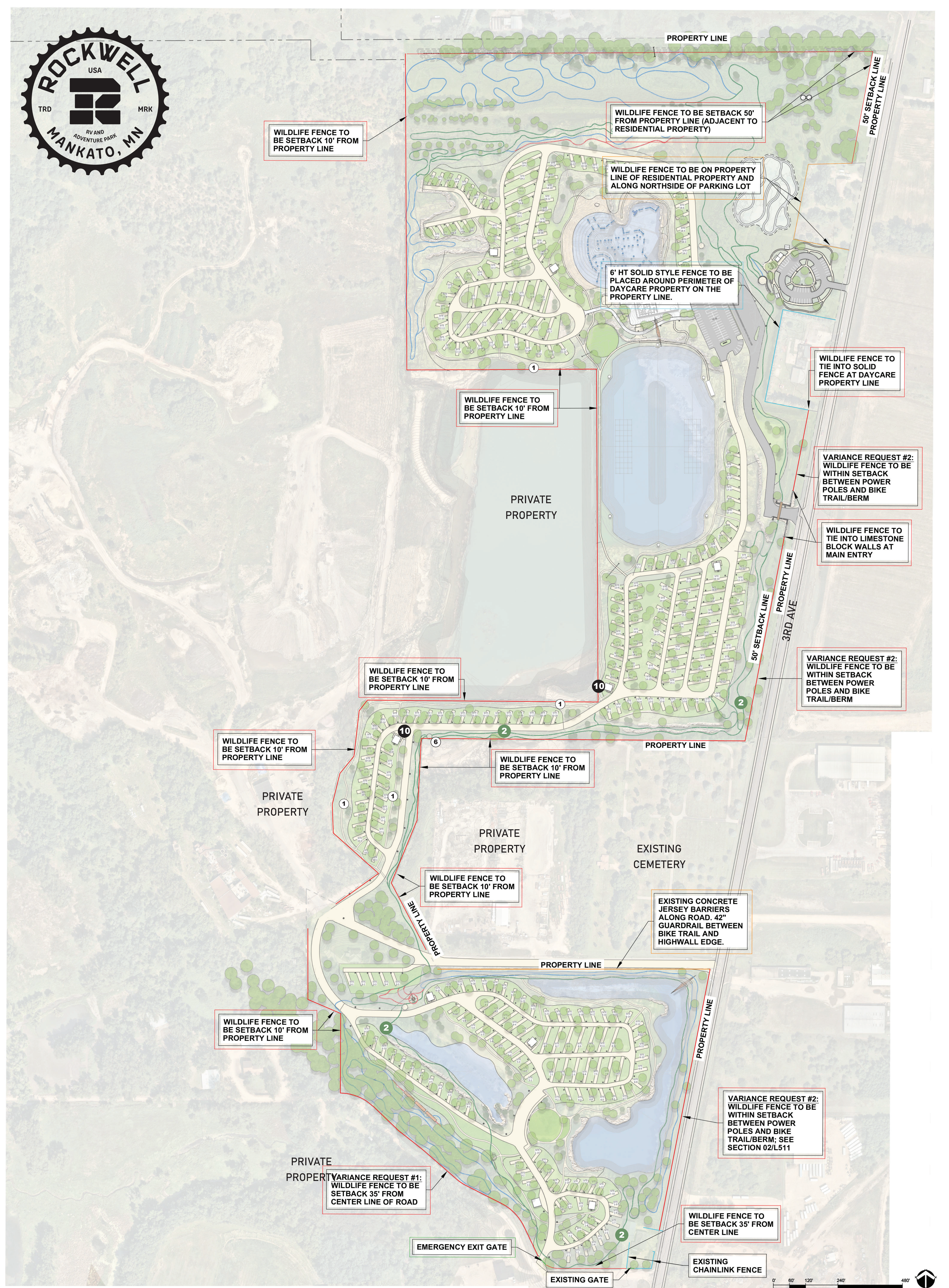
Revision Schedule		
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SITE DETAILS

L511



SITE LEGEND:

BIKE TRAILS

- 1 ACCESS / CONVENIENCE BIKE OPTIMIZED TRAILS (TWO WAY)
- 2 BEGINNER TRAILS (ONE WAY)
- 3 INTERMEDIATE TRAILS (ONE WAY)
- 4 BIKE SKILLS LINES (BEGINNER; INTERMEDIATE; EXPERT)
- 5 TRAIL HUB @ BIKE SKILLS
- 6 TRAIL HEAD / TRAIL ENTRY POINTS

OTHER SITE AMENITIES / FEATURES

- 1 PUBLIC PARKING / ACCESS
- 2 USER PARKING
- 3 OPEN SPACE
- 4 WATER CABLE PARK
- 5 MODIFIED SHORELINE W/LIMESTONE TERRACING
- 6 GRAVEL / SAND BEACH
- 7 WATER ACCESS
- 8 CLIMBING WALL
- 9 BOULDERING WALLS

BUILDINGS

- 10 RESTROOM / PAVILION
- 11 MAIN BUILDING (W/RESTROOM)

