

Rockwell RV & Adventure Park

Construction Phasing Plan



Rockwell RV & Adventure Park will be constructed in a logical and coordinated sequence that allows infrastructure, recreational amenities, buildings, and site improvements to be completed efficiently while maintaining compliance with approved engineering plans, applicable permits, and regulatory requirements. Construction activities will be coordinated among contractors and may overlap where practical to maximize efficiency and maintain the overall project schedule.

Construction is anticipated to begin immediately following receipt of the required Township approvals. Initial activities will focus on construction of the Rockwell Mountain Bike Trail System, which is primarily located around the perimeter of the property and outside of the historic mining limits. To facilitate efficient construction sequencing and coordination among contractors, development activities will generally progress from the northern portion of the property toward the south as practical. While certain infrastructure improvements and recreational amenities may be constructed concurrently or out of sequence as project conditions warrant, this overall approach is intended to improve construction efficiency, minimize conflicts between work areas, and support the overall project schedule.

Major site infrastructure improvements will begin concurrently with trail construction and include installation of sanitary sewer, water, electrical distribution, stormwater management facilities, and other underground utilities. Roadway construction, site grading, and preparation of building sites will occur simultaneously with utility installation to support the overall development schedule. The project team intends to complete the majority of underground utility installation during the fall construction season.

Construction of the Cable Wake Park is expected to begin shortly after project approval through installation of foundations, towers, mechanical equipment, docks, and supporting infrastructure. Earthwork, shoreline improvements, and preparation of the Aqua Park and other recreational amenities will also progress concurrently as utilities and grading activities are completed.

Building construction, including the Main Lodge, Aqua Park Building, and bathhouses is anticipated to begin during the fall construction season. The project team intends to complete building foundations and erect the primary building shells prior to winter, allowing interior construction, mechanical systems, plumbing, electrical installation, and architectural finishes to continue throughout the winter months.

Landscape restoration and reclamation activities will occur throughout construction as weather and seasonal conditions allow. Permanent seeding, turf establishment, tree planting, and installation of native vegetation will begin during the fall construction season where practical, with remaining landscaping completed during the following spring. Final grading, stabilization, erosion control measures, and restoration will be completed in accordance with the approved grading and engineering plans and the approved Reclamation Plan Amendment.

The overall construction schedule is intended to support a late May to early June 2027 opening for the campground and major recreational amenities. Following the initial opening, remaining landscaping, trail enhancements, and other minor site improvements may continue as necessary to complete the project.

Construction sequencing may be modified as necessary to accommodate weather conditions, contractor availability, material procurement, permitting requirements, utility coordination, and other project-specific considerations. Any adjustments to the construction sequence will remain consistent with the approved plans, applicable permit conditions, and the overall intent of the approved phased development.

Phase	Fall 2026	Winter 2026–27	Spring 2027
Mountain Bike Trails	●		●
Utilities	●		●
Site Grading	●	●	●
Cable Wake Park	●		Final Commissioning
Buildings	Foundations & Shells	Interior Construction	Final Completion
Landscaping	Initial Planting		Final Planting
Final Inspections			●
Grand Opening			May 27th