

HEART OF GLOVER: TOWN GREEN

TOWN OF GLOVER MUNICIPAL GREEN
3140 Glover Street, Glover Vermont

PROJECT DATA

911 ADDRESS: 3140 GLOVER STREET
GLOVER VERMONT 05839
USE: PUBLIC GREEN
PARCEL SIZE: 22,476 S.F. (~½ ACRE)
AREA OF WORK:
LANDSCAPING 14,032 S.F.
DRIVEWAY 5,273 S.F.
HARDSCAPE 3,102 S.F.
TOTAL 22,407 S.F.

PROJECT DATA

OWNER
TOWN OF GLOVER
51 BEAN HILL ROAD
GLOVER VT 05839
SELECT BOARD CHAIR: ANNE ELDRIDGE
ANNETOWNOFGLOVER.COM
802.363.2698

PROJECT CONTACT
GLOVER PLANNING COMMISSION
CHAIRS:
JAMES COE
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NELLA CARGOLI COE
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NELLAGCARGOLI_COE@MAC.COM

ARCHITECT
COE + COE ARCHITECTURE
2342 ANDOVERVILLE RD.
W. GLOVER VT 05875
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LANDSCAPE ARCHITECT
NEW WEST WORKSHOP
3019 37TH ST.
LUBBOCK, TX 79413
BARNABAS KANE
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GENERAL PROJECT NOTES

- ALL WORK SHALL COMPLY WITH AUTHORITIES HAVING JURISDICTION NOT LIMITED TO FEDERAL, STATE, MUNICIPAL AND UTILITY REGULATIONS AND CODES.
- INFORMATION RELATING TO THE SITE AND EXISTING STRUCTURES IS BASED ON BOUNDARY SURVEY, PUBLIC RECORDS AND FIELD MEASUREMENTS. ACTUAL CONDITIONS MAY VARY. BOUNDARY FINIS, RIGHTS OF WAYS, UTILITIES, AND EASEMENTS SHALL BE FIELD VERIFIED BY THE CONTRACTORS PERFORMING THE WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION NECESSARY TO IMPLEMENT THE PROJECT SCOPE OF WORK. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE DESIGN INTENT OF THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- CONTRACTOR SHALL ESTABLISH APPROPRIATE STAGING AREA FOR STOCKED MATERIALS. STORED MATERIALS SHALL BE SECURED AND SEGREGATED FROM THE PUBLIC.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE AND INSTALL SAFETY AND SECURITY FENCING AS NECESSARY FOR THE PROJECT. AT A MINIMUM A 48" WOVEN PLASTIC SAFETY NETTING OR APPROVED EQUAL SHALL PROTECT THE SITE FROM PUBLIC RIGHTS OF WAYS.
- THE SITE IS ½ ACRE IN SIZE AND A 3-9020 GENERAL PERMIT FOR STORMWATER DISCHARGE FROM A CONSTRUCTION SITE IS NOT REQUIRED. REGARDLESS CONTRACTOR SHALL COMPLY WITH THE LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL.
- CONTRACTOR WILL WORK WITH THE PROJECT OWNER AND ADJACENT LAND-OWNERS TO ESTABLISH A CONSTRUCTION SCHEDULE RELATING TO ACCESS LOGISTICS AND UTILITY DISRUPTIONS. CONTRACTOR SHALL MAINTAIN ONE POINT OF INGRESS AND EGRESS TO ADJACENT PROPERTIES AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL UTILITY AND OWNER REGARDING PARK'S NEW ELECTRICAL SERVICE AND FUTURE UNDERGROUND SECONDARY UTILITY EASEMENTS TO ADJACENT PROPERTY OWNERS.
- WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
- DRAWINGS ARE NOT TO BE SCALED. IF ANY DIMENSIONAL DISCREPANCIES ARE FOUND, CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.
- ALL ADA SLOPES AND GRADES SHALL BE LESS THAN 1:20 WITH A CROSS SLOPE OF LESS THAN 1:50 TRANSITIONS OR CHANGES OF GRADE MORE THAN 2" OR 2" BEVELED ARE NOT ALLOWED.

DRAWING INDEX

ARCHITECTURAL SERIES:
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LANDSCAPE ARCHITECTURE:
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L0.2 HARDSCAPE PLAN
L0.3 LANDSCAPE PLAN

SCOPE OF WORK

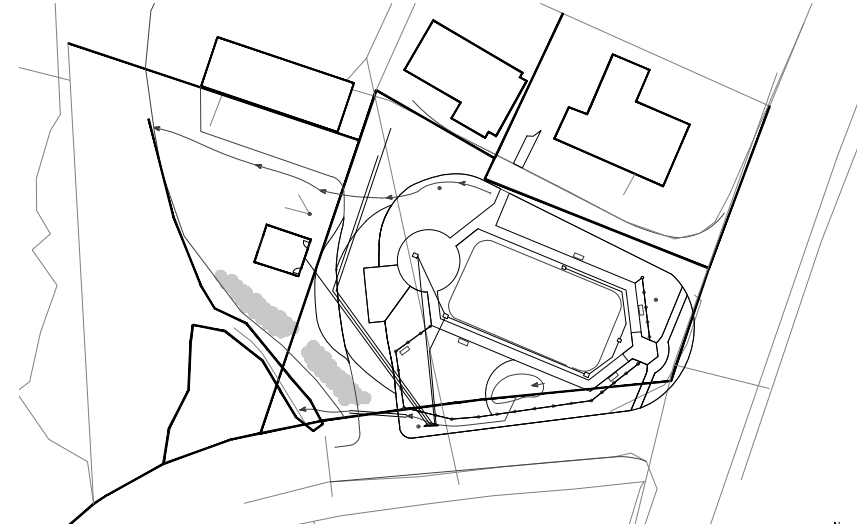
- ELECTRICAL** HEART OF GLOVER PARK
SIZE AND BUILD PRESERVATIVE TREATED, DOUBLE SIDED ELECTRICAL PRIME PEDESTAL ADJACENT TO POLE TO ACCOMMODATE NEW PARK SERVICE, (3) RELOCATED SERVICES + 48" EXPANSION SPACE
NEW 200 AMP ELECTRICAL SERVICE FOR HEART OF GLOVER PARK. MAIN PANEL AT PRIME PEDESTAL.
(2) 2" CONDUITS TO FUTURE PAWLON
1" CONDUIT TO ELECTRICAL RECEPTACLES AROUND PARK
PROVIDE 20 AMP QUAD RECEPTACLE AT EACH PARK PEDESTAL
ALL DEVICES AND MATERIALS TO BE NEMA RATED AND APPROVED FOR THE USE AND LOCATIONS.
ADJACENT PROPERTY OWNERS
PROVIDE AND INSTALL (2) 2" UNDERGROUND SERVICE ENTRY CONDUITS FROM PRIME PEDESTAL TO EACH OF THREE ADJACENT PROPERTIES. THE INTENT IS TO REDUCE OVERHEAD POWER LINES ACROSS THE PARK PROVIDING A NEW SERVICE EASEMENT TO ADJACENT PROPERTY OWNERS. PROVISION AND INSTALLATION OF CONDUIT ONLY. CABLES AND SERVICE CHANGE UNDER SEPARATE AGREEMENT. PLEASE PRICE AS LINE ITEM.
- GRADING**
GRUB SITE AND DISPOSE ORGANICS AND MATERIALS AS REQUIRED.
ROUGH GRADE SITE AND EXCAVATE ANY UNSUITABLE MATERIALS. STOCK SALVAGED MATERIALS. EXPORT UNWANTED MATERIALS. SALVAGE SAVED MATERIALS FOR REINSTALLATION (VETERANS ROCK).
PREP FOR HARDSCAPES
FINAL GRADE WITH NEW GRAVEL, STONE, AMENDMENTS, TOP SOIL, MULCHES TO COMPLETE THE PROJECT PER PLAN.
- HARDSCAPING**
INSTALL CONCRETE SIDEWALKS, PAVERS, STONES, LOGS, FENCES AND FEATURES AS SHOWN ON PLANS.
ALL CONCRETE FLATWORK INCLUDING SIDEWALKS, ADA PARKING AND PATH, AND PAWLON PLAZA SHALL BE REINFORCED WITH #4 BARS @24" O.C. E.W. UNLESS OTHERWISE NOTED.
- LANDSCAPING**
PLANT AND MULCH PER LANDSCAPE PLAN
WATER FOR ONE MONTH, GUARANTEE 95% SURVIVAL FOR ONE YEAR
INCLUDE TEMPORARY FENCING, SIGNAGE, OR BARRIERS TO KEEP FOOT AND VEHICULAR TRAFFIC OFF OF GERMINATING AREAS.



1 VICINITY MAP
N.T.S.



1 AERIAL PLAN
1" = 40'-0"



1 SITE PLAN FOR REFERENCE: SEE LANDSCAPE PLANS
1" = 30'-0"

COE + COE ARCHITECTURE

CONSULTANTS

ARCHITECT: COE + COE ARCHITECTURE, LLC
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PROJECT: HEART OF GLOVER: TOWN GREEN
1111 11TH STREET
GLOVER VT 05839
TOWN OF GLOVER
GLOVER VT 05839

PROJECT STATUS	
REV.	DATE
01	2.11.2020

DRAWN BY: JC
CHECKED BY: NC / JC
COVER
A1.1
HEART OF GLOVER PARK

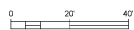
GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL CML DRAWINGS FOR THE ENTIRE PROJECT. DRAWING NOTES APPLY ONLY TO THOSE DRAWINGS WHICH THEY APPEAR.
2. THIS PROJECT INCLUDES THE REDEVELOPMENT OF AN EXISTING PARK INCLUDING: REMOVAL/RELOCATION OF UTILITIES, TREES, LANDSCAPING FEATURES, NEW CONCRETE SIDEWALKS, STORM DRAINS, PARKING, PARKING SIGNS, RESTORATION OTHER MISCELLANEOUS SITE WORK TO BE COORDINATED WITH OTHER DISCIPLINES.
3. ANY ALTERATION TO THE PLAN SHALL BE AUTHORIZED BY THE OWNER.
4. THESE PLANS SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
5. ELEVATIONS ARE BASED ON TOPOGRAPHIC SURVEY AND LIDAR OUTSIDE OF THE PROJECT LIMITS. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE. EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THERE MAY BE OTHER UNKNOWN BURIED UTILITIES. NEITHER THE OWNER OR THE ENGINEER WARRANTS OR GUARANTEES THE CONDITIONS SHOWN ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE STATE PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN CONFLICTS ARISE FROM OTHER DRAWINGS AND TRACES.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE PROJECT IN A TIMELY AND SAFE MANNER.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING PAVEMENT, ROADWAYS, STRUCTURES AND SHALL REPAIR ANY DAMAGE AT NO COST TO THE OWNER.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.

NOTES:

1. CONTOURS SHOWN ARE NAVD83 STATE PLANE REFERENCED TO THE LIDAR PROVIDED BY THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION OUTSIDE OF THE PROJECT LIMITS AND ARE ADJUSTED WITHIN THE PROJECT LIMITS FROM TOPO AND GPS POINTS.
2. THE PROPERTY LINES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED BY THE TOWN OF GLOVER WHICH INCLUDED A SURVEY DATED JUNE 2022 BY LITTLE RIVER SURVEY COMPANY, LLC. INFORMATION PROVIDED HEREIN FOR A PERMIT APPLICATION DOES NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 28 V.S.A. §2502(4) AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS.
3. RIVER CORRIDOR AND BUFFER IS FROM VERMONT NATURAL RESOURCES ATLAS.
4. THE APPROXIMATE LIMITS OF THE BASE FLOOD ELEVATION (BFE) ALSO KNOWN AS THE 1% AEP OF 100 YEAR FLOOD PLAN ARE BASED ON THE GLOVER T5 PANEL. THE SITE IS LOCATED BETWEEN CROSS SECTION H80 AND SCALED FROM INTERPOLATION ALONG FLOOD PROFILE D1P ESTIMATING THE DOWN STREAM FLOOD ELEVATION AT THE PROPERTY LINE OF THE GLOVER FIRE DEPARTMENT 652 (NOV) AND UP STREAM ELEVATION OF 957' (NOV). THE BFE APPEARS TO BE WITHIN THE RIVER CHANNEL AND MAY NOT BE AN ACCURATE REPRESENTATION OF ACTUAL FLOODING LIMITS. TOWN OF GLOVER, COMMITMENT PANEL NUMBER 500251 0010 B, EFFECTIVE DATE AUGUST 5, 1991.
5. SEWER, WATER, & STORM INFORMATION PROVIDED FROM TOWN OF GLOVER VERMONT WASTEWATER COLLECTION SYSTEM SHEET 8&9 OF 18 RECORD DRAWINGS (DEC. 80)

**GLOVER GREEN
EXISTING SITE PLAN**
SCALE: 1" = 20'



PROJECT BENCH MARK COORDINATES

NORTHINGS	EASTING	ELEV.	DESCRIPTION
803522000	1721932660	959.34	10" SPIKE
803518000	1721903910	959.52	10" SPIKE
803505042	1721927351	959.08	10" SPIKE
8035532417	1721231091	958.03	10" SPIKE
8035183852	1721983405	959.54	10" SPIKE

LEGEND

- EXISTING MINOR CONTOUR (SEE PLAN FOR INCREMENT)
- EXISTING MAJOR CONTOUR
- - - - - PROPOSED CONTOUR
- DRAINAGE CONVEYANCE
- STORM DRAIN/GULVERT (SIZE AS SHOWN)
- UNDERDRAIN (SIZE AS SHOWN)
- CATCH BASIN
- EXISTING WATER MAIN/SERVICE (SIZE AS SHOWN)
- PROPOSED WATER MAIN/SERVICE (SIZE AS SHOWN)
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED CURB STOP
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- EXISTING SANITARY SEWER SERVICE (SIZE AS SHOWN)
- PROPOSED SANITARY SEWER SERVICE (SIZE AS SHOWN)
- YARD LIGHT
- OVERHEAD ELECTRIC (AND) TELEPHONE
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE
- PROPERTY LINE
- IRON PIPE/IRON PIN
- LOT LINE
- TEST PIT
- CONTROL POINT

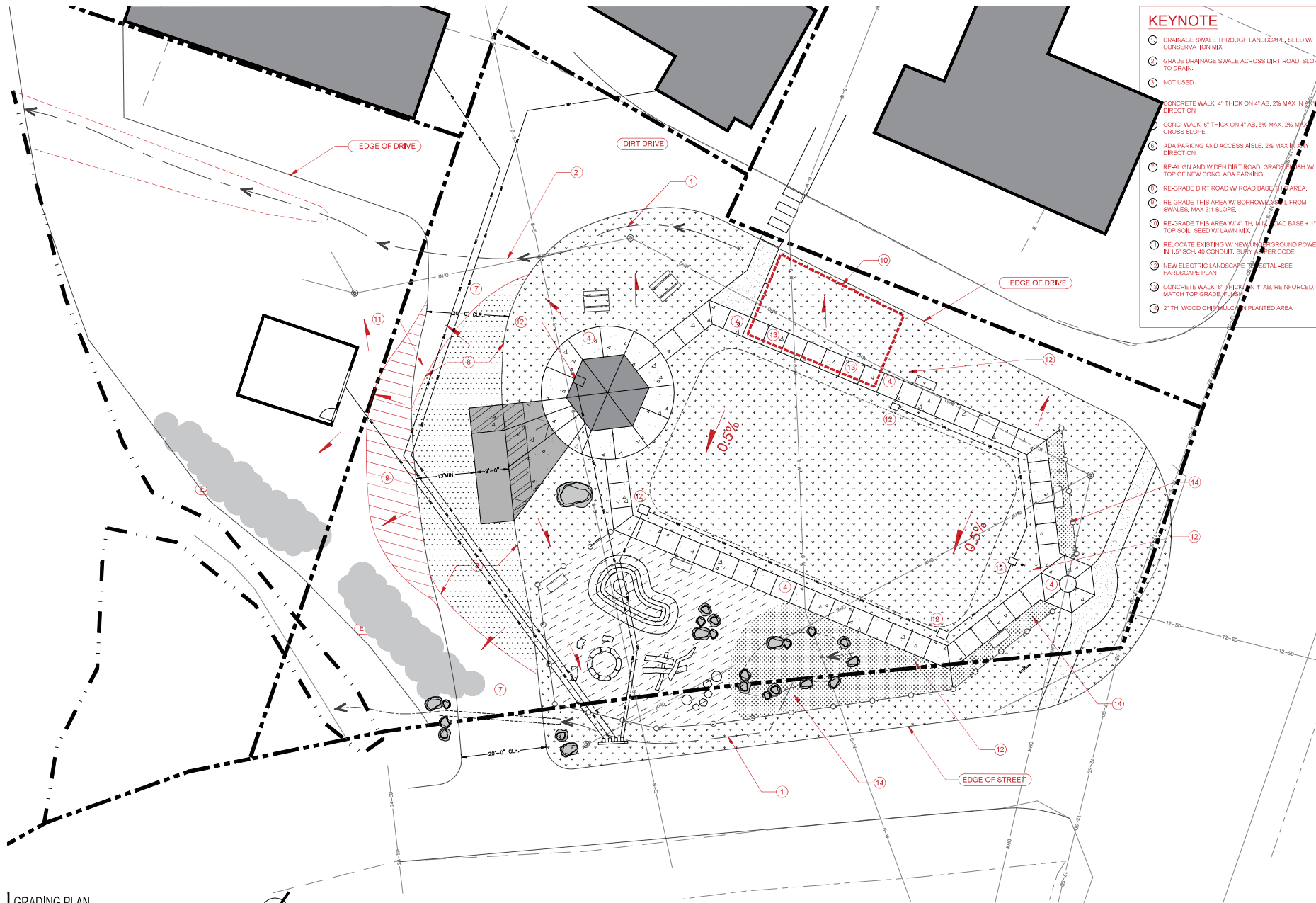
*NOTE: HEAVY LINE WEIGHTS DENOTE PROPOSED CONDITION. SOME UTILITY SYMBOLS ARE SHOWN FOR REFERENCE ONLY.

RUGGLES ENGINEERING SERVICES, INC.
Civil Engineering—Site Permitting
Water, Sewer and Stormwater System Designs
100 Main St., Shelburne, VT 05488
Tel: 802-985-1000
Job No.: 23045

TOWN OF GLOVER
GLOVER, VT
PREPARED FOR:
ADDRESS:
DATE:
DESIGNED: NPS
DRAWN: NPS/BL
CHECKED: NPS
DATE: 8/20/24

REVISIONS
No. Description
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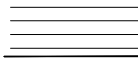
- KEYNOTE**
- ① DRAINAGE SWALE THROUGH LANDSCAPE, SEED W/ CONSERVATION MIX.
 - ② GRADE DRAINAGE SWALE ACROSS DIRT ROAD, SLOPE TO DRAIN.
 - ③ NOT USED.
 - ④ CONCRETE WALK, 4" THICK ON 4" AB, 2% MAX IN ANY DIRECTION.
 - ⑤ CONC. WALK, 6" THICK ON 4" AB, 5% MAX, 2% MAX CROSS SLOPE.
 - ⑥ ADA PARKING AND ACCESS AISLE, 2% MAX TRANSIT DIRECTION.
 - ⑦ RE-ALIGN AND WIDEN DIRT ROAD, GRADE TO 1% W/ TOP OF NEW CONC. ADA PARKING.
 - ⑧ RE-GRADE DIRT ROAD W/ ROAD BASE THIS AREA.
 - ⑨ RE-GRADE THIS AREA W/ BORROWED SOIL FROM SWALES, MAX 3:1 SLOPE.
 - ⑩ RE-GRADE THIS AREA W/ 4" TH. MIN. ROAD BASE + 1" TOP SOIL, SEED W/ LAWN MIX.
 - ⑪ RELOCATE EXISTING W/ NEW UNDERGROUND POWER IN 1.5" SCH. 40 CONDUIT, BURY AT DEEP CODE.
 - ⑫ NEW ELECTRIC LANDSCAPE POSTAL - SEE HARDSCAPE PLAN.
 - ⑬ CONCRETE WALK, 6" THICK ON 4" AB, REINFORCED, MATCH TOP GRADE, FLUSH.
 - ⑭ 2" TH. WOOD CHIP MULCH IN PLANTED AREA.



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 www.newwestworkshop.com
 3019 5th St.
 Lakeland, FL 34413

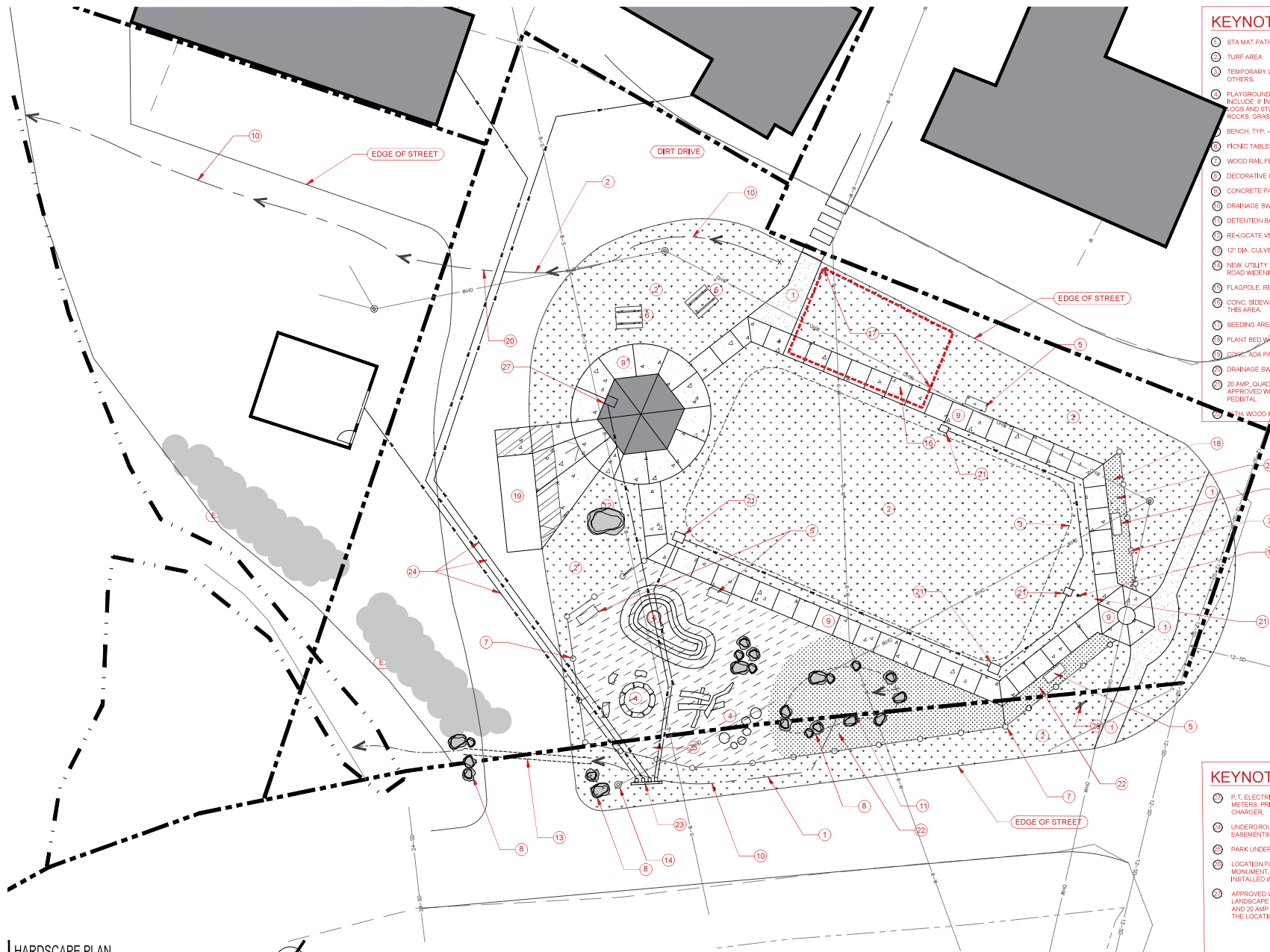
GRADING
 HEART OF GLOVER: TOWN GREEN
 GLOVER, VERMONT

PROJECT: 2307
 DATE: 2.11.26
 REVISIONS:



L1.1





- KEYNOTE**
- 1 STAMM PATH - 3" TH. ON LANDSCAPE FABRIC
 - 2 TURF AREA
 - 3 TEMPORARY WINTERTIME HOCKEY BOARDS BY OTHERS
 - 4 PLAYGROUND, 12" TH. WOOD CHIPS ON FABRIC, TO INCLUDE 6" INT. DIA. STONE BLOCK SAND BOX, WOOD LOGS AND STUMPS, BALANCING ROCKS, SITTING ROCKS, GRASSY MOUND (4'-6" TALL)
 - 5 BENCH, TYP. - BY OWNER
 - 6 PICNIC TABLES - BY OWNER
 - 7 WOOD RAIL FENCING, 4 RAILS
 - 8 DECORATIVE BOULDERS, LOCAL STONE
 - 9 CONCRETE PATHS AND PLAZA, TYP. 4" TH. 4" ABC
 - 10 DRAINAGE SWALE
 - 11 DETENTION BASIN
 - 12 RELOCATE VETERAN ROCK
 - 13 12" DIA. CULVERT, SLOPE TO DRAIN COVER TO CODE
 - 14 NEW UTILITY POLE LOCATION TO ACCOMMODATE ROAD WIDENING (COMPLETED 2025)
 - 15 FLAGPOLE, RELOCATE EXISTING OR NEW (BY OWNER)
 - 16 CONC. SIDEWALK TO BE 6" THICK AND REINFORCED IN THIS AREA
 - 17 SEEDING AREA
 - 18 PLANT BED W/ WOOD MULCH
 - 19 CONC. ADA PARKING
 - 20 DRAINAGE SWALE ACROSS DIRT ROAD
 - 21 20 AMP. QUAD RECEPTACLE RATED FOR LOCATION IN APPROVED WEATHER PROTECTED LANDSCAPE PEDestal
 - 22 4" TH. WOOD MULCH PLANTING AREA

- KEYNOTE CONT.**
- 23 P.T. ELECTRICAL PEDESTAL FOR (4) SERVICE METERS, PRIMARY PARK PANEL, AND FUTURE CAR CHARGER
 - 24 UNDERGROUND ELECTRICAL SERVICE AND EASEMENTS TO ADJ. PROPERTIES AS INDICATED
 - 25 PARK UNDERGROUND ELECTRICAL DISTRIBUTION
 - 26 LOCATION FOR JOHN GLOVER HISTORICAL MONUMENT, OWNER PROVIDED, CONTRACTOR INSTALLED WITH 48"X14" 9" ZONC. BASE MIN.
 - 27 APPROVED WEATHER PROOF ELECTRICAL LANDSCAPE PEDESTAL WITH 60 AMP SUB-PANEL AND 20 AMP QUAD RECEPTACLE APPROVED FOR THE LOCATION



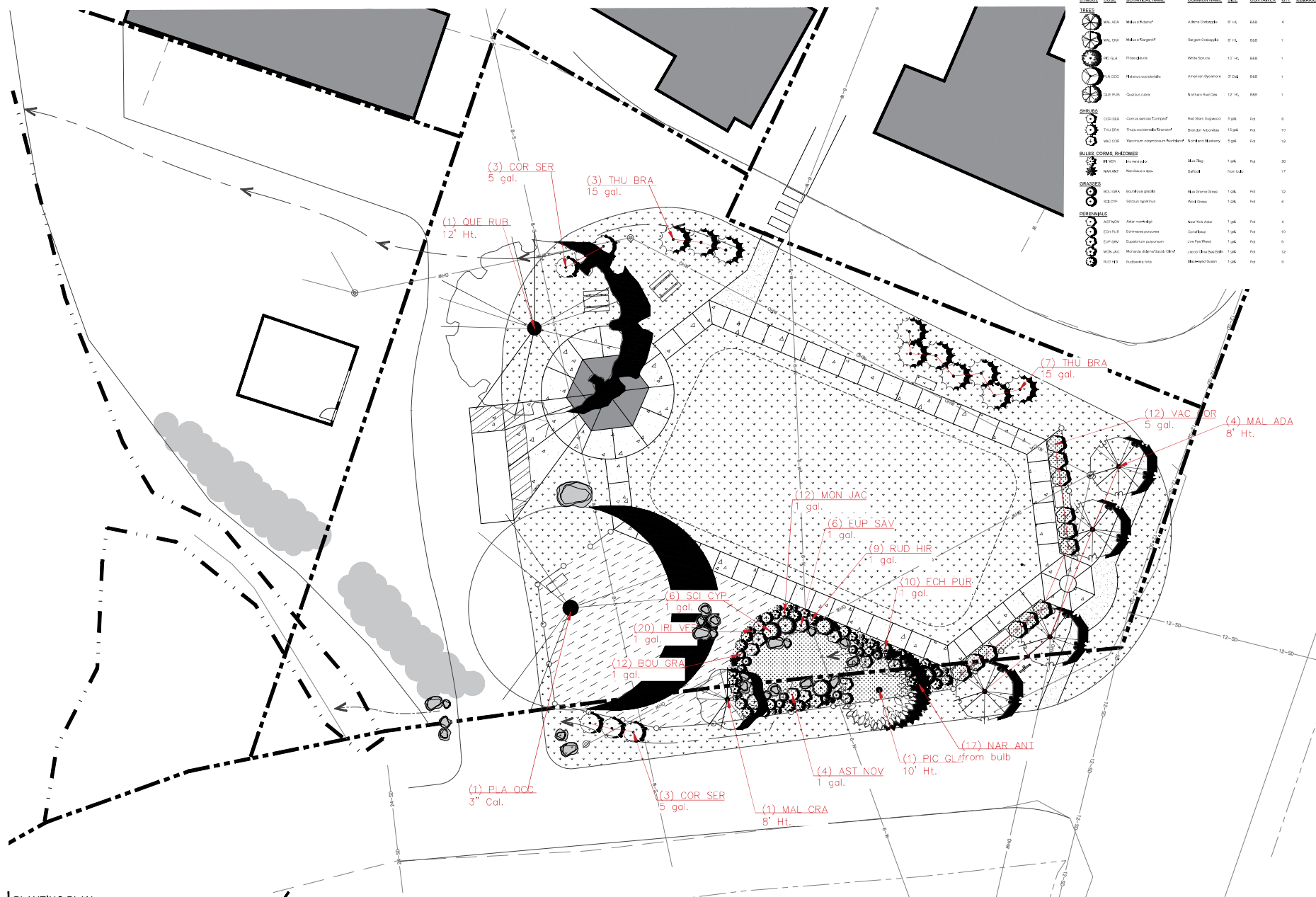
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 Lebanon, TN 37043

HARDSCAPE
 HEART OF GLOVER: TOWN GREEN
 GLOVER, VERMONT

PROJECT: 2307
 DATE: 02.11.25
 REVISIONS:

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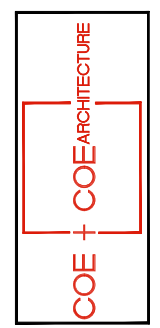
HARDSCAPE PLAN
 SCALE 1" = 10'-0"
 PLAN NORTH



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES							
[Symbol]	MAL ADA	Malus Adairii	Adair's Crabapple	8' Ht.	5 gal.	4	
[Symbol]	MAL CRA	Malus Crabapple	Crabapple	8' Ht.	5 gal.	1	
[Symbol]	THU BRA	Thuja occidentalis	White Cedar	10' Ht.	5 gal.	1	
[Symbol]	QUER	Quercus prinus	American White Oak	2' Cal.	5 gal.	1	
[Symbol]	QUER SER	Quercus serotina	Northern Red Oak	12' Ht.	5 gal.	1	
SHRUBS							
[Symbol]	COR SER	Cornus serotina	Red Spicebush	5 gal.	5 gal.	6	
[Symbol]	THU BRA	Thuja occidentalis	White Cedar	15 gal.	5 gal.	10	
[Symbol]	VAC COR	Vaccinium corymbosum	Northern Huckleberry	5 gal.	5 gal.	10	
BULBS, CORNS, RHIZOMES							
[Symbol]	PIE	Picea canadensis	Blue Spruce	1 gal.	1 gal.	20	
[Symbol]	NAR ANI	Nerium oleander	Orange Blossom	1 gal.	1 gal.	17	
GRASSES							
[Symbol]	POA	Poa annua	Annual Ryegrass	1 gal.	1 gal.	12	
[Symbol]	POA	Poa annua	Annual Ryegrass	1 gal.	1 gal.	4	
PERENNIALS							
[Symbol]	AST NOV	Aster novifolius	New York Aster	1 gal.	1 gal.	4	
[Symbol]	EUP SAV	Euphorbia satyria	Cornflower	1 gal.	1 gal.	10	
[Symbol]	EUP SAV	Euphorbia satyria	Cornflower	1 gal.	1 gal.	10	
[Symbol]	MAL ADA	Malus Adairii	Adair's Crabapple	1 gal.	1 gal.	10	
[Symbol]	RUD HIR	Rudbeckia hirta	Black-eyed Susan	1 gal.	1 gal.	9	

PLANTING PLAN
 SCALE 1" = 10'-0"
 PLAN NORTH



PLANTING
 HEART OF GLOVER: TOWN GREEN
 GLOVER, VERMONT

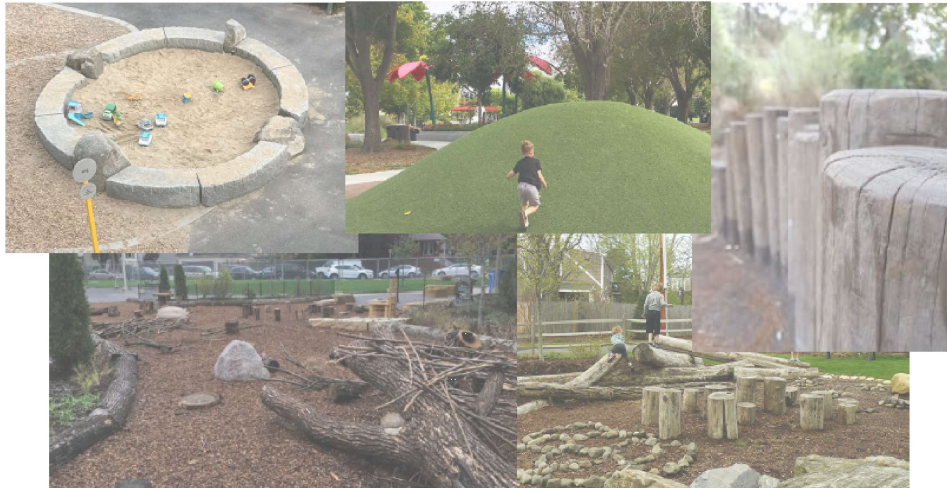
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 REVISIONS:

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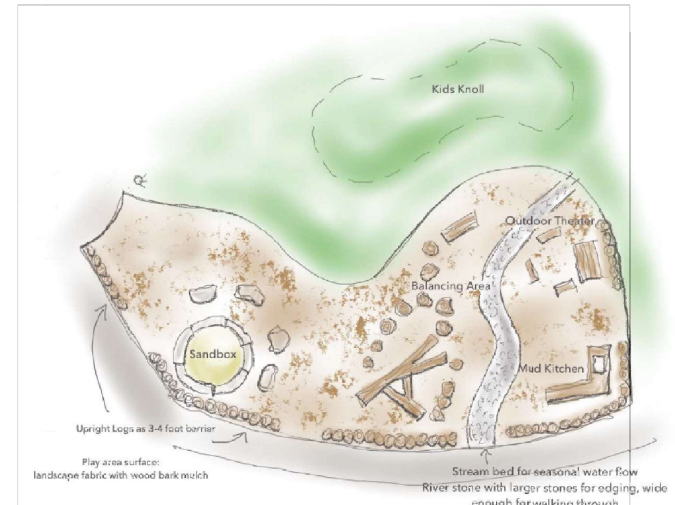


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 Lubbock, TX 79413



NATURE PLAY AREA EXAMPLE PHOTOS



NATURE PLAY AREA SKETCH DETAIL

DETAILS
 HEART OF GLOVER: TOWN GREEN
 GLOVER, VERMONT

PROJECT: 2307
 DATE: 02.11.20
 REVISIONS:

L2.1