

CLUBHOUSE RENOVATIONS FRANKLIN COUNTRY CLUB

672 EAST CENTRAL STREET
FRANKLIN, MA 02038

SHEET INDEX

No.	Title	Issue Date
C001	Cover Sheet	August 18, 2025
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REFERENCE PLAN INDEX

No.	Title	Issue Date
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OWNER

Franklin Country Club
Steven Brennan, General Manager
672 East Central Street
Franklin, MA 02038

PROJECT MANAGER

Avalon Consulting Group, LLC
41 Cals Court
Taunton, MA 02780

ARCHITECT

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330 Bear Hill Road., Suite 202
Waltham, MA 02451

ENVIRONMENTAL CONSULTANT

EcoTec, Inc.
100 Grove Street, Suite 203
Worcester, MA 01605

GOLF COURSE ARCHITECT

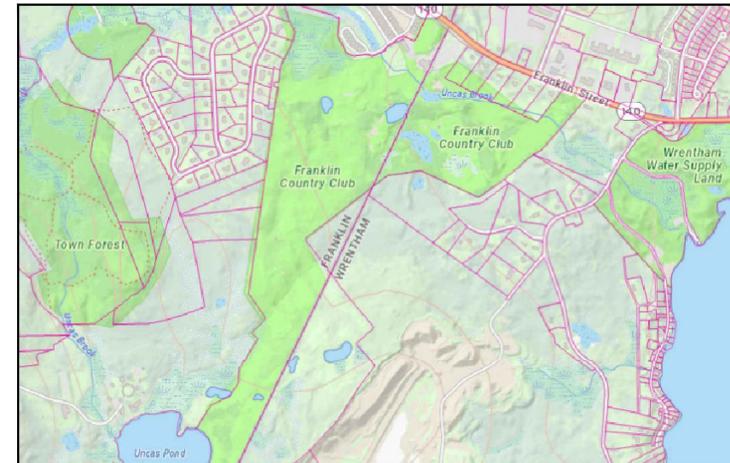
Nagle Design Works, LLC
P.O. Box 114
Hopwood, PA 15445

LANDSCAPE ARCHITECT

Gardner+Gerrish Landscape Architects, LLC
151 Broadway, Suite 245
Providence, RI 02903

REVISIONS/ISSUES

No.	Note	Date
1	Issued for Permitting	August 18, 2025



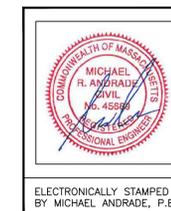
LOCUS PLAN - AERIAL
SOURCE: MassMapper SCALE: 1"=1,000'



LOCUS PLAN - GIS
SOURCE: MassMapper SCALE: 1"=1,000'



100 GROVE STREET, SUITE 219, WORCESTER MA 01605
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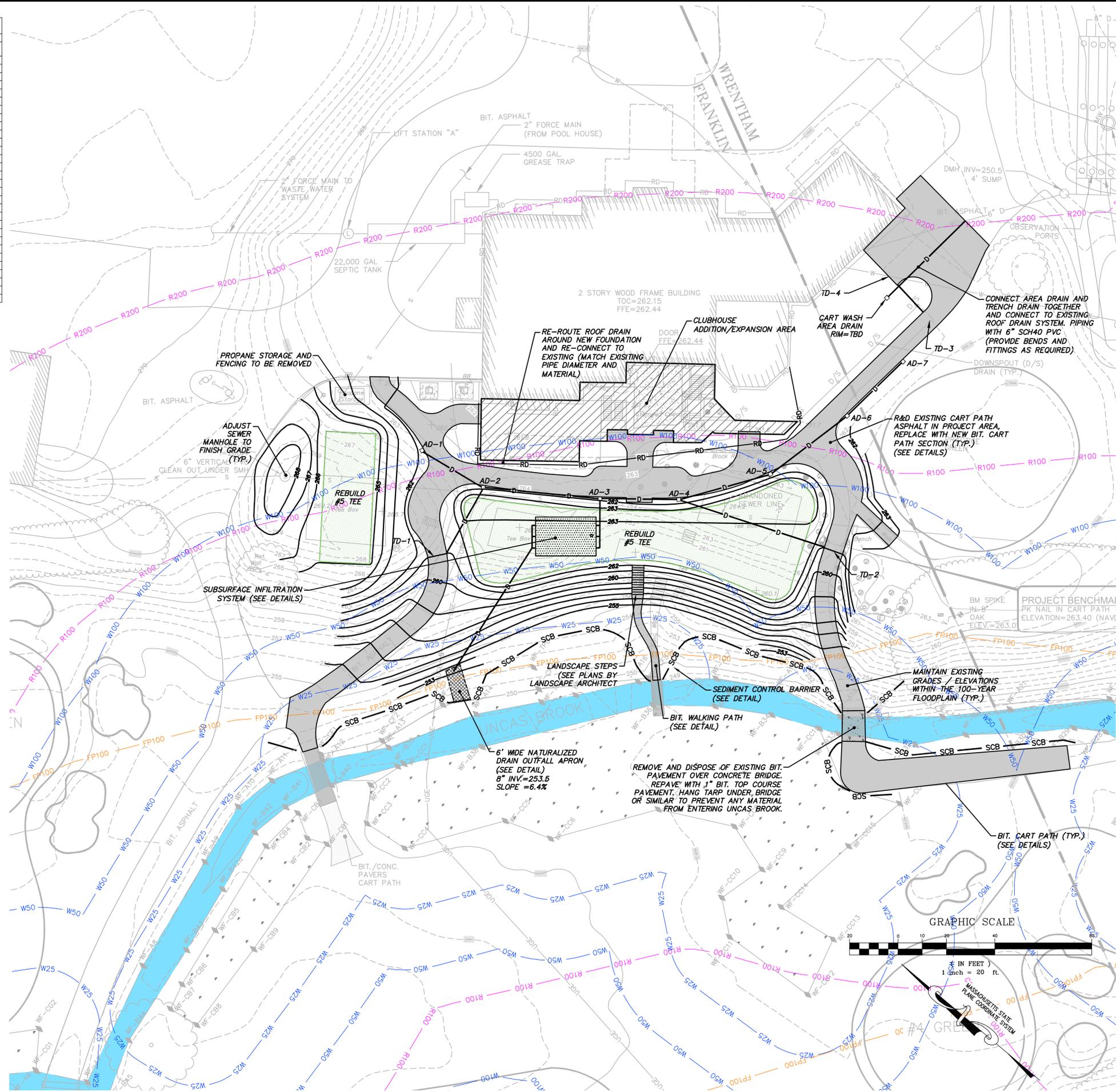


ELECTRONICALLY STAMPED
BY MICHAEL ANDRADE, P.E.

PROPOSED DRAIN ELEVATION TABLE							
STRUCTURE	RIM ELEV.	STRUCTURE ELEVATIONS		NOTES	PIPE SLOPE		
		PENETRATIONS	INVERT		FROM	TO	SLOPE (%)
AD-1	261.3	6" HDPE OUT (AD-2)	260.30		AD-1	AD-2	28.0
AD-2	261.1	6" HDPE IN (AD-1)	259.74				
		4" PVC IN (TD-1)	258.70				
		6" HDPE OUT (AD-3)	258.60		AD-2	AD-3	47.0
AD-3	261.1	6" HDPE IN (AD-2)	257.66				
		6" HDPE IN (AD-4)	257.66				
		6" HDPE OUT (SIS-1)	257.56		AD-3	SIS-1	10.0
AD-4	261.1	6" HDPE IN (AD-5)	258.38				
		4" PVC IN (TD-2)	258.38				
		6" HDPE OUT (AD-3)	258.28		AD-4	AD-3	31.0
AD-5	261.3	6" HDPE IN (AD-6)	259.05				
		6" HDPE OUT (AD-4)	258.95		AD-5	AD-4	38.0
AD-6	261.4	6" HDPE IN (AD-7)	259.72				
		6" HDPE OUT (AD-5)	259.62		AD-6	AD-5	38.0
AD-7	261.4	6" HDPE OUT (AD-6)	260.17		AD-7	AD-6	30.0
TD-1	261.0	4" PVC OUT (AD-2)	259.00		TD-1	AD-2	30.0
TD-2	261.0	4" PVC OUT (AD-4)	259.00		TD-2	AD-4	62.0
TD-3	262.0	4" PVC OUT (TBD)	TBD		TD-3	TBD	-
TD-4	262.0	4" PVC OUT (TBD)	TBD		TD-4	TBD	-

DRAINAGE KEY:

AD-#: AREA DRAIN-NUMBER
 TD-#: TRENCH DRAIN-NUMBER
 FES-#: FLARED END SECTION-NUMBER
 HDPE: HIGH DENSITY POLYETHYLENE DRAINAGE PIPE (ADS N12 OR EQUAL)
 PVC: SDR 35 POLYVINYL CHLORIDE PIPE



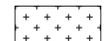
GRAVES ENGINEERING, Inc.
 100 GROVE STREET, SUITE 219, WORCESTER MA 01605
 T 508-856-0321
 gravesengineering.com

NO.	DATE	BY	DESCRIPTION
1	08/18/25	SDM	ISSUED FOR PERMITTING



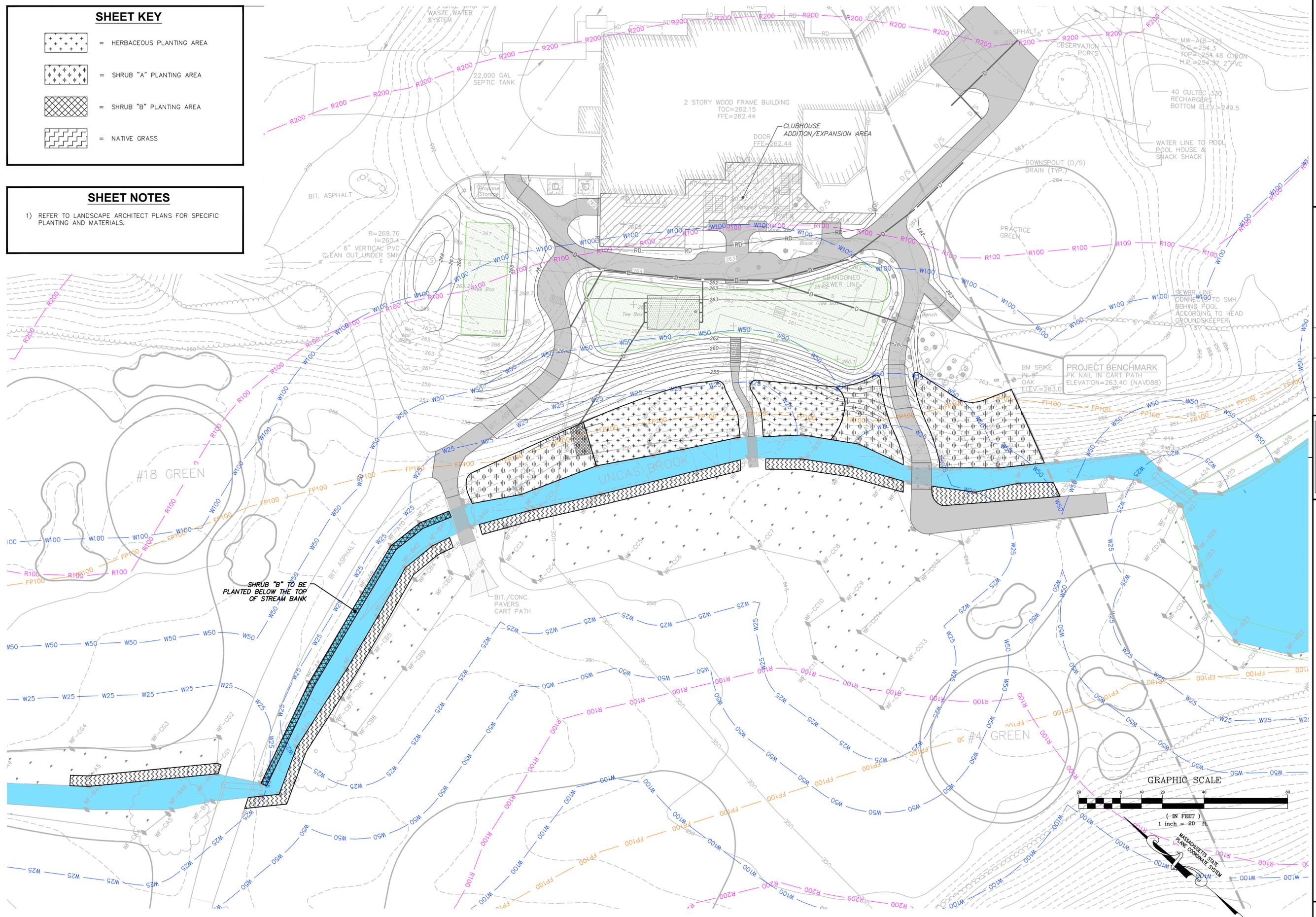
SITE IMPROVEMENTS PLAN - CLUBHOUSE
FRANKLIN COUNTRY CLUB, CLUBHOUSE RENOVATIONS
 FRANKLIN COUNTRY CLUB, 672 EAST CENTRAL STREET, FRANKLIN, MA 02038
 PREPARED FOR: FRANKLIN COUNTRY CLUB, 672 EAST CENTRAL STREET, FRANKLIN, MA 02038
 DATE: 08/18/25 SCALE: 1" = 20'
 DES. BY: SDM
 DRW. BY: SDM
 CHK. BY: MRA
 PRL. NO.: 25109

SHEET KEY

-  = HERBACEOUS PLANTING AREA
-  = SHRUB "A" PLANTING AREA
-  = SHRUB "B" PLANTING AREA
-  = NATIVE GRASS

SHEET NOTES

1) REFER TO LANDSCAPE ARCHITECT PLANS FOR SPECIFIC PLANTING AND MATERIALS.



SHRUB "B" TO BE PLANTED BELOW THE TOP OF STREAM BANK



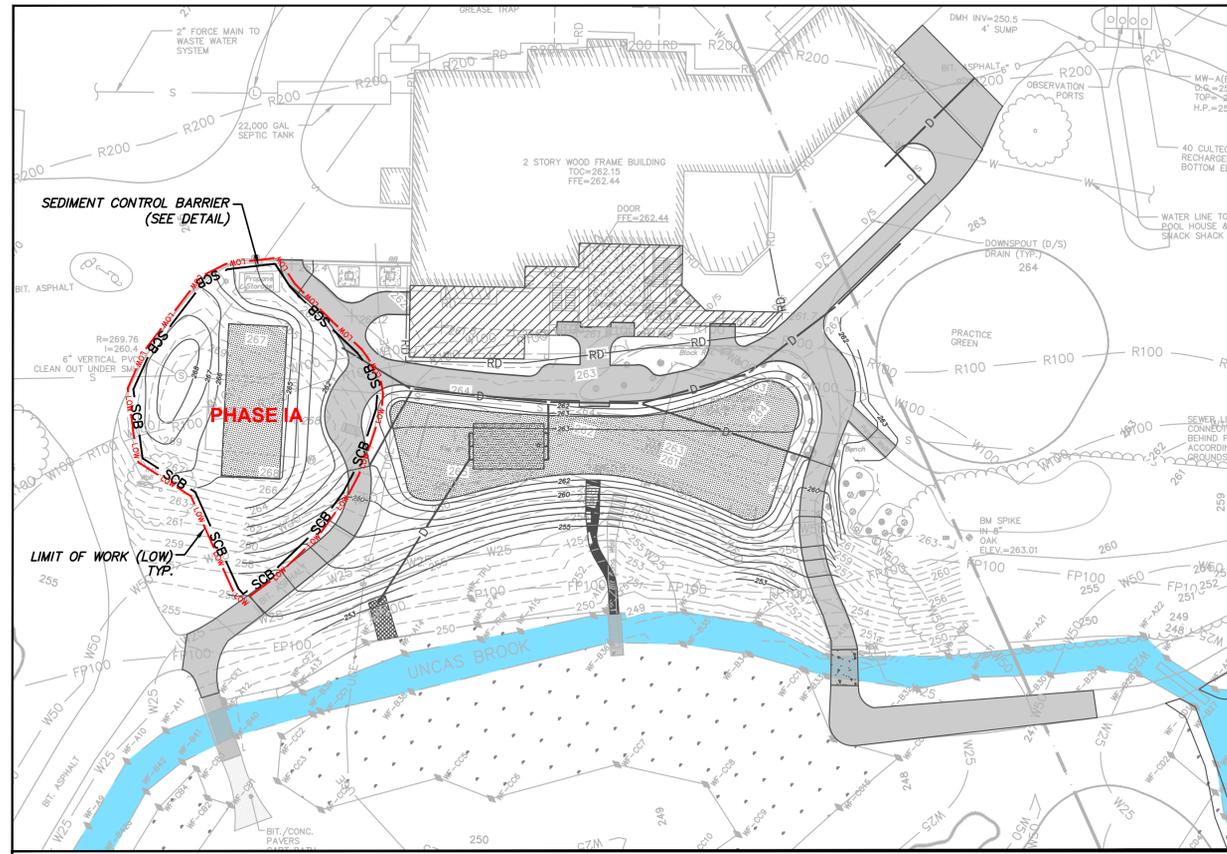
NO.	DATE	BY	SDM	DESCRIPTION
1	08/18/25			ISSUED FOR PERMITTING



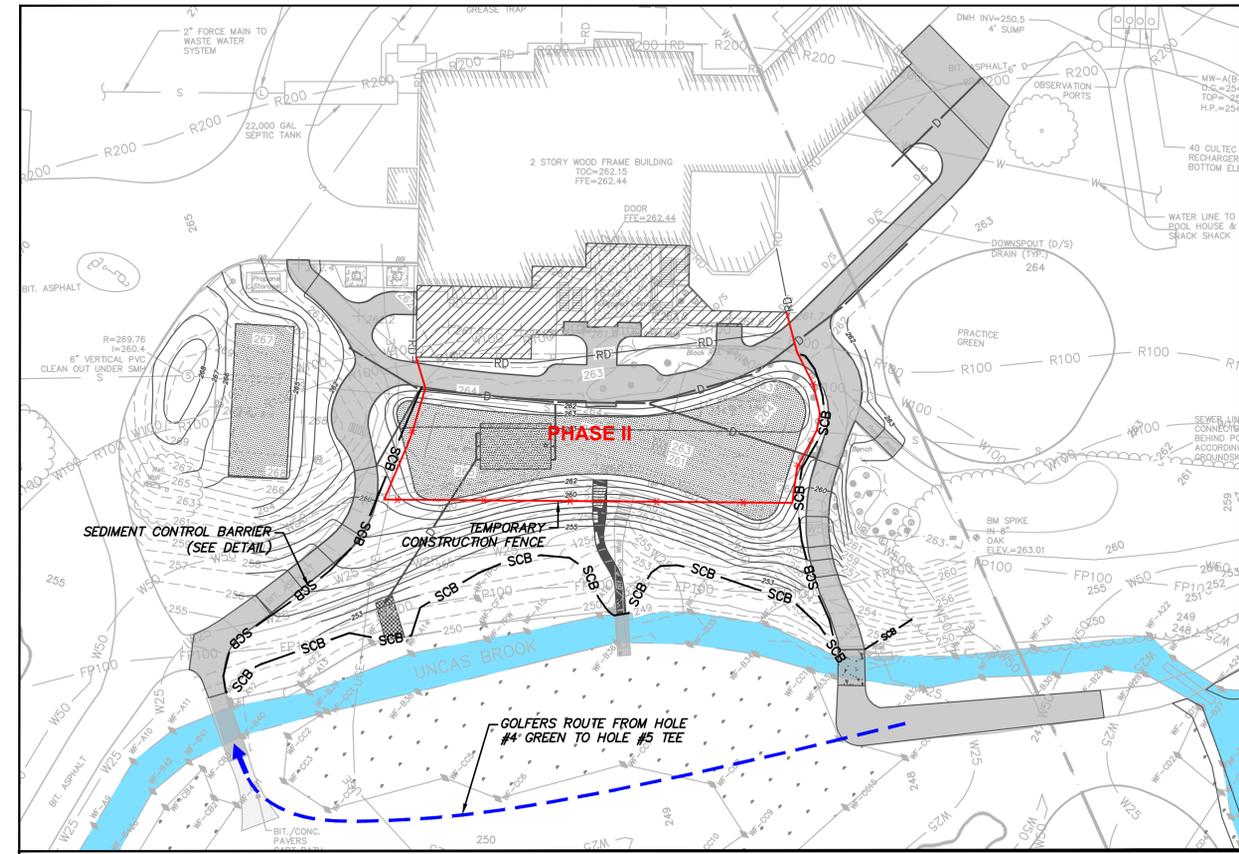
PLANTING PLAN
CLUBHOUSE RENOVATIONS
FRANKLIN COUNTRY CLUB
672 EAST CENTRAL STREET, FRANKLIN, MA 02038

PREPARED FOR: FRANKLIN COUNTRY CLUB
672 EAST CENTRAL STREET, FRANKLIN, MA 02038

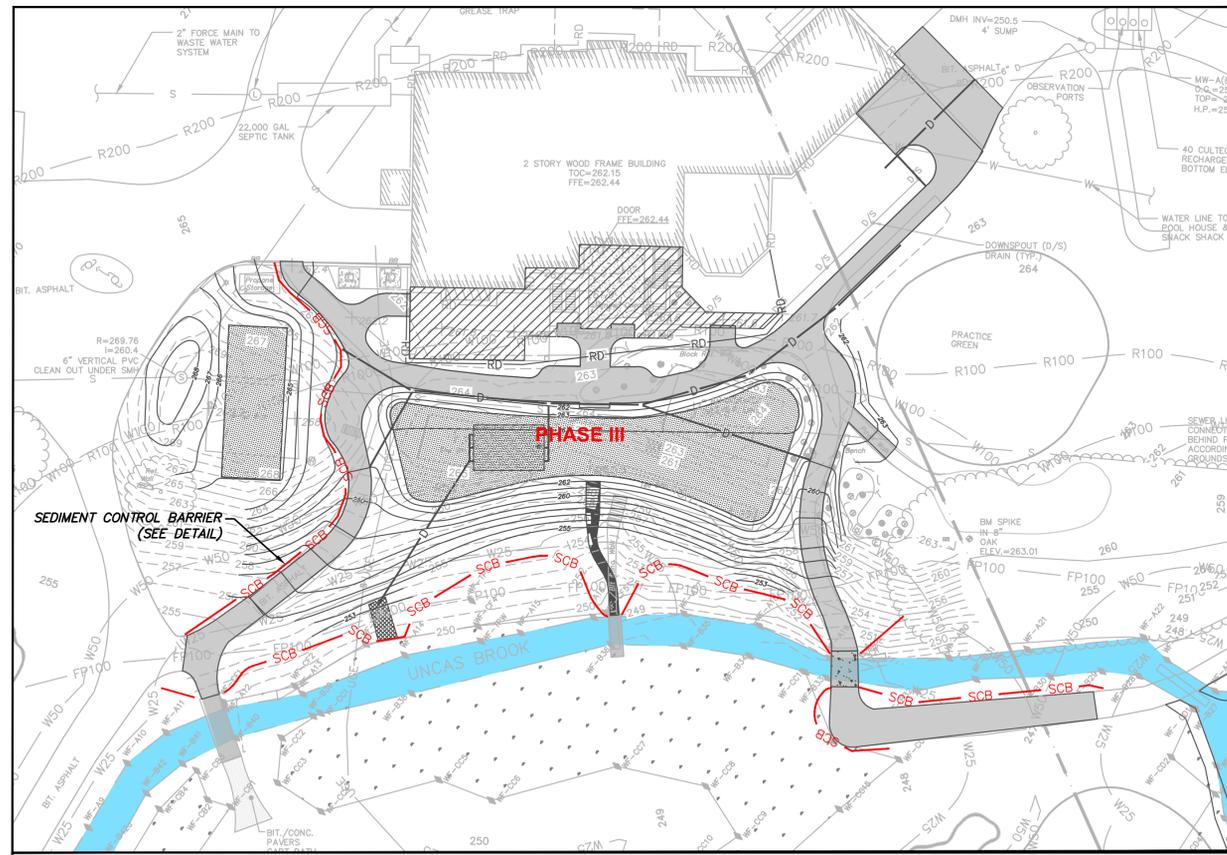
DATE: 08/18/25 SCALE: 1" = 20'
DES. BY: SDM
CHK. BY: MRA
PRJ. NO.: 25109



PHASE IA
SCALE: 1"=30'



PHASE II
SCALE: 1"=30'



PHASE III
SCALE: 1"=30'



Construction Sequence and Schedule:
The project will be phased to allow portions of the 5th tee complex to be used throughout the construction period:

- Phase IA: Westerly Tee – Expand the tee, approximately 3 weeks, Fall 2025**
 - Install erosion control (silt fence and wattle) to isolate the work area and keep sediment off adjacent cart paths.
 - Install tree protection
 - Remove propane storage and fencing to a location outside the jurisdiction of the Conservation Commission
 - Remove existing stairs
 - Strip sod and compost/dispose of outside jurisdiction of the Conservation Commission
 - Grading to rebuild tee
 - Sod the area for stabilization
 - Remove erosion control after sodding
 - Remove tree protection
- Phase IB: Vista Pruning at 5th Hole Pond, Fall 2025**
- Phase II: Central Tee Complex – Bring to Rough Grade, Install stone pad and fence to create materials storage area; demo and construction of clubhouse, Fall 2025**
(During this time, access to the single fifth tee will be from the paved cart path at the fourth hole, across the fairway and up the cart path)
 - Install erosion control (silt fence and wattles) to isolate the work area and keep sediment off adjacent cart paths.
 - Excavate and save perennials for future transplantation
 - Strip sod and compost/dispose of outside Conservation Commission jurisdiction
 - Remove existing stairs
 - Bring tee area to rough grade, install crushed stone to create materials storage pad. Note: refueling of equipment to be completed at the maintenance area on a paved surface. Is there a pump here?
 - Install temporary construction fencing Question – tie fencing into existing clubhouse at this point?
 - Demolition of existing clubhouse decking. Overnight vehicular storage on paved surface at maintenance facility.
 - Construction of exterior of clubhouse to watertight, replacement/addition of HVAC.
- Phase III: Shape Tee, Install Drainage and Construct Cart Paths – Spring 2026**
(During this time, access to the single fifth tee will be from the paved cart path at the fourth hole, across the fairway and up the westerly cart path)

Once the materials storage area is no longer needed, remove gravel and install drainage. Fine grade tee. Construct cart path with asphalt; The perimeter will be stabilized with sod and the top layer will be seeded.

 - Remove construction fencing
 - Relocate erosion control (silt fence and wattles) to the outside of the proposed cart path locations
 - Remove existing stairs
 - Excavate gravel, fine grade tee and install drainage
 - Remove existing cart paths and recycle asphalt off site
 - Strip sod and compost/dispose of outside Conservation Commission jurisdiction
 - Construct cart paths and pave
 - Construct stairs
 - Stabilize with sod or seed and hydro mulch
 - Remove erosion control after area stabilized
- Phase IV: Planting – Fall 2026**
 - Shrub A, Shrub B, herbaceous overseeding, native grass overseeding,

NO.	DATE	BY	DESCRIPTION
1	08/18/25	SDM	ISSUED FOR PERMITTING



Appendix E

*Landscape Plan by Gardner+Gerrish Landscape
Architects LLC, dated August 20, 2025*

NO.	REVISIONS	DATE

Landscape Plan

Franklin Country Club
Franklin, Massachusetts

DESIGNED BY	DWG SCALE
TDC	1" = 20'
DRAWN BY	CONTRACT NO.
TDC	
CHECKED BY	DATE
TDC	08.20.25

SHEET KEY

- HERBACEOUS PLANTING AREA
PLANT WITH NEW ENGLAND WETMIX IN WETLAND HYDROLOGY AREAS, AND NEW ENGLAND SHOWY WILDFLOWER MIX AND NEW ENGLAND NATIVE WARM SEASON GRASS MIX IN UPLAND AREAS, SEE SPECS THIS SHEET
- SHRUB "A" PLANTING AREA
SEE PLANTING SPECS THIS SHEET
- SHRUB "B" PLANTING AREA
SEE PLANTING SPECS THIS SHEET
- NATIVE GRASS
PLANT WITH NEW ENGLAND NATIVE WARM SEASON GRASS MIX

New England Showy Wildflower Mix

Botanical Name	Common Name	Indicator
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Helianthus scaberrimus</i>	Ox Eye Sunflower	UPL
<i>Crotopsis lanceolata</i>	Lance Leaved Coreopsis	FACU
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Liatris spicata</i>	Spiked Gayfeather/Marsh Blazing Star	FAC+
<i>Asclepias syriaca</i>	Common Milkweed	FACU-
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	FACW-
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Solidago juncea</i>	Early Goldenrod	FACW
<i>Eupatorium perfoliatum</i>	Boneset	FACW

APPLY: 23 LBS/ACRE :1900 sq ft/lb

New England Native Warm Season Grass Mix

Botanical Name	Common Name	Indicator
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC

APPLY: 23 LBS/ACRE :1900 sq ft/lb

New England Wetmix (Wetland Seed Mix)

Botanical Name	Common Name	Indicator
<i>Carex vulpinoidea</i>	Fox Sedge	OBL
<i>Carex scoparia</i>	Blunt Broom Sedge	FACW
<i>Carex lurida</i>	Lurid Sedge	OBL
<i>Carex lupulina</i>	Hop Sedge	OBL
<i>Poa palustris</i>	Fowl Bluegrass	FACW
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Scirpus atrovirens</i>	Green Bulrush	OBL
<i>Asclepias incarnata</i>	Swamp Milkweed	OBL
<i>Carex crinita</i>	Fringed Sedge	OBL
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Juncus effusus</i>	Soft Rush	FACW+
<i>Aster lateriflorus (Symphyotrichum lateriflorum)</i>	Starved/Calico Aster	FACW
<i>Iris versicolor</i>	Blue Flag	OBL
<i>Glyceria grandis</i>	American Mannagrass	OBL
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower	OBL
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL

APPLY: 18 LBS/ACRE :2500 sq ft/lb

SHRUB 'A' PLANTINGS- WETLAND HYDROLOGY

Shrub A - Planting Area Woody Planting Plan: Lower Portion (wetland hydrology)

SPECIES, SIZE, SPACING	NUMBER
Shrubs; min. 3' in height, min 1 gal container; 6' on-center average spacing	total*
Highbush blueberry (<i>Vaccinium corymbosum</i>)	9
Arrow-wood (<i>Viburnum recognatum</i>)	
Sweet pepperbush (<i>Clethra alnifolia</i>)	
Nannyberry (<i>Viburnum lentago</i>)	
Common winterberry (<i>Ilex verticillata</i>)	
Silky dogwood (<i>Cornus amomum</i>)	
Red-osier dogwood (<i>Cornus stolonifera</i>)	
Swamp Azalea (<i>Rhododendron viscosum</i>)	

* Depending upon availability from local nursery stock, at least four (4) of the listed shrub species will be selected, with at least two (2) specimens of each selected species planted, for a total of 9 shrubs (minimum).

SHRUB 'A' PLANTINGS- UPLAND HYDROLOGY

Shrub A - Planting Area Upper Portion (upland hydrology)

SPECIES, SIZE, SPACING	NUMBER
Shrubs; min. 3' in height, min 1 gal container; 6' on-center average spacing	total*
Meadowsweet (<i>Spiraea latifolia</i>)	93
Lowbush blueberry (<i>Vaccinium angustifolium</i>)	
Maple Leaf Viburnum (<i>Viburnum acerifolium</i>)	
Bearberry (<i>Arctostaphylos uva-ursi</i>)	
Sweet Fern (<i>Comptonia peregrina</i>)	
New Jersey Tea (<i>Ceanothus americanus</i>)	
Northern Bush Honeysuckle (<i>Diervilla lonicera</i>)	

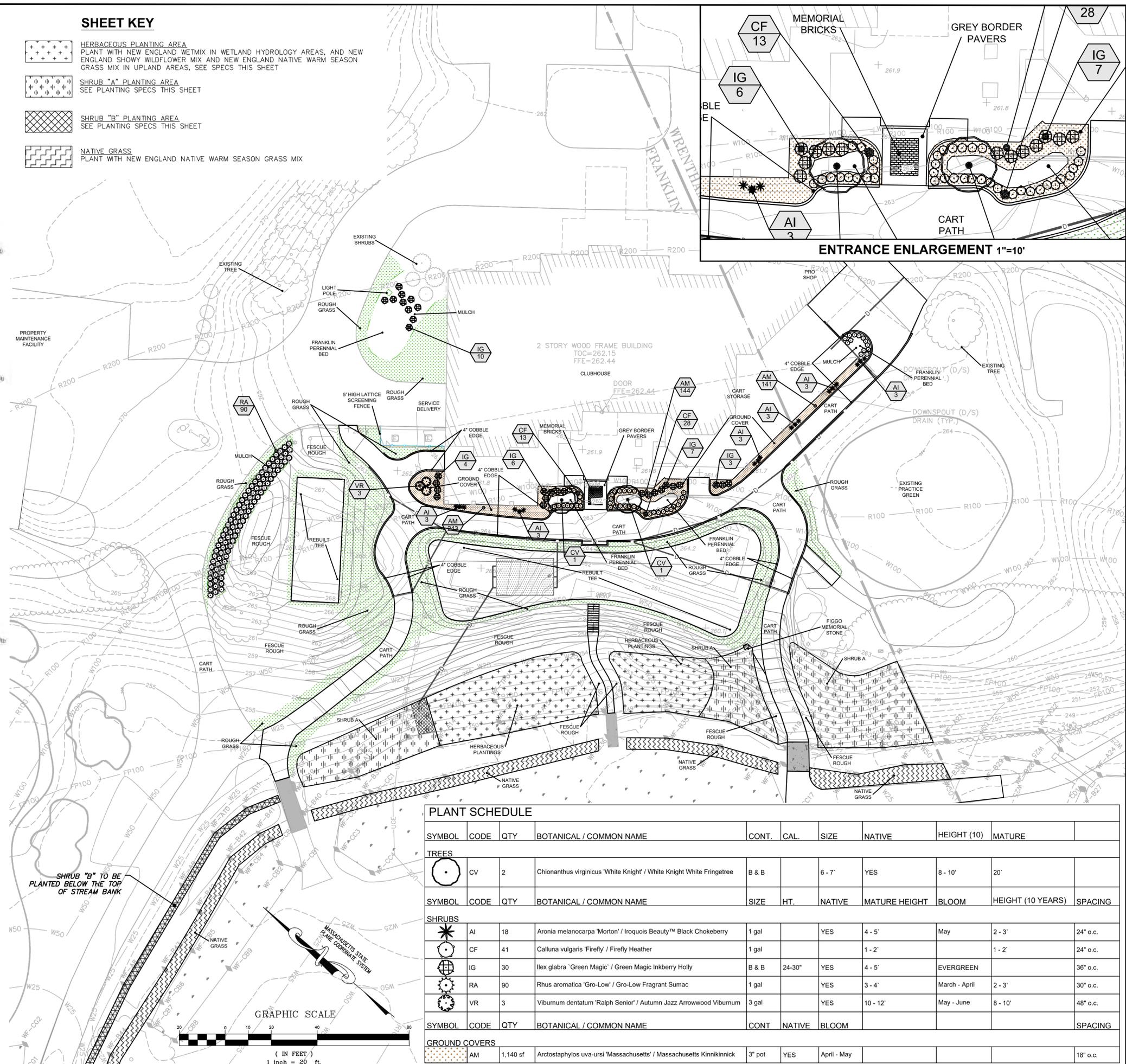
* Depending upon availability from local nursery stock, at least five (5) of the listed shrub species will be selected, with at least eighteen (18) specimens of each selected species planted, for a total of 93 shrubs (minimum).

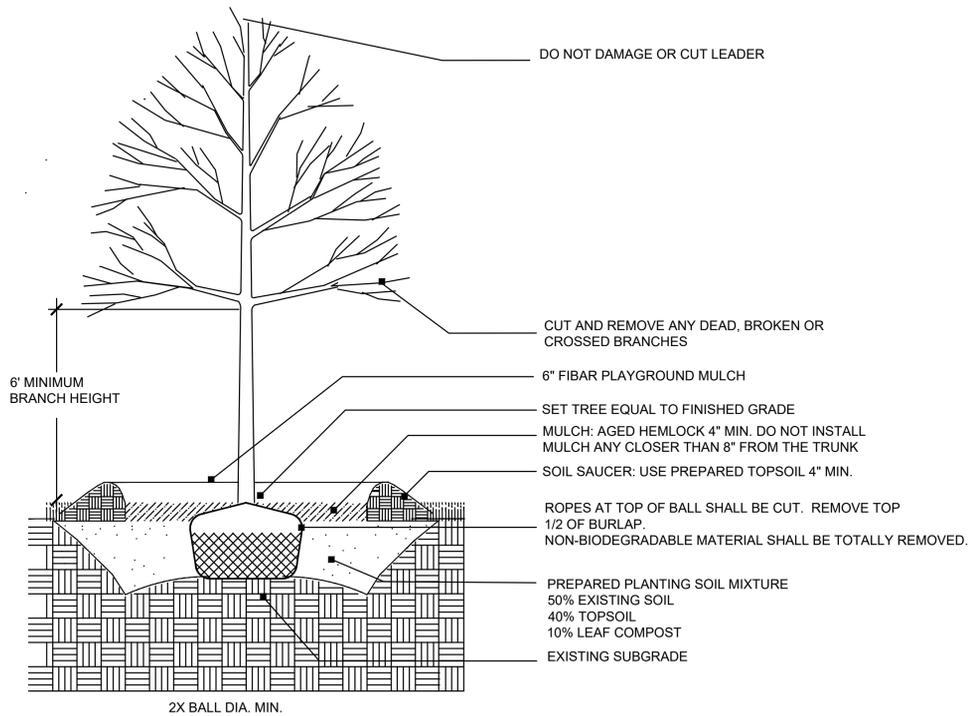
SHRUB 'B' PLANTINGS

Shrub B (wetland hydrology)

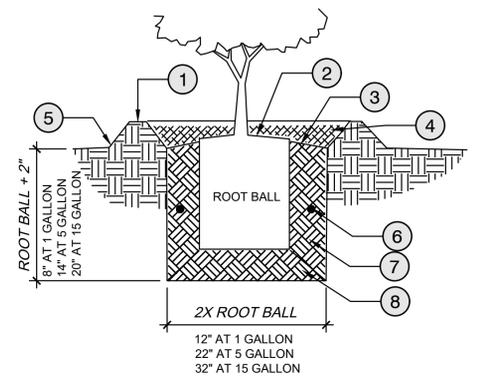
SPECIES, SIZE, SPACING	NUMBER
Shrubs; min. 3' in height, min 1 gal container; 4' on-center average spacing	total*
Buttonbush (<i>Cephalanthus occidentalis</i>)	30
Leatherleaf (<i>Chamaedaphne calyculata</i>)	
Water Willow (<i>Decodon verticillatus</i>)	
Maleberry (<i>Lyonia ligustrina</i>)	
Sweetgale (<i>Myrica gale</i>)	
Steeplebush (<i>Spiraea tomentosa</i>)	

* Depending upon availability from local nursery stock, at least two (2) of the listed shrub species will be selected, with at least five (5) specimens of each selected species planted, for a total of 30 shrubs (minimum).

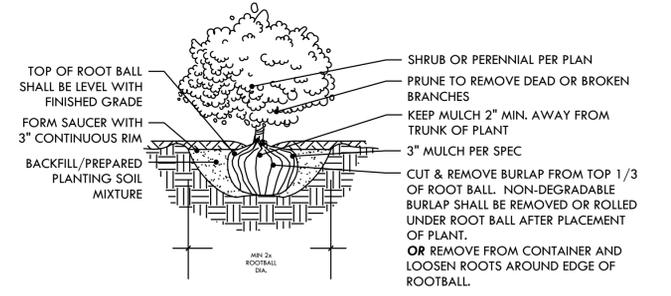




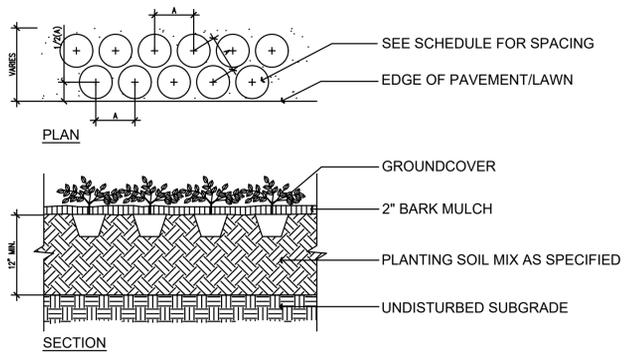
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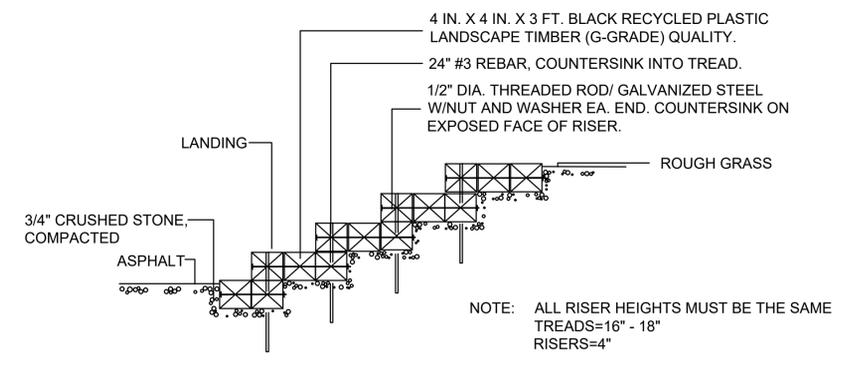
2 SHRUB PLANTING No Scale



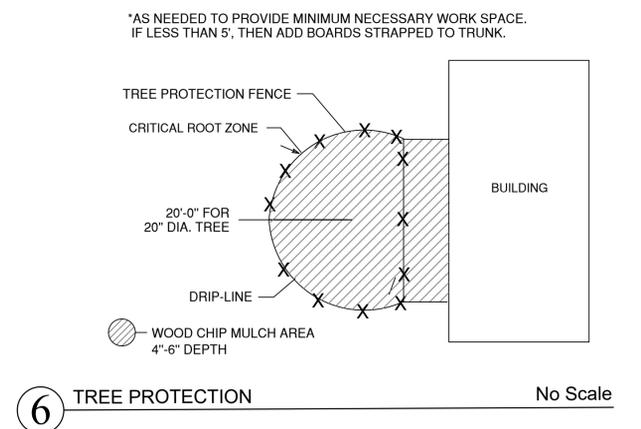
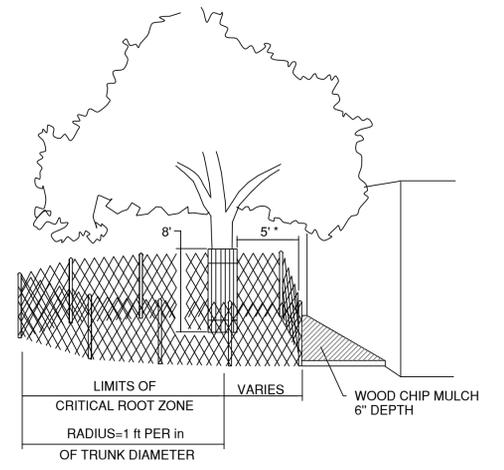
3 SHRUB B&B PLANTING No Scale



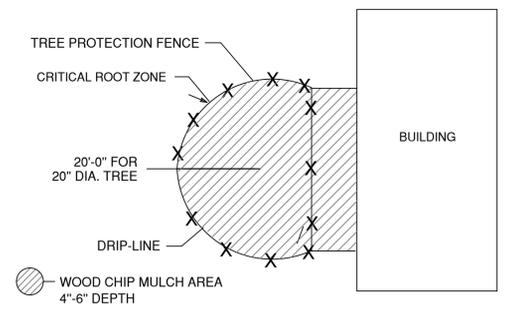
4 GROUND COVER PLANTING No Scale



5 SYNTHETIC TIMBER STEPS No Scale



7 COBBLE EDGING No Scale



6 TREE PROTECTION No Scale

NO.	REVISIONS	BY	DATE

Details
Plan

Franklin Country Club
Franklin, Massachusetts

DESIGNED BY	DWG SCALE
TDC	N.T.S.
DRAWN BY	CONTRACT NO.
TDC	
CHECKED BY	DATE
TDC	08.20.25