

CLUBHOUSE RENOVATIONS

FRANKLIN COUNTRY CLUB

672 EAST CENTRAL STREET
FRANKLIN, MA 02038

SHEET INDEX

No.	Title	Issue Date
C001	Cover Sheet	September 8, 2025
C101	Notes	September 8, 2025
C102	Existing Conditions Plan - Clubhouse	September 8, 2025
C103	Site Improvements Plan - Clubhouse	September 8, 2025
C104	Site Improvements Plan - Hole #5 New Forward Tee	September 8, 2025
C105	Vista Pruning Plan - Hole # 5 Pond	September 8, 2025
C106	Planting Plan	September 8, 2025
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C501	Site Details-1	September 8, 2025
C502	Site Details-2	September 8, 2025

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

Arcadia Design, Inc.
330 Bear Hill Road., Suite 202
Waltham, MA 02451

ENVIRONMENTAL CONSULTANT

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

GOLF COURSE ARCHITECT

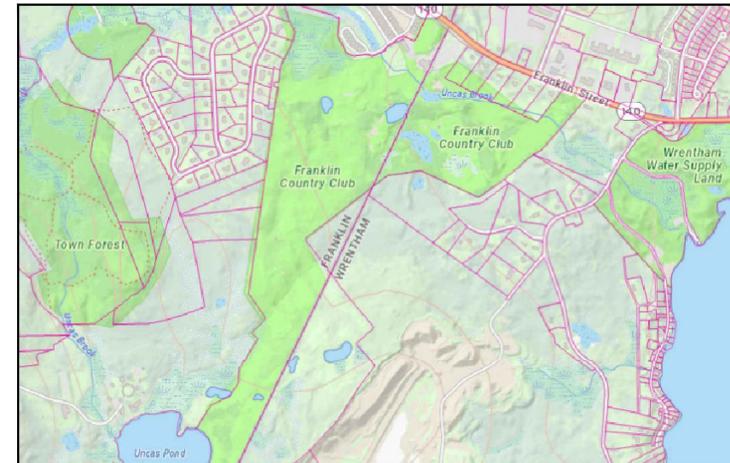
Nagle Design Works, LLC
P.O. Box 114
Hopwood, PA 15445

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
2	Scrivener's Corrections	August 28, 2025
3	Revised for Wrentham RDA Permitting	September 8, 2025



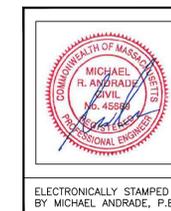
LOCUS PLAN - AERIAL
SOURCE: MassMapper SCALE: 1"=1,000'



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.

GENERAL NOTES

SITE DATA:
LOCATION:

672 EAST CENTRAL STREET, FRANKLIN, MA 02038 (GOLF COURSE)

NOTES:

- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- 2) LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILED INFORMATION. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 811. THE TOWNS OF FRANKLIN & WRENTHAM SHALL ALSO BE CONTACTED FOR UTILITY MARKOUTS AS AVAILABLE.
- 3) PROPERTY LINE DATA, TOPOGRAPHIC FEATURES, AND UTILITIES SHOWN ON THESE PLANS ARE COMPILED FROM PREVIOUS PLANS BY OTHERS AND SUPPLEMENTED BY NOAA LIDAR AND IN AREAS BY INSTRUMENT SURVEY PERFORMED BY GRAVES ENGINEERING, INC. IN APRIL 2025.
- 4) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83), AND THE VERTICAL DATUM IS NAVD 88.
- 5) A PORTION OF THE SITE IS LOCATED WITHIN A SPECIAL HAZARD 100-YEAR FLOOD ZONE (ZONE A) AS SHOWN ON FIRM NUMBER 25021C0323F, DATED JULY 8, 2025. THE 100-YEAR FLOODPLAIN BOUNDARY SHOWN ON THESE PLANS IS TAKEN DIRECTLY FROM THE CITED PUBLISHED FIRM MAP.
- 6) WETLAND RESOURCE AREAS SHOWN ON THIS PLAN ARE BASED ON A WETLAND RESOURCE EVALUATION REPORT PREPARED BY ECOTEC, INC., DATED JUNE 6, 2025.
- 7) ABUTTERS NAME SHOWN ON THIS PLAN ARE DERIVED FROM FRANKLIN AND WRENTHAM ASSESSORS RECORDS.
- 8) SITE SOILS PER USDA-NRCS USED SOIL SURVEY ARE HINKLEY LOAMY-SAND (MAP UNIT 245C), HYDROLOGIC SOIL GROUP GROUP 'A'. NO ON-SITE SOIL TESTING HAS BEEN CONDUCTED.
- 9) THE PROJECT AREA (AND SITE) IS LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE (PWS ID 4350000, OWNER-WRENTHAM WATER DIVISION).
- 10) PER MASSMAPPER, THERE ARE NO NHESP CERTIFIED VERNAL POOLS ON THE PROJECT SITE OR ON ABUTTING PROPERTIES.

REFERENCES:

BOOK: 38500 PAGE: 201
ASSESSORS REFERENCE: 300-002-000-000 (PARCEL ID)

PLAN REFERENCES:

G&H ENGINEERING "EXISTING CONDITIONS PLAN" DATED: 02/01/2023
DANIEL ARCHITECTS, INC. "1999 DESIGN PLANS" DATED: 12/10/1999

PLAN NOTES

COORDINATION, SITE DEMO, SEDIMENT AND EROSION CONTROL AND RESTORATION:

- 1) WORK SHALL BE COORDINATED WITH THE OWNER AND CONDUCTED IN A MANNER TO MINIMIZE DISRUPTION AND PROVIDE SAFE, ACCESSIBLE ROUTES DURING CONSTRUCTION.
- 2) ALL EXISTING PAVEMENT ABUTTING NEW PAVEMENT SHALL BE NEATLY SAWCUT.
- 3) ALL ITEMS NOTED TO BE REMOVED AND DISPOSED SHALL BE PROPERLY DISPOSED OF OFFSITE.
- 4) IN AREAS OF PROPOSED WORK, ALL EXISTING FEATURES SHALL BE REMOVED AND DISPOSED OF OFFSITE TO ALLOW THE NEW WORK AS SHOWN ON THE DRAWINGS.
- 5) STOCKPILE LOCATIONS (FILL MATERIALS, ETC.) SHALL BE COORDINATED WITH THE OWNER AND THE ENGINEER AND SHALL BE RINGED WITH SILT FENCE OR COMPOST SOCKS IF LOCATED ON IMPERVIOUS SURFACES. ALL DISTURBED AREAS INCLUDING STOCKPILES, THAT WILL NOT BE RE-DISTURBED WITHIN 14 DAYS SHALL BE STABILIZED BY THE 14TH DAY AFTER THE LAST DISTURBANCE. ALL STOCKPILE LOCATIONS SHALL BE LOCATED OUTSIDE OF CONSERVATION COMMISSION JURISDICTIONAL AREAS.
- 6) THE CONTRACTOR SHALL EMPLOY ANY AND ALL SEDIMENT AND EROSION CONTROL MEASURES TO PREVENT A RELEASE OF SEDIMENT FROM THE SITE.
- 7) SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK.
- 8) SEDIMENT TRACKED ONTO ROADWAYS ADJACENT TO THE SITE SHALL BE SWEEPED CLEAN AND REMOVED EACH DAY.
- 9) THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AS DIRECTED BY THE GOLF COURSE ARCHITECT.
- 10) WITHIN CONSERVATION COMMISSION JURISDICTIONAL AREAS THERE SHALL BE NO STOCKPILING, STORAGE, OR DISPOSAL OF SOILS, NO REFUELING OF EQUIPMENT, TRUCKS, ETC., AND NO OVERNIGHT STORAGE OF EQUIPMENT.

- 11) ALL DRAIN INLETS WITHIN AND IMMEDIATELY DOWNGRADIENT OF THE PROJECT AREA SHALL BE FITTED WITH SEDIMENT PROTECTION MEASURES SUCH AS A CATCH BASIN SEDIMENT BAG (FOR TRADITIONAL CATCH BASIN GRATES); "SLOTGUARD" BY ERTEC ENVIRONMENTAL SOLUTIONS FOR TRENCH DRAINS; AND "FLEXSTORM CATCH-IT" BY ADS NYLOPLAST FOR PVC AREA DRAINS (DRAIN BASINS), OR ENGINEER-APPROVED EQUALS.

PAVING, LAYOUT, GRADING AND DRAINAGE:

- 1) ALL NEW PAVEMENT AND CONCRETE SURFACES SHALL MEET FLUSH WITH FINISH GRADES OF EXISTING WALKS, CONCRETE PADS, ETC., BE CONSTRUCTED TO EXISTING OR PROPOSED GRADES AS SHOWN, AND BE SMOOTH AND UNIFORM ELIMINATING DEFORMITIES, DEPRESSIONS, PUDDLES, AND TRIP HAZARDS. PROVIDE POSITIVE DRAINAGE ON ON ALL NEW PAVEMENT AND CONCRETE SURFACES, AWAY FROM BUILDINGS, AND TO EXISTING CATCH BASINS, OUTFALLS OR OTHER COLLECTION POINTS.
- 2) ALL CART PATH INTERSECTIONS (CART PATH TO CART PATH, CART PATH TO DRIVEWAY, ETC.) SHALL BE CONSTRUCTED WITH A 3-FOOT RADIUS (NO SQUARE CORNERS ARE ALLOWED).
- 3) ADJUST ALL EXISTING STRUCTURES, MANHOLES, CATCH BASINS, WATER GATE VALVES, SHUTOFFS, ETC. TO PROPOSED FINISH GRADES WITHIN THE LIMIT OF WORK.
- 4) ALL JOINTS OF EXISTING & PROPOSED BITUMINOUS PAVEMENT SHALL BE SEALED WITH HOT RUBBERIZED ASPHALT JOINT SEALANT AND SANDED.
- 5) ALL FINISHED GRASSED SLOPES SHALL BE STABILIZED AS DIRECTED BY THE GOLF COURSE ARCHITECT.
- 6) THERE SHALL BE NO CONSTRUCTION EQUIPMENT, VEHICLE TRAFFIC OR STORAGE IN THE FOOTPRINT OF THE PROPOSED SUBSURFACE INFILTRATION SYSTEM WITHIN 2 FEET OF THE BOTTOM OF SYSTEM ELEVATION TO PROTECT AGAINST COMPACTION OF THE NATIVE SOILS.



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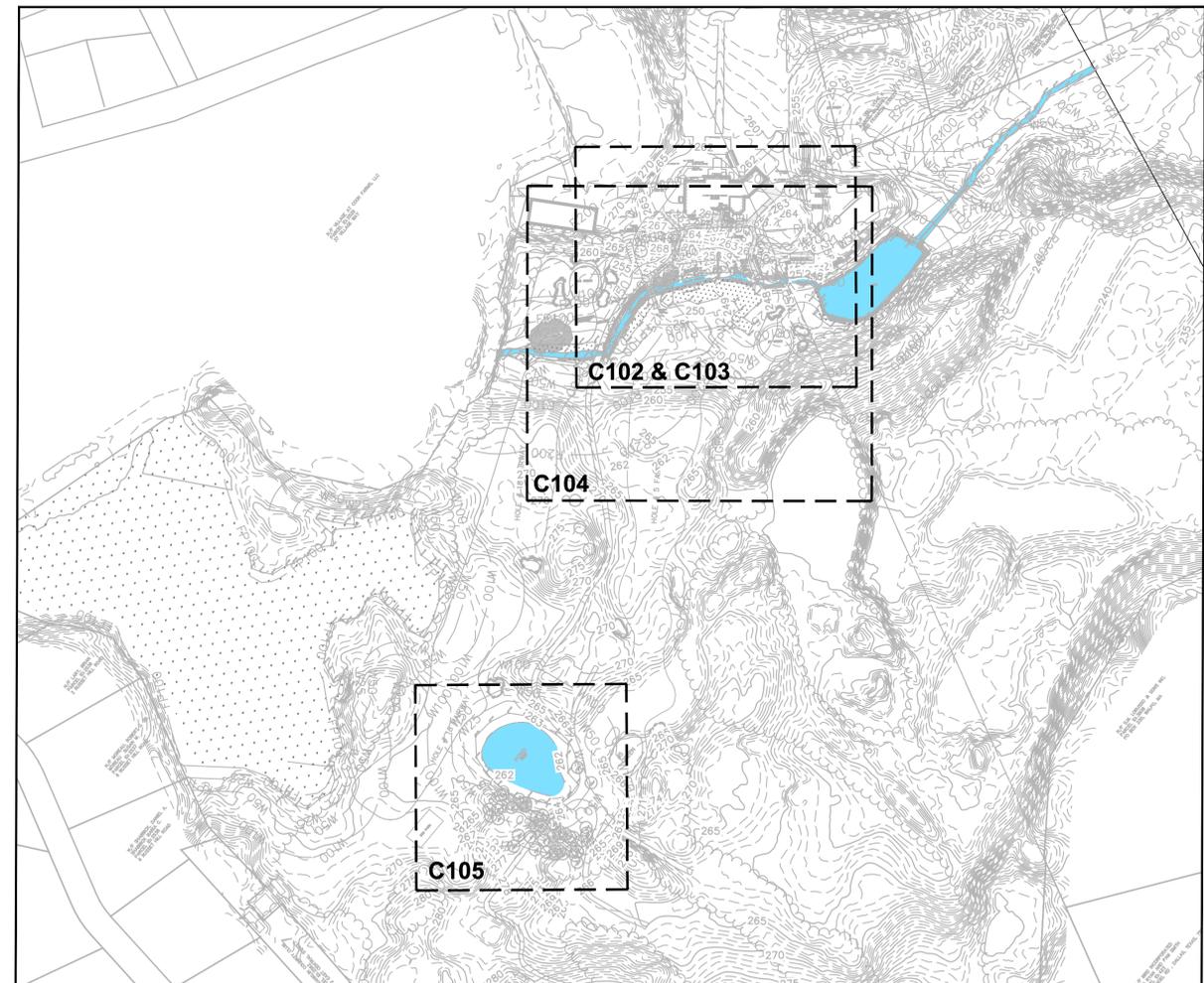
NO.	DATE	BY	DESCRIPTION	REVISIONS
3	09/08/25	SDM	REVISED FOR WRENTHAM RDA PERMITTING	
2	08/27/25	SDM	SCRIVENER'S CORRECTIONS	
1	08/18/25	SDM	ISSUED FOR PERMITTING	



NOTES
CLUBHOUSE RENOVATIONS
FRANKLIN COUNTRY CLUB, 672 EAST CENTRAL STREET, FRANKLIN, MA 02038
FRANKLIN COUNTRY CLUB
672 EAST CENTRAL STREET, FRANKLIN, MA 02038
SCALE: VARIES
DES. BY: SDM
CHK. BY: MRA
PRJ. NO.: 25109

LEGEND

- | | | |
|--|---------------------------------|----------------------------------|
| — D — DRAIN | GV GAS VALVE | ⊙ WELL |
| — S — SEWER | WV WATER VALVE | ⊕ MONITORING WELL |
| — FM — SEWER FORCE MAIN | HYDRANT | ☀ LIGHT |
| — W — WATER | WATER SHUT-OFF | ● TREE, TRUNK DIAM.,
24" DEC. |
| — OW — OVERHEAD UTILITY | BOUND | ● STUMP |
| — UGT — UNDERGROUND TELEPHONE | FLARED END SECTION | ⊙ SEWER MANHOLE |
| — UGE — UNDERGROUND ELECTRIC | UTILITY POLE | ⊙ DRAIN MANHOLE |
| — CATV — UNDERGROUND CABLE & TELEVISION | UTILITY POLE & GUY WIRE | ⊙ ELECTRIC MANHOLE |
| — GAS or G — UNDERGROUND GAS | LIGHT FIXTURE | ⊙ TELEPHONE MANHOLE |
| — IR — IRRIGATION WATER | SPOT ELEVATION (FINISHED GRADE) | ⊙ CATCH BASIN (CB) |
| — RD — ROOF DRAIN | TP-# TEST PIT - NUMBER | ⊙ DOUBLE CATCH BASIN |
| — SCB — SEDIMENT CONTROL BARRIER | TRAFFIC CONTROL SIGNAL | ● AREA DRAIN |
| — LOW — LIMIT OF WORK | TREELINE | ■ LEACHING PIT |
| — W25 — 25-FOOT WETLAND BUFFER ZONE (LOCAL-FRANKLIN) | EOP EDGE OF PAVEMENT | ME MATCH EXISTING (ELEVATION) |
| — W50 — 50-FOOT WETLAND BUFFER ZONE (LOCAL-FRANKLIN) | D/S DOWN SPOUT | TC TOP OF CURB (ELEVATION) |
| — W50 — 50-FOOT BUFFER ZONE (LOCAL-WRENTHAM) | BCC BITUMINOUS CAPE COD BERM | BC BOTTOM OF CURB (ELEVATION) |
| — W100 — 100-FOOT BUFFER ZONE (LOCAL-WRENTHAM) | PCC PRECAST CONCRETE CURB | FFE FINISH FLOOR ELEVATION |
| — W100 — 100-FOOT WETLAND BUFFER ZONE | VGC VERTICAL GRANITE CURB | HP HIGH POINT (ELEVATION) |
| — FP100 — 100-YEAR FLOODPLAIN | SGC SLOPED GRANITE CURB | LP LOW POINT (ELEVATION) |
| — R100 — RIVERFRONT INNER RIPARIAN ZONE (100-FOOT) NOTE: WITHIN WRENTHAM, THIS LINE IS COINCIDENT WITH THE 100-FOOT LOCAL STREAM BUFFER ZONE | CONC. CONCRETE | VIF VERIFY IN FIELD (ELEVATION) |
| — R200 — RIVERFRONT OUTER RIPARIAN ZONE (200-FOOT) | BIT. BITUMINOUS | R&R REMOVE AND RESET |
| WF-# RESOURCE AREA FLAG-NUMBER | | R&D REMOVE AND DISPOSE |



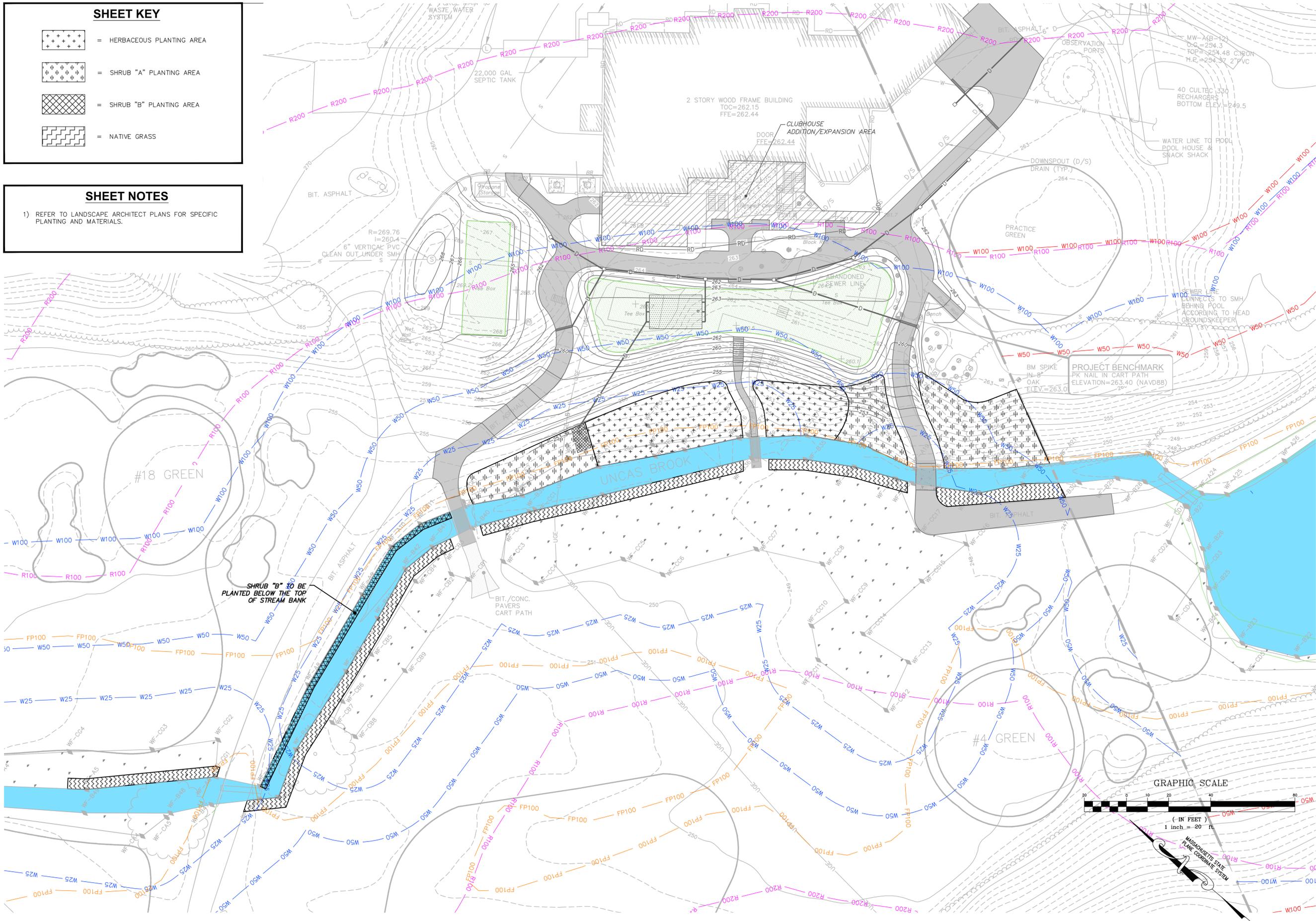
INDEX PLAN
SCALE: 1"=175'

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.



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NO.	DATE	BY	DESCRIPTION
3	09/08/25	SDM	REVISED FOR WREATHIAN RDA PERMITTING
2	08/27/25	SDM	SCRIVENER'S CORRECTIONS
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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

