

# CLUBHOUSE RENOVATIONS

## FRANKLIN COUNTRY CLUB

672 EAST CENTRAL STREET  
FRANKLIN, MA 02038

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C106	Planting Plan	August 28, 2025
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C502	Site Details-2	August 28, 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

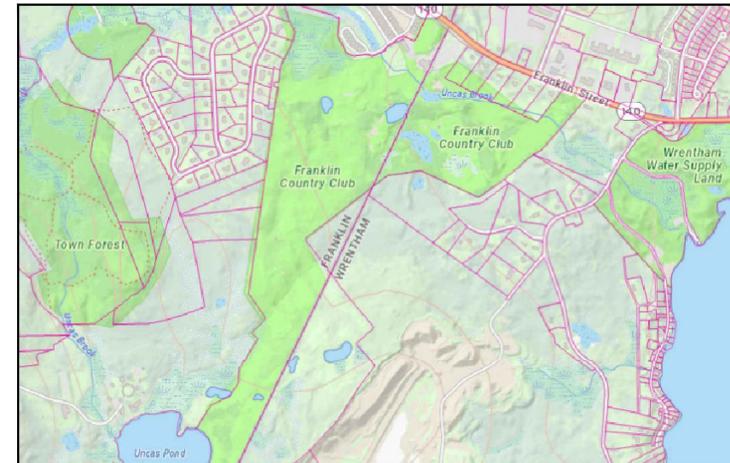
Nagle Design Works, LLC  
P.O. Box 114  
Hopwood, PA 15445

#### 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



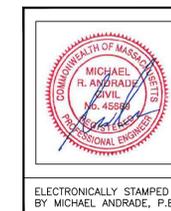
**LOCUS PLAN - AERIAL**  
SOURCE: MassMapper SCALE: 1"=1,000'



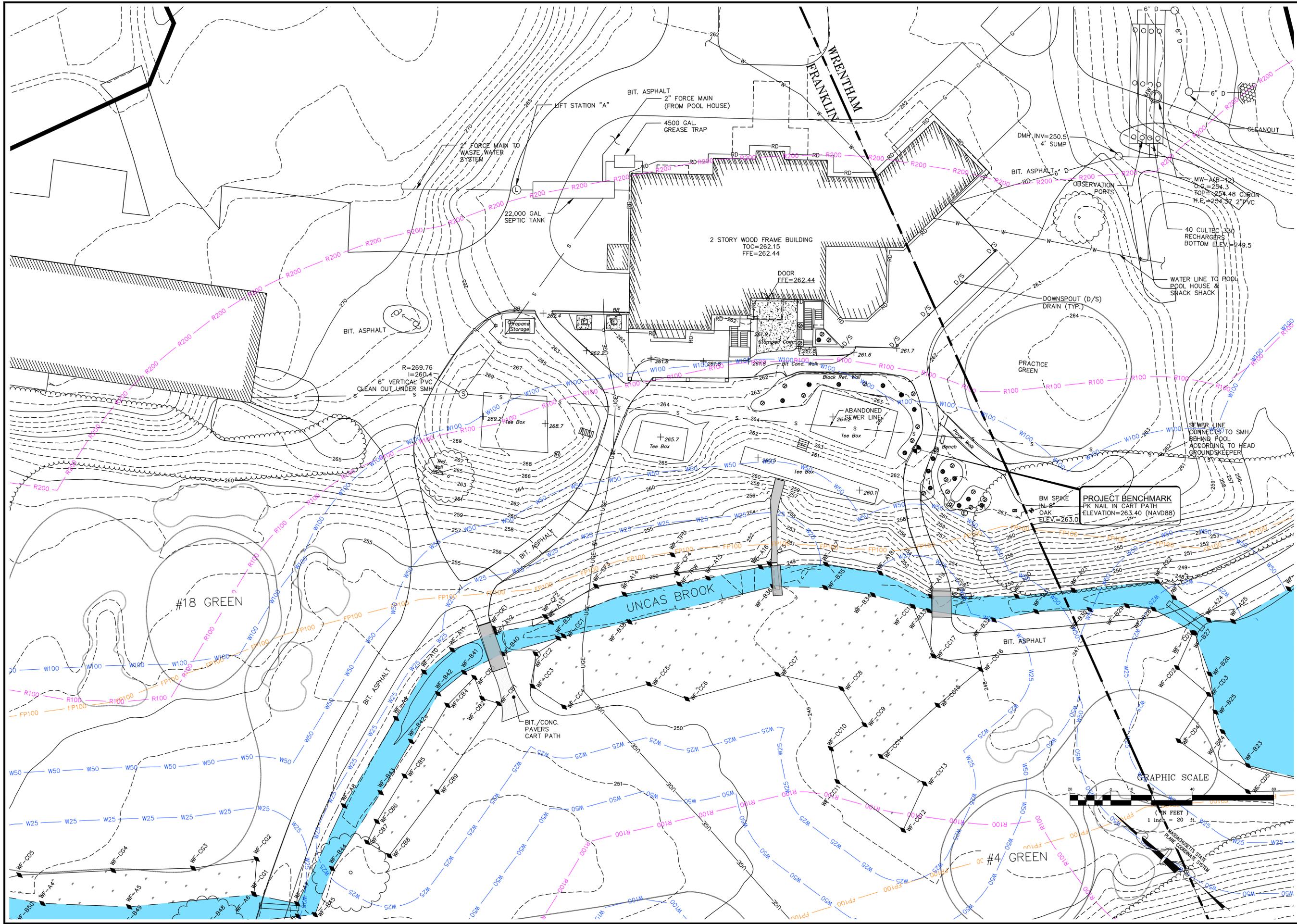
**LOCUS PLAN - GIS**  
SOURCE: MassMapper SCALE: 1"=1,000'



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NO.	DATE	BY	DESCRIPTION
2	08/27/25	SDM	SCRIVENER'S CORRECTIONS
1	08/18/25	SDM	ISSUED FOR PERMITTING



**EXISTING CONDITIONS PLAN - CLUBHOUSE**  
**CLUBHOUSE RENOVATIONS**  
 FRANKLIN COUNTRY CLUB, 672 EAST CENTRAL STREET, FRANKLIN, MA 02038

FRANKLIN COUNTRY CLUB  
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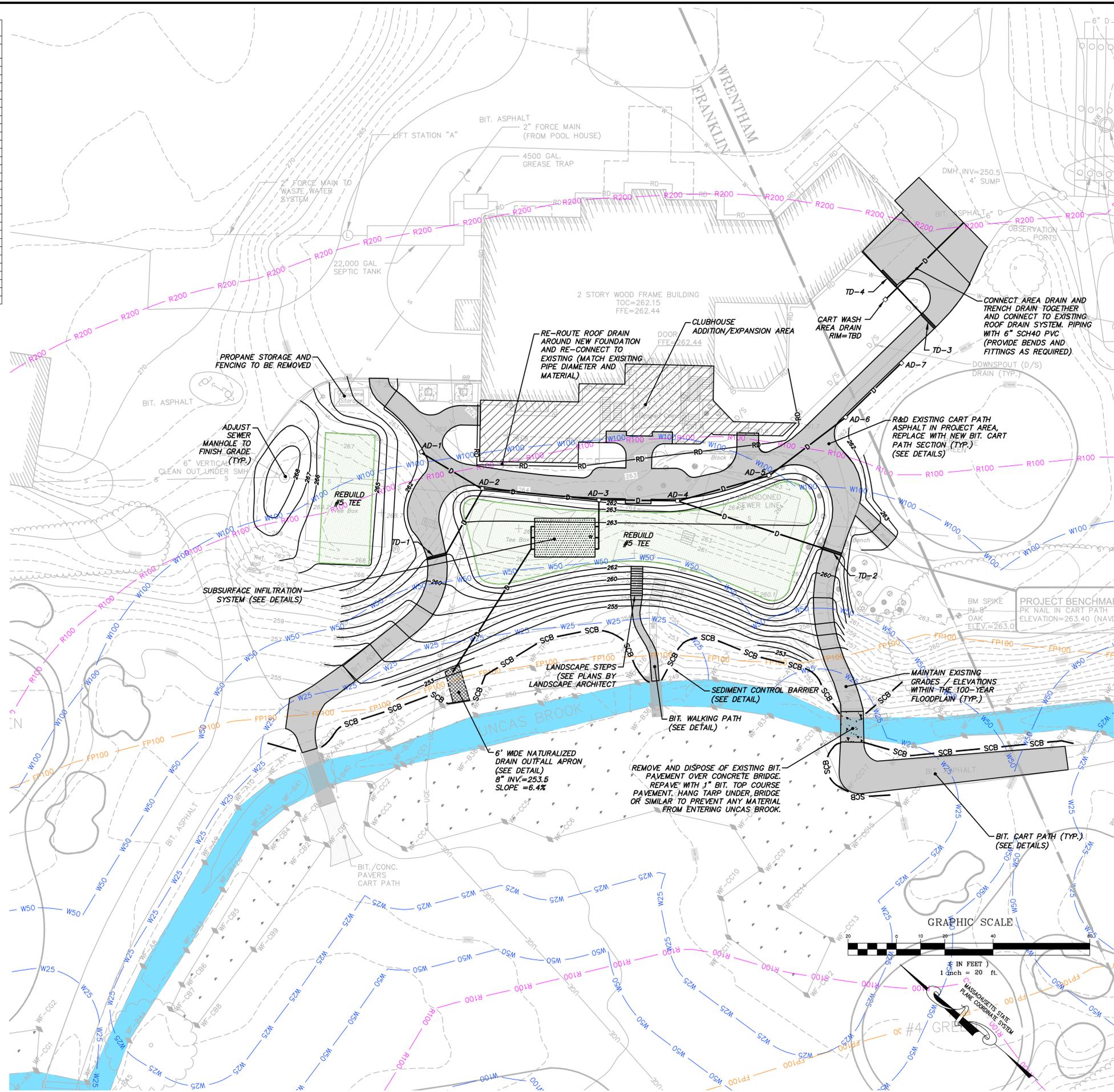
PREPARED FOR:  
 DATE: 08/18/25 SCALE: 1" = 20'

DES. BY: SDM  
 DRW. BY: SDM  
 CHK. BY: MRA  
 PRL. NO.: 25109

PROPOSED DRAIN ELEVATION TABLE							
STRUCTURE	STRUCTURE ELEVATIONS			NOTES	PIPE SLOPE		
	RIM ELEV.	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) 4" PVC IN (TD-1) 6" HDPE OUT (AD-3)	259.74 258.70 258.60		AD-2	AD-3	47.0
AD-3	261.1	6" HDPE IN (AD-2) 6" HDPE IN (AD-4) 6" HDPE OUT (SIS-1)	257.66 257.66 257.56		AD-3	SIS-1	10.0
AD-4	261.1	6" HDPE IN (AD-5) 4" PVC IN (TD-2) 6" HDPE OUT (AD-3)	258.38 258.38 258.28		AD-4	AD-3	31.0
AD-5	261.3	6" HDPE IN (AD-6) 6" HDPE OUT (AD-4)	259.05 258.95		AD-5	AD-4	38.0
AD-6	261.4	6" HDPE IN (AD-7) 6" HDPE OUT (AD-5)	259.72 259.62		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



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1	08/18/25	SDM	



**SITE IMPROVEMENTS PLAN - CLUBHOUSE**  
**FRANKLIN COUNTRY CLUB, CLUBHOUSE RENOVATIONS**  
 FRANKLIN COUNTRY CLUB  
 672 EAST CENTRAL STREET, FRANKLIN, MA 02038  
 PREPARED FOR: FRANKLIN COUNTRY CLUB  
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**PROPOSED VISTA PRUNING SCHEDULE**

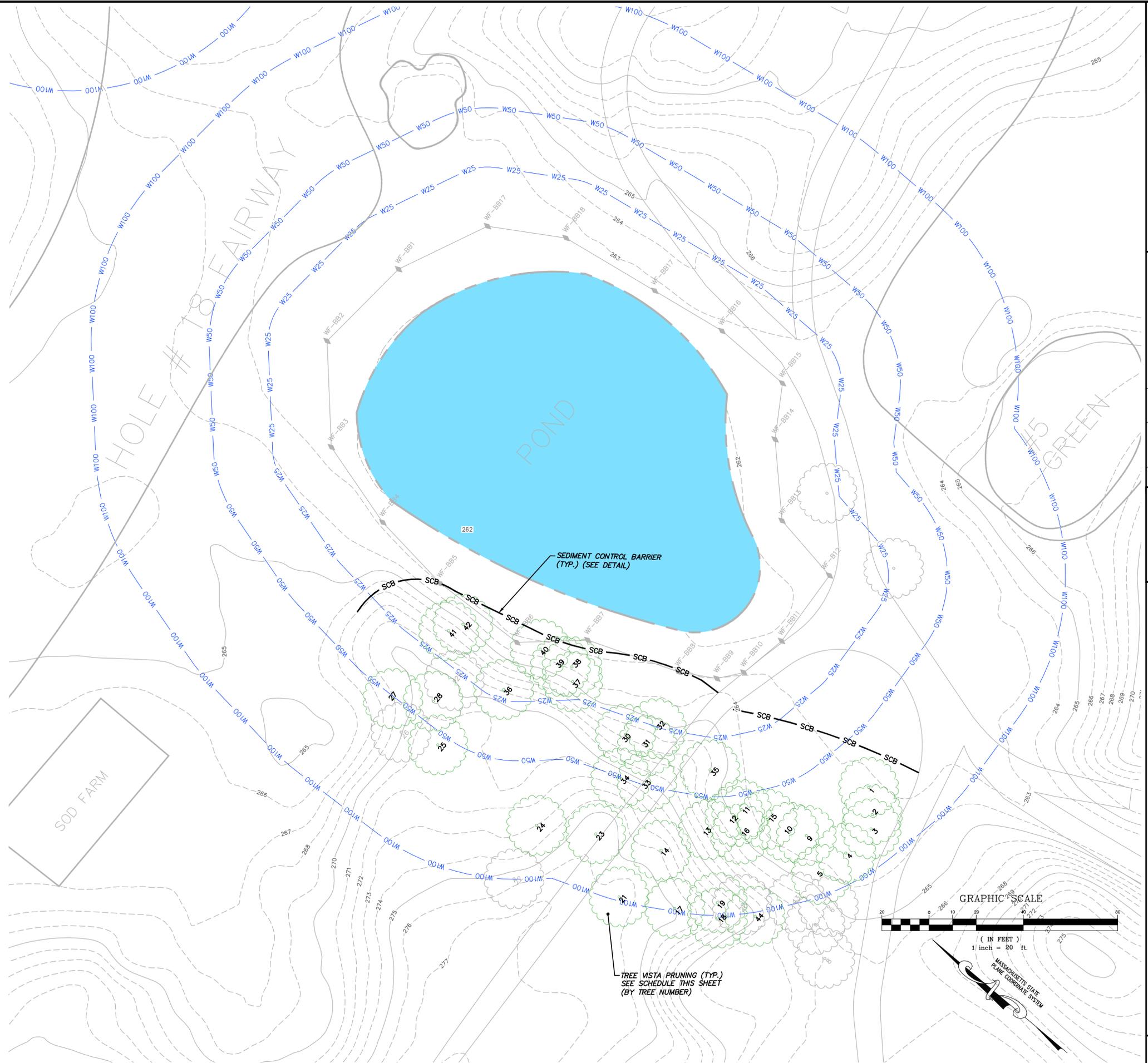
NO. TREE	SIZE (DBH IN INCHES)	TYPE	JURISDICTIONAL LOCATION	NOTES
1	24	DECIDUOUS	50'-100'	CUT FROM 5' TO 30'
2	18	DECIDUOUS	50'-100'	CUT FROM 10' TO 25'
3	10	CONIFEROUS	50'-100'	CUT FROM 15' TO 25'
4	13	CONIFEROUS	50'-100'	CUT FROM 15' TO 25'
5	20	CONIFEROUS	50'-100'	CUT FROM 15' TO 25'
9	26	CONIFEROUS	50'-100'	CUT FROM 10' TO 30'
10	30	CONIFEROUS	50'-100'	CUT FROM 20' TO 30'
11	24	CONIFEROUS	50'-100'	CUT FROM 20' TO 30'
12	16	CONIFEROUS	50'-100'	CUT FROM 20' TO 30'
13	18	CONIFEROUS	50'-100'	CUT FROM 20' TO 30'
14	30	CONIFEROUS	50'-100'	CUT FROM 15' TO 25'
15	15	CONIFEROUS	50'-100'	CUT FROM 10' TO 30'
16	24	CONIFEROUS	50'-100'	CUT FROM 10' TO 30'
17	28	CONIFEROUS	50'-100'	CUT FROM 15' TO 25'
18	16	CONIFEROUS	50'-100'	CUT FROM 15' TO 25'
19	20	CONIFEROUS	50'-100'	CUT FROM 15' TO 25'
21	24	CONIFEROUS	50'-100'	CUT FROM 10' TO 25'
23	30	CONIFEROUS	50'-100'	CUT FROM 15' TO 25'
24	24	CONIFEROUS	50'-100'	CUT FROM 15' TO 25'
25	16	CONIFEROUS	50'-100'	CUT FROM 5' TO 30'
27	20	CONIFEROUS	50'-100'	CUT FROM 15' TO 30'
28	10	CONIFEROUS	25'-50'	CUT FROM 20' TO 35'
30	16	CONIFEROUS	25'-50'	CUT FROM 10' TO 35'
31	28	CONIFEROUS	25'-50'	CUT FROM 10' TO 35'
32	18	CONIFEROUS	25'-50'	CUT FROM 10' TO 35'
33	14	CONIFEROUS	25'-50'	CUT FROM 10' TO 30'
34	8	CONIFEROUS	25'-50'	CUT FROM 10' TO 30'
35	20	CONIFEROUS	25'-50'	CUT FROM 10' TO 35'
36	13	CONIFEROUS	0'-25'	CUT FROM 20' TO 35'
37	12	CONIFEROUS	0'-25'	CUT FROM 10' TO 35'
38	24	CONIFEROUS	0'-25'	CUT FROM 10' TO 35'
39	20	CONIFEROUS	0'-25'	CANOPY OVER WETLAND FLAG; CUT FROM 10' TO 35'
40	30	CONIFEROUS	0'-25'	CANOPY OVER WETLAND FLAG; CUT FROM 10' TO 35'
41	24	CONIFEROUS	0'-25'	CUT FROM 10' TO 35'
42	24	CONIFEROUS	0'-25'	CUT FROM 10' TO 35'
44	14	DECIDUOUS	50'-100'	CUT FROM 15' TO 35'

NOTE: TREE NUMBERS 6, 7, 8, 20, 22, 26, 29 AND 43 AS SHOWN (HAVE NO PROPOSED PRUNING.)

**PROPOSED VISTA PRUNING KEY**



= PROPOSED TREE TO BE PRUNED—NUMBER (SEE ATTACHED SCHEDULE)



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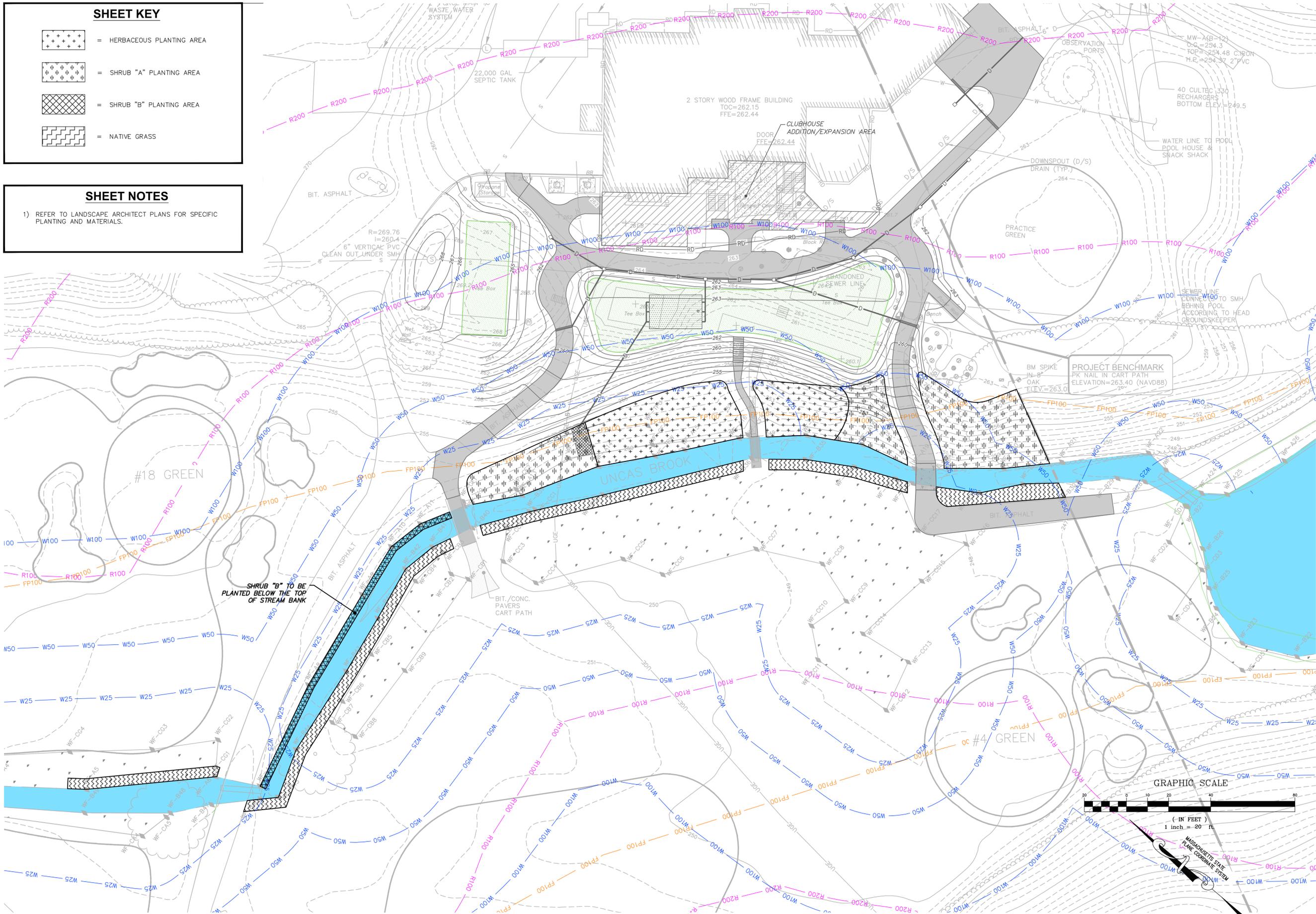
**VISTA PRUNING PLAN - HOLE # 5 POND**  
**CLUBHOUSE RENOVATIONS**  
**FRANKLIN COUNTRY CLUB, 672 EAST CENTRAL STREET, FRANKLIN, MA 02038**  
 FRANKLIN COUNTRY CLUB  
 672 EAST CENTRAL STREET, FRANKLIN, MA 02038  
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**SHEET KEY**

-  = 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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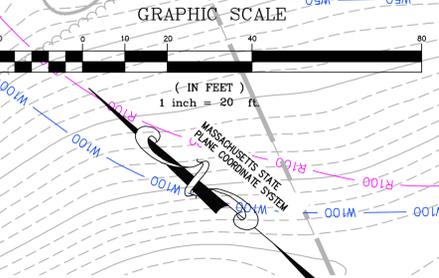
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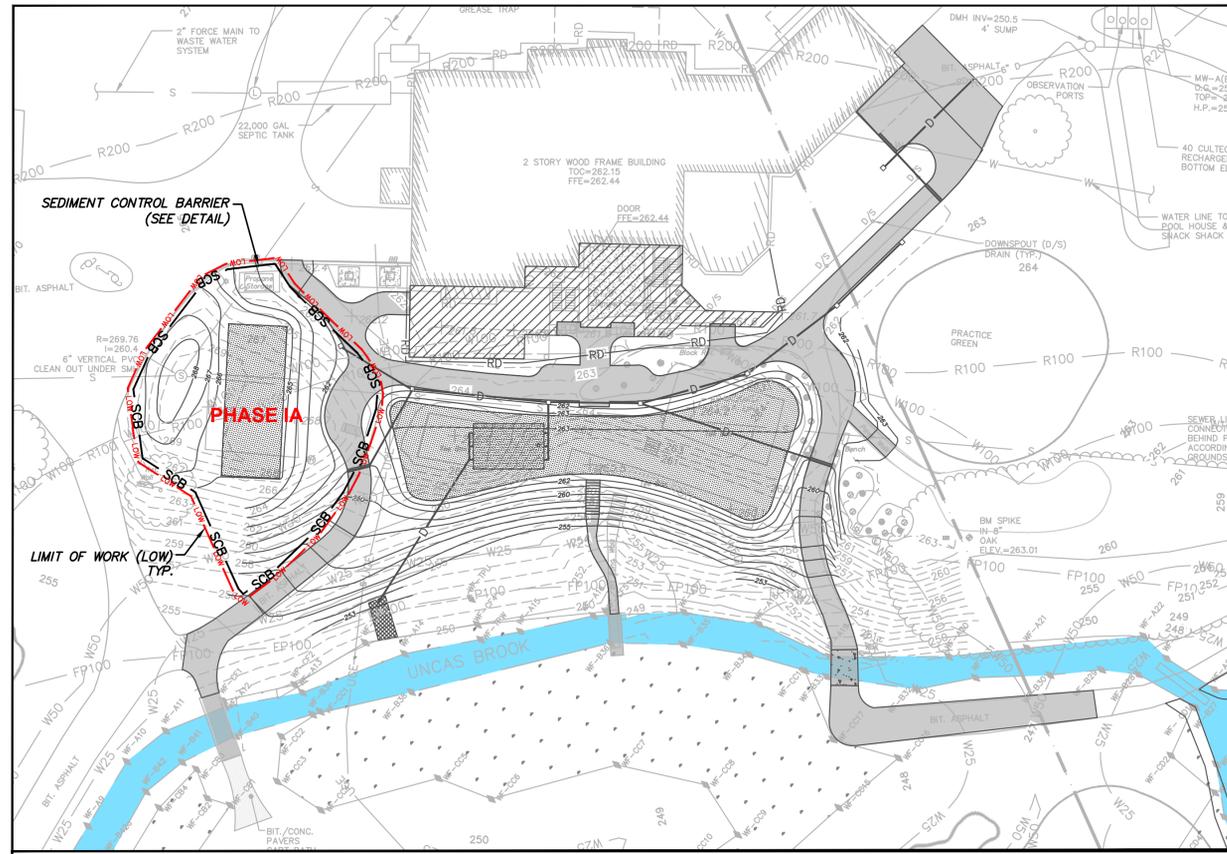


**PLANTING PLAN**  
**CLUBHOUSE RENOVATIONS**  
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 672 EAST CENTRAL STREET, FRANKLIN, MA 02038

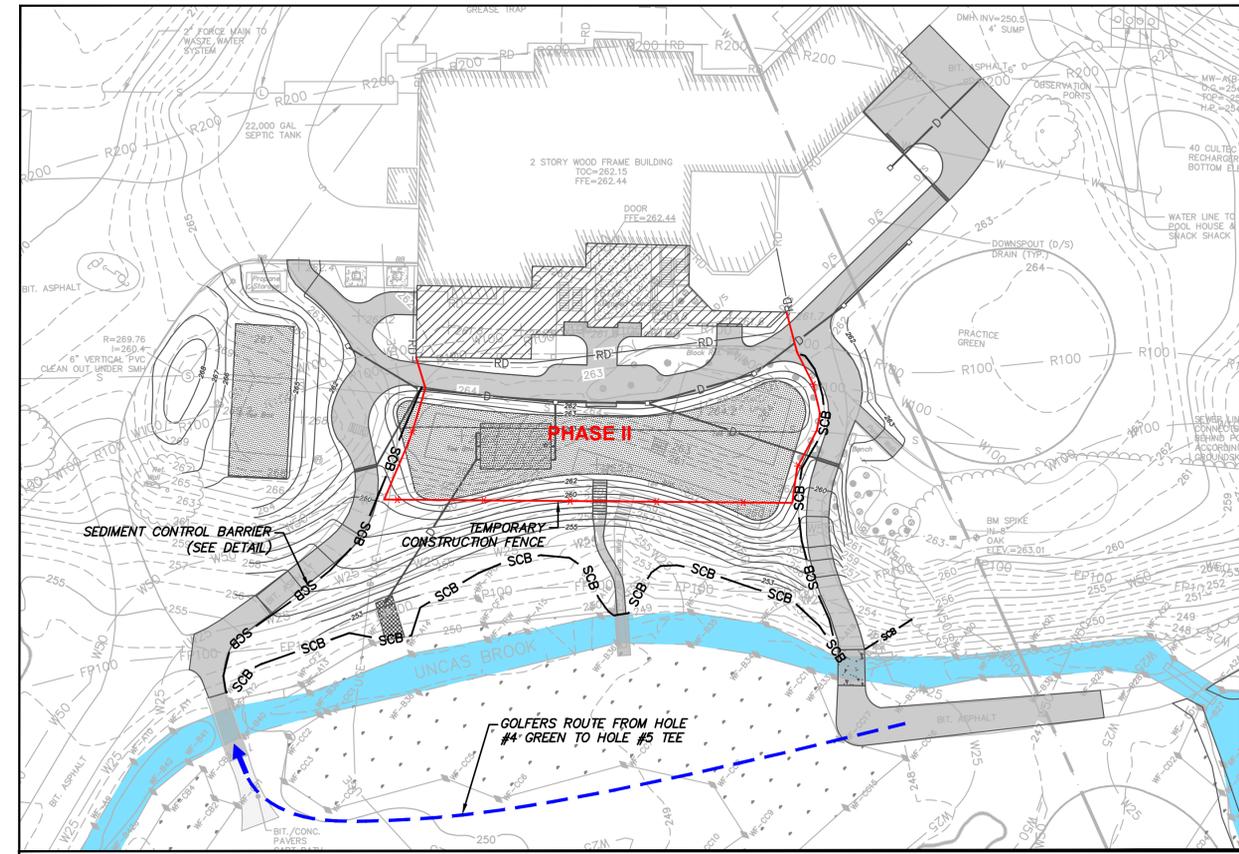
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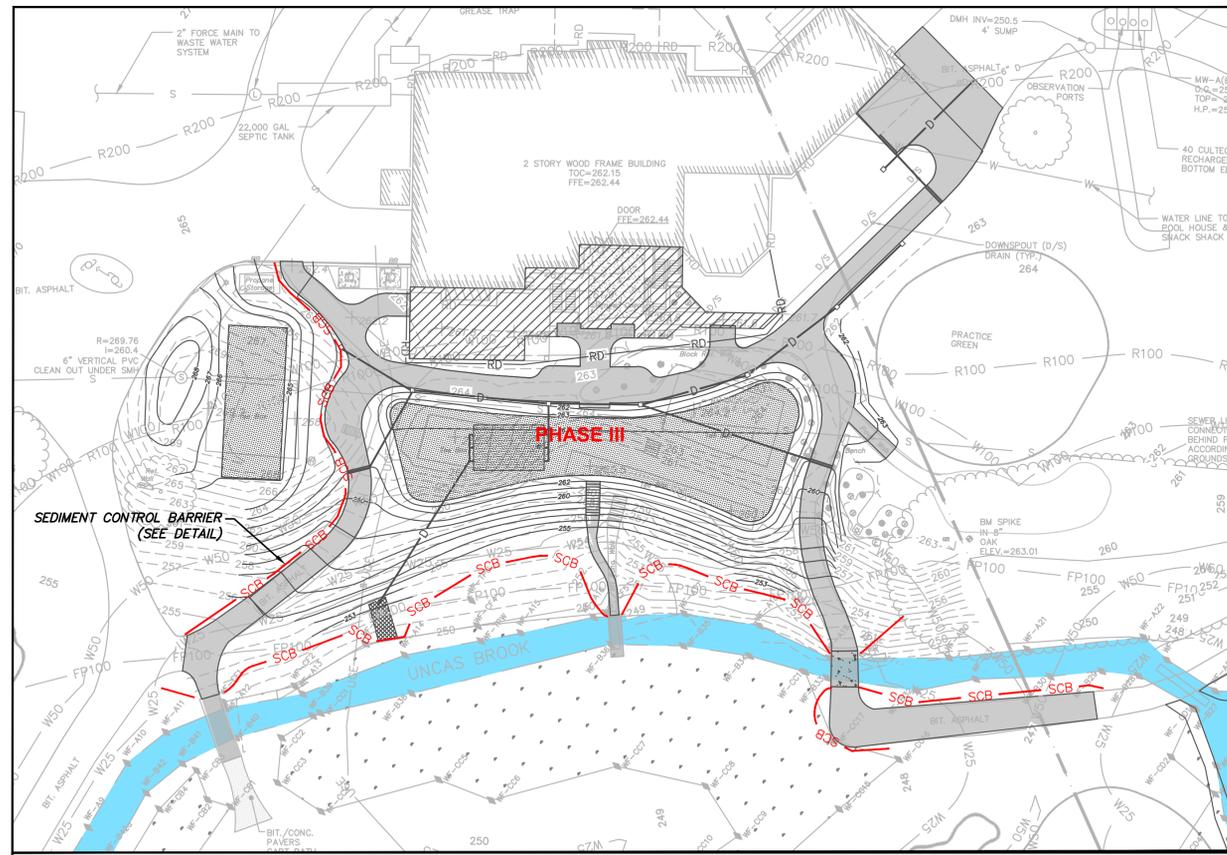




**PHASE IA**  
SCALE: 1"=30'



**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,

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<b>PHASING PLAN</b>			
<b>CLUBHOUSE RENOVATIONS</b>			
<b>FRANKLIN COUNTRY CLUB, 672 EAST CENTRAL STREET, FRANKLIN, MA 02038</b>			
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