

CLUBHOUSE RENOVATIONS

FRANKLIN COUNTRY CLUB

672 EAST CENTRAL STREET
FRANKLIN, MA 02038

SHEET INDEX

| No. | Title | Issue Date |
|------|--|--------------------|
| C001 | Cover Sheet | September 24, 2025 |
| C101 | Notes | September 24, 2025 |
| C102 | Existing Conditions Plan - Clubhouse | September 24, 2025 |
| C103 | Site Improvements Plan - Clubhouse | September 24, 2025 |
| C104 | Site Improvements Plan - Hole #5 New Forward Tee | September 24, 2025 |
| C105 | Vista Pruning Plan - Hole # 5 Pond | September 24, 2025 |
| C106 | Planting Plan | September 24, 2025 |
| C107 | Phasing Plan | September 24, 2025 |
| C501 | Site Details-1 | September 24, 2025 |
| C502 | Site Details-2 | September 24, 2025 |

REFERENCE PLAN INDEX

| No. | Title | Issue Date |
|-----|-------|------------|
|-----|-------|------------|

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

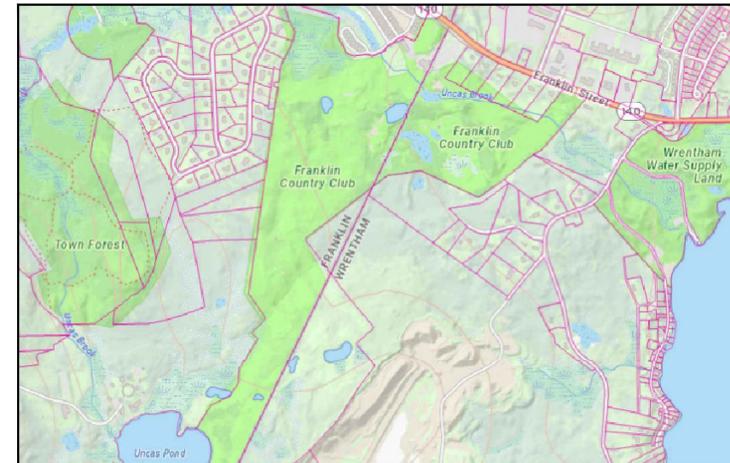
Nagle Design Works, LLC
P.O. Box 114
Hopwood, PA 15445

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 |
| 4 | Revised per Franklin CC Peer Review | September 24, 2025 |



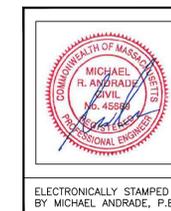
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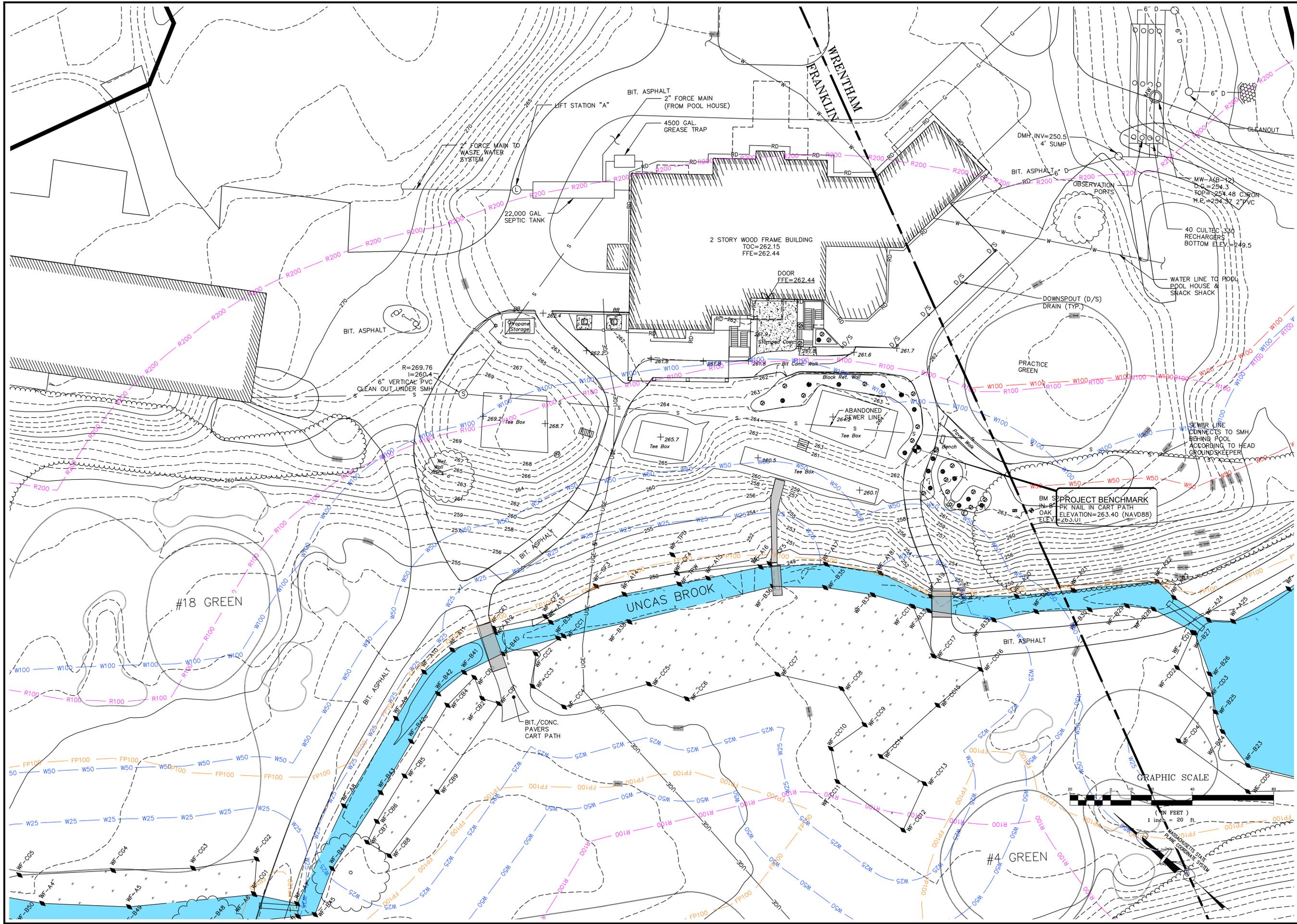
LOCUS PLAN - GIS
SOURCE: MassMapper SCALE: 1"=1,000'



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gravesengineering.com



ELECTRONICALLY STAMPED
BY MICHAEL ANDRADE, P.E.



GRAVES
ENGINEERING, Inc.

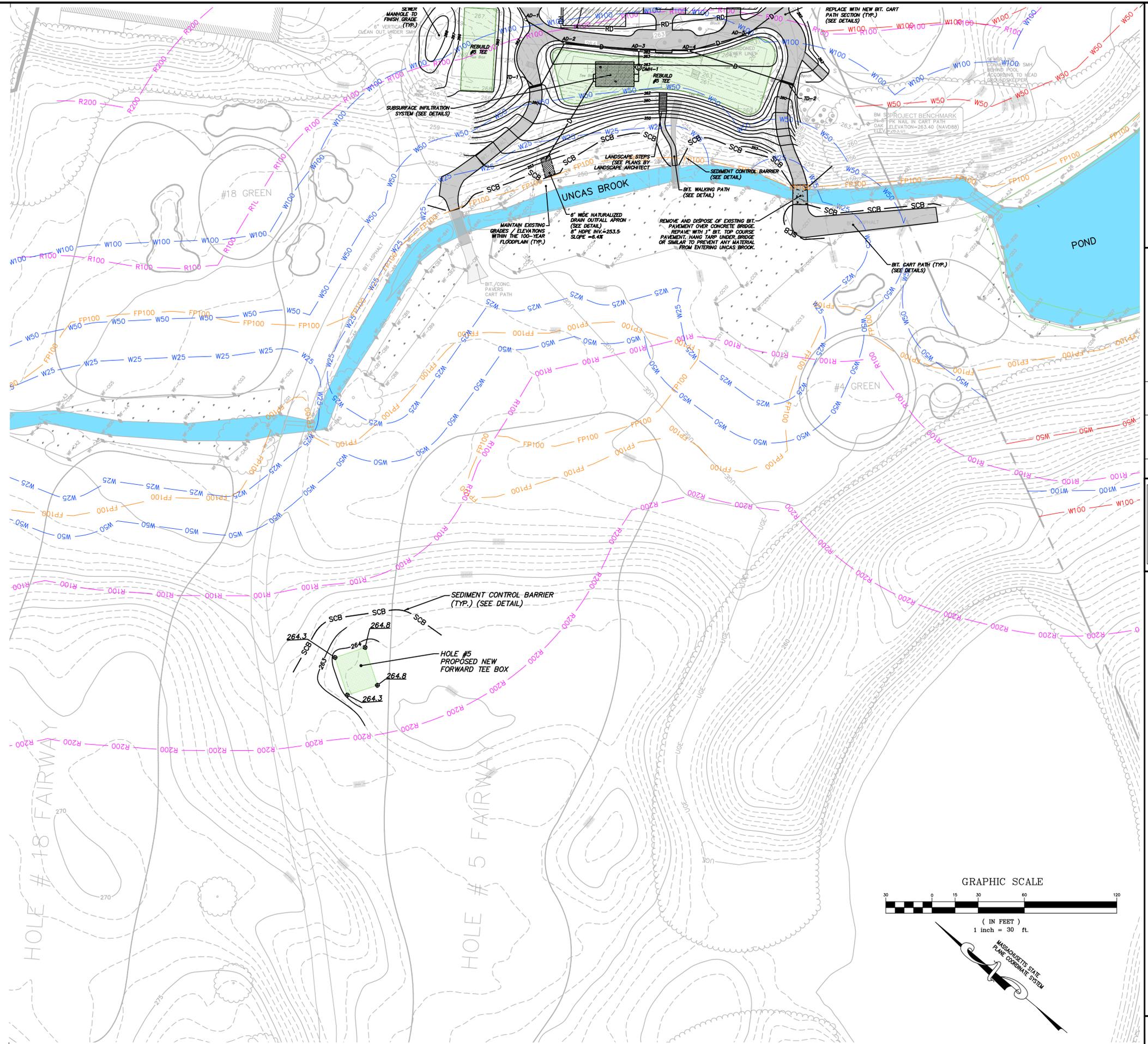
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| 4 | 09/24/25 | SDM | REVISED PER FRANKLIN CC PEER REVIEW |
| 3 | 09/08/25 | SDM | REVISED FOR WRENTHAM RDA PERMITTING |
| 2 | 08/27/25 | SDM | SCRIVENER'S CORRECTIONS |
| 1 | 08/18/25 | SDM | ISSUED FOR PERMITTING |



EXISTING CONDITIONS PLAN - CLUBHOUSE
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

C102



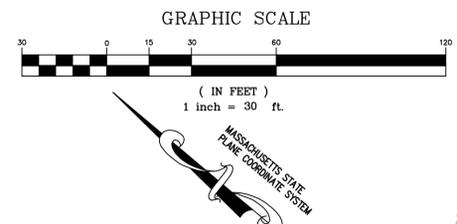
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SITE IMPROVEMENTS PLAN - HOLE #5 NEW FORWARD TEE
CLUBHOUSE RENOVATIONS
 FRANKLIN COUNTRY CLUB, 672 EAST CENTRAL STREET, FRANKLIN, MA 02038
 PREPARED FOR: FRANKLIN COUNTRY CLUB
 672 EAST CENTRAL STREET, FRANKLIN, MA 02038
 DATE: 08/18/25 SCALE: 1" = 30'
 DES. BY: SDM DRW. BY: SDM CHK. BY: MRA PRJ. NO.: 25109



PROPOSED VISTA PRUNING SCHEDULE

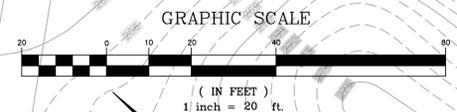
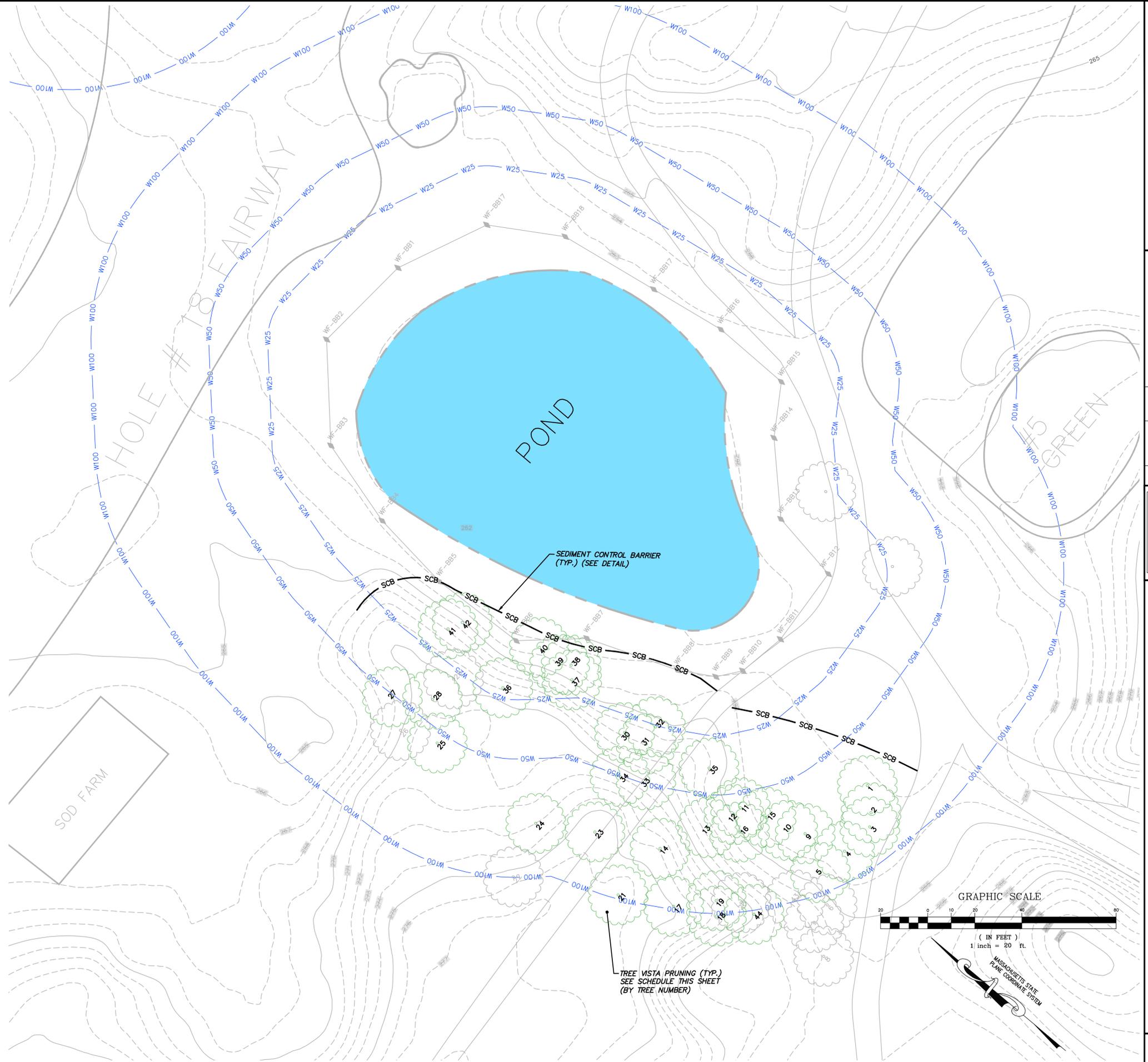
| NO. TREE | SIZE (DBH IN INCHES) | TYPE | JURISDICTIONAL LOCATION | NOTES |
|----------|----------------------|------------|-------------------------|---|
| 1 | 24 | DECIDUOUS | 50'-100' | CUT FROM 5' TO 30' |
| 2 | 18 | DECIDUOUS | 50'-100' | CUT FROM 10' TO 25' |
| 3 | 10 | CONIFEROUS | 50'-100' | 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
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FRANKLIN COUNTRY CLUB
 672 EAST CENTRAL STREET, FRANKLIN, MA 02038

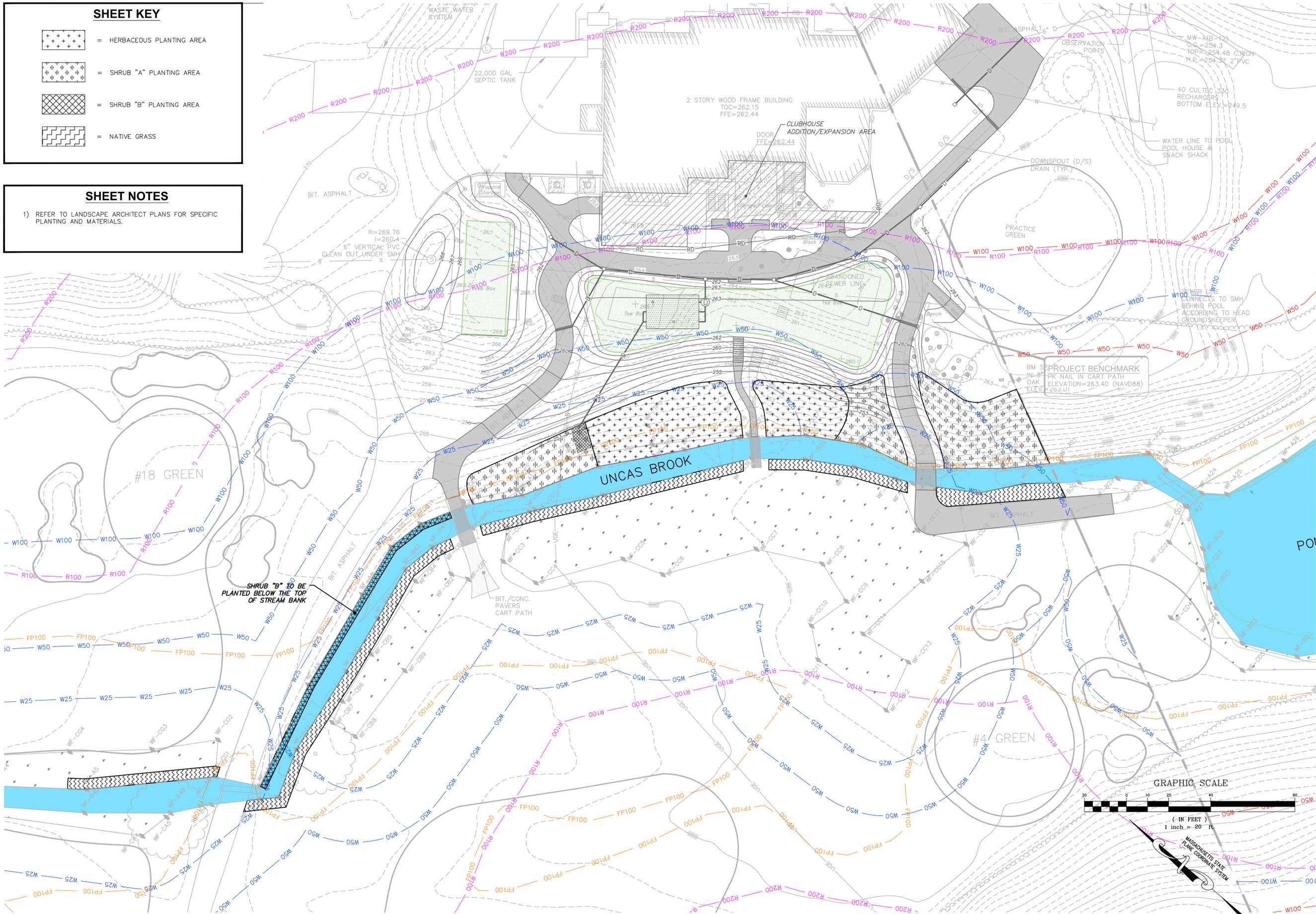
DATE: 08/18/25 SCALE: 1" = 20' DES. BY: SDM DRW. BY: SDM CHK. BY: MRA PRL. NO.: 25109

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.



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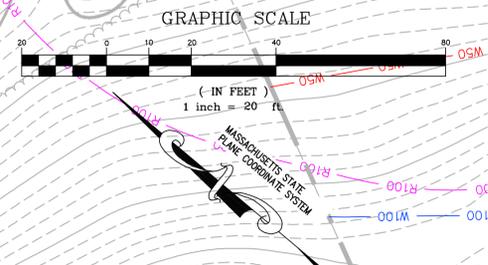
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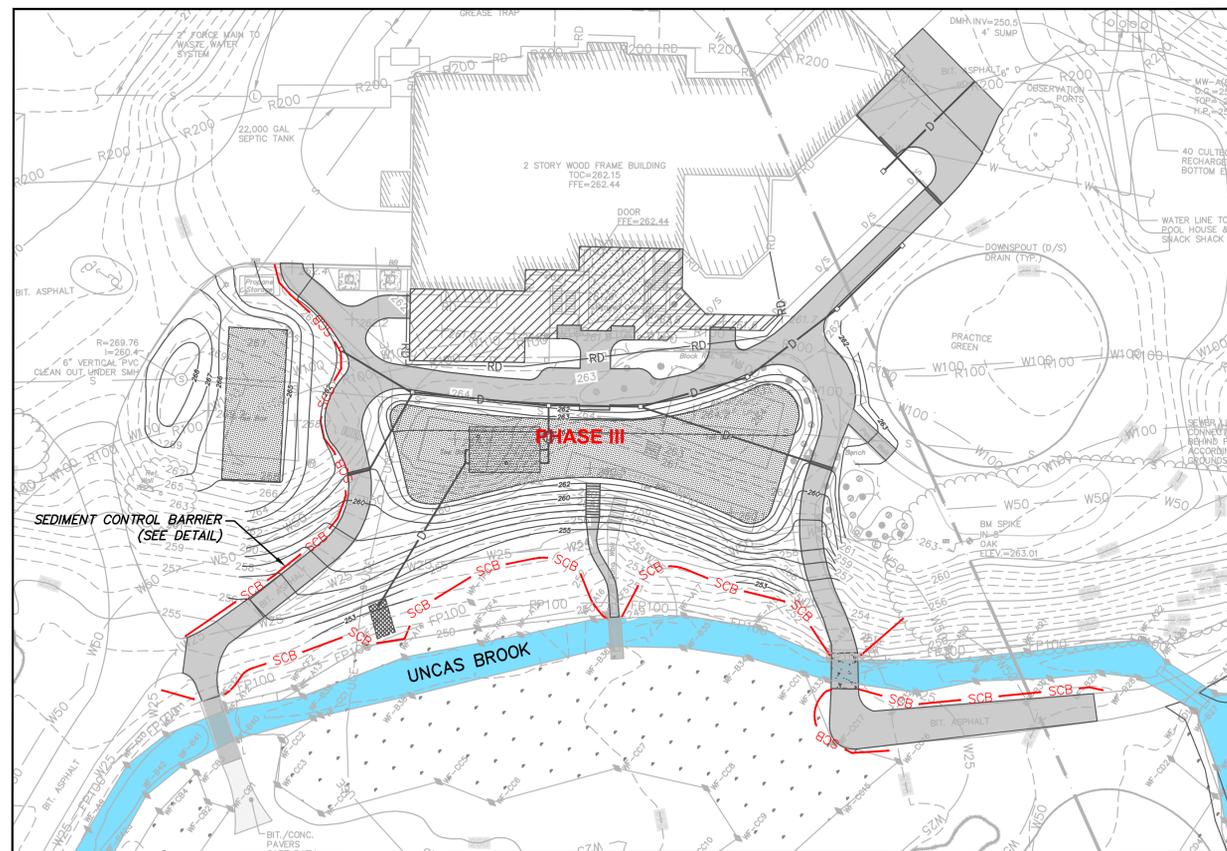
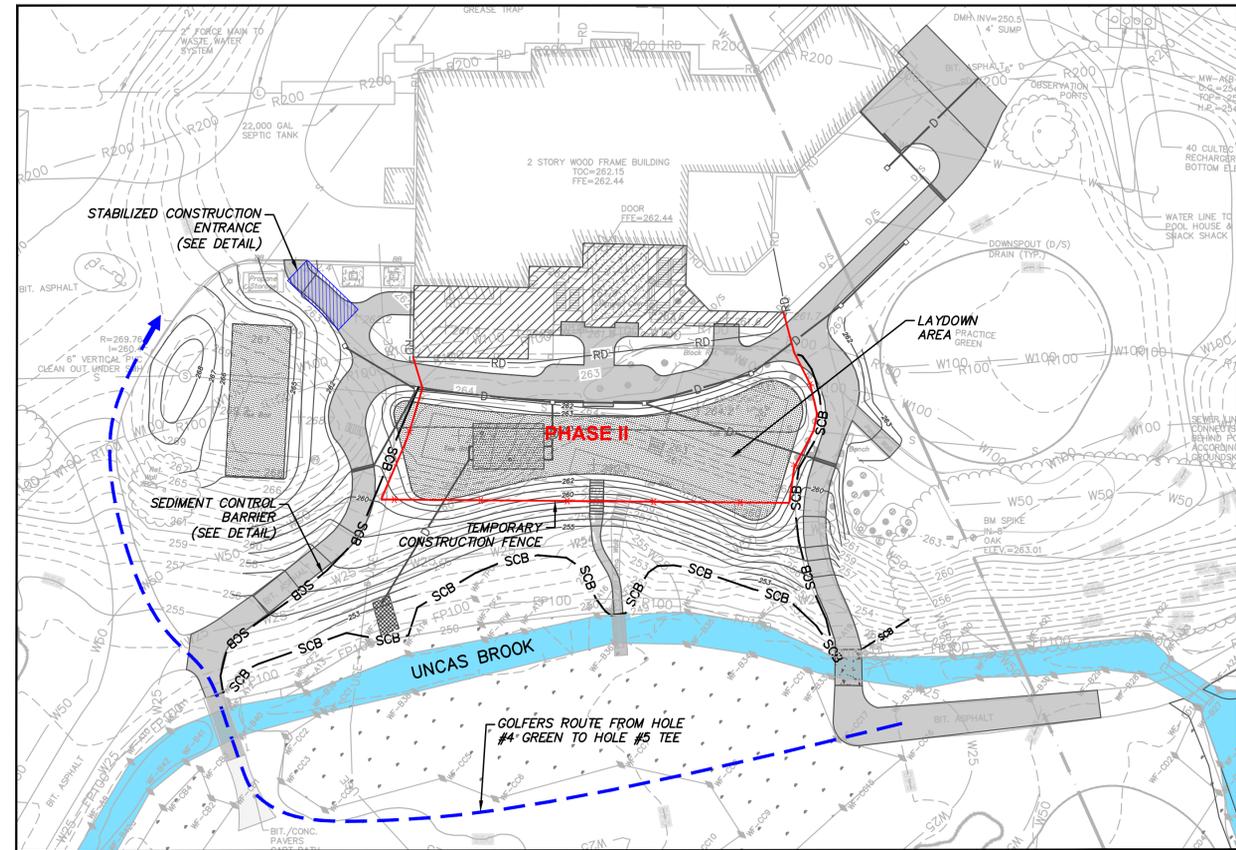
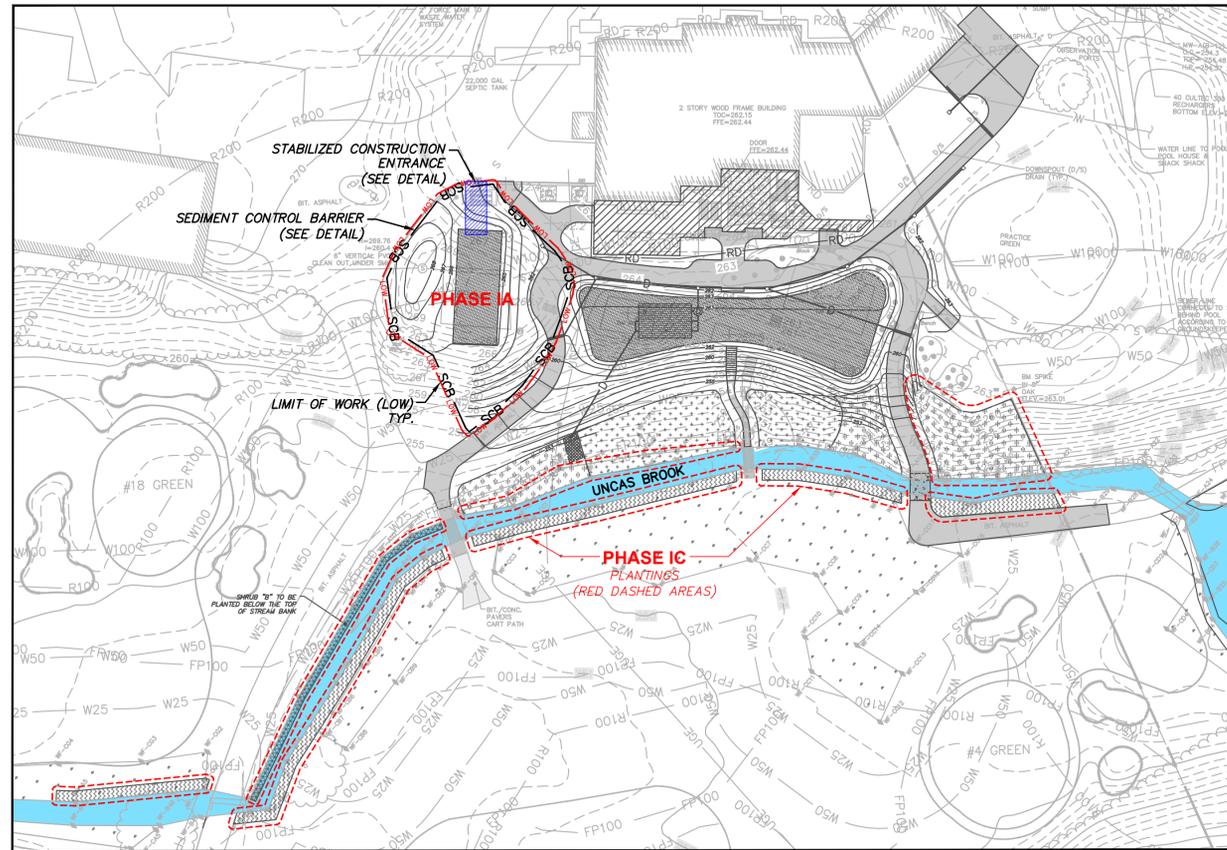


PLANTING PLAN
CLUBHOUSE RENOVATIONS
 FRANKLIN COUNTRY CLUB
 672 EAST CENTRAL STREET, FRANKLIN, MA 02038

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

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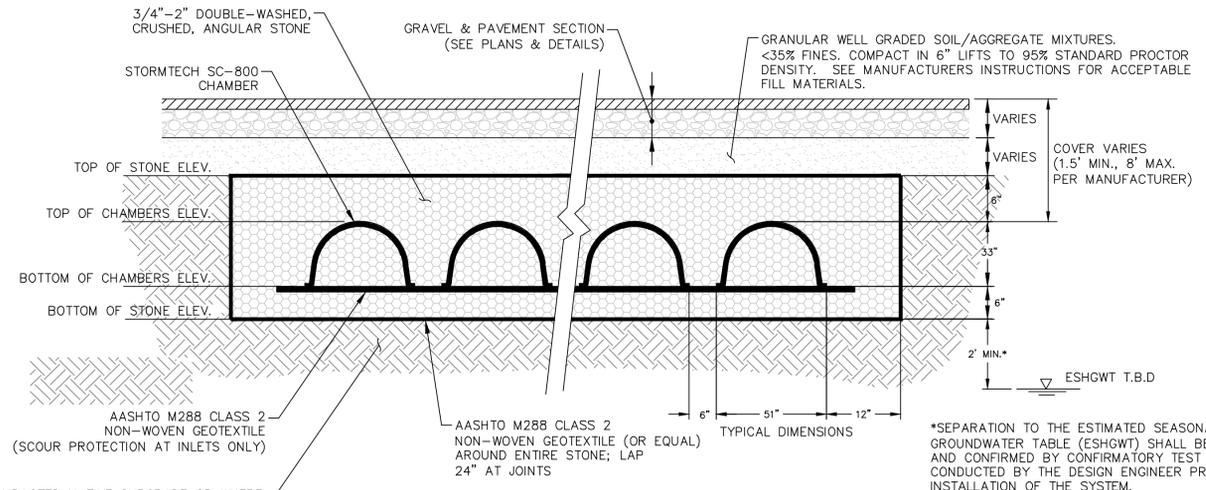
Construction Sequence and Schedule:
The project will be phased to allow portions of the 5th tee complex to be used throughout the construction period:

- Phase IA: Westerly Tee – Expand the tee, approximately 3 weeks, Fall 2025**
 - Install erosion control (silt fence and filter sock) to isolate the work area and keep sediment off adjacent cart paths
 - Install tree protection
 - Remove propane storage and fencing to a location outside 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 IC: First Phase of Planting, Fall 2025**
 - Native grass overseeding (full)
 - Shrub B (full)
 - Shrub A (partial)
 - Lower Portion (wetland hydrology)
 - Easterly Portion (upland hydrology)
 - Herbaceous (partial): plant with New England Wetmix in Wetland Hydrology Areas
- 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 filter sock) 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 jurisdiction of the Conservation Commission
 - 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 outside jurisdiction of the Conservation Commission
 - Install temporary construction fencing
 - Demolition of existing clubhouse decking. Overnight vehicular storage on paved surface at maintenance facility outside jurisdiction of the Conservation Commission
 - Construction of exterior of clubhouse to water tight, replacement and 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)
 - Remove construction fencing
 - Relocate erosion control (silt fence and filter sock) 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 jurisdiction of the Conservation Commission
 - Construct cart paths and pave
 - Construct stairs
 - Stabilize with sod or seed and hydro mulch
 - Remove erosion control after area stabilized
- Phase IV: Second Phase of Planting – Fall 2026**
 - Shrub A (partial)
 - Upper Portion (upland hydrology)
 - Herbaceous (partial): plant with New England Showy Wildflower Mix and New England Native Warm Season Grass Mix in Upland Areas

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.

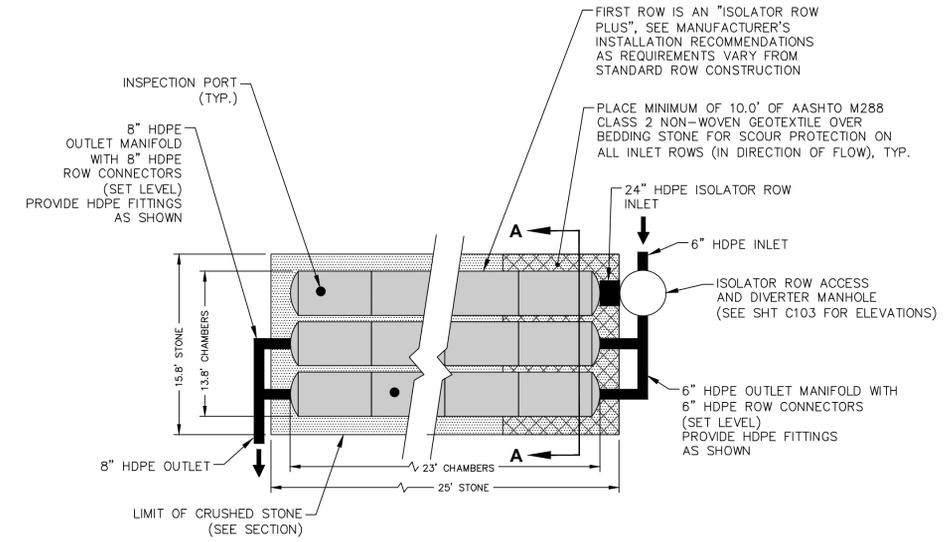
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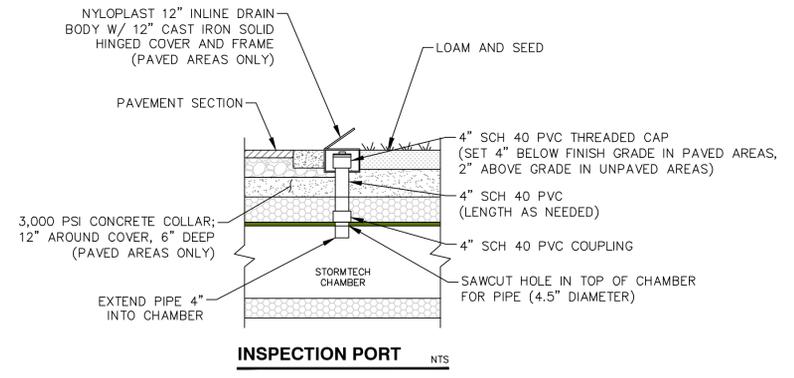
COMPACTED NATIVE SUBGRADE OR WHERE FILL IS NEEDED USE GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES, COMPACT IN 6" LIFTS TO 95% PROCTOR DENSITY. SEE MANUFACTURER'S INSTRUCTIONS FOR ACCEPTABLE FILL MATERIALS.

SECTION A-A NTS



**9 STORMTECH SC-800 CHAMBERS ARRANGED IN 3 ROWS OF 3 CHAMBERS LONG EACH
 6 STORMTECH SC-800 END CAPS WITH ISOLATOR ROW PLUS
 INSTALLED WITH 6" COVER STONE & 6" BASE STONE
 SYSTEM LAYOUT** NTS

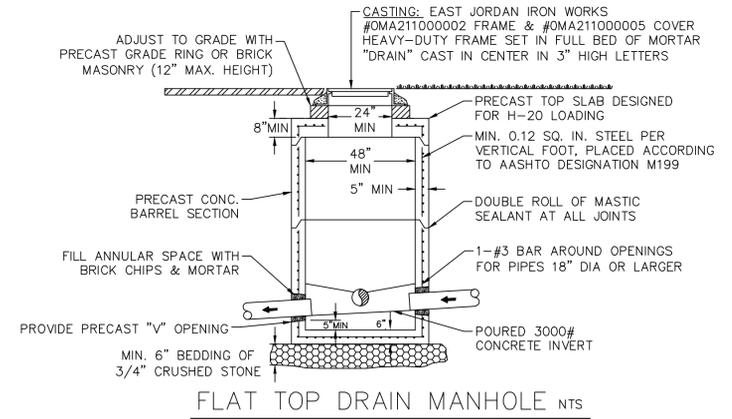
| PROPOSED ELEVATIONS | |
|--------------------------|--------------------|
| COMPONENT | ELEVATION |
| MAX. GRADE OVER CHAMBERS | 263.1 (4.8' COVER) |
| MIN. GRADE OVER CHAMBERS | 262.5 (4.2' COVER) |
| TOP OF STONE | 255.07 |
| TOP OF CHAMBERS | 258.32 |
| 6" INLET MANIFOLD | 257.00 |
| 8" OUTLET MANIFOLD | 257.36 |
| 24" ISOLATOR ROW INLET | 255.57 |
| BOTTOM OF CHAMBERS | 255.57 |
| BOTTOM OF STONE | 255.07 |



INSPECTION PORT NTS

SUBSURFACE INFILTRATION SYSTEM

NOTE:
 1) THE SYSTEM STORAGE VOLUME BELOW THE LOWEST OUTLET IS DESIGNED TO PROVIDE THE ENTIRE REQUIRED RECHARGE AND 1.0" WATER QUALITY VOLUMES FOR THE PROJECT; 620 CU.FT. PROVIDED FOR COMPLIANCE WITH MASSDEP STORMWATER MANAGEMENT STANDARD #3 AND #4 AND LOCAL REGULATIONS.

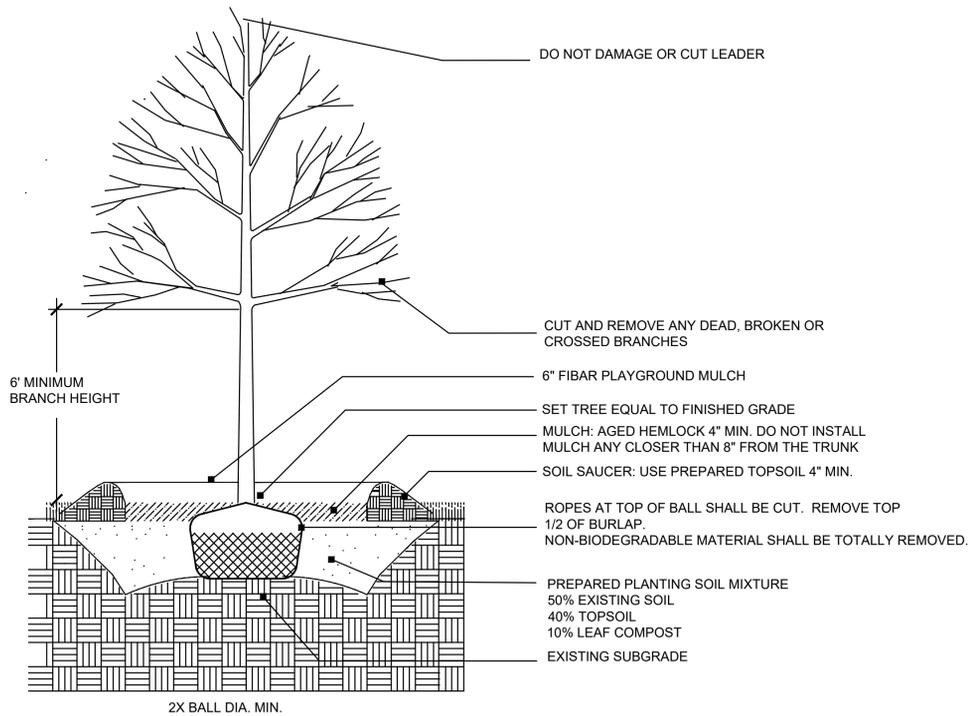


FLAT TOP DRAIN MANHOLE NTS

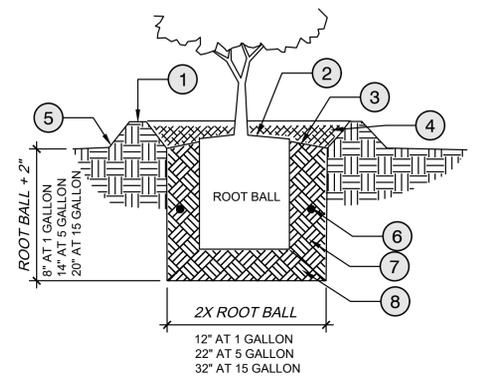
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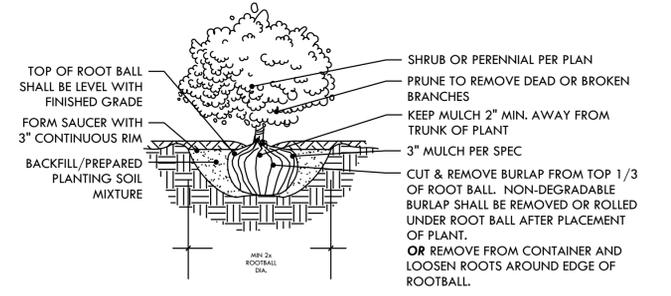
SITE DETAILS - 2
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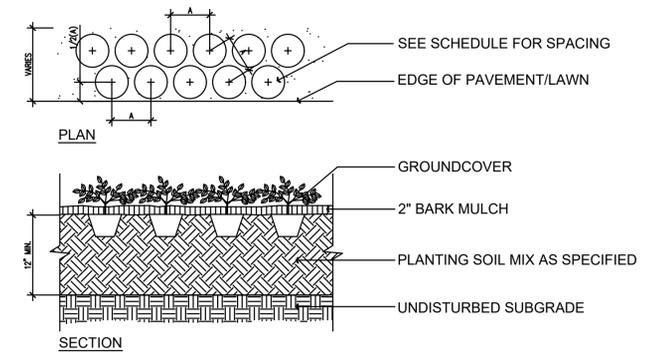
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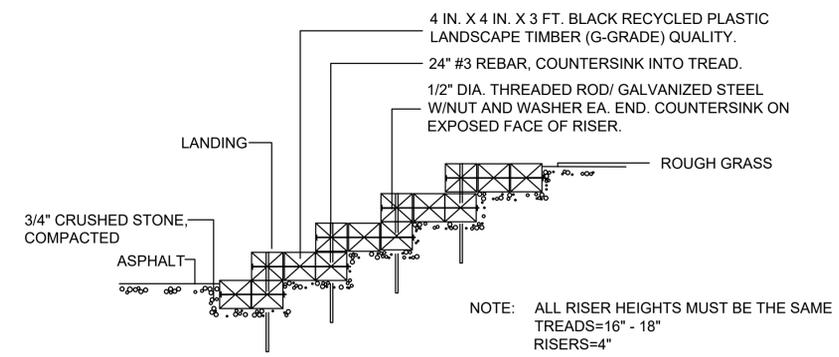
2 SHRUB PLANTING No Scale



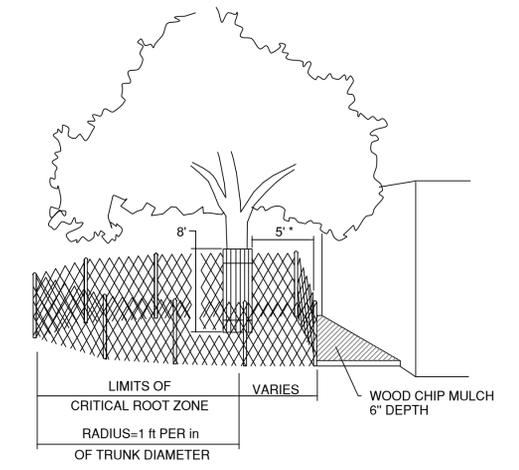
3 SHRUB B&B PLANTING No Scale



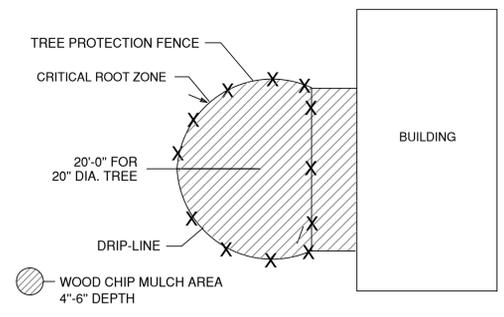
4 GROUND COVER PLANTING No Scale



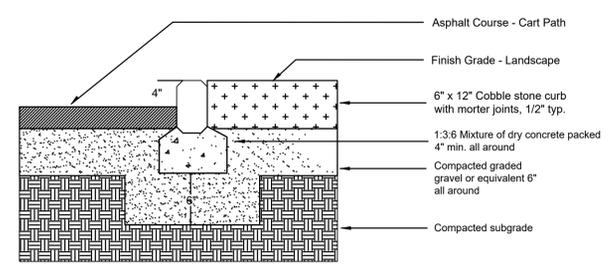
5 SYNTHETIC TIMBER STEPS No Scale



*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.



6 TREE PROTECTION No Scale



7 COBBLE EDGING 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 |