

Franklin Country Club

Franklin, Massachusetts

FINAL MASTER PLAN



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SECTION I - INTRODUCTION

PROCESS

Cornish, Silva and Mungeam, Inc. was retained by Franklin Country Club in 2003 for the purpose of preparing a Master Plan for the golf course. We conducted a detailed study of the golf course over several visits and meetings with the Master Plan committee, golf professional and superintendent.

SITE DESCRIPTION

The golf course property is located in Franklin and Wrentham, Massachusetts and is accessed off of East Central Street. The course is bounded by mostly hardwood forests, small residential developments and a large pond on the southwestern side of the property.

The site is made up of mostly gentle rolling terrain, with some steep areas. Two brooks that run through the property cross many of the golf holes. One of the brooks lies at the bottom of deep ravine. Several holes cross this ravine creating interesting forced carries from tees and fairways to the greens. A second brook meanders across the first three holes and #18 with fairway areas that are down in the floodplain.

Vegetation is mixed within the site. The original holes are more open than the new holes which were cut out of mature woodland. Trees have been planted in several areas on the initial holes. Tree species are primarily oak and white pine.

Soils on the site vary. The original holes appear to be built on well drained sand and gravel deposits, while the later holes are built on rocky, glacial till with numerous areas of ledge.

The property also includes a clubhouse, restaurant, pro-shop, maintenance area and practice facility.

GOALS AND OBJECTIVES

There are a number of goals and objectives for updating the Master Plan. These can be placed in the following categories:

PRESERVATION - The Master Plan will address preservation of the landscape and golf course character while providing recommendation on programmatic issues such as drainage, circulation, strategy and cart paths. The ideal preservation scenario would be to strike a balance between course features, maintenance and operations.

INTEGRATION - Changes to the course should be seamlessly integrated into the existing facility and blend into the positive and natural attributes. The most appropriate renovations should be subtle and not obviously changed when viewed by the membership.

RESTORATION - The architect shall utilize all available information, such as old aerial photographs, original drawings and observations made in the field to best ascertain the original design. The proposed work should refresh the course physically to meet the requirements of modern maintenance and play, while being sympathetic to the original design and character.

FLEXIBILITY - The Master Plan is flexible in terms of implementation. The strategy should include a prioritized list of capital improvements which will give the club flexibility in determining improvements relative to cost, maintenance, durability, schedule and impact on course play.

The following report characterizes the proposed steps necessary to meet those goals and to invigorate Franklin Country Club with strategy and features to make it a highly desirable golf facility.

GOLF COURSE HISTORY AND DESIGN

Franklin Country Club was originally established as a nine hole facility in 1899. The club would later call on Wayne Stiles to do its first golf course renovation. Stiles, born in Boston, Massachusetts started his career as a landscape architect and began practicing course design in 1916. He later formed a partnership with John Van Kleek in 1924. Stiles and Van Kleek would design over 60 golf courses in their career and renovate several others. Of the initial nine hole course renovated by Stiles, only one through five and number eighteen remain. Several of the original holes were in the area of the current practice area.

In 1949 William Mitchell, who was also born in Massachusetts was retained by Franklin Country Club to replace the two original holes in the current practice area with two new holes (the 6th and 17th). The club had Mr. Mitchell return in 1956 to renovate the rest of the golf course. Mitchell had started his course design firm in the late 1940's and by the early 1970's had done some 150 original designs and over 200 remodeling jobs.

Phil Wogan was invited to Franklin Country Club in 1974 to renovate the existing course and look at some additional land for a back nine. The newly acquired property allowed for an additional ten holes. Another one of the original holes (the par 3 adjacent to #18) was abandoned and Franklin CC became an 18-hole facility. Wogan, who had worked part time with his father in course design until 1956 took over the firm full time in 1957.

GREENS

The greens are considered the most important feature on a golf course. Their design and playability are of utmost importance to the desirability of the course. Player requirements for faster, smoother and better maintained greens place a great deal of pressure on the superintendent to produce conditions which are difficult to attain on many older courses putting surfaces due to poor soil conditions, excessive slope or inappropriate grass species.

The Master Plan identifies those greens which are to be considered for restoration or reconstruction.

With restoration, greens are analyzed and returned to their original size and shape. Greens tend to "grow-in", or get smaller, over time, sacrificing valuable cupping space and distinctive undulations. Restoring lost green area is important for three reasons - it provides additional green area on which to spread out wear, it often adds valuable, strategic cupping areas, and it returns character. Restoration occurs most frequently at the front and rear corners and behind bunkers. Restoring greens to their original shapes enhances the original shot values, while not making the course any easier.

Several greens at Franklin Country Club have grown-in and lost exciting cupping areas and undulations. Restoration is proposed on several holes including, number one, two, three, four, five, seven, eight, ten, eleven, twelve and eighteen. On most greens the restored area is small but will return the greens character and result in more distinctive cupping positions on each putting surface.

Complete reconstruction is recommended for the sixth, fourteenth and fifteenth greens. The current sixth green is overly steep resulting in few fair cupping locations at current green speeds. We propose rebuilding this green to match the design style of the original holes. Reconstruction is also recommended for the fourteenth green to make it more receptive. The putting surface slopes away from the shot on a par three that is over 200 yards from the back tee. We feel the current green is too penal for such a long approach.

The fifteenth should also be reconstructed



Several greens at Franklin CC have lost their size and shape over time (Example: Rear of 2nd Green)



A restored #2 green and bunker

due to the front to back pitch of the putting surface. Too often, a well struck shot that lands on the green either bounces or rolls off the back. The slope up to this green at the front does not allow shots hit short of the green to roll on. A new green will be designed that brings the water hazard more into play. We like a small, difficult target which requires preciseness on a short par 5, however, the existing green may be too difficult for the average player to hit and hold with their approach.

The process of rebuilding greens should be carefully considered. The green will be out of play for between 3 and 5 months. Timing of work and patience is critical to project success.

Most courses prefer to undergo renovation work in the fall. The late summer, early fall is the preferred time period for grassing. If seeding, it is preferable to do so by mid-September. The later the seeding, the less consistent the germination and the more time required for establishment in the spring. For Franklin, we recommend combining bentgrass seed with plugs taken from the existing greens to produce a grass mixture similar to the current conditions. This process eliminates the concern of having the new greens being distinctly different from the existing ones and actually reduces the amount of time required for turf establishment.

TEES

The plan calls for work on several of the teeing areas with the goal of lengthening the course for advanced players, improving visibility problems, developing alternate tees and addressing inconsistencies in tee shape, levelness and alignment.

Rear tee expansions or additions have been proposed on several holes at Franklin Country Club to help increase the overall yardage of the golf course, to challenge the lower handicapped golfers and to spread out the wear that some of the existing tees currently receive.

There are several holes where we recommend shifting tees to dramatically improve the visibility of the landing area from the tee. The sixth and eleventh are of highest priority on this list. The existing tees sit down in hollows and play up over ridges that obstruct visibility of the landing area. Our recommendation for these tees is to shift them left to the top of existing ridges to improve visibility of the landing area. There are also visibility issues at the 12th and 13th. The 12th tee sits down in a hollow and plays over a ridge to a blind land-



7th Tee plays over a ravine to an elevated landing area.

ing area. To increase visibility, we've proposed to lower the left side of the hole between the tee and the landing area. At 13, we've proposed raising the back tee about four feet and eliminating the front half of the forward tee to help improve visibility of the landing zone.

Reducing the length on some of the holes for the players who are playing the forward tees has also been recommended at Franklin Country Club. There are several par fours, such as, holes 1, 3, 5, 9 and 17 where many golfers playing the forward tees unable to reach the green in two shots. Reducing the yardage will make the game more enjoyable and help the superintendent improve conditions by reducing wear on the heavily used middle tee.

BUNKERS

Sand bunkers add greatly to strategy and aesthetics on a golf course. The Master Plan addresses the addition or removal of several bunkers and the reshaping of all the remaining bunkers on the course. The bunkers work hand in hand with the fairway expansions and modifications to help set up the strategy and aesthetics of the golf course.

Bunkers are often placed in areas that force players to play short of or away from the most direct line to the green. Players will have to think their way around the course and decide whether it is worth taking the risk of playing close to a bunker to gain an advantage on their next shot. However, by taking the risk and succeeding, one will often be rewarded by having the best angle from which to attack the green.

There is an interesting mix of bunker styles at Franklin. For example, the bunkers on the 17th and 18th holes flash the sand all the way up the slope, while the bunkers on the 16th hole have a grass face with the sand at the bottom of the slope. Bunkers look most appropriate when they exhibit partial grass and sand faces. In this manner, the sand does not go all the way to the top of the bunker nor the grass all the way down to the floor. We propose this style for Franklin, as it is a comfortable middle ground between aesthetics, maintenance and playability.



10th Fairway Should Be Expanded Toward Bunker and Wrap Around the Feature



Notice the Difference in Bunker Styles From This Green (Grass Face/ Sand Bottom to the Green Above (Sand Flashed Up the Slope).

The maintenance of the bunkers is also important and several of the existing bunkers currently hold water after a heavy rain. These bunkers need to be rebuilt and have the proper drainage installed. This will help keep the sand dry and help improve playability and consistency. New bunker sand will be installed to give players a consistent playing surface throughout the course.

CART PATHS

Cart path additions, shifts, extensions and improvements are indicated on the plan. Final placement of paths and selection of construction materials is the responsibility of the club, which should seek consistency on this item.

Should additional path work beyond that shown be deemed necessary, this work should be considered part of this plan if approved by the committee.

TREES

When maintained, trees which line the fairways and ring the greens are beautiful. Where overcrowding occurs, they become less impressive, and can adversely affect turf quality through their shade and restriction of air movement. Trees are often planted which change the design by eliminating alternate routes of play. Such trees should be removed.

The Master Plan notes several areas on the course where selected tree removal and underbrushing should be undertaken. This work is recommended to either improve turf quality or improve playability. The club should consider thinning trees from selective areas. After some trees have been removed, turfed conditions for growing grass will improve and the club can expand the turfed roughs into these areas.

In two locations, additional tree planting is recommended. Trees are generally added to improve buffers along property lines, to direct play and to improve safety. This course does not need many more trees.



Thick vegetation along fairway edges affects turf conditions.

In future tree planting, much thought needs to be given to the affect the tree will have on playability when it reaches its mature height and width. This is also an important consideration in the spacing of plantings. Plant material should also be considered, with native materials recommended in most cases.

FAIRWAYS

A project which will improve both the aesthetics and strategy on the course is the re-definition or "contouring" of the fairways.

In contouring fairways, both natural landforms as well as designed features (such as bunkers and mounds) are utilized to create gently curving fairway edges. The fairways curve back and forth to "show" the features, while maintaining a consistent width.

In most locations, the modifications to fairways involve more expansion then reduction. Such expansions improve playability and better fit the fairways into the existing landforms. Fairway expansions also balance out the increased difficulty resulting from bunker shifting and new bunkers that have been added to the layout. These modifications will entice the better player to take educated risks to hit to a specific portion of the fairway, therefore gaining an advantage into the green.

COURSE LENGTH

Where possible, changes have been proposed to increase the total course length to compensate for the improvements in equipment and maintenance which have resulted in additional distance for most players. Additional length will also help with maintenance practices by spreading out the wear on tees and allowing the grass to rejuvenate in heavy used areas.

The golf course has limited opportunity for expansion due to wetland constraints, property boundaries, topography and existing blind shots. Shifting and raising some of the tees will add length and improve the playing characteristics of these holes.

While lengthening the course for better players, we also feel it's important to have a variety of lengths for the majority of the members. The golf course currently has three tee markers and we feel it would be beneficial to add another set of markers. The forward tees currently play over 5,500 yards and most players probably have a hard time reaching many of the greens in regulation. We proposed moving several tees forward to make the golf course more enjoyable for those players.

PLAN IMPLEMENTATION

Over the years, Cornish, Silva and Mungeam, Inc. has prepared numerous Master Plans for clubs. On some of those courses, work on the plan has been completed. On many others though, the work was never fully accomplished. For different reasons, those clubs often started the work, but never carried it through. We do not believe that the 5-10 year implementation period works well, primarily due to changes in personnel which make it difficult to carry the process forward.

The most successful plans are those which are carried out in 1-3 years. This period would hopefully allow the same course superintendent, contractor, green chairman, club president and architect to be involved, bringing the consistency desired to the project.

We are excited to see that Franklin Country Club has chosen the second option and will carry out the work in the next 1-3 years. We are often asked the question, "What is best, to do all the bunkers or tees at one time, or take several holes and do all the work on the plans from those holes?" There is no right or wrong answer. We have done work both ways with success, although due to the artistry involved in golf course renovation, it is beneficial to have the same person doing all the work. This insures a consistent style on the golf course and allows us to work closely with the superintendent, contractor, green chairmen and club president in implementing the approved Master Plan.

Although much of the proposed work within the Master Plan can likely be done without the need for permits, there are several modifications that should be reviewed and approved prior to proceeding with that work. In general, any work proposed within one hundred feet of a wetland or water body is subject to review and approval by the local Conservation Commission. Detailed plans for that work should be prepared in conjunction with an engineer and wetland specialist. Plans should be included as part of a Notice of Intent application that identifies all work proposed within jurisdictional areas on the course. The anticipated cost of hiring other consultants to prepare the permit applications and help attain permits is included in the cost estimate provided. The time required to prepare applications and attain permits will likely take between 3 and 5 months. Once environmental permits are attained, they are good for a period of three years.

COST ESTIMATES

A table entitled "Work Items" is included with this report. This table provides cost estimates at 2004 prices.

HOLE 1

The first is a difficult starting hole due to its length (over 420 yards from the back tee), a stream that runs along the right side of the fairway and an uphill approach to a small green. We recommend lowering, expanding and improving the alignment of the middle tee as well as developing a separate forward tee. The bunker right of the green has lost its original shape and should be restored to its former shape and depth. The high sand greenside face should be converted back to mostly grass, and sand built up on the low side removed. The path is very close to the back of the green and should be shifted away. The clearing done to the back left of the green will help turf conditions and allow for additional green restoration (expansion to former size) to the front and back. The area where trees were removed should be stumped and grubbed and planted to secondary rough. We love the classic character of this hole. The high secondary rough adjacent to the tee area is beautiful.

HOLE #2

On this original hole, some length could be gained by thinning trees behind and left of the tee to allow restoration to the back and left. We feel the fairway is too straight and instead of making use of available space to the right, it hugs the stonewall and property edge on the left. We propose adding two fairway bunkers on the left and expanding the fairway to the right. This will create a slight dogleg left and improve strategy and aesthetics. The end of the fairway should be expanded toward the cross bunkers which should be re-cut to their original shape and depth.

As with hole #1, the bunkers here have lost their original shape and depth and should be restored. One could argue that they are not close enough to the green to be in play, but we like the old style of some front bunkers being set away from the green surfaces to add deception and provide space for a player to play a run-up shot.

This green has lost a good deal of surface area to the rear. We recommend restoring this area to bring **the back bunker more into play**. Sand in the back bunker should be raised on the back face to make it visible from the landing area.



We feel this fairway is too straight and have proposed adding two fairway bunkers on the left side and expanding fairway to right.

HOLE #3

The tee for #3 aims the player directly at the stream and hole #1 without a good indication that the hole doglegs left. We feel the left treeline between the tees and stream should be thinned leaving the nice big oaks to remain. This would provide a peak at the remainder of the hole, improve turf conditions and open up the true beauty of the hole that is currently only visible from the forward tee. Cart traffic along the left side of the hole has caused poor turf conditions and we recommend a continuous cart path be developed within the trees on the left.

Directly beyond the stream, we recommend widening the fairway slightly to improve playability for shorter hitters. A new left approach bunker 50 yards short forces players to think carefully when laying up short of the putting surface. We recommend eliminating the right greenside bunker, as this feature is not visible from the landing area and does not add to the strategy of the hole. The left greenside bunker should be re-cut and expanded forward. The putting surface is quite steep making it difficult to locate a fair hole position for putting at current green speeds. Consideration should be given to reducing the slope to make more of the green usable.

HOLE #4

The fourth is the first and shortest par 3 on the course. Although of adequate size, the existing tee seemed quite worn for early spring, leading us to believe that it is too shaded for quick recovery. This tee should be re-leveled and several adjacent trees removed to reduce shade impact and increase air movement. The middle cross bunker should be shifted left and the existing fairway expanded up into the green. This subtle change gives the illusion that a "draw" is the shot to best approach this green and allows average players the opportunity to run it on. The remaining two bunkers should be rebuilt and the green restored to the back right corner.

HOLE #5

The teeing area on hole 5 is awkward. There are several small pads playing from different angles from nearly the same distance. We recommend rebuilding the tees to provide larger, more usable tee boxes and to create better separation between markers. The problem with this recommendation is the proximity to the stream in front, requiring permitting of any work. The view of the tremendously rolling fairway from the wide spread tees is great. A forward tee should be created across the stream to improve playability. A new fairway bunker has been proposed in an area we believe one previously existed between 130 and 110 yards from the green. The fairway should be expanded left to better work with the contours, and the right fairway bunker re-cut. As on all the original greens at Franklin Country Club, this green has become smaller and should be expanded back out to its original size together with restoring the greenside bunkers.

HOLE #6

This hole begins play on the newer holes and immediately demonstrates a change in design and feel. The first five original holes were easily understood from the tee, making one feel comfortable. The tee shot on #6 is blind, making the player unaware of where to play. We recommend shifting the rear tees 60-75' to the left, to make use of an existing knoll that will greatly improve the view from the tee. The landing zone is quite sloped and could be improved by re-grading to better hold shots. The bunker style (size, shape and depth) is different from the opening holes and we recommend re-cutting all the bunkers on the newer holes in a consistent style similar to those on the original holes. A new approach bunker 75 yards from the green on the left side of the fairway will replace the left greenside bunker which is proposed to be filled and turned into fairway.

We recommend rebuilding this overly steep green that lacks cupping positions and would look to match the design style of the original holes.



The tee shot on #6 is blind, making the player unaware of where to play. We recommend shifting the rear tees 60 - 75' to the left. The cart path is also too prominently in view and should be shifted to edge of the hole.

HOLE #7

The seventh is the first and only men's 5 par on the front nine. A new rear and middle tee have been proposed to provide alternative playing lengths for the hole. The golf hole starts with a difficult tee shot across a deep ravine to a hill with bunkers right and left. The bunkers are inappropriately placed at the top of the hill, making them more difficult to see than if they were set into the slope facing the tee. We recommend re-cutting the right bunker into a pair and eliminating the left fairway bunker to provide room for fairway expansion. The second shot on the hole is awkward due to the blind water hazard to the left of the 2nd landing zone. The fairway shape invites shots toward this hazard. We'd prefer adding a bunker in the ridge 220 yards from the green on the left side of the hole and removing some trees on the right to enable expansion of the fairway on this side. This would direct play away from the hazard.

The right greenside bunker should be re-cut into a pair and shifted forward to improve shot values. This shift will reward a player for a second shot down the left side (and closer to the hazard) by requiring that a person playing right have to hit over the expanded bunkers to get on the green. The back bunker should also be re-cut as a pair and the left greenside bunker filled and turned into primary rough.

HOLE #8

The eighth is a nice par 3 that somewhat resembles the famous "Redan" hole in North Berwick, Scotland and the 7th hole at Shinnecock Hills on Long Island. The original Redan features a green generally sloping to the back left with deep bunkers to the front left and back right. Rather than play directly at a left pin, a player will use the slope of the green to feed a ball toward the hole. On this hole, similar considerations must be made.

We'd like to see the two greenside bunkers re-cut and the green restored to the front and back left. The approach fairway should be expanded right and a slight kick slope created to help work shots toward the putting surface.

HOLE #9

The tees on #9 are well shaped and provide good visibility and a adequate surface space. We recommend adding a new tee on the left to shorten the hole and to create an alternate angle, and shifting the cart path to the left side of the tee area. The fairway should be expanded back slightly toward the tees so that players have a better understanding of where to play. From the first landing area, players have a forced carry over a stream to an elevated green. An approach bunker has been proposed to the left and the existing right greenside bunker has been re-cut into a pair. The new right greenside bunkers have also been shifted forward and to the left to influence the approach shots coming in from the right portion of the fairway. Moving these bunkers will allow more space for players entering the green from the cart path. A chipping area has been created to the left of the green, with the existing left greenside bunker cleaned out. This encourages players to favor the left side of the fairway from the tee. A new back left greenside bunker has been added into the existing ridge to frame and to break up the existing grass slope.



The approach to the 9th before renovation.



The approach to the 9th after renovation.

HOLE #10

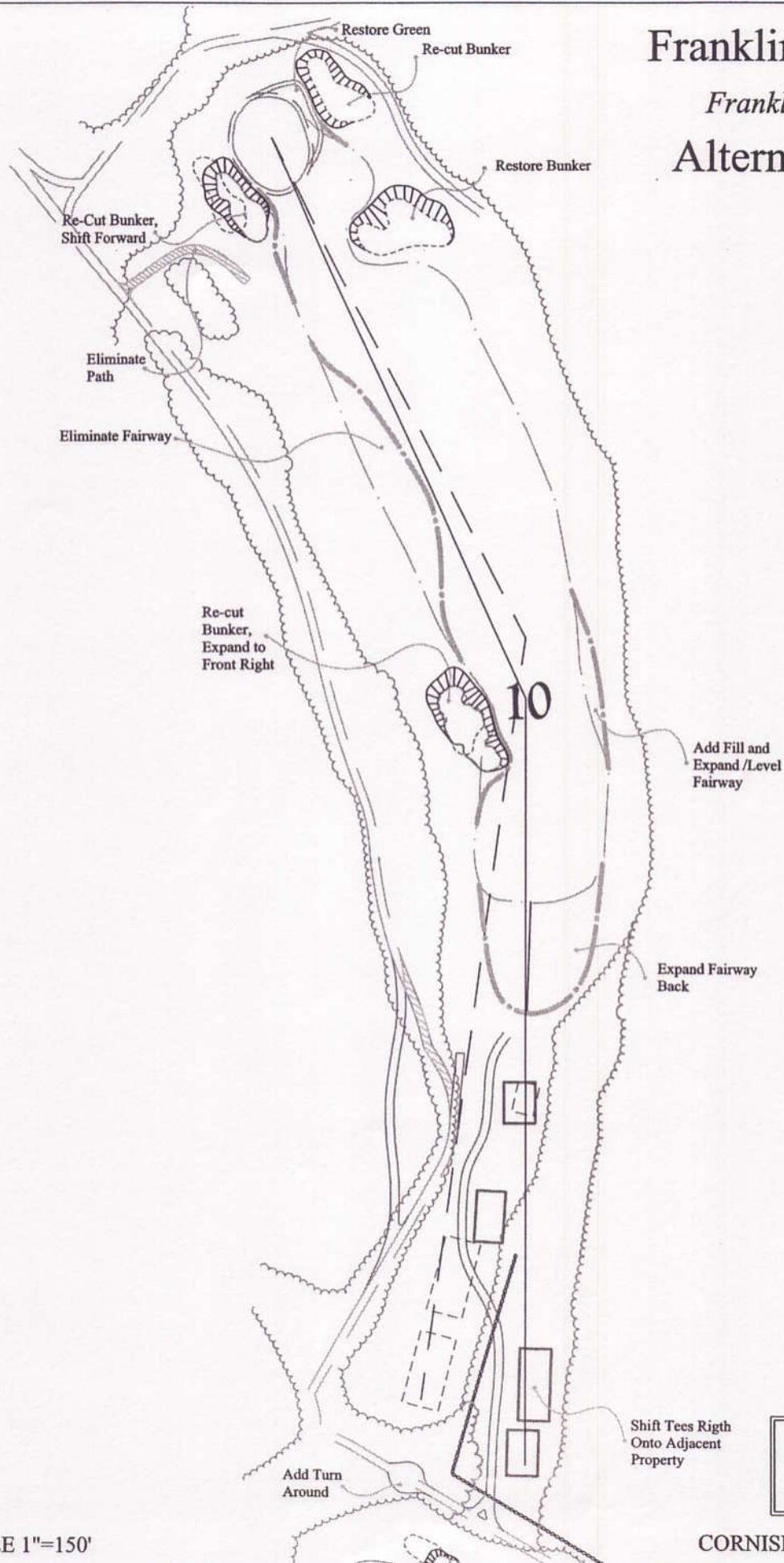
Franklin Country Club does not have returning nines and the tenth is long downhill par four. All the existing tees should be rebuilt on this hole to improve alignment and be re-leveled.

An alternate proposal to rebuilding the existing tees in place is to purchase or lease adjacent property and shift the tees to the right. This will straighten the dogleg and allow lengthening the hole so that the landing area for most players will be the top of the hill. A plan of the alternate hole 10 follows this report.

Franklin Country Club

Franklin, Massachusetts

Alternate 10th Hole



SCALE 1"=150'

REVISED HOLE LENGTH

Blue	White	Red	Green
450	420	370	335

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The hole angles to the left, with an inside left bunker that should be expanded out into the fairway and back toward the tees. The right side of the fairway should be raised and expanded out to an equal amount to better hold shots. Players who can hit it past the left fairway bunker will have a dramatically shorter approach. For those who play away from the bunker, they are left with a great view across an approach bunker to a green framed with long fine fescue rough. We feel the lower portion of the fairway is currently too wide and should be reduced along the left side. These twist and turns of the fairway give the hole more of the classic look of the first five original holes which should be emulated throughout the course. The right approach bunker should be re-cut along with the right greenside bunker. The left greenside bunker should be shifted forward and expanded toward the green to influence shots being played from the left side of the fairway. We would also recommend restoring the back right corner of the green.

HOLE #11

As with hole #6, the tees on #11 should be shifted left and raised to dramatically improve visibility. The middle tee should remain in the same area, but should be rebuilt and leveled with some adjacent trees removed to improve turf conditions. The fairway should be expanded back toward the tee and a cross bunker added to the right side of the fairway into an existing ridge. The left fairway bunker should be re-cut and the right side of the fairway expanded. Players that can skirt their tee shots past the left fairway bunker won't have to negotiate the two bunkers guarding the right portion of the putting surface. The left greenside bunker should be eliminated and the fairway expanded in this area to create a safe approach for those players that don't feel comfortable challenging the right greenside bunkers. The rear bunker should be re-cut in place. As with many other greens, the putting surface has lost some of its original shape and should be expanded back to its former size in the back right corner.

HOLE #12

It is difficult to feel comfortable when teeing off #12 due to the reduced visibility of the landing area. It is difficult to know where to aim and at first we actually thought the fairway bunker was on the right and not the left. There exists a unique opportunity to expand the 17th tee to the rear and use this area as the back tee for #12. From this elevated position players have a much better view of the hole and the landing area is shifted back onto the flat area before the slope into the ravine. We feel more grading should be considered on the left to improve visibility from the middle tees and to widen the landing area. We recommend restoring the back part of the existing back tee and raising the elevation of the cart path. A new bunker has been proposed along the right side of the landing area to keep balls from running out of bounds and the existing fairway bunker is reduced in size. We have also proposed adding cart path along the existing stone wall to help reduce turf wear. The approach into the green is over a ravine to an elevated green. Longer hitters currently have the potential of hitting over the bunker and rolling to the bottom of the ravine and into the stream. We recommend expanding and leveling the lower fairway to hold shots that run down to this section of fairway.

An approach bunker has been proposed short and left of the fairway to catch shots that are hit short. As steep as this fairway is, all shots are shed to the bottom of the hill, only stopping when they reach the rough. The right greenside bunker should be re-cut and shifted to the right to influence a player's strategy from the tee. Re-cutting the rear bunker and eliminating the left rear bunker has been proposed as well as removing a few trees right of the green.

HOLE #13

This hole demonstrates the classic example of a downhill hole with tees not descending in elevation enough which results in the front tee blocking the visibility from the back one. The rear tee should be raised four or five feet and the front portion of the forward tee eliminated to afford each player the same great view from this tee. A new forward tee has been proposed left of the existing tee to restore the tee area lost by eliminating the front of the existing tee. The cart path should also be shifted to the left side of the tee area to eliminate the steps up to the tee and to improve player



Removing the birch tree and juniper bushes will provide all players a clear view of the green and surrounds.

circulation. We feel the fairway should be continuous along the left side of the pond on this long par four, with the existing cart path extended back toward the tees and some additional tree clearing and drainage done left of the pond. The birch tree and juniper bushes on the edge of the pond in the center of the hole should be removed to provide all players a clear view of the green and surrounds. Adding an approach bunker in this location will provide a similar look without being so penal. Both greenside bunker should be re-cut and brought in closer to the green.

HOLE #14

A great looking hole that is in need of some adjustments to make it more receptive to golf shots. The middle tees should be re-built as one tee and the alignment reconfigured to point players toward the putting surface. We feel the approach fairway should be expanded forward and left to create an optional bail out area for those not wanting to risk the long carry over water. We propose the green be rebuilt. Much of the existing green slopes to the back. This style green is fine for a short hole on which one uses a lofted club, but is too penal for such a long par 3 on which players hit long irons and woods. The left greenside bunker should be re-cut and the back framed for better visibility. Both the rear and right greenside bunkers should be removed, and a new bunker added to the front of the putting surface. A chipping area is proposed for behind the green.



We feel this green is too penal for such a long par 3 where players are hitting long irons and woods into the putting surface.

HOLE #15

A rear tee has been proposed to try and lengthen this par 5. We recommend adding a new forward tee to the left of the existing tee to improve the angle. Expanding the fairway left and shifting the existing fairway bunker will widen a narrow playing corridor. There currently exists a small pond to the left of the landing area which restricts play from the tee. If possible, this pond should be eliminated to allow the fairway to be expanded. The second shot is played to an undulating fairway leaving an approach over another blind pond. This fairway should be expanded to the left and toward the green to improve playability. The existing approach bunker should be re-cut as a group and cut into the existing ridge. The green unfairly pitches away from the shot. It should be rebuilt, to make it more receptive to approach shots and place it closer to the water hazard.

HOLE #16

We have proposed expanding the existing tee to the left to add surface area and to help reduce stress on the remaining tees. The back berm on the front right bunker should be lowered to improve visibility of the green and to look more natural. The back bunkers look great - we love the natural, tall rough on their back slope as it makes these bunkers more similar to those on the original holes. The approach should be expanded left, and the cart path shifted to the right and further away from play.

HOLE #17

This hole is one of the two designed by Bill Mitchell. We recommend extensive tree thinning near the tee to help increase turf density and maintenance. All the tees are in need of some work. The rear tee should be leveled and re-grassed. A new forward tee has been proposed further up the hole, and the middle tee expanded to the left. With out of bounds left and the fairway sloping from left to right, many decent shots end up in the rough and trees down the right side. We have proposed raising this area and converting it to fairway. The cart path should be expanded back toward the tees and a new left approach bunker has been proposed. As with the other "new" holes, the greenside bunkering on #17 is inconsistent with the original and other "new" holes. Both greenside bunkers should be re-cut with the right greenside bunker expanded toward the front.

HOLE #18

This hole returns the player to one of the original Stiles designed holes. The position of the rear tee concerned us in that it appears to be off (or very nearly off) the club property, leaving no room for the screening that is needed behind this tee. The middle /forward tee should be expanded and leveled. We have proposed a new fairway bunker on the left cut into the ridge short of the 1st landing area. The existing right fairway bunker should be re-cut and expanded left into the fairway. A new fairway bunker has been proposed on the right side of the existing fairway bunker in the ridge between the 1st and 2nd landing areas. All four greenside bunkers should be re-cut and the back left of the green restored. We would also suggest replacing the dead tree to the back left of the green with a new spruce and adding a new tree in front of the maintenance area.

PRACTICE FACILITY

Practice facilities are an important attribute to a private club, and the current facility at Franklin Country Club needs to be expanded. Target greens should be considered to give players a specific target to aim at instead of just hitting shots into a large, undefined area. An artificial turf tee is proposed for the back of the existing tee to reduce stress on the grass tee and provide a hitting area during inclement weather.

The plan also includes the restoration of a par-3 hole located between holes 5 and 18. The green for this hole can be utilized as a short game practice area or the hole can be put in the rotation with other holes to replace one being closed for repairs. This new hole also provides the option of changing the sequence of holes so that the current 5th becomes #1, current #3 becomes #18 and the current 4th is out of play. Although we don't prefer this as the regular routing, it does create an interesting alternative routing that ends the round in view of the clubhouse.

Respectfully submitted,
Cornish, Silva and Mungeam, Inc.

Mark A. Mungeam, ASGCA
Golf Course Architect



View from the 12th Fairway at Franklin Country Club



View from the 15th Approach at Franklin Country Club

FRANKLIN COUNTRY CLUB

WORK ITEMS

HOLE	Task	Description of Work	Priority	Price
HOLE #1	1	Lower and expand middle tee, improve alignment	B	\$12,500
	2	Thin brush at tee edge	C	\$500
	3	Add forward tee	C	\$5,800
	4	Expand fairway back toward tees	C	\$3,000
	5	Extend and connect path	B	\$700
	6	Remove one large white pine tree	B	\$500
	7	Re-cut bunker, modify fairway	A	\$7,500
	8	Restore Green to front	A	\$1,500
	9	Expand collar to create chipping area to back left	A	\$2,300
	10	Shift path away from green	B	\$5,000
		Hole #1	TOTAL	\$39,300
HOLE #2	1	Restore tee to left and back	C	\$700
	2	Thin trees to rear and left of tee	C	\$3,500
	3	Remove tree to right of tees	C	\$500
	4	Add left fairway bunker, modify fairway	A	\$8,700
	5	Expand fairway right at the landing area	A	\$6,000
	6	Add left fairway bunker, modify fairway	A	\$6,800
	7	Expand fairway closer to bunkers	A	\$3,000
	8	Modify and extend path, try to hide from view	B	\$3,000
	9	Restore all bunkers, expand approach	A	\$21,500
	10	Restore rear bunker and back berm, raise sand edge to improve visibility	B	\$6,200
	11	Restore green to rear	B	\$4,800
	12	Improve conditions of slope - remove stumps, weeds to promote fescue grass	C	\$1,800
		Hole #2	TOTAL	\$66,500
HOLE #3	1	Remove trees to left of tee area	C	\$500
	2	Expand path width to 6'	C	\$500
	3	Add forward tees	B	\$5,500
	4	Add path down left side	C	\$10,600
	5	Remove, thin trees	C	\$5,200
	6	Expand fairway right after creek	C	\$2,000
	7	Expand fairway left in approach	B	\$1,500
	8	Add approach bunker left	B	\$6,300
	9	Expand fairway left before green	A	\$1,700
	10	Re-cut left greenside bunker expand to front	A	\$6,500
	11	Eliminate right greenside bunker	A	\$2,800
	12	Restore back left corner of green, soften putting surface	B	\$15,500
		Hole #3	TOTAL	\$58,600
HOLE #4	1	Level existing tee	C	\$8,900
	2	thin trees left of tee, cut back trees left of swimming pool	C	\$3,500
	3	Expand approach fairway, connect to green	A	\$3,200
	4	Re-cut left greenside bunkers, thin trees	A	\$9,800
	5	Re-cut right greenside bunker	A	\$5,700
	6	Restore green to right	A	\$2,500
	7	Thin trees left of green	B	\$2,500
		Hole #4	TOTAL	\$36,100

FRANKLIN COUNTRY CLUB

WORK ITEMS

HOLE	Task	Description of Work	Priority	Price
HOLE #5	1	Combine tee levels, rebuild as single level larger tee	B	\$28,000
	2	Level surface on middle tee and expand	B	\$5,900
	3	Add forward tee	C	\$6,100
	4	Add left fairway bunker in landing area	B	\$6,700
	5	Re-cut right approach bunker	A	\$6,200
	6	Re-cut right greenside bunker	A	\$5,200
	7	Re-cut left greenside bunker, expand fairway	A	\$6,100
	8	Connect fairway to green along right side	A	\$1,500
	9	Restore green at back	B	\$3,000
		Hole #5	TOTAL	\$68,700
HOLE #6	1	Shift tee complex to left to improve visibility, remove trees	A	\$42,500
	2	Eliminate Existing tees	A	\$2,000
	3	Plant new trees over existing tees	C	\$4,000
	4	Shift cart path to right along new tee complex	A	\$6,000
	5	Remove existing path along existing tees	A	\$1,300
	6	Lower ridge in front of fairway	A	\$2,800
	7	Level fairway 190 - 220 yards from green (13500 SF)	C	\$15,000
	8	Add left approach bunker, modify fairway	B	\$9,300
	9	Expand fairway right in approach area, thin trees	B	\$6,300
	10	Eliminate left front bunker, expand fairway	A	\$2,800
	11	Sand too flat on right greenside bunker, raise edge	A	\$1,600
	12	Rebuild green	A	\$48,000
		Hole #6	TOTAL	\$141,600
HOLE #7	1	Add rear tee, modify cart path	C	\$8,900
	2	Add middle tee	B	\$10,500
	3	Expand fairway back toward tees	C	\$3,800
	4	Add path up left side	C	\$7,100
	5	Raise and enlarge former forward tee	B	\$10,000
	6	Add path up right side	B	\$2,500
	7	Improve alignment on forward tee, shift to right	C	\$5,300
	8	Re-cut right fairway bunker into pair at 1st landing area	A	\$9,800
	9	Eliminate left fairway bunker, expand fairway in 1st landing area	A	\$13,200
	10	Add left fairway bunker, modify fairway between 1st & 2nd landing area	B	\$10,100
	11	Expand fairway right between 1st and 2nd landing area	B	\$8,400
	12	Widen fairway to the right in 2nd landing area	A	\$3,700
	13	Shift path right in 2nd landing area	A	\$6,000
	14	Re-cut right greenside bunker into pair, expand to front, shift closer to green	A	\$10,600
	15	Restore green to rear	A	\$3,300
	16	Re-cut rear bunker into pair	A	\$9,500
	17	Eliminate left greenside bunker	A	\$3,700
		Hole #7	TOTAL	\$126,400

FRANKLIN COUNTRY CLUB

WORK ITEMS

HOLE	Task	Description of Work	Priority	Price
HOLE #8	1	Re-cut left greenside bunker, expand right and to the front	A	\$5,800
	2	Restore front left and back left of green	A	\$5,600
	3	Expand right side of fairway and raise	A	\$4,300
	4	Lower back greenside bunker, expand right and frame back	A	\$6,400
	5	Thin trees to right of hole, behind green	B	\$3,600
	6	Pave and curb path to right of green and approach, improve adjacent turf	B	\$4,800
		Hole #8	TOTAL	\$30,500
HOLE #9	1	Thin trees right of tee	A	\$2,000
	2	Eliminate path right of tees	C	\$3,500
	3	Add path to left side of tees	C	\$8,800
	4	Add forward tee, remove trees	C	\$7,800
	5	Expand fairway back for visibility	A	\$5,300
	6	Thin trees right of 1st landing area	B	\$2,700
	7	Add left approach bunker, expand fairway	B	\$6,800
	8	Clean out left greenside bunker, expand collar	A	\$4,900
	9	Re-cut right greenside bunker into pair, shift forward & left, modify fairway	A	\$12,300
	10	Add back left greenside bunker	A	\$5,100
		Hole #9	TOTAL	\$59,200
HOLE #10	1	Rebuild tees to improve alignment	C	\$27,500
	2	Expand forward tee, improve alignment, extend cart path	B	\$6,800
	3	Re-cut left fairway bunker, expand to front right	A	\$7,200
	4	Add fill to right side of 1st landing area, level and expand fairway	A	\$8,700
	5	Eliminate portion of left side of fairway between 1st landing area and green	B	\$2,100
	6	Restore right approach bunker	A	\$6,600
	7	Re-cut right greenside bunker	A	\$6,100
	8	Remove cart path left of green	B	\$1,200
	9	Re-cut and shift left greenside bunker	A	\$7,000
	10	Restore green to right	B	\$4,200
		Hole #10	TOTAL	\$77,400
HOLE #11	1	Shift tee complex to left to improve visibility, remove trees	A	\$52,000
	2	Connect cart path to existing path	A	\$4,000
	3	Eliminate (3) existing tees	A	\$1,500
	4	Plant new trees right of proposed tees	C	\$2,900
	5	Add forward tee	B	\$5,700
	6	Add bunker into ridge, modify fairway	B	\$6,500
	7	Cut back trees along right side of hole to improve turf conditions	C	\$3,200
	8	Expand fairway right in 1st landing area	C	\$2,500
	9	Re-cut left fairway bunker, expand to front	A	\$5,900
	10	Add cart path to left of the green	B	\$4,600
	11	Remove portion of existing path left of green	B	\$1,000
	12	Eliminate left greenside bunker	A	\$3,500
	13	Re-cut right greenside bunker as pair	A	\$10,200
	14	Expand collar, restore green	A	\$8,000
	15	Re-cut rear greenside bunker	A	\$6,000
	16	Extend path right of green	B	\$3,500
		Hole #11	TOTAL	\$121,000

FRANKLIN COUNTRY CLUB

WORK ITEMS

HOLE	Task	Description of Work	Priority	Price
HOLE #12	1	Add rear tee, remove trees	B	\$9,500
	2	Restore back of middle tee	B	\$2,000
	3	Revise and raise cart path by middle tee	C	\$3,500
	4	Lower grade to left side of fairway to improve visibility	B	\$8,100
	5	Expand fairway back toward tees	B	\$2,700
	6	Add right fairway bunker, modify fairway	B	\$6,800
	7	Add cart path alongside wall	C	\$7,400
	8	Re-cut left fairway bunker, expand fairway	A	\$13,500
	9	Level and expand end of fairway	C	\$15,000
	10	Add left approach bunker	B	\$6,800
	11	Modify and expand approach fairway	B	\$1,500
	12	Restore Green	A	\$4,500
	13	Thin trees to improve turf right of green	A	\$1,500
	14	Re-cut rear greenside bunker	A	\$11,500
	15	Eliminate left greenside bunker	A	\$3,700
		Hole #12		\$98,000
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HOLE #13				
	1	Eliminate path right of tees, add path to left	C	\$12,500
	2	Raise back tee 3 or 4 feet for better visibility	B	\$7,500
	3	Add forward tee	B	\$6,800
	4	Eliminate forward part of existing forward tee	B	\$4,000
	5	Add drainage pipe and drain inlets across fairway	B	\$5,300
	6	Connect fairway in 1st landing area to approach fairway	C	\$10,000
	7	Thin trees and brush left of fairway, extend path back to landing area	B	\$9,500
	8	Remove birch tree & juniper bushes and replace with right approach bunker	A	\$8,300
	9	Re-cut left greenside bunker, expand fairway	A	\$6,100
	10	Re-cut right greenside bunker	A	\$5,800
	11	Restore back of green	B	\$2,700
	12	Add underdrainage in green	A	\$3,500
		Hole #13	TOTAL	\$82,000
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HOLE #14				
	1	Rebuild / combine middle tees, remove 2 trees	C	\$8,000
	2	Level forward tee, add underdrainage	B	\$16,100
	3	Add fescue / secondary rough on hillside short of green	C	\$1,500
	4	Expand fairway back toward tees	B	\$3,800
	5	Re-cut right greenside bunker, shift to front left	A	\$7,000
	6	Rebuild green to make more receptive	B	\$45,500
	7	Re-cut left greenside bunker, modify fairway	A	\$7,400
	8	Eliminate rear greenside bunker, add chipping area	B	\$5,800
		Hole #14	TOTAL	\$95,100
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HOLE #15				
	1	Import fill, add rear tee	C	\$16,000
	2	Add forward tee, remove trees	B	\$5,400
	3	Extend cart path	B	\$1,800
	4	Shift left fairway bunker, expand fairway left	A	\$12,900
	5	Fill pond at end of fairway in 1st landing area, convert to fairway	A	\$26,000

FRANKLIN COUNTRY CLUB

WORK ITEMS

HOLE	Task	Description of Work	Priority	Price
HOLE #15 CONT.	6	Expand fairway left in 2nd landing area	B	\$3,000
	7	Improve drainage, expand fairway right, and thin trees & brush	C	\$6,900
	8	Re-cut right approach bunker into group	B	\$11,500
	9	Rebuild green to better hold shots, and be closer to water hazard	B	\$43,000
	10	Expand pond toward green, revise cart path	B	\$15,500
	11	Expand fairway left near green	B	\$2,700
		Hole #15	TOTAL	\$144,700
HOLE #16	1	Expand fairway back toward tees	A	\$4,500
	2	Lower berm behind existing right greenside bunker, raise sand on face	A	\$1,300
	3	Expand fairway left of green	A	\$2,500
	4	Clean out sand on rear bunkers	A	\$4,000
	5	Shift path away from green on right, add grass catch bunker	A	\$5,800
		Hole #16	TOTAL	\$18,100
HOLE #17	1	Rebuild rear tee, expand to back	B	\$8,500
	2	Expand existing forward tee to left	B	\$7,000
	3	Thin trees to right of tees	B	\$4,000
	4	Add forward tee, modify fairway	C	\$7,300
	5	Extend path up to new forward tee	B	\$5,400
	6	Raise and Expand fairway right in 1st landing area	A	\$8,900
	7	Modify and extend cart path	B	\$5,000
	8	Add left approach bunker, modify fairway	B	\$7,500
	9	Expand fairway right in approach	A	\$3,900
	10	Expand fairway left of green	A	\$2,000
	11	Re-cut left greenside bunker	A	\$5,800
	12	Re-cut right greenside bunker, modify fairway	A	\$7,000
	13	Thin trees, add grass catch bunker behind green	B	\$5,600
		Hole #17	TOTAL	\$77,900
HOLE #18	1	Expand and level middle tee surface	A	\$8,900
	3	Restore former left fairway bunker before 1st landing area	B	\$7,000
	4	Re-cut right fairway bunker in 1st landing area, modify fairway	A	\$6,500
	5	Smooth out left edge of fairway in 1st landing area	A	\$500
	6	Re-cut right fairway bunker, add bunker	A	\$10,000
	7	Improve drainage in approach fairway	B	\$3,900
	8	Re-cut left greenside bunker, expand fairway	A	\$7,300
	9	Restore back left corner of green	A	\$1,000
	10	Restore both right greenside bunkers	A	\$9,600
	11	Replace dead tree with spruce behind green	A	\$800
	12	Add a new tree in front of maintenance building	B	\$400
	13	Raise berm behind green	B	\$400
	14	Extend drain line behind green	B	\$300
			Hole #18	TOTAL

FRANKLIN COUNTRY CLUB

WORK ITEMS

HOLE	Task	Description of Work	Priority	Price
PRACTICE AREA		Build Three Target Greens	C	\$21,000
		Add artificial turf tee area	B	\$25,000
		Practice Area	TOTAL	\$46,000
ALTERNATE HOLE	1	Restore tee area	C	\$20,000
	2	Develop green complex with bunkers	C	\$65,000
		Alternate Hole	TOTAL	\$85,000
CONSTRUCTION		TOTAL		\$1,528,700
		CONSTRUCTION CONTIGENCY (10%)		\$152,870
PERMITTING		Permitting and Permit Consultants		\$30,000
DESIGN WORK		Golf Course Architect for final design and implementation Services		\$135,000
		GRAND TOTAL		\$1,846,570