

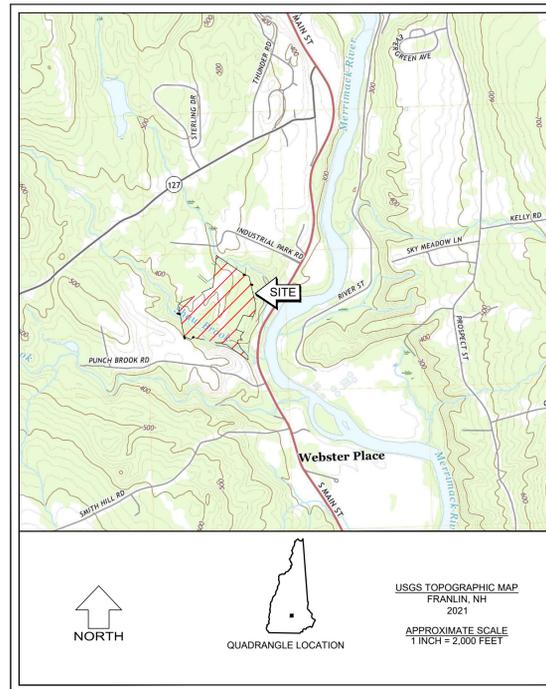
# COMMERCE DRIVE SOLAR LLC.

## COMMERCE DRIVE FRANKLIN, NH

SITE ENGINEER  
NOBIS GROUP - CONCORD, NH

SURVEYOR  
RICHARD D. BARTLETT & ASSOCIATES - CONCORD, NH

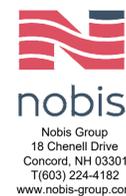
WETLAND SCIENTIST & SOIL EVALUATOR  
STONE RIDGE ENVIRONMENTAL - ALTON, NH



MAY 1, 2024  
REVISED DECEMBER 8, 2025

### SHEET INDEX

I.D.	NO.	DRAWING NAME
CS		COVER SHEET
G-1	1	GENERAL NOTES AND LEGEND
S-1	2	EXISTING CONDITIONS PLAN
S-2	3	EXISTING CONDITIONS PLAN
S-3	4	EXISTING CONDITIONS PLAN
S-4	5	EXISTING CONDITIONS PLAN
S-5	6	EXISTING CONDITIONS PLAN
S-6	7	EXISTING CONDITIONS PLAN
C-1	8	PROJECT OVERVIEW
C-2	9	PROPOSED SITE PLAN
C-3	10	GRADING AND DRAINAGE PLAN
C-4	11	EROSION CONTROL PLAN
C-5	12	SOLAR ARRAY DETAILS
C-6	13	CONSTRUCTION DETAILS
C-7	14	CONSTRUCTION DETAILS
C-8	15	CONSTRUCTION DETAILS







MATCH TO SHEET 3



Map 102, Lot 403  
F.I.P. Expansion, LLC  
c/o FBIDC  
PO Box 174  
Franklin, NH 03235  
Book 3026, Page 1672

Map 101, Lot 401  
Webster Valve, Inc.  
c/o Watts Water Tech, Inc  
PO Box 4929  
Portland, OR 97208  
Book 2044, Page 431

Map 82, Lot 409  
Concord Regional Solid  
Waste Resource Recovery  
Cooperative  
25 Rescue Road  
P.O. Box 157  
Franklin, NH 03235  
Book 3569, Page 2356

ACCESS AND  
HIGHWAY EASEMENT  
V. 3433 P. 931

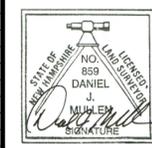
PSNH  
Easement  
Book 923,  
Page 328

Map 102, Lot 402  
FRANKLIN COMMONS REALTY  
GROUP, LLC  
P.O. Box 575  
Tilton, NH, NH 03276  
Book 3444, Page 750  
Total Area 1,325,344± Sq. Ft.  
or 30.43± Ac.

CERTIFICATIONS  
I, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE  
UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY  
CONDUCTED WITH A TOTAL STATION HAVING AN URBN CLASSIFICATION  
AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

*Richard D. Bartlett* 859 1/15/26  
SIGNATURE LICENSE NO. DATE

NO.	DATE	REVISION

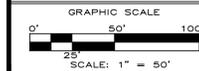


FOR: RICHARD D. BARTLETT  
& ASSOCIATES, LLC

**RICHARD D. BARTLETT  
& ASSOCIATES, LLC**  
214 North State Street  
Concord, N.H. 03301  
Tel.: (603) 225-6770  
  
info@richarddbartlett.com  
www.richarddbartlett.com  
LICENSED LAND SURVEYORS

**EXISTING CONDITIONS PLAT  
of land of  
FRANKLIN COMMONS  
REALTY GROUP, LLC**

PROJECT : COMMERCE WAY FRANKLIN, NH  
LOCATION : MAP 102, LOT 402



DATE: DEC. 4, 2023  
JOB NO.: 823.179  
SHEET 2 OF 6

MATCH TO SHEET 1

MATCH TO SHEET 5



Map 101, Lot 404  
Performance Chemicals  
Properties, LLC  
PO Box 9  
Franklin, NH 03235  
Book 3384, Page 416

Map 101, Lot 9-03  
Franklin Commons  
Condominium Assoc.  
70 Industrial Park Dr. Unit 6  
c/o Stencil On-Line  
F Mcallister  
Franklin, NH 03235  
Book 2796, Page 1510  
Book 2867 Page 48

Map 102, Lot 403-03  
F.I.P. Expansion, LLC  
c/o FBIDC  
PO Box 174  
Franklin, NH 03235  
Book 2685, Page 174

Map 102, Lot 403  
F.I.P. Expansion, LLC  
c/o FBIDC  
PO Box 174  
Franklin, NH 03235  
Book 3026, Page 1672

NO.	DATE	REVISION



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SIGNATURE: *Richard D. Bartlett* LICENSE NO. 859 DATE 1/15/26

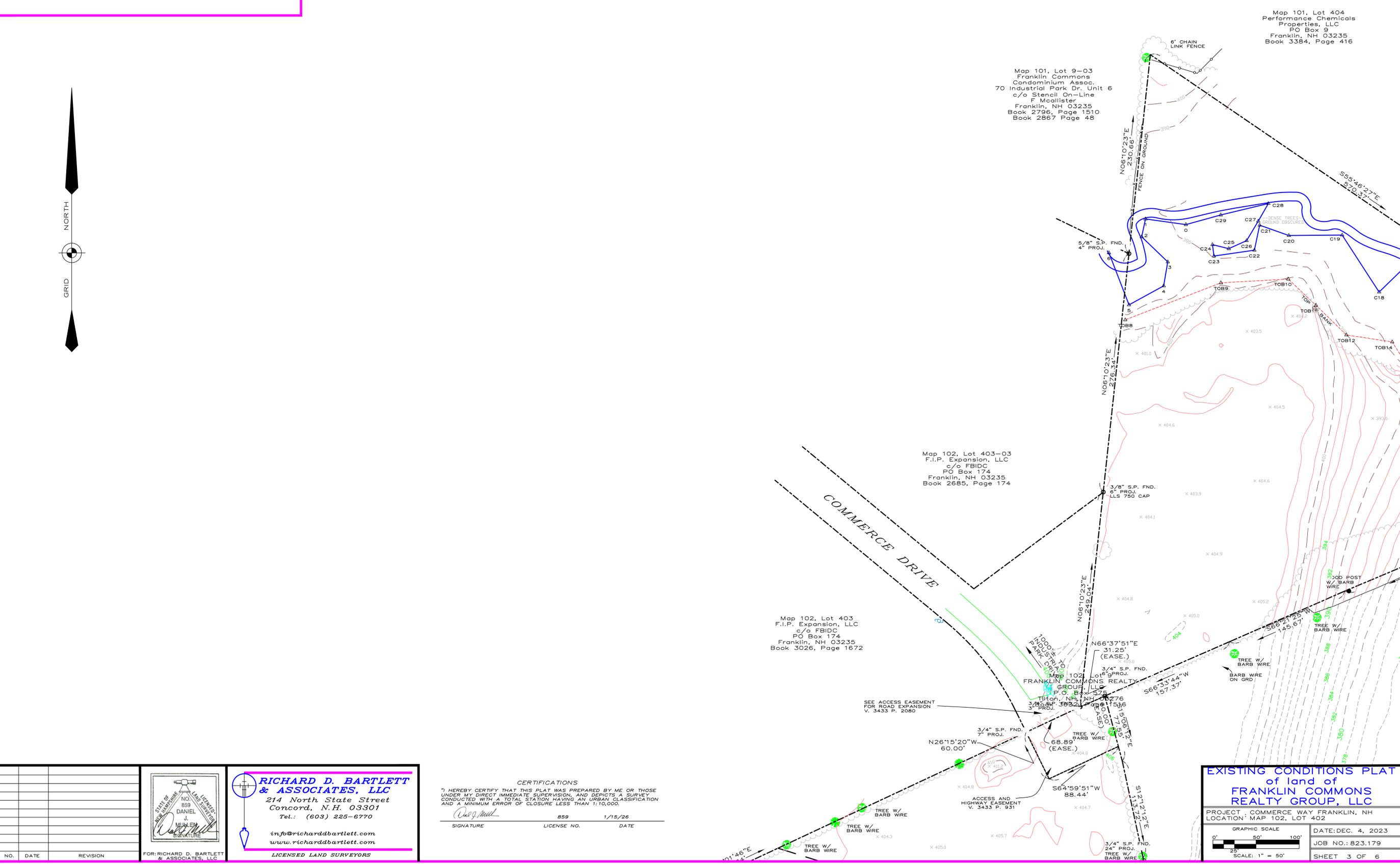
**EXISTING CONDITIONS PLAT  
of land of  
FRANKLIN COMMONS  
REALTY GROUP, LLC**

PROJECT: COMMERCE WAY FRANKLIN, NH  
LOCATION: MAP 102, LOT 402

GRAPHIC SCALE: 0' 50' 100'  
DATE: DEC. 4, 2023  
JOB NO.: 823.179  
SHEET 3 OF 6

MATCH TO SHEET 2

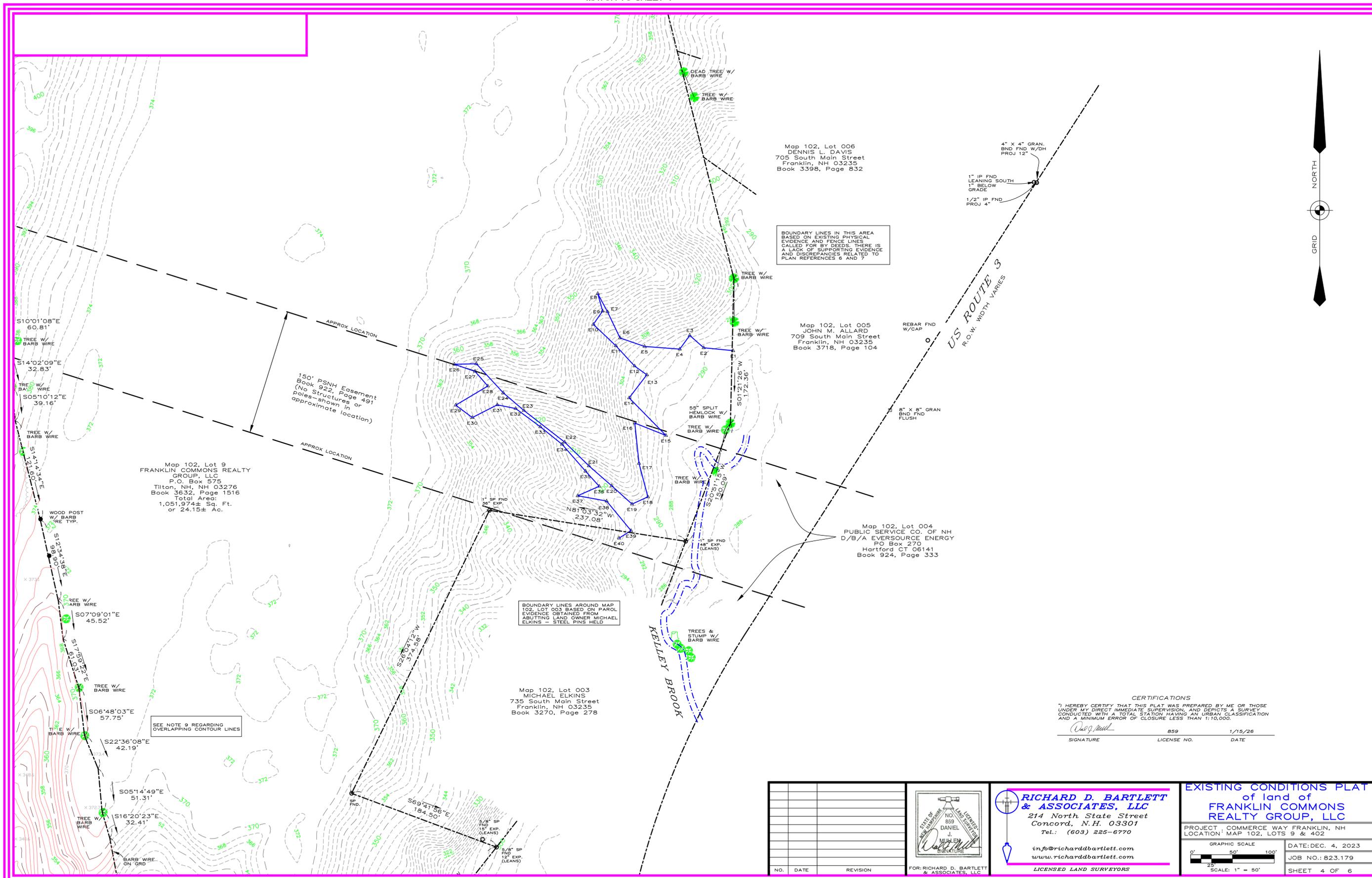
MATCH TO SHEET 4





MATCH TO SHEET 4

MATCH TO SHEET 2



Map 102, Lot 006  
DENNIS L. DAVIS  
705 South Main Street  
Franklin, NH 03235  
Book 3398, Page 832

4" X 4" GRAN.  
BND FND W/DH  
PROJ 12"

1" IP FND  
LEANING SOUTH  
1" BELOW  
GRADE

1/2" IP FND  
PROJ 4"

BOUNDARY LINES IN THIS AREA  
BASED ON EXISTING PHYSICAL  
EVIDENCE AND FENCE LINES  
CALLED FOR BY DEEDS. THERE IS  
A LACK OF SUPPORTING EVIDENCE  
AND DISCREPANCIES RELATED TO  
PLAN REFERENCES 6 AND 7

Map 102, Lot 005  
JOHN M. ALLARD  
709 South Main Street  
Franklin, NH 03235  
Book 3718, Page 104

US ROUTE 3  
R.O.W. WIDTH VARIES

Map 102, Lot 9  
FRANKLIN COMMONS REALTY  
GROUP, LLC  
P.O. Box 575  
Tilton, NH, NH 03276  
Book 3632, Page 1516  
Total Area:  
1,051,974± Sq. Ft.  
or 24.15± Ac.

Map 102, Lot 004  
PUBLIC SERVICE CO. OF NH  
D/B/A EVERSOURCE ENERGY  
PO Box 270  
Hartford CT 06141  
Book 924, Page 333

Map 102, Lot 003  
MICHAEL ELKINS  
735 South Main Street  
Franklin, NH 03235  
Book 3270, Page 278

BOUNDARY LINES AROUND MAP  
102, LOT 003 BASED ON PAROL  
EVIDENCE OBTAINED FROM  
ABUTTING LAND OWNER MICHAEL  
ELKINS - STEEL PINS HELD

SEE NOTE 9 REGARDING  
OVERLAPPING CONTOUR LINES

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CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION  
AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

*Richard D. Bartlett* 859 1/15/26  
SIGNATURE LICENSE NO. DATE

NO.	DATE	REVISION



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LICENSED LAND SURVEYORS

**EXISTING CONDITIONS PLAT  
of land of  
FRANKLIN COMMONS  
REALTY GROUP, LLC**

PROJECT: COMMERCE WAY FRANKLIN, NH  
LOCATION: MAP 102, LOTS 9 & 402

GRAPHIC SCALE: 0' 50' 100'  
DATE: DEC. 4, 2023  
JOB NO.: 823.179  
SHEET 4 OF 6

MATCH TO SHEET 3



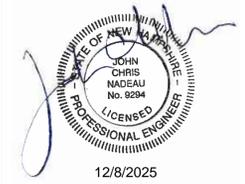


- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF THE PHOTOVOLTAIC ARRAY, FENCING, EQUIPMENT PAD, GRAVEL ACCESS DRIVE, AND UTILITY POLES IN RELATION TO EXISTING SITE FEATURES.
  2. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

- PLAN REFERENCES:**
1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED 'EXISTING CONDITIONS PLAT OF LAND OF FRANKLIN COMMONS REALTY GROUP, LLC', DATED DECEMBER 4, 2023, PROVIDED TO NOBIS GROUP, BY RICHARD D. BARTLETT & ASSOCIATES LLC.



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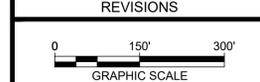
**COMMERCE DRIVE  
SOLAR, LLC**

TAX MAP:  
MAP 102 / LOT 009

OWNER(S):  
FRANKLIN COMMONS  
REALTY GROUP, LLC  
70 INDUSTRIAL PARK DRIVE, SUITE 7  
FRANKLIN, NH 03235

APPLICANT:  
COMMERCE DRIVE SOLAR, LLC  
530 GAITHER ROAD, SUITE 900  
ROCKVILLE, MD 20850

NO.	DATE	DESCRIPTION
1	12/08/25	AOT SUBMISSION

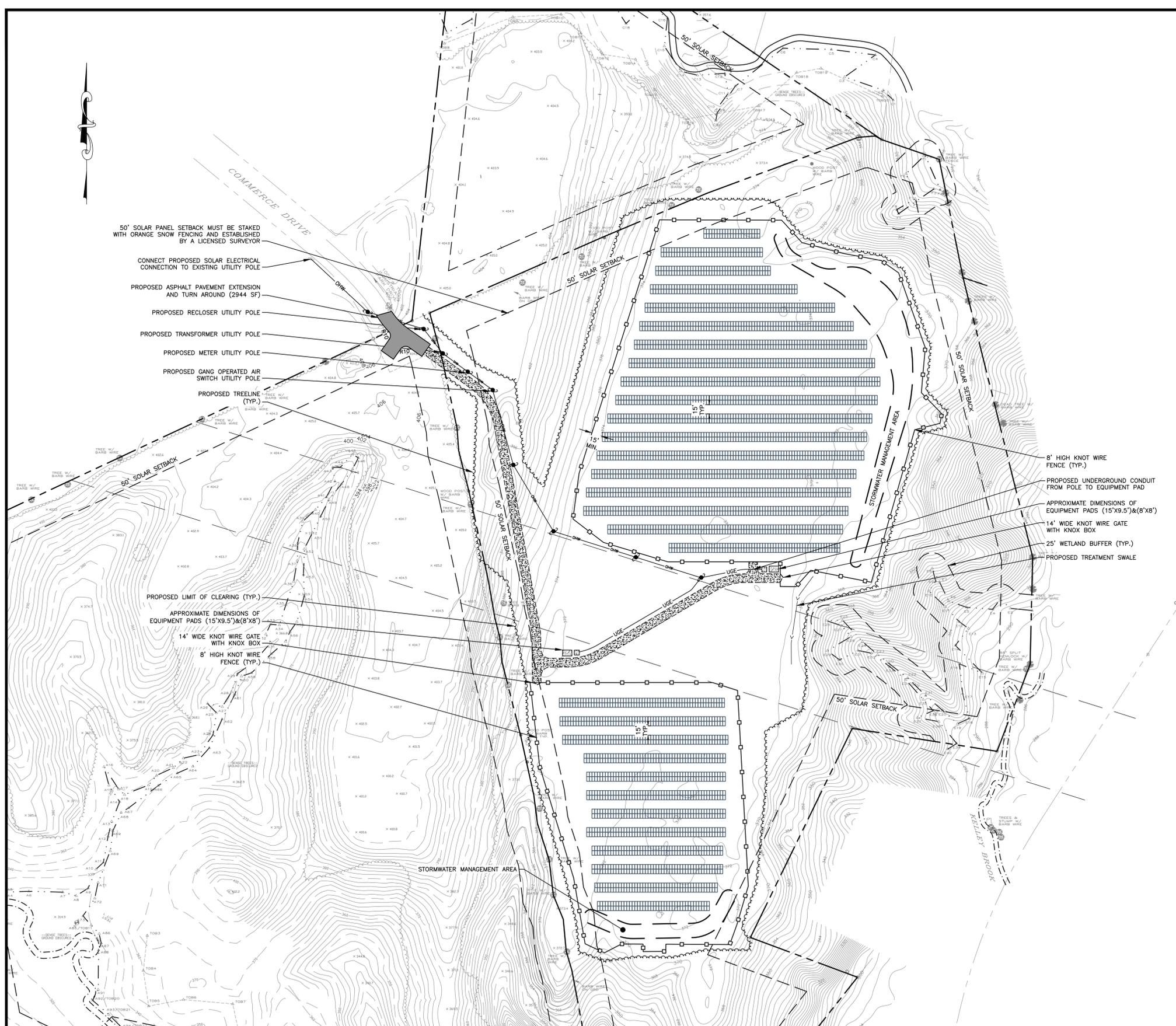


DATE: MAY 2024  
NOBIS PROJECT NO. 101025.000  
DRAWN BY: GS  
CHECKED BY: JCN  
CAD DRAWING FILE:  
101025.000-C-200-SITE.dwg

SHEET TITLE

**SITE OVERVIEW**

SHEET  
**C-1**



50' SOLAR PANEL SETBACK MUST BE STAKED WITH ORANGE SNOW FENCING AND ESTABLISHED BY A LICENSED SURVEYOR

CONNECT PROPOSED SOLAR ELECTRICAL CONNECTION TO EXISTING UTILITY POLE

PROPOSED ASPHALT PAVEMENT EXTENSION AND TURN AROUND (2944 SF)

PROPOSED RECLOSER UTILITY POLE

PROPOSED TRANSFORMER UTILITY POLE

PROPOSED METER UTILITY POLE

PROPOSED GANG OPERATED AIR SWITCH UTILITY POLE

PROPOSED TREELINE (TYP.)

PROPOSED LIMIT OF CLEARING (TYP.)

APPROXIMATE DIMENSIONS OF EQUIPMENT PADS (15'X9.5') & (8'X8')

14' WIDE KNOT WIRE GATE WITH KNOX BOX

8' HIGH KNOT WIRE FENCE (TYP.)

8' HIGH KNOT WIRE FENCE (TYP.)

PROPOSED UNDERGROUND CONDUIT FROM POLE TO EQUIPMENT PAD

APPROXIMATE DIMENSIONS OF EQUIPMENT PADS (15'X9.5') & (8'X8')

14' WIDE KNOT WIRE GATE WITH KNOX BOX

25' WETLAND BUFFER (TYP.)

PROPOSED TREATMENT SWALE

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF THE PHOTOVOLTAIC ARRAY, FENCING, EQUIPMENT PAD, GRAVEL ACCESS DRIVE, AND UTILITY POLES IN RELATION TO EXISTING SITE FEATURES.
2. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND / OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
3. JURISDICTIONAL WETLANDS WERE FOUND ON THE SUBJECT PARCEL BASED ON AN INSPECTION MADE BY STONEY BROOK ENVIRONMENTAL CERTIFIED WETLAND SCIENTIST DURING OCTOBER OF 2018 AND SEPTEMBER 2023.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
5. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
6. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
7. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
8. TEST PITS PERFORMED BY STONEY BROOK ENVIRONMENTAL ON FEBRUARY 7, 2024.
9. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

**PLAN REFERENCES:**

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF LAND OF FRANKLIN COMMONS REALTY GROUP, LLC," DATED DECEMBER 4, 2023, PROVIDED TO NOBIS GROUP, BY RICHARD D. BARTLETT & ASSOCIATES LLC.

**ZONING ANALYSIS**

TAX MAP/BLOCK/LOT:	TAX MAP 102/LOT 9 & 402
ADDRESS:	COMMERCE DRIVE FRANKLIN, NEW HAMPSHIRE
ZONING DISTRICT: DISTRICT (I-1)	COMMERCIAL / INDUSTRIAL
MINIMUM LOT AREA 40,000 SF	PROVIDED LOT 9 - 1,051,974 SF LOT 402 - 1,325,344 SF TOTAL - 2,377,318
MINIMUM LOT FRONTAGE 80'	PROVIDED 317.8'
MAXIMUM HEIGHT 35'	PROVIDED < 35'
BUILDING SETBACKS REQUIRED	REQUIRED
FRONT YARD	20'
SIDE YARD	15'
REAR YARD	20'
SOLAR SETBACKS REQUIRED	REQUIRED
FRONT YARD	50'
SIDE YARD	50'
REAR YARD	50'

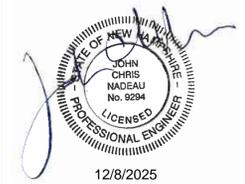
**APPROVED**  
  
BY THE FRANKLIN PLANNING BOARD  
  
THIS SITE PLAN IS APPROVED IN ACCORDANCE WITH THE CITY OF FRANKLIN DEVELOPMENT REGULATIONS

\_\_\_\_\_  
CHAIR OR VICE CHAIR

\_\_\_\_\_  
DATE



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NOT ISSUED FOR CONSTRUCTION

COMMERCE DRIVE SOLAR, LLC

TAX MAP: MAP 102 / LOT 009

OWNER(S): FRANKLIN COMMONS REALTY GROUP, LLC  
70 INDUSTRIAL PARK DRIVE, SUITE 7  
FRANKLIN, NH 03235

APPLICANT: COMMERCE DRIVE SOLAR, LLC  
530 GAITHER ROAD, SUITE 900  
ROCKVILLE, MD 20850

NO.	DATE	DESCRIPTION
1	12/08/25	AOT SUBMISSION

0 80' 160'  
GRAPHIC SCALE

DATE: MAY 2024  
NOBIS PROJECT NO. 101025.000  
DRAWN BY: GS  
CHECKED BY: JCN  
CAD DRAWING FILE: 101025.000-C-200-SITE.dwg

SHEET TITLE

SITE PLAN  
  
SHEET  
**C-2**

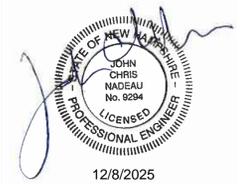
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- NOTES:**
1. REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
  2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
  3. CONTRACTOR WILL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
  4. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDS FROM THE UTILITY COMPANIES AND FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
  5. ALL WORK ON SITE, ALL UTILITY WORK AND ALL WORK WITH CITY R.O.W. WILL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF FRANKLIN SPECIFICATIONS, LATEST EDITION.
  6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
  7. ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER WILL BE OVERLAID WITH 2" THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.
  8. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.



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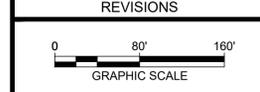
**COMMERCE DRIVE  
 SOLAR, LLC**

TAX MAP:  
 MAP 102 / LOT 009

OWNER(S):  
 FRANKLIN COMMONS  
 REALTY GROUP, LLC  
 70 INDUSTRIAL PARK DRIVE, SUITE 7  
 FRANKLIN, NH 03235

APPLICANT:  
 COMMERCE DRIVE SOLAR, LLC  
 530 GAITHER ROAD, SUITE 900  
 ROCKVILLE, MD 20850

NO.	DATE	DESCRIPTION
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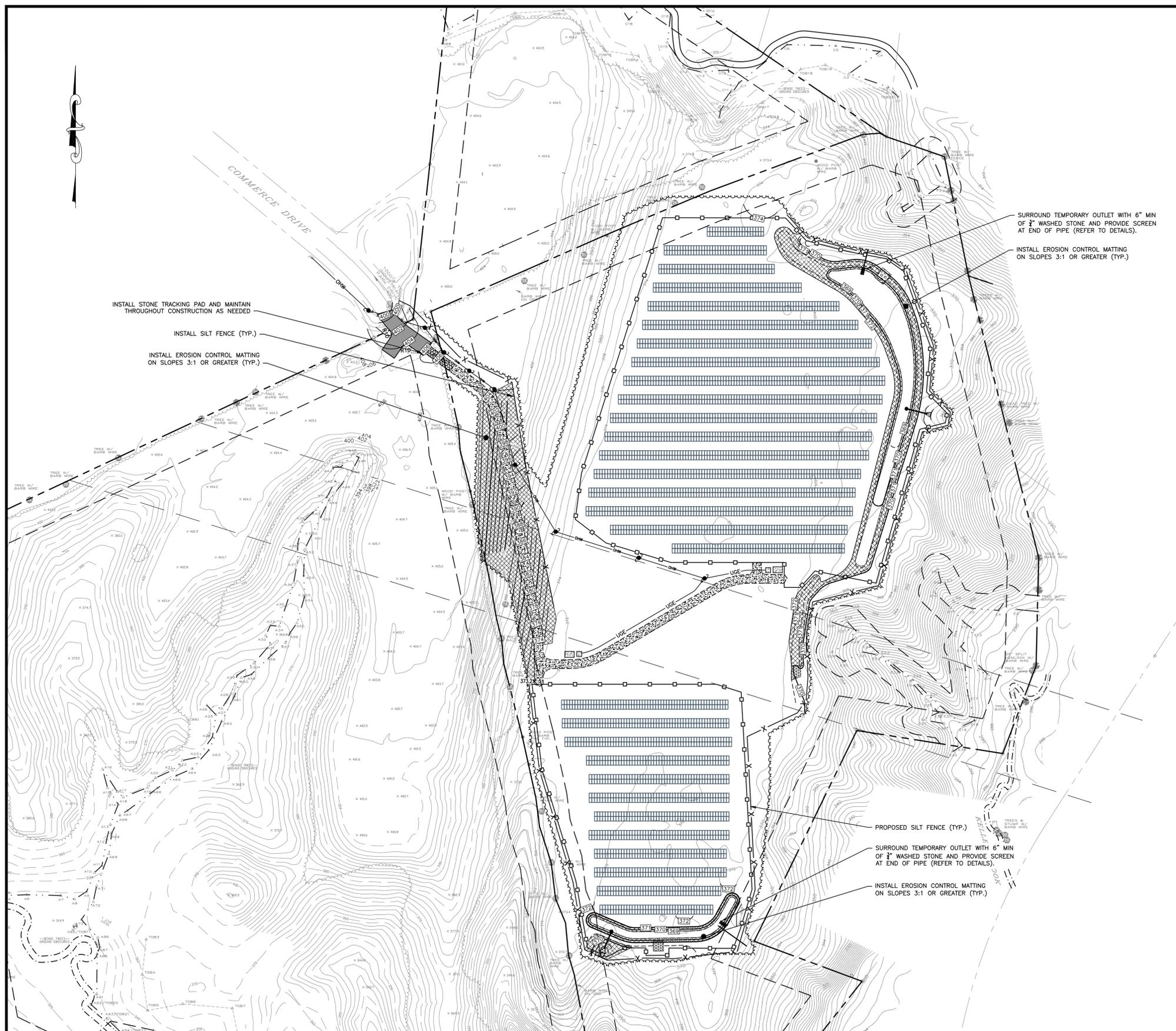


DATE:	MAY 2024
NOBIS PROJECT NO.:	101025.000
DRAWN BY:	GS
CHECKED BY:	JCN
CAD DRAWING FILE:	101025.000-C-300-G&D.dwg

**GRADING &  
 DRAINAGE PLAN**

SHEET  
**C-3**

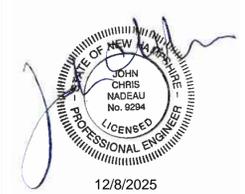
J:\101025.000\_Standard Solar - Commerce Drive\CAD\DWG\101025.000-C-320-EROS.dwg 12/4/2025 11:10 AM



- NOTES:**
1. THIS PLAN IS NOT INTENDED TO SHOW PERMANENT DRAINAGE DESIGNS AND TO BE USED FOR TEMPORARY EROSION AND SEDIMENT CONTROL ONLY.
  2. CONTRACTOR TO GRADE ACTIVE EXCAVATION AREAS TO ALLOW MAXIMUM INFILTRATION OF STORMWATER AND MINIMIZE RUNOFF FROM DISTURBED AREAS.
  3. DISTURBANCES OF AREAS TO BE MINIMIZED. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR LONGER THAN TWO WEEK DURING THE GROWING SEASON. AREAS WHICH WILL NOT BE PERMANENTLY SEEDED WITHIN TWO WEEKS OF DISTURBANCE SHALL BE TEMPORARILY SEEDED AND MULCHED. ALL AREAS SHALL BE STABILIZED WITH SEED AND MULCH AND TACKIFIER WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE AND PRIOR TO THE END OF THE GROWING SEASON.
  4. FOR FURTHER INFORMATION ON BEST MANAGEMENT PRACTICES SEE COMPLETE PLAN SET AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT PREPARED BY NOBIS ENGINEERING, INC. OCTOBER 2025.
  5. USE TEMPORARY EROSION AND SEDIMENT CONTROL PRODUCTS THAT EITHER DO NOT CONTAIN NETTING, OR THAT CONTAIN NETTING MANUFACTURED FROM 100% BIODEGRADABLE NON-PLASTIC MATERIALS SUCH AS JUTE, SISAL, OR COIR FIBER. DEGRADABLE, PHOTODEGRADABLE, UV-DEGRADABLE, OXO-DEGRADABLE, OR OXO-BIODEGRADABLE PLASTIC NETTING (INCLUDING POLYPROPYLENE, NYLON, POLYETHYLENE, AND POLYESTER) ARE NOT EQUIVALENT ALTERNATIVES. NETTING USED IN THESE PRODUCTS SHOULD HAVE A LOOSE-WEAVE WILDLIFE-SAFE DESIGN WITH MOVABLE JOINTS BETWEEN THE HORIZONTAL AND VERTICAL TWINES, ALLOWING THE TWINES TO MOVE INDEPENDENTLY AND THUS REDUCING THE POTENTIAL FOR WILDLIFE ENTANGLEMENT.
  6. AVOID THE USE OF SILT FENCES REINFORCED WITH METAL OR PLASTIC MESH OR IF POSSIBLE RECOMMEND THE USE OF EROSION CONTROL BERMS.
  7. WHEN NO LONGER REQUIRED, TEMPORARY EROSION AND SEDIMENT CONTROL PRODUCTS SHOULD BE REMOVED PROMPTLY FROM THE PROJECT SITE.
  8. USE NONWOVEN COIR FABRIC WHEN A SURFACE FABRIC TREATMENT IS REQUIRED FOR EROSION CONTROL AND STABILIZATION, SUCH AS 100% BIODEGRADABLE COCONUT FIBER MAT OR EQUAL AS REVIEWED AND APPROVED BY THE PROJECT DESIGN ENGINEER.
  9. USE WOVEN COIR FABRIC WHEN SITE CONDITIONS WARRANT. THE OUTER LAYER OF WOVEN COIR FABRIC SHOULD BE A HIGH STRENGTH, CONTINUOUSLY WOVEN MAT (I.E. WITHOUT SEAMS) AND MADE OF 100% COCONUT FIBER.
  10. REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.



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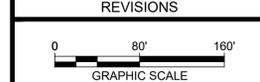
**COMMERCE DRIVE  
 SOLAR, LLC**

TAX MAP:  
 MAP 102 / LOT 009

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 70 INDUSTRIAL PARK DRIVE, SUITE 7  
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APPLICANT:  
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 530 GAITHER ROAD, SUITE 900  
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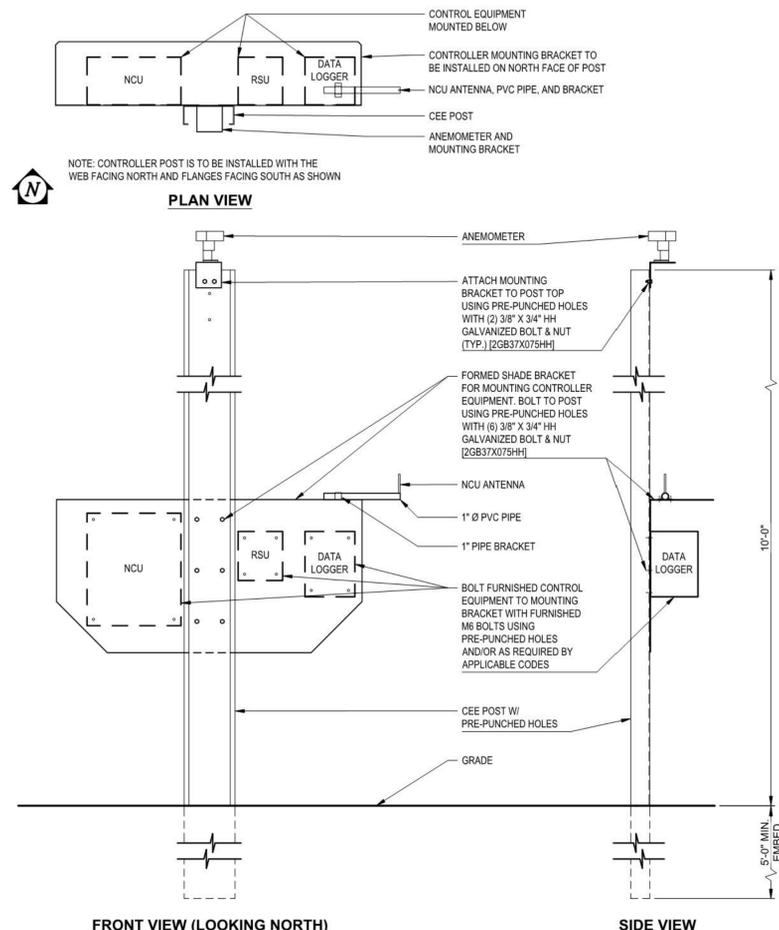
NO.	DATE	DESCRIPTION
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DATE:	MAY 2024
NOBIS PROJECT NO.:	101025.000
DRAWN BY:	GS
CHECKED BY:	JCN
CAD DRAWING FILE:	101025.000-C-320-EROS.dwg

**EROSION  
 CONTROL PLAN**

SHEET  
**C-4**



NOTE: CONTROLLER POST IS TO BE INSTALLED WITH THE WEB FACING NORTH AND FLANGES FACING SOUTH AS SHOWN

NOTE: ALTERNATE MOUNTING OPTIONS FOR NCU, RSU, AND WEATHER MONITORING EQUIPMENT ARE ALLOWED.

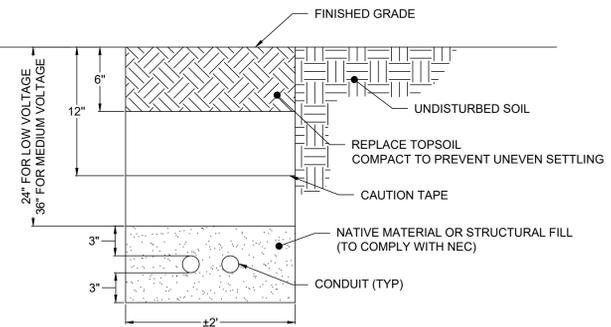
A. EQUIPMENT SHALL BE MOUNTED PER THE EQUIPMENT INSTALLATION MANUAL WITH APPROVED HARDWARE.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MATERIAL AND DESIGN FOR ANY ALTERNATE MOUNTING FOR EQUIPMENT.

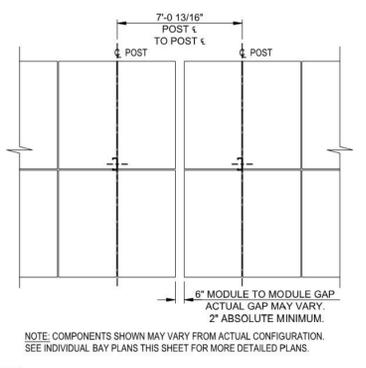
C. ANEMOMETER EQUIPMENT SHALL BE MOUNTED AT HEIGHT ABOVE GRADE SHOWN. SNOW AND FLOOD SENSORS SHALL BE LOCATED PER EQUIPMENT INSTALLATION MANUALS WITH APPROVED REFERENCE PAD BELOW EQUIPMENT.

D. FURNISHED EQUIPMENT MAY VARY PER LOCATION.

**CONTROLS EQUIPMENT MOUNTING DETAIL**



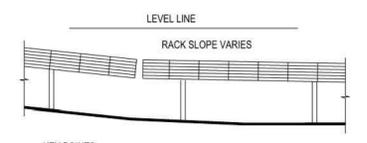
**ELECTRICAL TRENCH (TYP.)**  
NOT TO SCALE



NOTE: COMPONENTS SHOWN MAY VARY FROM ACTUAL CONFIGURATION. SEE INDIVIDUAL BAY PLANS THIS SHEET FOR MORE DETAILED PLANS.

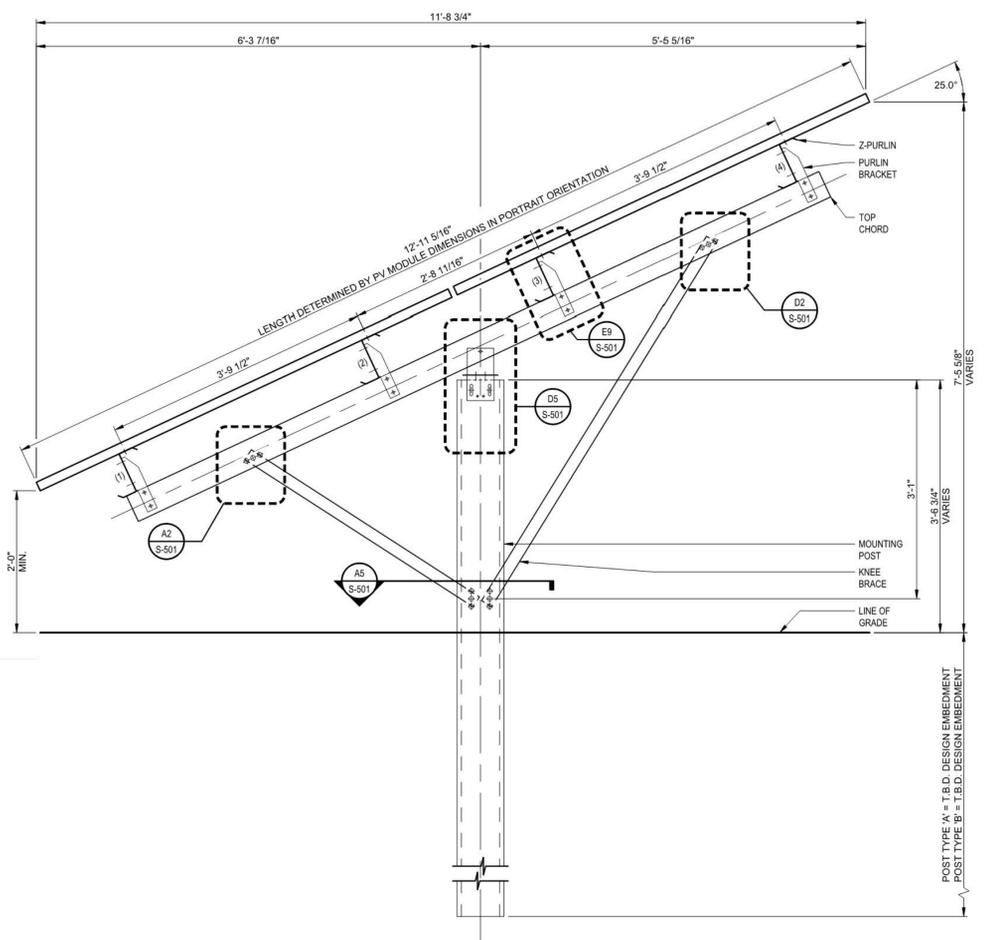
**TYPICAL ROW BREAK DETAIL**

**RACK SYSTEM TOPOGRAPHIC RELATIONSHIP**



KEY POINTS  
1. RACK STRUCTURE IS PARALLEL TO SITE GRADE  
2. POST LENGTHS ARE EQUAL THROUGHOUT UNLESS NOTED OTHERWISE

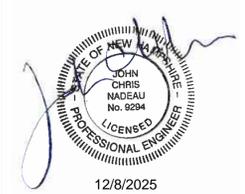
**FOLLOW GRADE**



**DESIGN RACK SECTION**



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**COMMERCE DRIVE SOLAR, LLC**

TAX MAP:  
MAP 102 / LOT 009

OWNER(S):  
FRANKLIN COMMONS REALTY GROUP, LLC  
70 INDUSTRIAL PARK DRIVE, SUITE 7  
FRANKLIN, NH 03235

APPLICANT:  
COMMERCE DRIVE SOLAR, LLC  
530 GAITHER ROAD, SUITE 900  
ROCKVILLE, MD 20850

NO.	DATE	DESCRIPTION
	12/08/25	AOT SUBMISSION

**REVISIONS**

SCALE:  
AS NOTED

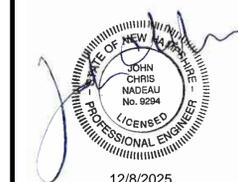
DATE:	MAY 2024
NOBIS PROJECT NO.	101025.000
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CHECKED BY:	JCN
CAD DRAWING FILE:	101025.000-C-500-DETAILS.dwg

**SOLAR ARRAY CONSTRUCTION DETAILS**

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**C-5**



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 SOLAR, LLC

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NO.	DATE	DESCRIPTION
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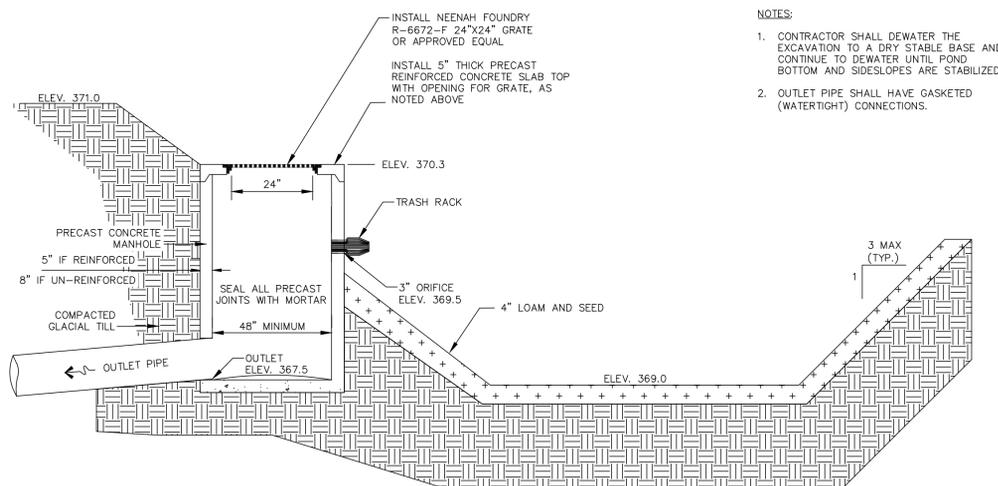
REVISIONS

SCALE:  
 AS NOTED

DATE:	MAY 2024
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DRAWN BY:	GS
CHECKED BY:	JCN
CAD DRAWING FILE:	101025.000-C-500-DETAILS.dwg

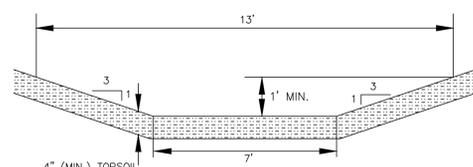
SHEET TITLE  
**CONSTRUCTION  
 DETAILS**

SHEET  
**C-6**

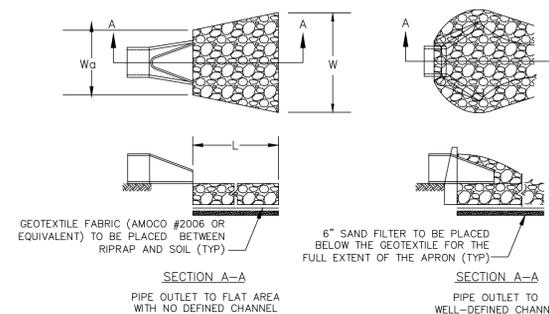


**DETENTION BASIN 1 SECTION**  
 NOT TO SCALE

- NOTES:
- CONTRACTOR SHALL DEWATER THE EXCAVATION TO A DRY STABLE BASE AND CONTINUE TO DEWATER UNTIL POND BOTTOM AND SIDESLOPES ARE STABILIZED.
  - OUTLET PIPE SHALL HAVE GASKETED (WATERTIGHT) CONNECTIONS.



**TREATMENT SWALE SECTION**  
 NOT TO SCALE



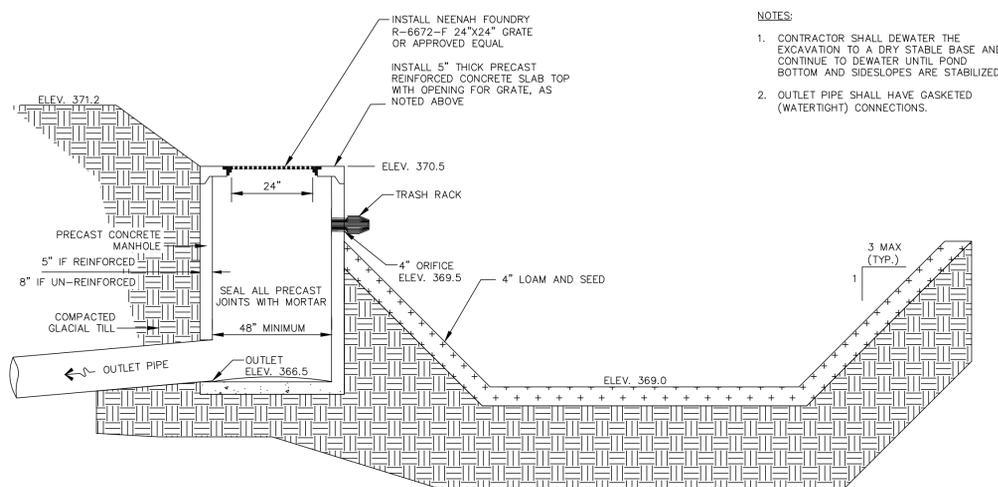
STRUCTURE	Wa	W	L	RIP RAP SIZE D50 (INCHES)
FES 1	3	10	7	4
FES 2	3	10	7	4

TABLE 7-24--RECOMMENDED RIPRAP GRADATION RANGES  
 THICKNESS OF RIPRAP = (2.25xD50) FEET (6"min)  
 D50 SIZE = 4" X 0 FEET 9 X INCHES

% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	(1.5xD50)	(2.0xD50)
85%	(1.3xD50)	(1.8xD50)
50%	(1.0xD50)	(1.5xD50)
15%	(0.3xD50)	(0.5xD50)

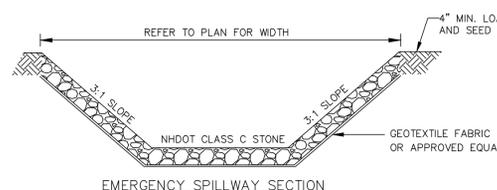
- NOTES:
- THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
  - THE RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
  - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
  - STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
  - OUTLETS TO A DEFINED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.
  - MAINTENANCE: THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

**RIP RAP OUTLET PROTECTION APRON**  
 NOT TO SCALE

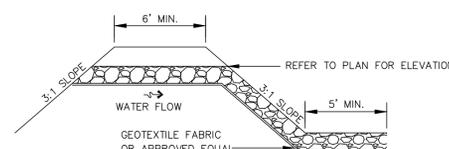


**DETENTION BASIN 2 SECTION**  
 NOT TO SCALE

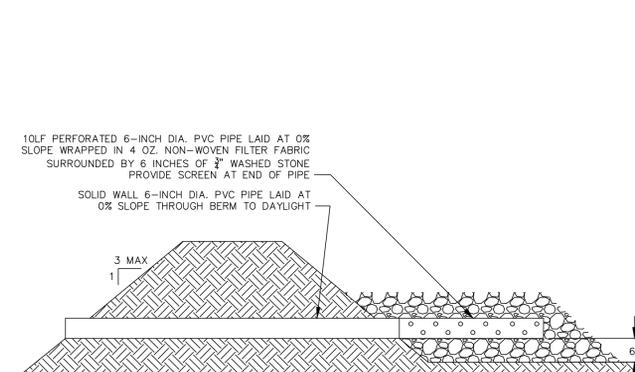
- NOTES:
- CONTRACTOR SHALL DEWATER THE EXCAVATION TO A DRY STABLE BASE AND CONTINUE TO DEWATER UNTIL POND BOTTOM AND SIDESLOPES ARE STABILIZED.
  - OUTLET PIPE SHALL HAVE GASKETED (WATERTIGHT) CONNECTIONS.



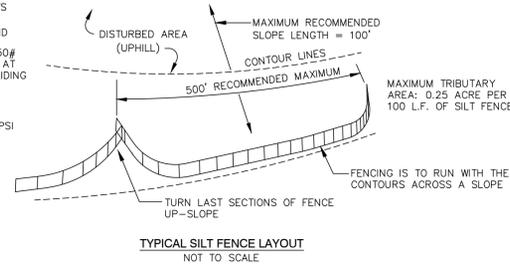
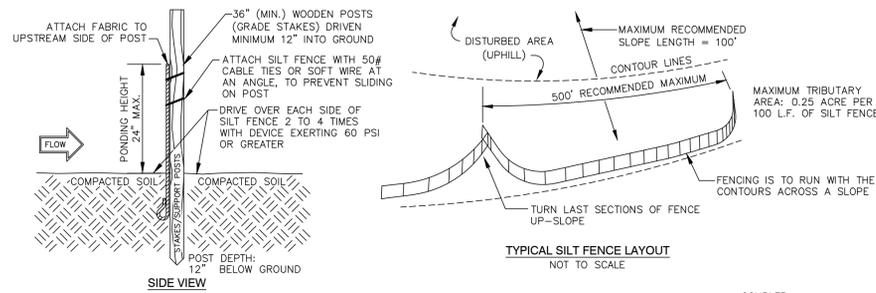
**EMERGENCY SPILLWAY SECTION**



**EMERGENCY SPILLWAY PROFILE**  
**EMERGENCY SPILLWAY**  
 NOT TO SCALE

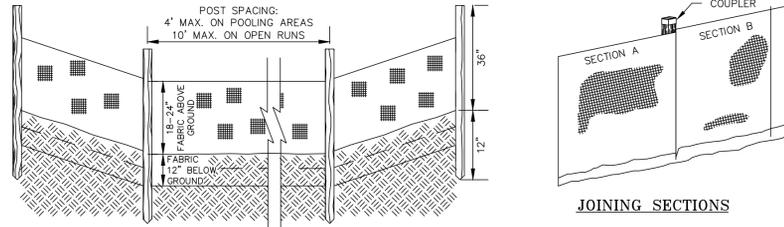
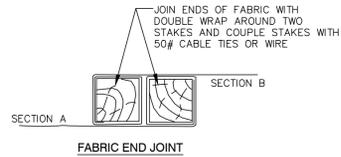


**SEDIMENT BASIN TEMPORARY OUTLET**  
 NOT TO SCALE

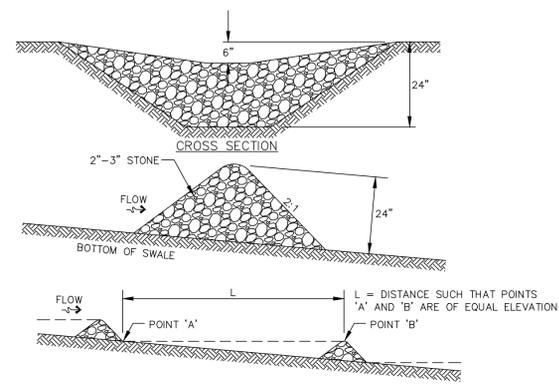


**SPECIFICATIONS FOR SILT FENCE INSTALLATION**

1. INSTALL POSTS 4 FEET APART IN CRITICAL WATER RETENTION AREAS AND 6-10 FEET APART ON STANDARD APPLICATIONS.
2. INSTALL POSTS 12 INCHES DEEP ON THE DOWN HILL SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC.
3. SECURELY ATTACH THE FABRIC TO EACH POST WITH TIES SECURED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 2" VERTICALLY APART.
4. WRAP APPROXIMATELY 6 INCHES OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
5. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION. USE A FLAT-BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE SILT IF NECESSARY.
6. COMPACTION IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQUARE INCH.

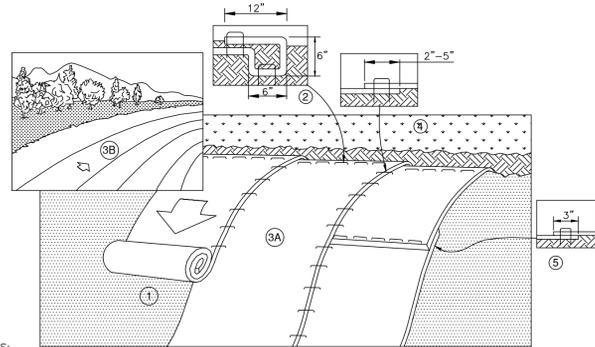


**SILT FENCE INSTALLATION**  
NOT TO SCALE



**MAINTENANCE NOTE:**  
STONE CHECK DAMS SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

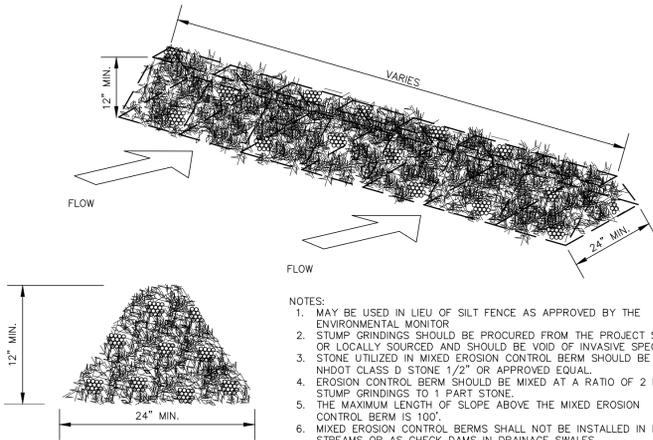
**STONE CHECK DAM**  
NOT TO SCALE



- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
  3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
  4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
  5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
  6. THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED.
  7. USE NORTH AMERICAN GREEN "BIONET" SC150BN EROSION CONTROL BLANKET OR APPROVED ALTERNATIVE.
  8. TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

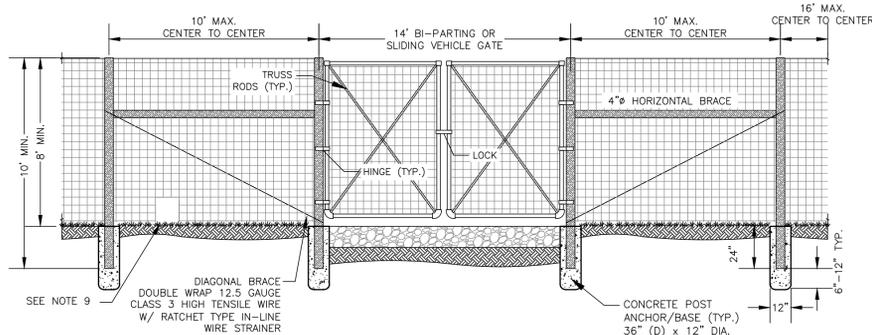
**NORTH AMERICAN GREEN**  
14649 HIGHWAY 41 NORTH  
EVANSVILLE, INDIANA 47725  
1-800-772-2040

**EROSION CONTROL BLANKET SLOPE INSTALLATION**  
(NORTH AMERICAN GREEN "SC150BN")  
NOT TO SCALE



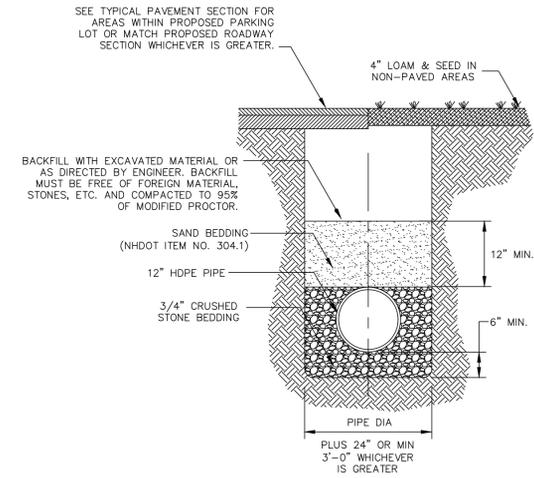
- NOTES:**
1. MAY BE USED IN LIEU OF SILT FENCE AS APPROVED BY THE ENVIRONMENTAL MONITOR
  2. STUMP GRINDINGS SHOULD BE PROCURED FROM THE PROJECT SITE OR LOCALLY SOURCED AND SHOULD BE VOID OF INVASIVE SPECIES.
  3. STONE UTILIZED IN MIXED EROSION CONTROL BERM SHOULD BE NHDOT CLASS D STONE 1/2" OR APPROVED EQUAL.
  4. EROSION CONTROL BERM SHOULD BE MIXED AT A RATIO OF 2 PARTS STUMP GRINDINGS TO 1 PART STONE.
  5. THE MAXIMUM LENGTH OF SLOPE ABOVE THE MIXED EROSION CONTROL BERM IS 100'.
  6. MIXED EROSION CONTROL BERMS SHALL NOT BE INSTALLED IN LIVE STREAMS OR AS CHECK DAMS IN DRAINAGE SWALES.
  7. MIXED EROSION CONTROL BERMS MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
  8. THE ORGANIC MATTER CONTENT SHOULD BE BETWEEN 25% AND 65%, BASED ON DRY WEIGHT.
  9. THE MIX SHOULD NOT CONTAIN SILTS, CLAYS OR FINE SANDS.

**MIXED EROSION CONTROL BERM DETAIL**  
NOT TO SCALE

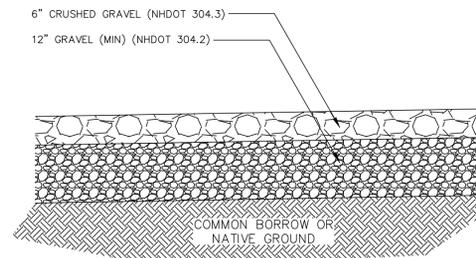


- NOTES:**
1. CONCRETE ANCHOR/BASE SHALL BE MIN. 3000 PSI, CAST-IN-PLACE FOR ALL CORNERS, PULL, TERMINAL AND GATE POSTS. ALL OTHER POST CAN BE DIRECT PUSH/BURIAL IF POST IS EMBEDDED MIN. 3 FEET.
  2. ALL POSTS SHALL EXTEND A MIN. 8 FEET ABOVE GROUND SURFACE.
  3. PROVIDE HORIZONTAL AND DIAGONAL BRACING AT ALL CORNERS, PULL, TERMINAL AND GATE POSTS.
  4. POST SHALL BE SPACE AT A MAXIMUM OF 18'-0", SEE DETAIL FOR GATE POST SPACING.
  5. POST SHALL BE PRESSURE TREATED PINE OR EQUIVALENT.
  6. HORIZONTAL WOOD BRACES SHALL BE PINNED OR DOWELED.
  7. GATE SHALL BE PT WOOD (4" MIN. SQUARE STOCK), METAL (2" BLACK COATED) OR APPROVED EQUIVALENT.
  8. MESH SHALL BE HIGH TENSILE STEEL 4"x4" FIXED-KNOT 12.5 GAUGE WIRE.
  9. CUT 8" WIDE BY 12" TALL FOX AND ANIMAL PASSAGE OPENING IN BOTTOM OF MESH EVERY 50 FEET.

**TYPICAL WOOD POST AND KNOT WIRE FENCE**  
NOT TO SCALE

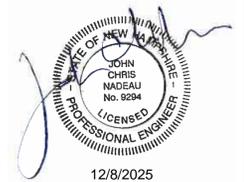


**TYPICAL DRAINAGE TRENCH**  
NOT TO SCALE



**GRAVEL ACCESS ROAD SECTION**  
NOT TO SCALE

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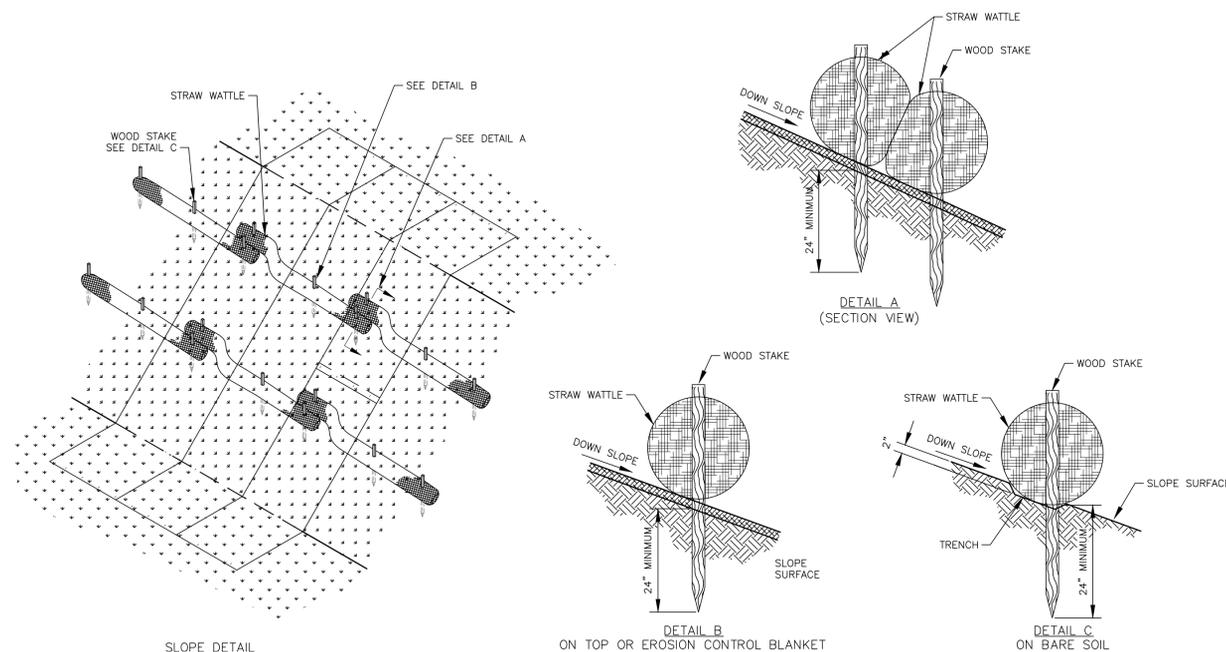
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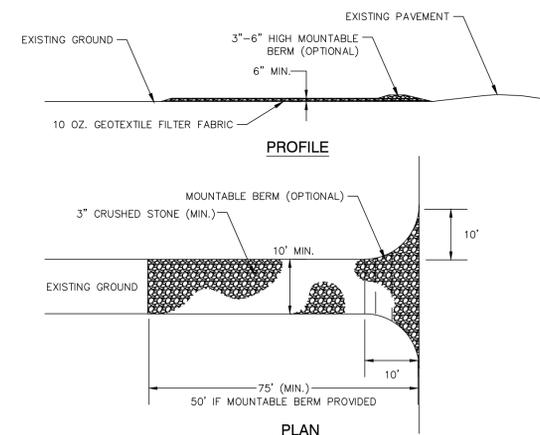
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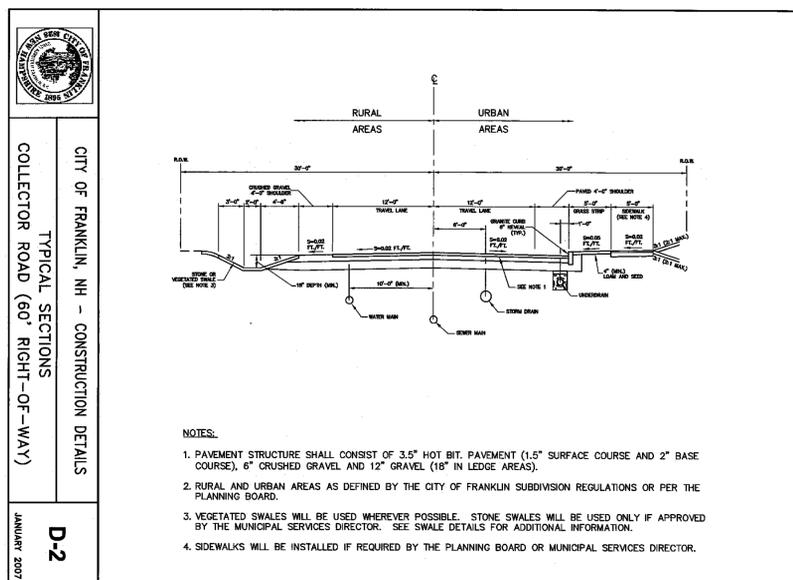
SHEET  
 C-8



SLOPE DETAIL WITH STRAW WATTLE  
 NOT TO SCALE



TRACKING PAD DETAIL  
 NOT TO SCALE



CITY OF FRANKLIN, NH - CONSTRUCTION DETAILS  
 TYPICAL SECTIONS  
 COLLECTOR ROAD (60' RIGHT-OF-WAY)  
 JANUARY 2007  
 D-2