

Site Plans

Issued for	Level Two Review
Date Issued	September 23, 2025
Latest Issue	September 23, 2025

Commonwealth Fusion Systems Campus Building 4

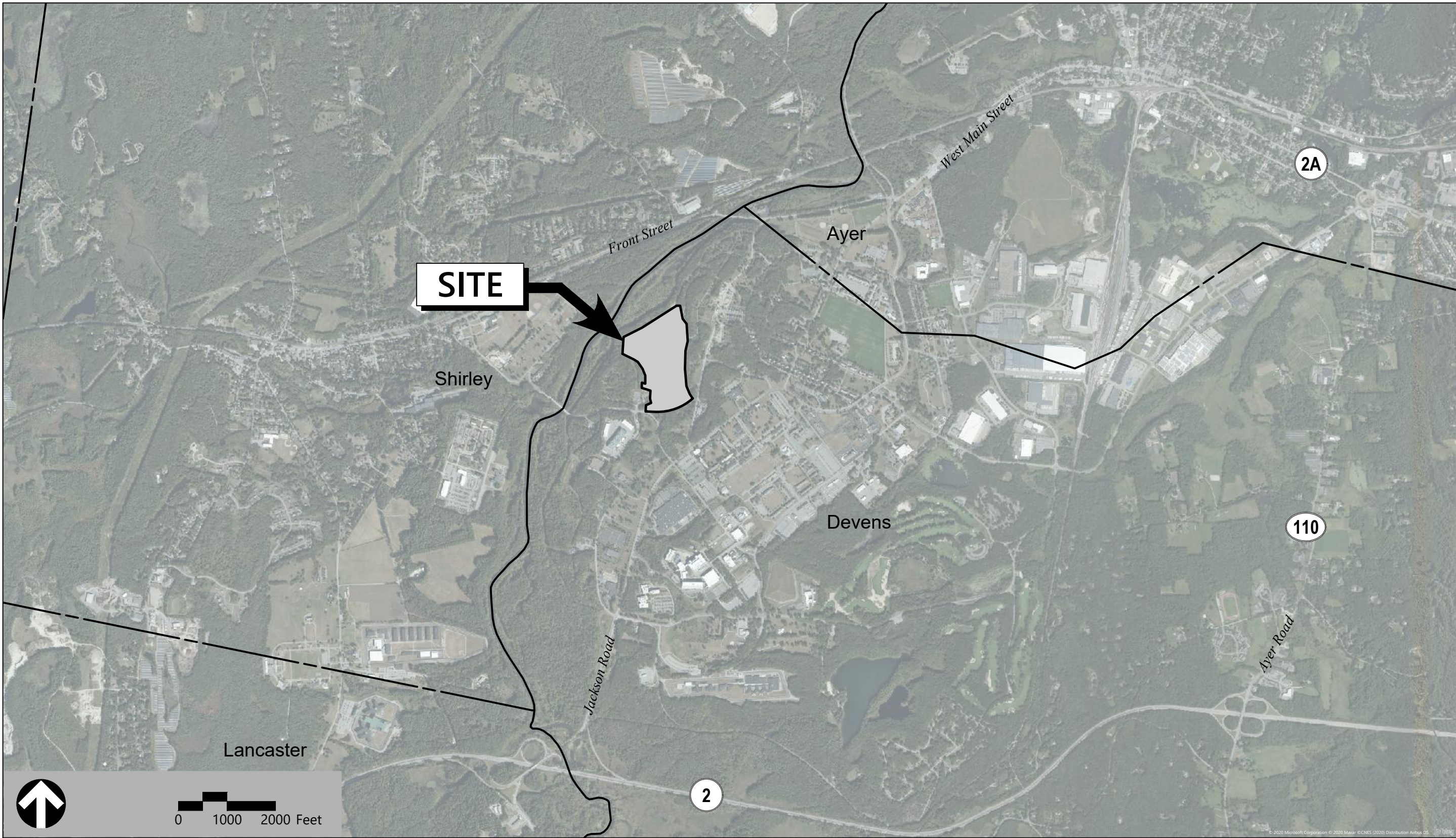
111 Hospital Road
Devens, MA 01434

Owner/Applicant

Commonwealth Fusion Systems
148 Sidney Street
Cambridge, MA 02139

Parcel ID:

018.0-0007-0300.0



Sheet Index			Reference Drawings		
No.	Drawing Title	Latest Issue	No.	Drawing Title	Latest Issue
C1.01	Legend and General Notes	September 23, 2025	A1 to A4	Architectural Exterior Elevations	September 23, 2025
C1.02	Index Plan	September 23, 2025	E1	Electrical Site Lighting Plan	September 23, 2025
C2.01	Soil Erosion and Sediment Control Plan	September 23, 2025	E2	Electrical Site Lighting Schedule	September 23, 2025
C3.01	Layout and Materials Plan	September 23, 2025	Sv1 to Sv4	Existing Conditions Plans	September 23, 2025
C4.01	Grading and Drainage Plan	September 23, 2025		Level 1 Lotting Plan	June 18, 2025
C5.01	Utility Plan	September 23, 2025	1 to 4	Easement Plan of Land	June 10, 2024
C5.02	Sewer Profile	September 23, 2025			
C6.01 - C6.03	Site Details	September 23, 2025			
C7.01	Fire Equipment Access Plan	September 23, 2025			
L1.01	Landscape Plan	September 23, 2025			

Devens Enterprise Commission Site Plan Endorsement	
Commission Member	Date
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____





Criteria	Required		Existing	Proposed	Change	Zoning Compliance
DIMENSIONAL REQUIREMENTS						
Lot Area (AC)	2.00	(Min.)	35.70	35.70	0.00	Compliant
Total Land Area Disturbed (SF)			512,849	607,244	94,395	
Total Impervious Cover (SF)			271,260	377,813	106,553	
Total Impervious Cover (% of Parcel)	75%	(Max.)	17.4%	24.3%	6.9%	Compliant
Building Impervious (SF)			80,570	96,780	16,210	
Building Impervious (% of Lot)			5.2%	6.2%	1.0%	
Pervious Pavement/Pavers (SF)			0	0	0	
Total Hardscape (Impervious + Pervious)(SF)			4,136	8,471	4,335	
Percent of Hardscape in Pervious Pavement/Pavers (SF)			0.0%	0.0%	0.0%	
Open Space (SF)			1,283,701	1,177,148	-106,553	
Lot Frontage (FT)			845	845	0	
Front Yard Setback (FT)	25	(Min.)	688	688	0	Compliant
Side Yard Setback (FT)	10 / 25*	(Min.)	59	32	-27	Compliant
Rear Yard Setback (FT)	25	(Min.)	502	90	-412	Compliant
Building Height (FT)	75	(Max.)	58	75	17	Compliant
FAR Coverage	0.5	(Max.)	0.09	0.11	0.02	Compliant
*Side yard setback increased to 25 ft when abutting zone boundary						
PARKING AND TRAFFIC SUMMARY						
Parking Spaces			25	25	0	
Reserve Parking Spaces (if applicable)			0	0	0	
Total Spaces			25	25	0	
Compact Spaces	10%	(Max.)	0	0	0	
Electric Vehicle/Hybrid Plug-in Spaces	5%	(Min.)	0	0	0	
Electric Vehicle/Hybrid Preferred Spaces	5%	(Min.)	0	0	0	
Ride Share (Car/Vanpool) Spaces	5%	(Min.)	0	0	0	
Handicap Spaces			1	1	0	
Average Daily Traffic (ADT) (VTPD)			1,673	1,673	0	
Total Employee Count			607	607	0	
Number of Employee Shifts			3	3	0	
Employee Count by Shift (1st/2nd/3rd)			447/120/40	447/120/40		
BUILDING AREA AND USE						
Gross Floor Area:						
Total (SF)			147,711	174,511		
Commercial (SF)						
Industrial/Light Industrial/ Distribution (SF)						
Office (SF)						
Research and Development (SF)			147,711	174,511		

NOTE:
1. FOR MORE PROPERTY LINE AND LOT INFORMATION REFER TO "LEVEL 1 LOTTING PLAN" PREPARED BY VHB, DATED JUNE 18, 2025.

NOTES

Approved by:

Devens Enterprise Commission



Commonwealth Fusion
Systems Campus
Building 4
111 Hospital Road
Devens, MA

No.	Revision	Date	Apprv.

Designed by

Checked by

Issued for

Date

Level Two Permit

Sept. 23, 2025

Not Approved for Construction

Drawing Title

Index Plan



No.	Revision	Date	Approved

Level Two Permit Sept. 23, 2025



ERIC
OBRIEN
CIVIL
No. 58432
Eric Obrien
REGISTERED
PROFESSIONAL ENGINEER

9/23/2025

Drawing Number

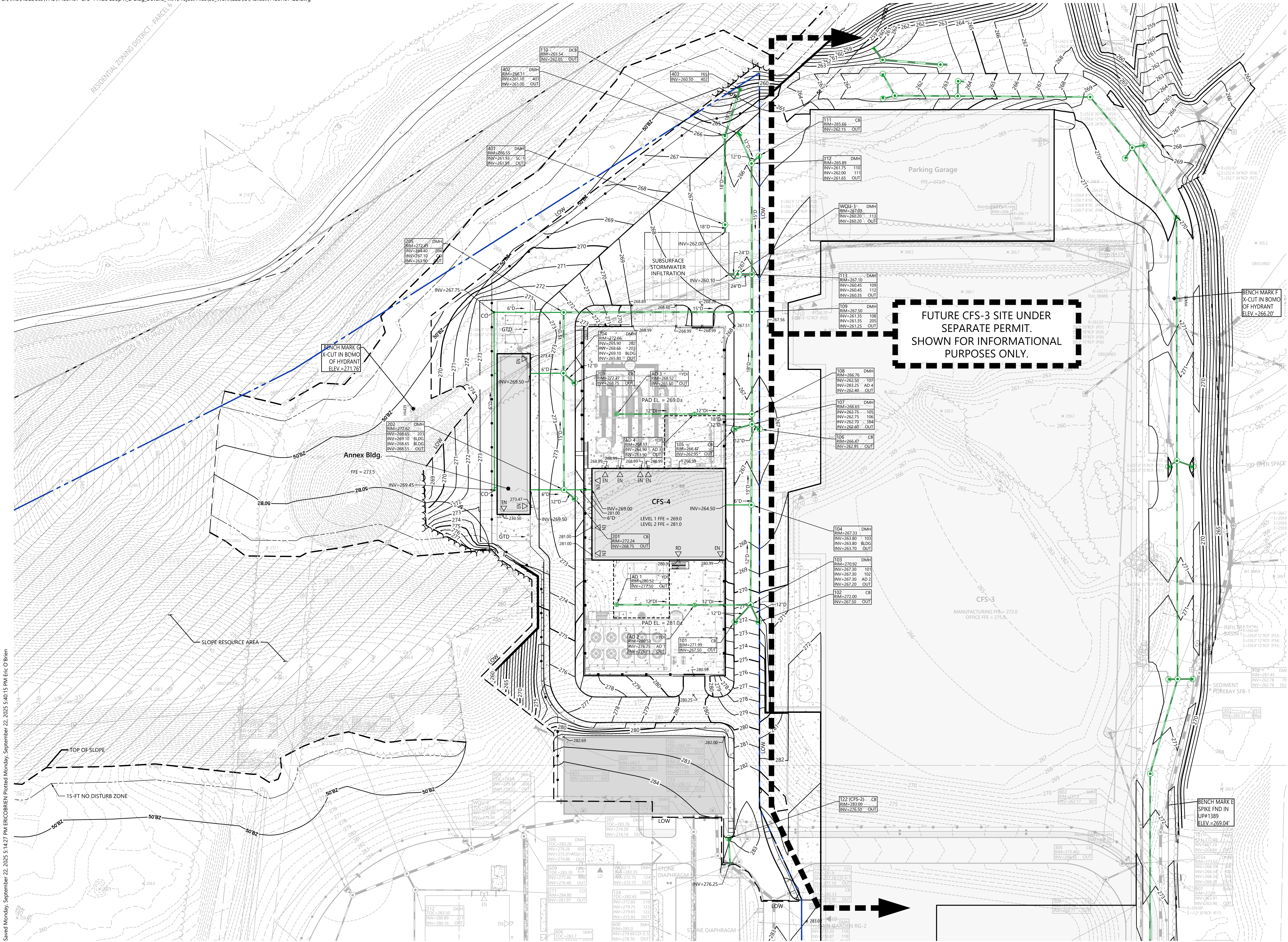
C3.01

Sheet _____ of _____

4 12

Project Number

14867.07



NOTES

Approved by:

Devens Enterprise Commission

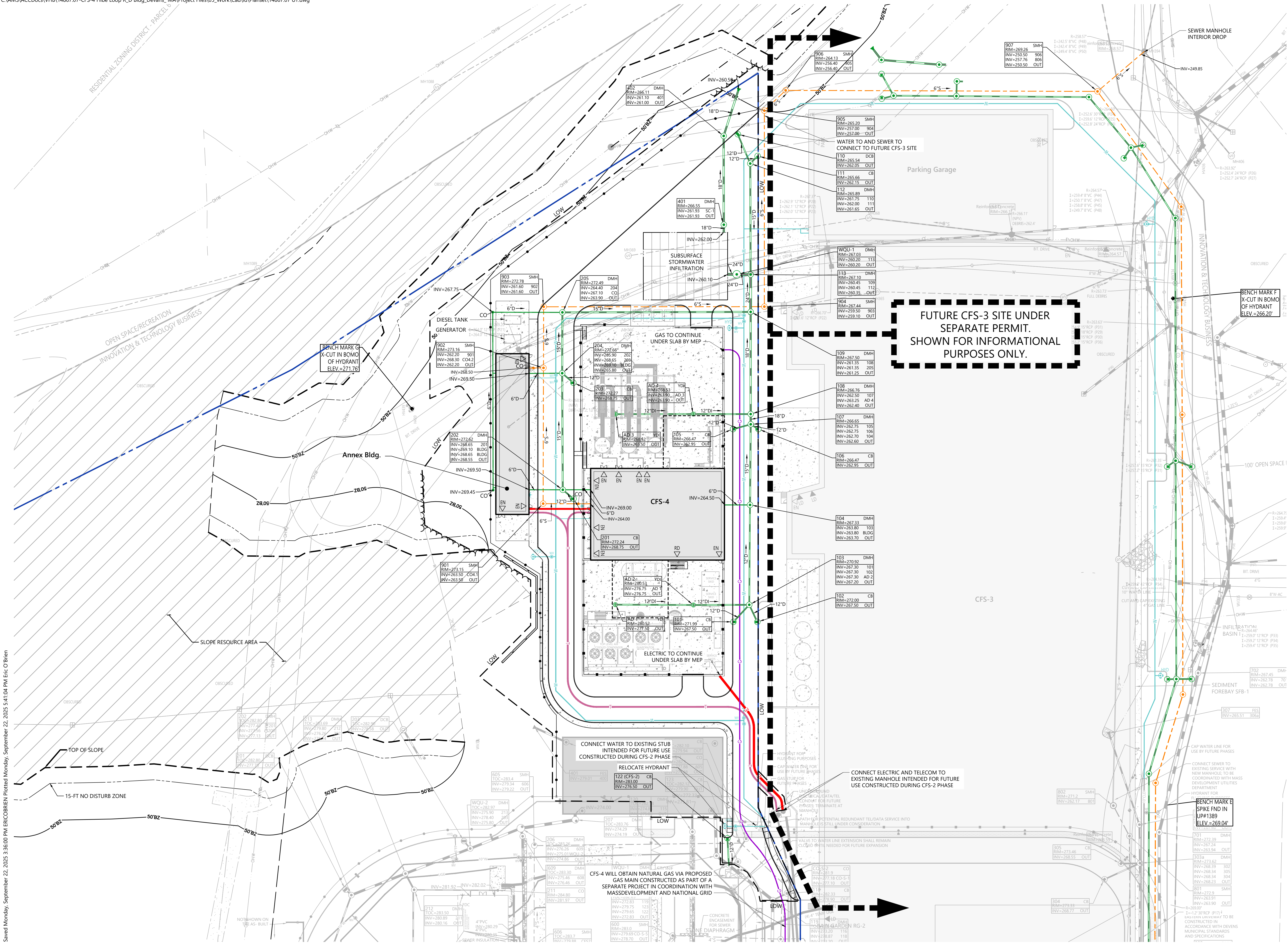
Commonwealth Fusion
Systems Campus
Building 4

111 Hospital Road
Devens, MA

No.	Revision	Date	Appr.

Designed by: _____ Checked by: _____
Issued for: Level Two Permit Date: Sept. 23, 2025

Not Approved for Construction
Grading and
Drainage Plan



Utility Legend

- W WATER LINE - DOMESTIC
- S SANITARY SEWER - GRAVITY
- D DRAINAGE
- C ELECTRICAL DUCT BANK
- T TELECOM DUCT BANK
- G NATURAL GAS

NOTES

Approved by:

Devans Enterprise Commission



0 20 40 80 Feet

**Commonweath Fusion
Systems Campus
Building 4**

111 Hospital Road
Devans, MA

No.	Revision	Date	Apprv.

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Level Two Permit **Sept. 23, 2025**

Not Approved for Construction

Utility Plan



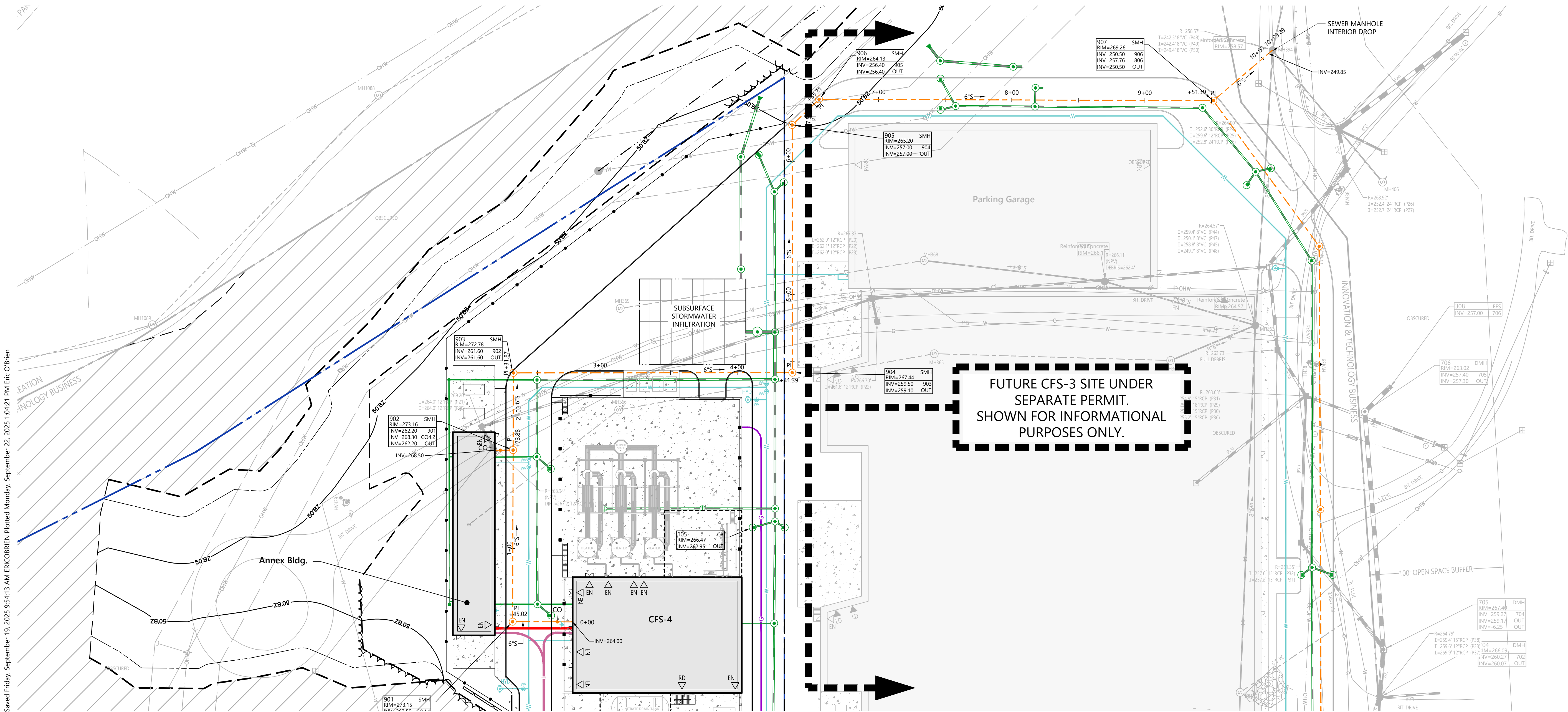
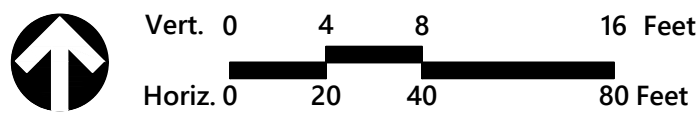
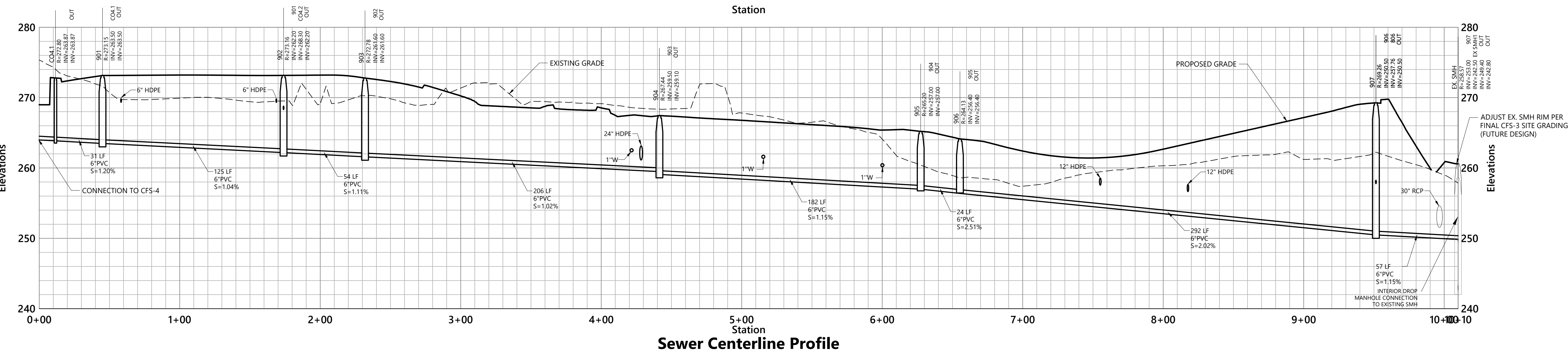
Drawing Number

C5.01

Sheet 6 of 12

9/23/2025

Project Number
14867.07



FUTURE CFS-3 SITE UNDER SEPARATE PERMIT. SHOWN FOR INFORMATIONAL PURPOSES ONLY.

vhb

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Utility Legend

- WATER LINE - DOMESTIC
- SANITARY SEWER - GRAVITY
- DRAINAGE
- ELECTRICAL DUCT BANK
- TELECOM DUCT BANK
- NATURAL GAS

NOTES

Approved by:

Devans Enterprise Commission

Commonwealth Fusion
Systems Campus
Building 4

111 Hospital Road
Devans, MA

No.	Revision	Date	Appr.

Designed by: _____ Checked by: _____

Issued for: **Level Two Permit** Date: **Sept. 23, 2025**

Not Approved for Construction

Sewer Profile

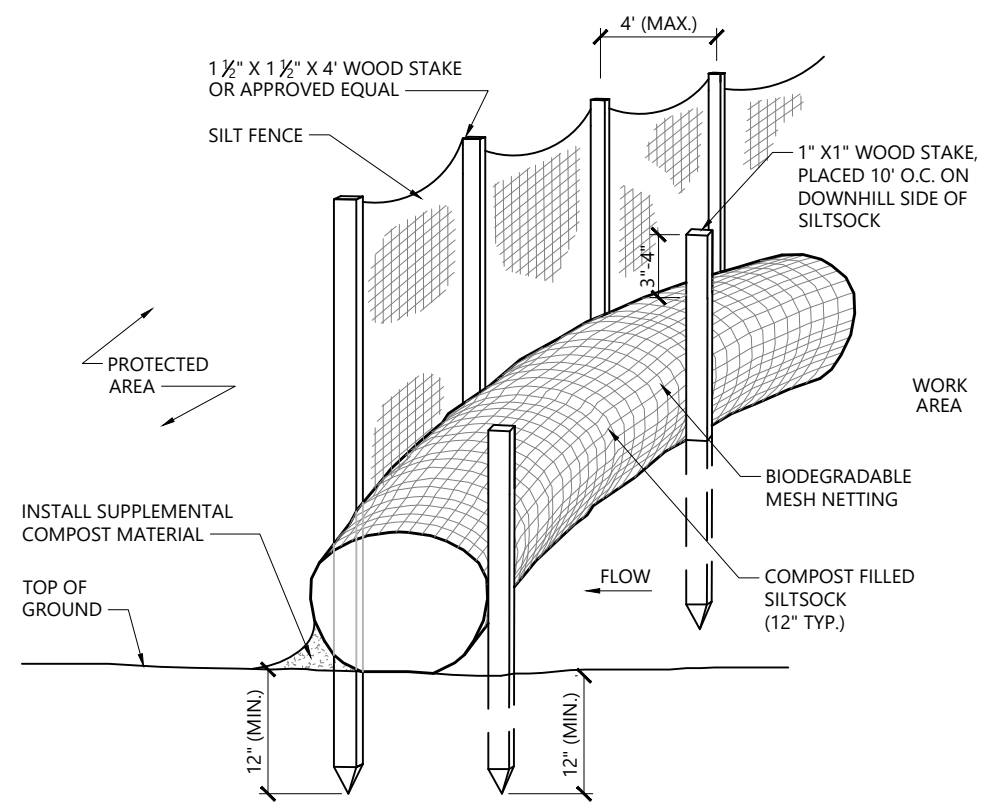
Drawing Number: **C5.02**

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9/23/2025

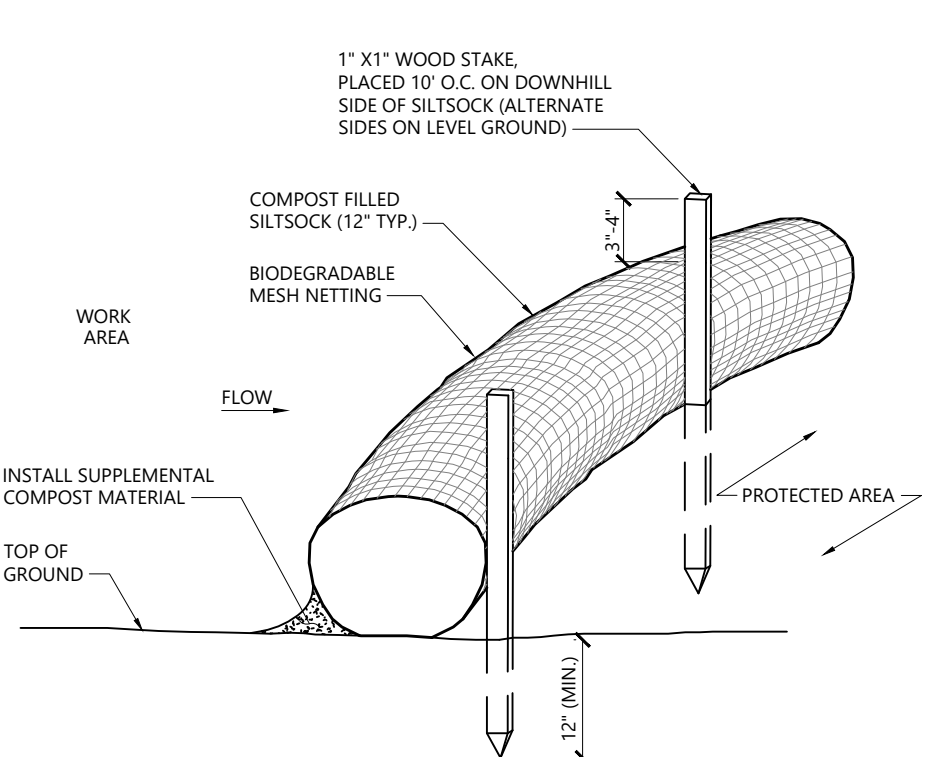
Project Number: **14867.07**

ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER



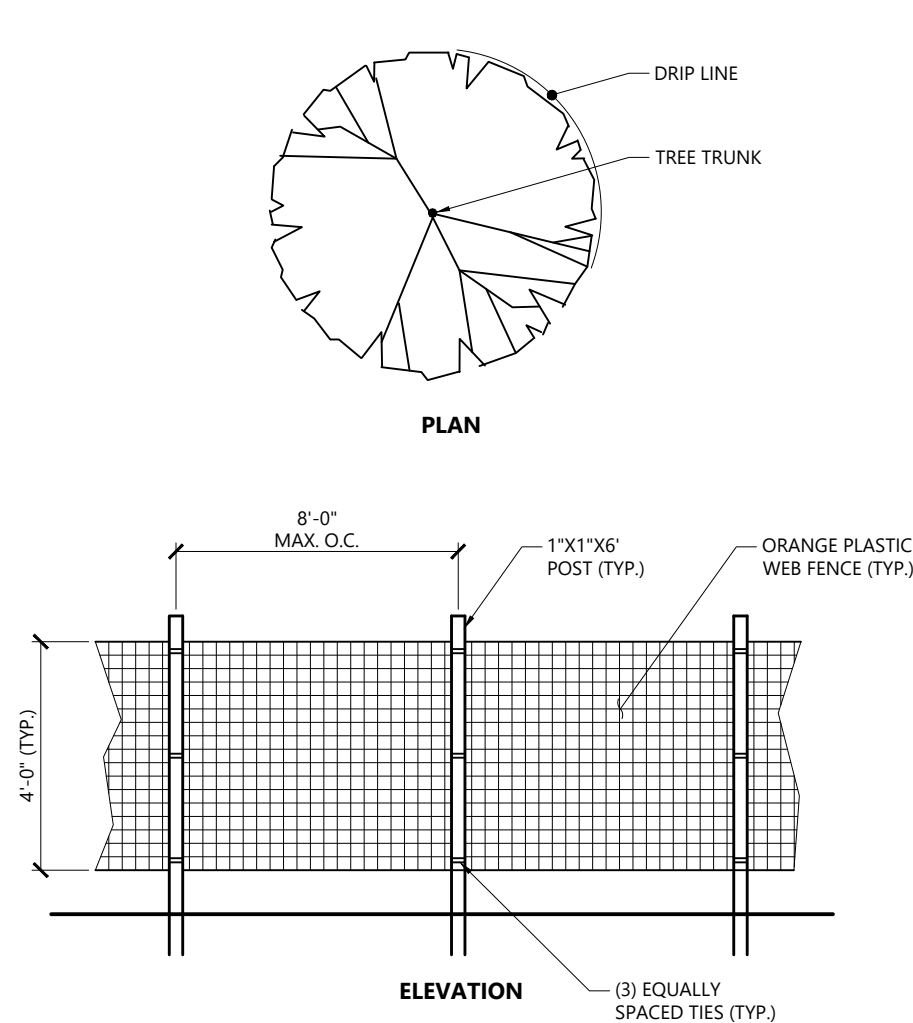
- ## NOTES
1. SILT SOCK SHALL BE FILTERXX SILT SOCK, OR APPROVED EQUAL.
 2. SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
 3. SILT SOCKS SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
 4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE

Siltsock / Silt Fence Barrier		10/20
N.T.S.	Source: VHB	LD_658-A



- ## **NOTES**
1. SILT/SOCK SHALL BE FILTER/EX SILT/SOCK, OR APPROVED EQUAL.
 2. SILT/SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
 3. SILT/SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
 4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

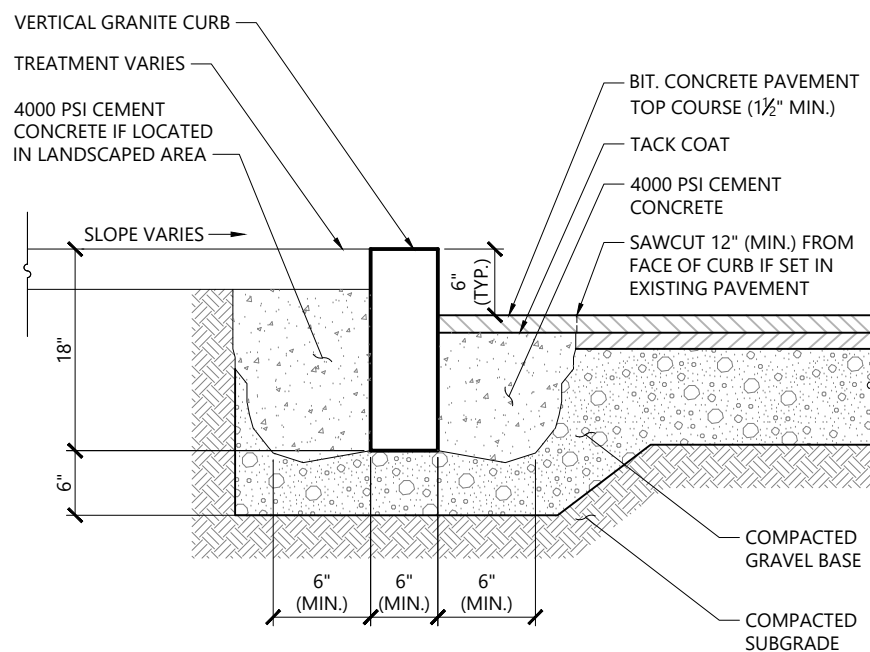
Siltsock - Erosion Control Barrier		10/20
N.T.S.	Source: VHB	LD_658



- ## NOTES
1. EXIST WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE EXIST SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEAROUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT, DEBRIS, DIRT, GRASS, WASHES OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE MAINTAINED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 3. STABILIZED CONSTRUCTION EXIST SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

- NOTES**
1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence 1/16
 N.T.S. Source: VHB LD_610

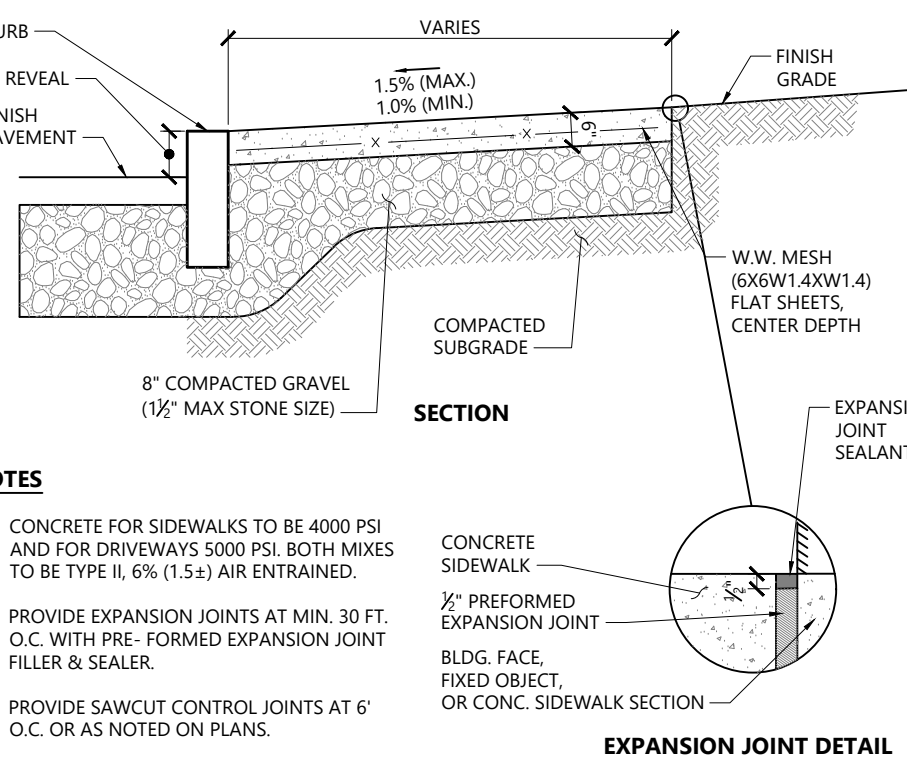


-
- 1.5" BITUMINOUS TOP COURSE
2.0" BITUMINOUS BINDER COURSE
10" COMPACTED SAND/GRAVEL BASE COURSE
COMPACTED SUBGRADE

NOTES

1. PAVEMENT DESIGN CONFORMS TO DEVENS RULES AND REGULATIONS
2. FINAL PAVEMENT SECTION DESIGN SHALL BE PROVIDED BY GEOTECHNICAL ENGINEER

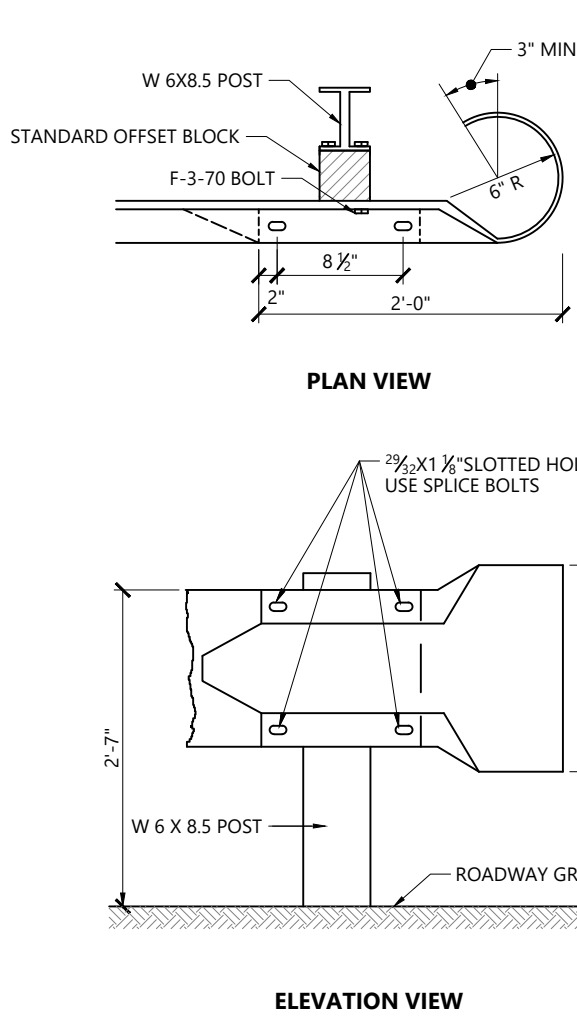
Vertical Granite Curb (VGC) 3/20
 N.T.S. Source: VHB LD_402



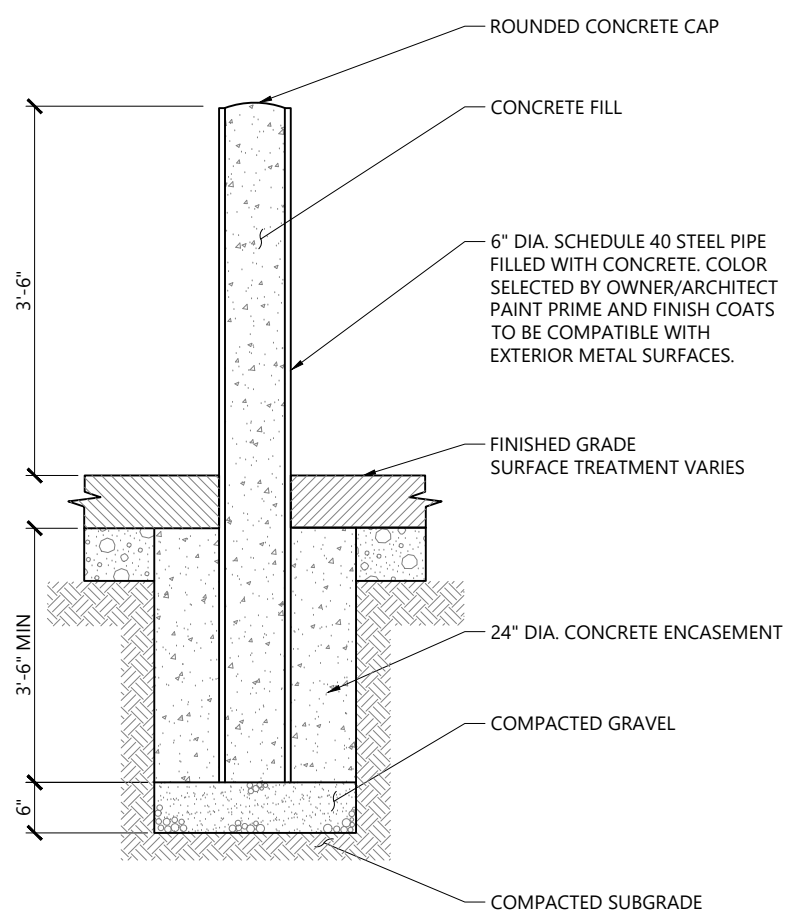
- ## NOTES
1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5:1) AIR MINTRAINED.
 2. PROVIDE EXPANSION JOINTS AT 30 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
 3. PROVIDE SAWCUT CONTROL JOINTS AT 6' O.C. OR AS NOTED ON PLANS.
 4. PROVIDE MEDIUM BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
 5. ALL EXPOSED CONCRETE SURFACES SHALL BE SEALED WITH A SILANE-SILOXANE PRODUCT.

- NOTES**
- DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. STAMPEE
FINAL DESIGN OF MODULAR WALL SYSTEM TO BE PROVIDED BY
CONTRACTOR BASED ON GEOTECHNICAL ENGINEER'S
RECOMMENDATIONS.

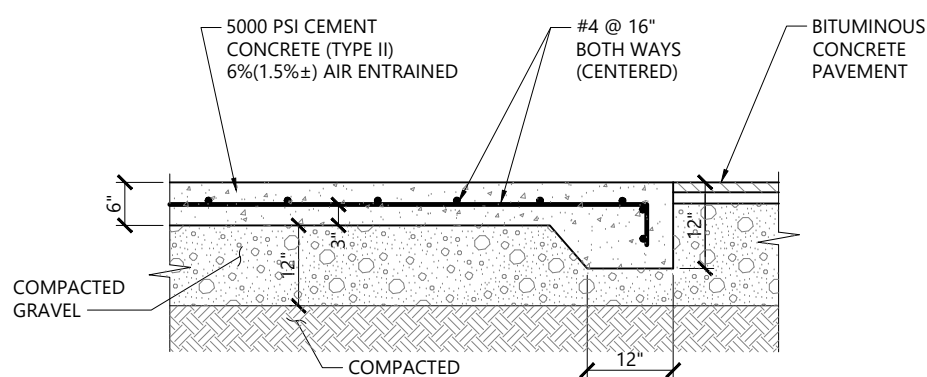
Modular Retaining Wall			10/20
N.T.S.	Source: VHB	REV	LD_750



Bollard 12/19
 N.T.S. Source: VHB LD_700

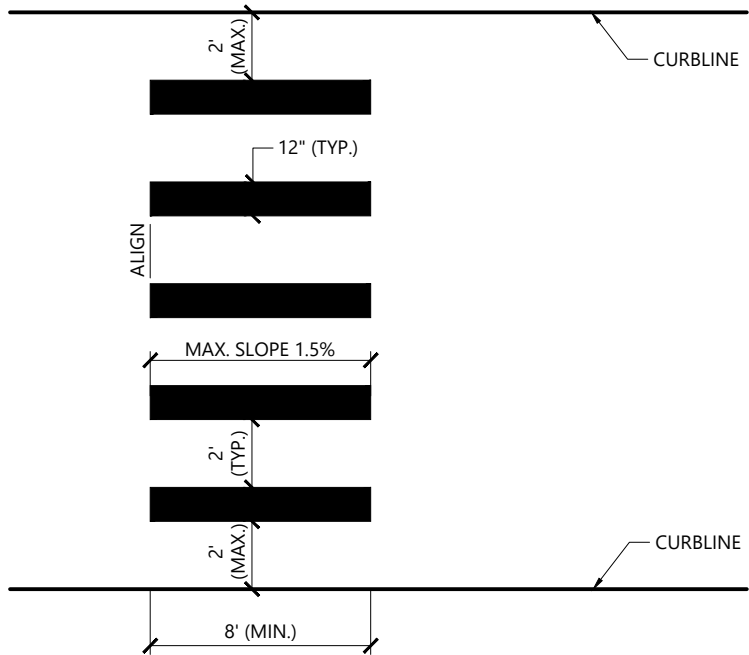


Bollard 12/19
 N.T.S. Source: VHB LD_700



- NOTES**
1. SIZE OF PAD TO BE AS INDICATED ON PLANS.
 2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Dumpster Pad 1/16
 N.T.S. Source: VHB LD_710



- ## NOTES
1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
 2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
 3. ALL LONGITUDINAL CROSSWALK LINES SHALL BE THE SAME LENGTH AND PROPERLY ALIGNED.
 4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

Crosswalk 12/19
 N.T.S. Source: VHB REV LD_553A

111 Hospital Road
Devens, MA

[illegible]

Level Two Permit

Sept. 23, 2025

Not Approved for Construction

Site Details 1

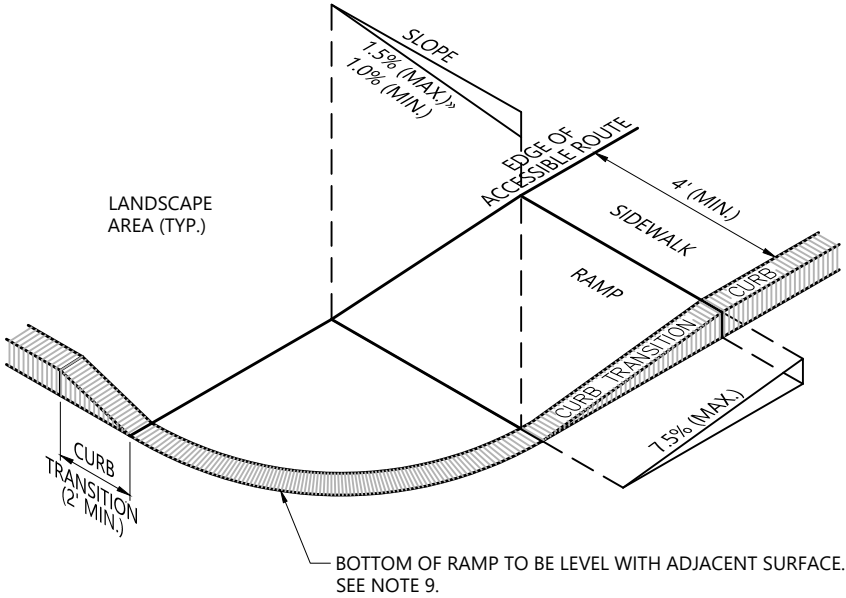
Drawing Number:

COMMONWEALTH OF MASSACHUSETTS
ERIC
O'BRIEN
CIVIL
No. 58432
REGISTERED
PROFESSIONAL ENGINEER

C6.01

Sheet 8 of 12

Project Number
14867 07

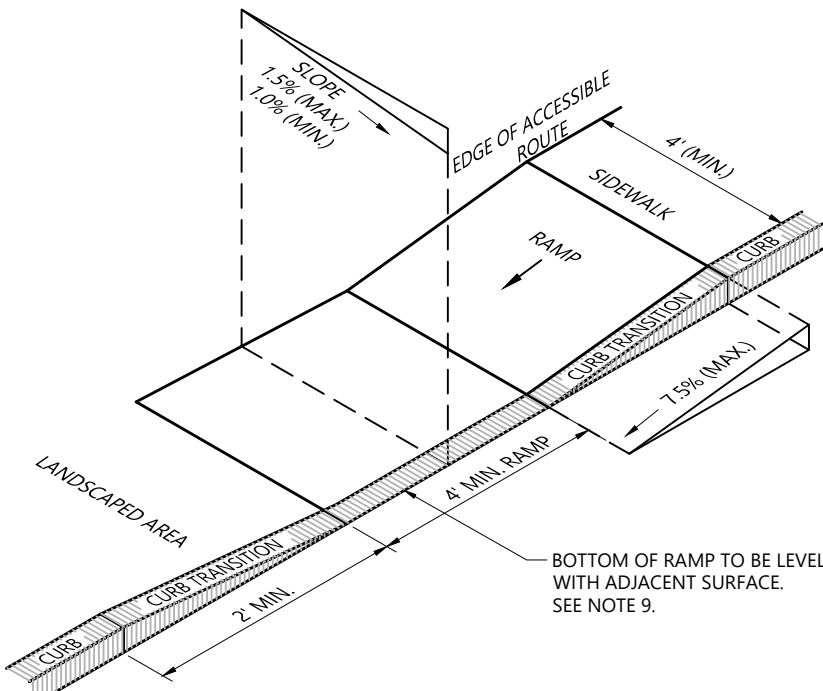


NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.

Accessible Curb Ramp (ACR) - Type 'B'

N.T.S. Source: VHB LD_501



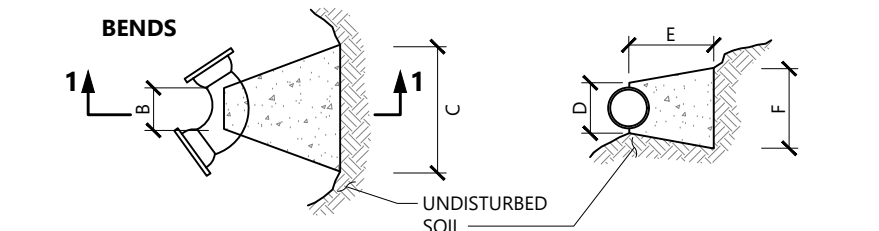
NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.

Accessible Curb Ramp (ACR) Type 'G'

N.T.S. Source: VHB LD_506

TABLE OF DIMENSIONS											
BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 11 1/2"	8"	15"	12"	24"	12"	6" 45"	8"	30"	12"	24"	14"
6" 22 1/2"	"	19"	"	"	13"	6" 90"	"	30"	"	"	27"
8" 11 1/2"	"	20"	"	"	12"	8" 45"	"	30"	"	"	24"
8" 22 1/2"	"	22"	"	"	17"	8" 90"	"	38"	"	"	36"
12" 11 1/2"	"	30"	"	"	15"	12" 45"	"	40"	"	"	40"
12" 22 1/2"	"	35"	"	"	25"	12" 90"	"	60"	"	"	52"

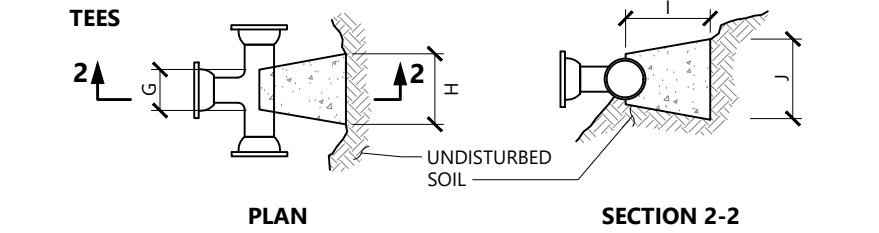


Plan

SECTION 1-1

TABLE OF DIMENSIONS

TEES	G	H	I	J	TEES	G	H	I	J
6"X6"X6"	12"	24"	24"	18"	12"X12"X6"	12"	24"	24"	18"
8"X8"X6"	"	"	"	"	12"X12"X8"	"	"	"	24"
8"X8"X8"	"	"	"	24"	12"X12"X12"	"	36"	"	36"

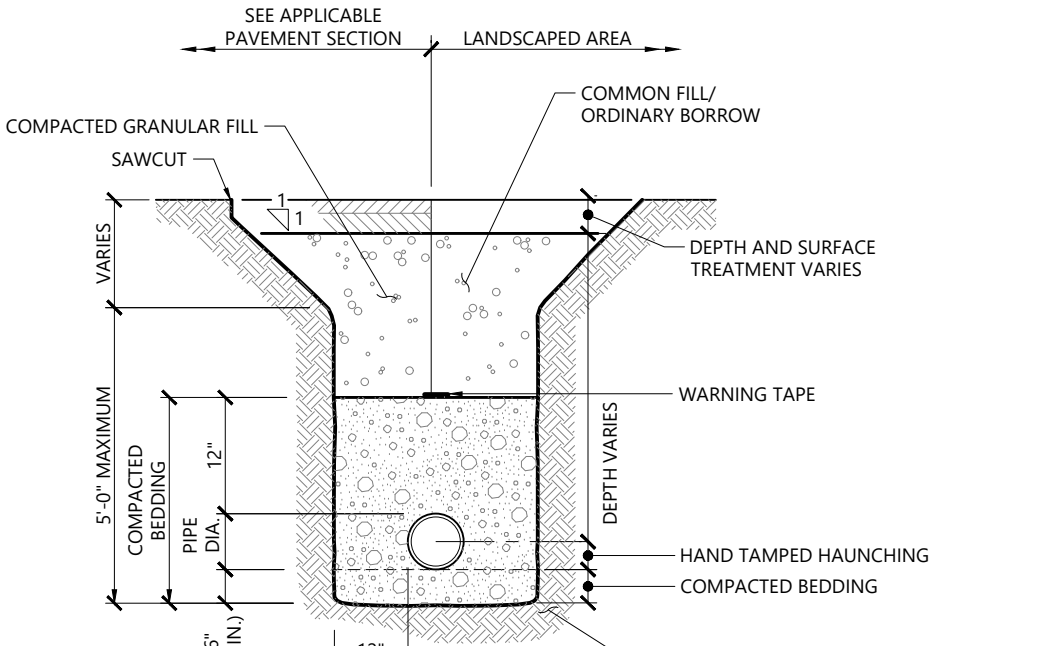


NOTES

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS SAME SIZE AS REQUIRED FOR TEES. PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
3. CONCRETE SHALL BE 3,000 PSI-TYPE I.

Concrete Thrust Block

N.T.S. Source: VHB LD_260

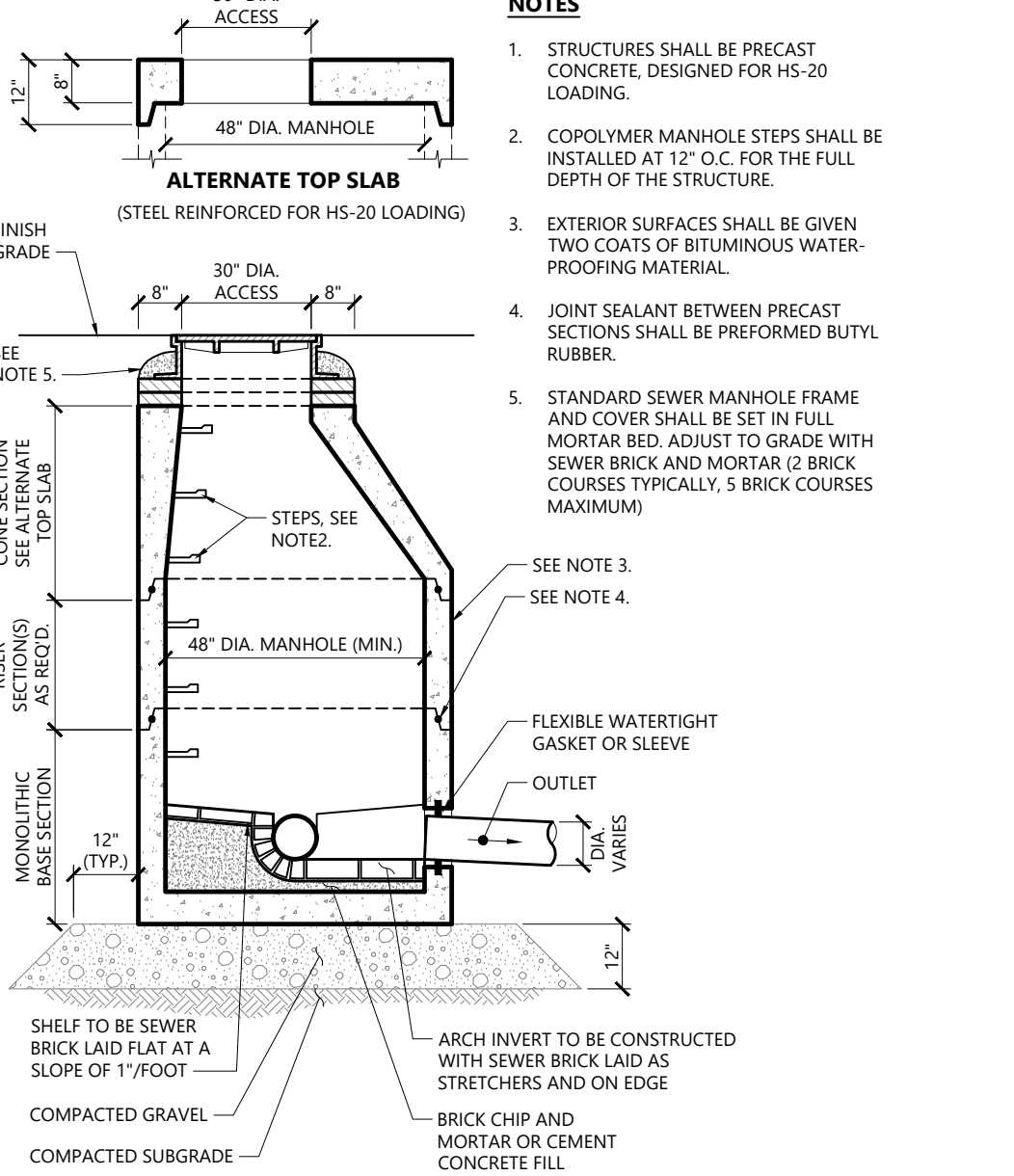


NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.

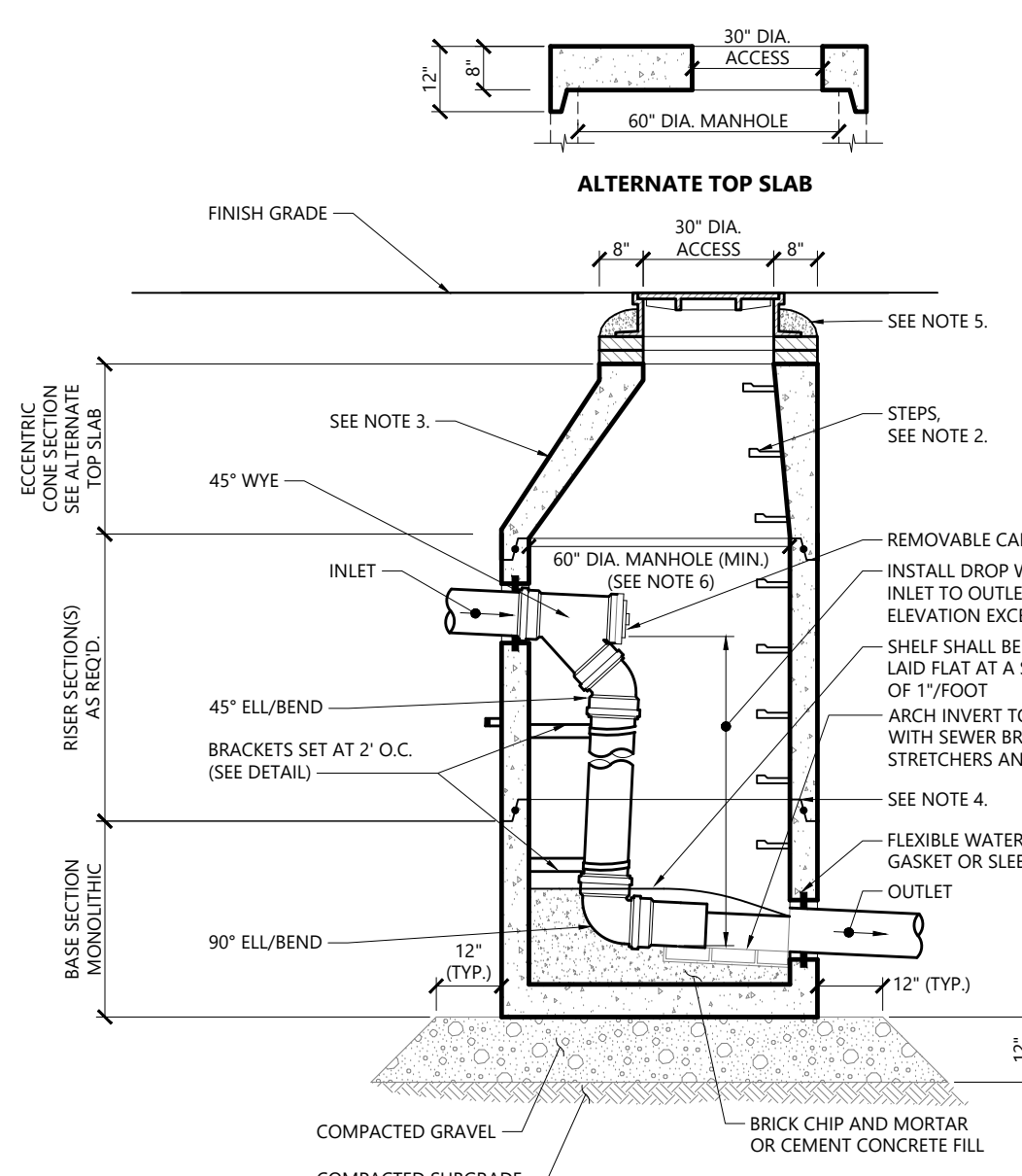
Utility Trench

N.T.S. Source: VHB LD_300



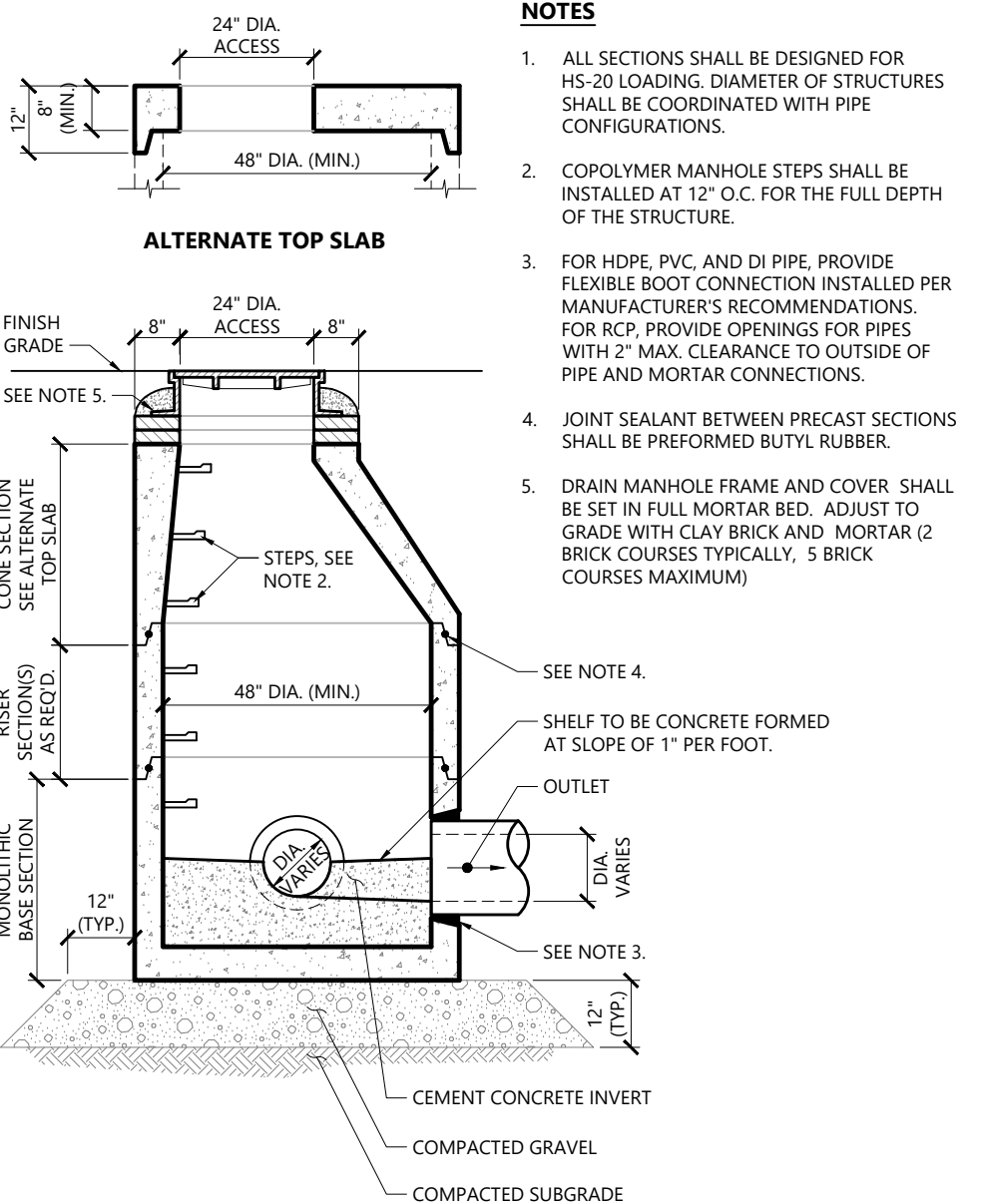
Sanitary Sewer Manhole (SMH)

N.T.S. Source: VHB LD_200



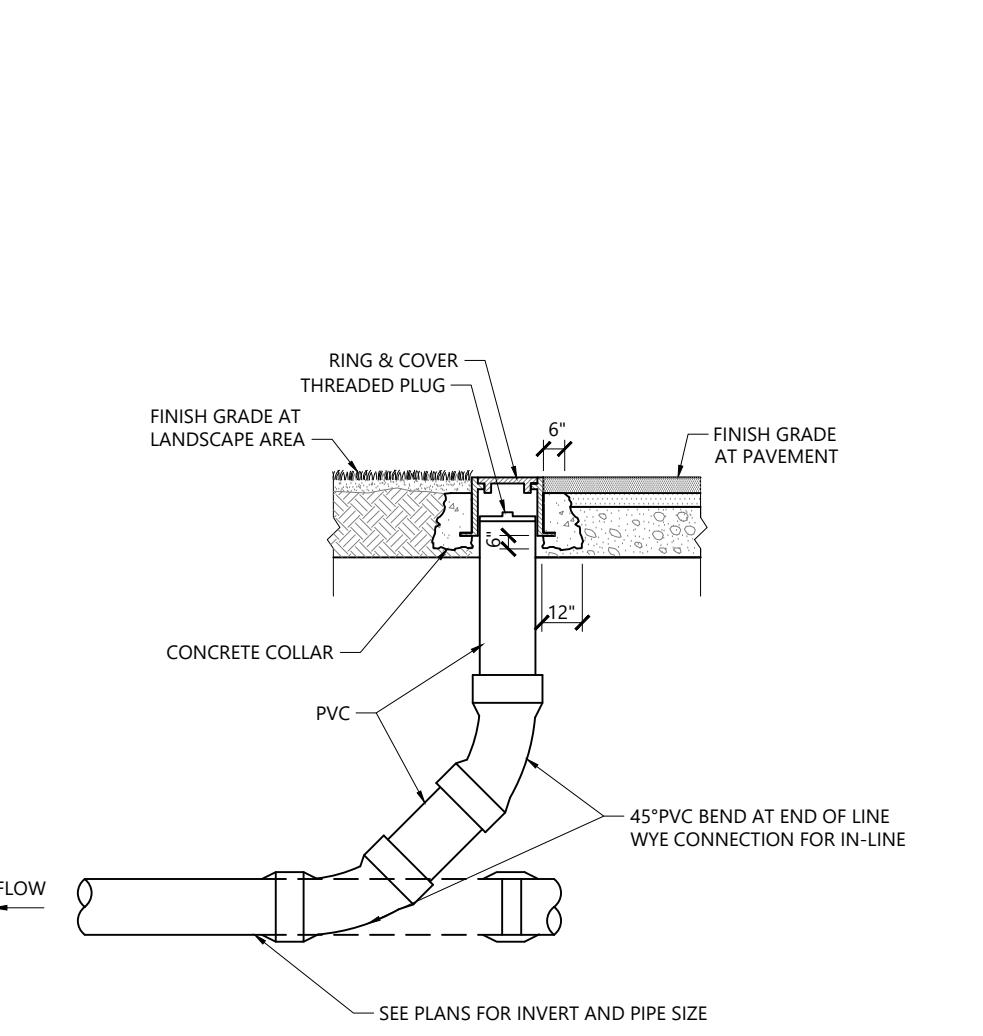
Interior Drop Sewer Manhole (SMH)

N.T.S. Source: VHB LD_205



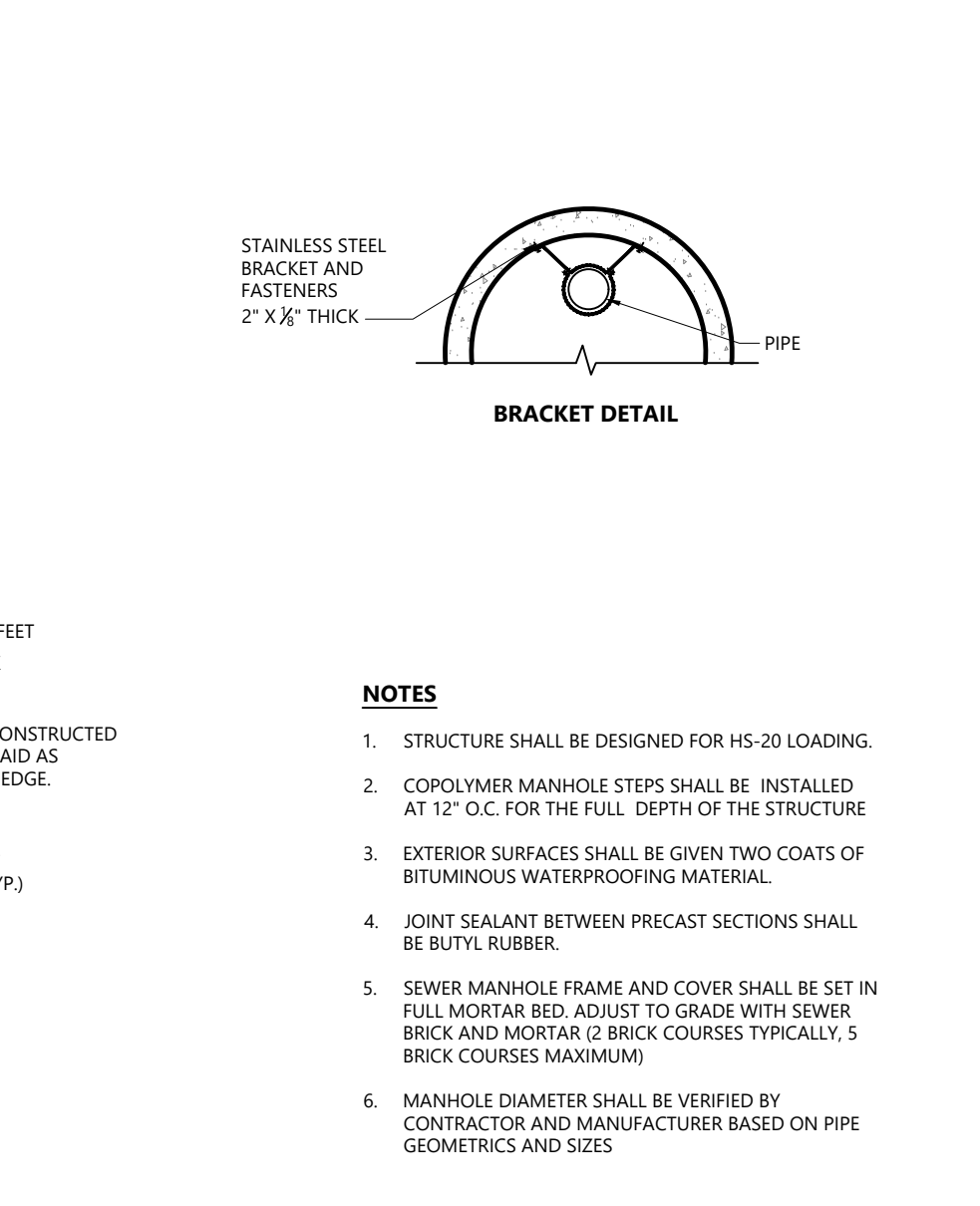
Drain Manhole (DMH)

N.T.S. Source: VHB LD_115



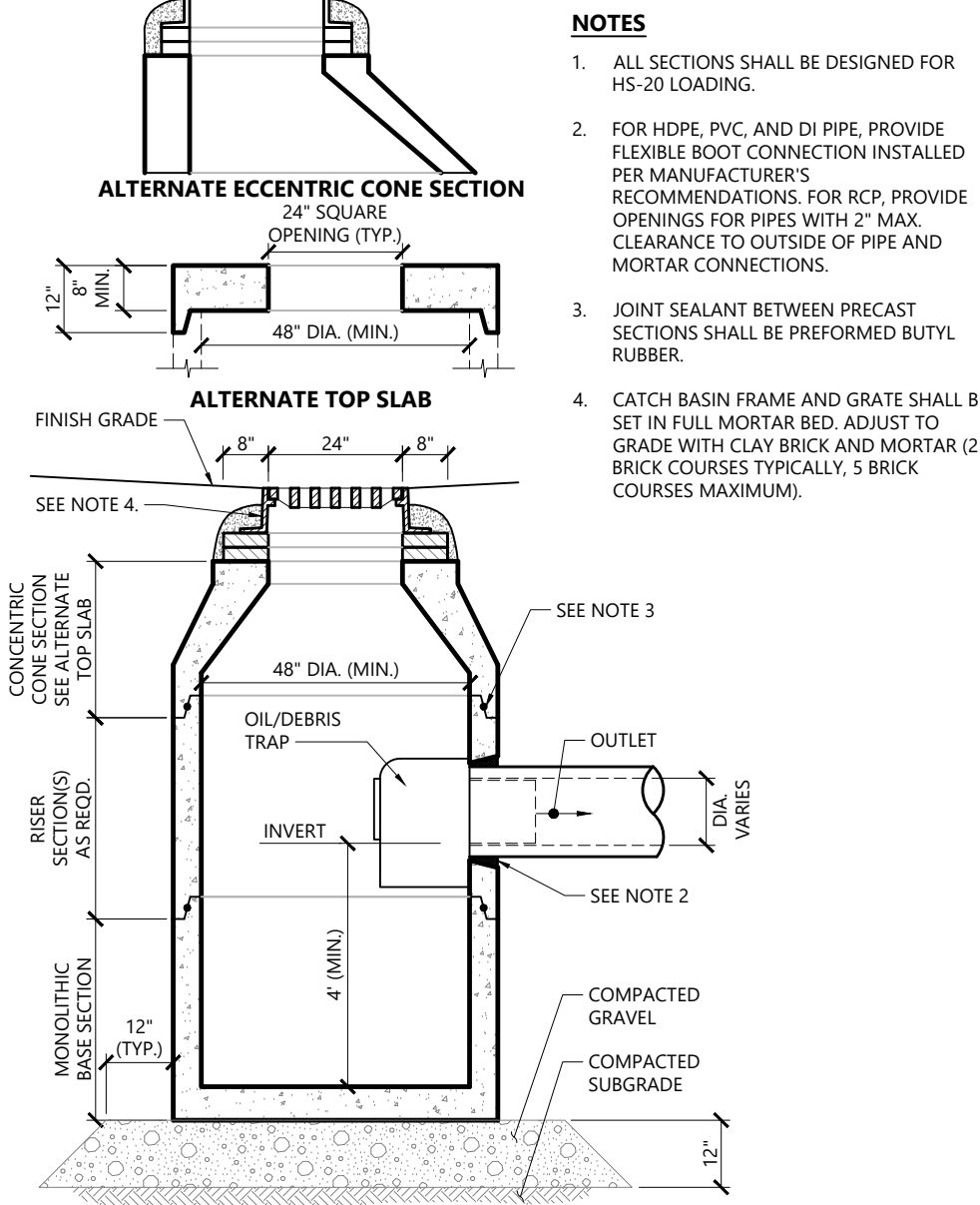
Cleanout (CO)

N.T.S. Source: VHB LD_303



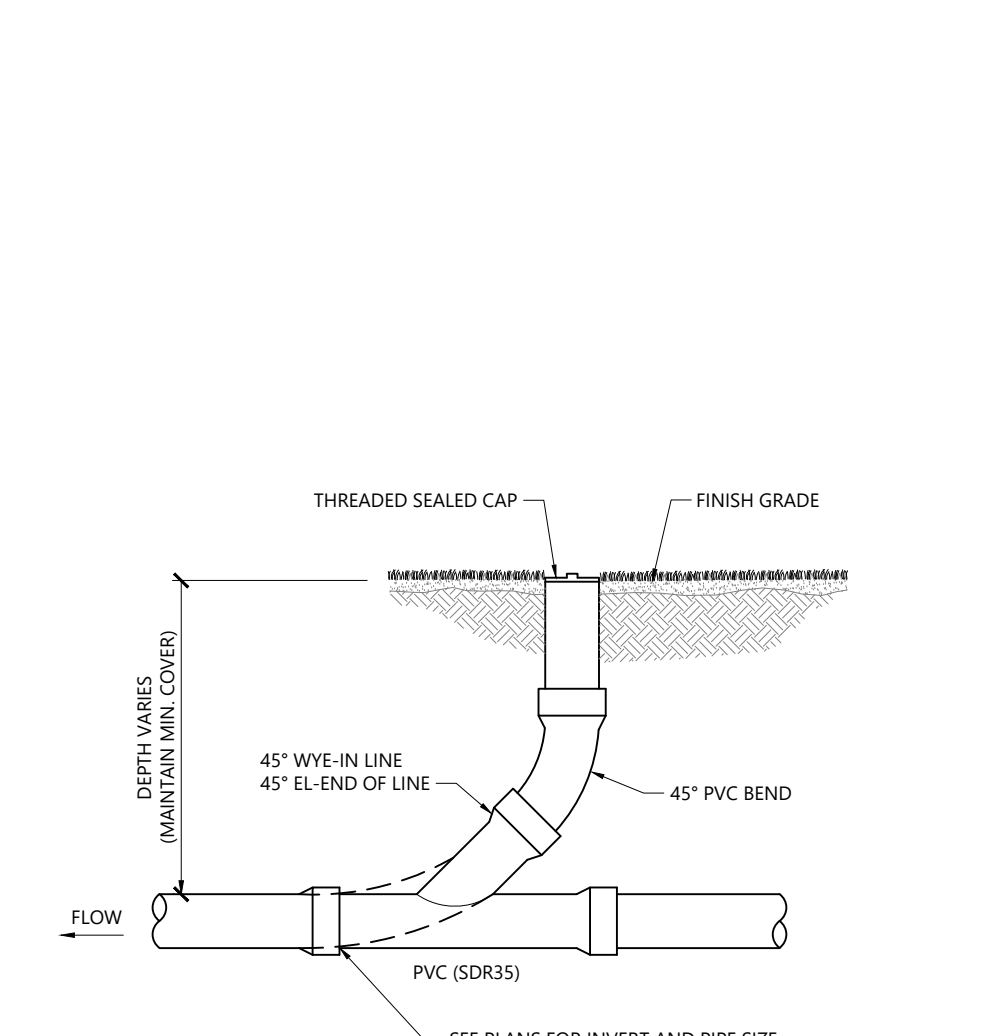
Cleanout (CO) - Landscape Area

N.T.S. Source: VHB LD_302



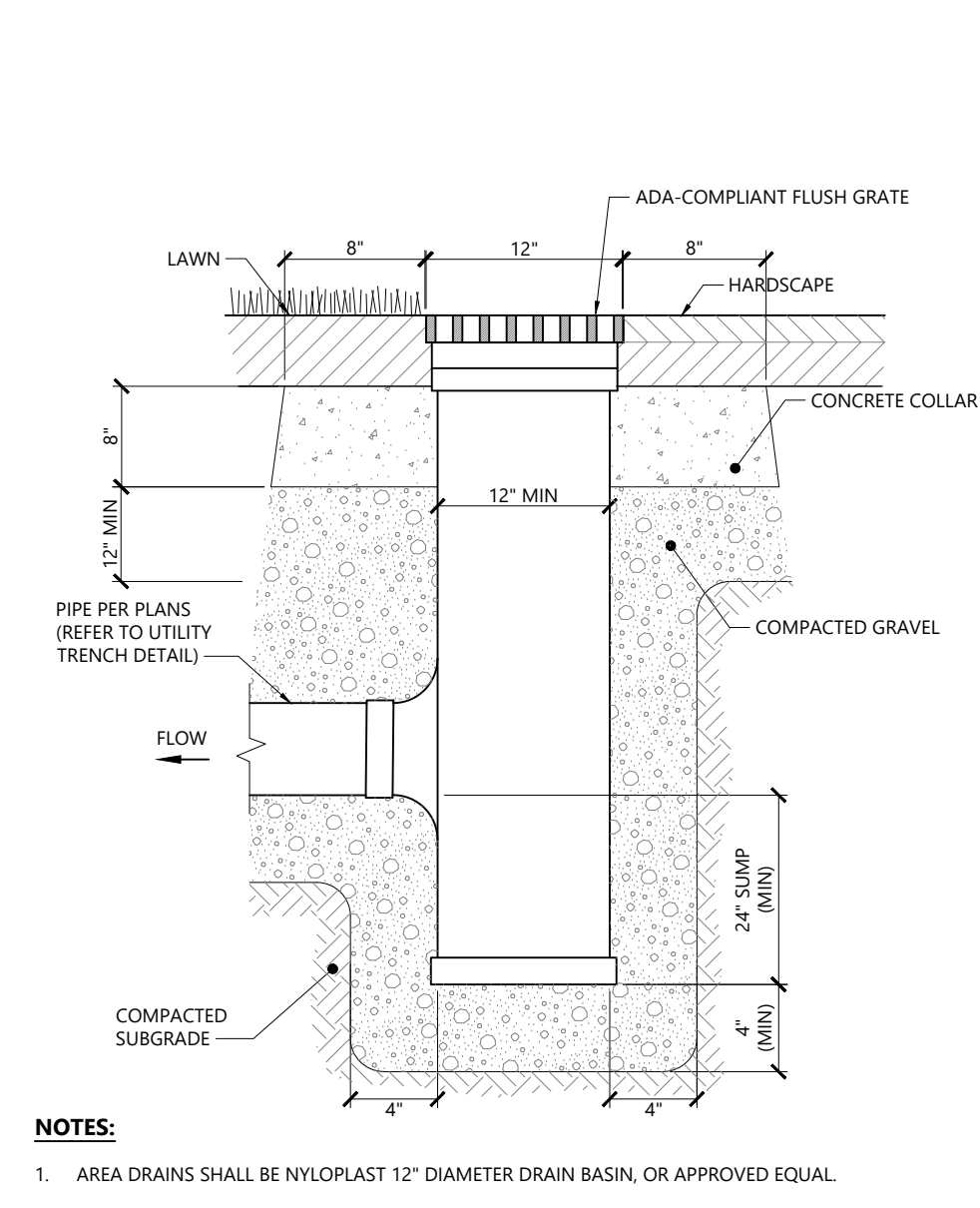
Catch Basin (CB) With Oil/Debris Trap

N.T.S. Source: VHB LD_101



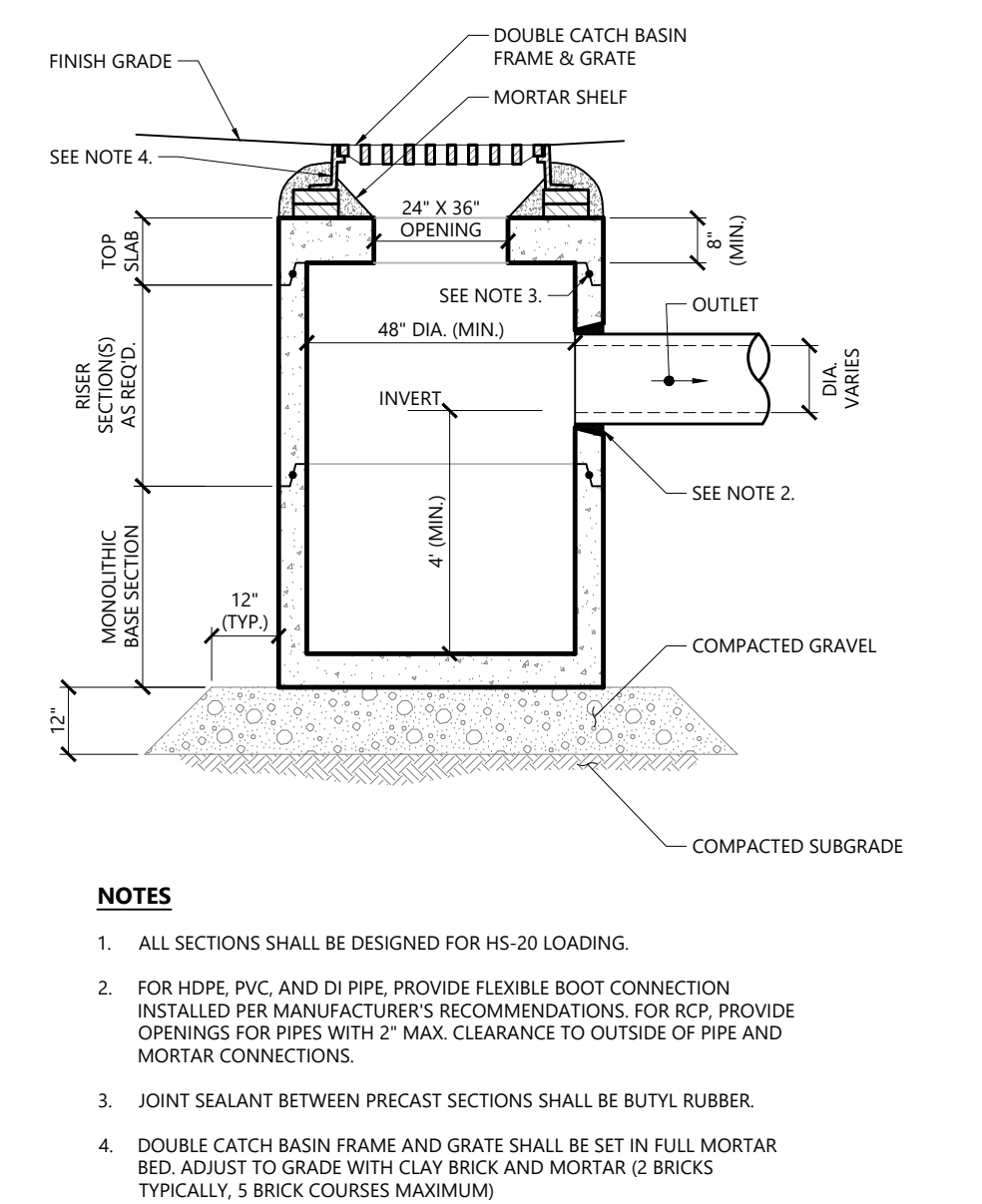
Cleanout (CO) - Landscape Area

N.T.S. Source: VHB LD_302



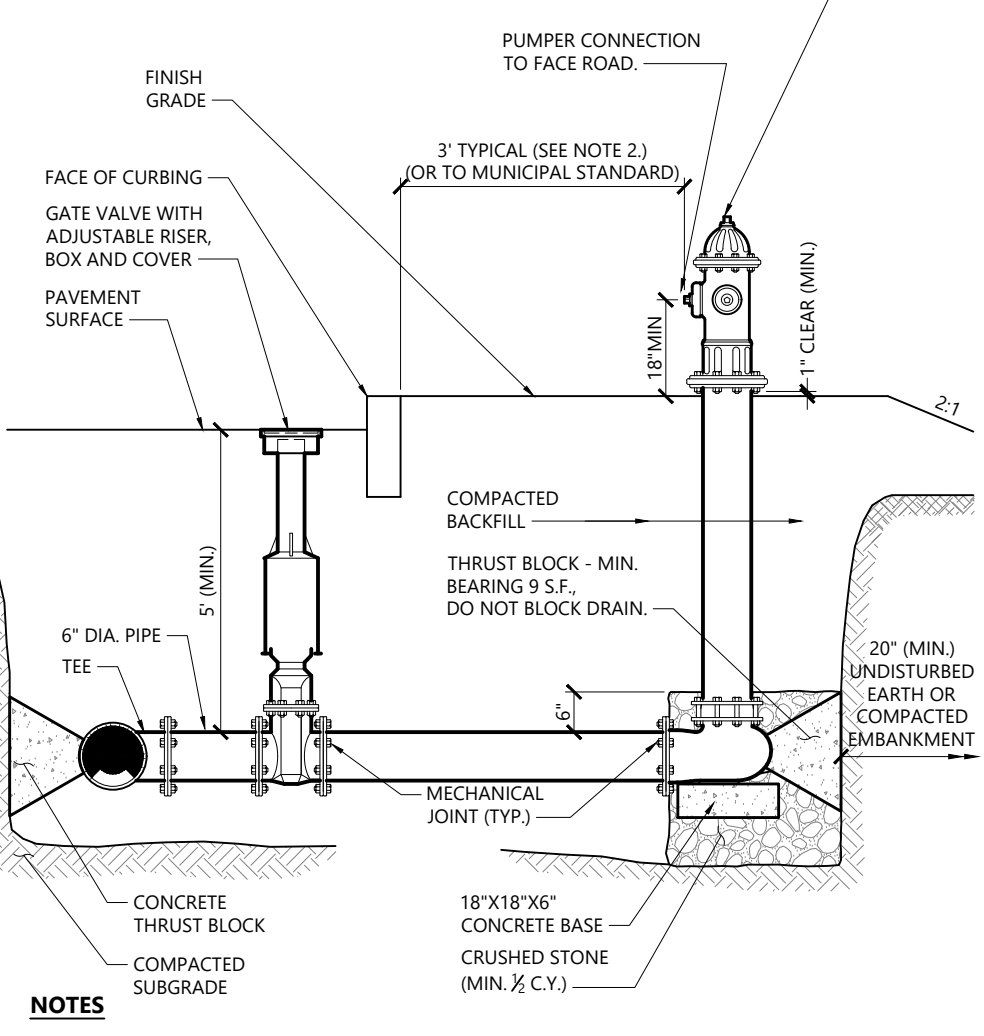
Area Drain (AD) Type 1

N.T.S. Source: VHB LD_193



Double Grate Catch Basin (DCB)

N.T.S. Source: VHB LD_102

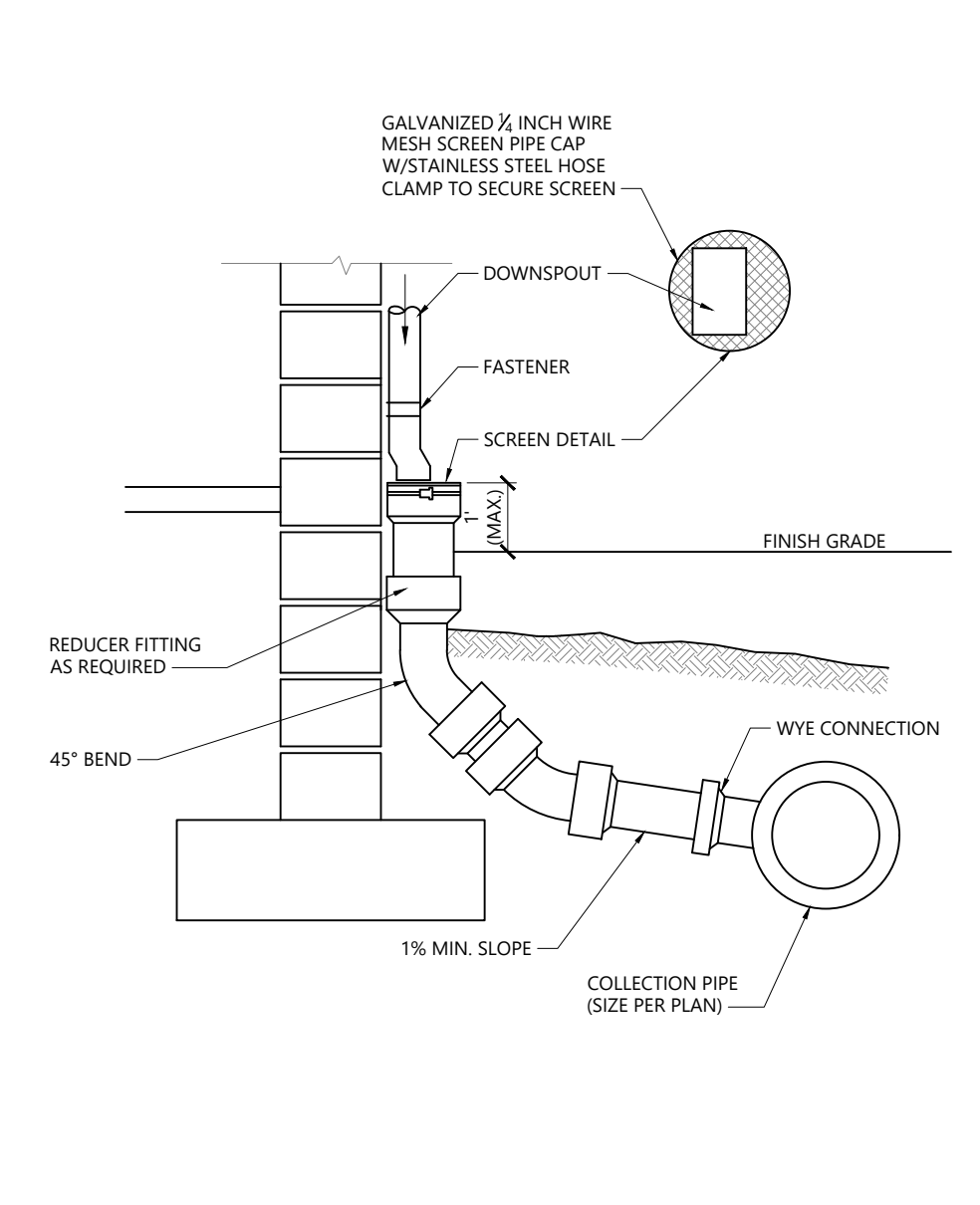


NOTES

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.
3. A 36-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION.

Hydrant Construction

N.T.S. Source: VHB LD_250



Downspout Rain Leader

N.T.S. Source: VHB LD_195



NOTES

Approved by:

Devens Enterprise Commission

Commonwealth Fusion Systems Campus Building 4

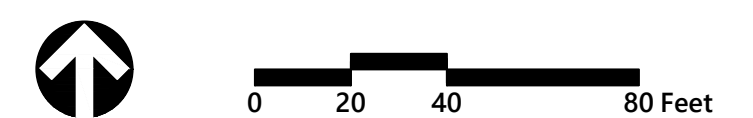
111 Hospital Road
Devens, MA

No.	Revision	Date	Apprv.

Designed by
Issued for
Level Two Permit
Checked by
Date
Sept. 23, 2025

Not Approved for Construction

Site Details 2



**Commonwealth Fusion
Systems Campus
Building 4**

111 Hospital Road
Devens, MA

No.	Revision	Date	Appvd.

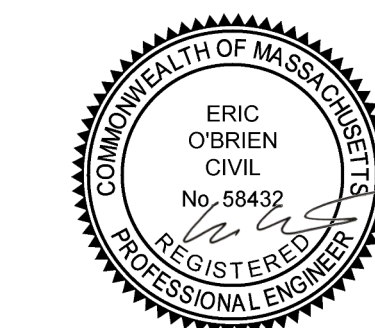
Designed by	Checked by
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Level Two Permit Sept. 23, 2025

Not Approved for Construction

Fire Equipment Access Plan

Drawing Number



C7.01

Sheet 11 of 12

9/23/2025

Project Number
14867.07

Technical drawing showing the side profile of a truck with dimensions in meters:

- Overall length: 40
- Front overhang: 8
- Wheelbase: 20.42
- Distance from front wheel to rear axle: 22.837
- Rear overhang: 4.883

Devens- August 2025
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

40.000ft
8.333ft
9.851
0.920ft
8.333ft
6.00s
42.00°

1. THE FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE A/E & O/R.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING AND PROPOSED SITE UTILITIES OF PRIOR TO THE INSTALLATION OF PLANT MATERIAL. IF A CONFLICT ARISES, NOTIFY A/E.
3. PROVIDE 3" SHREDDED COMPOSTED PINE BARK MULCH CONTINUOUS UNDER PLANT MASSINGS AND AROUND INDIVIDUAL PLANTS.
4. PERFORM WORK IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
5. PLANTING SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEYOND THE TIME OF FINAL ACCEPTANCE BY THE OWNER.
6. TREES SHALL BE STAKED PER THE PLANTING DETAILS.
7. ALL PLANT MATERIAL SHALL MEET ALL AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR PLANT MATERIAL AS SET FORTH IN Z60.1 AMERICAN STANDARD FOR NURSERY STOCK; LATEST EDITION. ALL PLANT MATERIAL SHALL ALSO MEET CERTAIN STANDARDS OF QUALITY FOR FORM, STRUCTURE AND HEALTH.
8. DISTURBED AREAS INTENDED FOR NATURAL RE-GROWTH SHALL BE AT A MINIMUM, GRADED, LOAMED, AND SEEDED WITH A NATIVE NEW ENGLAND WILDFLOWER AND/ OR CONSERVATION SEED MIX.
9. LANDSCAPE SHALL BE MAINTAINED IN GOOD CONDITION PERPETUITY.
10. AN IRRIGATION SYSTEM IS NOT PROPOSED FOR THE PROJECT. LIMITED WATER NEEDS SHALL BE MET THROUGH USE OF THE DEVENS WATER SYSTEM.
11. EXISTING VEGETATION TO REMAIN SHALL BE PRESERVED IN ACCORDANCE WITH 974 CMR. CONSTRUCTION ACTIVITIES SHALL NOT DISTURB THE ROOT ZONE OF TREES DESIGNATED TO REMAIN.
12. DURING THE FIRST YEAR WARRANTY PERIOD, ALL PLANTS SHALL BE WATERED MANUALLY WITH AN ADEQUATE AMOUNT OF WATER TO ENSURE PLANT ESTABLISHMENT.
13. SEEDED AREAS 3:1 SLOPE OR OVER SHALL BE PROTECTED WITH BIODEGRADABLE EROSION CONTROL FABRIC.
14. AREAS DESIGNATED AS "SEED MIX" (MEADOW MIX, EROSION CONTROL MIX) SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX.

NS - NYSSA SYLVATICA / BLACK TUPELO - 3.5" TO 4" CAL.
QA - QUERCUS ALBA / WHITE OAK - 3.5" TO 4" CAL.
JV - JUNIPERUS VIRGINIANA / EASTERN RED CEDAR - 8' TO 10' HT.
PG - PICEA GLAUCA / WHITE SPRUCE - 8' TO 10' HT.



1. THE LANDSCAPE MAINTENANCE PLAN WILL ENSURE THAT THE LANDSCAPE TREATMENT BE MAINTAINED IN GOOD CONDITION AND THAT THE PARCEL PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS.
2. LANDSCAPE MAINTENANCE SHALL INCLUDE:
 - 2.1. INTEGRATED TURF MANAGEMENT/ INTEGRATED PEST MANAGEMENT, AS REQUIRED: MOWING SCHEDULE, WEED CONTROL, PEST CONTROL, FERTILIZER, ETC.
 - 2.2. TREE MANAGEMENT: MULCH SCHEDULE, WEED CONTROL, DEADWOOD REMOVAL, PRUNING, FERTILIZER, ETC.
 - 2.3. SEASONAL MAINTENANCE: SPRING CLEAN-UP PLAN, FALL CLEAN-UP, DISPOSAL PLANS FOR LEAVES AND PLANT DEBRIS, WINTER PLOWING AND WINTER DEICING.
 - 2.4. MAINTENANCE SHALL INCLUDE INVASIVE PLANT SPECIES IDENTIFICATION FOR THE PURPOSES OF REMOVAL, TREATMENT, AND MONITORING.

1. AREAS DESIGNED TO REMAIN LANDSCAPE MAY BE COMPACTED BY CONSTRUCTION ACTIVITIES. TO ENSURE PLANT HEALTH AND DECOMPACT THE SOILS, SUB-GRADE SHALL BE SCARIFIED AND INDICATED BELOW.
2. PREPARATION OF SUBSOIL FOR LANDSCAPE GRADING.
 - 2.1. SCARIFY OR CULTIVATE SUB-SOILS IN ORDER TO BREAK-UP, CRUSH OR OTHERWISE MAKE SUB-SOILS CAPABLE OF DRAINAGE.
 - 2.2. SCARIFY OR CULTIVATE TO THE FOLLOWING DEPTHS:
 - 2.2.1. SEEDD OR SODDED AND GROUND COVER AREAS: 6 INCHES (150 MM)
 - 2.2.2. TREE AREAS 48 INCHES (1200 MM)
3. GRADE SUBSOIL TO ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOURS. MAKE CHANGES IN GRADE GRADUAL, BLEND SLOPES TO LEVEL AREAS.
4. REMOVE FOREIGN MATERIALS AND CONTAMINATED SUBSOIL. REMOVE STONES LARGER THAN 2 INCHES.

1. MEADOW MIX: SHALL BE A 50:50 MIX OF NEW ENGLAND WETLAND PLANTS 'WILDFLOWER MIX' AND NEW ENGLAND WETLAND PLANTS 'EROSION CONTROL RESTORATION MIX FOR DRY SITES' TO AID IN QUICK SOIL STABILIZATION AND PROVIDE PERENNIAL FLOWERS. APPLICATION RATE 35 LB/AC

Approved by:



111 Hospital Road
Devens, MA

No.	Revision	Date	Appvd.

Designed by ED	Checked by EOB
Issued for Level Two Permit	Date Sept. 23, 2025

Not Approved for Construction

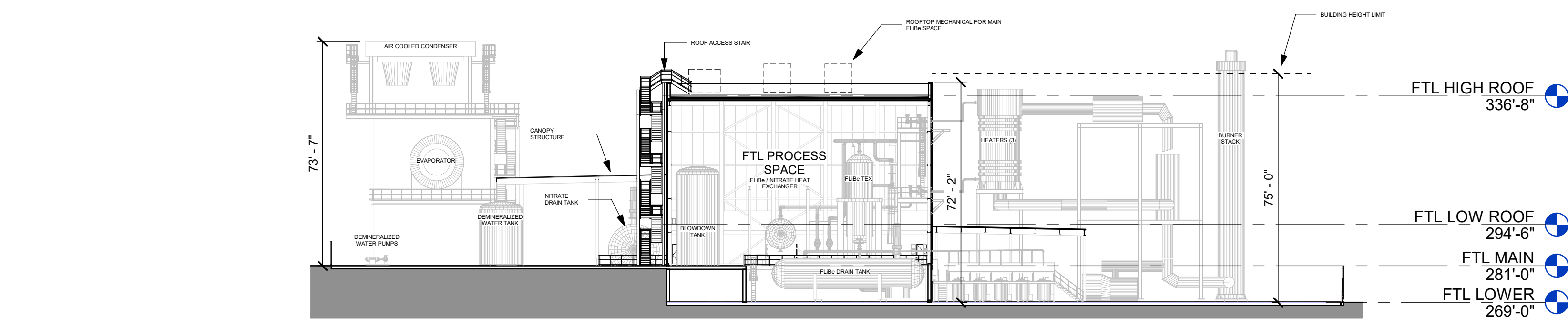
Landscape Plan

Drawing Number

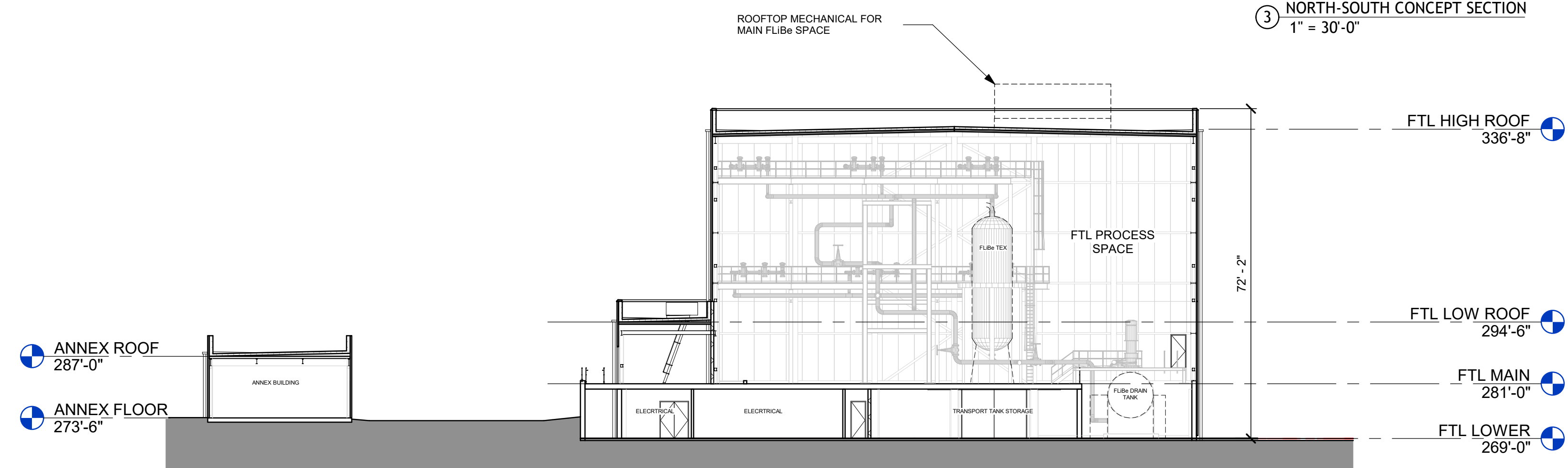
L1.01

12 12

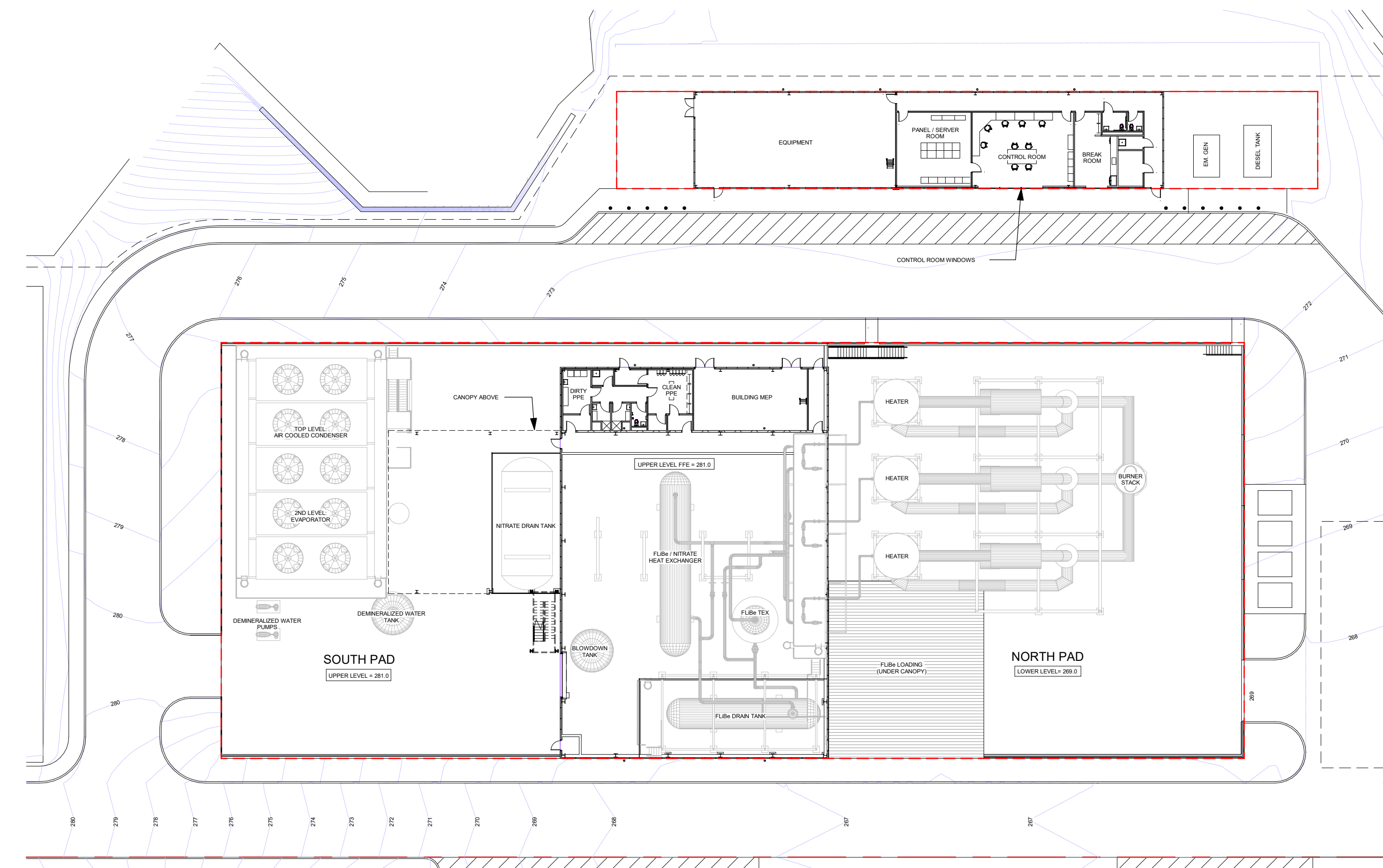
Project Number
14867.07



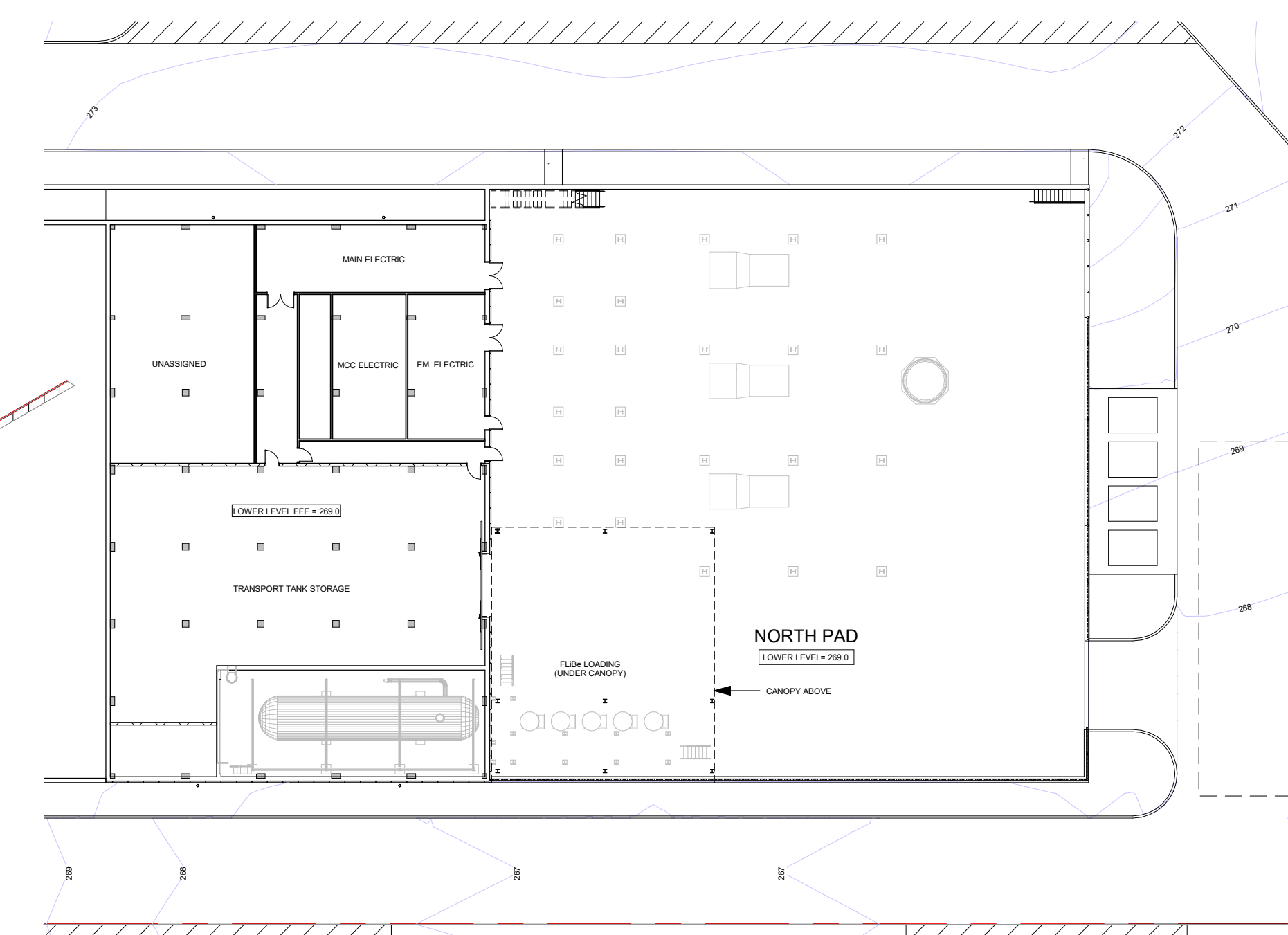
③ NORTH-SOUTH CONCEPT SECTION
1" = 30'-0"



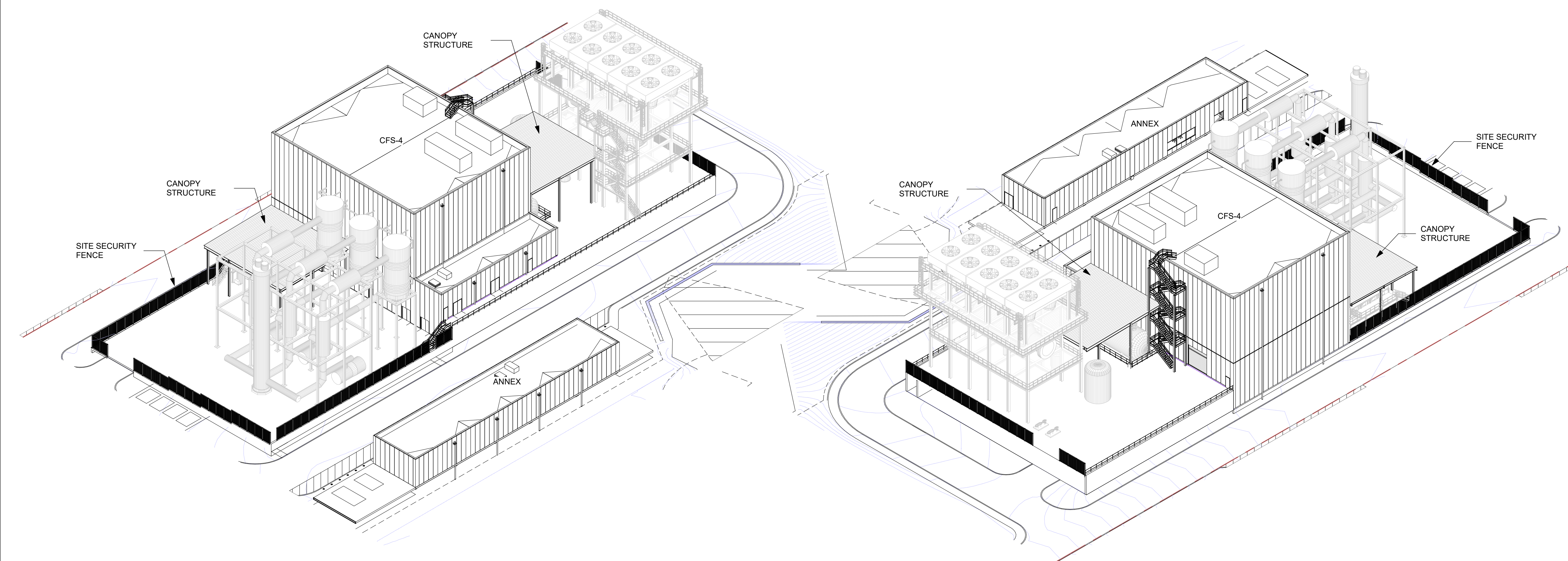
④ EAST-WEST CONCEPT SECTION
1" = 20'-0"



② CONCEPT UPPER LEVEL
1" = 30'-0"

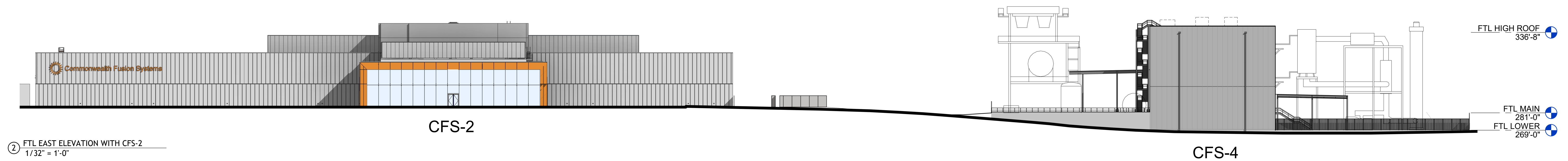
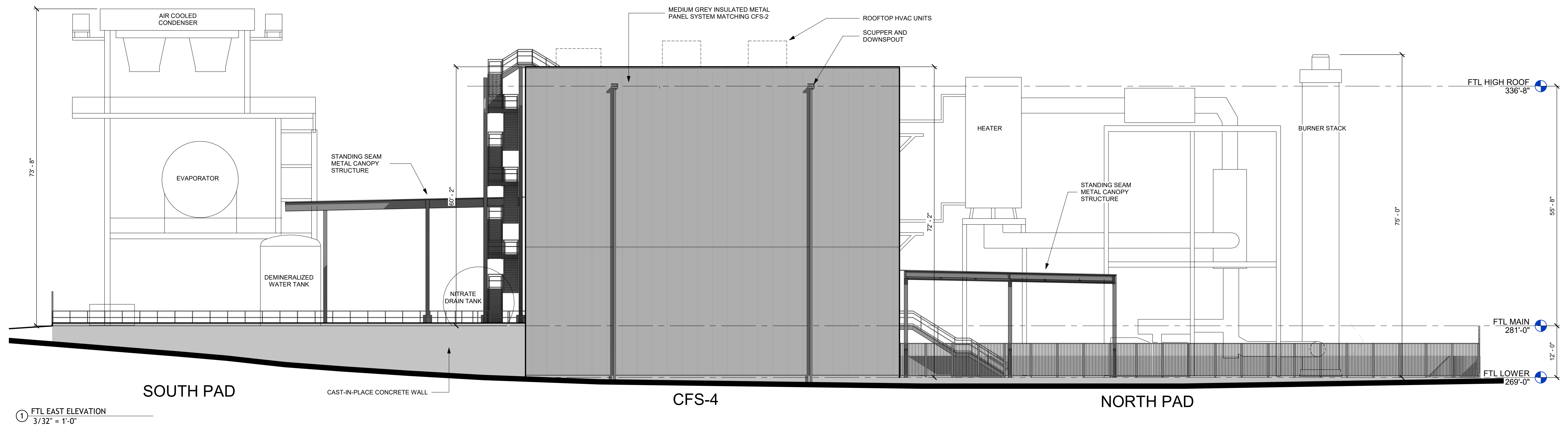


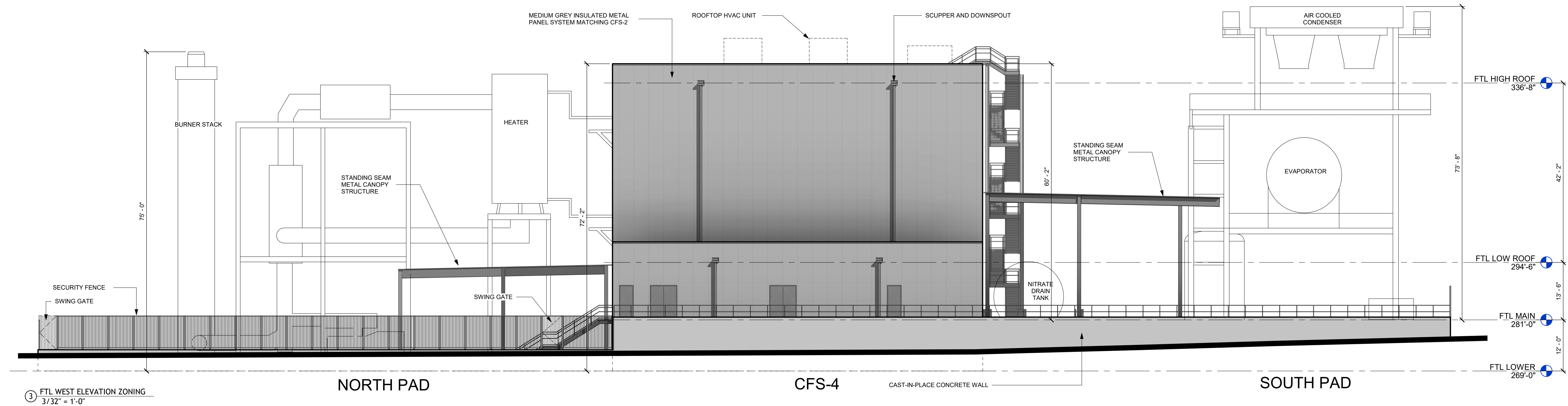
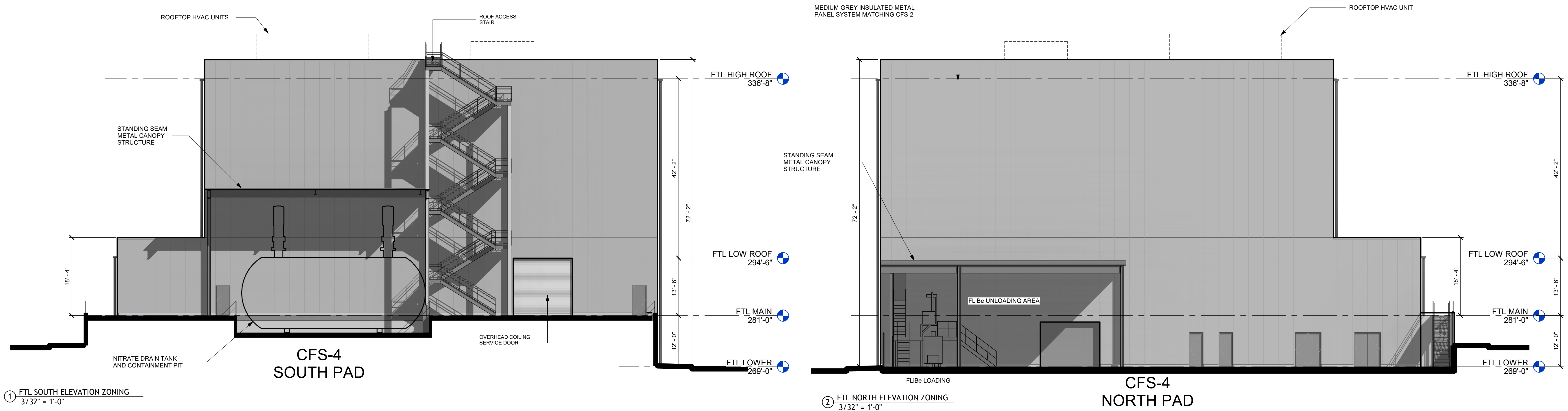
① CONCEPT LOWER LEVEL
1" = 30'-0"

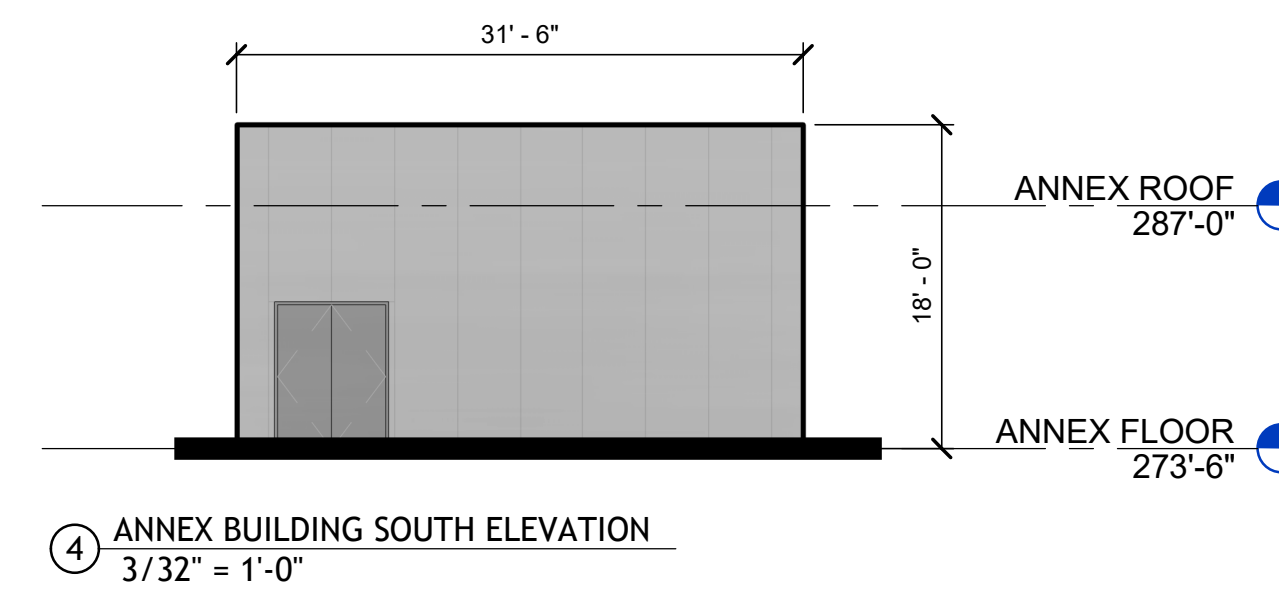
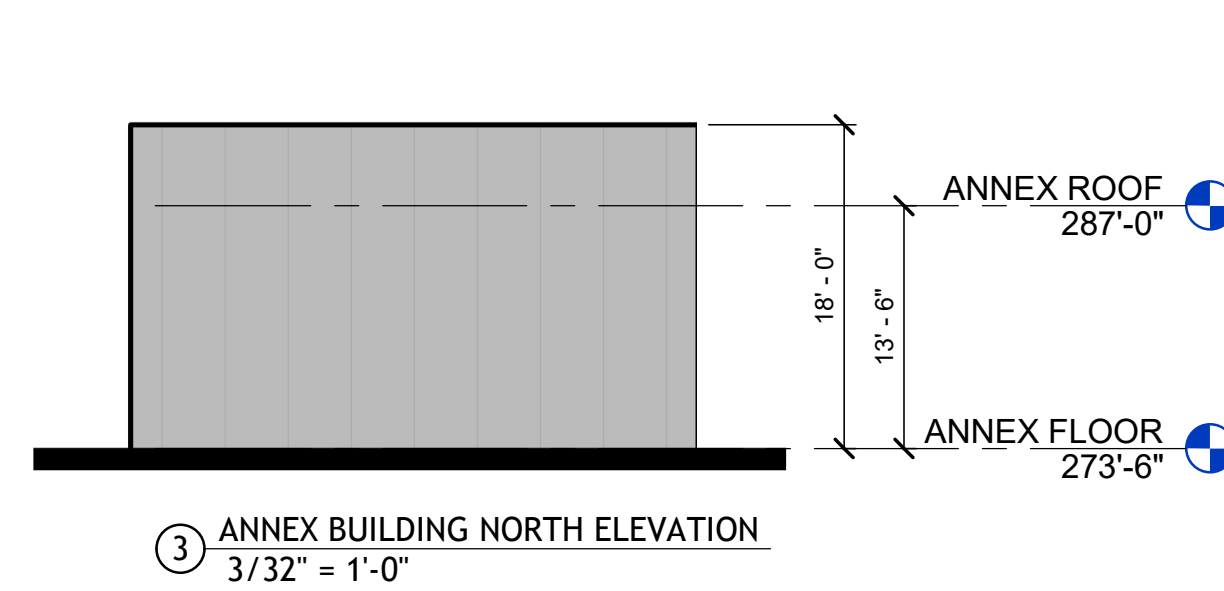
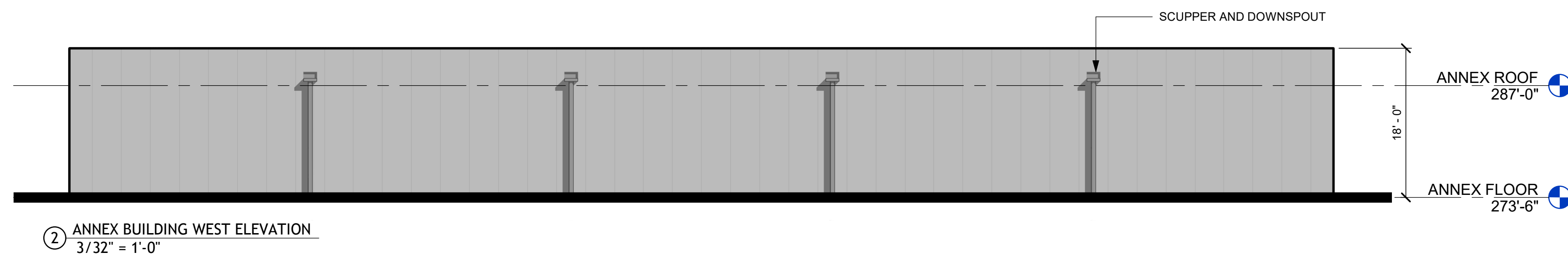
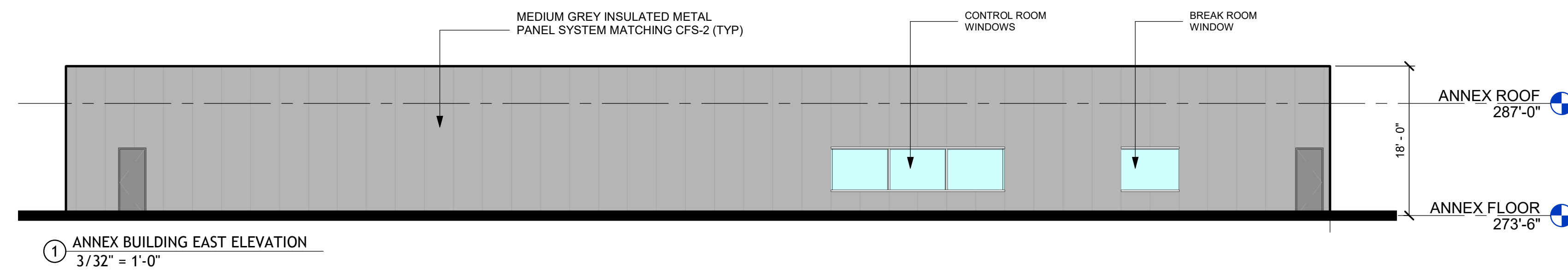


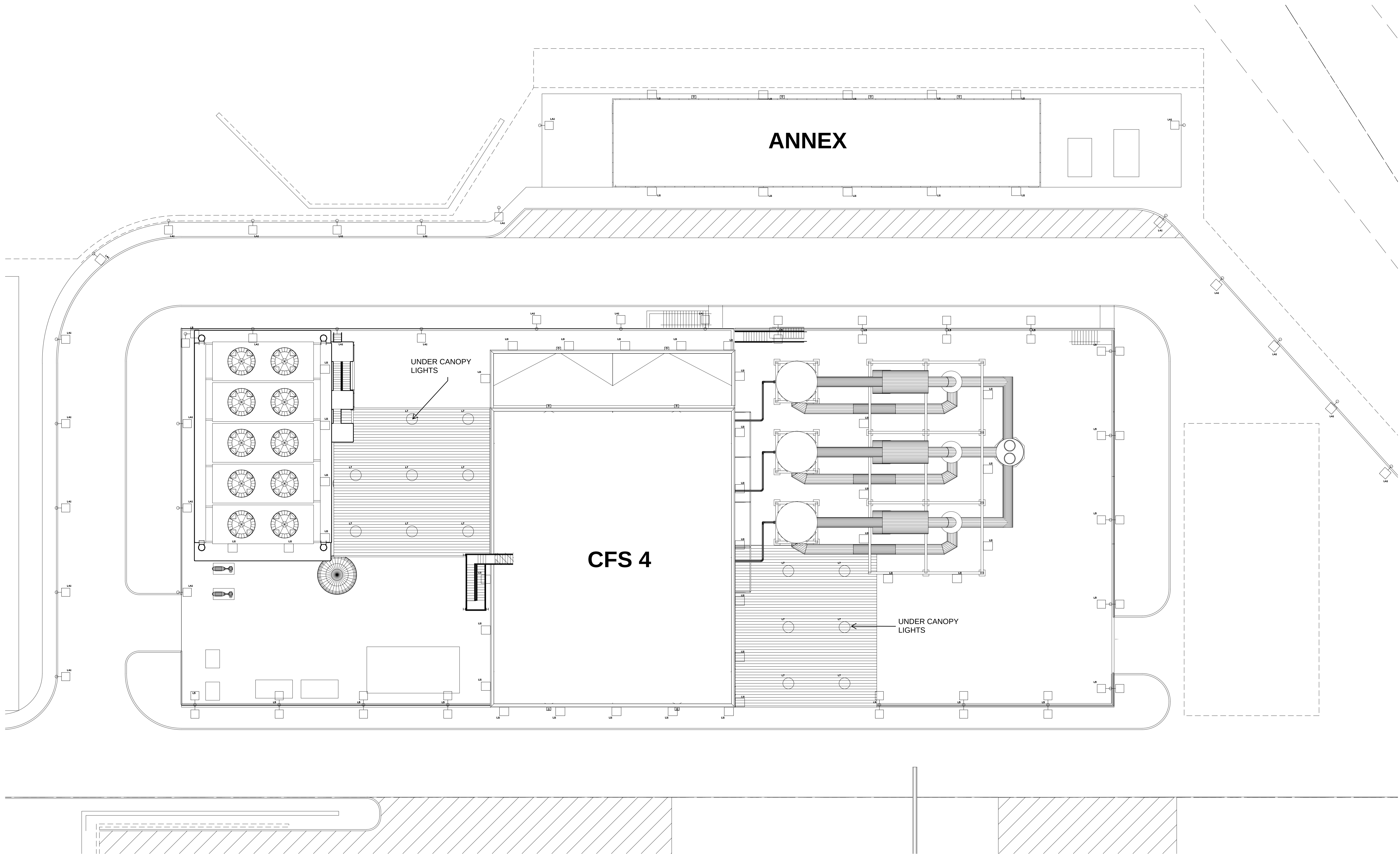
⑤ AXON 2

⑥ AXON 1

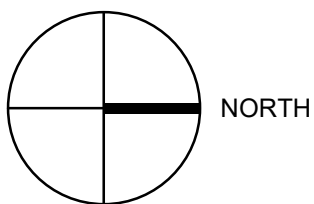








LIGHTING FIXTURE SCHEDULE								
MARK	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMP TYPE	LAMP WATTAGE	DRIVER TYPE	VOLTAGE	NOTES
L4	POLE MOUNTED SINGLE HEAD AREA LIGHT WITH ROUND HOUSING AND TYPE 3 LIGHT DISTRIBUTION	NLS	VSR-S-T3-32L-1-30K-UNV-DP6-GPH	30000K, 10812lm, LED	106W	INTEGRAL LED DRIVER	120-277V	MOUNT FIXTURE ON 25' POLE
L4.1	POLE MOUNTED SINGLE HEAD AREA LIGHT WITH ROUND HOUSING AND TYPE 3 LIGHT DISTRIBUTION AND HOUSE SIDE SHIELD	NLS	VSR-S-T3-32L-7-30K-UNV-DP6-GPH-HSS	30000K, 4118lm, LED	71W	INTEGRAL LED DRIVER	120-277V	MOUNT FIXTURE ON 25' POLE
L4.2	POLE MOUNTED SINGLE HEAD AREA LIGHT WITH ROUND HOUSING AND TYPE 5 LIGHT DISTRIBUTION	NLS	VSR-S-T5-32L-1-30K-UNV-DP6-GPH	3000K, 11130lm, LED	106W	INTEGRAL LED DRIVER	120-277V	MOUNT FIXTURE ON 25' POLE
L5	POLE MOUNTED DOUBLE HEAD AREA LIGHT WITH ROUND HOUSING AND TYPE 3 LIGHT DISTRIBUTION AND HOUSE SIDE SHIELD	NLS	(2) VSR-S-T3-32L-1-30K-UNV-DP6-GPH	(2) 30000K, 10812lm, LED	(2) 106W	INTEGRAL LED DRIVER	120-277V	MOUNT FIXTURE ON 25' POLE
L7	SURFACE MOUNTED CYLINDER LIGHT FIXTURE WITH NORMAL 6" APERTURE AND WHITE FINISH	LITHONIA	LDN6CYL-30/30-LD6AR-LS	3000K, 3138lm, LED	35W	INTEGRAL LED DRIVER	120-277V	
L11	LED FULL CUTOFF WALL PACK WITH DIE CAST ALUMINUM HOUSING AND TYPE 3 DISTRIBUTION	NLS	NV-W-T3-32L-7-30K-UNV-WM-GPH	3000K, 9100lm, LED	71W	INTEGRAL LED DRIVER	120-277V	MOUNT FIXTURE AT 20' ABOVE GRADE

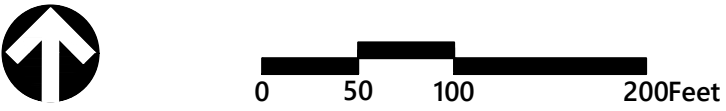




NOTES

Approved by:

Devens Enterprise Commission



**Commonwealth Fusion
Systems Campus
Building 4**
111 Hospital Road
Devens, MA

No.	Revision	Date	Appr.

Designed by	Checked by

Issued for	Date
Level Two Permit	Sept. 23, 2025

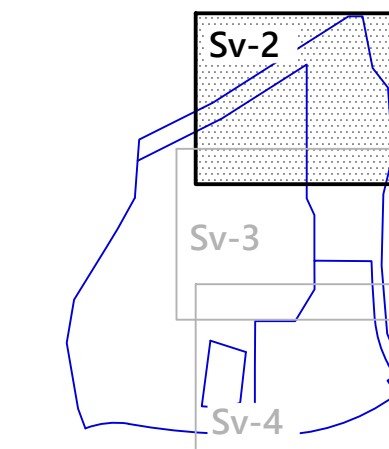
Not Approved for Construction
Existing Conditions
Overall Plan 1

Drawing Number

Sv-1

Sheet 1 of 4

Project Number
14867.07



Not To Scale

Approved by:



A horizontal number line with tick marks at 0, 20, 40, and 80. The word "Fee" is written at the end of the line. Three black bars are placed above the line: the first bar spans from 0 to 20, the second bar spans from 20 to 40, and the third bar spans from 40 to 80.

111 Hospital Road
Devens, MA

No.	Revision	Date	Appvd.

Designed by	Checked by
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Level Two Permit Sept. 23, 2025

Not Approved for Construction

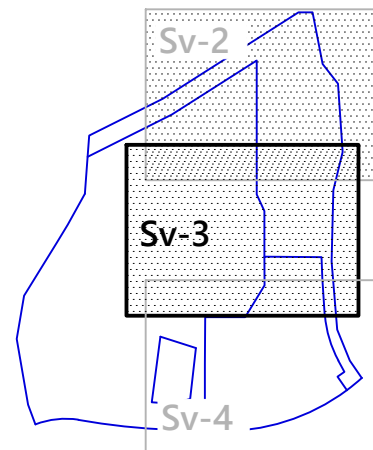
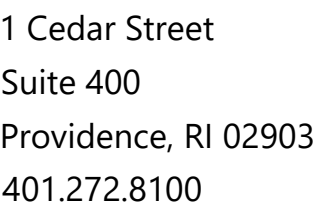
Existing Conditions Plan 2

Drawing Number

Sv-2

Sheet 2 of 4

Project Number
14867.07



Not To Scale

Approved by:

Devens Enterprise Commission



A horizontal number line is shown with tick marks at 0, 20, 40, and 80. The label "80 Feet" is placed at the right end of the line. A thick black bar is drawn above the line, starting at the 20 mark and ending at the 40 mark, representing the distance from the 20-foot mark to the 40-foot mark.

111 Hospital Road
Devens, MA

No.	Revision	Date	Appvd.

Designed by	Checked by
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Level Two Permit Sept. 23, 2025

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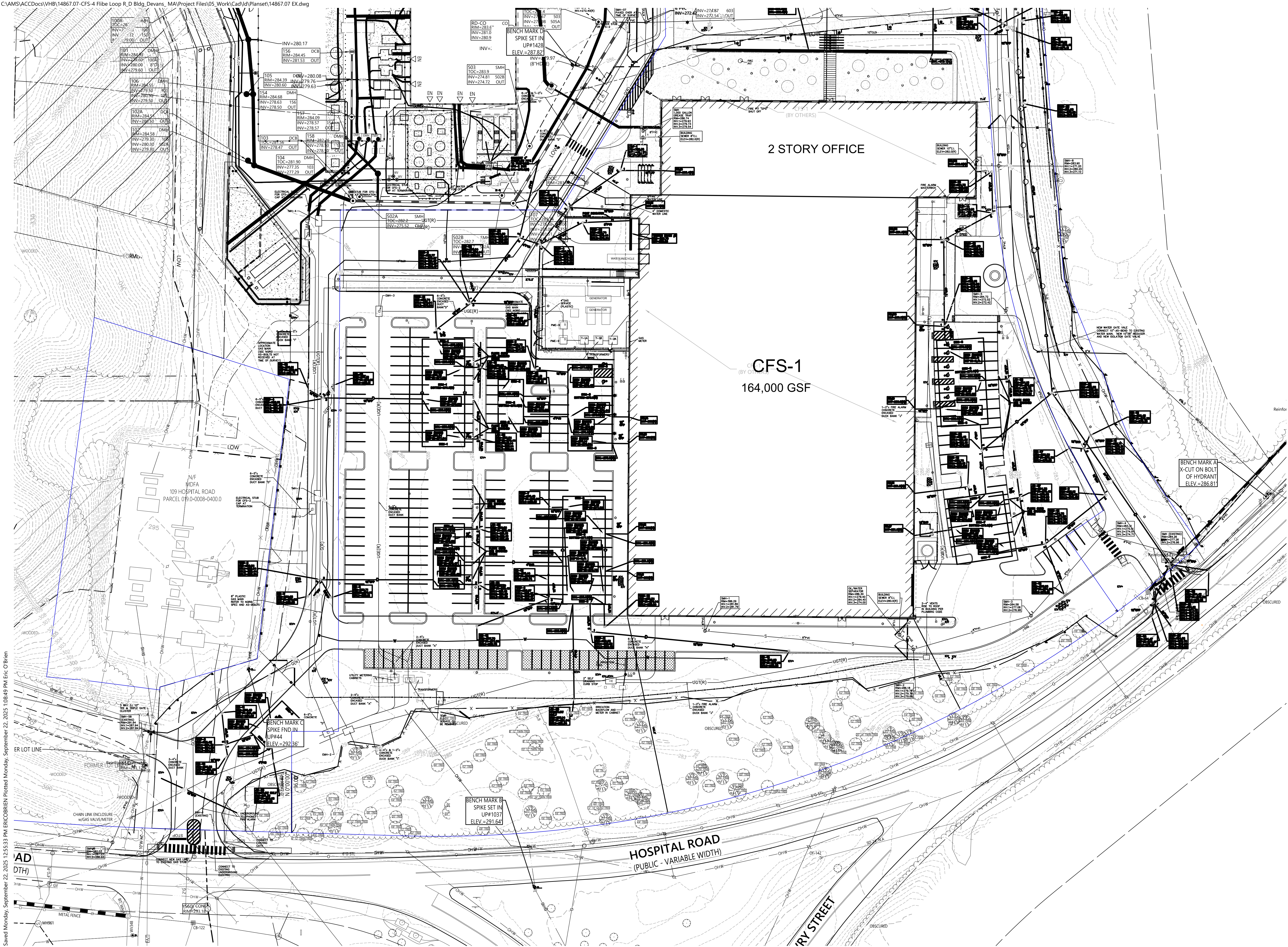
Existing Conditions Plan 3

Drawing Number

Sv-3

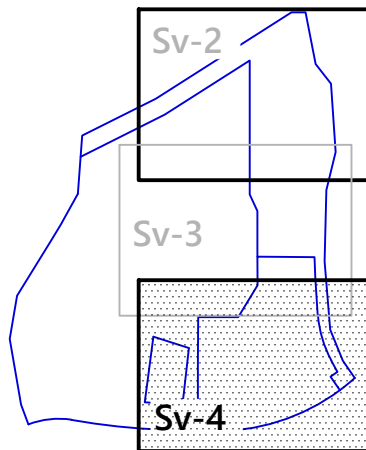
Sheet 3 of 4

Project Number
14867.07



vhb

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Key
Not To Scale

NOTES

Approved by:

Devens Enterprise Commission



**Commonwealth Fusion
Systems Campus
Building 4**

111 Hospital Road
Devens, MA

No.	Revision	Date	Appr'd

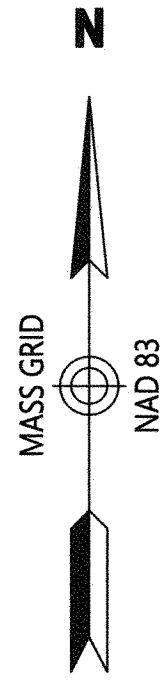
Not Approved for Construction
Existing Conditions
Plan 4

Drawing Number

Sv-4

Sheet 4 of 4

Project Number
14867.07



RESERVED FOR REGISTRY USE ONLY

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN WERE PROVIDED BY MASS DEVELOPMENT ON JULY 17, 2020 AND VERIFIED BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN MARCH 2021, AND FROM DEEDS AND PLANS OF RECORD.
- 2) HORIZONTAL DATUM IS BASED ON MASS. STATE PLAN COORDINATE SYSTEM, NAD 1983 (MAINLAND). ALL COORDINATES SHOWN HEREON ARE IN RELATIONSHIP TO THE DEVENS, MA SURVEY CONTROL NETWORK AND GEOGRAPHIC INFORMATION SYSTEM (GIS). REFERENCE IS MADE TO THE "SURVEY CONTROL REPORT FOR DEVENS, MASS" PREPARED FOR MDFA BY CHAS. H. SELLS, INC. DATED APRIL 8, 2002, AND AS REVISED.
- 3) FIELD SURVEYS CONDUCTED IN PREPARATION OF THIS PLAN HAVE BEEN TIED INTO AND HELD THE REFERENCED SURVEY CONTROL NETWORK.
- 4) THE FRONTAGE FOR THE LOTS ARE ON HOSPITAL ROAD, AN ACCEPTED PUBLIC WAY BY THE GOVERNMENT LAND BANK BOARD OF DIRECTORS, KNOWN AS THE MASSACHUSETTS DEVELOPMENT FINANCE AGENCY.
- 5) THIS PLAN REFLECTS A WAIVER FROM 97A CMR 1.03(3)(C) REQUIREMENT FOR SHOWING ALL ADJACENT PARCELS HELD BY THE SAME OWNER IN THEIR ENTIRETY.
- 6) A WAIVER HAS BEEN GRANTED TO ALLOW THE PLAN TO BE AT A SCALE OF 1 INCH = 120 FEET.
- 7) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT 2 INTO LOTS "REMAINDER OF LOT 2" AND "LOT 2A. THEN CONSOLIDATE PROPOSED "LOT 2A" & EXISTING "LOT 3" INTO "REVISED LOT 3"

THE REMAINDER OF LOT 2 WILL RETAIN THE LOT 2 PARCEL NO. (352/018.0-0007-0200.0) AND BE ASSIGNED A NEW ADDRESS (125 HOSPITAL RD)

THE REVISED LOT 3 (WITH THE SUBDIVIDED PORTION OF LOT 2 MERGED) SHALL RETAIN THE CURRENT LOT 3 PARCEL NO. (352/018.0-0007-0300.0) AND EXISTING ADDRESS (105 HOSPITAL RD).

THE EXISTING CFS BUILDING CURRENTLY UNDER CONSTRUCTION WILL RETAIN THE ADDRESS OF 111 HOSPITAL RD.

- 8) THE ELECTRIC SUBSTATION PARCEL AND HAS ACCESS VIA AN ACCESS EASEMENT.
- 9) SEE SHEET 2 FOR EXISTING EASEMENTS AFFECTING PARCELS.
- 10) ANY RECORD MONUMENTS NOT FOUND WILL BE RESET. MONUMENTS TO BE SET AFTER CONSTRUCTION IS COMPLETE.
- 11) ZONING DISTRICT: INNOVATION AND TECHNOLOGY BUSINESS DISTRICT.
- 12) WATER RESOURCE PROTECTION DISTRICT (WRPD): AQUIFER AND WATERSHED DISTRICTS.
- 13) THE LOTS SHOWN ARE SUBJECT TO THE FOLLOWING INSTITUTIONAL CONTROLS:

I) "LAND USE CONTROL IMPLEMENTATION PLAN, GRANT HOUSING AREA AND 37-MM IMPACT AREA, FORMER FORT DEVENS ARMY INSTALLATION, DEVENS MASSACHUSETTS" - MAY 2011.

II) GRANT OF ENVIRONMENTAL RESTRICTION AND EASEMENT, 37-MM IMPACT AREA, RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 48291, PAGE 138 - DECEMBER 19, 2011.

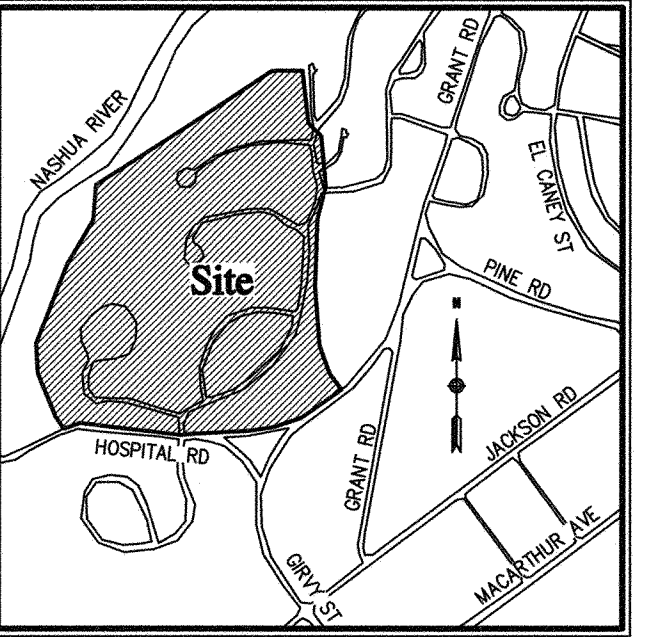
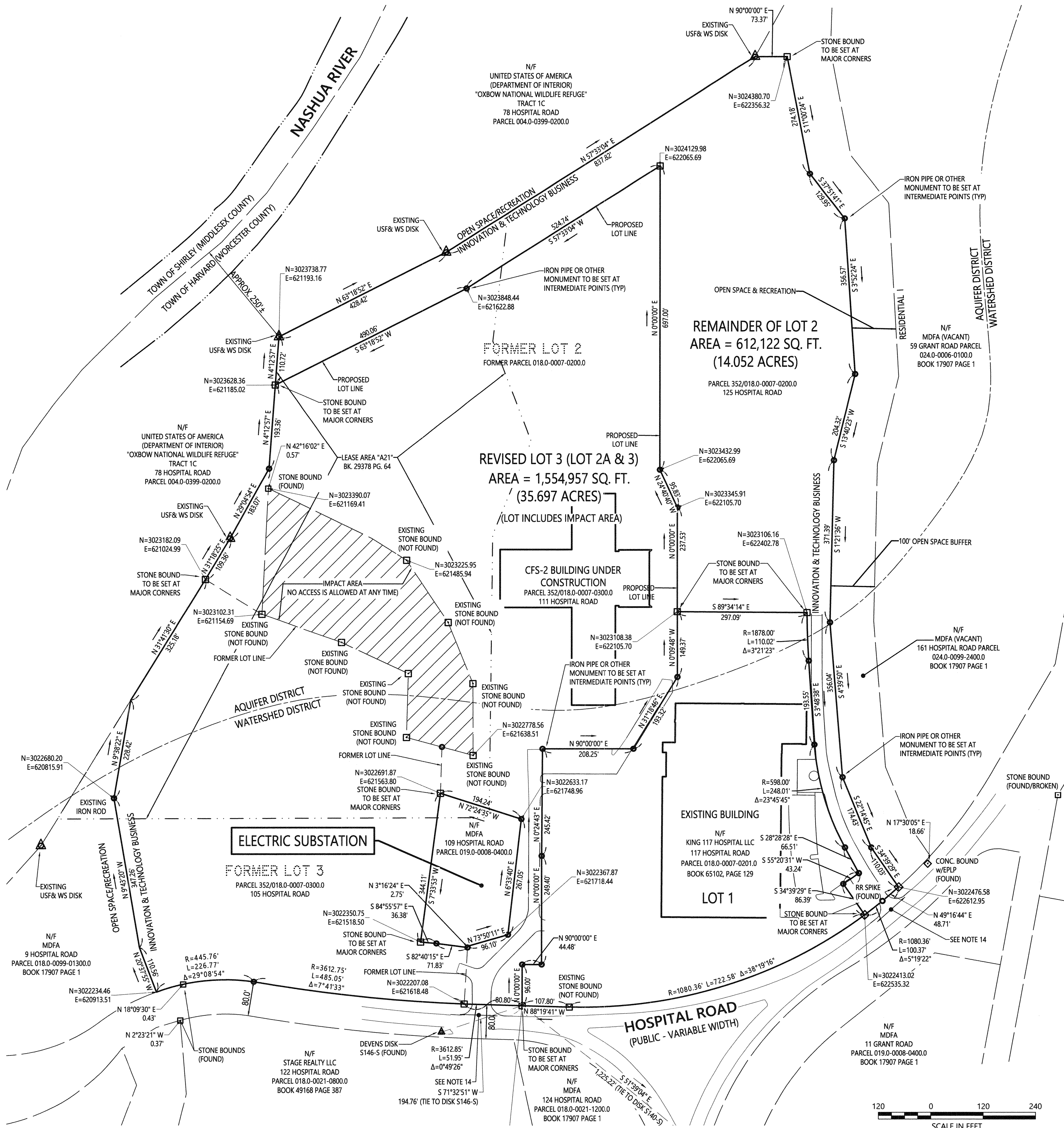
III) NOTICE OF ACTIVITY AND USE LIMITATION, FORT DEVENS, FORMER OAK AND MAPLE HOUSING AREA, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 56499, PAGE 340 - DECEMBER 21, 2016.

IV) "LAND USE CONTROL IMPLEMENTATION PLAN ADDENDUM, FORMER OAK, MAPLE AND A PORTION OF THE GRANT HOUSING AREAS, FORMER FORT DEVENS ARMY INSTALLATION, DEVENS MASSACHUSETTS".

V) NOTICE OF ACTIVITY AND USE LIMITATION, FORT DEVENS, FORMER OAK AND MAPLE HOUSING AREA, RECORDED WITH WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 65027, PAGE 30.

- 13) THIS INFORMATION WAS PROVIDED AS PART OF TRAFFIC IMPACT AND ACCESS STUDY (TIAS) REFERENCED IN THE JANUARY 19, 2021 UNIFIED PERMIT RECORD OF DECISION FOR THESE PROPERTIES. UPDATED TRAFFIC COUNTS WERE CONDUCTED ON HOSPITAL ROAD IN DECEMBER 2024 INDICATING AN ADT OF 3,716 VEHICLES PER DAY, AN AM PEAK HOUR VOLUME OF 241 VPH, AND A PM PEAK HOUR VOLUME OF 513 VPH. THE TIAS PROVIDED FUTURE TRIP GENERATION PROJECTIONS FOR CFS-1 AND CFS-2 AS WELL AS FULL BUILD OUT OF THE MASTER PLAN. TRIP GENERATION PROJECTIONS FOR THE FULL BUILD OUT OF THE MASTER PLAN SHOW A TOTAL OF 3,122 DAILY TRIPS (1,561 ENTER/1,561 EXIT), 445 AM PEAK HOUR TRIPS (370 ENTER/75 EXIT), AND 414 PM PEAK HOUR TRIPS (84 ENTER/330 EXIT).

- 14) THIS INFORMATION WAS PROVIDED AS PART OF TRAFFIC IMPACT AND ACCESS STUDY (TIAS) REFERENCED IN THE JANUARY 19, 2021 UNIFIED PERMIT RECORD OF DECISION FOR THESE PROPERTIES. AS STATED IN THE TIAS, THE WESTERLY SITE DRIVEWAY HAS A MEASURED STOPPING SIGHT DISTANCE (SSD) OF 510 FEET EAST OF THE SITE DRIVEWAY AND 650 FEET WEST OF THE SITE DRIVEWAY. THE WESTERLY SITE DRIVEWAY HAS A MEASURED INTERSECTION SIGHT DISTANCE (ISD) OF 225 FEET LOOKING EAST AND 570 FEET LOOKING WEST. THE ISD LOOKING EAST COULD BE IMPROVED SIGNIFICANTLY WITH RECOMMENDED VEGETATION TRIMMING. THE EASTERLY SITE DRIVEWAY HAS A MEASURED SSD OF 460 FEET EAST OF THE SITE DRIVEWAY AND 500 FEET WEST OF THE SITE DRIVEWAY. THE EASTERLY SITE DRIVEWAY HAS A MEASURED ISD OF 460 FEET LOOKING EAST AND 150 FEET LOOKING WEST. THE ISD LOOKING WEST COULD BE IMPROVED SIGNIFICANTLY WITH RECOMMENDED VEGETATION TRIMMING.



Locus
(NOT TO SCALE)

Plan References

REGISTRY OF DEEDS
PLAN BK. 703 PLAN 112 (WORCESTER)
PLAN BK. 411 OF 1996 (MIDDLESEX)
PLAN BK. 822 PLAN 22
PLAN BK. 889 PLAN 36
PLAN BK. 890 PLAN 108
PLAN BK. 894 PLAN 122
PLAN BK. 924 PLAN 24
PLAN BK. 956 PLAN 24
PLAN BK. 956 PLAN 37
PLAN BK. 956 PLAN 66
PLAN BK. 984 PLAN 59

Record Owners

NOT RECORDED AT REGISTRY OF DEEDS
"UNITED STATES DEPARTMENT OF THE INTERIOR-FISH AND WILDLIFE REFUGE, FORT DEVENS MILITARY RESERVATION, TRANSFER TRACTS (1A,B,C-R, R1,D-R)" DATED NOVEMBER 6, 1996, PREPARED BY MARK E. NELME, PLS, REGIONAL LAND SURVEYOR FOR UNITED STATES DEPARTMENT OF THE INTERIOR-FISH AND WILDLIFE. FILED AT THE UNITED STATES DEPARTMENT OF THE INTERIOR-FISH AND WILDLIFE REGION 5 OFFICE IN HADLEY, MA

LOT 2
COMMONWEALTH FUSION SYSTEMS
111 HOSPITAL ROAD
DEVENS, MASS.
PARCEL 018.0-0007-0200.0
BOOK 65027, PAGE 79

LOT 3
COMMONWEALTH FUSION SYSTEMS
105 HOSPITAL ROAD
DEVENS, MASS.
PARCEL 018.0-0007-0300.0
BOOK 65040, PAGE 300

Note For Recording

AS AUTHORIZED BY CHAPTER 498 OF THE ACTS OF 1993, AS AMENDED.

L.U.A. Certification

AS STAFF DIRECTOR (OR DESIGNEE OF) THE DEVENS ENTERPRISE COMMISSION, I HEREBY APPROVE THE LEVEL ONE LOTTING PLAN PORTRAYED IN THIS SUBMISSION AT DEVENS

DATE _____ DIRECTOR/LAND USE ADMINISTRATOR

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

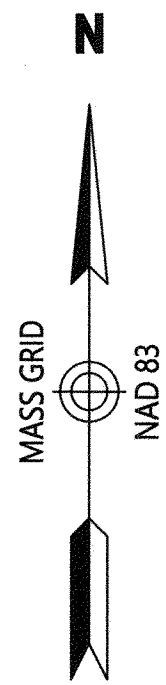
June 26, 2025
DATE _____
PROFESSIONAL LAND SURVEYOR

LEVEL 1 LOTING PLAN IN DEVENS (HARVARD) MASSACHUSETTS

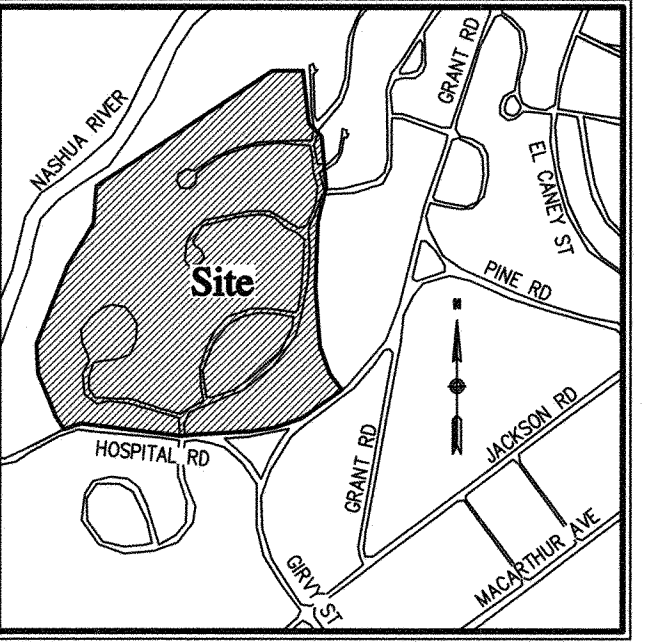
OWNER: COMMONWEALTH FUSION SYSTEMS
APPLICANT: CFS SPARC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
260 Arsenal Place #2
Watertown, MA 02472-4026
(617) 924-1770

SCALE: 1 INCH = 120 FEET
SHEET 1 OF 2
DATE: JUNE 18, 2025



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Locus
(NOT TO SCALE)

Note For Recording

AS AUTHORIZED BY CHAPTER 49B OF THE ACTS OF 1993, AS AMENDED.

L.U.A. Certification

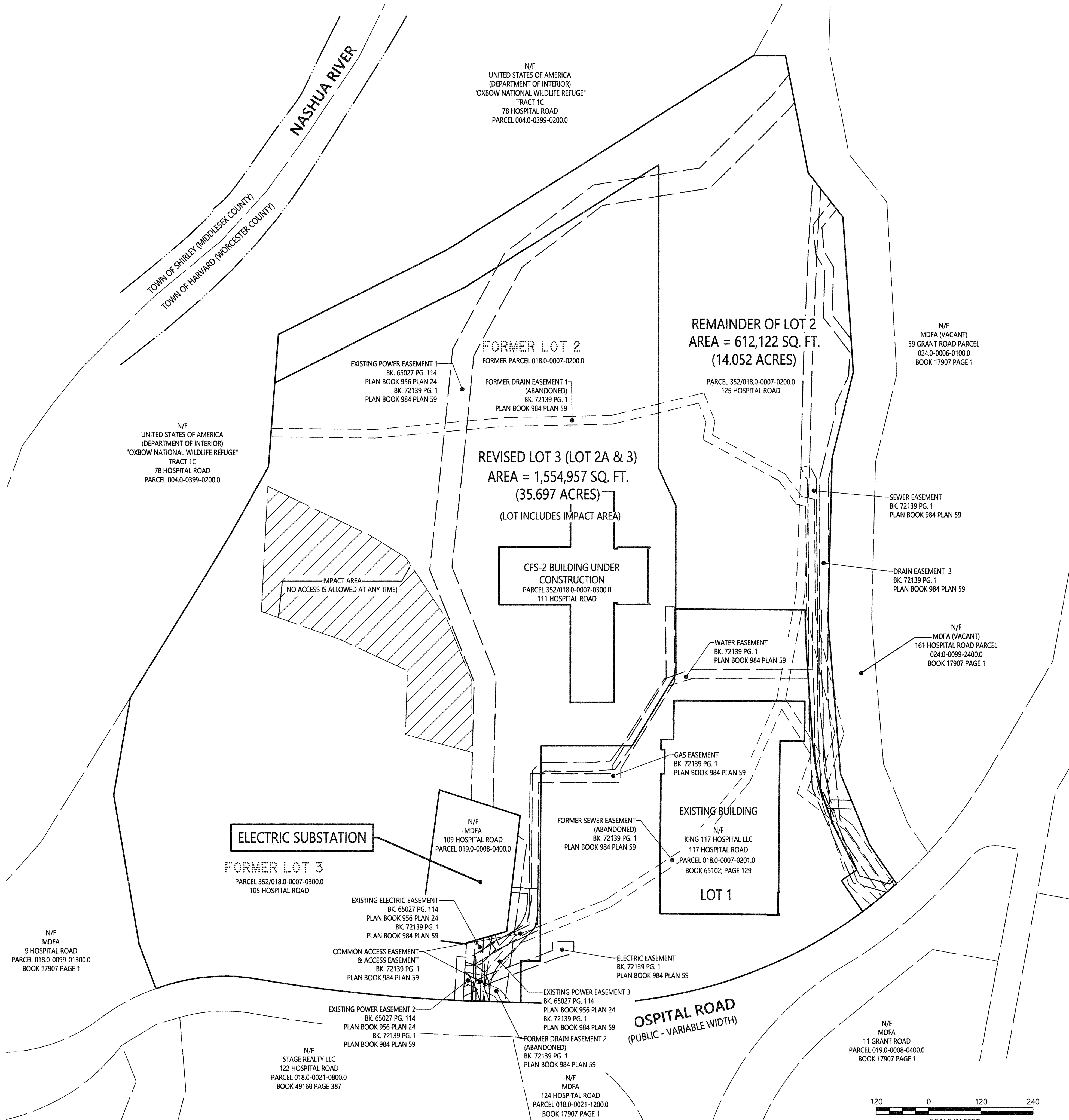
AS STAFF DIRECTOR (OR DESIGNEE OF) THE DEVENS ENTERPRISE COMMISSION, I HEREBY APPROVE THE LEVEL ONE LOTTING PLAN PORTRAYED IN THIS SUBMISSION AT DEVENS

DATE _____ DIRECTOR/LAND USE ADMINISTRATOR

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

June 26, 2025
DATE
RUSSELL J. BOUSQUET
PROFESSIONAL LAND SURVEYOR



LEVEL 1 LOTING PLAN (EASEMENTS) IN DEVENS (HARVARD) MASSACHUSETTS

OWNER: COMMONWEALTH FUSION SYSTEMS
APPLICANT: CFS SPARC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
260 Arsenal Place #2
Watertown, MA 02472-4026
(617) 924-1770

SCALE: 1 INCH = 120 FEET
SHEET 2 OF 2
DATE: JUNE 18, 2025



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Record Owners

LOT 1
KING 117 HOSPITAL LLC
117 HOSPITAL ROAD
DEVENS, MASS.
PARCEL 018.0-0007-0201.0
BOOK 65102, PAGE 129

LOT 2
COMMONWEALTH FUSION SYSTEMS
111 HOSPITAL ROAD
DEVENS, MASS.
PARCEL 018.0-0007-0200.0
BOOK 65027, PAGE 79

General Notes

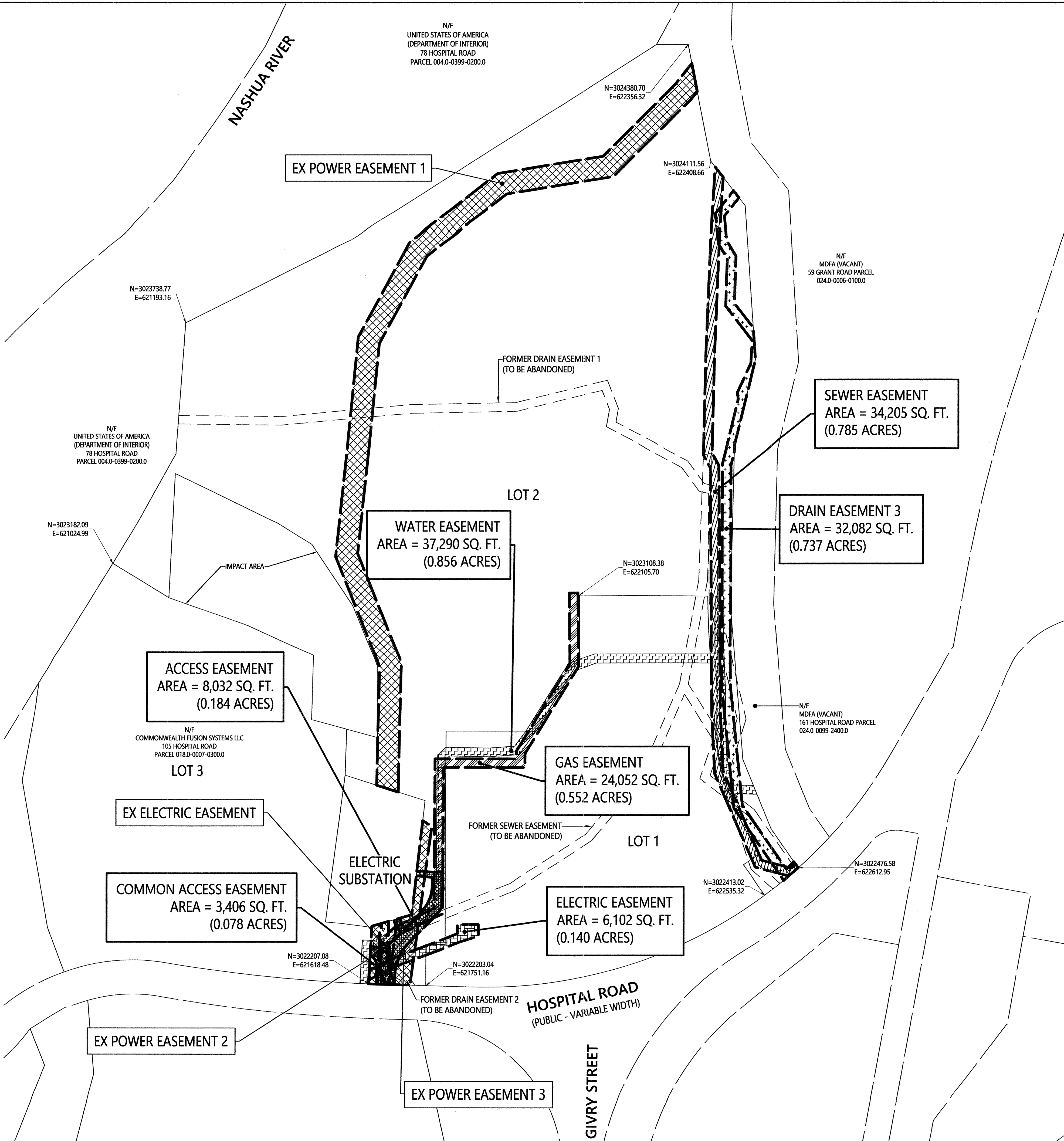
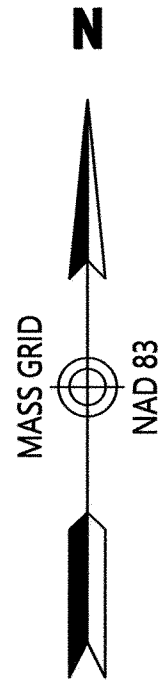
- THE PROPERTY LINES SHOWN ON THIS PLAN WERE PROVIDED BY MASS DEVELOPMENT ON JULY 17, 2020 AND VERIFIED BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN MARCH 2021, AND FROM DEEDS AND PLANS OF RECORD.
- HORIZONTAL DATUM IS BASED ON MASS. STATE PLAN COORDINATE SYSTEM, NAD 1983 (MAINLAND). ALL COORDINATES SHOWN HEREON ARE IN RELATIONSHIP TO THE DEVENS, MA SURVEY CONTROL NETWORK AND GEOGRAPHIC INFORMATION SYSTEM (GIS). REFERENCE IS MADE TO THE "SURVEY CONTROL REPORT FOR DEVENS, MASS" PREPARED FOR MDFA BY CHAS. H. SELLS, INC. DATED APRIL 8, 2002, AND AS REVISED.
- THE PURPOSE OF THIS PLAN IS TO CREATE A NEW DRAIN EASEMENT AND REVISE EXISTING EASEMENTS SHOWN ON A PLAN RECORDED AT THE REGISTRY OF DEEDS AS PLAN BOOK 956 PLAN 24. THESE EASEMENTS HAVE BEEN RECONFIGURED, RELOCATED AND PORTIONS ABANDONED:
 - CREATE ONE VARIABLE WIDTH DRAIN EASEMENT 3
 - CREATE ONE ELECTRIC EASEMENT
 - CREATE ONE 20' WIDE GAS EASEMENT
 - ABANDON 20' WIDE DRAIN EASEMENTS 1 & 2
 - REVISE A SEWER EASEMENT
 - REVISE TO CREATE ONE SUB-STATION ACCESS EASEMENT.
 - REVISE VARIABLE WIDTH COMMON ACCESS EASEMENT
- EXISTING EASEMENTS, THAT ARE NOT BEING REVISED, ARE ALSO SHOWN ON THIS PLAN (SEE SHEET 4).

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN ON THIS PLAN.

4/10/25
DATE
CRAIG D.K. ROBERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR
PROFESSIONAL LAND SURVEYOR



Legend (New/Revised Easements)

- NEW 20' WIDE GAS EASEMENT
- NEW 20' WIDE WATER EASEMENT
- NEW ELECTRIC EASEMENT
- NEW VARIABLE WIDTH DRAIN EASEMENT 3
- REVISED ACCESS EASEMENT
- REVISED COMMON ACCESS EASEMENT
- REVISED 20' WIDE EX SEWER EASEMENT

Legend (Existing Easements)

- EXISTING POWER EASEMENTS
- EXISTING 20' WIDE ELECTRIC EASEMENT



EASEMENT PLAN OF LAND IN

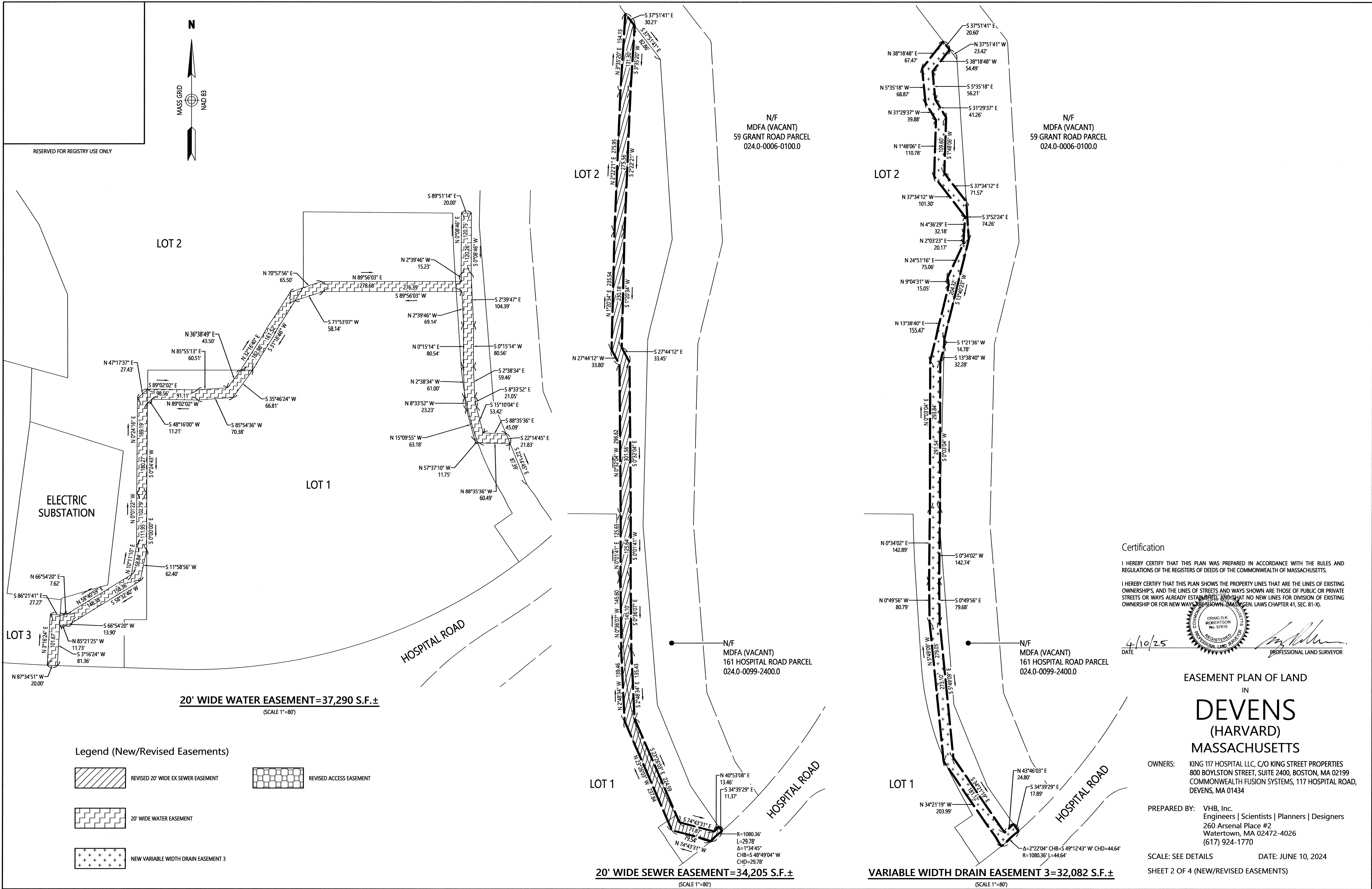
DEVENS (HARVARD) MASSACHUSETTS

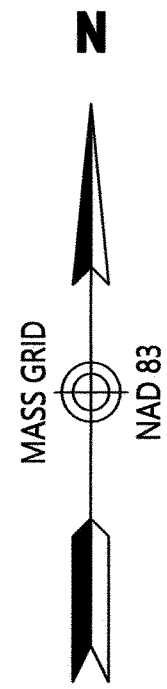
OWNERS: KING 117 HOSPITAL LLC, C/O KING STREET PROPERTIES
800 BOYLSTON STREET, SUITE 2400, BOSTON, MA 02199
COMMONWEALTH FUSION SYSTEMS, 117 HOSPITAL ROAD,
DEVENS, MA 01434

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
260 Arsenal Place #2
Watertown, MA 02472-4026
(617) 924-1770

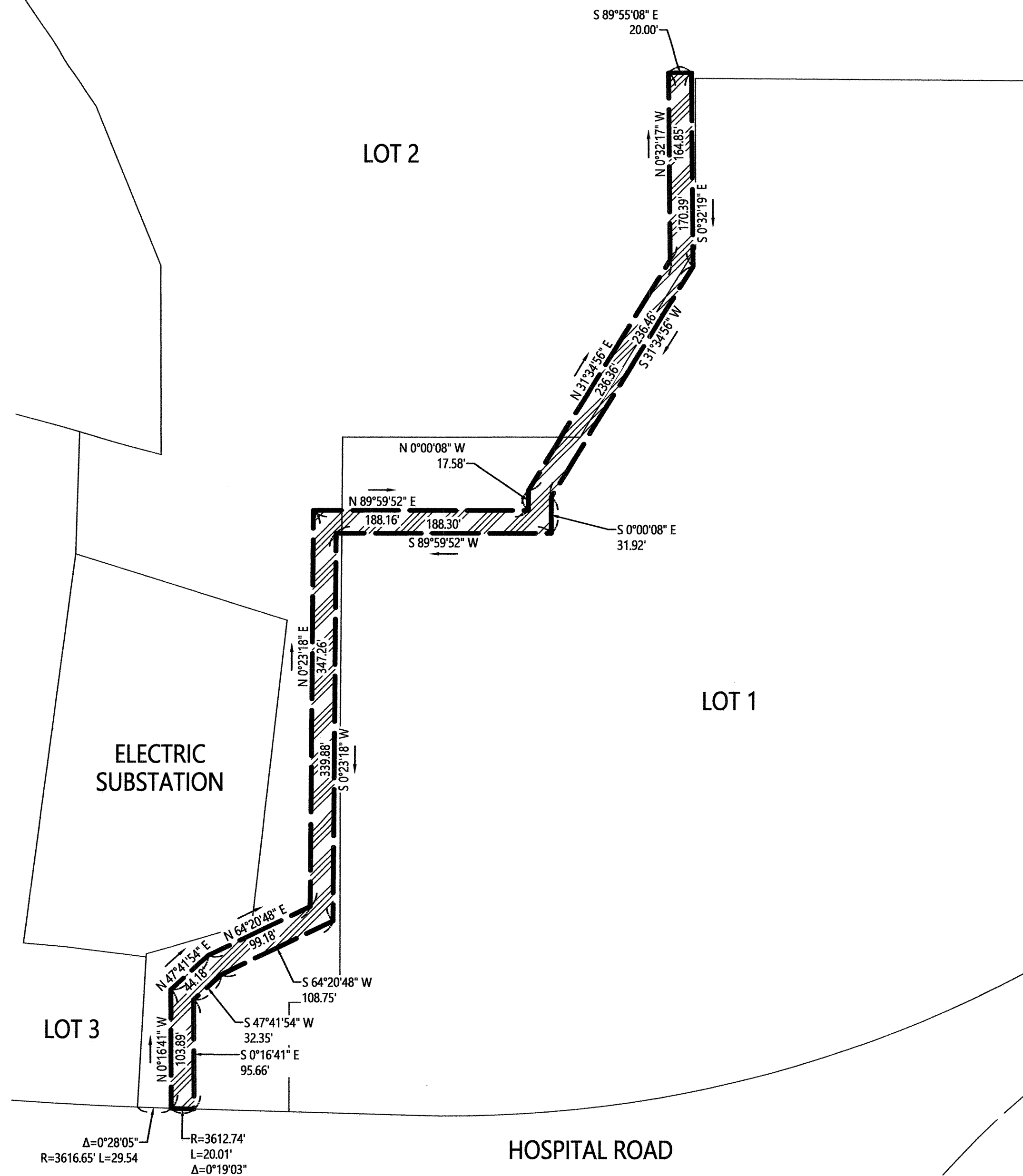
SCALE: 1 INCH = 120 FEET DATE: JUNE 10, 2024

SHEET 1 OF 4



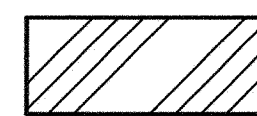


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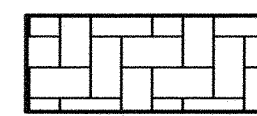


20' WIDE GAS EASEMENT=24,052 S.F.±
(SCALE 1"=80')

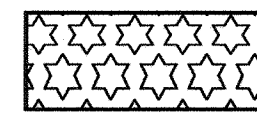
Legend (New/Revised Easements)



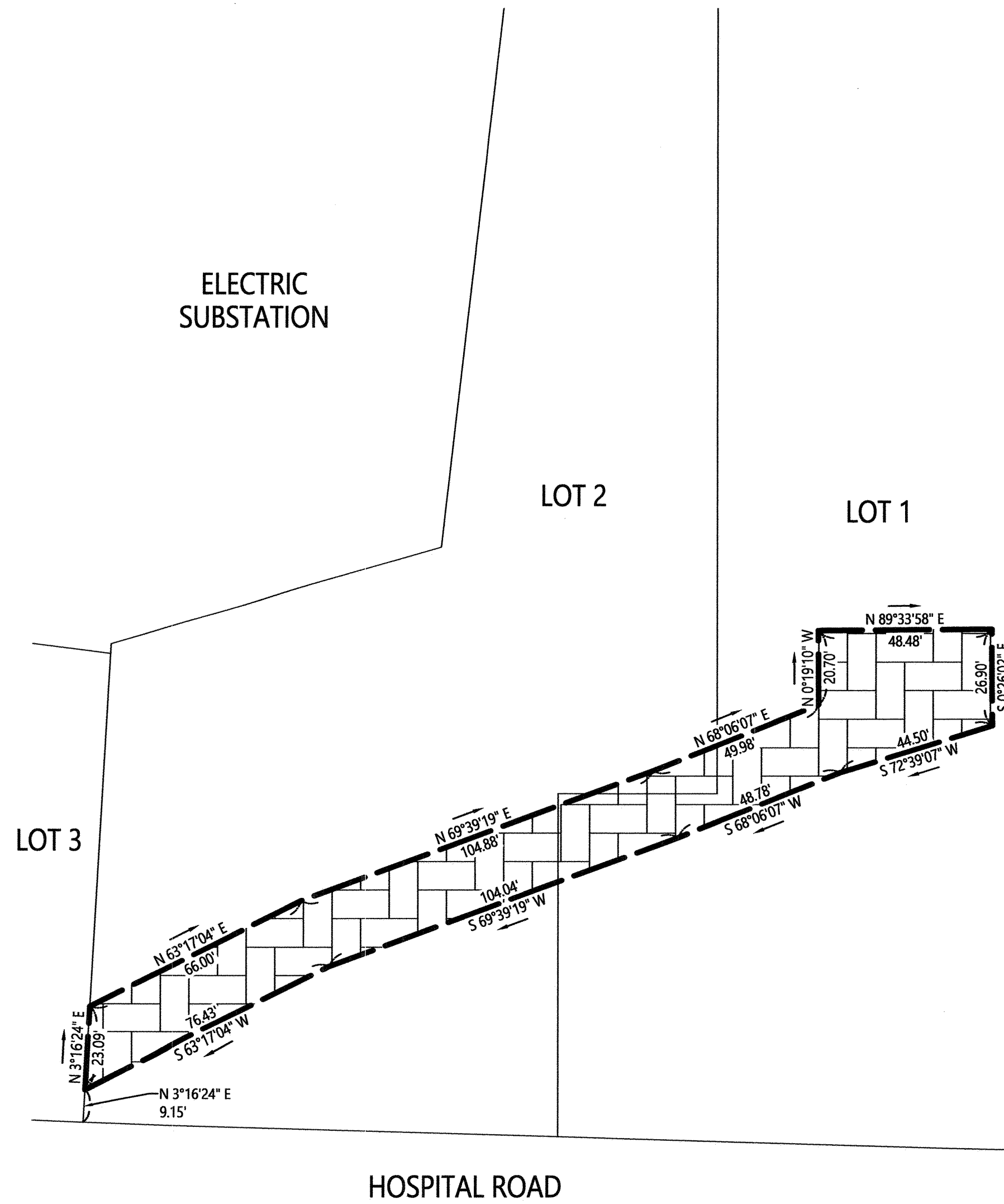
NEW 20' WIDE GAS EASEMENT



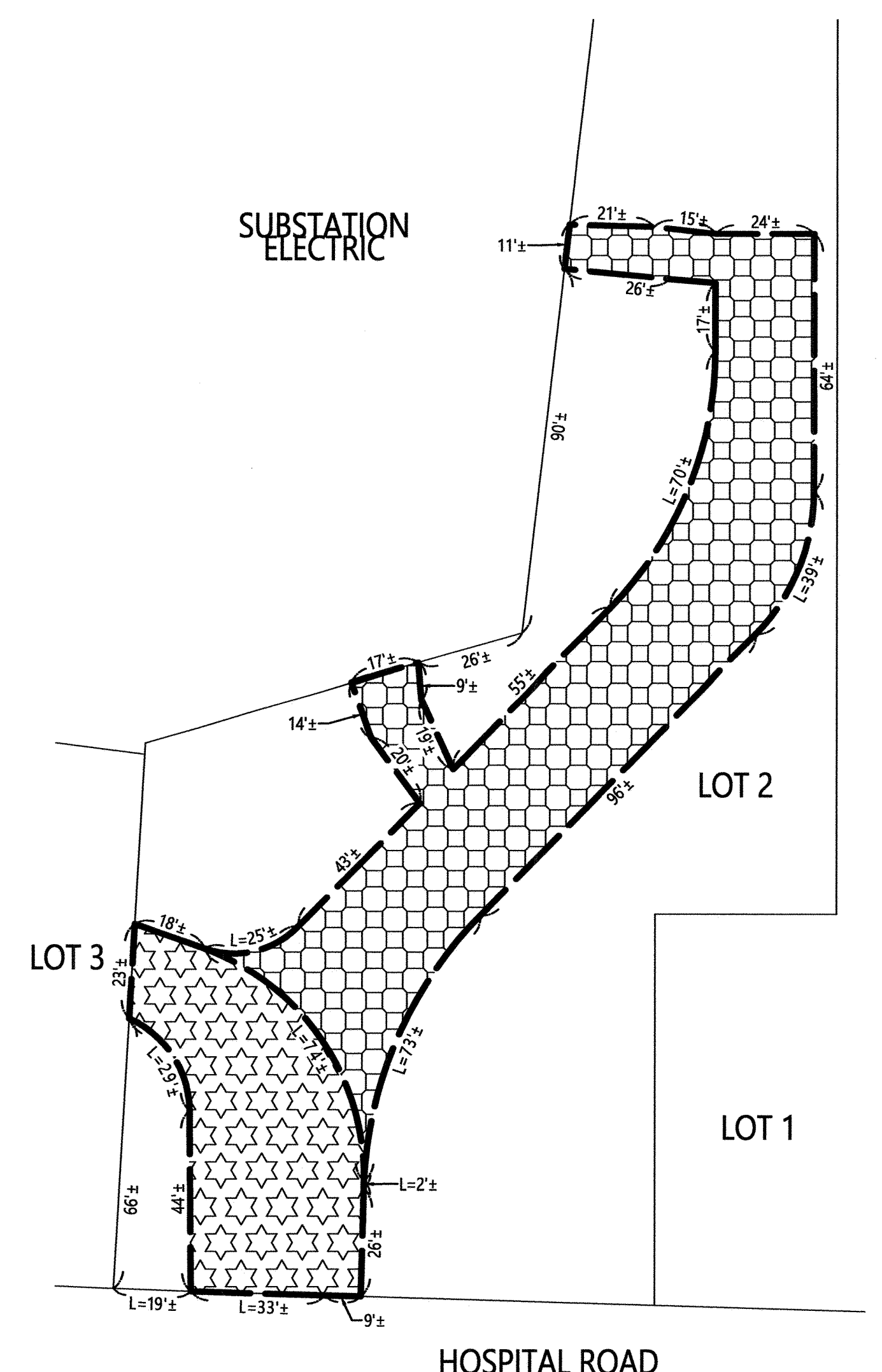
NEW ELECTRIC EASEMENT



REVISED COMMON ACCESS EASEMENT



ELECTRIC EASEMENT =6,102 S.F.±
(SCALE 1"=30')



COMMON ACCESS EASEMENT =3,406 S.F.±
ACCESS EASEMENT =8,032 S.F.±
(SCALE 1"=30')

EASEMENT PLAN OF LAND
IN
DEVENS
(HARVARD)
MASSACHUSETTS

OWNERS: KING 117 HOSPITAL LLC, C/O KING STREET PROPERTIES
800 BOYLSTON STREET, SUITE 2400, BOSTON, MA 02199
COMMONWEALTH FUSION SYSTEMS, 117 HOSPITAL ROAD,
DEVENS, MA 01434

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
260 Arsenal Place #2
Watertown, MA 02472-4026
(617) 924-1770

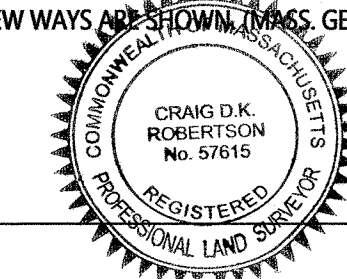
SCALE: SEE DETAILS DATE: JUNE 10, 2024
SHEET 3 OF 4 (NEW/REVISED EASEMENTS)

Certification

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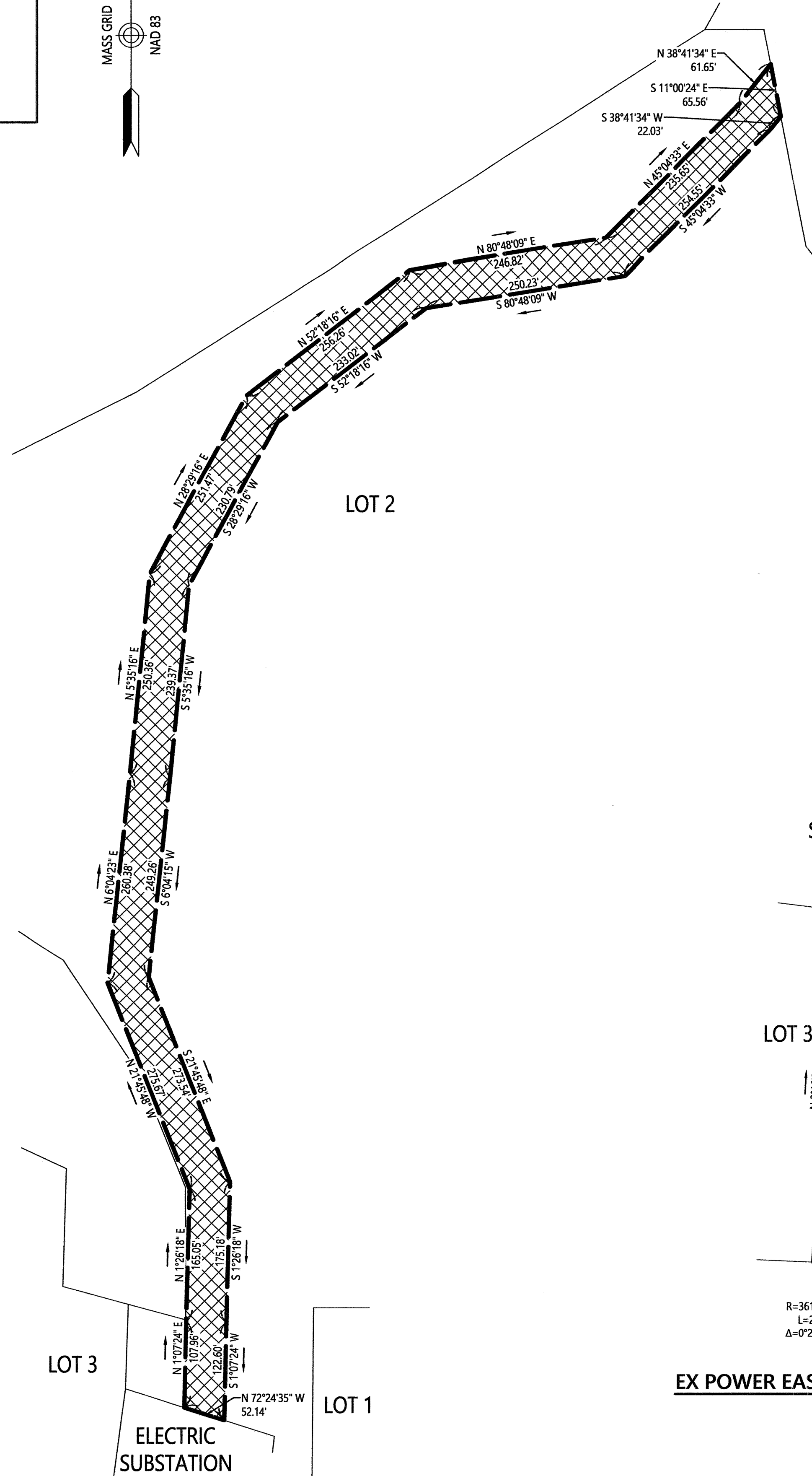
4/10/25
DATE



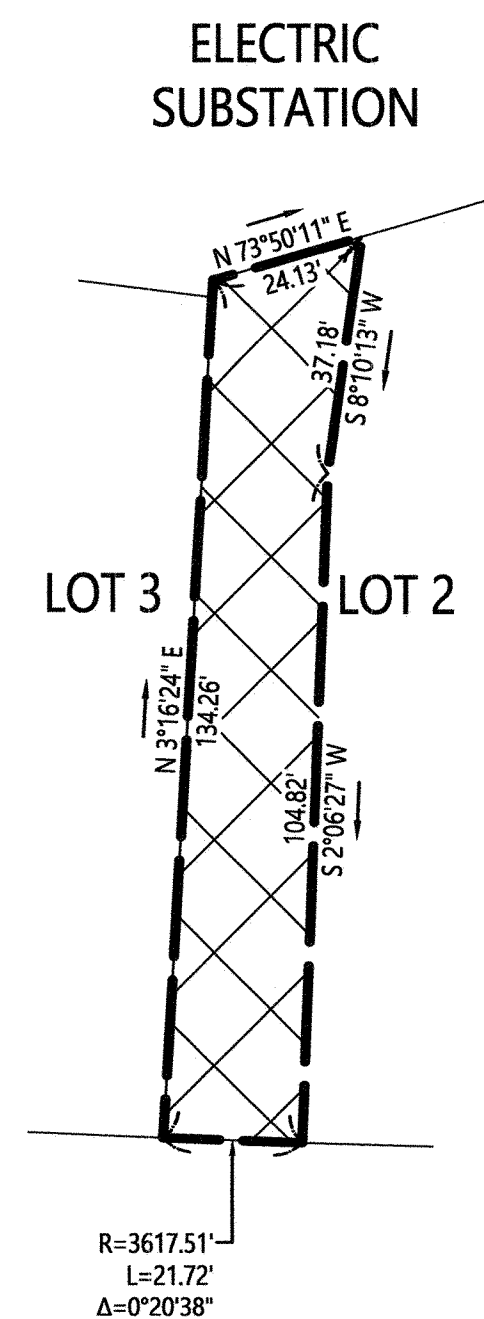
PROFESSIONAL LAND SURVEYOR



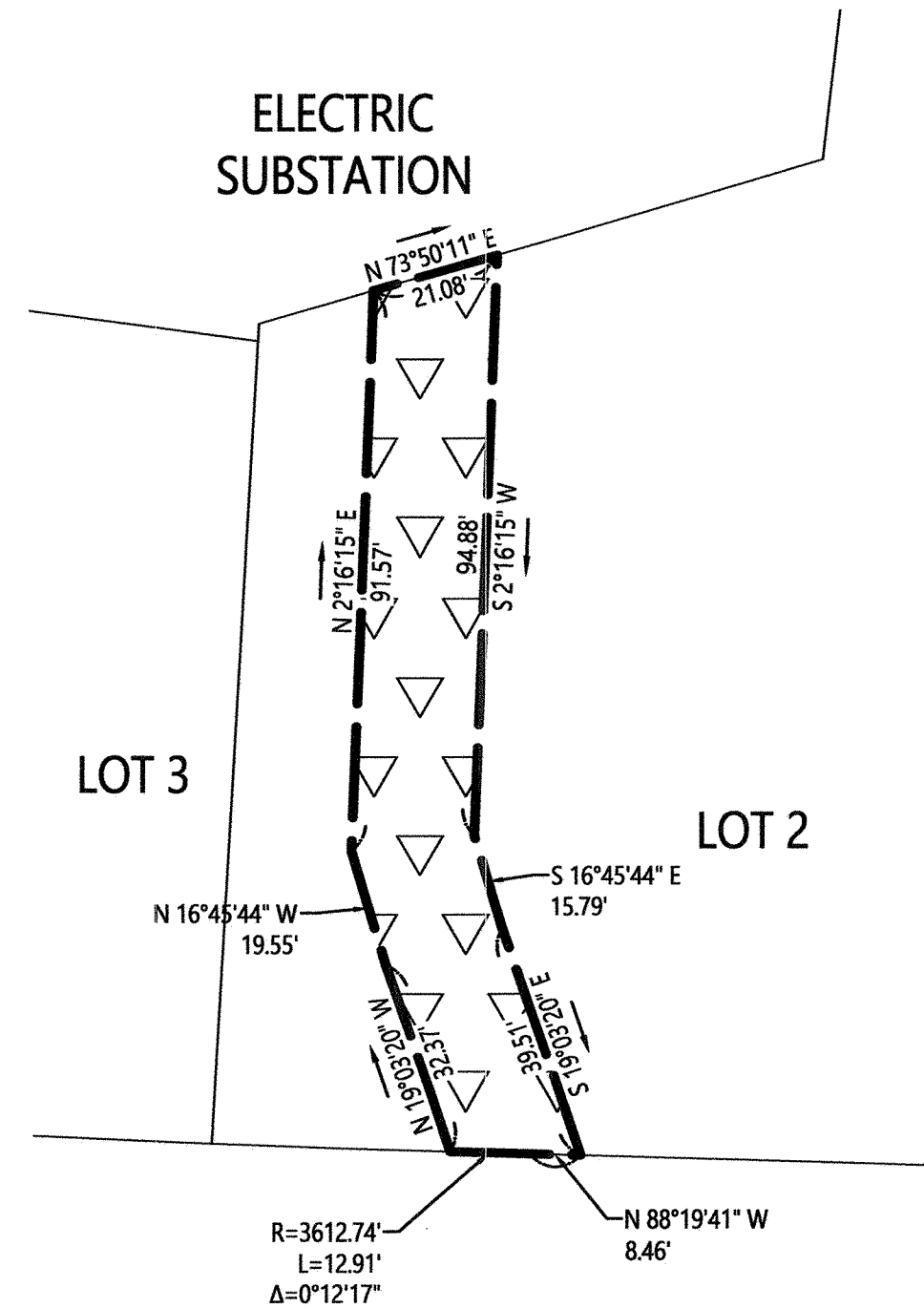
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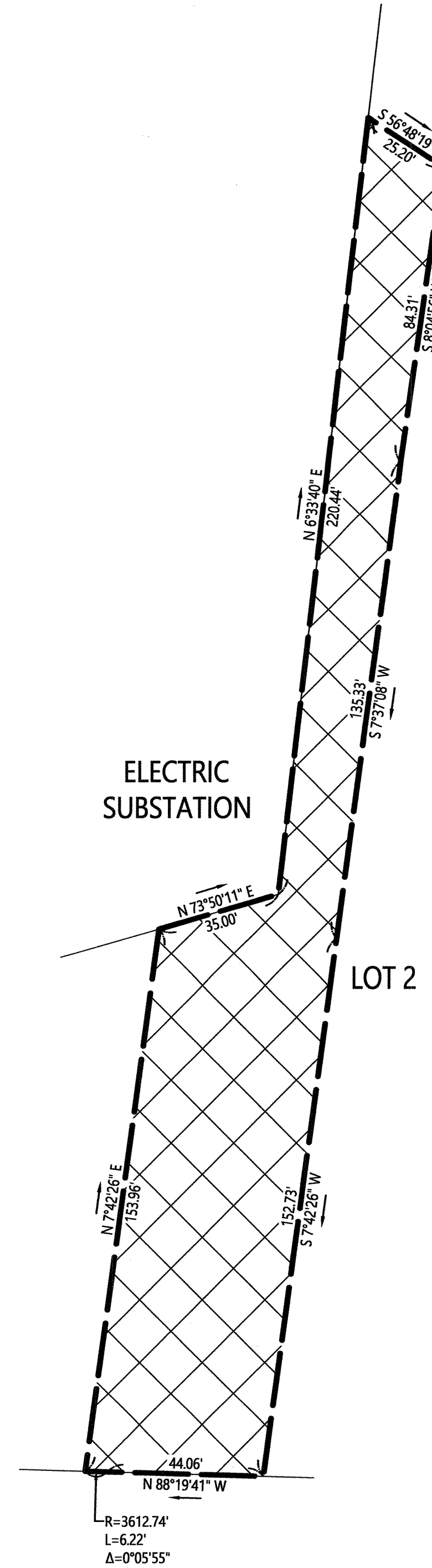
50' WIDE EX POWER EASEMENT 1=104,045 S.F.±
(SCALE 1"=100')



EX POWER EASEMENT 2=2,862 S.F.±
(SCALE 1"=30')

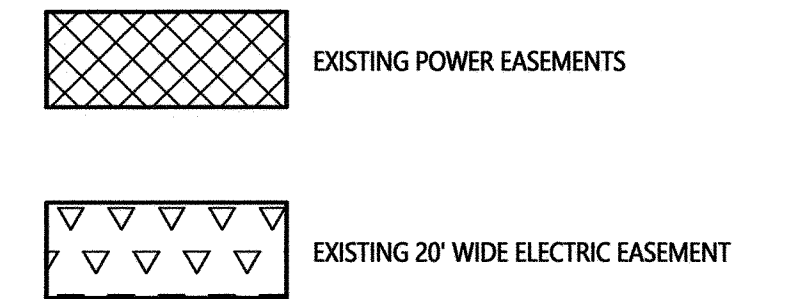


20' WIDE EX ELECTRIC EASEMENT=2,937 S.F.±
(SCALE 1"=30')



EX POWER EASEMENT 3=12,371 S.F.±
(SCALE 1"=30')

Legend (Existing Easements)

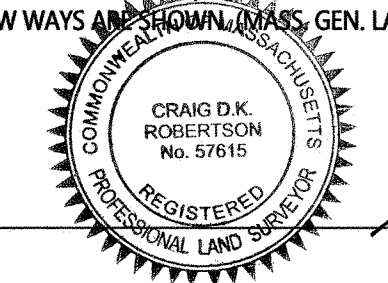


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4/10/25
DATE



[Signature]
PROFESSIONAL LAND SURVEYOR

EASEMENT PLAN OF LAND IN DEVENS (HARVARD) MASSACHUSETTS

OWNERS: KING 117 HOSPITAL LLC, C/O KING STREET PROPERTIES
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COMMONWEALTH FUSION SYSTEMS, 117 HOSPITAL ROAD,
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SCALE: SEE DETAILS DATE: JUNE 10, 2024

SHEET 4 OF 4 (EXISTING EASEMENTS)