# Site Plans

Issued for Level Two ReviewDate Issued September 23, 2025Latest Issue September 23, 2025

# Commonwealth Fusion Systems Campus Building 4

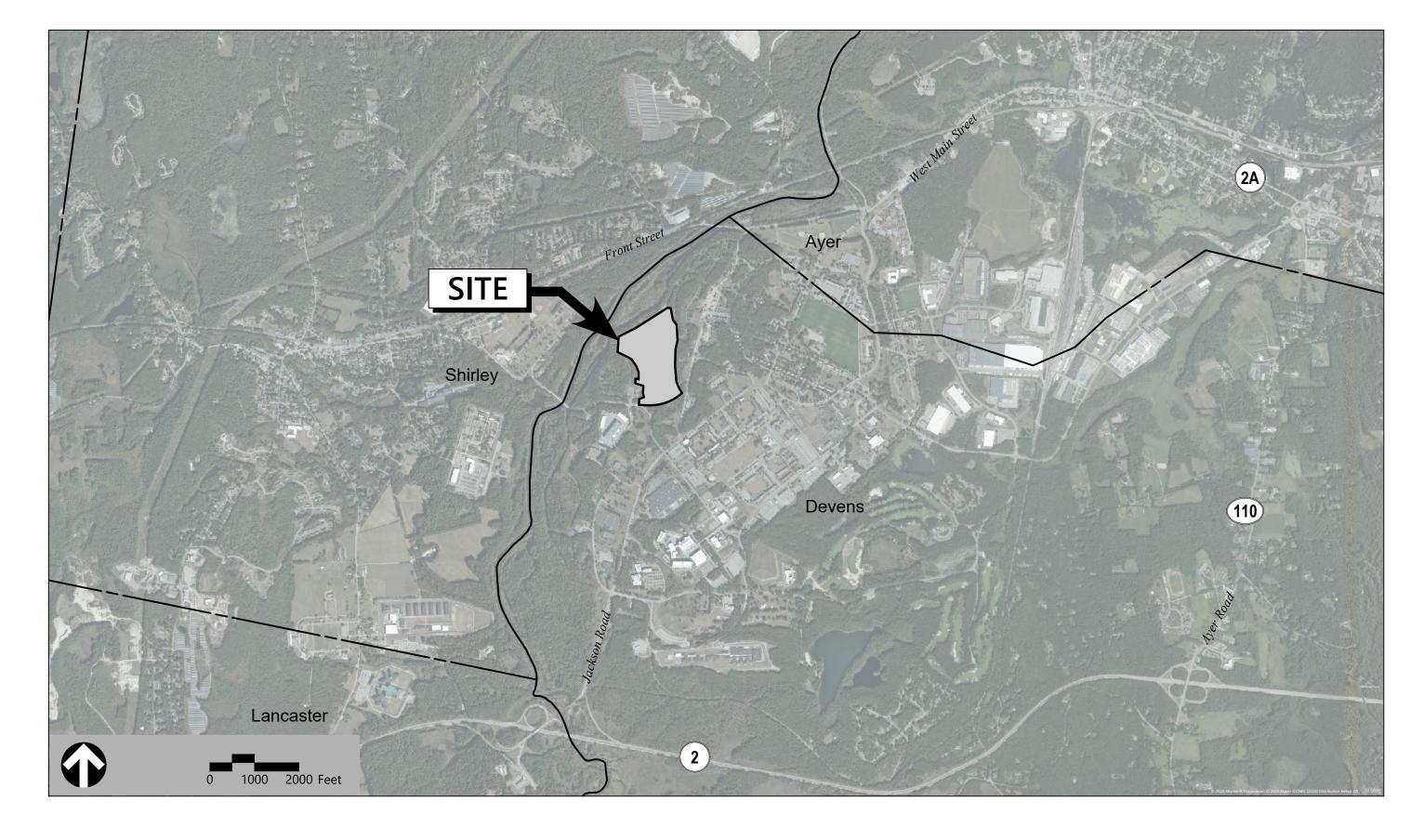
111 Hospital Road Devens, MA 01434

# **Owner/Applicant**

Commonwealth Fusion Systems 148 Sidney Street Cambridge, MA 02139

### Parcel ID:

018.0-0007-0300.0

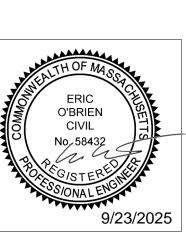


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Devens Enterprise Commission Site Pl Commission Member	an Endorsement Date







MATCHLINE

#### **Abbreviations**

AD	brevia	itions
	General	
	ABAN	ABANDON
	ACR	ACCESSIBLE CURB RAMP
	ADJ	ADJUST
	APPROX	APPROXIMATE
	BIT	BITUMINOUS
	BS	BOTTOM OF SLOPE
	BWLL	BROKEN WHITE LANE LINE
	CONC	CONCRETE
	DYCL	DOUBLE YELLOW CENTER LINE
	EL	ELEVATION
	ELEV	ELEVATION
	EX	EXISTING
	FDN	FOUNDATION
	FFE	FIRST FLOOR ELEVATION
	GRAN	GRANITE
	GTD	GRADE TO DRAIN
	LA	LANDSCAPE AREA
	LOD	LIMIT OF DISTURBANCE
	MAX	MAXIMUM
	MIN	MINIMUM
	NIC	NOT IN CONTRACT
	NTS	NOT TO SCALE
	PERF	PERFORATED
	PROP	PROPOSED
	REM	REMOVE
	RET	RETAIN
	R&D	REMOVE AND DISPOSE
	R&R	REMOVE AND RESET
	SWEL	SOLID WHITE EDGE LINE
	SWLL	SOLID WHITE LANE LINE
	TS	TOP OF SLOPE
	TYP	TYPICAL
	Utility	
	СВ	CATCH BASIN
	CMP	CORRUGATED METAL PIPE
	СО	CLEANOUT
	DCB	DOUBLE CATCH BASIN
	DMH	DRAIN MANHOLE
	CIP	CAST IRON PIPE
	COND	CONDUIT
	DIP	DUCTILE IRON PIPE
	FES	FLARED END SECTION
	FM	FORCE MAIN
	F&G	FRAME AND GRATE
	F&C	FRAME AND COVER
	GI	GUTTER INLET
	GT	GREASE TRAP
	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	НН	HANDHOLE
	HW	HEADWALL
	HYD	HYDRANT
	INV	INVERT ELEVATION
	I=	INVERT ELEVATION
	LP	LIGHT POLE
	MES	METAL END SECTION
	PIV	POST INDICATOR VALVE
	PWW	PAVED WATER WAY
	PVC	POLYVINYLCHLORIDE PIPE
	RCP	REINFORCED CONCRETE PIPE
	R=	RIM ELEVATION
	RIM=	RIM ELEVATION
	SMH	SEWER MANHOLE

TAPPING SLEEVE, VALVE AND BOX

**UNDERGROUND** 

UTILITY POLE

#### Notes

#### General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE SIX (6) INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- 6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE

HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

- 7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOWNENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT
- 8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S
- 10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER
- 14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

#### Utilities

- 1. MASSDEVELOPMENT OPERATES A MUNICIPAL UTILITY DEPARTMENT AT DEVENS WHICH OWNS AND OPERATES THE WATER, GAS, AND ELECTRIC UTILITIES AT DEVENS. ALL COORDINATION RELATED TO THESE SYSTEMS SHALL BE COORDINATED THROUGH THE DEVENS UTILITY DEPARTMENT (978-774-2931).
- 2. THIS PROJECT ALSO INCLUDES UPGRADES AND RELOCATION OF MUNICIPAL STORMWATER SYSTEMS WHICH ARE OWNED AND OPERATED BY THE DEVENS DPW. ALL COORDINATION RELATED TO THIS SYSTEM SHALL BE COORDINATED THROUGH THE DEVENS DPW (978-772-1864) AND THE DEVENS ENGINEERING DEPARTMENT (978-784-2926).
- 3. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- 4. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE AND TO MASSDEVELOPMENT ENGINEERING, PUBLIC WORKS, AND UTILITY DEPARTMENTS FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 5. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 6. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
- A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
- B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
- C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- 5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- 6. PER "LAND DISPOSITION AGREEMENT (LDA)" & ECA THE APPLICANT/DEVELOPER IS RESPONSIBLE FOR PAYING THE COSTS ASSOCIATED WITH POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATED UTILTIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY. PER THE LDA & ECA, COSTS CANNOT BE PASSED ONTO THE CONTRACTOR WITHOUT EXPRESSED WRITTEN PERMISSION OF THE AGENCY
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN. MATERIALS FOR ALL UTILITIES TO BE TURNED OVER TO DEVENS UTILITIES AND/OR PUBLIC WORKS DEPARTMENT SHALL BE SPECIFIED BY MASSDEVELOPMENT STANDARD CONSTRUCTION SPECIFICATIONS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE DEVENS UTILITY, PUBLIC WORKS AND ENGINEERING DEPARTMENTS PRIOR TO ORDERING OF MATERIALS:
  - A. WATER PIPES SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON (DI).
  - B. SANITARY SEWER PIPES SHALL BE SDR 35 POLYVINYL CHLORIDE (PVC).
  - C. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE).
  - D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
- 8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- 9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- 10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

#### **Layout and Materials**

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- 2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- 3. CURBING SHALL BE VGC WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- 4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- 5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- 6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

#### Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- 3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE
- 5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

#### **Erosion Control**

- 1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- 4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- 5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

#### **Existing Conditions Information**

- 1. BASE PLAN: THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON A LEVEL 1 LOTTING PLAN BY VHB, INC. DATED JUNE 26, 2025. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE A COMPILATION OF BEST AVAILABLE INFORMATION INCLUDING ACTUAL FIELD SURVEY, AS-BUILT PLANS, DESIGN PLANS FOR PREVIOUSLY DEVELOPED AREAS, AND VARIOUS PLANS OF RECORD PROVIDED BY MASSDEVELOPMENT. TOPOGRAPHY IS A COMPILATION BASED ON AERIAL PHOTOGRAMMETRIC MAPPING BY EASTERN TOPOGRAPHICS, INC. IN 2020 AND SUPPLEMENTED BY VARIOUS FIELD SURVEYS PERFORMED BY VHB BEWTEEN 2020 AND 2025, AS-BUILT PLANS, AND DESIGN PLANS FROM PREVIOUSLY DEVELOPED AREAS.
- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 1988.
- 3. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM TRC.

#### Industrial Performance Standards

- EXISTING OR PROPOSED USE WILL NOT GENERATE ELECTROMAGNETIC INTERFERENCE TO ANY SENSITIVE RECEPTOR. INTERFERENCE WITH THE HARVARD-SMITHSONIAN RADIO TELESCOPE (1400-1720 MHZ) IS SPECIFICALLY PROHIBITED.
- PROPOSED OR EXISTING USE WILL NOT CAUSE PRONOUNCED, MULTIPLE PATTERNS OF NOISE OR VIBRATION NUISANCE TO, OR INTERFERE WITH, ANY SENSITIVE RECEPTOR (PENDING CONFIRMATION FROM NOISE MODELING).
- 3. EITHER "A MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) AIR QUALITY PERMIT APPLICATION HAS BEEN MADE" OR "A DEP AIR QUALITY PERMIT IS NOT REQUIRED."

#### **Document Use**

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- 2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- 3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES



Suite 400
Providence, RI 02903
401.272.8100

NOTES
Approved by:
Devens Enterprise Commission

# Commonwealth Fusion Systems Campus Building 4

111 Hospital Road Devens, MA

No.	Revision	Date	Appvd
Design	ned by	Checked by	

Not Approved for Construction

Level Two Permit

Legend and
General Notes

Drawing Numb

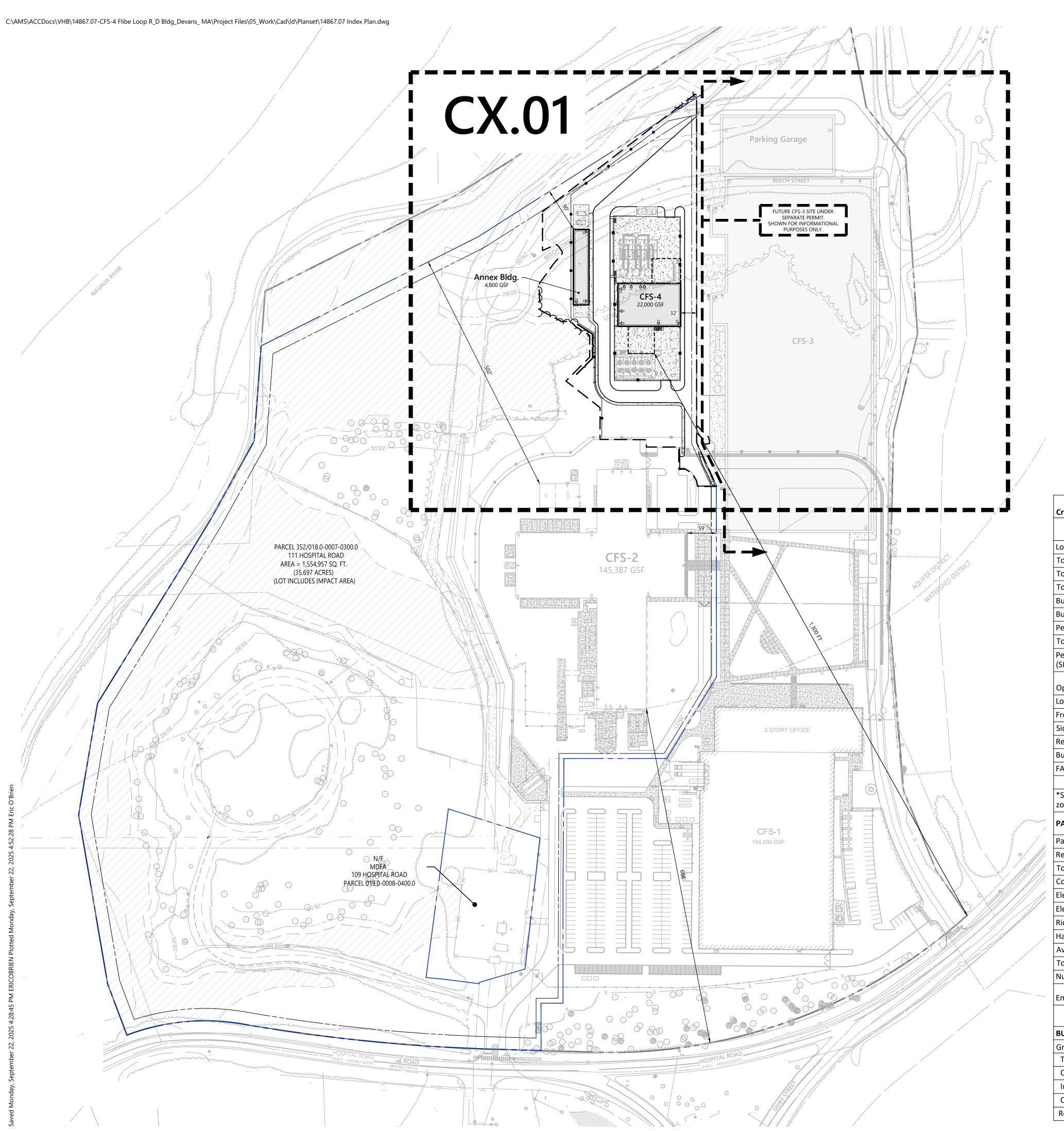


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Sept. 23, 2025

Project Number

10mber 17.07





Suite 400

401.272.8100

Providence, RI 02903

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

Criteria	Required		Existing	Proposed	Change	Zoning Compliance
DIMENSIONAL REQUIREMENTS						
Lot Area (AC)	2.00	(Min.)	35.70	35.70	0.00	Complian
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
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)			447/120/4 0	447/120/4 0		
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		







# Systems Campus Building 4

111 Hospital Road Devens, MA

**Level Two Permit** 

Not Approved for Construction



Sept. 23, 2025

#### Document Use:

THIS BASE PLAN ILLUSTRATES THE MINIMUM PERIMETER EROSION & SEDIMENTATION CONTROLS. THE SWPPP OPERATOR SHALL UPDATE THIS PLAN THROUGHOUT THE DURATION OF CONSTRUCTION TO SHOW THE LOCATIONS OF PROPOSED/CONSTRUCTED E&S CONTROLS DEEMED NECESSARY TO MEET THE REQUIREMENTS OF THE NPDES CGP.

#### **Project Erosion and Sedimentation Control Narrative:**

THE PROPOSED PROJECT CONSISTS OF AN APPROXIMATELY 4 ACRE SITE WILL BE DEVELOPED AS A MULTI-PHASE PROJECT. THE PROJECT DISTURBANCE EXCEEDS 1 ACRE THEREFORE IS SUBJECT TO THE REQUIREMENTS OF THE EPA CONSTRUCTION GENERAL PERMIT.

#### **Erosion and Sedimentation Control Techniques and Measures**

THE EROSION AND SEDIMENTATION CONTROLS SHOWN HEREON ARE PERIMETER MEASURES ONLY AND ARE PROVIDED AS A STARTING POINT FOR CONTRACTOR'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS REQUIRED TO PROVIDE ADDITIONAL INTERIM EROSION AND SEDIMENTATION CONTROLS, INCLUDING BUT NOT LIMITED TO THOSE LISTED BELOW, TO MANAGE EROSION AND SEDIMENTATION DURING CONSTRUCTION TO PREVENT IMPACTS TO RESOURCE AREAS, ROADWAYS, AND ABUTTING PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION.

THE OWNER, CONSTRUCTION MANAGER AND SITE SUBCONTRACTORS ARE RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION, AND REPAIR OF THE EROSION CONTROLS. THE OWNER SHALL BE RESPONSIBLE FOR INSPECTION AND OPERATION OF THE STORM WATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION.

THE CONSTRUCTION MANAGER SHALL LIMIT THE EXTENT OF DISTURBANCE AND STABILIZE SURFACES AS SOON AS POSSIBLE. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING (7 DAYS IF WITHIN 100 FEET OF A STREAM, POND OR WETLAND).

THE EXISTING SOIL CONDITIONS PROVIDE RUNOFF FROM AREAS WITH EROSION POTENTIAL. THE CONTRACTOR MUST ANTICIPATE HEAVY RUNOFF DURING CONSTRUCTION OR DURING AND AFTER ANY INCLEMENT WEATHER.

THE CONTRACTOR MAY ELECT TO CONSTRUCT TEMPORARY DIVERSION SWALES AND SETTLING BASINS IN AREAS OF FUTURE PHASES OF CONSTRUCTION.

AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS, FILTERED CATCH BASIN INLETS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

#### **Catch Basin Protection**

NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

#### Gravel and Construction Entrance/Exit

A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

#### Vegetative Slope Stabilization

STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR STEEPER. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF ROOTMASS. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED B' HYDRO-SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

#### **Temporary Sediment Basins**

TEMPORARY SEDIMENT BASINS WILL BE DESIGNED BY THE CONTRACTOR EITHER AS EXCAVATIONS OR BERMED STORMWATER DETENTION STRUCTURES (DEPENDING ON GRADING) THAT WILL RETAIN RUNOFF FOR A SUFFICIENT PERIOD OF TIME TO ALLOW SUSPENDED SOIL PARTICLES TO SETTLE OUT PRIOR TO DISCHARGE. THESE TEMPORARY BASINS WILL BE LOCATED BASED ON CONSTRUCTION NEEDS General Construction Requirements AS DETERMINED BY THE CONTRACTOR AND OUTLET DEVICES WILL BE DESIGNED TO CONTROL VELOCITY AND SEDIMENT. POINTS OF DISCHARGE FROM SEDIMENT BASINS WILL BE STABILIZED TO MINIMIZE EROSION. AT A MINIMUM, SEDIMENTATION BASINS SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE STORAGE FOR THE VOLUME OF RUNOFF GENERATED FROM A 2-YR, 24-HR DESIGN STORM, OR AT LEAST 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINING TO THE BASIN.

#### Stockpile Management

SIDESLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. STRAW BALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOE OF SLOPE.

MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN THREE WEEKS. RUNOFF SHALL BE DIRECTED AWAY FROM STOCKPILES.

STOCKPILES SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT.

#### **Dust Control**

PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

#### **Temporary Erosion and Sedimentation Control Maintenance** (Throughout Construction)

THE SITE CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.

DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.

EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

#### Infiltration Area Protection During Construction

FOR THE LONG-TERM FUNCTION OF THE INFILTRATION BASIN(S)/STRUCTURE(S), CARE SHALL BE TAKEN IN THE INFILTRATION AREAS DURING CONSTRUCTION THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMPS):

1. INFILTRATION AREAS SHALL NOT BE USED AS TEMPORARY CONSTRUCTION SEDIMENTATION BASINS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. IF INFILTRATION AREAS ARE USED AS TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION, THEN THE SOILS SHALL BE EXCAVATED A MINIMUM OF 2' FROM THE TEMPORARY BASIN BOTTOM TO REMOVE CLOGGED

2. STORMWATER RUNOFF FROM EXPOSED SURFACES SHALL BE DIRECTED AWAY FROM THE INFILTRATION BASIN(S)/STRUCTURE(S) DURING CONSTRUCTION

3. CONSTRUCTION EQUIPMENT, VEHICULAR TRAFFIC, PARKING OF VEHICLES, AND STOCKPILING OF CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE OF THE INFILTRATION AREAS.

4. EXCAVATION FOR CONSTRUCTION OF THE INFILTRATION BASIN(S)/STRUCTURE(S) SHALL ENSURE THAT THE SOIL AT THE BOTTOM OF THE EXCAVATION IS NOT COMPACTED OR SMEARED.

5. THE PERIMETER OF THE INFILTRATION AREAS SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF THE AREA FOR ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION ABILITY OF THE SYSTEM.

#### **SWPPP Notes:**

1. THE QUANTITIES AND LOCATIONS OF EROSION/SEDIMENTATION CONTROL MEASURES (INCLUDING TEMPORARY SEDIMENTATION BASINS) SHOWN ON THIS SITE MAP ARE APPROXIMATE. THIS SITE MAP, LIKE THE SWPPP, IS A DYNAMIC DOCUMENT, AND MUST BE CONTINUALLY UPDATED BY THE OPERATOR(S) THROUGHOUT CONSTRUCTION. PROJECT OPERATOR(S) SHALL UPDATE SITE MAP TO SHOW FINAL LOCATIONS OF STORMWATER CONTROL MEASURES AND PROVIDE INFORMATION FOR TYPES OF CONTROLS PROVIDED. PROJECT OPERATORS ARE RESPONSIBLE TO IMPLEMENT, INSPECT, MAINTAIN, REPAIR, AND MODIFY EROSION/SEDIMENTATION CONTROL MEASURES (INCLUDING TEMPORARY SEDIMENTATION BASINS).

2. STORMWATER CONTROLS MUST BE DESIGNED, INSTALLED AND MAINTAINED IN COMPLIANCE WITH PART 2.1 OF THE 2022 CGP.

3. EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED TO ADDRESS THE REQUIREMENTS OF PART 2.2 OF THE 2022 CGP.

4. IF ANY STORMWATER CONTROLS MUST BE DESIGNED (E.G., SEDIMENT BASINS OR CONVEYANCE CHANNELS), THE DESIGN DOCUMENTATION MUST BE INCLUDED IN ATTACHMENT S OF THE SWPPP

5. THE ITEMS LISTED BELOW ARE REQUIRED TO BE SHOWN ON THIS SITE MAP PER PART 7.2.4 OF THE 2022 CGP. THIS SITE MAP ALREADY INCLUDES SOME OF THE ITEMS IDENTIFIED BELOW, BUT IT IS THE RESPONSIBILITY OF THE PROJECT OPERATOR(S) TO SUPPLEMENT THE INFORMATION INCLUDED HEREON TO ENSURE THAT ALL REQUIRED ITEMS ARE PROVIDED. PROJECT OPERATOR(S) SHALL CONTINUALLY UPDATE THIS SITE PLAN TO DOCUMENT THESE ITEMS THROUGHOUT

CONSTRUCTION, INCLUDING BUT NOT LIMITED TO:

5.1. BOUNDARIES OF THE AREA OF DISTURBANCE 5.2. 50-FOOT BUFFER AROUND THE AREA OF DISTURBANCE

5.3. IDENTIFY AREAS OF STEEP SLOPE

5.4. LOCATIONS OF STOCKPILES

5.5. LOCATIONS OF CONSTRUCTION VEHICLE ACCESS

5.6. ALL STORMWATER DISCHARGE POINTS FROM THE AREA OF DISTURBANCE (TO WATERBODIES AND TO STORM DRAIN INLETS)

5.7. LOCATION OF ALL SURFACE WATERS WHERE THE AREA OF DISTURBANCE DISCHARGES \

5.8. THE LOCATION AND NATURE OF ALL EROSION AND SEDIMENT CONTROLS

5.9. PERIMETER CONTROLS

5.10. STORM DRAIN INLET CONTROLS

5.11. A NOTE THAT INDICATES THAT THE CONTRACTOR WILL PROVIDE INFORMATION FOR ANY OTHER TYPES OF CONTROLS REQUIRED 5.12. LOCATION OF ON-SITE AND OFF-SITE CONSTRUCTION SUPPORT ACTIVITY AREAS COVERED BY

5.13. AREAS OF FEDERALLY LISTED CRITICAL HABITAT WITHIN THE SITE AND/OR AT DISCHARGE LOCATIONS

5.14. DRAINAGE PATTERNS OF STORMWATER AND AUTHORIZED NON-STORMWATER BEFORE AND

AFTER MAJOR GRADING ACTIVITIES. 5.15. LOCATIONS OF ALL POTENTIAL POLLUTANT GENERATING ACTIVITIES.

5.16. LOCATIONS WHERE ANY CHEMICALS WILL BE USED AND STORED.

1. REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL TAKE PLACE ON DESIGNATED AREAS AND SHALL NOT BE CONDUCTED IN PROXIMITY TO CATCH BASINS.

2. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS, IS ALLOWED. STUMPS SHALL BE DISPOSED OF IN ACCORDANCE WITH DEVENS ENTERPRISE COMMISSION REQUIREMENTS. 3. NO MATERIALS SHALL BE DISPOSED OF INTO THE EXISTING OR PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS, INCLUDING CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE

WASH-WATER WILL DRAIN DIRECTLY TO DRAINAGE SYSTEMS 4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, WHICH SHALL INCLUDE STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE

CONSTRUCTION ON A REGULAR BASIS, AS NEEDED. 5. ALL SITE WORK SHALL BE STABILIZED AT THE END OF THE WORK DAY OR PRIOR TO ANTICIPATED CONDITIONS WHICH COULD CAUSE EROSION OR AIR-BORNE SEDIMENT PROBLEMS (I.E., RAIN, HIGH

WINDS, EXPOSED SURFACES OR STEEP SLOPES). 6. SITE OPERATIONS IN THE AREA OF DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER TO MAINTAIN OR CREATE GRADES AND SURFACES WHICH SLOPE AWAY FROM PUBLIC ROADS, PRIVATE

DRIVES, AND ABUTTING PROPERTIES TO THE EXTENT POSSIBLE. 7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THAT PUBLIC ROADS, PRIVATE DRIVES, AND ABUTTING PROPERTIES ARE KEPT CLEAN OF CONSTRUCTION RELATED DEBRIS. ALL MATERIALS

TRACKED ONTO SAID STREETS, DRIVES, AND PROPERTIES SHALL BE PROMPTLY REMOVED.

#### **Pre-Construction**

1. AN EROSION CONTROL BARRIER (SILT FENCE, STRAW WATTLE OR SILT SOCK) SHALL BE INSTALLED TO LIMIT THE AREA OF DISTURBANCE. THIS IS ESPECIALLY IMPORTANT ON PORTIONS OF THE SITE ADJACENT TO SENSITIVE AREAS. THESE BARRIERS SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. INSTALL SILT FENCES AND HAYBALES TO AVOID EXISTING TREES AND UNDERBRUSH TO MAXIMUM EXTENT POSSIBLE.

2. TEMPORARY STONE ACCESS AREAS SHALL BE ESTABLISHED AT THE DRIVEWAY ENTRANCES TO COLLECT ENTRAPPED SOILS AND SEDIMENT FROM CONSTRUCTION AND SERVICE VEHICLES ENTERING AND LEAVING THE SITE. THE STONE SHALL BE REPLACED REGULARLY AS WELL AS WHEN THE STONE IS SILT LADEN. THE CONSTRUCTION ENTRANCES SHALL BE LEFT IN PLACE UNTIL THE PERMANENT DRIVEWAY SURFACE IS INSTALLED.

3. THE CONTRACTOR SHALL ESTABLISH STAGING AREAS WITHIN THE AREA OF DISTURBANCE FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.

4. CONSTRUCTION MATERIALS SHALL BE PILED IN SUCH A MANNER AS NOT TO CONCENTRATE RUNOFF.

5. IN THE STAGING AREA, THE CONSTRUCTION MANAGER SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, HAY BALES, SILT FENCE AND CRUSHED STONE.

6. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN OR IN CONDITIONS ISSUED BY PERMITTING AUTHORITIES.

#### Preliminary Site Work

1. NO SOIL OR LOAM SHALL LEAVE THE SITE EXCEPT IN ACCORDANCE WITH THE DEVENS ENTERPRISE COMMISSION REQUIREMENTS- 974 CMR 4.07 - EARTH REMOVAL

2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.

1. CARE SHALL BE TAKEN TO ASSURE THAT THE UTILITY TRENCHES DO NOT CHANNELIZE RUNOFF TOWARD ROADS, PRIVATE DRIVES OR OTHER OFF-SITE AREAS.

2. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY UTILITY INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE.

1. THE DRAINAGE SYSTEM SHALL BE INSTALLED FROM THE DOWNSTREAM END UP. SEDIMENT SHALL NOT BE ALLOWED TO ENTER THE SYSTEM. WATER SHALL NOT BE ALLOWED TO ENTER PIPES FROM UNSTABILIZED SURFACES.

2. SILT FENCES SHALL BE INSTALLED AT THE OUTFALLS OF ALL TEMPORARY BASINS AND SWALES. THEY SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY AREAS ARE STABILIZED.

3. UNTIL TRIBUTARY AREAS ARE STABILIZED FILTERED CATCH BASIN SILT SACKS SHALL COVER CATCH

BASINS TO MINIMIZE SILTATION IN THE CATCH BASINS. 4. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY PIPE INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE. THE ENDS OF PIPES SHALL BE CLOSED NIGHTLY WITH PLYWOOD.

5. IF UNSTABLE AREAS ARE ENCOUNTERED DUE TO NATURAL SPRINGS OR GROUNDWATER BREAKOUT, INTERCEPTOR DRAINS SHALL BE INSTALLED TO DIRECT THE RUNOFF INTO THE DRAINAGE SYSTEM. 6. ALL SWALES MUST BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS TO ALLOW UNIMPEDED

7. THE BINDER COURSE OF PAVEMENT WITH BERMS SHALL BE INSTALLED AS SOON AS FEASIBLE AS THIS AREA WILL FUNCTION AS A CONDUIT FOR RUNOFF.

8. IMMEDIATELY FOLLOWING PAVING THE SHOULDERS SHALL BE GRADED, LOAMED AND SEEDED AND MULCHED IF NECESSARY. ALL SURFACES SHOULD BE RAPIDLY AND THOROUGHLY STABILIZED TO THEIR FINAL CONDITION TO AVOID ENTRY OF SEDIMENTS IN THE DRAINAGE SYSTEM

9. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

#### General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION

ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS. 3. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.

4. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S

5. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE

6. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.

7. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

8. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

#### DEC Erosion Control Requirements (Per 974 CMR 3.02(3)(E))

1. PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE APPLICANT/CONTRACTOR SHALL BE RESPONSIBLE FOR PHYSICALLY MAKING THE LIMITS OF CONSTRUCTION ON THE SITE WITH TAPE, SIGNS, OR ORANGE FENCE, SO THAT WORKERS UNDERSTAND THE AREAS TO BE PROTECTED. THE PHYSICAL MARKERS SHALL BE INSPECTED DAILY

AND REPAIRED AS NECESSARY THROUGHOUT THE DURATION OF THE PROJECT. 2. PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE AND MAINTAINED TO CONTAIN SOILS ON-SITE. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED UNLESS THE APPLICANT HAS OBTAINED PRIOR APPROVAL FROM

3. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA AND STREET SWEEPING OF ADJACENT STREETS AND ROADS SHALL BE INCLUDED WHERE NECESSARY. 4. ALL RESOURCE AREAS SHALL BE PROTECTED FROM SEDIMENT

5. MONITORING AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION SHALL BE REQUIRED. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE EROSION CONTROL. 6. DIVERT RUNOFF FROM OFFSITE AND UNDISTURBED AREAS AWAY FROM CONSTRUCTION TO MINIMIZE SOIL EROSION AND SEDIMENTATION ON AND OFF-SIRE. TEMPORARILY STABILIZE ALL HIGHLY ERODIBLE SOILS AND SLOPES IMMEDIATELY.

7. LAND DISTURBANCE ACTIVITIES EXCEEDING TWO ACRES IN SIZE SHALL NOT BE DISTURBED WITHOUT A SEQUENCING PLAN THAT REQUIRES STORMWATER CONTROLS TO BE INSTALLED AND EXPOSED SOILS STABILIZED, AS DISTURBANCE BEYOND THE TWO ACRES CONTINUES. A CONSTRUCTION PHASING PLAN, INCLUDING EROSION AND SEDIMENT CONTROL PLAN FOR EACH PHASE, SHALL BE SUBMITTED TO THE DEC PRIOR TO ANY CONSTRUCTION ON THE SITE. MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED. 8. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE

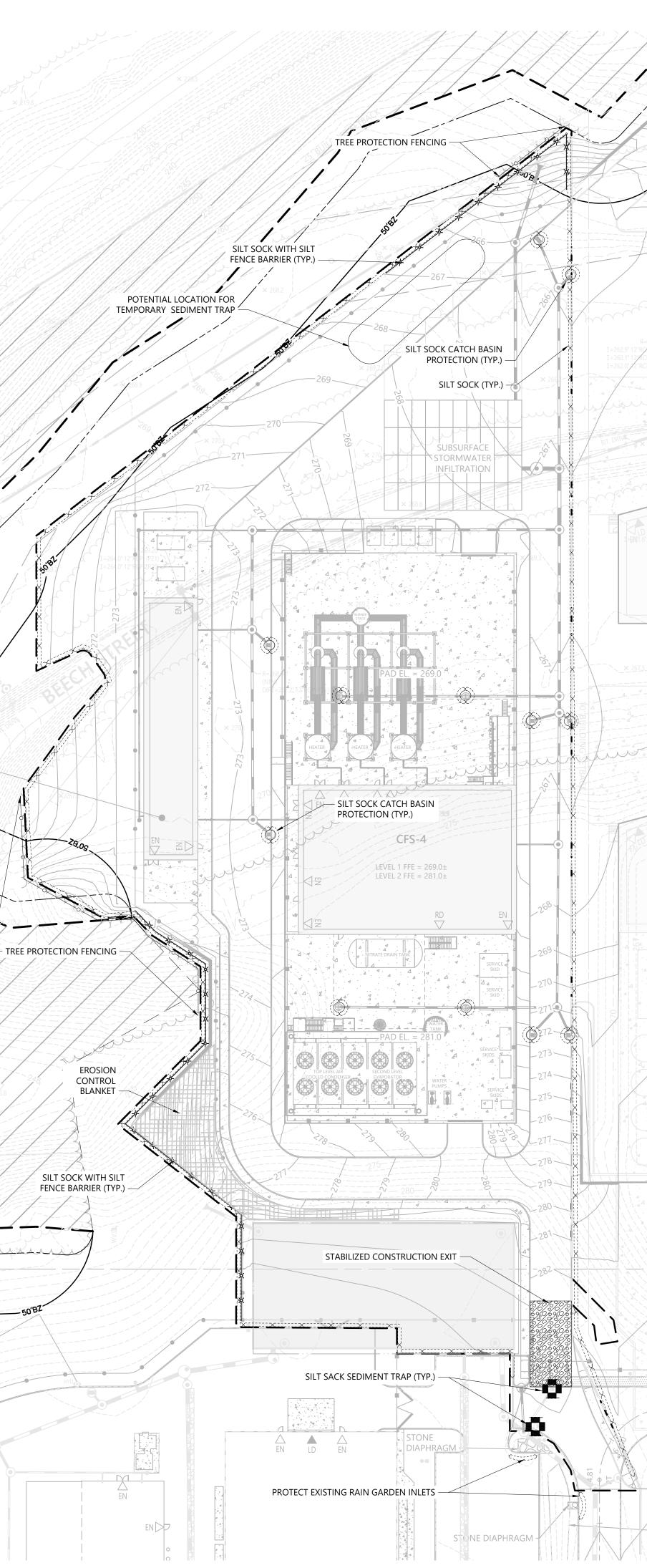
SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS. 9. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY OR

PERMANENTLY STABILIZED.

10. ANTI-TRACKING PAD(S) (AKA STABILIZED CONSTRUCTION EXIT) SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXIT POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE. DUST SHALL ALSO BE CONTROLLED AT THE SITE.

11. ALL SLOPES STEEPER THAN 3:1 (H:V, 33.3%), AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. 12. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONSTRUCTION AREAS ASSOCIATED WITH THE PROJECT. SIMILARLY, STABILIZATION MUST BE ESTABLISHED PRIOR TO CONVERTING TEMPORARY SEDIMENT TRAPS/BASINS INTO PERMANENT (POST-CONSTRUCTION) STORMWATER MANAGEMENT FACILITIES. ALL FACILITIES USED FOR TEMPORARY MEASURES SHALL BE CLEANED AND RE-STABILIZED PRIOR TO BEING PUT INTO FINAL OPERATION.

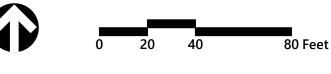
13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.





Suite 400 Providence, RI 02903 401.272.8100

NOTES Approved by: **Devens Enterprise Commission** 



## **Commonwealth Fusion Systems Campus Building 4**

111 Hospital Road Devens, MA

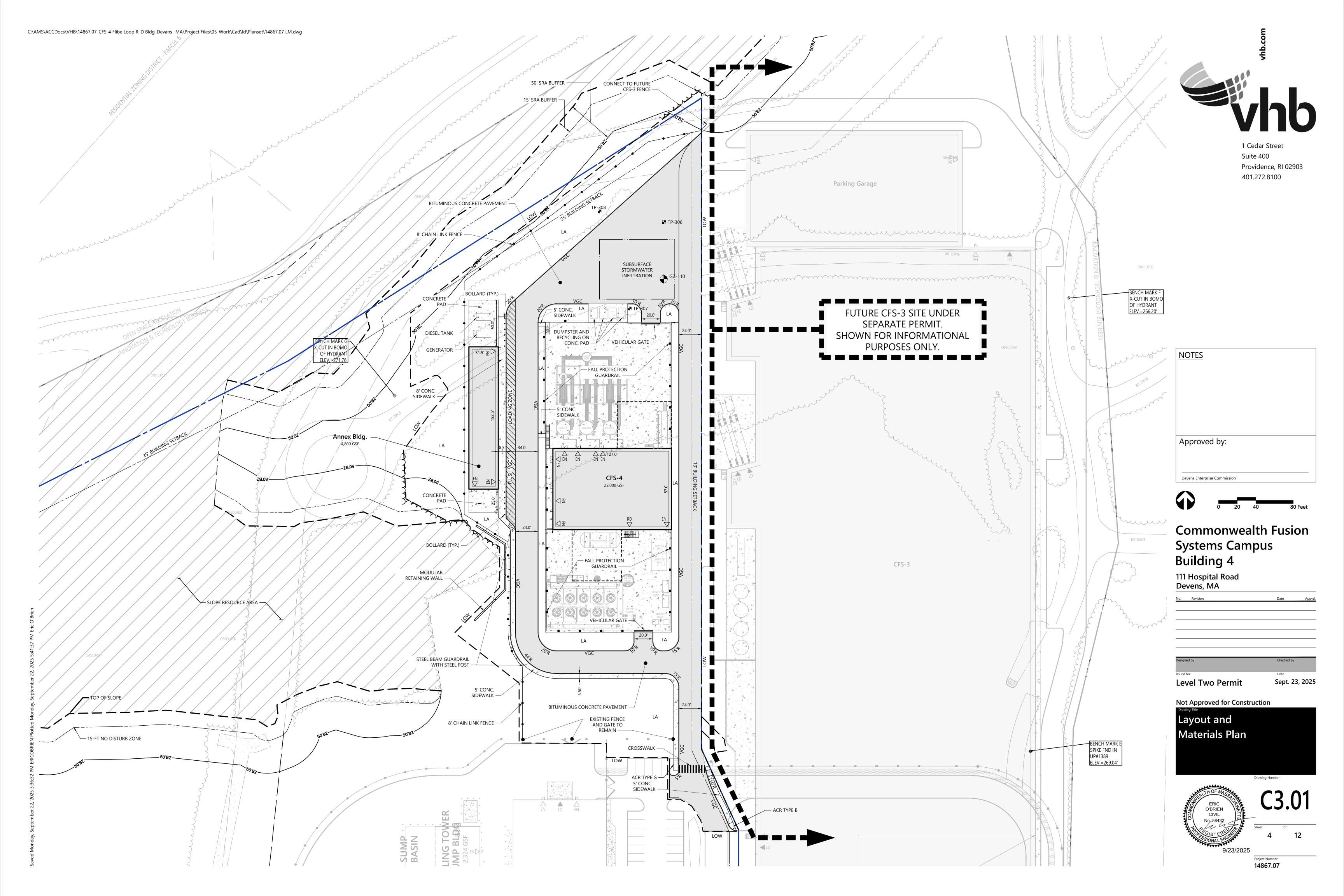
**Level Two Permit** 

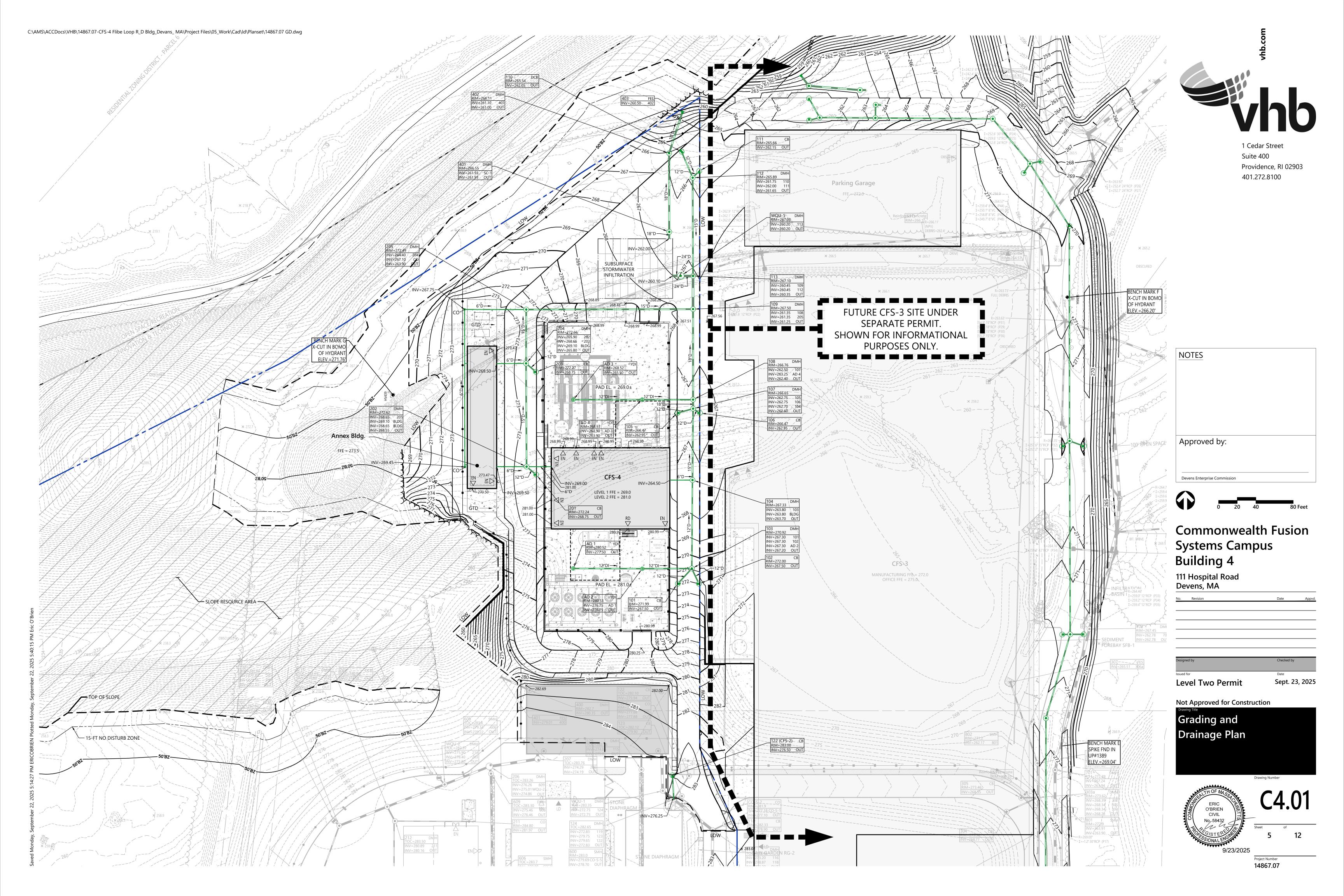
Not Approved for Construction

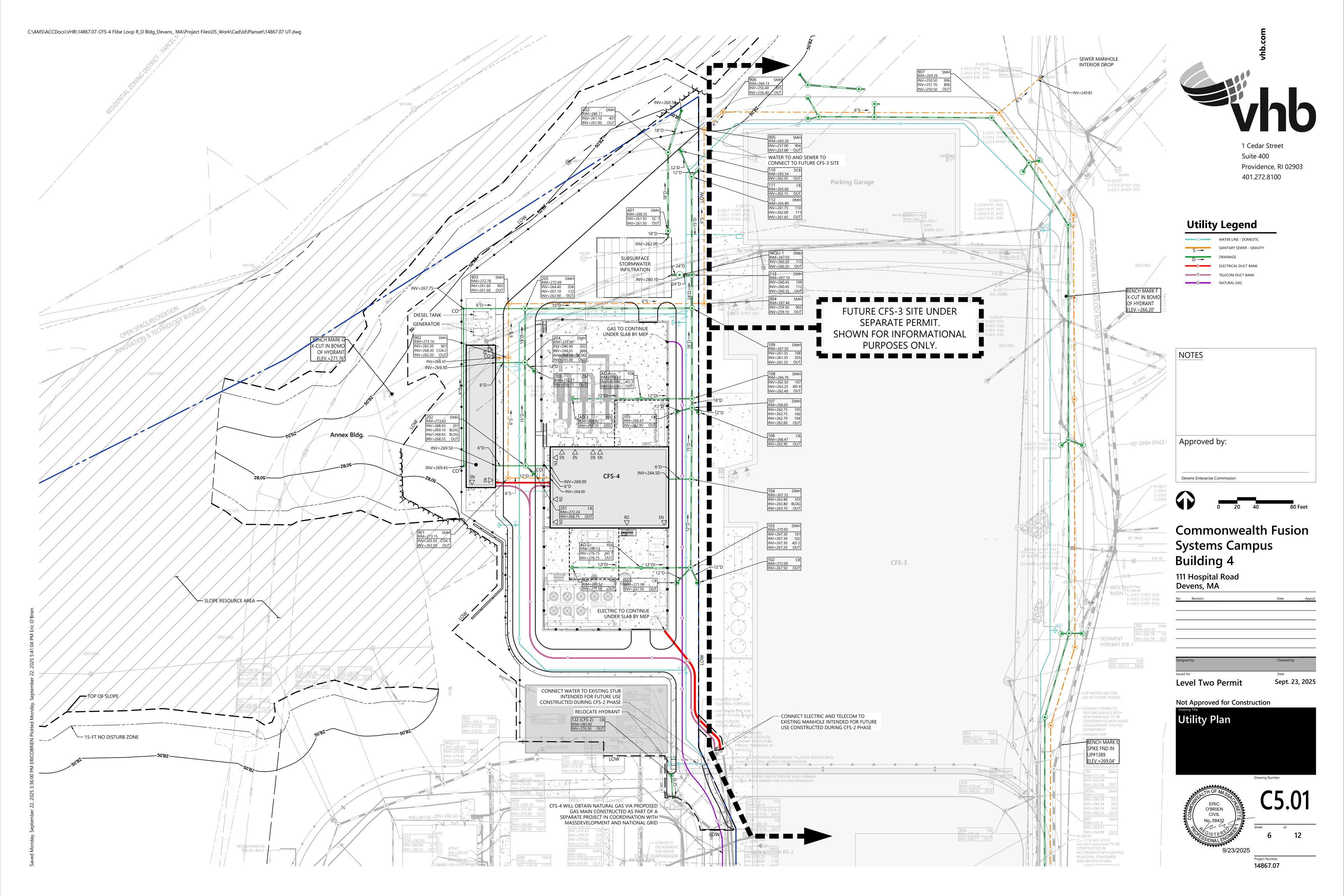
Soil Erosion and **Sediment Control Plan** 

Sept. 23, 2025

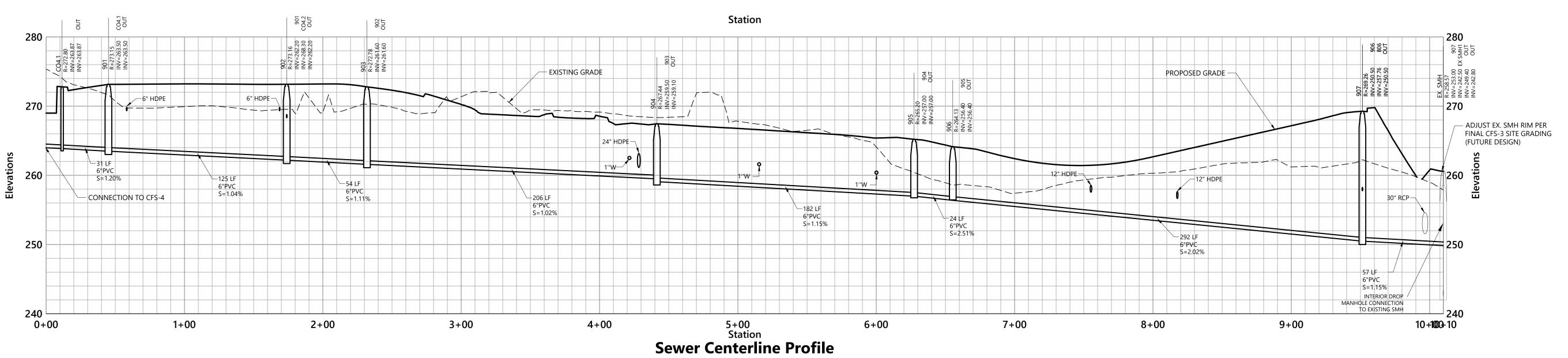
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## **Utility Legend**





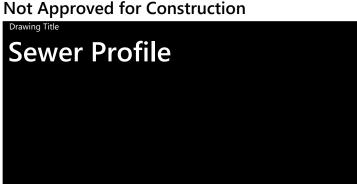


- SEWER MANHOLE INTERIOR DROP

RIM=269.26 INV=250.50 906 INV=257.76 806 INV=250.50 OUT

# **Commonwealth Fusion**

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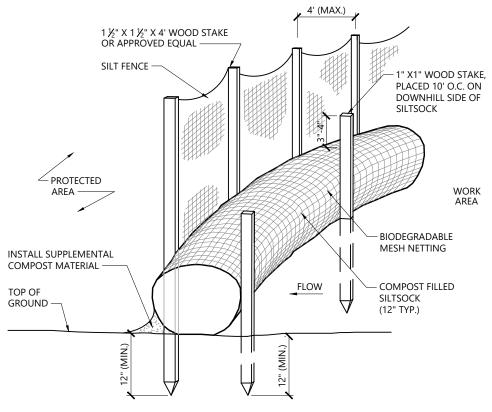


Parking Garage R=264.57'
I=259.4' 8"VC (P44)
I=250.1' 8"VC (P47)
I=258.8' 8"VC (P45)
I=249.7' 8"VC (P48) **Systems Campus Building 4** 111 Hospital Road Devens, MA SUBSURFACE STORMWATER INFILTRATION **FUTURE CFS-3 SITE UNDER** SEPARATE PERMIT. SHOWN FOR INFORMATIONAL PURPOSES ONLY. **Level Two Permit** Sept. 23, 2025 INV=268.50 Not Approved for Construction **Sewer Profile** Annex Bldg. △ △ EN EN CFS-4

#### **SECTION VIEW**

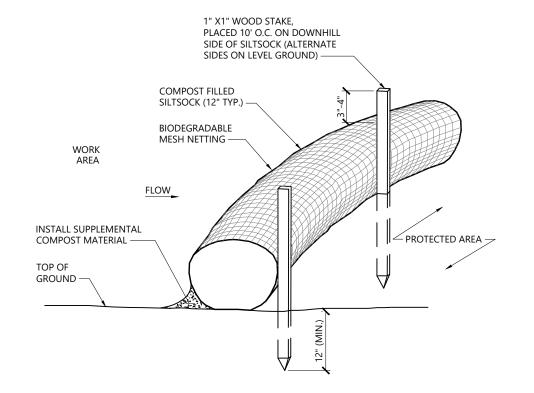
- 1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.
- 2. GRATE TO BE PLACED OVER SILTSACK.
- 3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED





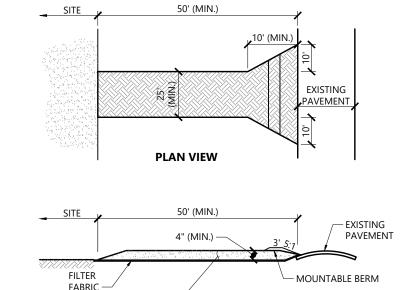
- 1. SILTSOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL. 2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- 3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY
- 4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED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

Siltsock / Silt Fence Barrier		10/2
N.T.S.	Source: VHB	LD_658-



- 1. SILTSOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
- 2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- 3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY
- 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.

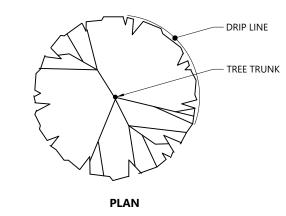
Siltsock -	<b>Erosion Control Barrier</b>	10/20
N.T.S.	Source: VHB	LD_658

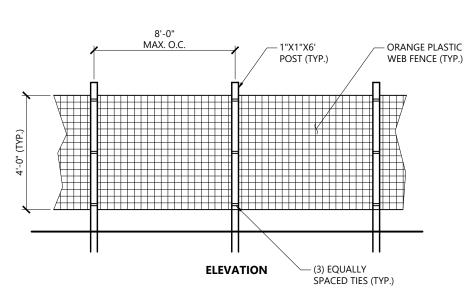


#### 1½" CRUSHED STONE -**CROSS-SECTION**

- 1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS
- 2. THE EXIT 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 CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
- 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit		1/16
N.T.S.	Source: VHB	LD_682





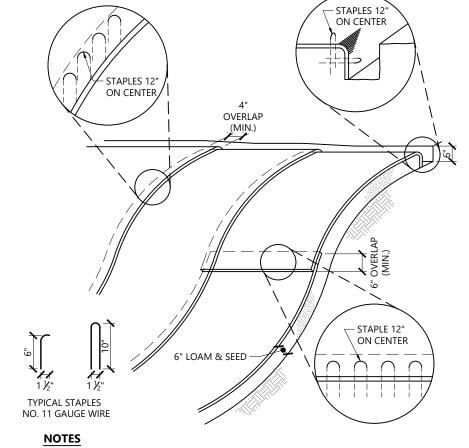
1. INSTALL TREE PROTECTION FENCE AT THE DRIP

**Tree Protection Fence** LD\_610

LINE OF EXISTING TREES TO REMAIN.

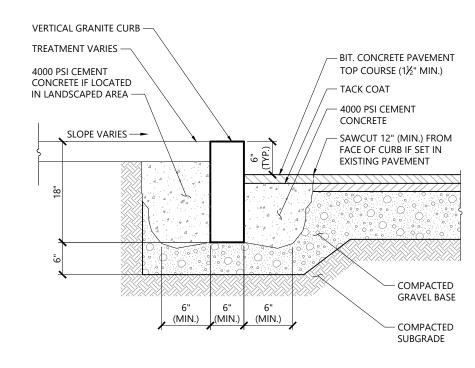


Suite 400 Providence, RI 02903 401.272.8100

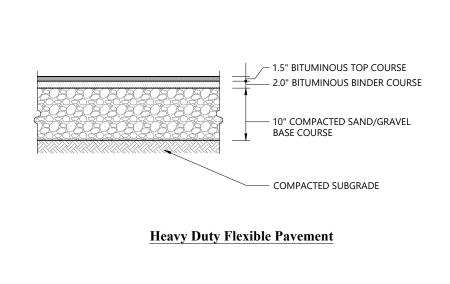


- 1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
- 2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
- 3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
- 4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
- 5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

6.	EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.	
<b>Erosion Control Blanket Slope Installation</b>		
N.T.S.	Source: VHB	LD_680



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

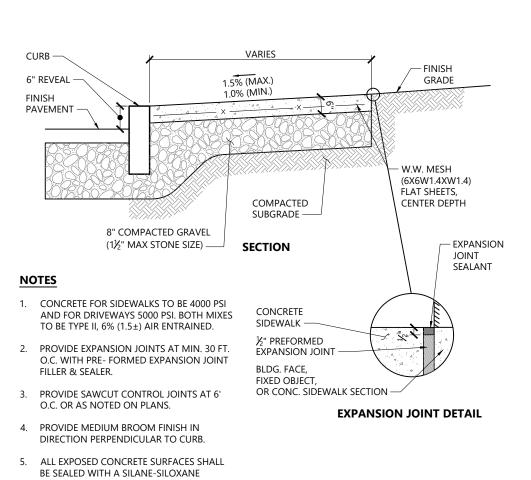


# 1. PAVEMENT DESIGN CONFORMS TO DEVENS RULES AND REGULATIONS

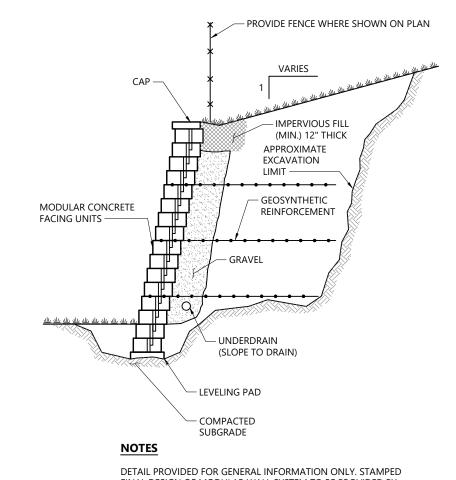
2. FINAL PAVEMENT SECTION DESIGN SHALL BE PROVIDED BY

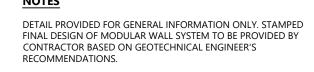
GEOTECHNICAL ENGINEER

Bituminous Co	oncrete Pavement Sections	1/16
N.T.S.	Source: VHB	LD_430



PRODUCT.		
<b>Concrete Side</b>	walk	3/20
N.T.S.	Source: VHB	LD_420



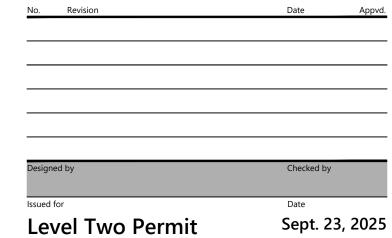


Modular Reta	ining Wall		10/20
N.T.S.	Source: VHB	REV	LD 750



## **Commonwealth Fusion Systems Campus Building 4**

111 Hospital Road Devens, MA



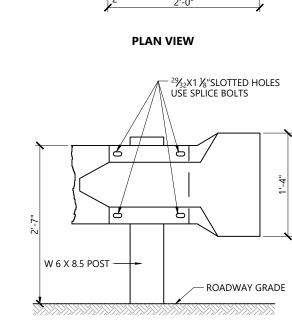


Project Number

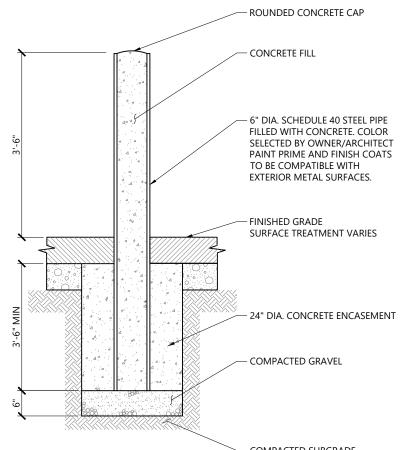
14867.07

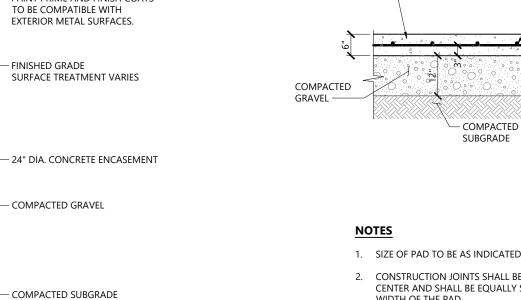
W 6X8.5 POST — F-3-70 BOLT -

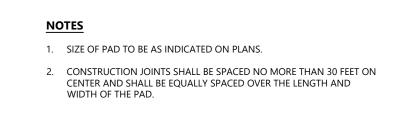
STANDARD OFFSET BLOCK -



**ELEVATION VIEW** 







– 5000 PSI CEMENT

CONCRETE (TYPE II)

6%(1.5%±) AIR ENTRAINED



**BOTH WAYS** 

(CENTERED)

— BITUMINOUS

CONCRETE PAVEMENT



1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO

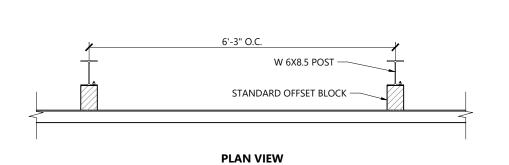
COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED. 2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.

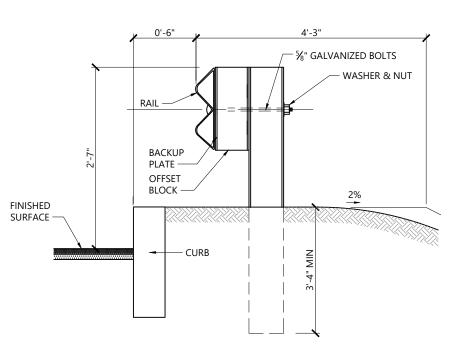
3. ALL LONGITUDINAL CROSSWALK LINES SHALL BE THE SAME LENGTH

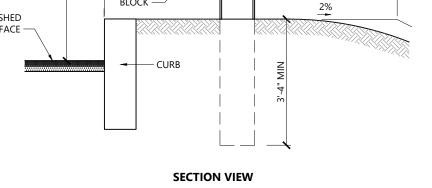
8' (MIN.)

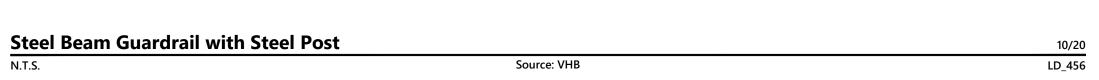
AND PROPERLY ALIGNED.

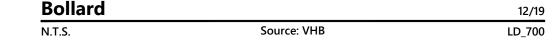
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.







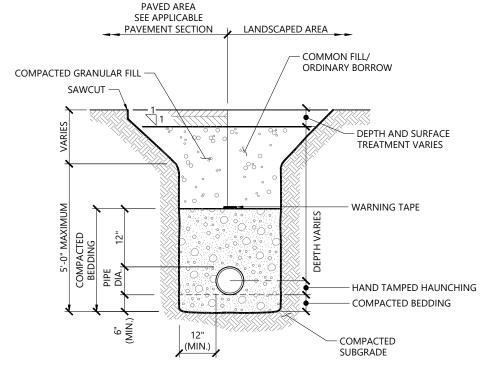






- 1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
- 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%. 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
- 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED 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.

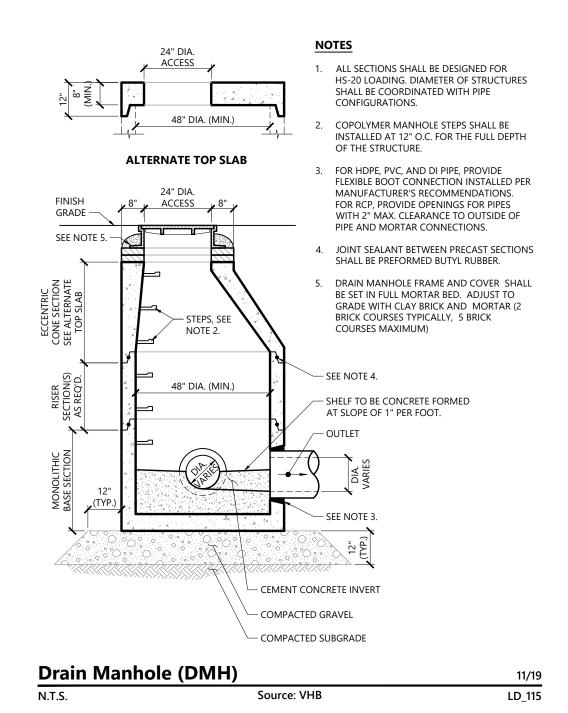


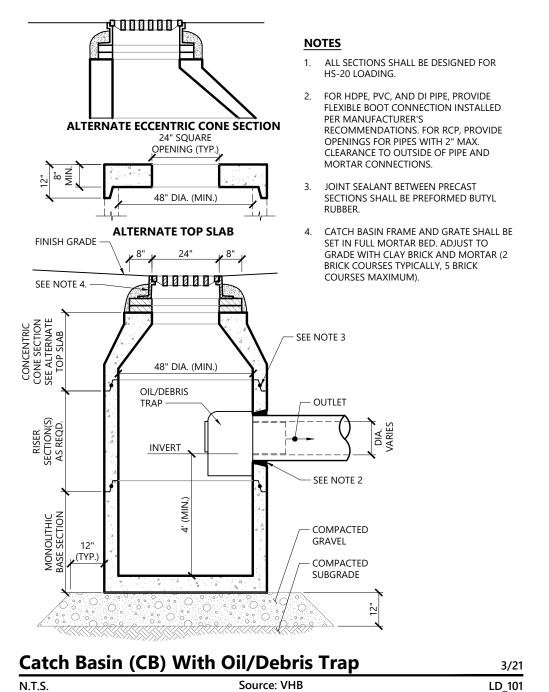


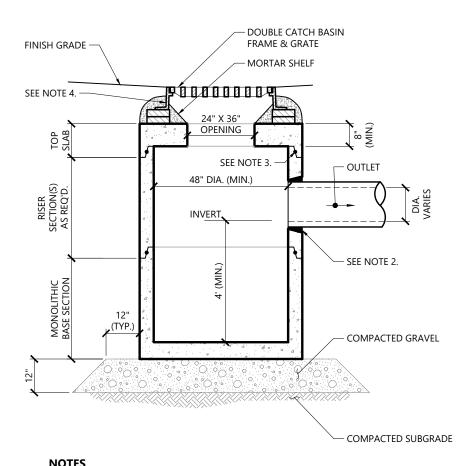
N.T.S.

- 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
- **Utility Trench**

Source: VHB

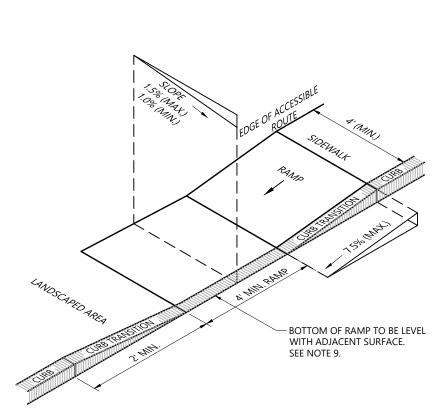






- 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
- 2. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
- 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER. 4. DOUBLE CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICKS TYPICALLY, 5 BRICK COURSES MAXIMUM)

**Double Grate Catch Basin (DCB)** 11/19 N.T.S. LD\_102



8"X8"X6"

8"X8"X8"

- 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
- 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.

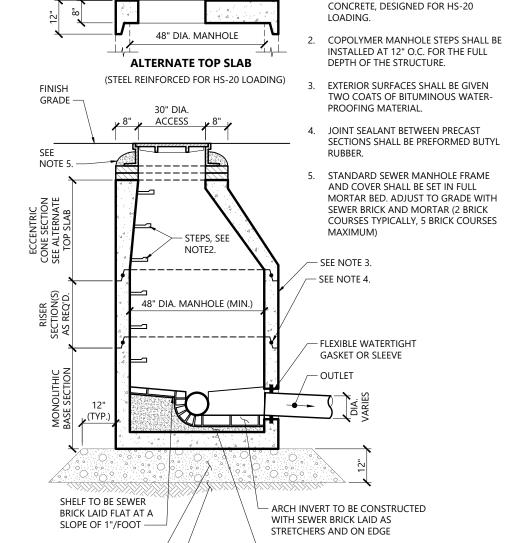
Accessible Cu	ırb Ramp (ACR) Type 'G'	12/20
N.T.S.	Source: VHB	LD 506

**TABLE OF DIMENSIONS** 

**TABLE OF DIMENSIONS** 

12"X12"X8"

SECTION 2-2



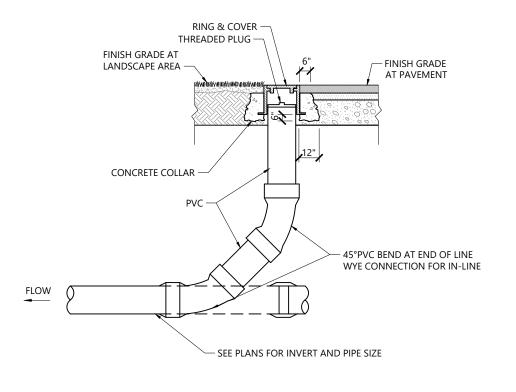
**Interior Drop Sewer Manhole (SMH)** 



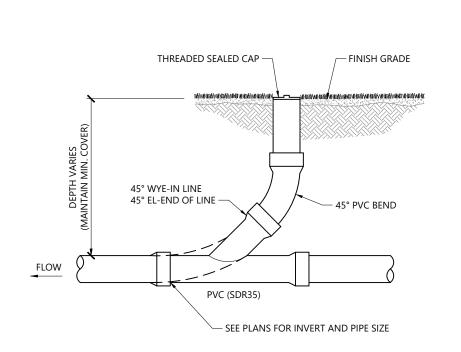
11/19

LD\_300

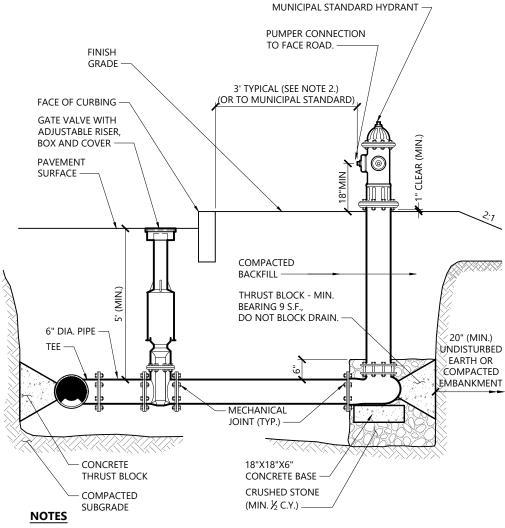
STRUCTURES SHALL BE PRECAST



Cleanout (CO)		12/19
N.T.S.	Source: VHB	LD_303



Cleanout (CO)	11/19	
N.T.S.	Source: VHB	LD_302



- 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

REDUCER FITTING

45° BEND -

	S OTHERWISE APPROVED BY AUTHORITY HAVING JURISDIC	
<b>Hydrant Cons</b>	truction	12/19
N.T.S.	Source: VHB	LD_250

GALVANIZED ¼ INCH WIRE MESH SCREEN PIPE CAP W/STAINLESS STEEL HOSE CLAMP TO SECURE SCREEN -

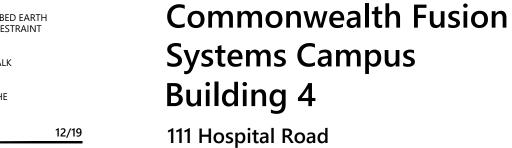
— FASTENER

1% MIN. SLOPE -

COLLECTION PIPE (SIZE PER PLAN) —

- SCREEN DETAIL -

FINISH GRADE



Approved by:

**Devens Enterprise Commission** 

NOTES

Devens, MA

1 Cedar Street

401.272.8100

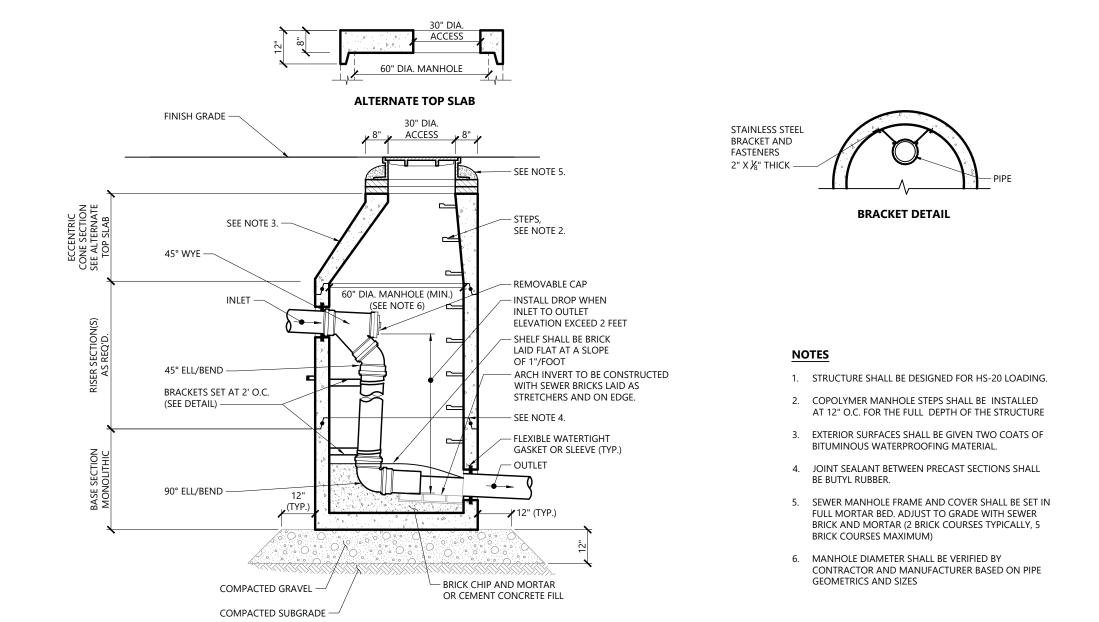
Providence, RI 02903

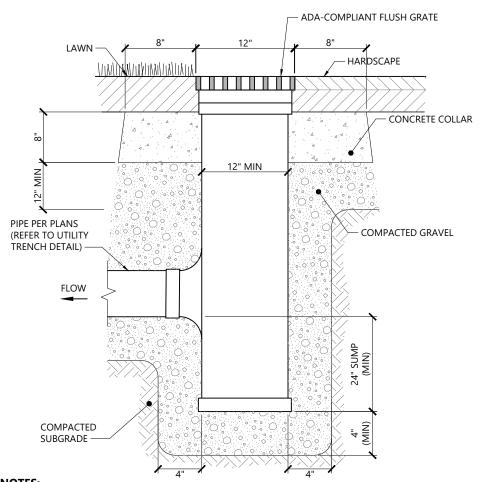
Suite 400

**Level Two Permit** Sept. 23, 2025

Not Approved for Construction Site Details 2

14867.07





LD\_205

1. AREA DRAINS SHALL BE NYLOPLAST 12" DIAMETER DRAIN BASIN, OR APPROVED EQUAL. 2. GRATES SHALL BE NYLOPLAST 12" PEDESTRIAN MODEL 1299CGP OR 12" DOME GRATE MODEL 1299CGD

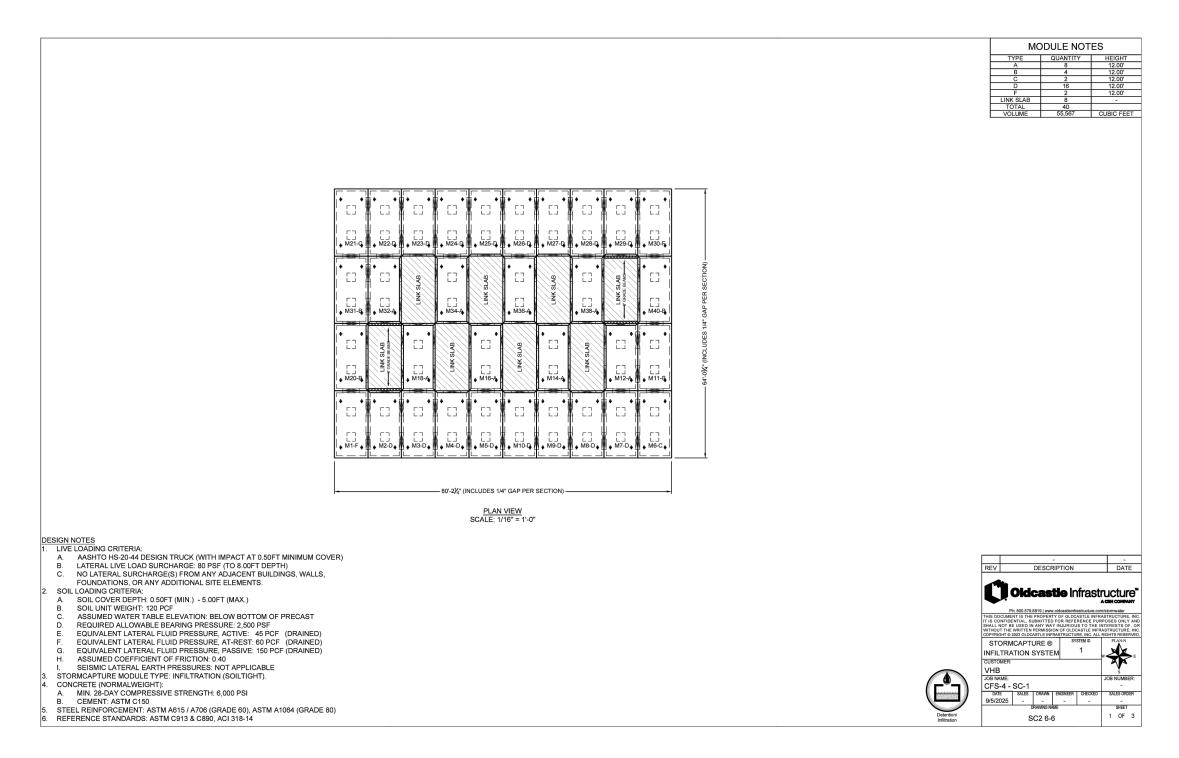
(OR APPROVED EQU	JAL).				
Area Drain (A	D) Type 1		12/19	Downspout R	Rain Leader
N.T.S.	Source: VHB	REV	LD_193	N.T.S.	Source:

PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE

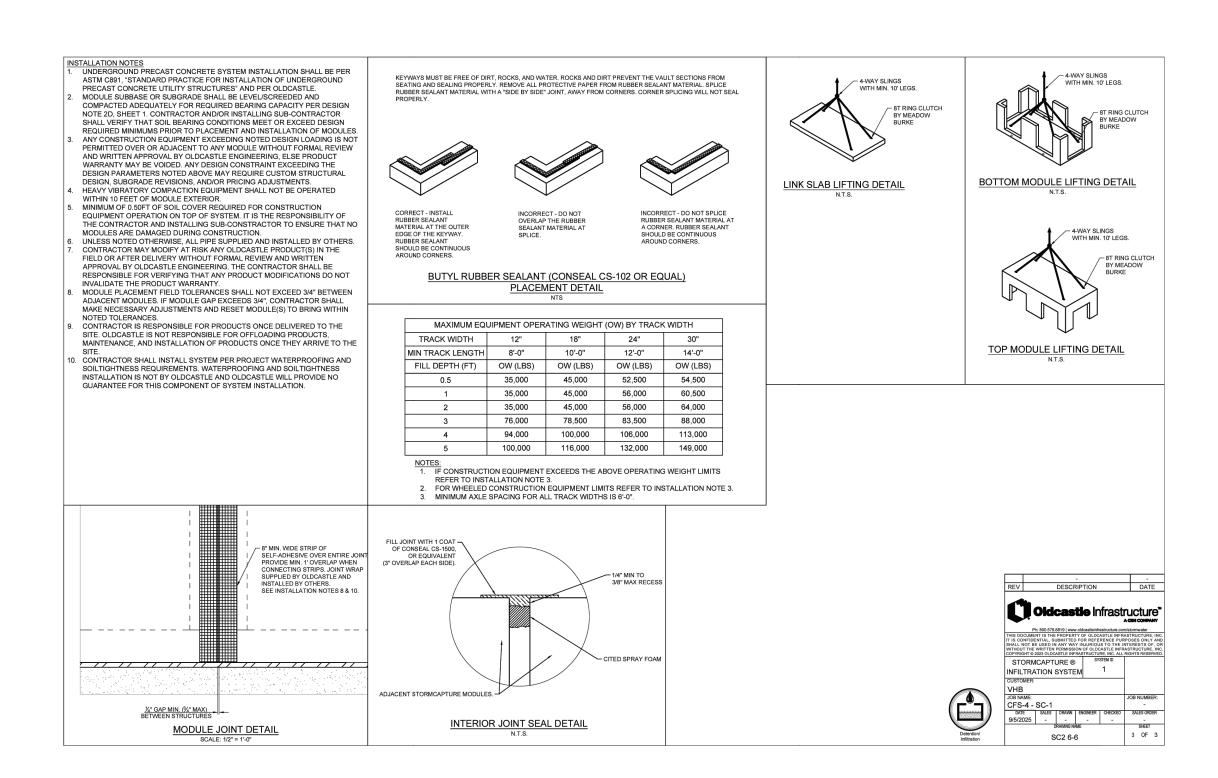
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.

ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.

3. CONCRETE SHALL BE 3,000 PSI-TYPE I.



# Subsurface Infiltration System - StormCapture SC-1 - Plan View N.T.S. Source: Oldcastle



#### **Subsurface Infiltration System - StormCapture SC-1 - Details**

7. WRITTEN APPROVAL OF SUBMITTAL DRAWINGS ALONG WITH SIGNED PURCHASE ORDER REQUIRED FOR BEGINNING OF PRODUCT FABRICATION. ANY SYSTEM MODIFICATION POST-APPROVAL MAY RESULT IN CHANGE ORDER(S) AND/OR POTENTIAL DELIVERY DELAYS.

8. ALL SAND FILTER MEDIA, DRAIN ROCK AGGREGATE, PIPE, AND FITTINGS DEPOLICED BY CONTRACTOR. STORMCAPTURE MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT REVIEWING NOTES

1. THIS SYSTEM HAS BEEN DESIGNED PER THE DESIGN PARAMETERS SPECIFIED 5. STORMCAPTURE MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT OLDCASTLE FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. DESIGN OF THE STORMCAPTURE PRECAST MODULE SYSTEM ASSUMES NO . THIS SYSTEM HAS BEEN DESIGNED PER THE DESIGN PARAMETERS SPECIFIED IN THE DESIGN NOTES. REVIEWING ENGINEER SHALL VERIFY THAT THESE PARAMETERS MEET OR EXCEED PROJECT SPECIFIC REQUIREMENTS. IF SITE CONDITIONS DIFFER FROM NOTED DESIGN PARAMETERS, REVIEWING ENGINEER SHALL NOTIFY OLDCASTLE FOR POTENTIAL REDESIGN AND/OR PRICING ADJUSTMENTS.

2. REVIEWING ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, DESIGN AND ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, DESIGN OF THE STORMCAPTURE PRECAST MODULE SYSTEM ASSUMES NO ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) WITHIN A 1:1 INFLUENCE LINE FROM THE BOTTOM EDGE OF ANY SYSTEM MODULE. ANY SITE ELEMENTS BEYOND THIS ZONE OF INFLUENCE ARE ASSUMED TO HAVE NO IMPACT ON THE SYSTEM AND EXERT ZERO LATERAL SURCHARGE ONTO THE MODULES. THE CONTRACTOR SHALL VERIFY THAT ANY ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) DO NOT LIE WITHIN THIS INFLUENCE ZONE OR DO NOT SURCHARGE THE PRECAST MODULES. 2. REVIEWING ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER SHALL VERIFY ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
1. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE ELEVATION PER DESIGN NOTE 2C, SHEET 1. REVIEWING ENGINEER SHALL VERIFY THAT THE DESIGN GROUNDWATER ELEVATION MEETS OR EXCEEDS SITE CONDITION REQUIREMENTS. NOTIFY OLDCASTLE IF SITE CONDITIONS VARY FROM WHAT HAS BEEN SPECIFIED FOR POTENTIAL SYSTEM DESIGN CHANGES AND/OR HAS BEEN SPECIFIED FOR POTENTIAL SYSTEM DESIGN CHANGES AND/OR PRICING ADJUSTMENTS. STORMCAPTURE MODULES BY OLDCASTLE INFRASTRUCTURE. EL: 251.42 EL: 250.08 (SEE NOTE 2) DESCRIPTION DATE TYPICAL ELEVATION Oldcastle Infrastructure 2. CONTRACTOR TO CONFIRM IN FIELD THAT THERE IS AT LEAST 48" OF LISDA SAND BELOW ENTIRE INFILTRATING SURFACE. IF A CONFINING LAYER IS FOUND BELOW THE INFILTRATION SYSTEM, STORMCAPTURE ® THE CONTRACTOR SHALL REMOVE THE CONFINING MATERIAL BELOW JOB NUMBER:

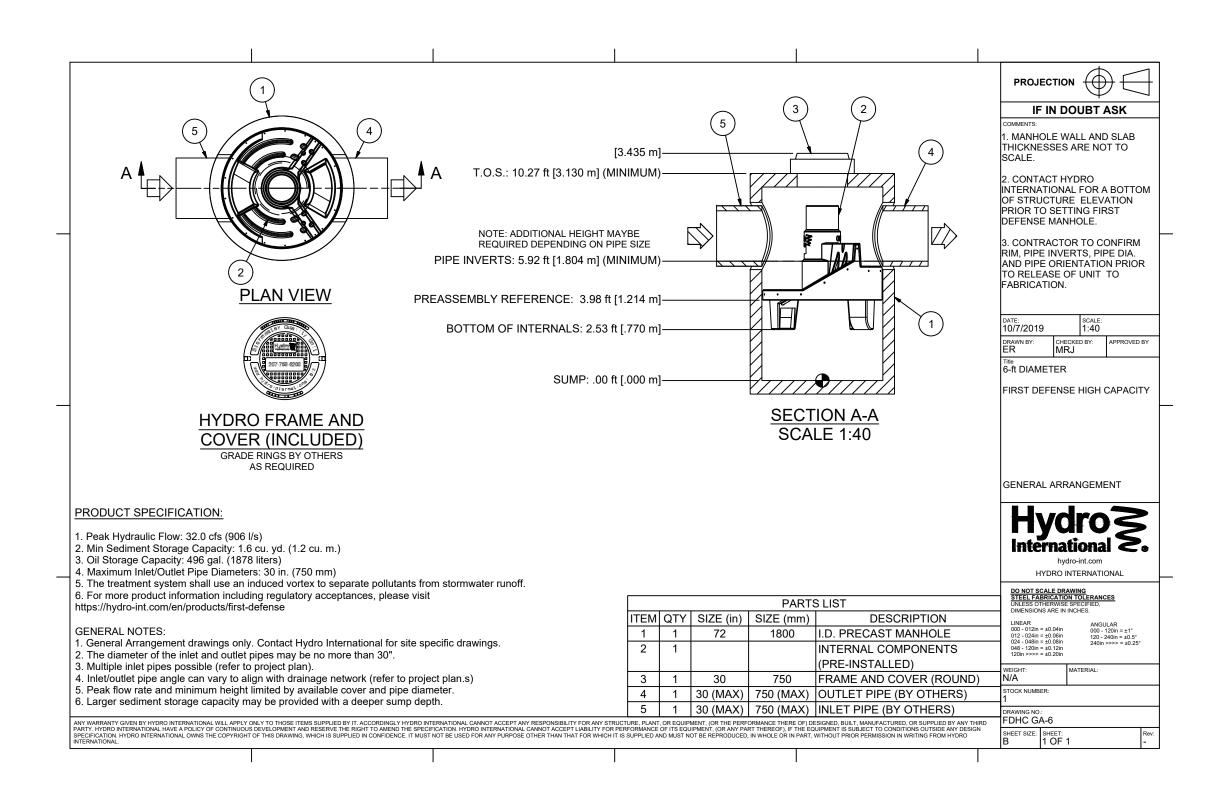
CFS-4 - SC-1

DATE SALES DRAWN BRONER CHECKED SALES ORDER

9/5/2025 - DRAWNS UNKE - 2.05.2 THE SYSTEM AND REPLACE WITH ASTM C-33 SAND TO ACHIEVE THE MINIMUM 48" REQUIRED. SC2 6-6



#### **Subsurface Infiltration System - StormCapture SC-1 - Section View**



Water Quality Unit WQU-1	
N.T.S.	Source: Oldcastle

NOTES			
	a d la		
Approve	ea by:		
Approve	ed by:		
Approve	ea by:		

## **Commonwealth Fusion Systems Campus** Building 4

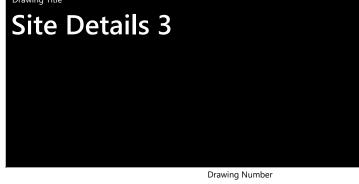
111 Hospital Road Devens, MA

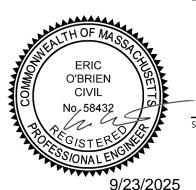
No.	Revision	Date	Appvd.
Designe	ed by	Check	ed by

Sept. 23, 2025

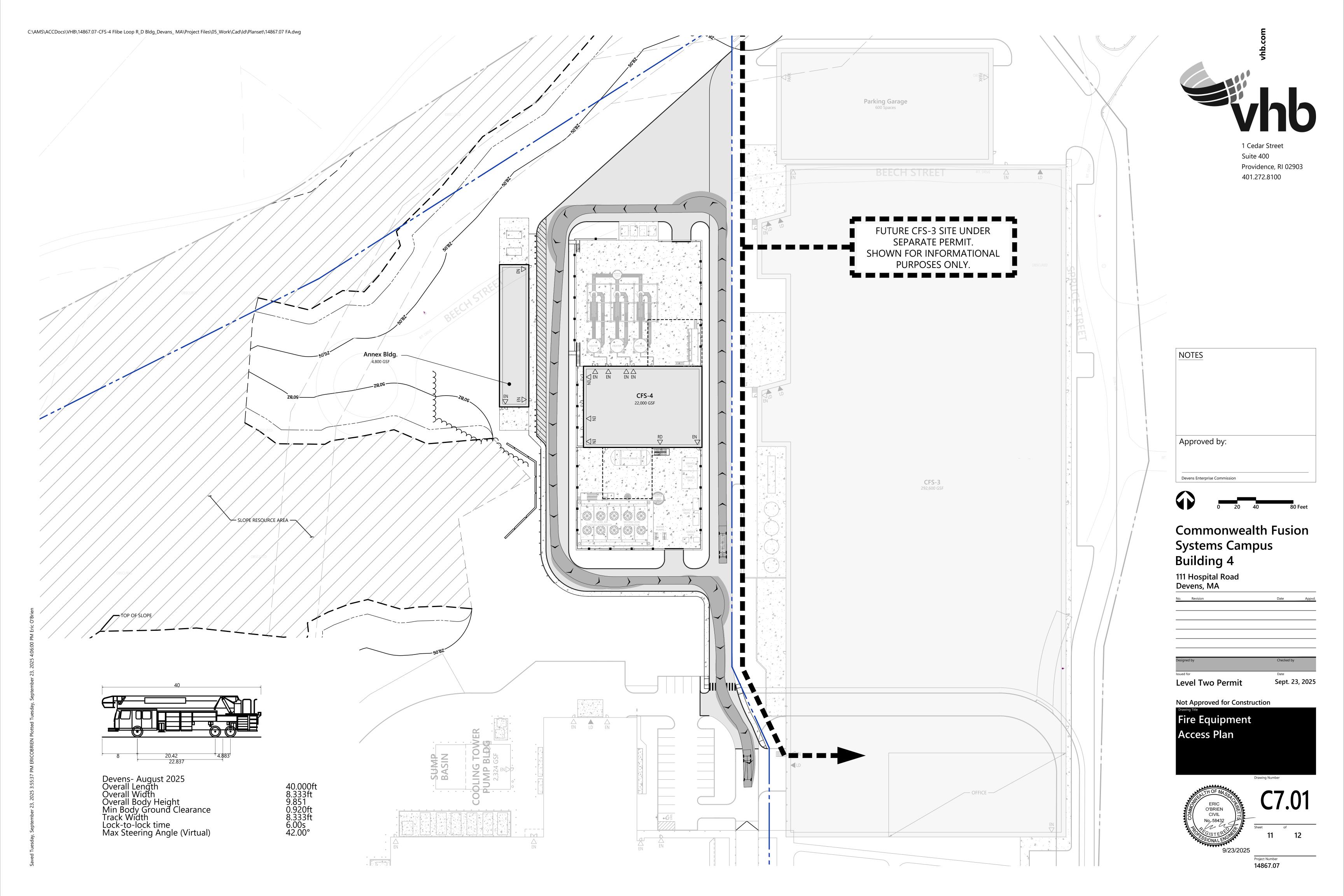
Not Approved for Construction

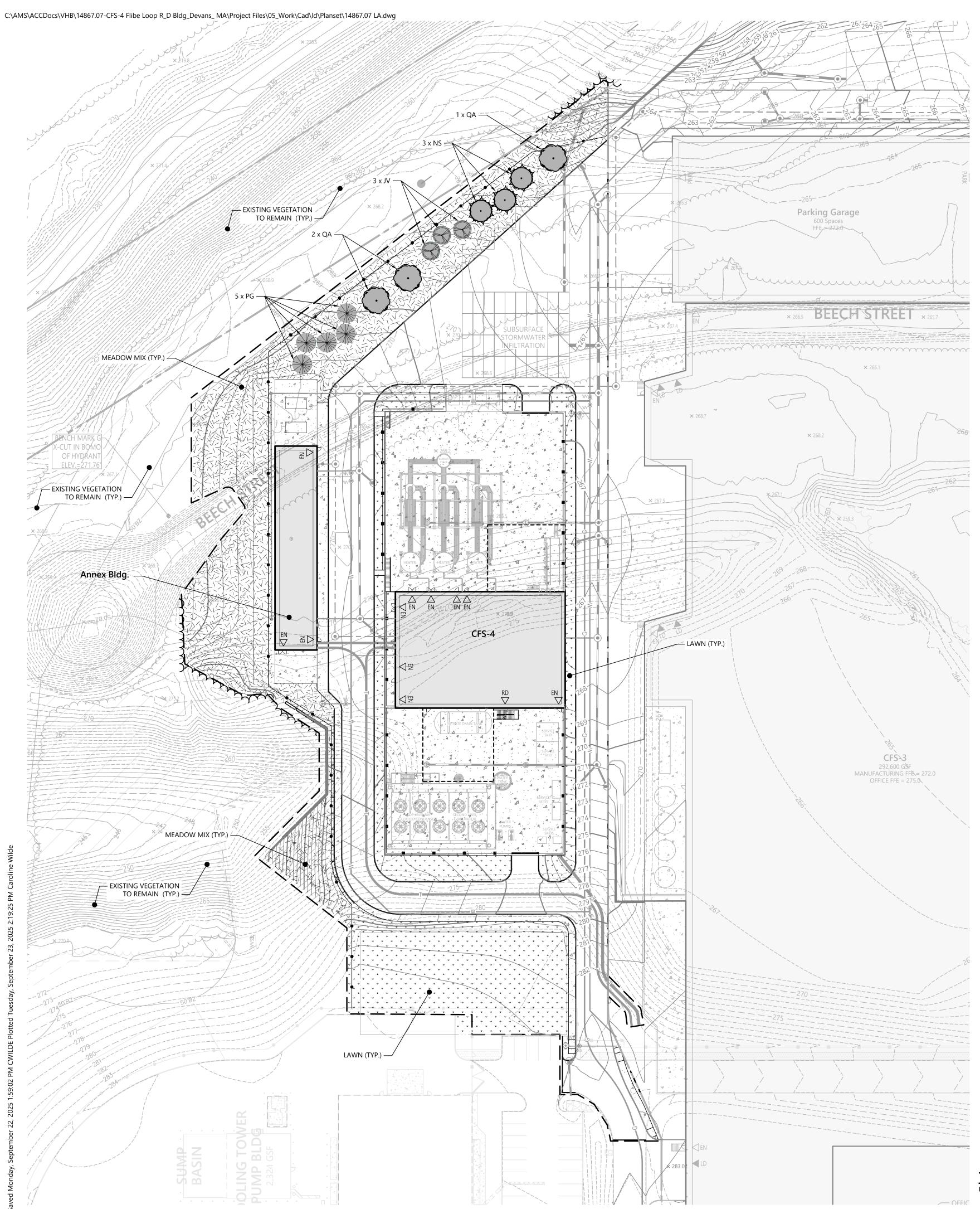
**Level Two Permit** 





14867.07





#### PLANTING NOTES

- 1. THE FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE A/E &
- 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. DISTRUBED 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 DISTURBED 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.

#### LANDSCAPE MAINTENANCE NOTES

- 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.

#### LANDSCAPE GRADING NOTES

- 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 OF CULTIVATE TO THE FOLLOWING DEPTHS:
- 2.2.1. SEEDED OR SODDED AND GROUNDCOVER AREAS: 6 INCHES (150 MM)
- 2.2.2. TREE AREAS 48 INCHES (1200 MM)
- 2.3. 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.
- 2.4. REMOVE FOREIGN MATERIALS AND CONTAMINATED SUBSOIL. REMOVE STONES LARGER THAN 2 INCHES.

- HARDWOOD STAKES

OR DEADMEN (TYP.)

#### SEED MIXES

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: **Devens Enterprise Commission**

1 Cedar Street

401.272.8100

Providence, RI 02903

Suite 400

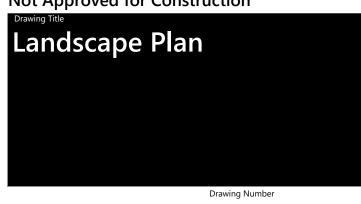
# **Commonwealth Fusion Systems Campus Building 4**

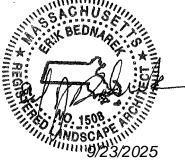
111 Hospital Road Devens, MA

NOTES

Sept. 23, 2025 **Level Two Permit** 

Not Approved for Construction





14867.07

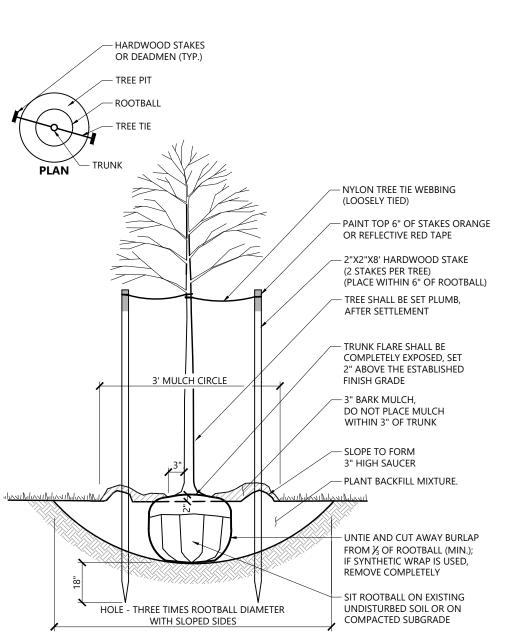


NS - NYSSA SYLVATICA / BLACK TUPELO - 3.5" TO 4" CAL.

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.



Tree Planting (For Trees Under 4" Caliper)

LD\_602

**Evergreen Tree Planting** 

HOLE - THREE TIMES ROOTBALL DIAMETER

– NYLON TREE TIE WEBBING

- TRUNK FLARE SHALL BE SET 2" ABOVE THE ESTABLISHED

- 3" BARK MULCH, DO NOT PLACE MULCH WITHIN 3" OF TRUNK

- 2"X2" HARDWOOD STAKE OR DEADMEN (2 STAKES PER TREE) TIGHTEN AS SHOWN

(LOOSELY TIED)

FINISHED GRADE

- SLOPE TO FORM A 3" HIGH SAUCER.

- PLANT BACKFILL MIXTURE.

- UNTIE AND CUT AWAY BURLAP

FROM 1/3 OF ROOTBALL (MIN.);

IF SYNTHETIC WRAP IS USED,

EXISTING UNDISTURBED SOIL

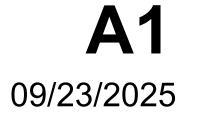
OR ON COMPACTED SUBGRADE

LD\_604

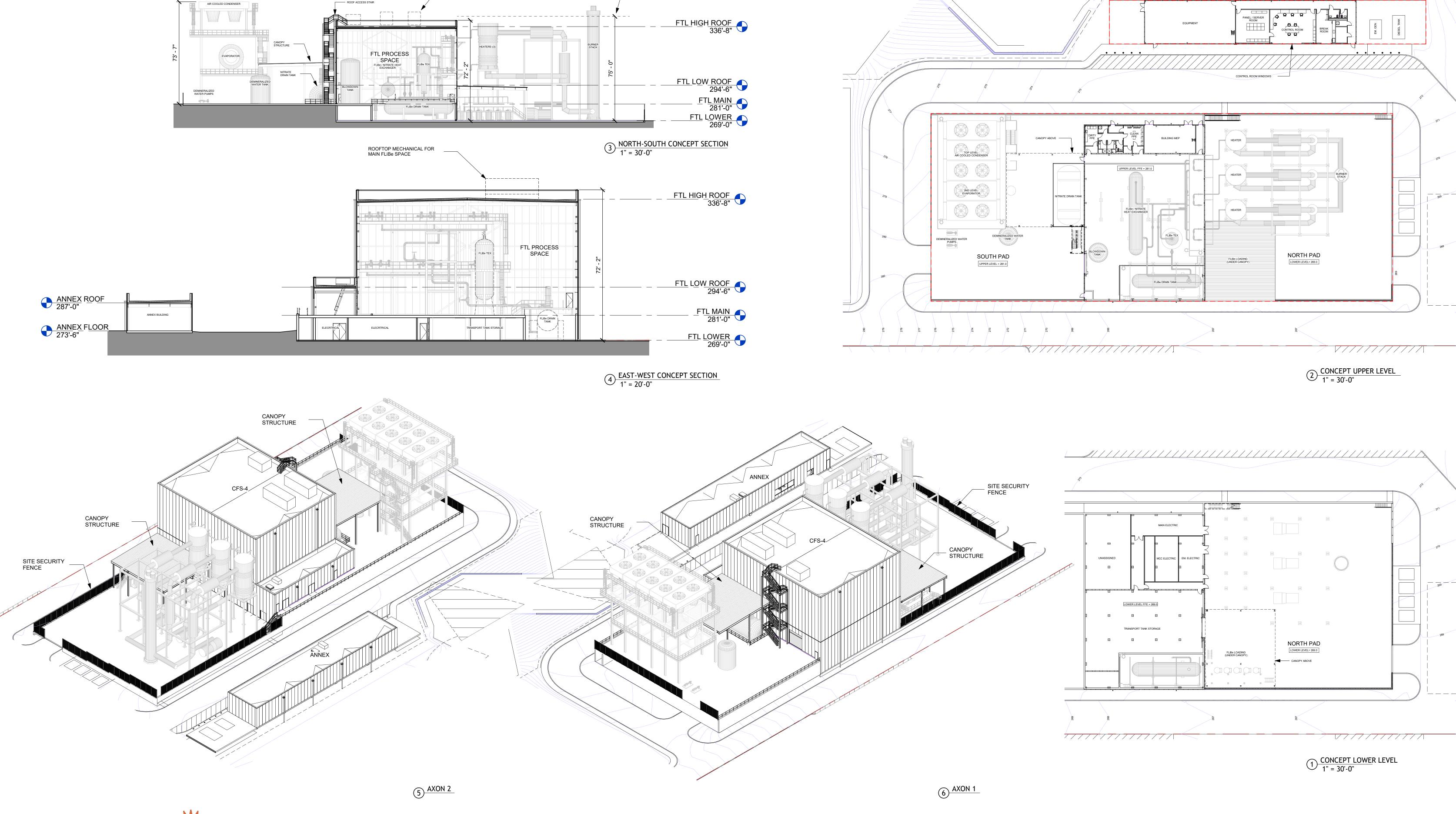
REMOVE COMPLETELY

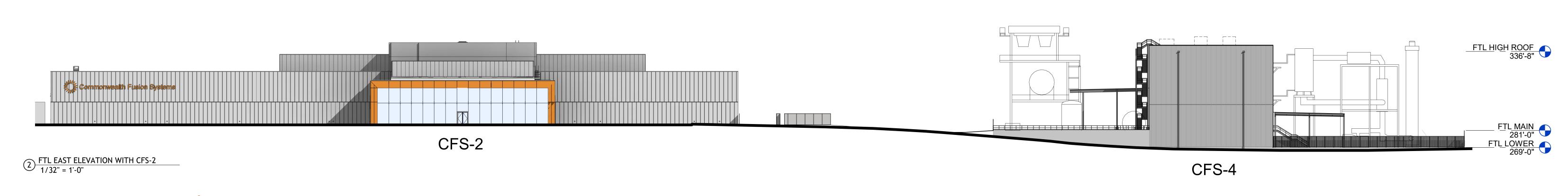
– SIT ROOTBALL ON















CFS-4

CAST-IN-PLACE CONCRETE WALL

STANDING SEAM METAL CANOPY STRUCTURE

NITRATE DRAIN TANK

**EVAPORATOR** 

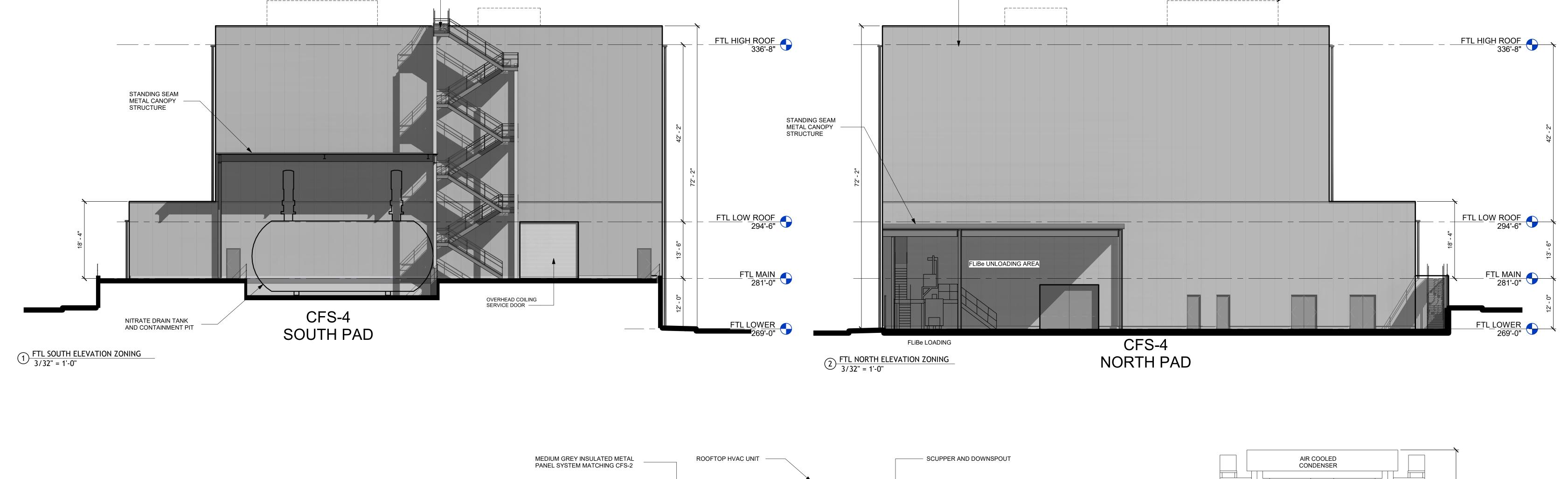
SOUTH PAD



BURNER STACK

SECURITY FENCE

 $3 \frac{\text{FTL WEST ELEVATION ZONING}}{3/32" = 1'-0"}$ 

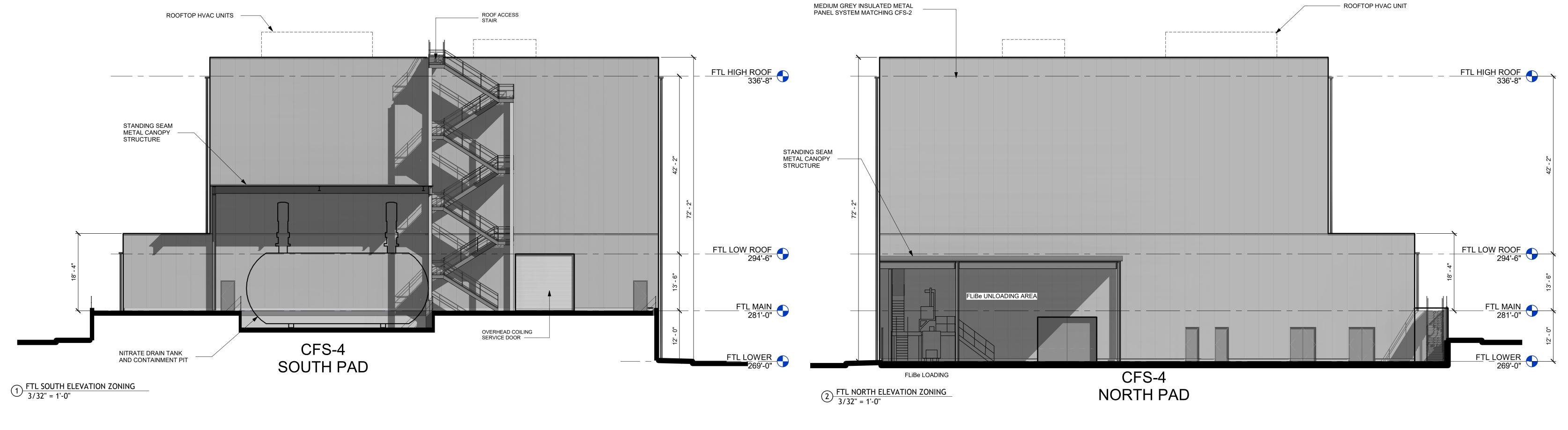


HEATER

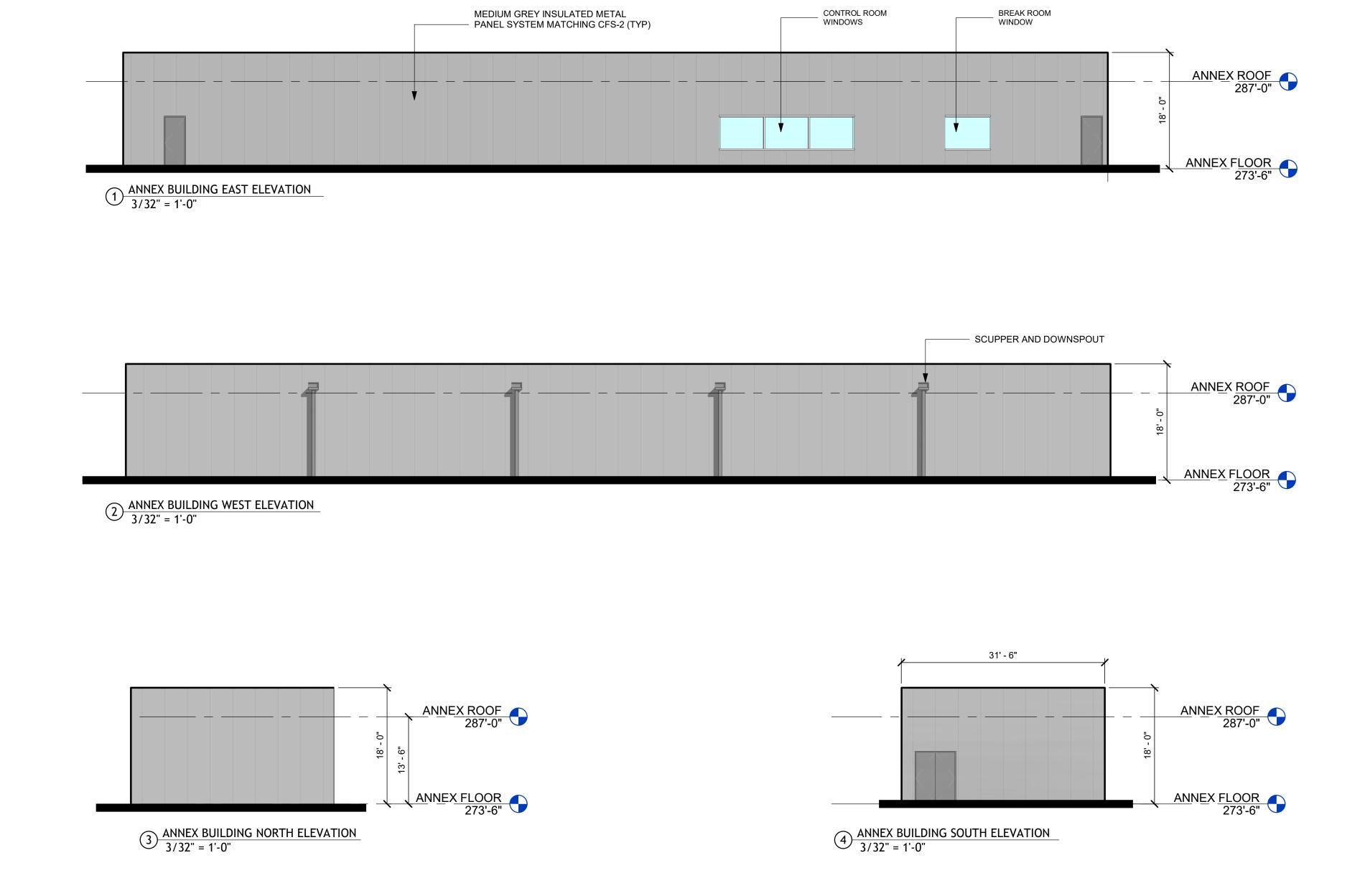
SWING GATE

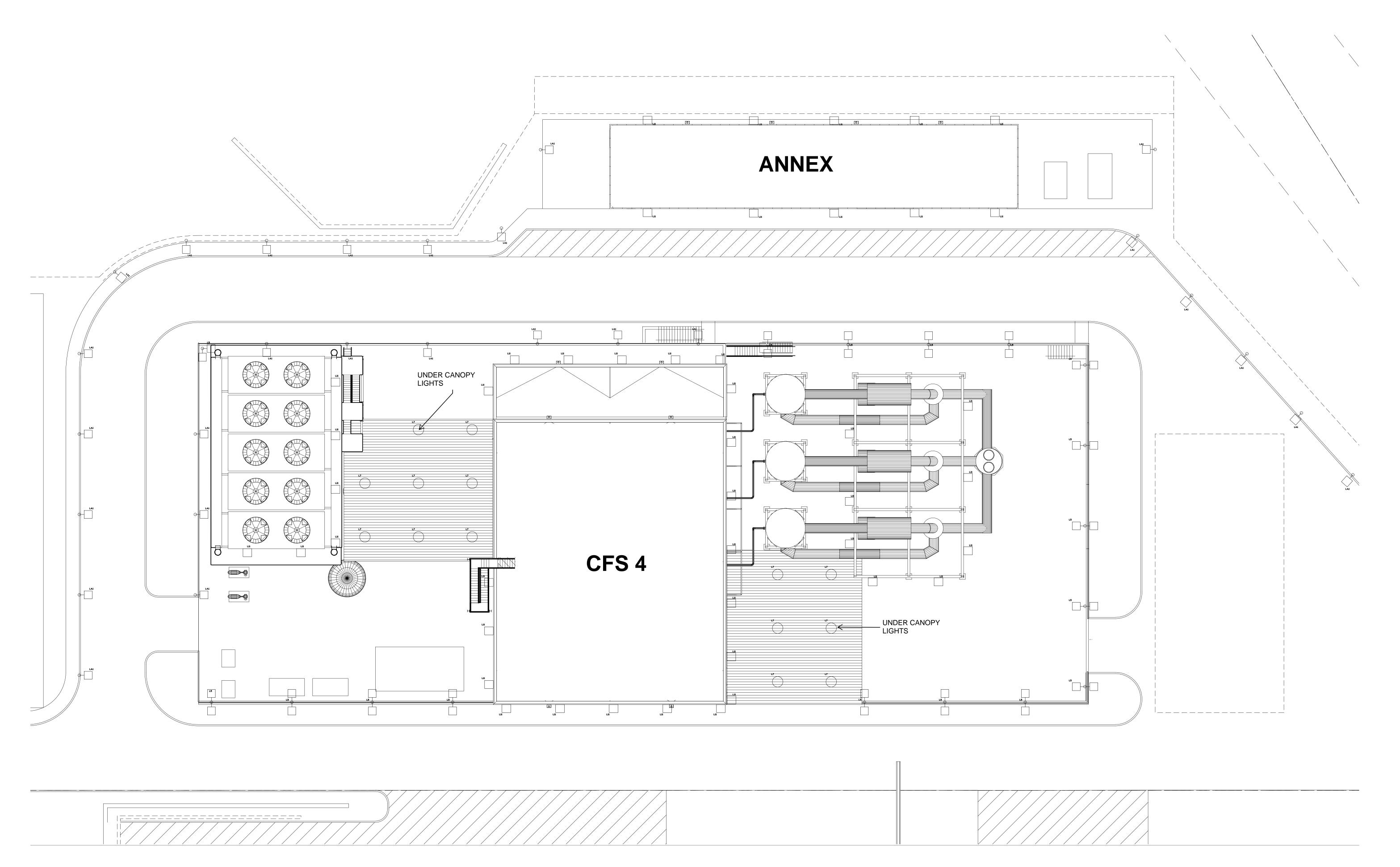
STANDING SEAM METAL CANOPY STRUCTURE

NORTH PAD

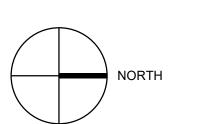








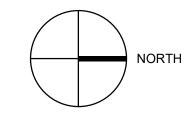


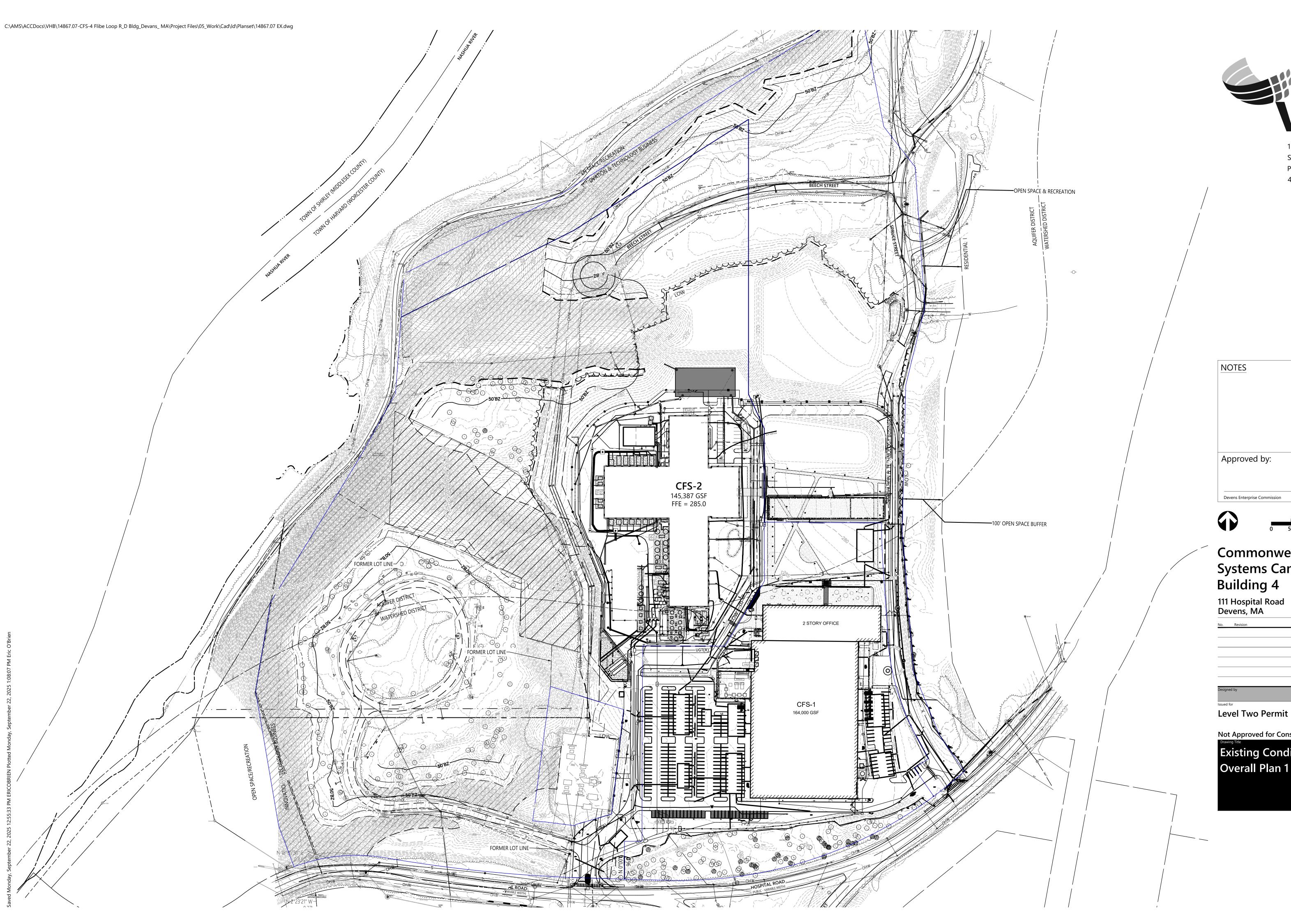


09/23/2025

LIGHTING FIXTURE SCHEDULE								
MARK	DESCRIPTION	MANUFACTURER			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		INTEGRAL LED DRIVER	120-277∨	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
5	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
.7	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	120-277∨	
_11	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	120-277∨	MOUNT FIXTURE AT 20' ABOVE GRADE









Suite 400

401.272.8100

Providence, RI 02903

Approved by: Devens Enterprise Commission





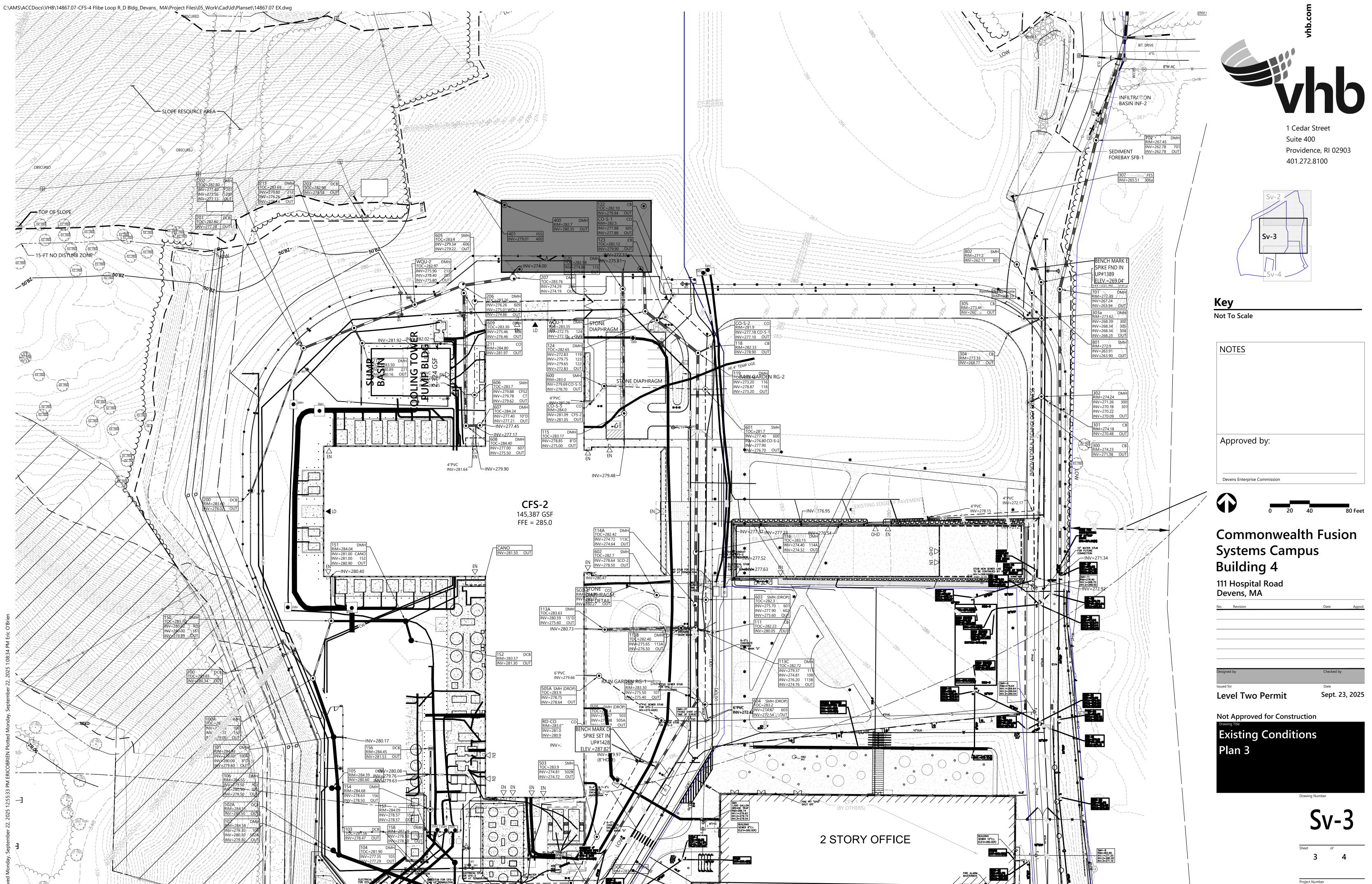
111 Hospital Road Devens, MA

Sept. 23, 2025

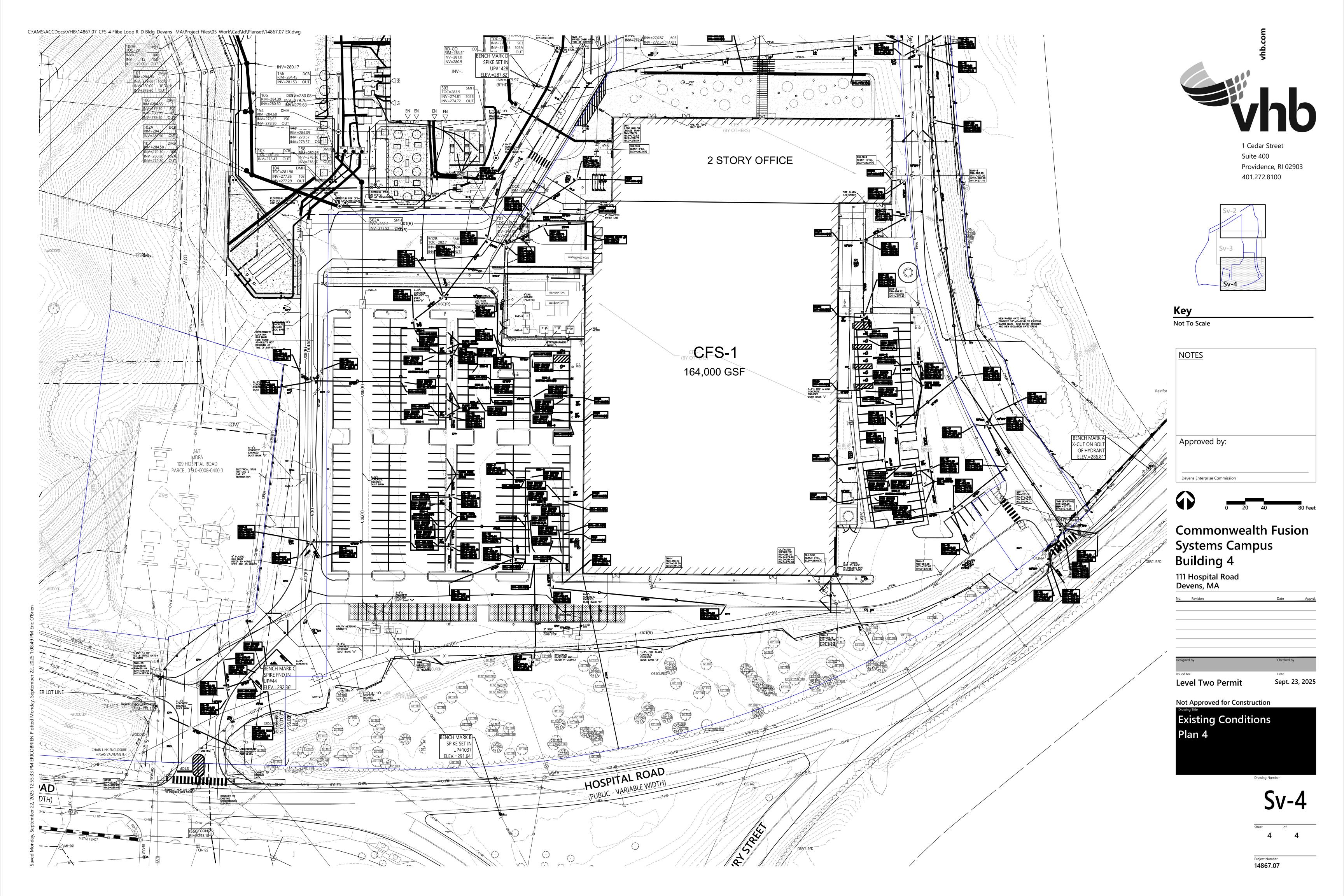
Not Approved for Construction

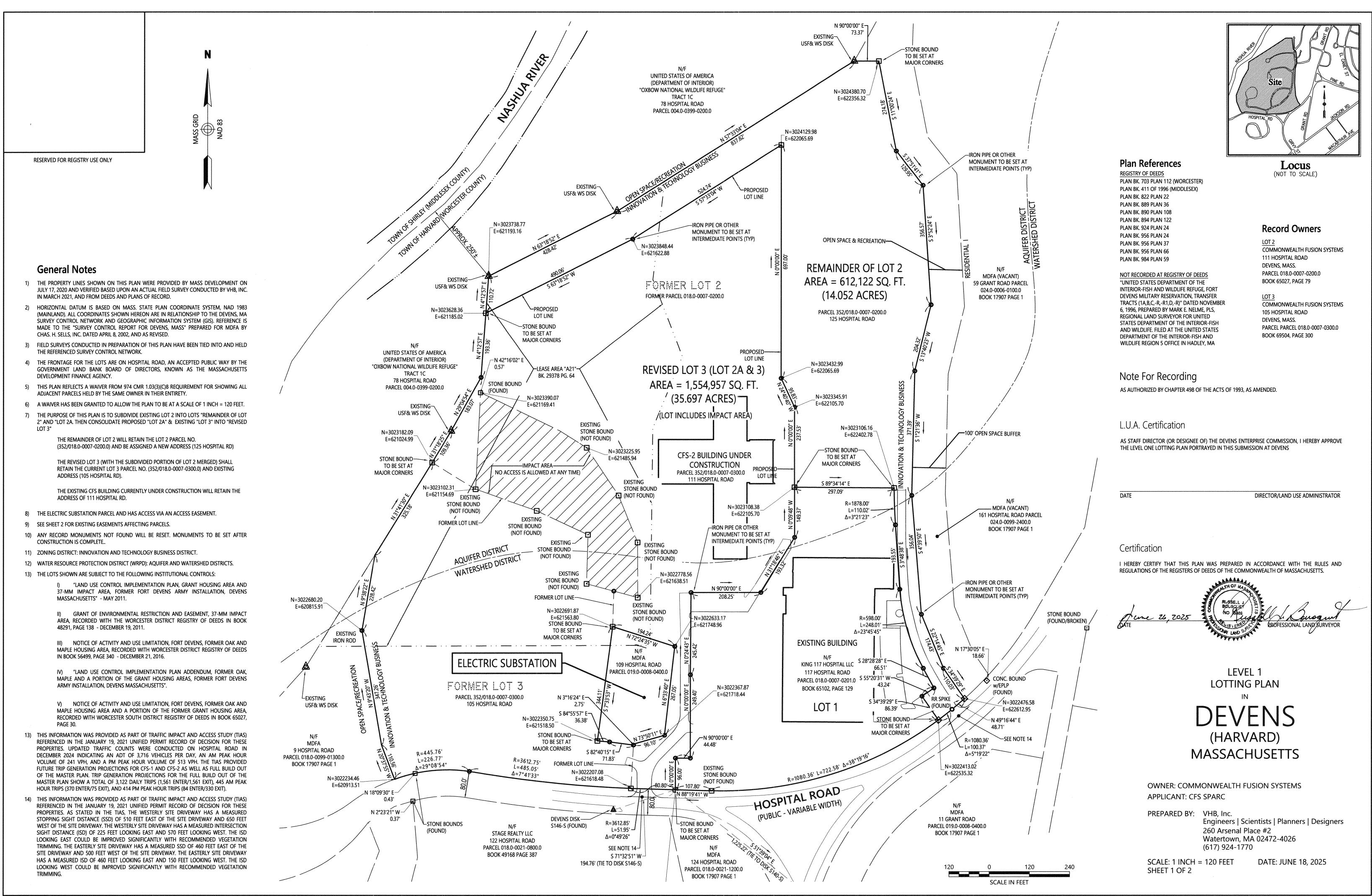
**Existing Conditions** Overall Plan 1

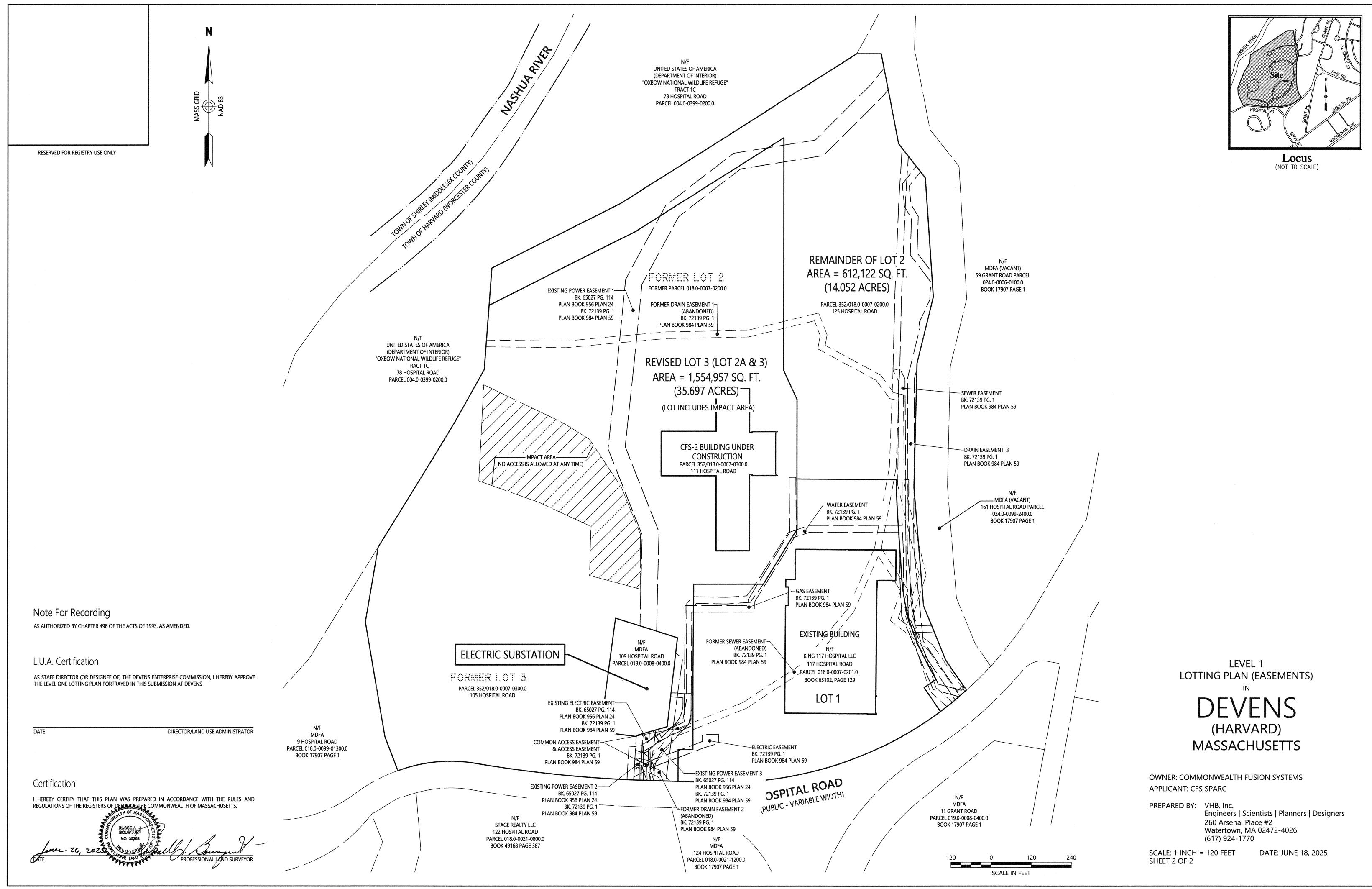


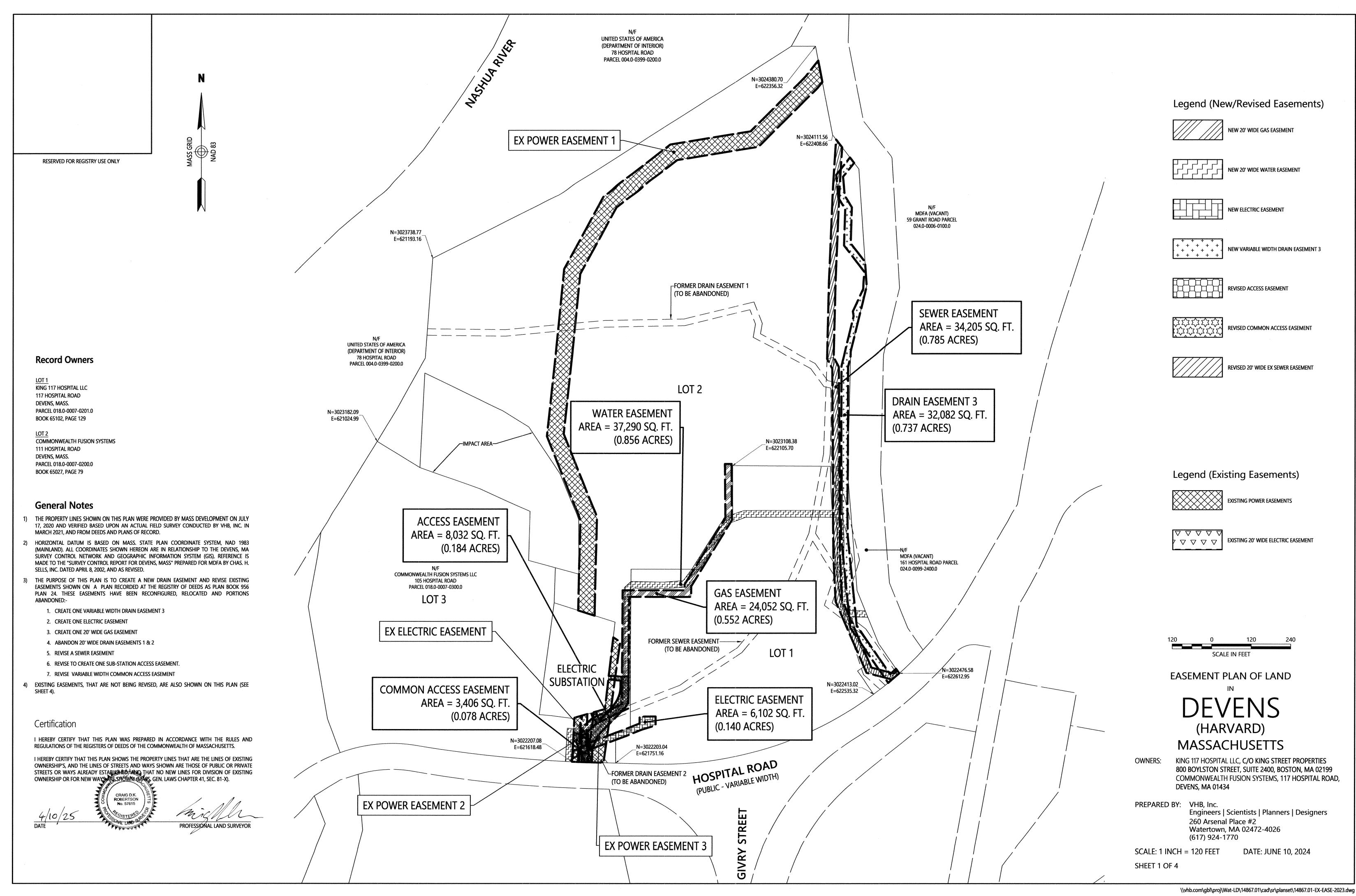


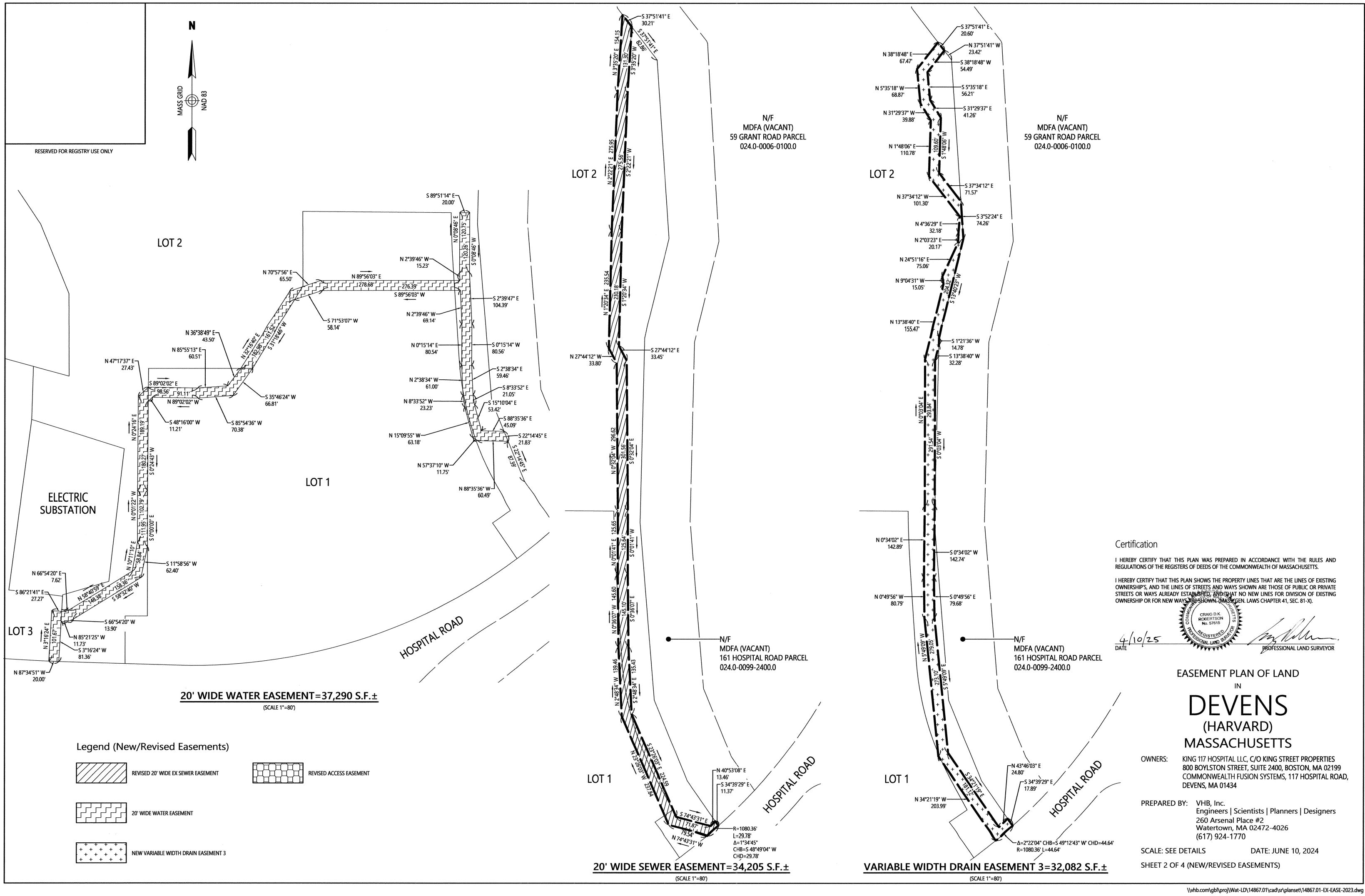
Project Number 14867.07

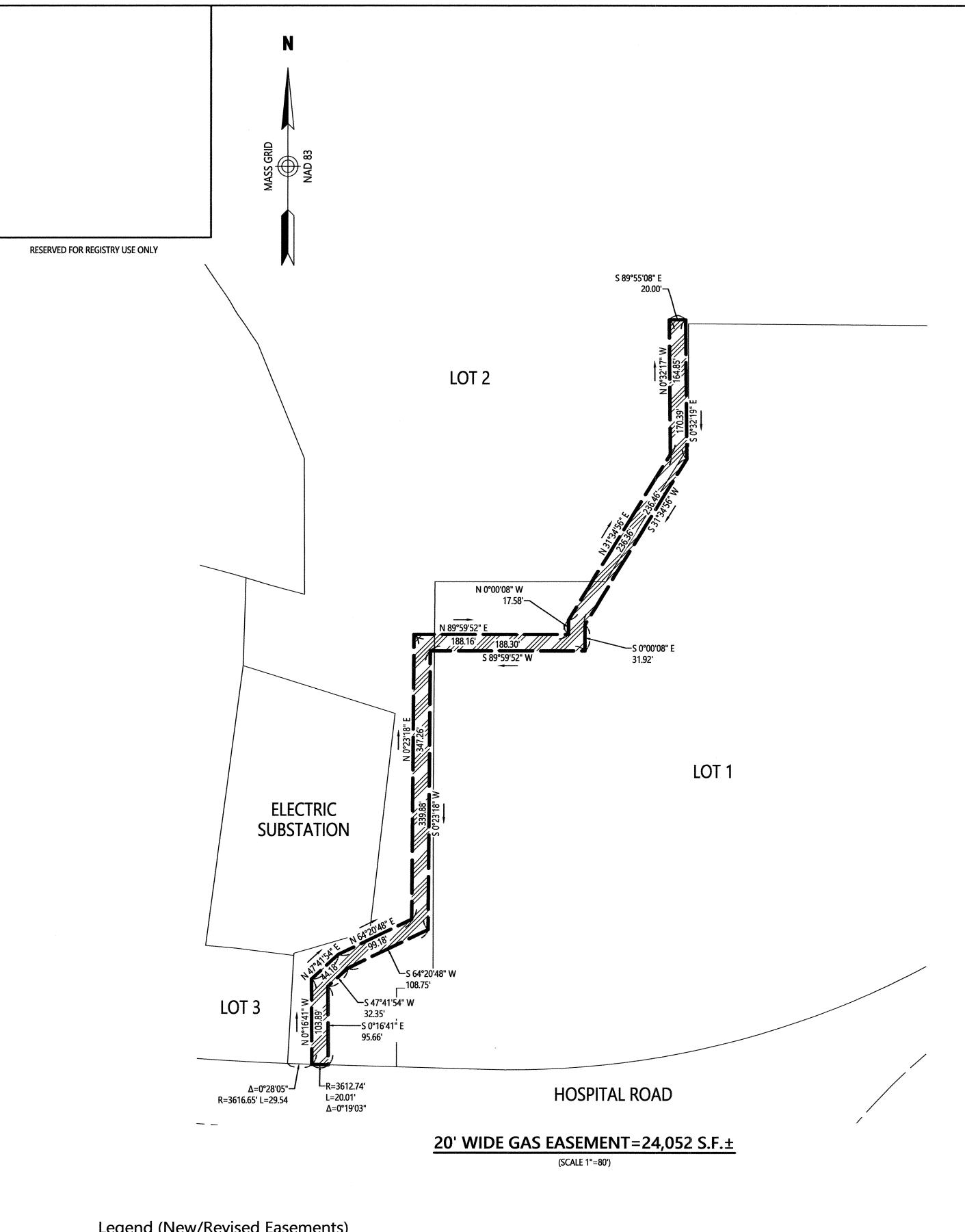


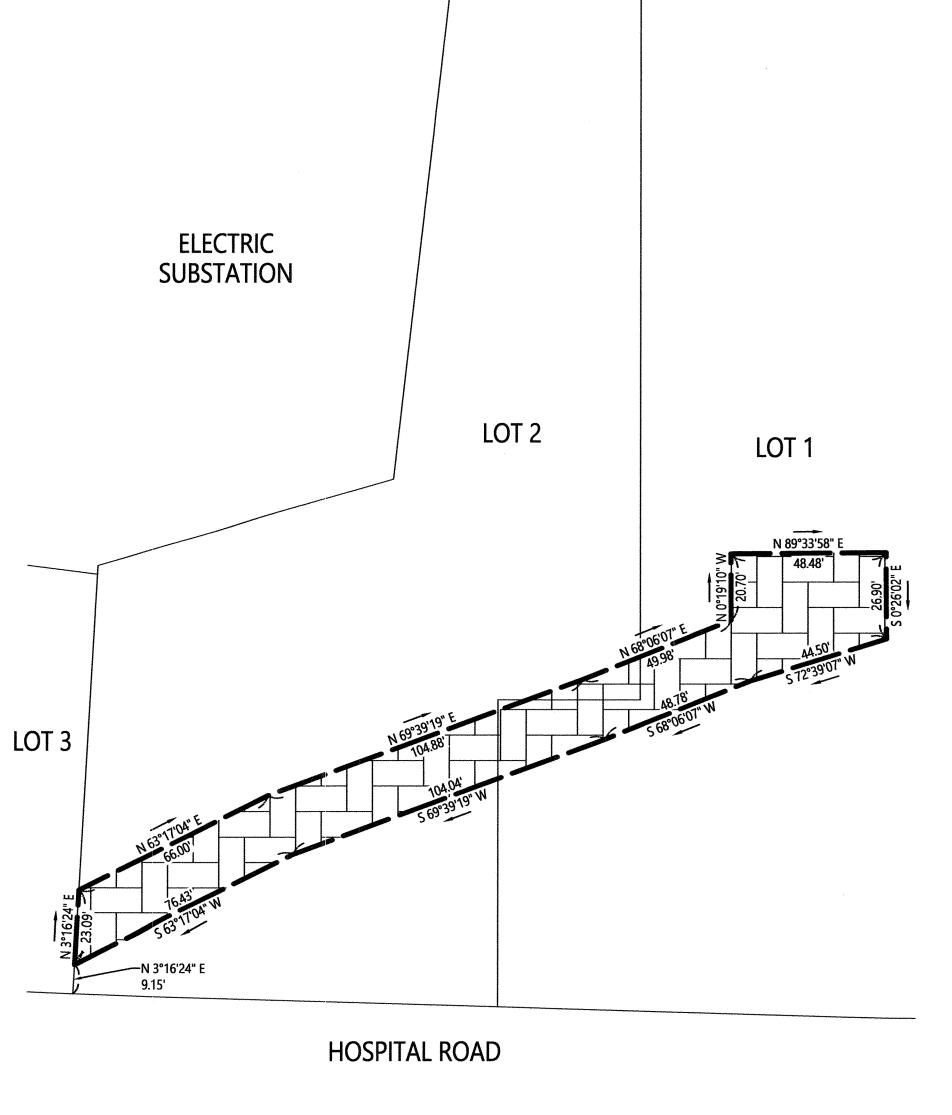












**ELECTRIC EASEMENT =6,102 S.F.**±

(SCALE 1"=30')

LOT 1 **HOSPITAL ROAD** 

COMMON ACCESS EASEMENT=3,406 S.F.± ACCESS EASEMENT =8,032 S.F.±

(SCALE 1"=30')

EASEMENT PLAN OF LAND

# DEVENS (HARVARD) MASSACHUSETTS

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.

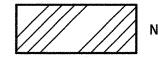
Engineers | Scientists | Planners | Designers 260 Arsenal Place #2 Watertown, MA 02472-4026

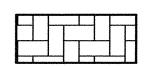
(617) 924-1770 SCALE: SEE DETAILS

DATE: JUNE 10, 2024

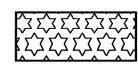
SHEET 3 OF 4 (NEW/REVISED EASEMENTS)

Legend (New/Revised Easements)





NEW ELECTRIC EASEMENT



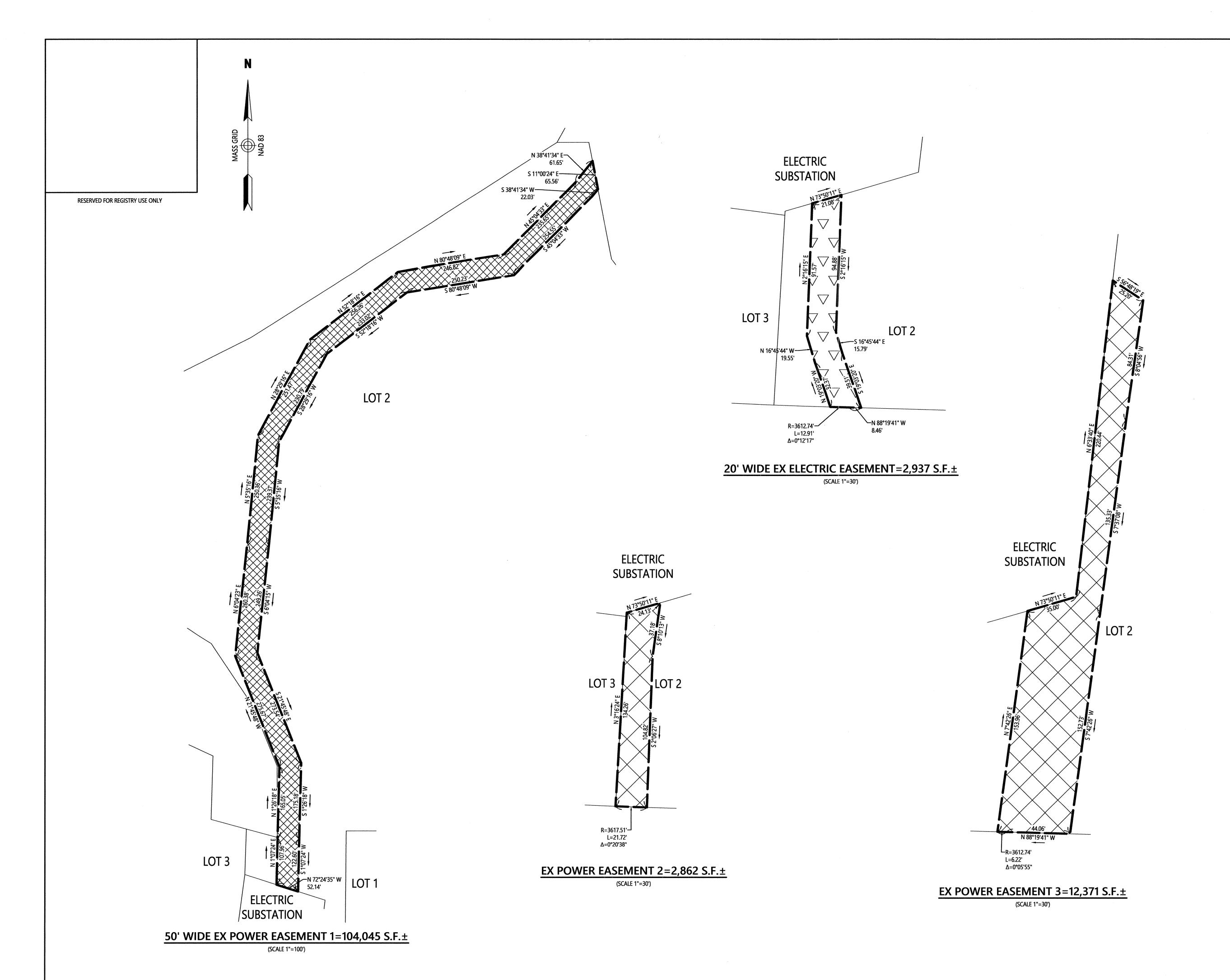
REVISED COMMON ACCESS EASEMENT



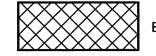
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN, MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

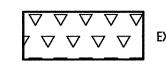
4/10/25 DATE PROFESSIONAL LAND SURVEYOR



Legend (Existing Easements)



**EXISTING POWER EASEMENTS** 



EXISTING 20' WIDE ELECTRIC EASEMENT

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.

OWNERSHIP'S, 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 AND SHOWN, MASS, GEN. LAWS CHAPTER 41, SEC. 81-X).

PROFESSIONAL LAND SURVEYOR

EASEMENT PLAN OF LAND

# DEVENS (HARVARD) MASSACHUSETTS

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 4 OF 4 (EXISTING EASEMENTS)