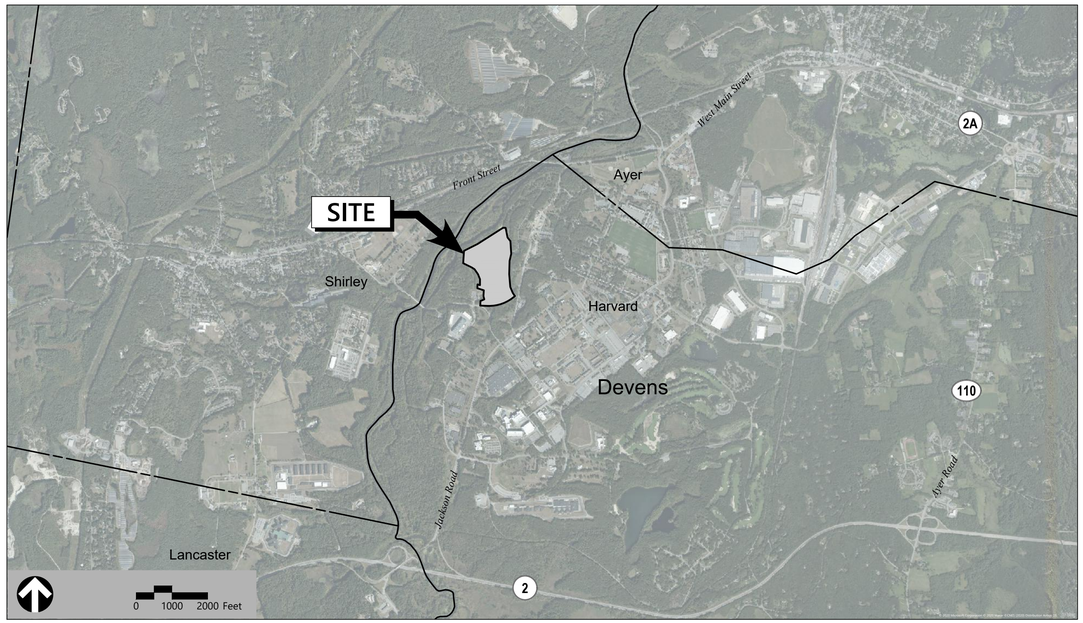
Site Plans

Issued for	**Level Two Review**
Date Issued	**September 23, 2025**
Latest Issue	**November 17, 2025**

Commonwealth Fusion Systems Campus Building 4

111 Hospital Road
Devens (Harvard), MA 01434



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1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Owner/Applicant: 111 Hospital Road

Commonwealth Fusion Systems
148 Sidney Street
Cambridge, MA 02139

Parcel ID: 111 Hospital Road

018.0-0007-0300.0

Owner: 125 Hospital Road

Pivotal Devens LLC
231 Royal Palm Way
Palm Beach, FL 33480

Parcel ID: 125 Hospital Road

018.0-0007-0200.0

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Reference Drawings

No.	Drawing Title	Latest Issue
A1 to A4	Architectural Exterior Elevations	September 23, 2025
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Sv1 to Sv4	Existing Conditions Plans	November 17, 2025
	Level 1 Lotting Plan	June 18, 2025
1 to 4	Easement Plan of Land	June 10, 2024

Devens Enterprise Commission Site Plan Endorsement

Commission Member	Date

COMMONWEALTH OF MASSACHUSETTS
ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
11/17/2025

C:\AMS\ACCDOCS\VHB\14867.07-CFS-4 FUBE LOOP R_D BLDG_DEVANS_ MA\PROJECT FILES\05_WORK\CAD\LD\PLANSET\14867.07 COV 18
November 2025

VHB Project : 14867.07 Commonwealth Fusions System Campus Building 4
Issued for : Level Two Review

Legend

Prop.	
	PROPERTY LINE
	PROJECT LIMIT LINE
	RIGHT-OF-WAY/PROPERTY LINE
	EASEMENT
	BUILDING SETBACK
	PARKING SETBACK
10+00	BASELINE
	CONSTRUCTION LAYOUT
	ZONING LINE
	TOWN LINE
	LIMIT OF DISTURBANCE
	WETLAND LINE WITH FLAG
	FLOODPLAIN
	SLOPE RESOURCE AREA
50'BZ	SLOPE RESOURCE AREA 50' BUFFER ZONE
NDZ	SLOPE RESOURCE AREA NO DISTURB ZONE
	GRAVEL ROAD
EOP	EDGE OF PAVEMENT
BB	BITUMINOUS BERM
BC	BITUMINOUS CURB
CC	CONCRETE CURB
CG	CURB AND GUTTER
ECC	EXTRUDED CONCRETE CURB
MCC	MONOLITHIC CONCRETE CURB
PCC	PRECAST CONC. CURB
SGE	SLOPED GRAN. EDGING
VGC	VERT. GRAN. CURB
	LIMIT OF CURB TYPE
	SAWCUT
	BUILDING
EN	BUILDING ENTRANCE
LD	LOADING DOCK
	BOLLARD
D	DUMPSTER PAD
	SIGN
	DOUBLE SIGN
	STEEL GUARDRAIL
	WOOD GUARDRAIL
	PATH
	TREE LINE
	WIRE FENCE
	FENCE
	STOCKADE FENCE
	STONE WALL
	RETAINING WALL
	STREAM / POND / WATER COURSE
	DETENTION BASIN
	HAY BALES
	SILT FENCE
	SILT SOCK / STRAW WATTLE
4	MINOR CONTOUR
20	MAJOR CONTOUR
10	PARKING COUNT
C10	COMPACT PARKING STALLS
DYL	DOUBLE YELLOW LINE
SL	STOP LINE
	CROSSWALK
	ACCESSIBLE CURB RAMP
	ACCESSIBLE PARKING
VAN	VAN-ACCESSIBLE PARKING

Prop.	
	CONCRETE
	HEAVY DUTY PAVEMENT
	BUILDINGS
	RIPRAP
	CONSTRUCTION EXIT
27.35 TC ×	TOP OF CURB ELEVATION
26.85 BC ×	BOTTOM OF CURB ELEVATION
132.75 ×	SPOT ELEVATION
45.0 TW 38.5 BW ×	TOP & BOTTOM OF WALL ELEVATION
	BORING LOCATION
	TEST PIT LOCATION
MW	MONITORING WELL
UD	UNDERDRAIN
12"D	DRAIN
6"RD	ROOF DRAIN
12"S	SEWER
FM	FORCE MAIN
OHW	OVERHEAD WIRE
6"W	WATER
4"FP	FIRE PROTECTION
2"DW	DOMESTIC WATER
G	GAS
E	ELECTRIC
STM	STEAM
T	TELEPHONE
FA	FIRE ALARM
CATV	CABLE TV
	CATCH BASIN CONCENTRIC
	CATCH BASIN ECCENTRIC
	DOUBLE CATCH BASIN CONCENTRIC
	DOUBLE CATCH BASIN ECCENTRIC
	GUTTER INLET
	DRAIN MANHOLE CONCENTRIC
	DRAIN MANHOLE ECCENTRIC
	TRENCH DRAIN
	PLUG OR CAP
CO	CLEANOUT
	FLARED END SECTION
	HEADWALL
	SEWER MANHOLE CONCENTRIC
	SEWER MANHOLE ECCENTRIC
CS	CURB STOP & BOX
WV	WATER VALVE & BOX
TSV	TAPPING SLEEVE, VALVE & BOX
	SIAMESE CONNECTION
HYD	FIRE HYDRANT
WM	WATER METER
PIV	POST INDICATOR VALVE
W	WATER WELL
GG	GAS GATE
GM	GAS METER
EMH	ELECTRIC MANHOLE
EM	ELECTRIC METER
	LIGHT POLE
TMH	TELEPHONE MANHOLE
T	TRANSFORMER PAD
	UTILITY POLE
	GUY POLE
	GUY WIRE & ANCHOR
HH	HAND HOLE
PB	PULL BOX
	MATCHLINE

Abbreviations

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

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	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
HH	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
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	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.
5. 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 DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
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 EXPENSE.
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. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED OF PRECAST CONCRETE.
   - E. 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

1. 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.
2. 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 WORK.
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.
2. 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.
4. FLOOD ZONE INFORMATION FROM FEMA FIRM NUMBER 25027C029F.

Industrial Performance Standards

1. 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.
2. 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. A MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) AIR QUALITY PERMIT APPLICATION WILL BE MADE.

Document Use

1. 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.

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NOTES

Approved by:

Devens Enterprise Commission

Commonwealth Fusion Systems Campus Building 4

111 & 125 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Appvd.
1	Level 2 Permit Comments	11/17/25	EOB

Designed by | Checked by

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

Not Approved for Construction

Drawing Title: **Legend and General Notes**

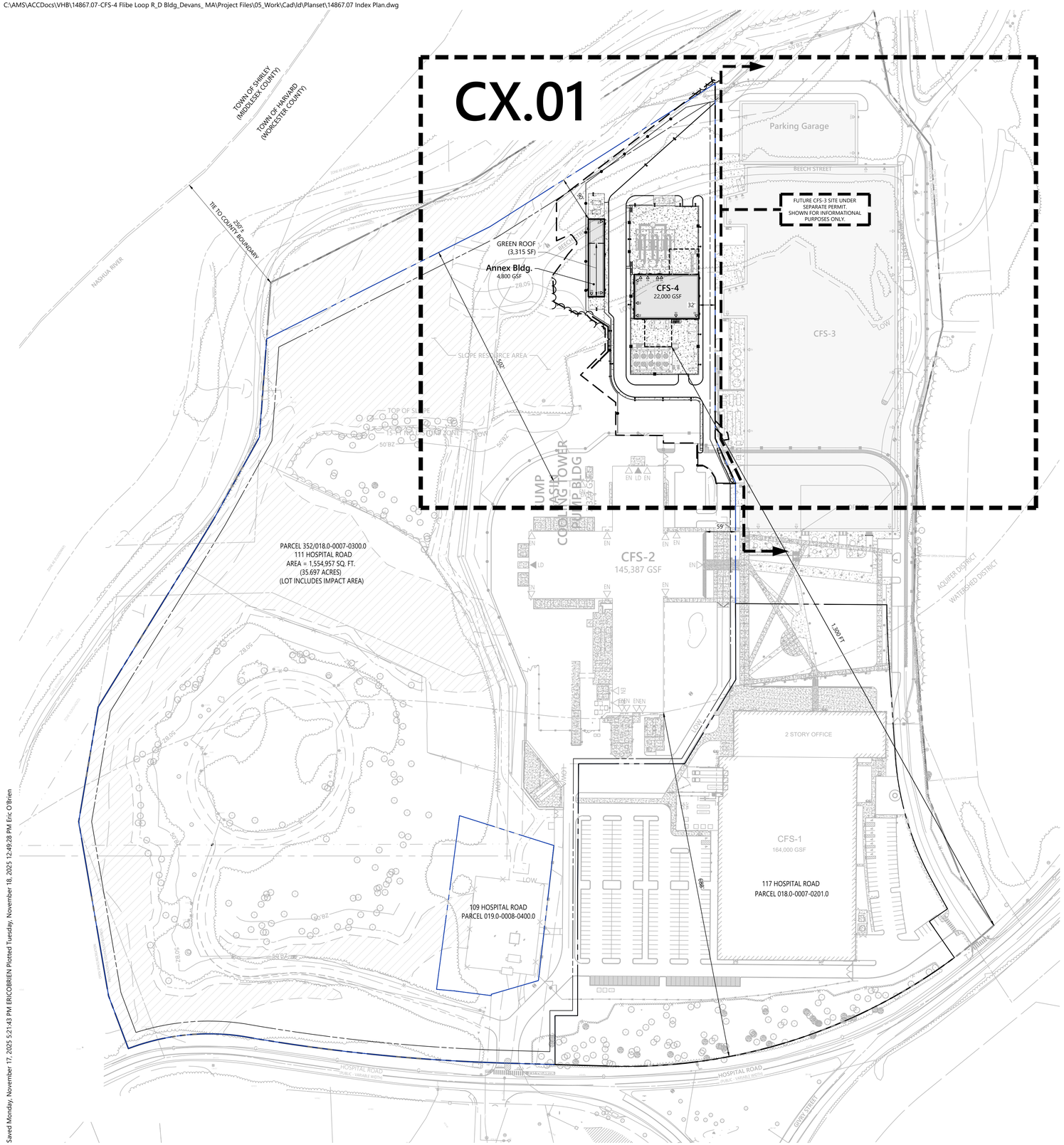
COMMONWEALTH OF MASSACHUSETTS — ERIC O'BRIEN — CIVIL — No. 58432 — REGISTERED PROFESSIONAL ENGINEER
11/17/2025

Drawing Number: C1.01

Sheet 1 of 12

Project Number: 14867.07

C:\AMS\ACCDocs\VHB\14867.07-CFS-4 Flibe Loop R_D Bldg_Devans_ MA\Project Files\05_Work\Cad\Id\Planset\14867.07 Index Plan.dwg



Zoning Conformance Summary						
Location: 111 Hospital Road (Parcel 352/018.0-0007-0300.0)						
Zoning District: Innovation and Technology Business						
Overlay District: Water Resource Protection (Aquifer/Watershed), Slope Resource Area						
Criteria			**Existing**	**Proposed**	**Change**	
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)			17.4%	24.3%	6.9%	
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)	100	(Min.)	845	845	0	Compliant
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		
GREEN ROOF						
Green Roof Area (SF)	30%	3,315	0	3,315		
Calculations:						
Green Roof Area Required = 30% * 11,049 sf (CFS-4 Roof) = 3,315 sf						
Green Roof Area Provided = 3,315 sf (Annex Roof)						

vhb.com

vhb

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

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

0 50 100 200Feet

Commonwealth Fusion Systems Campus Building 4

111 & 125 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Appvd.
1	Level 2 Permit Comments	11/17/25	EOB

Designed by | Checked by

Issued for | Date

Level Two Permit — Sept. 23, 2025

Not Approved for Construction

Drawing Title

Index Plan

Drawing Number

C1.02

Sheet 2 of 12

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

11/17/2025

Project Number
14867.07

Saved Monday, November 17, 2025 5:21:43 PM ERICOBRIEN Plotted Tuesday, November 18, 2025 12:49:28 PM Eric O'Brien

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 BY 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 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 SOILS.
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 MANUAL.
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 THIS PERMIT
   - 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.

General Construction Requirements

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.

Utilities

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.

Drainage System

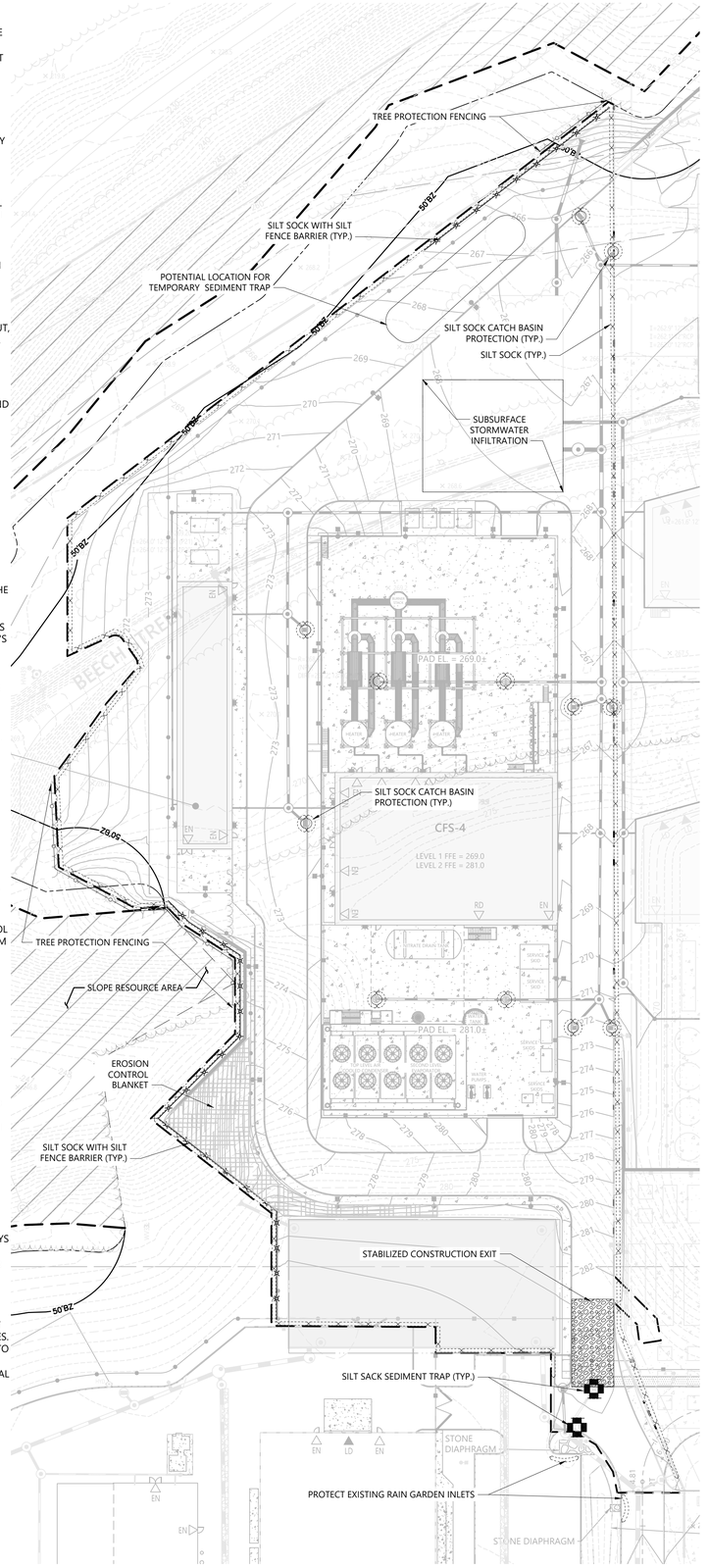
1. THE DRAINAGE SYSTEM SHALL BE INSTALLED FROM THE DOWNSTREAM END UP. SEDIMENT SHALL NOT BE ALLOWED TO ENTER THE SYSTEM. WATER SHALL NOT BE ALLOWED TO ENTER PIPES FROM UNSTABILIZED SURFACES.
2. SILT FENCES SHALL BE INSTALLED AT THE OUTFALLS OF ALL TEMPORARY BASINS AND SWALES. THEY SHALL REMAIN IN PLACE 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 FLOW.
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 EXPENSE.
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 TAKEN.
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 THE DEC.
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.



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0 20 40 80 Feet

Commonwealth Fusion Systems Campus Building 4

111 & 125 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Appvd.
1	Level 2 Permit Comments	11/17/25	EOB

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Date: Sept. 23, 2025

Not Approved for Construction

Drawing Title: Soil Erosion and Sediment Control Plan

Drawing Number: C2.01

COMMONWEALTH OF MASSACHUSETTS
ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
11/17/2025

Sheet 3 of 12

Project Number: 14867.07

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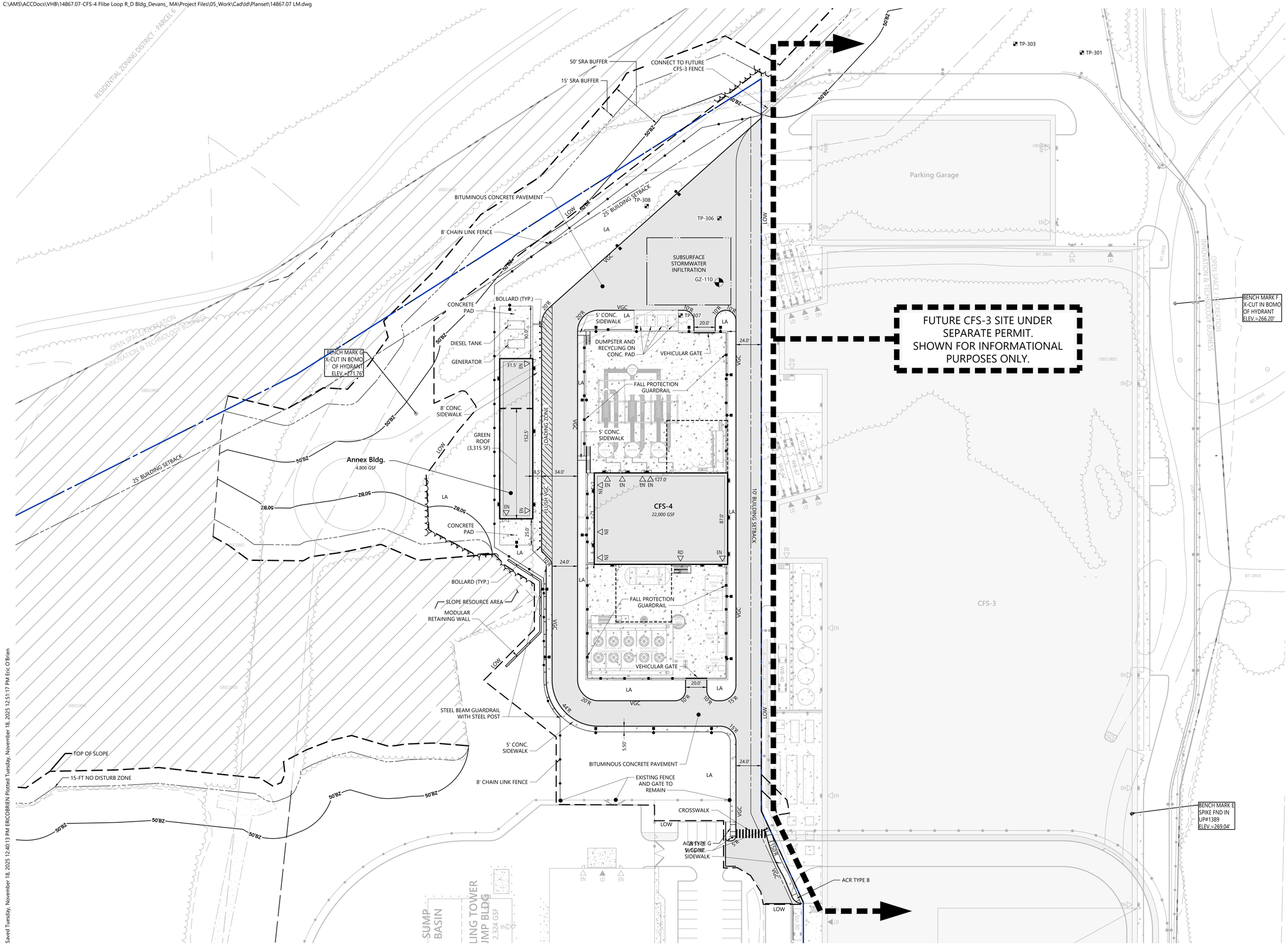

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Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
W11-2	30"	30"	
W16-7P	24"	12"	

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Date: Sept. 23, 2025

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Drawing Title: Layout and Materials Plan

Drawing Number: C3.01

COMMONWEALTH OF MASSACHUSETTS
ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
11/17/2025

Sheet 4 of 12

Project Number: 14867.07

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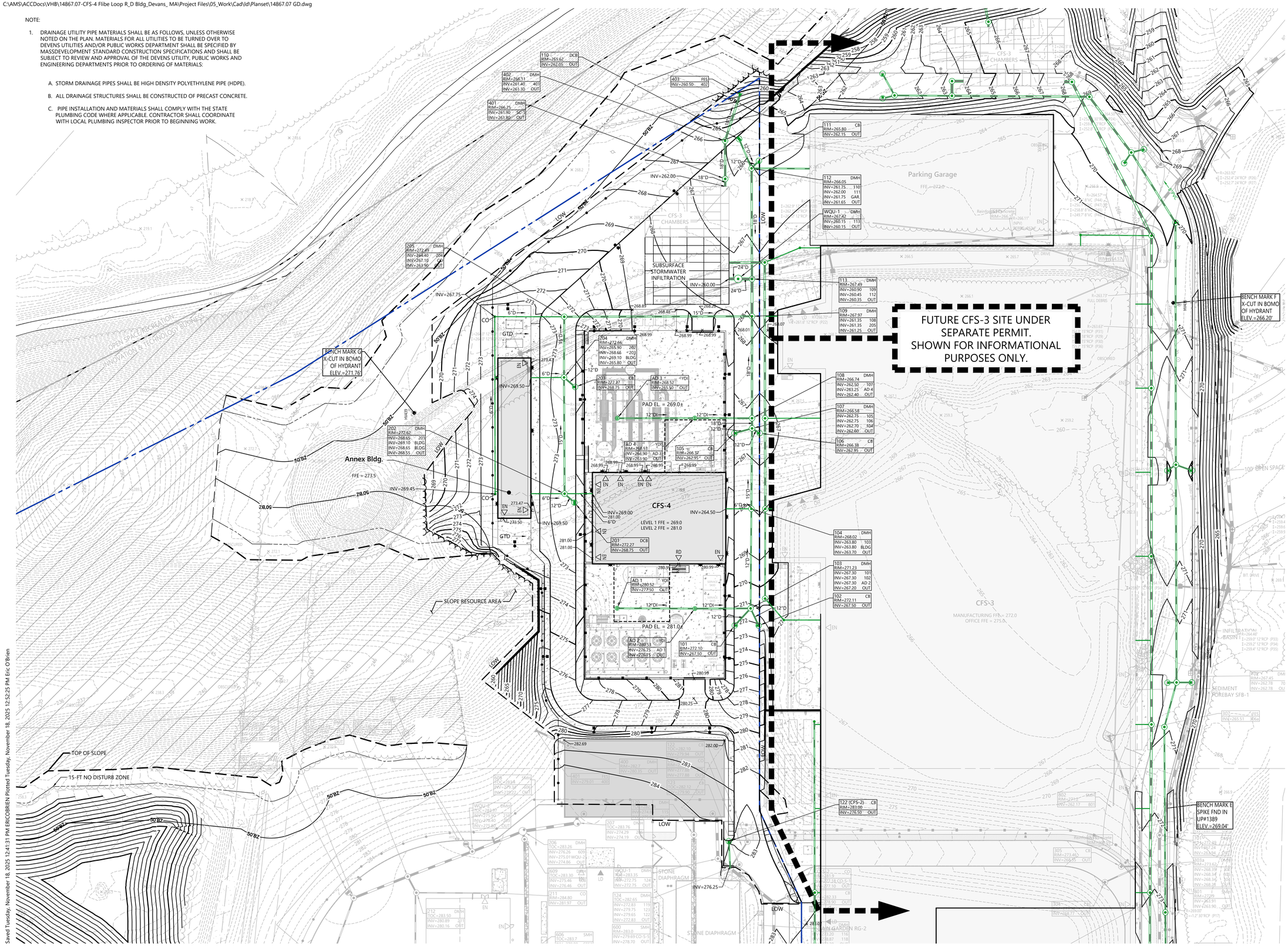
NOTE:

1. DRAINAGE 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. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE).

   B. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED OF PRECAST CONCRETE.

   C. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.



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Drawing Title: Grading and Drainage Plan

Drawing Number: C4.01

COMMONWEALTH OF MASSACHUSETTS
ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
11/17/2025

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Project Number: 14867.07

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NOTE:

1. 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).

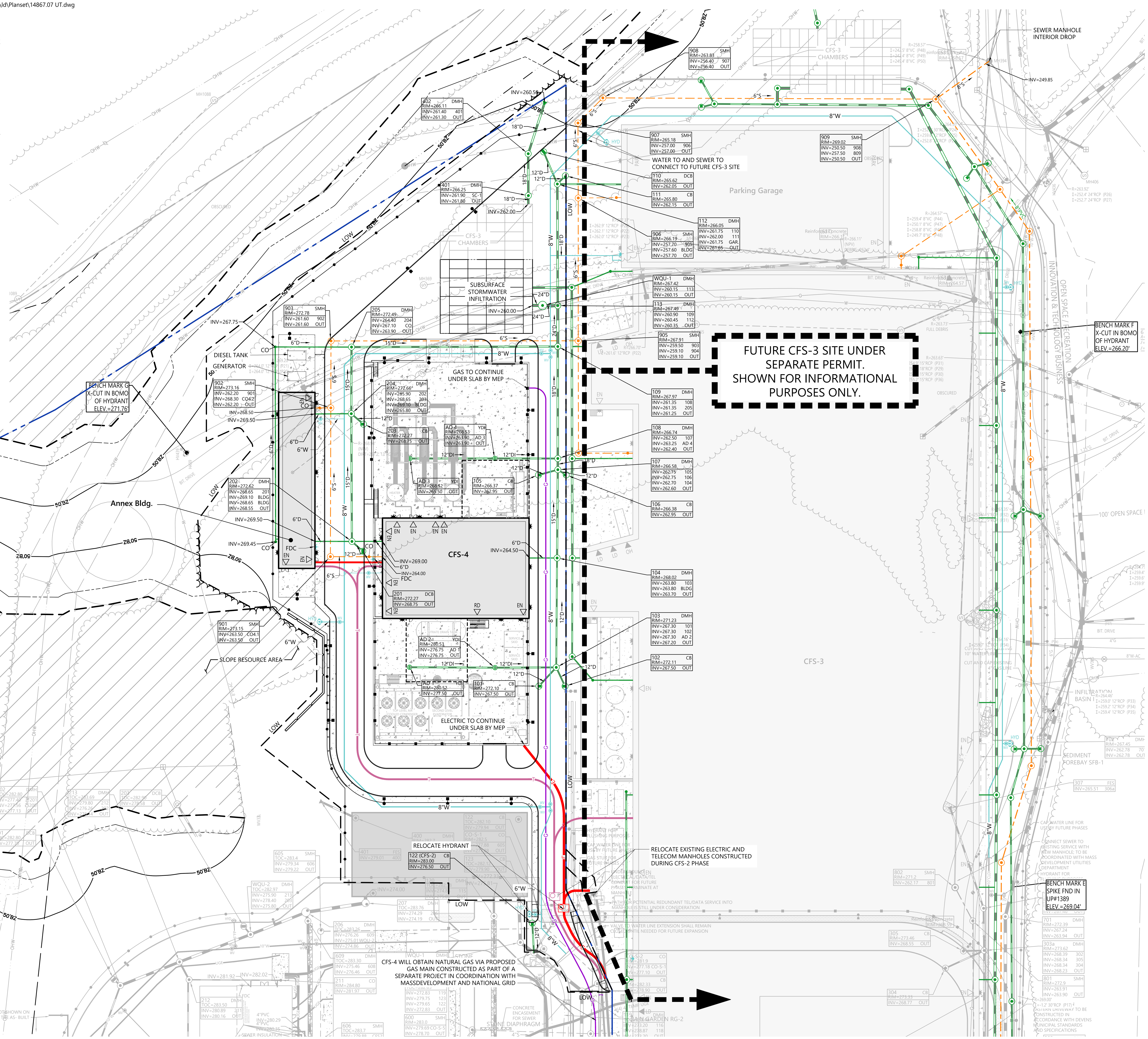
   D. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED OF PRECAST CONCRETE.

   E. PIPE INSTALLATION ANDMATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.

2. A LONG-TERM OPERATIONS AND MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS PROJECT. A SUMMARY OF THE POST CONSTRUCTION MAINTENANCE SCHEDULE FOR STORMWATER MANAGEMENT BMPS IS PROVIDED BELOW. PLEASE REFER TO THE FULL REPORT FOR MORE DETAILS:

Best Management Practice	Minimum Maintenance and Key Items to Check	Inspection Frequency	Date Inspected	Inspector Initials	Cleaning Frequency
Street Sweeping	Vacuum sweeper	2X per year			2X per year* minimum
Outfall Structures	Remove debris and excess vegetation. Inspect for signs of erosion.	1X per year			1X per year
Deep Sump Hooded Catch Basins and Area Drains	Remove sediment 1X per year or if >6 inches	4X per year			1X per year or as necessary
Water Quality Unit	Oil and floatables removal, sediment removal	2X per year			1X per year or as necessary
Subsurface Infiltration System	Remove trash, debris, and sediment.	2X per year			1X per year or as necessary
Roof Drains	Remove debris, clean inlets draining to subsurface bed	4x per year roof inspection			2x per year inlet cleaning, roof debris as necessary

* Recommend sweeping Oct/Nov, Mar/Apr



Utility Legend

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

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Drawing Title
Utility Plan

Drawing Number
C5.01

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11/17/2025

Sheet 6 of 12

Project Number
14867.07

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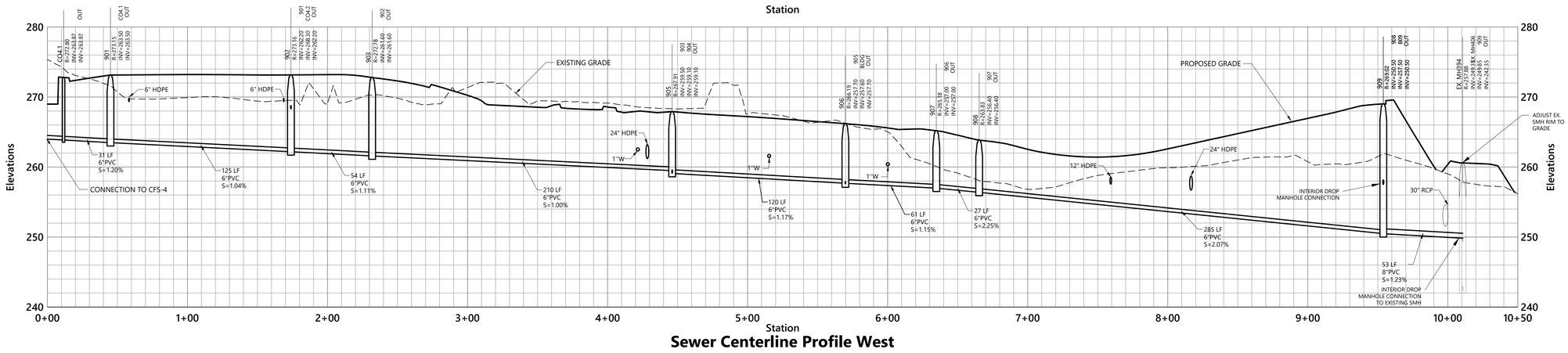
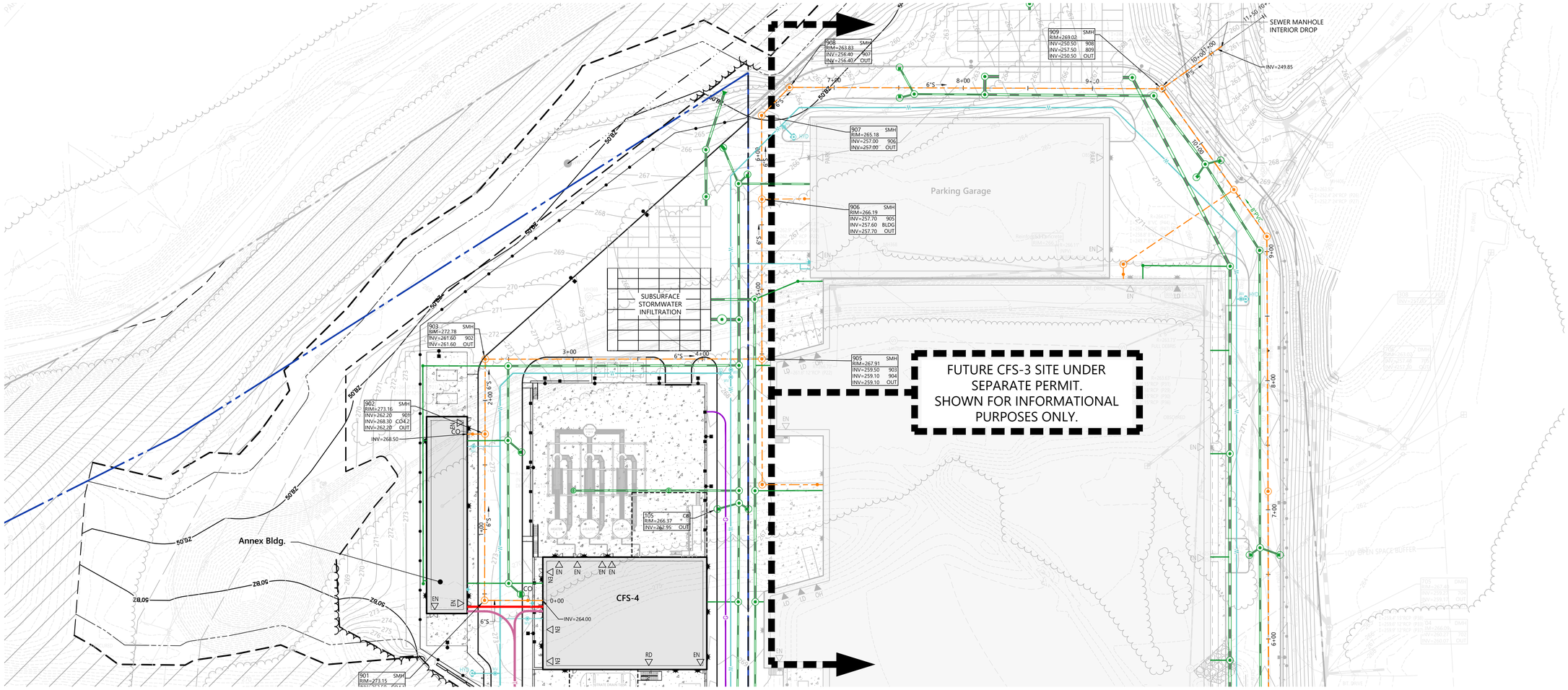


Sewer Centerline Profile West

Vert. 0 4 8 16 Feet
Horiz. 0 20 40 80 Feet



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Utility Legend

- W — WATER LINE - DOMESTIC
- SANITARY SEWER - GRAVITY
- DRAINAGE
- E — ELECTRICAL DUCT BANK
- T — TELECOM DUCT BANK
- G — NATURAL GAS

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Drawing Title
Sewer Profile

Drawing Number
C5.02

COMMONWEALTH OF MASSACHUSETTS
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CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
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Project Number
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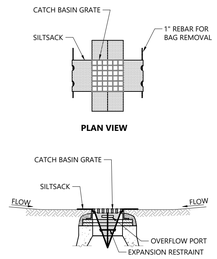


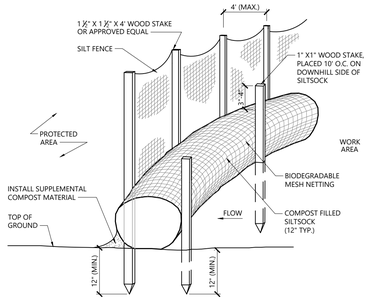
NOTES

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 PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap

1/20

N.T.S. | Source: VHB | LD_674



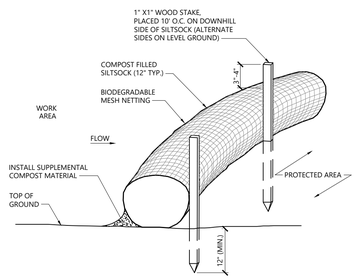
NOTES

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 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 / Silt Fence Barrier

10/20

N.T.S. | Source: VHB | LD_658-A



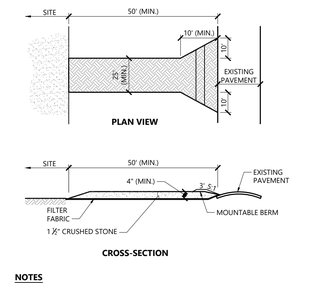
NOTES

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 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



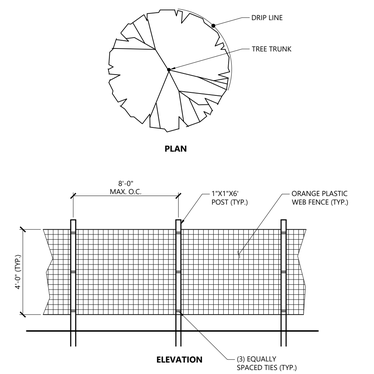
NOTES

1. EXIT 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 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



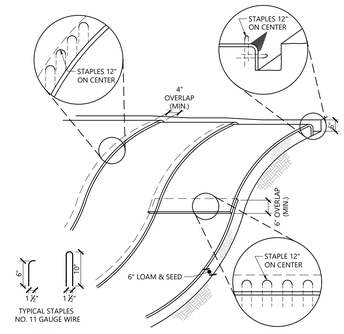
NOTES

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



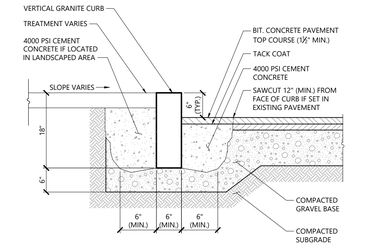
NOTES

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.

Erosion Control Blanket Slope Installation

10/20

N.T.S. | Source: VHB | LD_680



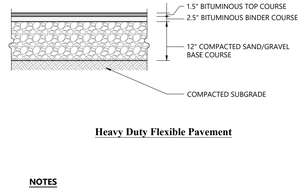
NOTES

1. VERTICAL GRANITE CURB SHALL BE TYPE VA4 AS SPECIFIED IN SECTION M9.04.1 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (MHDSSHB), LATEST EDITION.

Vertical Granite Curb (VGC)

3/20

N.T.S. | Source: VHB | LD_402



Heavy Duty Flexible Pavement

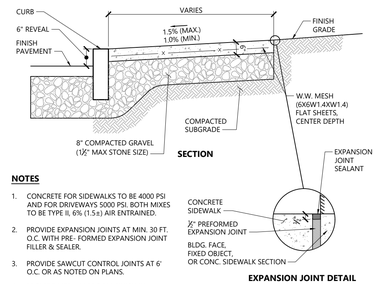
NOTES

1. PAVEMENT SECTION DESIGN IS BASED ON RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER

Bituminous Concrete Pavement Sections

1/16

N.T.S. | Source: VHB | LD_430



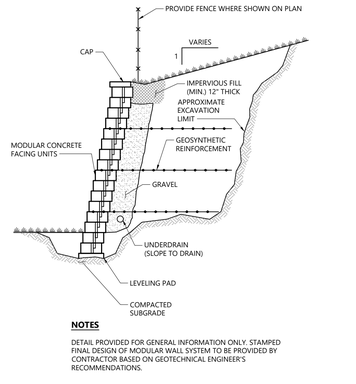
NOTES

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 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.

Concrete Sidewalk

3/20

N.T.S. | Source: VHB | LD_420



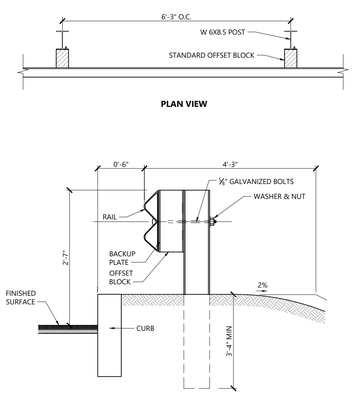
NOTES

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

Modular Retaining Wall

10/20

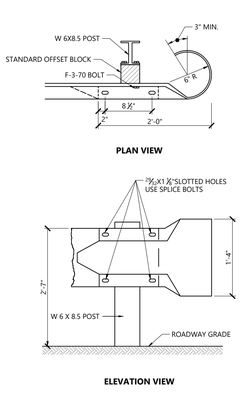
N.T.S. | Source: VHB | REV | LD_750

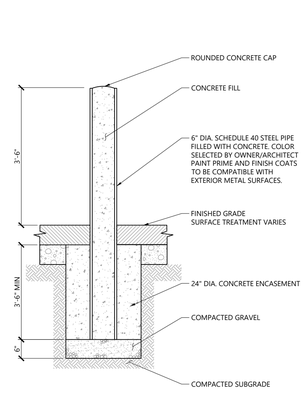


Steel Beam Guardrail with Steel Post

10/20

N.T.S. | Source: VHB | LD_456

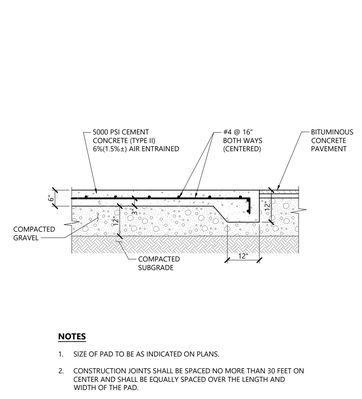




Bollard

12/19

N.T.S. | Source: VHB | LD_700



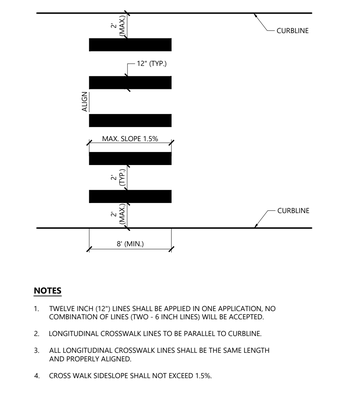
NOTES

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

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Drawing Title

Site Details 1

Drawing Number

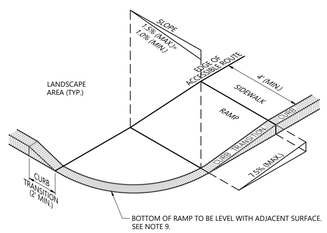
C6.01

Sheet 8 of 12

11/17/2025

Project Number

14867.07



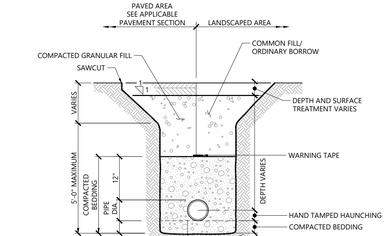
NOTES

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'

12/20

N.T.S. | Source: VHB | LD_501



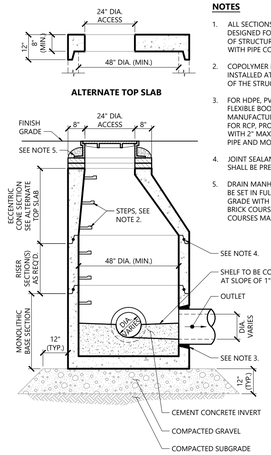
NOTES

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

11/19

N.T.S. | Source: VHB | LD_300



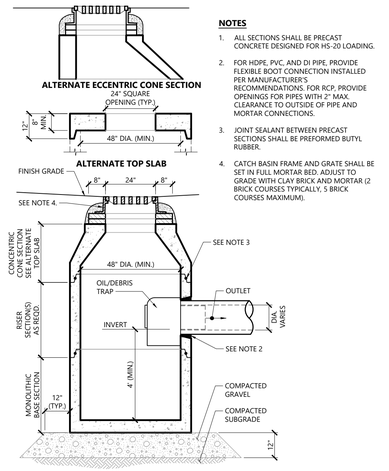
NOTES

1. ALL SECTIONS SHALL BE PRECAST CONCRETE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. 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.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Drain Manhole (DMH)

11/19

N.T.S. | Source: VHB | REV | LD_115



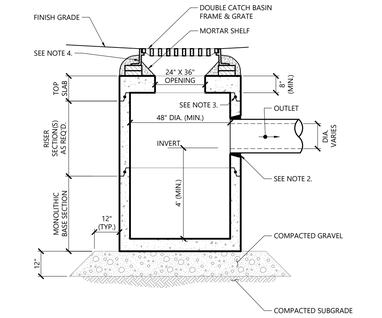
NOTES

1. ALL SECTIONS SHALL BE PRECAST CONCRETE 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 PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Catch Basin (CB) With Oil/Debris Trap

3/21

N.T.S. | Source: VHB | REV | LD_101



NOTES

1. ALL SECTIONS SHALL BE PREACST CONCRETE 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. | Source: VHB | REV | LD_102

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'

12/20

N.T.S. | Source: VHB | LD_506

NOTES

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Sanitary Sewer Manhole (SMH)

1/16

N.T.S. | Source: VHB | REV | LD_200

Cleanout (CO)

12/19

N.T.S. | Source: VHB | LD_303

Cleanout (CO) - Landscape Area

11/19

N.T.S. | Source: VHB | LD_302

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

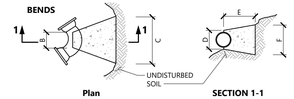
12/19

N.T.S. | Source: VHB | LD_250

TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 11 ¼°	8"	15"	12"	24"	12"	6" 45°	8"	30"	12"	24"	14"
6" 22 ½°	"	19"	"	"	13"	6" 90°	"	30"	"	"	27"
8" 11 ¼°	"	20"	"	"	12"	8" 45°	"	30"	"	"	24"
8" 22 ½°	"	22"	"	"	17"	8" 90°	"	38"	"	"	36"
12" 11 ¼°	"	30"	"	"	15"	12" 45°	"	40"	"	"	40"
12" 22 ½°	"	35"	"	"	25"	12" 90°	"	60"	"	"	52"

BENDS

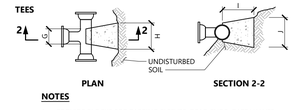


Plan | SECTION 1-1

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"

TEES



PLAN | SECTION 2-2

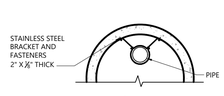
NOTES

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

1/16

N.T.S. | Source: VHB | LD_260



NOTES

1. INSIDE DROP SYSTEM SHALL BE RELINER INSIDE DROP SYSTEM CONSISTING OF DROP BOWL AND STAINLESS STEEL BRACKETS.
2. STRUCTURE SHALL BE PRECAST CONCRETE AND DESIGNED FOR HS-20 LOADING.
3. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE
4. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
5. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
6. SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
7. MANHOLE DIAMETER SHALL BE VERIFIED BY CONTRACTOR AND MANUFACTURER BASED ON PIPE GEOMETRICS AND SIZES

Interior Drop Sewer Manhole (SMH)

1/16

N.T.S. | Source: VHB | REV | LD_205

NOTES:

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 EQUAL).

Area Drain (AD) Type 1

12/19

N.T.S. | Source: VHB | REV | LD_193

Downspout Rain Leader

1/16

N.T.S. | Source: VHB | LD_195

vhb.com

vhb

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

NOTES

Approved by:

Devens Enterprise Commission

Commonwealth Fusion Systems Campus Building 4

111 & 125 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Appvd.
1	Level 2 Permit Comments	11/17/25	EOB

Designed by | Checked by

Issued for | Date

Level Two Permit — Sept. 23, 2025

Not Approved for Construction

Drawing Title

Site Details 2

Drawing Number

C6.02

Sheet 9 of 12

COMMONWEALTH OF MASSACHUSETTS
ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
11/17/2025

Project Number

14867.07

C:\AMS\ACCDocs\VHB\14867.07-CFS-4 Flibe Loop R_D Bldg_Devans_ MA\Project Files\05_Work\Cad\ld\Planset\14867.07 DT.dwg

MODULE NOTES		
TYPE	QUANTITY	HEIGHT
A	8	12.00'
B	4	12.00'
C	2	12.00'
D	16	12.00'
F	2	12.00'
LINK SLAB	8	-
TOTAL	40	
VOLUME	55,567	CUBIC FEET

PLAN VIEW
SCALE: 1/16" = 1'-0"

DESIGN NOTES
1. LIVE LOADING CRITERIA:
   A. AASHTO HS-20-44 DESIGN TRUCK (WITH IMPACT AT 0.50FT MINIMUM COVER)
   B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00FT DEPTH)
   C. NO LATERAL SURCHARGE(S) FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   A. SOIL COVER DEPTH: 0.50FT (MIN.) - 5.00FT (MAX.)
   B. SOIL UNIT WEIGHT: 120 PCF
   C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   D. REQUIRED ALLOWABLE BEARING PRESSURE: 2,500 PSF
   E. EQUIVALENT LATERAL FLUID PRESSURE, ACTIVE: 45 PCF (DRAINED)
   F. EQUIVALENT LATERAL FLUID PRESSURE, AT-REST: 60 PCF (DRAINED)
   G. EQUIVALENT LATERAL FLUID PRESSURE, PASSIVE: 150 PCF (DRAINED)
   H. ASSUMED COEFFICIENT OF FRICTION: 0.40
   I. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. STORMCAPTURE MODULE TYPE: INFILTRATION (SOILTIGHT).
4. CONCRETE (NORMALWEIGHT):
   A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   B. CEMENT: ASTM C150
5. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
6. REFERENCE STANDARDS: ASTM C913 & C890, ACI 318-14

Detention/ Infiltration

REV	DESCRIPTION	DATE
-	-	-

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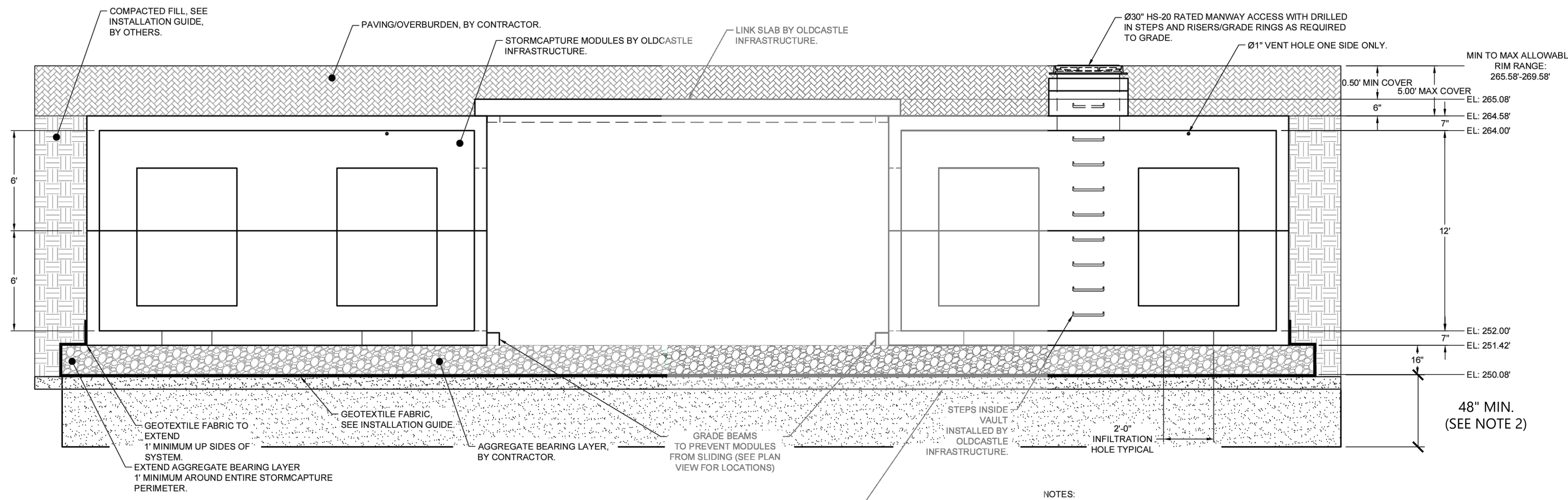
STORMCAPTURE ® INFILTRATION SYSTEM | SYSTEM ID: 1 | PLAN-N
CUSTOMER: VHB
JOB NAME: CFS-4 - SC-1 | JOB NUMBER: -
DATE: 9/5/2025 | SALES: - | DRAWN: - | ENGINEER: - | CHECKED: - | SALES ORDER: -
DRAWING NAME: SC2 6-6 | SHEET: 1 OF 3

Subsurface Infiltration System - StormCapture SC-1 - Plan View

N.T.S. Source: Oldcastle

REVIEWING NOTES
1. 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, SIZES, AND INVERTS.
3. REVIEWING ENGINEER SHALL VERIFY ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. 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 PRICING ADJUSTMENTS.
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 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.
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 PROVIDED BY CONTRACTOR.



TYPICAL ELEVATION
NTS

NOTES:
1. FOR INFILTRATION - EXFILTRATION SYSTEMS, THE AGGREGATE SUBGRADE MUST BE WASHED AND CLEAN.

2. CONTRACTOR TO CONFIRM IN FIELD THAT THERE IS AT LEAST 48" OF USDA SAND BELOW ENTIRE INFILTRATING SURFACE. IF A CONFINING LAYER IS FOUND BELOW THE INFILTRATION SYSTEM, THE CONTRACTOR SHALL REMOVE THE CONFINING MATERIAL BELOW THE SYSTEM AND REPLACE WITH ASTM C-33 SAND TO ACHIEVE THE MINIMUM 48" REQUIRED.

Detention/ Infiltration

REV	DESCRIPTION	DATE
-	-	-

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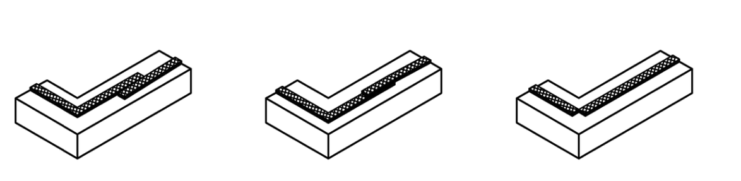
STORMCAPTURE ® INFILTRATION SYSTEM | SYSTEM ID: 1
CUSTOMER: VHB
JOB NAME: CFS-4 - SC-1 | JOB NUMBER: -
DATE: 9/5/2025 | SALES: - | DRAWN: - | ENGINEER: - | CHECKED: - | SALES ORDER: -
DRAWING NAME: SC2 6-6 | SHEET: 2 OF 3

Subsurface Infiltration System - StormCapture SC-1 - Section View

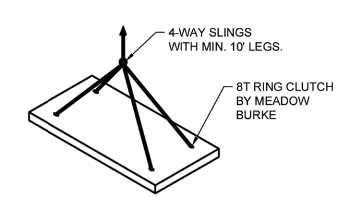
N.T.S. Source: Oldcastle

INSTALLATION NOTES
1. UNDERGROUND PRECAST CONCRETE SYSTEM INSTALLATION SHALL BE PER ASTM C891, "STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES" AND PER OLDCASTLE.
2. MODULE SUBBASE OR SUBGRADE SHALL BE LEVEL/SCREEDED AND COMPACTED ADEQUATELY FOR REQUIRED BEARING CAPACITY PER DESIGN NOTE 2D, SHEET 1. CONTRACTOR AND/OR INSTALLING SUB-CONTRACTOR SHALL VERIFY THAT SOIL BEARING CONDITIONS MEET OR EXCEED DESIGN REQUIRED MINIMUMS PRIOR TO PLACEMENT AND INSTALLATION OF MODULES.
3. ANY CONSTRUCTION EQUIPMENT EXCEEDING NOTED DESIGN LOADING IS NOT PERMITTED OVER OR ADJACENT TO ANY MODULE WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING, ELSE PRODUCT WARRANTY MAY BE VOIDED. ANY DESIGN CONSTRAINT EXCEEDING THE DESIGN PARAMETERS NOTED ABOVE MAY REQUIRE CUSTOM STRUCTURAL DESIGN, SUBGRADE REVISIONS, AND/OR PRICING ADJUSTMENTS.
4. HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE OPERATED WITHIN 10 FEET OF MODULE EXTERIOR.
5. MINIMUM OF 0.50FT OF SOIL COVER REQUIRED FOR CONSTRUCTION EQUIPMENT OPERATION ON TOP OF SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND INSTALLING SUB-CONSTRACTOR TO ENSURE THAT NO MODULES ARE DAMAGED DURING CONSTRUCTION.
6. UNLESS NOTED OTHERWISE, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR MAY MODIFY AT RISK ANY OLDCASTLE PRODUCT(S) IN THE FIELD OR AFTER DELIVERY WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ANY PRODUCT MODIFICATIONS DO NOT INVALIDATE THE PRODUCT WARRANTY.
8. MODULE PLACEMENT FIELD TOLERANCES SHALL NOT EXCEED 3/4" BETWEEN ADJACENT MODULES. IF MODULE GAP EXCEEDS 3/4", CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS AND RESET MODULE(S) TO BRING WITHIN NOTED TOLERANCES.
9. CONTRACTOR IS RESPONSIBLE FOR PRODUCTS ONCE DELIVERED TO THE SITE. OLDCASTLE IS NOT RESPONSIBLE FOR OFFLOADING PRODUCTS, MAINTENANCE, AND INSTALLATION OF PRODUCTS ONCE THEY ARRIVE TO THE SITE.
10. CONTRACTOR SHALL INSTALL SYSTEM PER PROJECT WATERPROOFING AND SOILTIGHTNESS REQUIREMENTS. WATERPROOFING AND SOILTIGHTNESS INSTALLATION IS NOT BY OLDCASTLE AND OLDCASTLE WILL PROVIDE NO GUARANTEE FOR THIS COMPONENT OF SYSTEM INSTALLATION.

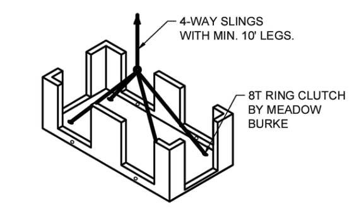
KEYWAYS MUST BE FREE OF DIRT, ROCKS, AND WATER. ROCKS AND DIRT PREVENT THE VAULT SECTIONS FROM SEATING AND SEALING PROPERLY. REMOVE ALL PROTECTIVE PAPER FROM RUBBER SEALANT MATERIAL. SPLICE RUBBER SEALANT MATERIAL WITH A "SIDE BY SIDE" JOINT, AWAY FROM CORNERS. CORNER SPLICING WILL NOT SEAL PROPERLY.



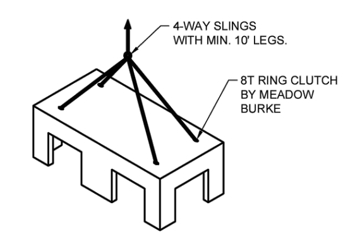
BUTYL RUBBER SEALANT (CONSEAL CS-102 OR EQUAL) PLACEMENT DETAIL
NTS



LINK SLAB LIFTING DETAIL
N.T.S.



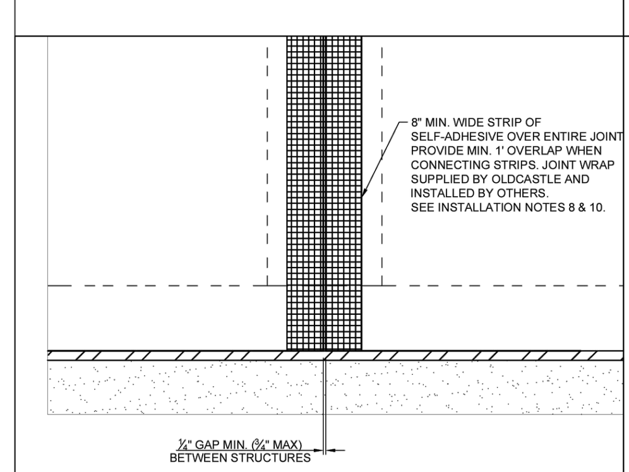
BOTTOM MODULE LIFTING DETAIL
N.T.S.



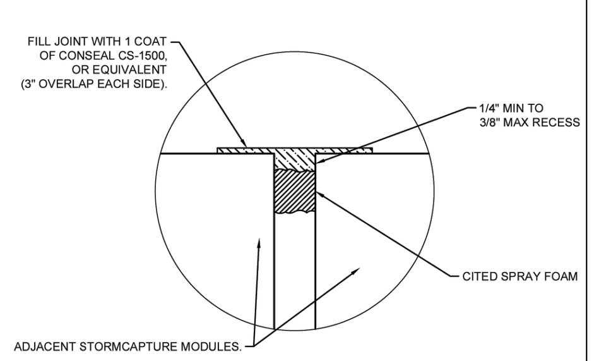
TOP MODULE LIFTING DETAIL
N.T.S.

MAXIMUM EQUIPMENT OPERATING WEIGHT (OW) BY TRACK WIDTH				
TRACK WIDTH	12"	18"	24"	30"
MIN TRACK LENGTH	8'-0"	10'-0"	12'-0"	14'-0"
FILL DEPTH (FT)	OW (LBS)	OW (LBS)	OW (LBS)	OW (LBS)
0.5	35,000	45,000	52,500	54,500
1	35,000	45,000	56,000	60,500
2	35,000	45,000	56,000	64,000
3	76,000	78,500	83,500	88,000
4	94,000	100,000	106,000	113,000
5	100,000	116,000	132,000	149,000

NOTES:
1. IF CONSTRUCTION EQUIPMENT EXCEEDS THE ABOVE OPERATING WEIGHT LIMITS REFER TO INSTALLATION NOTE 3.
2. FOR WHEELED CONSTRUCTION EQUIPMENT LIMITS REFER TO INSTALLATION NOTE 3.
3. MINIMUM AXLE SPACING FOR ALL TRACK WIDTHS IS 6'-0".



MODULE JOINT DETAIL
SCALE: 1/2" = 1'-0"



INTERIOR JOINT SEAL DETAIL
N.T.S.

Detention/ Infiltration

REV	DESCRIPTION	DATE
-	-	-

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Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

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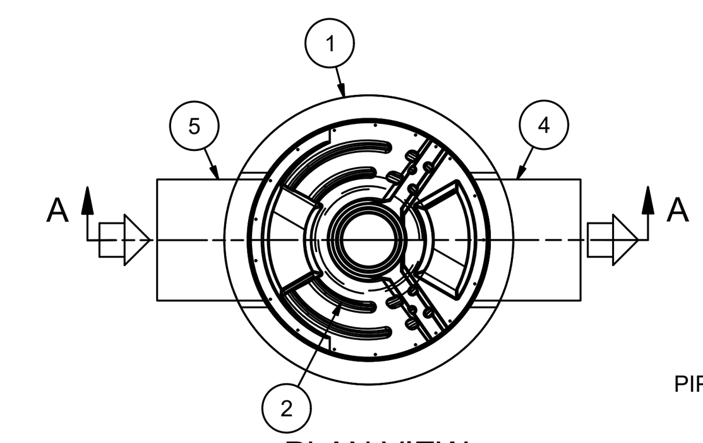
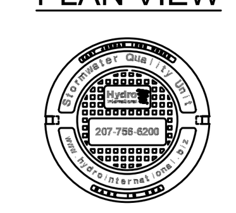
STORMCAPTURE ® INFILTRATION SYSTEM | SYSTEM ID: 1
CUSTOMER: VHB
JOB NAME: CFS-4 - SC-1 | JOB NUMBER: -
DATE: 9/5/2025 | SALES: - | DRAWN: - | ENGINEER: - | CHECKED: - | SALES ORDER: -
DRAWING NAME: SC2 6-6 | SHEET: 3 OF 3

Subsurface Infiltration System - StormCapture SC-1 - Details

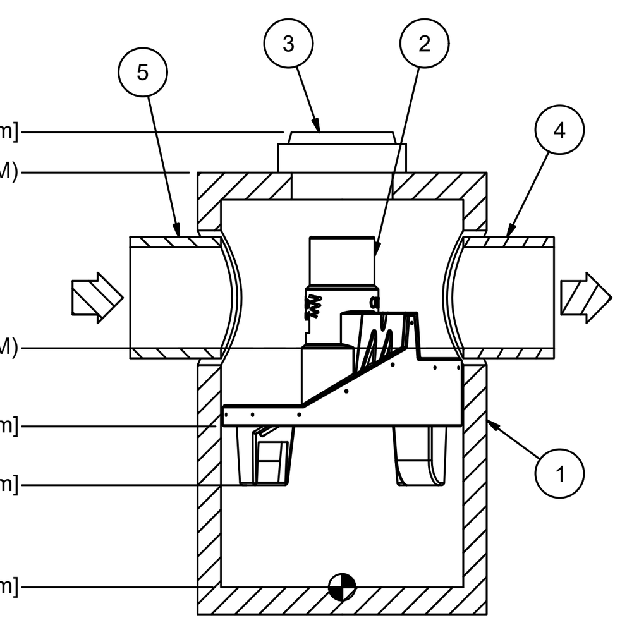
N.T.S. Source: Oldcastle



PLAN VIEW



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A
SCALE 1:40

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 32.0 cfs (906 l/s)
2. Min Sediment Storage Capacity: 1.6 cu. yd. (1.2 cu. m.)
3. Oil Storage Capacity: 496 gal. (1878 liters)
4. Maximum Inlet/Outlet Pipe Diameters: 30 in. (750 mm)
5. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
6. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 30".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	72	1800	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	30 (MAX)	750 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	30 (MAX)	750 (MAX)	INLET PIPE (BY OTHERS)

PROJECTION

IF IN DOUBT ASK

COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: 10/7/2019 | SCALE: 1:40
DRAWN BY: ER | CHECKED BY: MRJ | APPROVED BY:
Title: 6-ft DIAMETER
FIRST DEFENSE HIGH CAPACITY
GENERAL ARRANGEMENT

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

DO NOT SCALE DRAWING
STEEL FABRICATION TOLERANCES
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.
LINEAR
000 - 012in = ±0.04in
012 - 024in = ±0.06in
024 - 048in = ±0.08in
048 - 120in = ±0.12in
120in >>>> = ±0.20in
ANGULAR
000 - 120in = ±1°
120 - 240in = ±0.5°
240in >>>> = ±0.25°

WEIGHT: N/A | MATERIAL:
STOCK NUMBER: 1
DRAWING NO.: FDHC GA-6
SHEET SIZE: B | SHEET: 1 OF 1 | Rev: -

Water Quality Unit WQU-1

N.T.S. Source: Oldcastle

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1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

NOTES

Approved by:

Devens Enterprise Commission

Commonwealth Fusion Systems Campus Building 4

111 & 125 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Appvd.
1	Level 2 Permit Comments	11/17/25	EOB

Designed by | Checked by

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

Not Approved for Construction

Drawing Title
Site Details 3

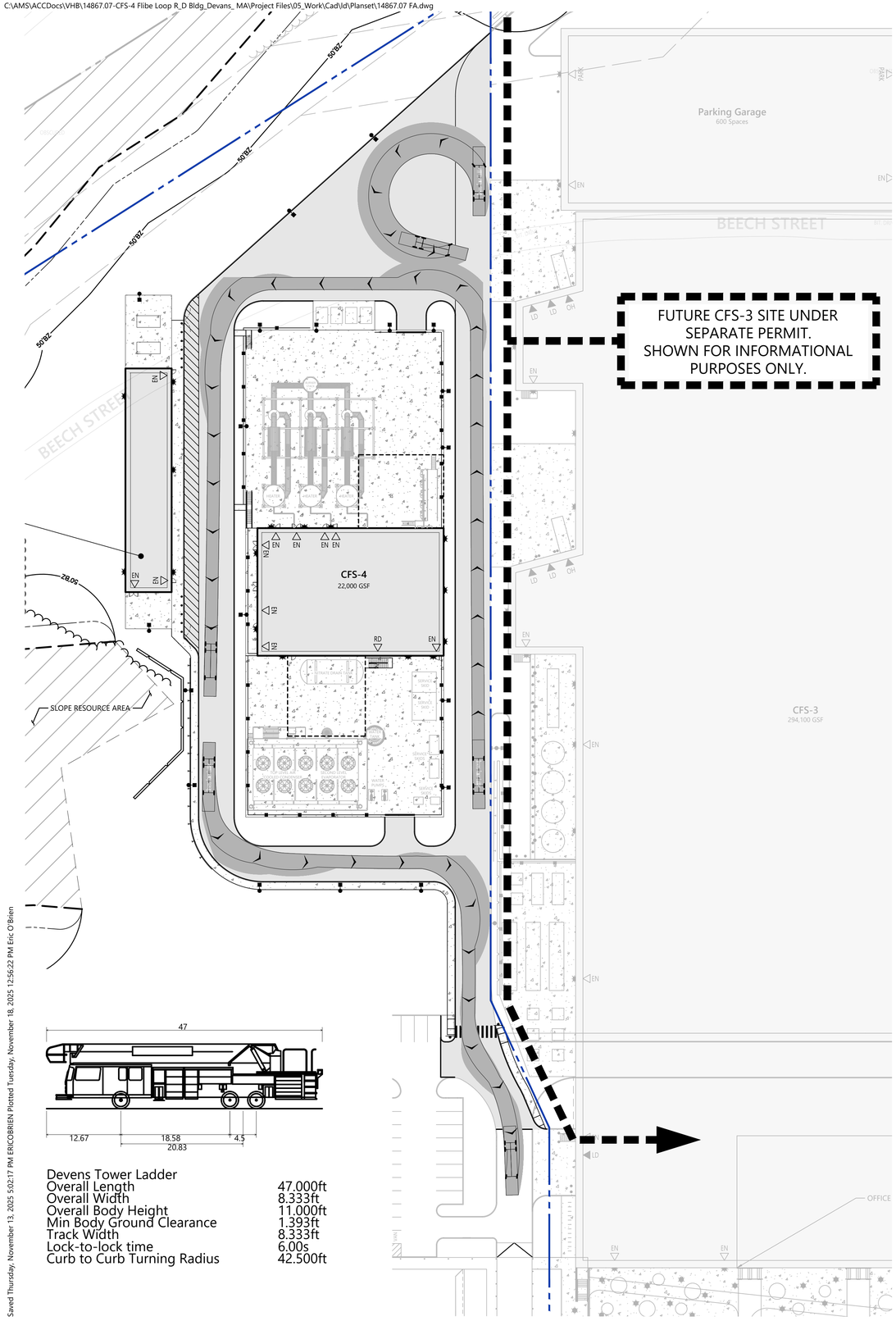
COMMONWEALTH OF MASSACHUSETTS
ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
[illegible]
11/17/2025

Drawing Number
C6.03

Sheet 10 of 12

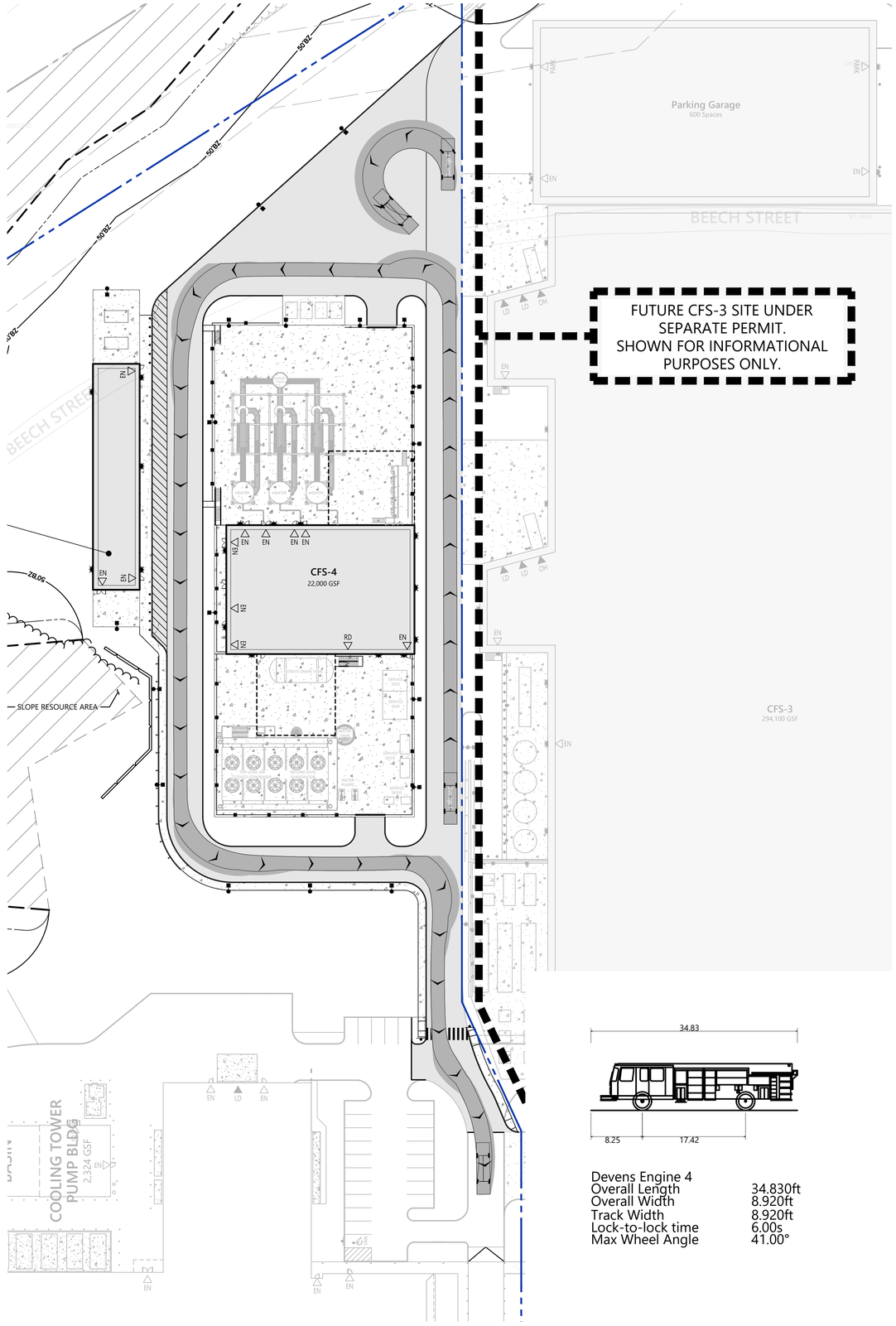
Project Number
14867.07

Saved Monday, November 17, 2025 6:49:03 PM ERICOBRIEN Plotted Tuesday, November 18, 2025 12:55:16 PM Eric O'Brien



Devens Tower Ladder

Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	42.500ft



Devens Engine 4

Overall Length	34.830ft
Overall Width	8.920ft
Track Width	8.920ft
Lock-to-lock time	6.00s
Max Wheel Angle	41.00°

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vhb

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

NOTES

Approved by:

Devens Enterprise Commission

0 20 40 80 Feet

Commonwealth Fusion Systems Campus Building 4

111 & 125 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Appvd.
1	Level 2 Permit Comments	11/17/25	EOB

Designed by | Checked by

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

Not Approved for Construction

Drawing Title
Fire Equipment Access Plan

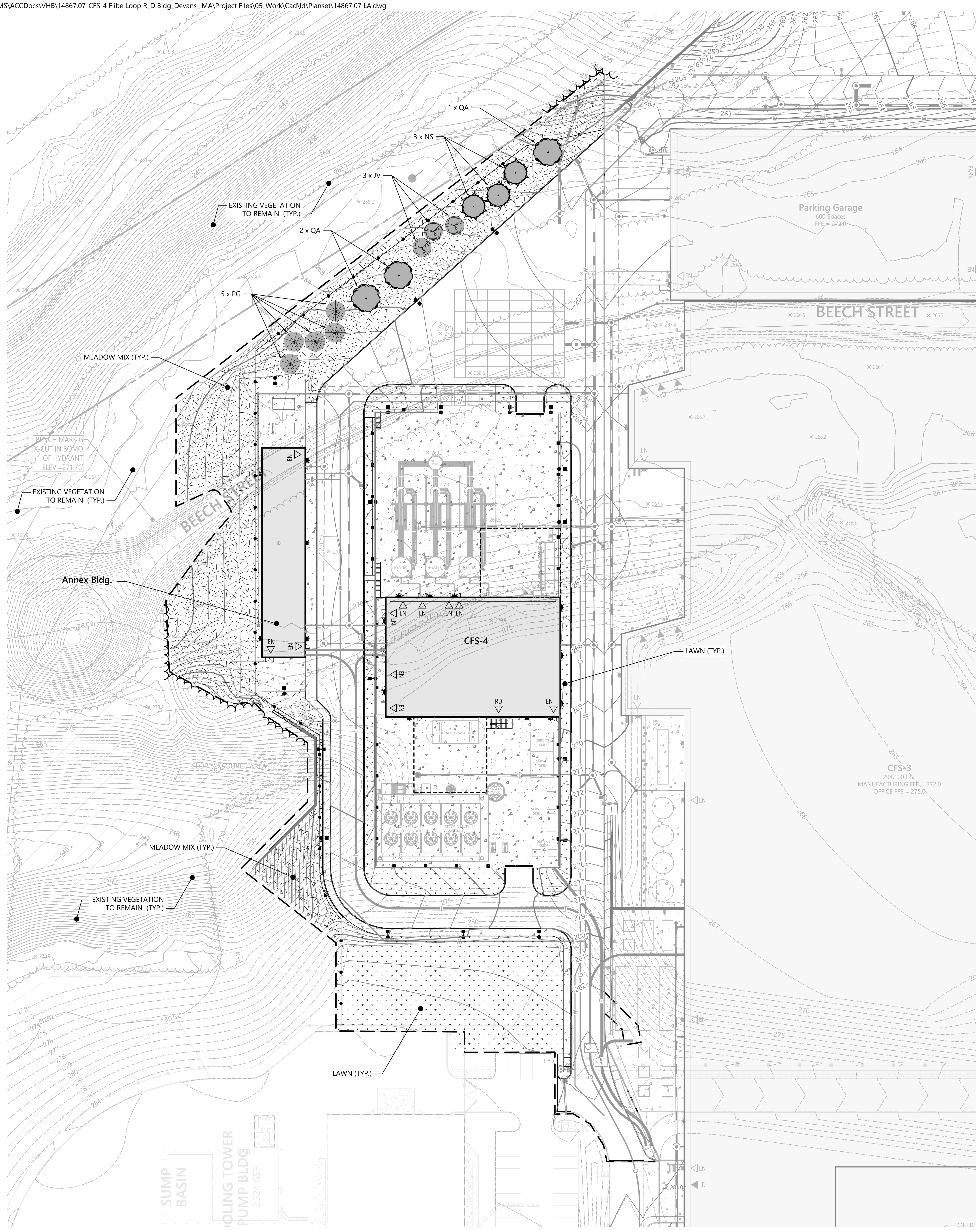
Drawing Number
C7.01

Sheet 11 of 12

COMMONWEALTH OF MASSACHUSETTS
ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
11/17/2025

Project Number
14867.07

C:\AMS\ACCDocs\VHB\14867.07-CFS-4 Flibe Loop R_D Bldg_Devans_ MA\Project Files\05_Work\Cad\ld\Planset\14867.07 LA.dwg



Saved Tuesday, November 18, 2025 12:38:25 PM ERICOBRIEN Plotted Tuesday, November 18, 2025 12:57:26 PM Eric O'Brien

PLANTING NOTES

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. 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

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 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.

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

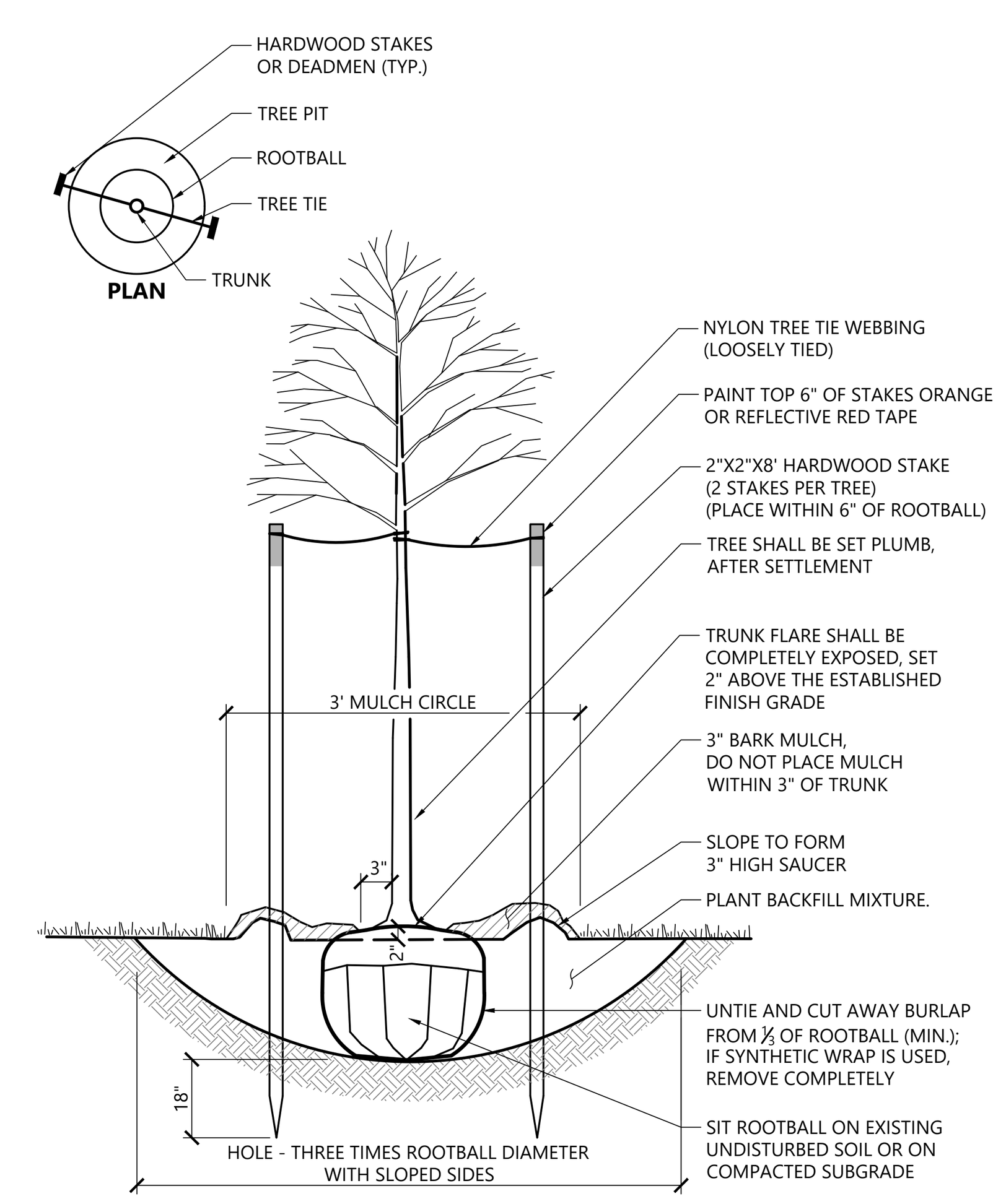
PLANT LEGEND

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

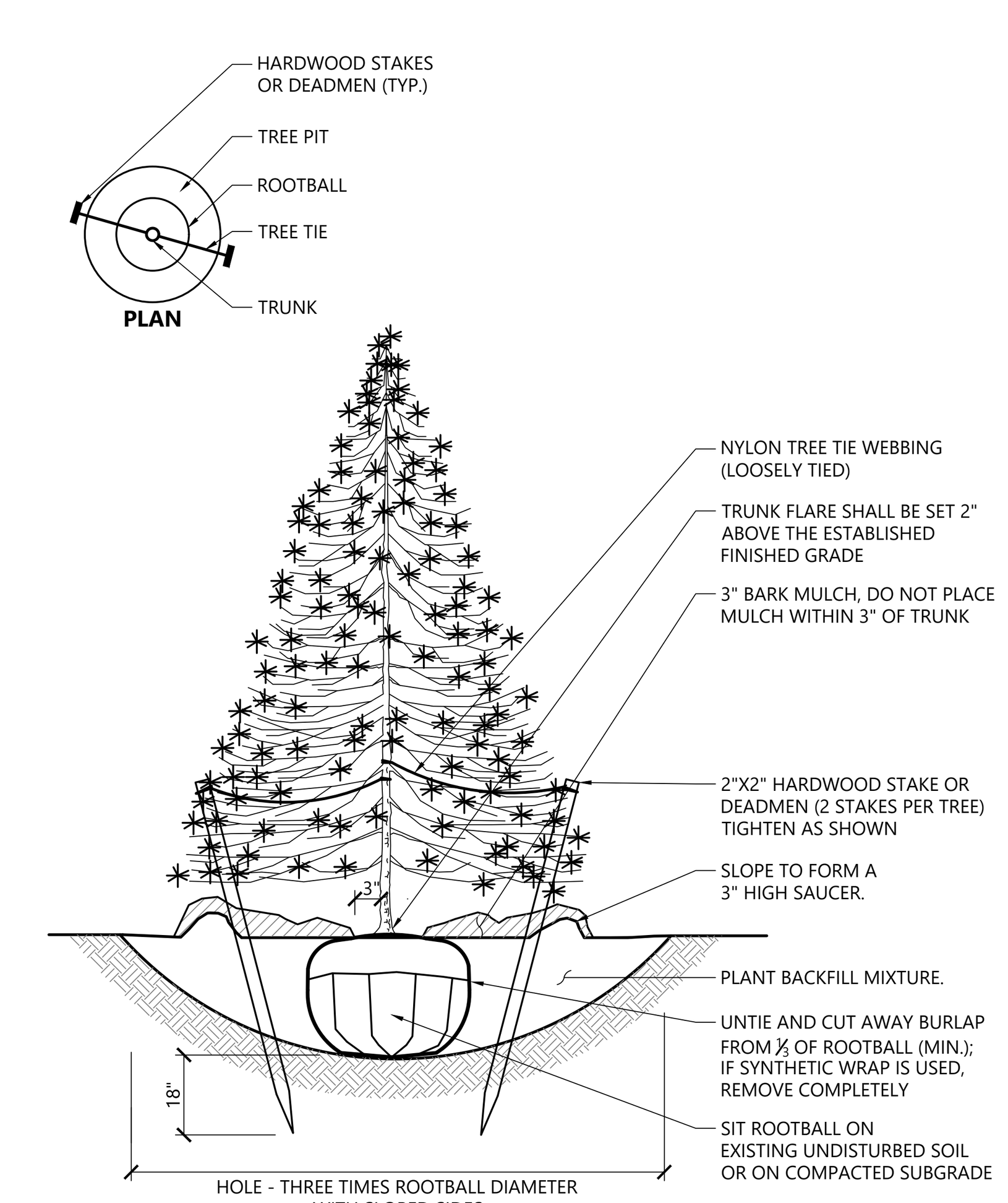
QA - QUERCUS ALBA / WHITE OAK - 3.5" TO 4" CAL.

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) 9/21
N.T.S. Source: VHB LD_602



Evergreen Tree Planting 9/21
N.T.S. Source: VHB LD_604

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401.272.8100

NOTES

Approved by:

Devens Enterprise Commission

0 20 40 80 Feet

Commonwealth Fusion Systems Campus Building 4

111 & 125 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Appvd.
1	Level 2 Permit Comments	11/17/25	EOB

Designed by ED — Checked by EOB

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

Not Approved for Construction

Drawing Title
Landscape Plan

Drawing Number
L1.01

MASSACHUSETTS
ERIK BEDNAREK
NO. 1508
REGISTERED LANDSCAPE ARCHITECT
[illegible]
9/23/2025

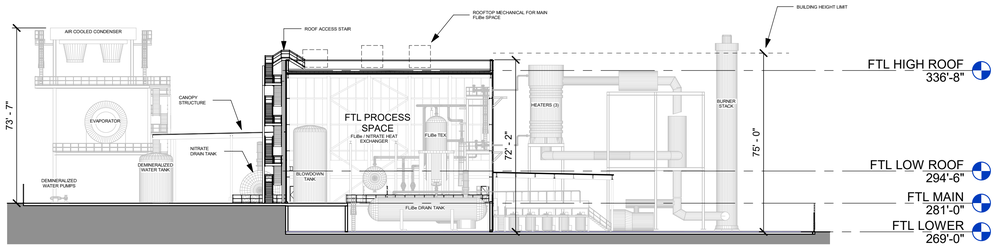
Sheet 12 of 12

Project Number
14867.07

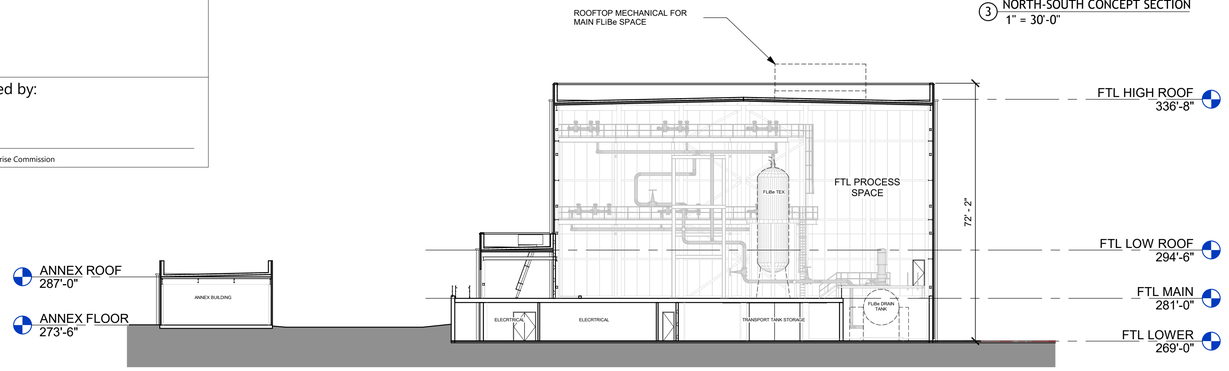
NOTES

Approved by:

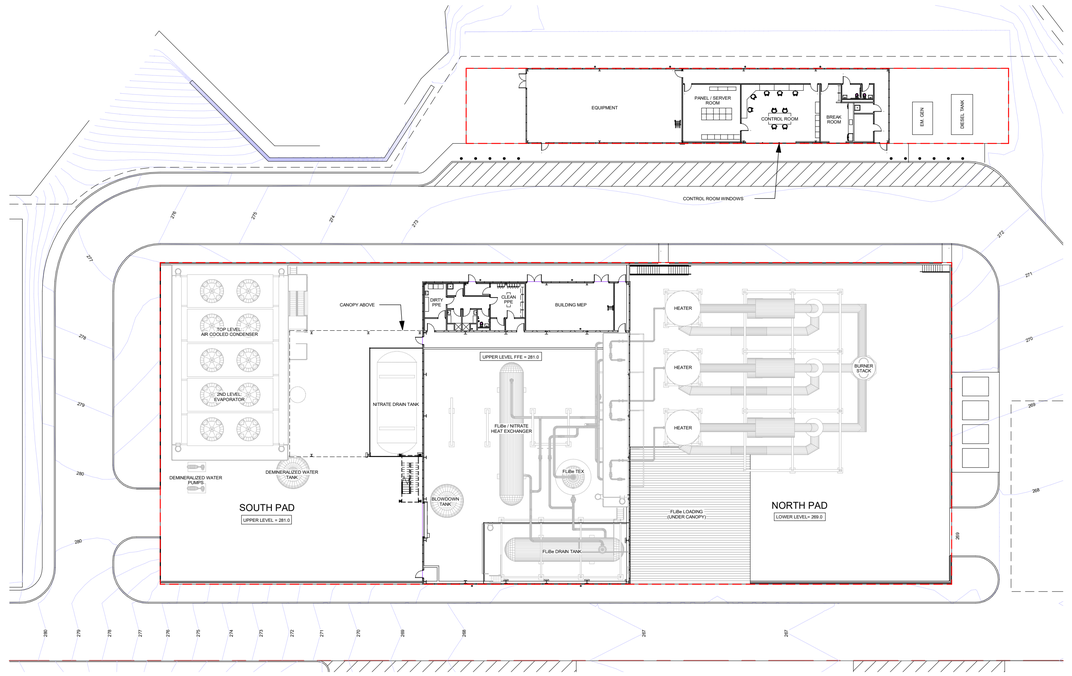
Devens Enterprise Commission



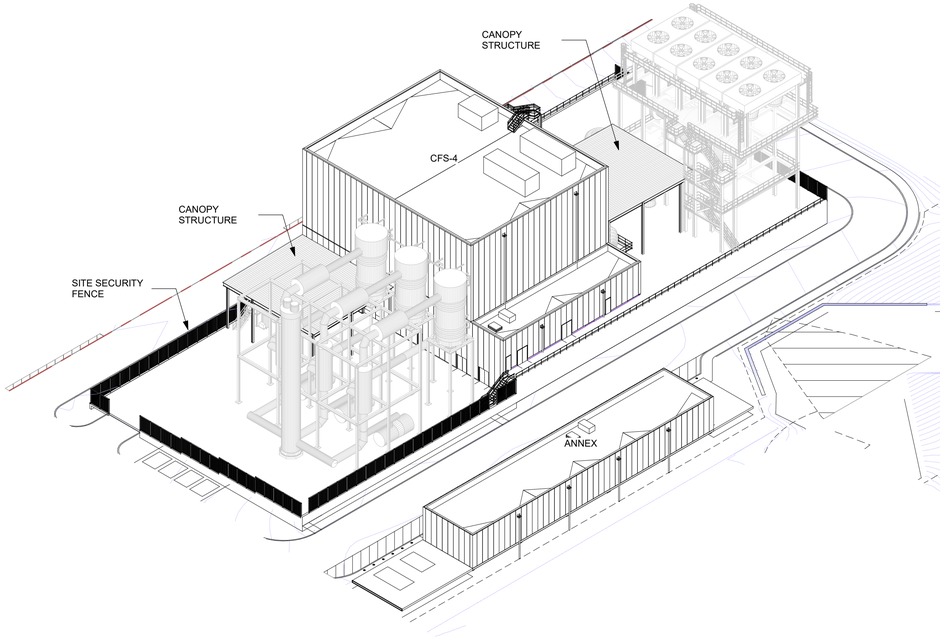
3 NORTH-SOUTH CONCEPT SECTION
1" = 30'-0"



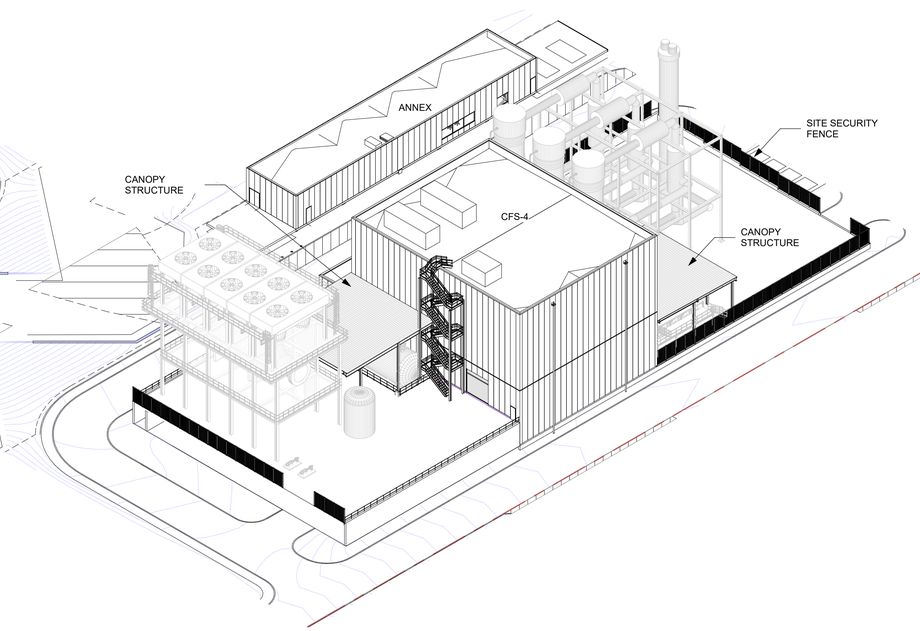
4 EAST-WEST CONCEPT SECTION
1" = 20'-0"



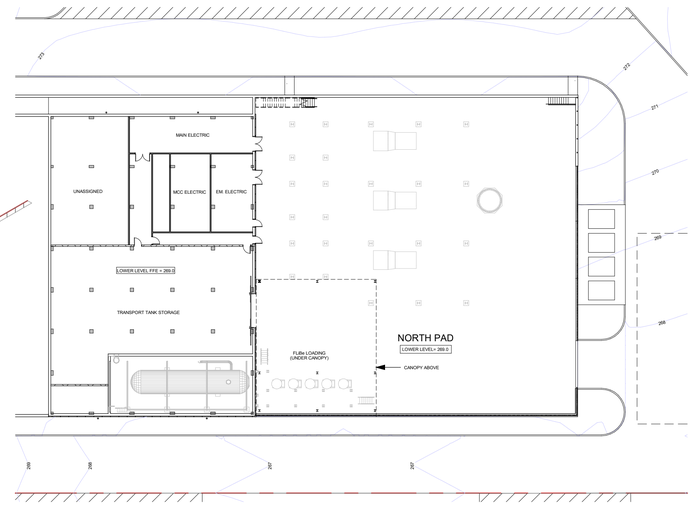
2 CONCEPT UPPER LEVEL
1" = 30'-0"



5 AXON 2



6 AXON 1



1 CONCEPT LOWER LEVEL
1" = 30'-0"

Jacobs
Commonwealth Fusion Systems
120 Saint James Avenue, 5th Floor
Boston, Massachusetts
02116

CFS-4 CONCEPT PLANS SECTION AND AXON

Brian D Cook, AIA
MA Lic # 952307, exp. 8/31/26

NORTH

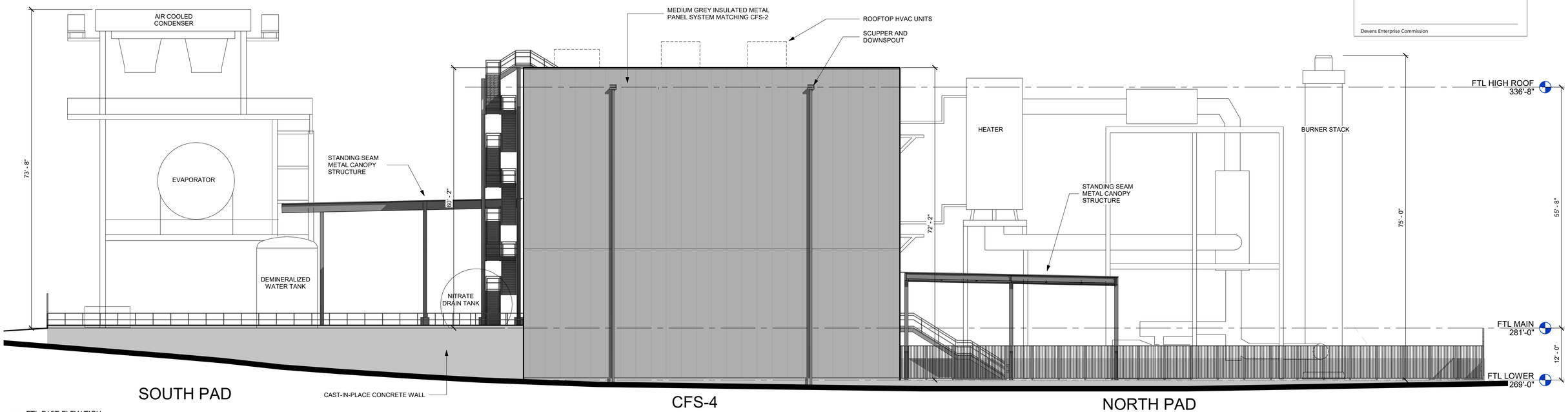
A1

09/23/2025

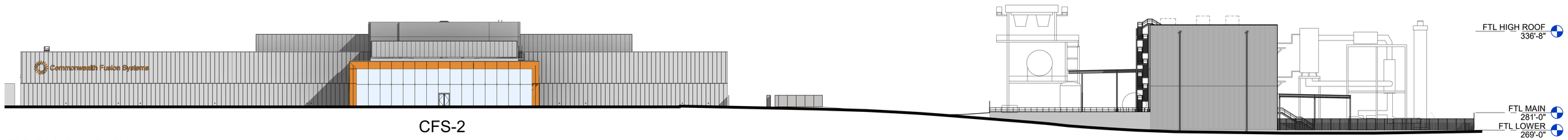
NOTES

Approved by:

Devens Enterprise Commission



1 FTL EAST ELEVATION
3/32" = 1'-0"



2 FTL EAST ELEVATION WITH CFS-2
1/32" = 1'-0"

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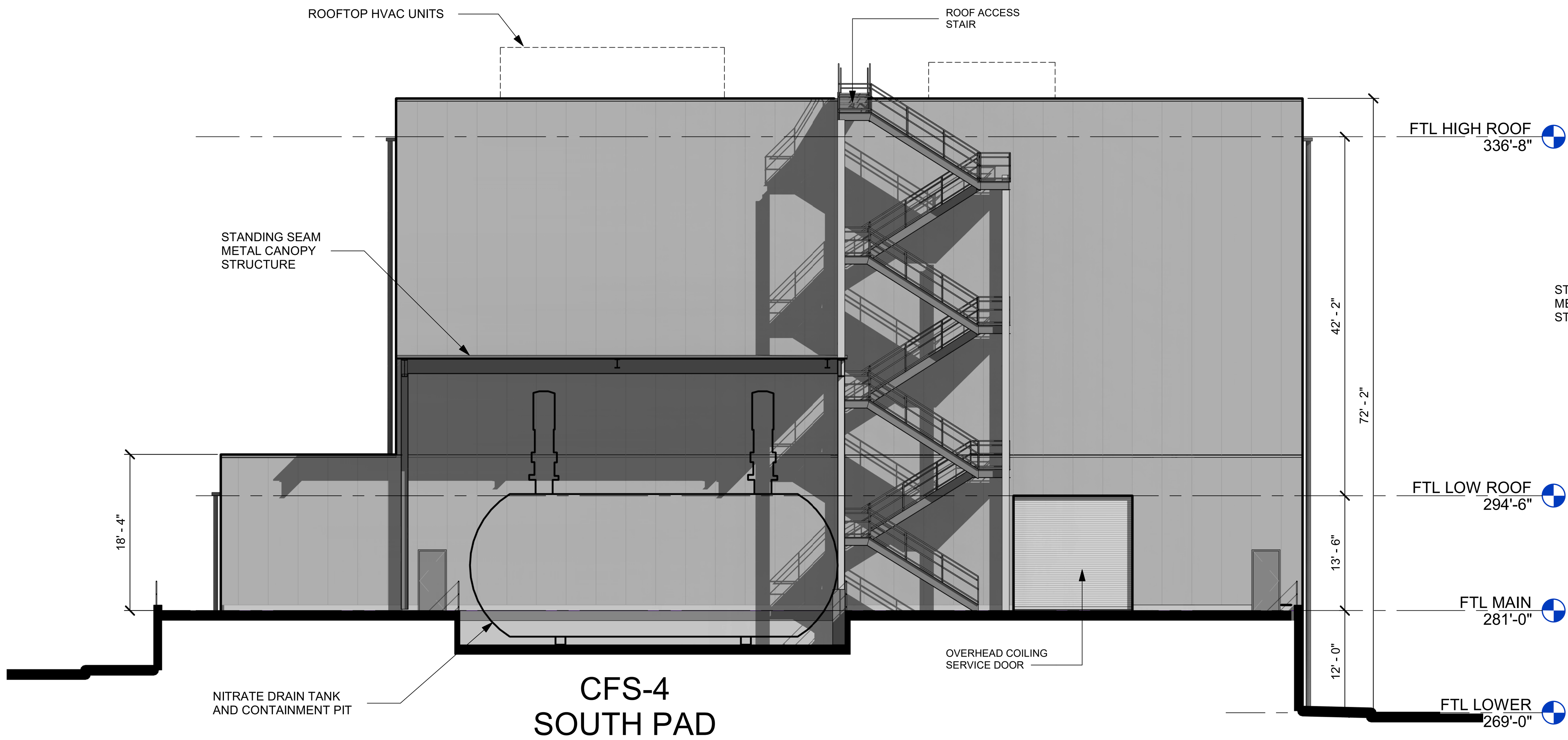
Commonwealth Fusion Systems
120 Saint James Avenue, 5th Floor
Boston, Massachusetts
02116

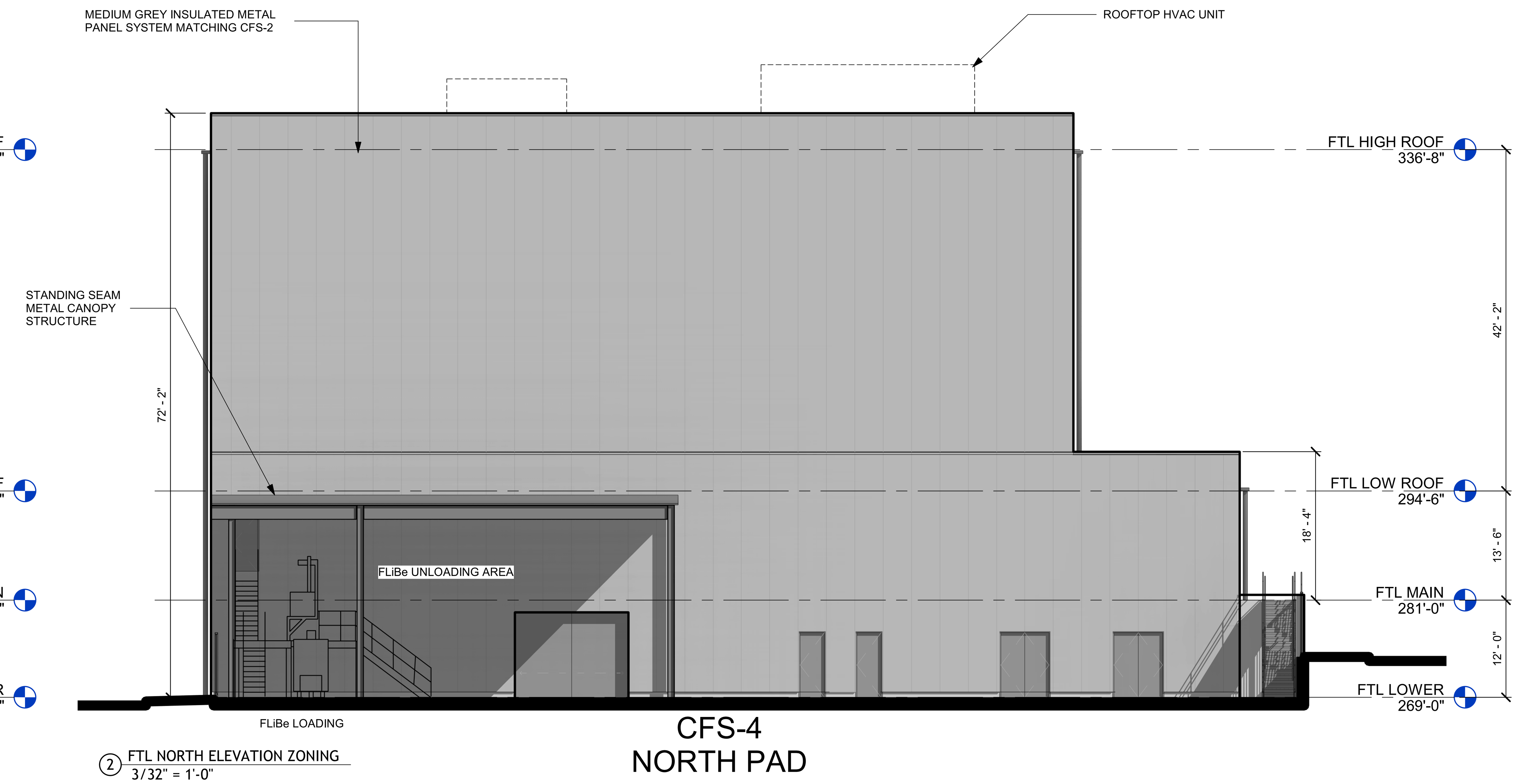
CFS-4 EAST ELEVATION

Brian D Cook, AIA
MA Lic # 952307, exp. 8/31/26

A2
9/23/2025



1 FTL SOUTH ELEVATION ZONING
3/32" = 1'-0"



2 FTL NORTH ELEVATION ZONING
3/32" = 1'-0"

NOTES

Approved by:

Devens Enterprise Commission

3 FTL WEST ELEVATION ZONING
3/32" = 1'-0"

Jacobs
120 Saint James Avenue, 5th Floor
Boston, Massachusetts
02116

Commonwealth Fusion Systems

CFS-4 NORTH SOUTH AND WEST ELEVATIONS

REGISTERED ARCHITECT
BRIAN D. COOK
No. 952307
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

[illegible]

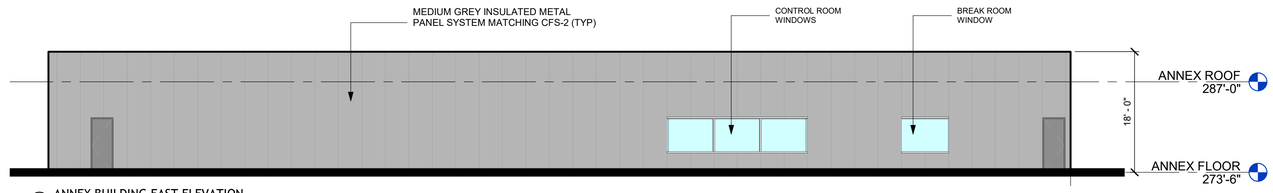
Brian D Cook, AIA
MA Lic # 952307, exp. 8/31/26

A3
9/23/2025

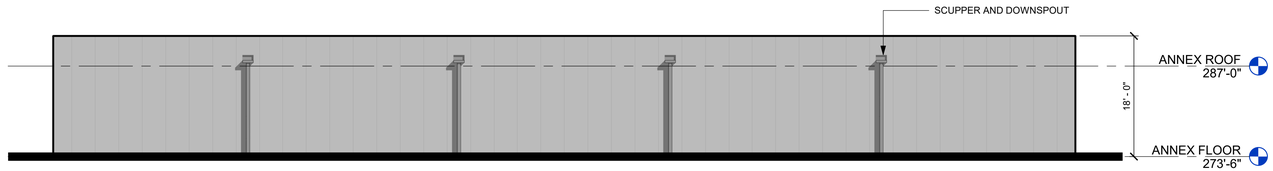
NOTES

Approved by:

Devens Enterprise Commission



1 ANNEX BUILDING EAST ELEVATION
3/32" = 1'-0"



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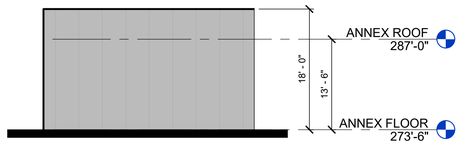
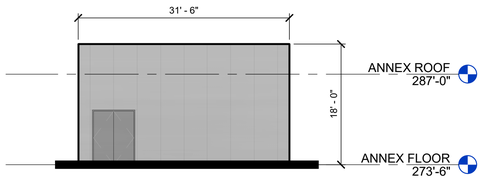
3/32" = 1'-0"



3 ANNEX BUILDING NORTH ELEVATION
3/32" = 1'-0"



4 ANNEX BUILDING SOUTH ELEVATION
3/32" = 1'-0"

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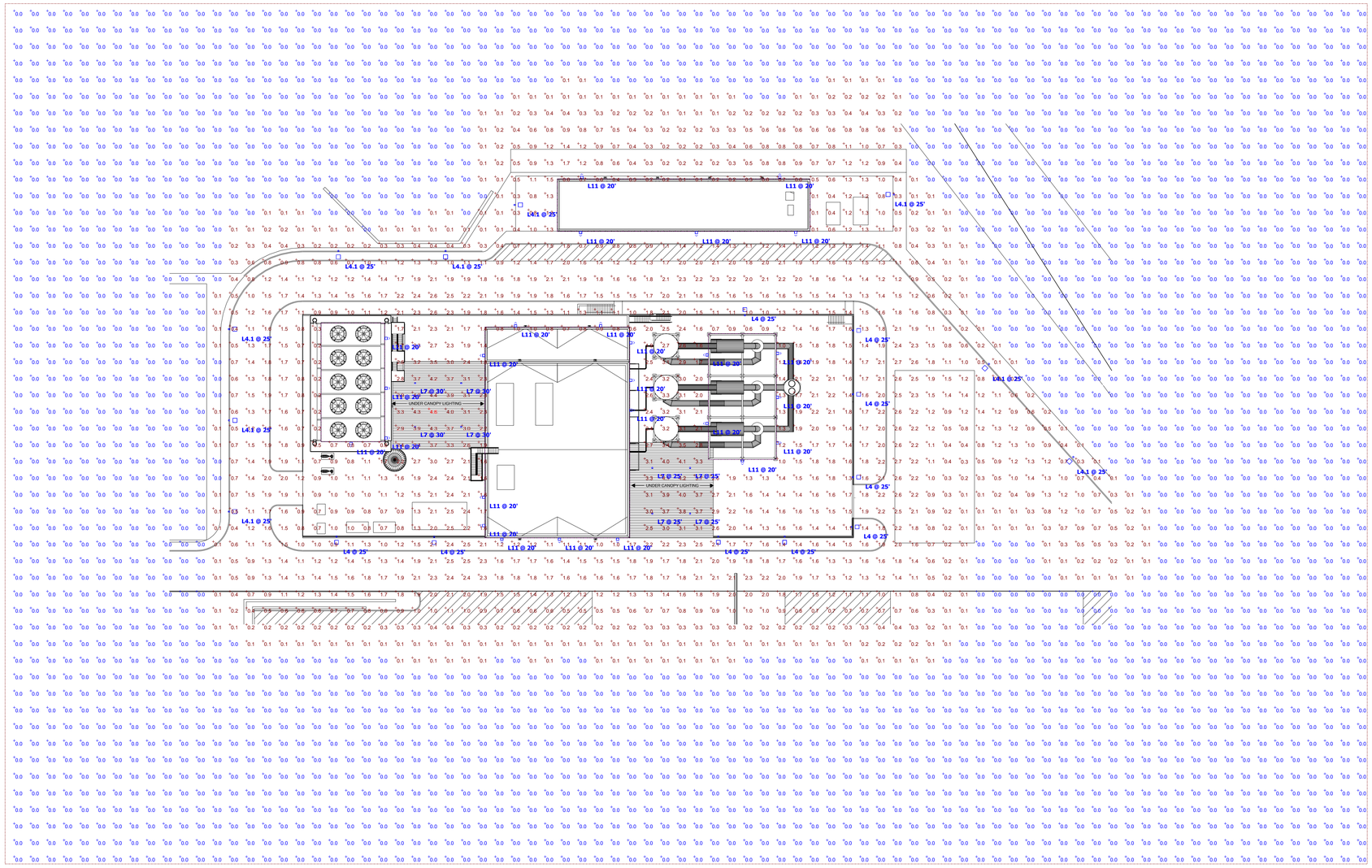
Boston, Massachusetts
02116

ANNEX BUILDING ELEVATIONS

Brian D Cook, AIA
MA Lic # 952307, exp. 8/31/26

A4
9/23/2025

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Input Power
	L7	8	LSI INDUSTRIES, INC	WCP-03L-DA-W-30	1	3362	0.9	25
	L4	9	LSI INDUSTRIES, INC.	MRS-LED-06L-SIL-3-30-70CRI	1	6018	0.9	39
	L4.1	9	LSI INDUSTRIES, INC.	MRS-LED-06L-SIL-3-30-70CRI-IL	1	4031	0.9	39
	L11	26	LSI INDUSTRIES, INC.	XWS-LED-03L-SIL-3-30-70CRI	1	2886	0.9	19



Plan View
Scale - 1" = 35ft

Jacobs
Commonwealth Fusion Systems
120 Saint James Avenue, 5th Floor
Boston, Massachusetts
02116

SITE LIGHTING PHOTOMETRIC STUDY

NORTH

C:\AMS\ACCDocs\VHB\14867.07-CFS-4 Flibe Loop R_D Bldg_Devans_ MA\Project Files\05_Work\Cad\ld\Planset\14867.07 EX.dwg

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.
4. FLOOD ZONE INFORMATION FROM FEMA FIRM MAP NUMBER 25027C029F.

Parcel Ownership Information

1. 111 HOSPITAL ROAD (PARCEL ID 018.0-0007-0300.0)

   COMMONWEALTH FUSION SYSTEMS
   148 SIDNEY STREET
   CAMBRIDGE, MA 02139

2. 117 HOSPITAL ROAD (PARCEL ID 018.0-0007-0201.0)

   PIVOTAL DEVENS 117 LLC
   231 ROYAL PALM WAY
   PALM BEACH, FL 33480

3. 125 HOSPITAL ROAD (PARCEL ID 018.0-0007-0200.0)

   PIVOTAL DEVENS LLC
   231 ROYAL PALM WAY
   PALM BEACH, FL 33480

vhb.com

vhb

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

NOTES

Approved by:

Devens Enterprise Commission

0 50 100 200Feet

Commonwealth Fusion Systems Campus

111, 117, 125 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Appvd.
1	Level 2 Permit Comments	11/17/25	EOB

Designed by | Checked by

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

Not Approved for Construction

Drawing Title: **Existing Conditions Overall Plan 1**

Drawing Number: **Sv-1**

COMMONWEALTH OF MASSACHUSETTS
ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
11/17/2025

Sheet 1 of 4

Project Number: **14867.05-08**

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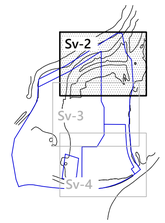
vhb.com

vhb

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Key

Not To Scale

NOTES

Approved by:

Devens Enterprise Commission

0 20 40.0001 80.0001 Feet

Commonwealth Fusion Systems Campus

111, 117, 125 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Apprvd.
1	Level 2 Permit Comments	11/17/25	EOB

Designed by | Checked by

Issued for: Level Two Permit — Date: Oct. 23, 2025

Not Approved for Construction

Drawing Title
Existing Conditions Plan 2

Drawing Number
Sv-2

Sheet 2 of 4

COMMONWEALTH OF MASSACHUSETTS
ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
11/17/2025

Project Number
14867.05-08

Saved Monday, November 17, 2025 6:49:04 PM ERICOBRIEN Plotted Tuesday, November 18, 2025 12:58:18 PM Eric O'Brien

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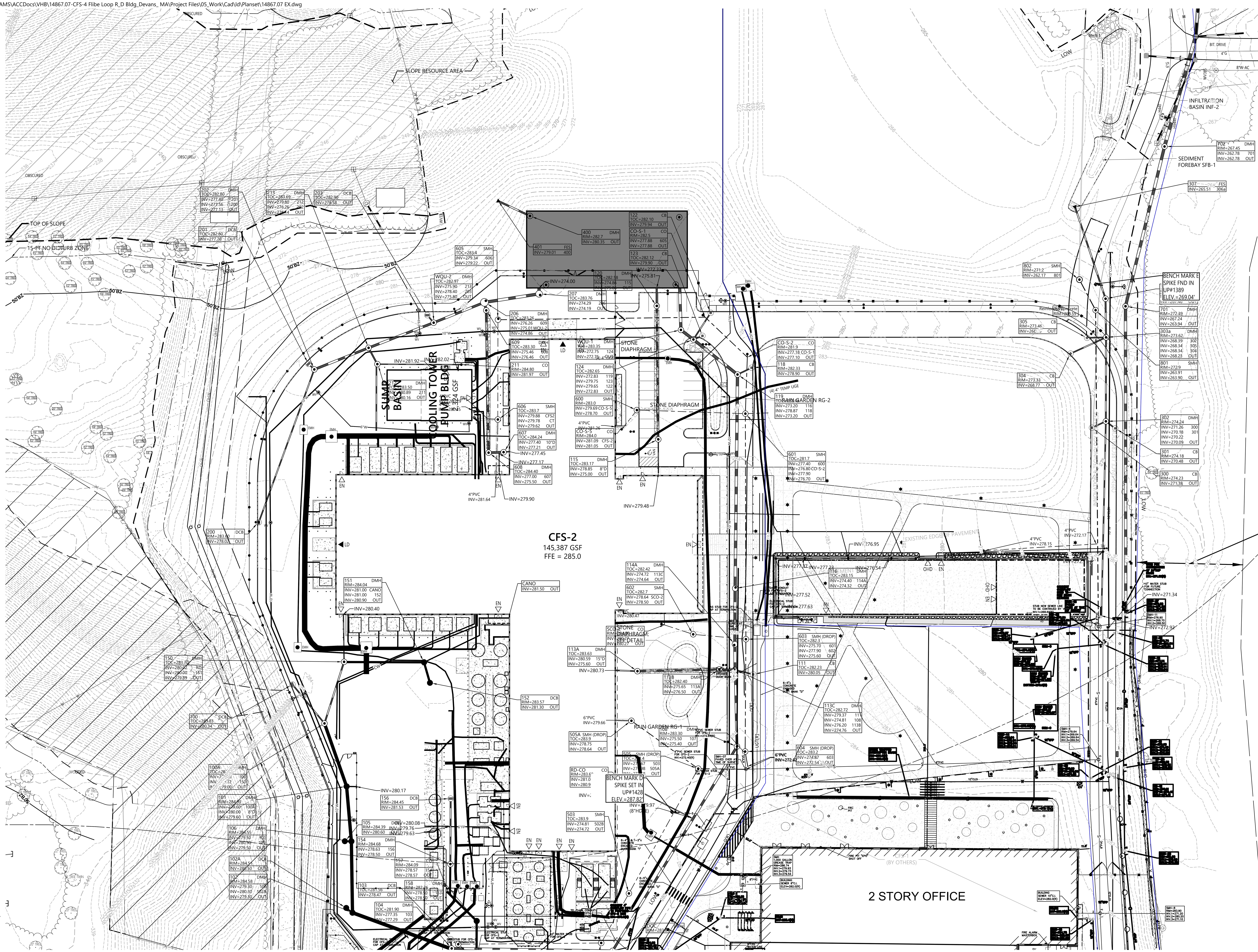

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1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Sv-2
Sv-3
Sv-4

Key

Not To Scale

NOTES

Approved by:

Devens Enterprise Commission

Commonwealth Fusion Systems Campus

111, 117, 125 Hospital Road Devens (Harvard), MA

No.	Revision	Date	Appvd.
1	Level 2 Permit Comments	11/17/25	EOB

Designed by | Checked by

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

Not Approved for Construction

Drawing Title

Existing Conditions Plan 3

Drawing Number

Sv-3

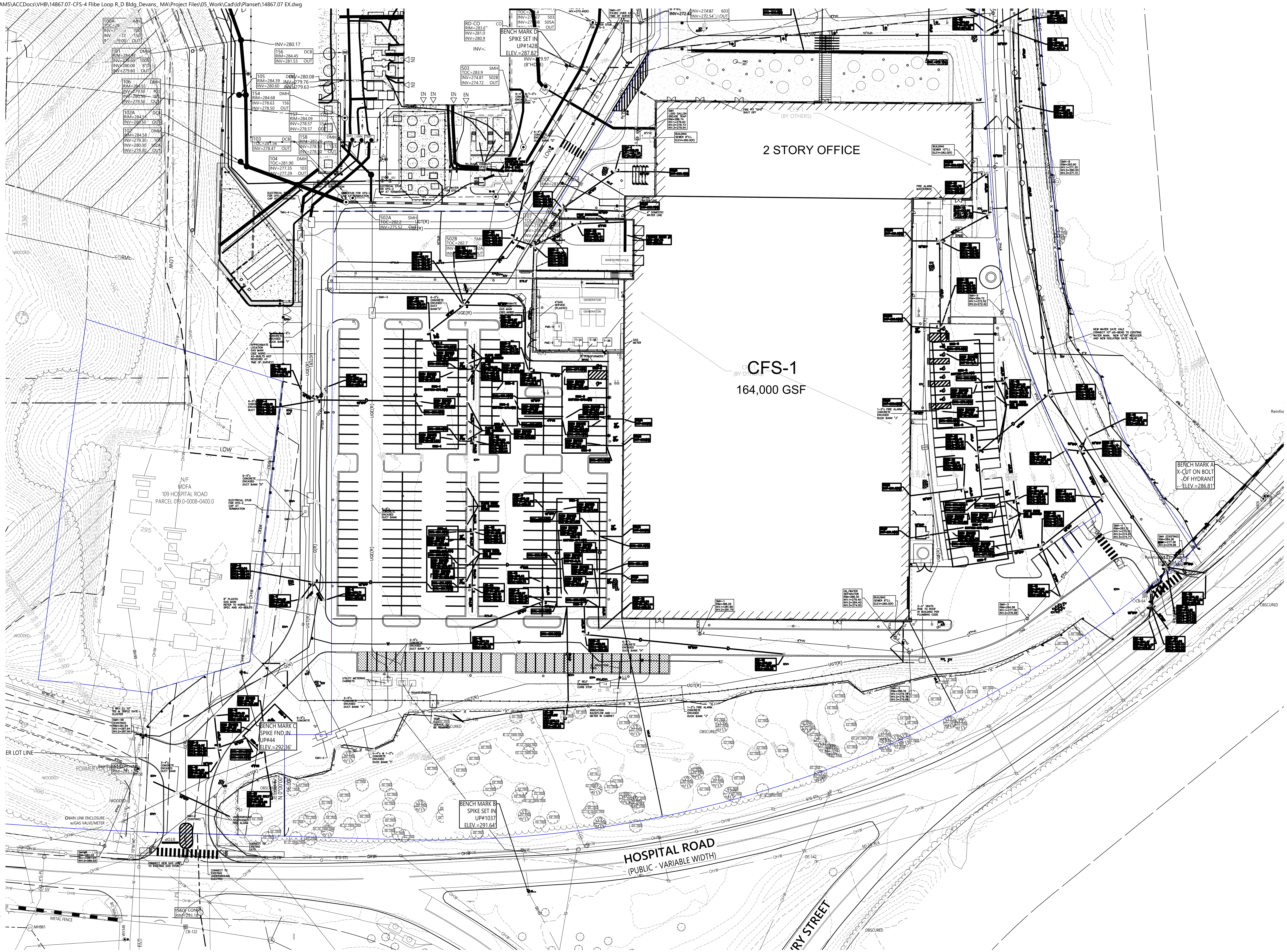
COMMONWEALTH OF MASSACHUSETTS ERIC O'BRIEN CIVIL No. 58432 REGISTERED PROFESSIONAL ENGINEER

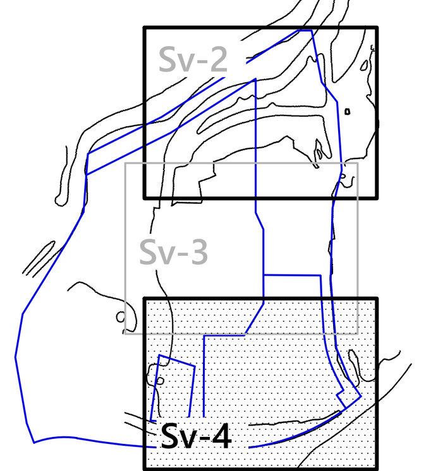
11/17/2025

Sheet 3 of 4

Project Number

14867.05-08





vhb.com

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Key

Not To Scale

NOTES

Approved by:

Devens Enterprise Commission

0 20 40 80 Feet

Commonwealth Fusion Systems Campus

111, 117, 125 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Appvd.
1	Level 2 Permit Comments	11/17/25	EOB

Designed by | Checked by

Issued for: Level Two Permit
Date: Oct. 23, 2025

Not Approved for Construction

Drawing Title
Existing Conditions Plan 4

COMMONWEALTH OF MASSACHUSETTS
ERIC O'BRIEN
CIVIL
No. 58432
REGISTERED PROFESSIONAL ENGINEER
11/17/2025

Drawing Number
Sv-4

Sheet 4 of 4

Project Number
14867.05-08

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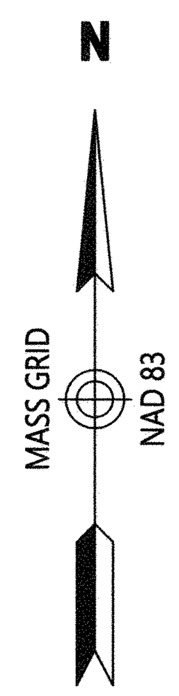


General Notes

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 974 CMR 1.03(3)(C)8 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.

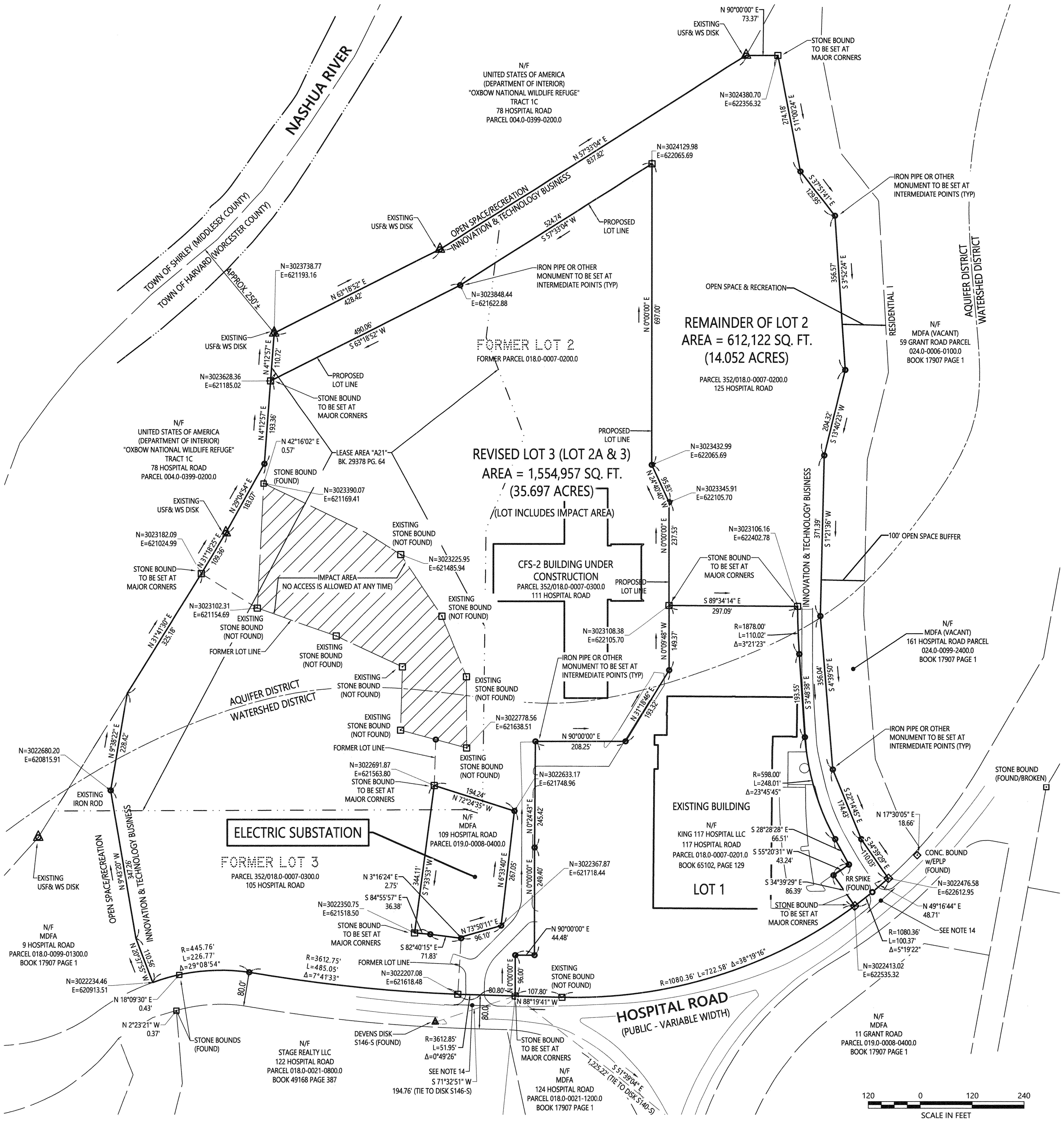
III) NOTICE OF ACTIVITY AND USE LIMITATION, FORT DEVENS, FORMER OAK AND MAPLE HOUSING AREA, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 56499, PAGE 340 - DECEMBER 21, 2016.

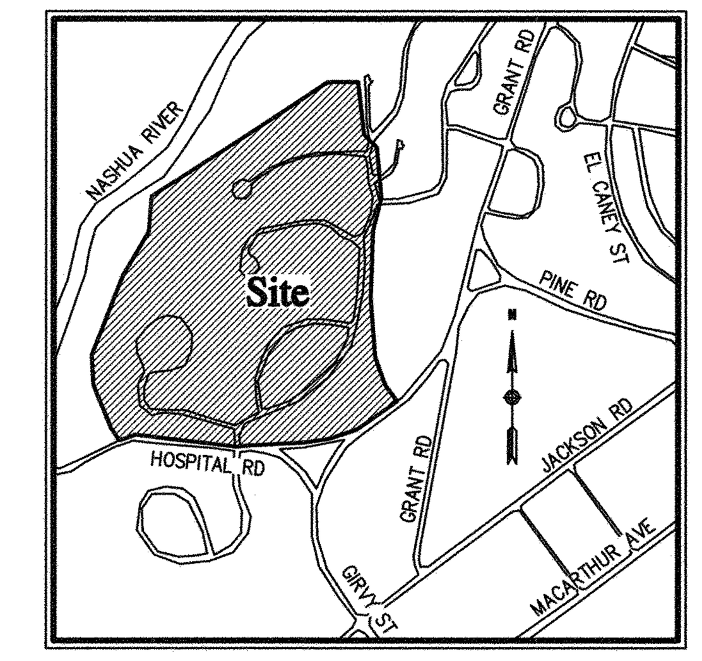
IV) "LAND USE CONTROL IMPLEMENTATION PLAN ADDENDUM, FORMER OAK, MAPLE AND A PORTION OF THE GRANT HOUSING AREAS, FORMER FORT DEVENS ARMY INSTALLATION, DEVENS MASSACHUSETTS".

V) NOTICE OF ACTIVITY AND USE LIMITATION, FORT DEVENS, FORMER OAK AND MAPLE HOUSING AREA AND A PORTION OF THE FORMER GRANT 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

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

Record Owners

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 PARCEL 018.0-0007-0300.0
BOOK 69504, 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

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J BOUSQUET
NO 35868
REGISTERED PROFESSIONAL LAND SURVEYOR

[illegible]
PROFESSIONAL LAND SURVEYOR

LEVEL 1
LOTTING 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 DATE: JUNE 18, 2025
SHEET 1 OF 2

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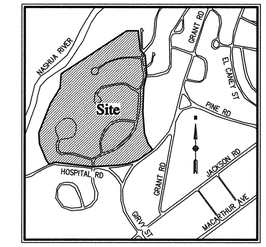
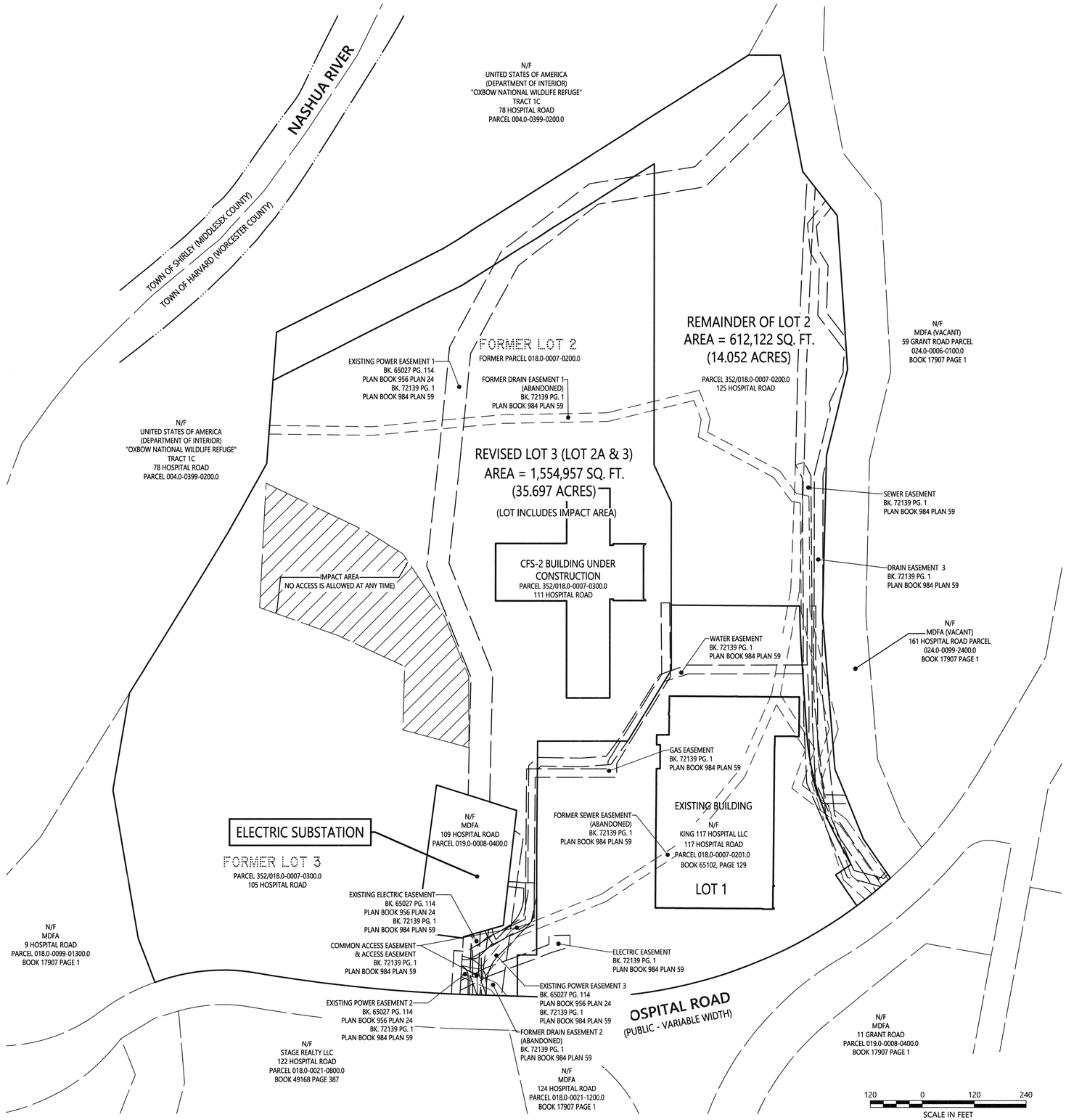
MASS GRID
NAD 83



Locus
(NOT TO SCALE)



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.

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOURQUET
NO. 35088
REGISTERED PROFESSIONAL LAND SURVEYOR

June 26, 2025
DATE PROFESSIONAL LAND SURVEYOR

LEVEL 1
LOTTING 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 DATE: JUNE 18, 2025
SHEET 2 OF 2

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MASS GRID NAD 83

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

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) 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:-
    1. CREATE ONE VARIABLE WIDTH DRAIN EASEMENT 3
    2. CREATE ONE ELECTRIC EASEMENT
    3. CREATE ONE 20' WIDE GAS EASEMENT
    4. ABANDON 20' WIDE DRAIN EASEMENTS 1 & 2
    5. REVISE A SEWER EASEMENT
    6. REVISE TO CREATE ONE SUB-STATION ACCESS EASEMENT.
    7. REVISE VARIABLE WIDTH COMMON ACCESS EASEMENT
4) EXISTING EASEMENTS, THAT ARE NOT BEING REVISED, ARE ALSO SHOWN ON THIS PLAN (SEE SHEET 4).

Certification

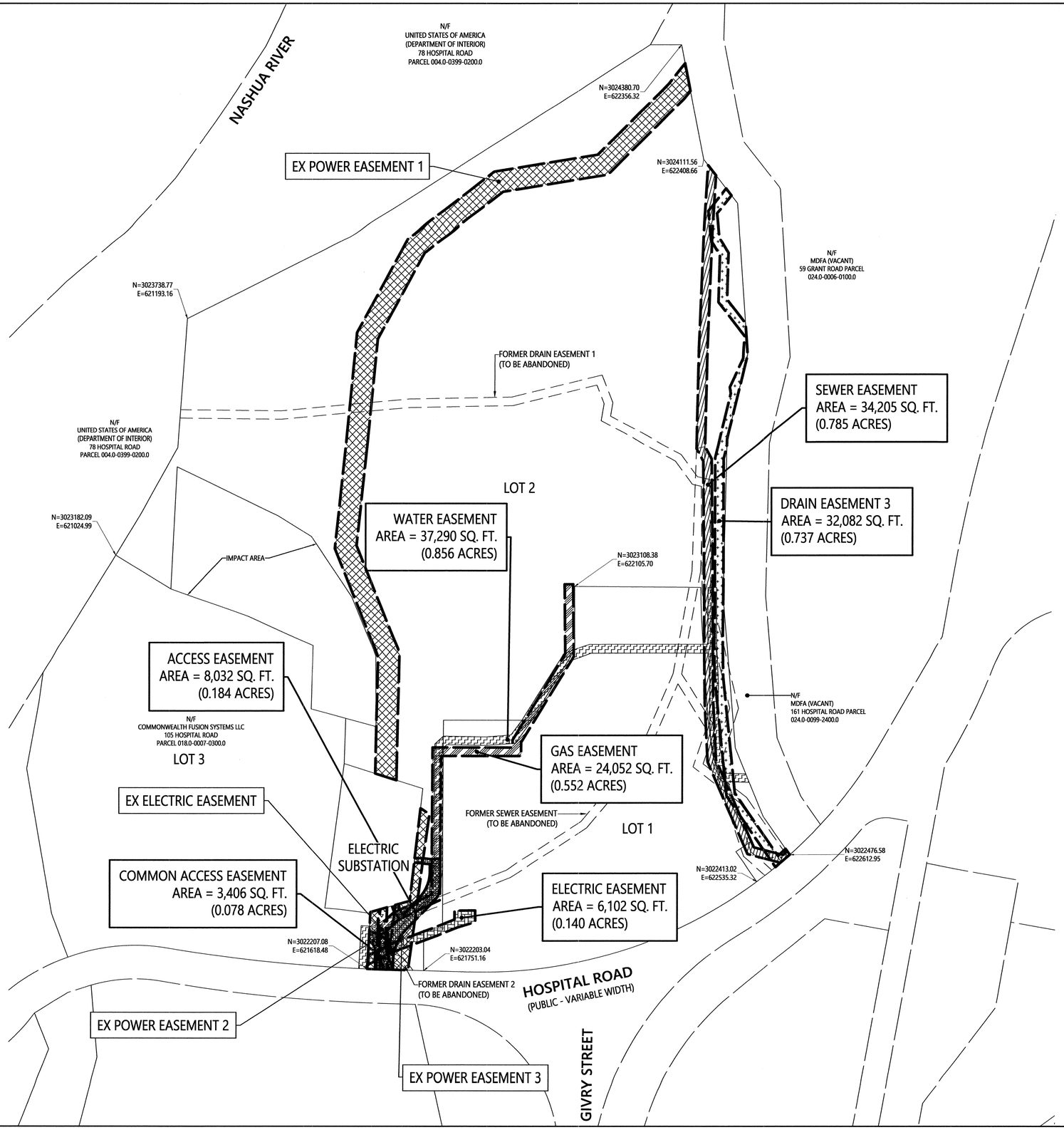
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING 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 ARE SHOWN. (M.G.L. GEN. LAWS CHAPTER 41, SEC. 81-X).

COMMONWEALTH OF MASSACHUSETTS
CRAIG D.K. ROBERTSON
No. 57615
REGISTERED PROFESSIONAL LAND SURVEYOR

4/10/25
DATE

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

120 0 120 240
SCALE IN FEET

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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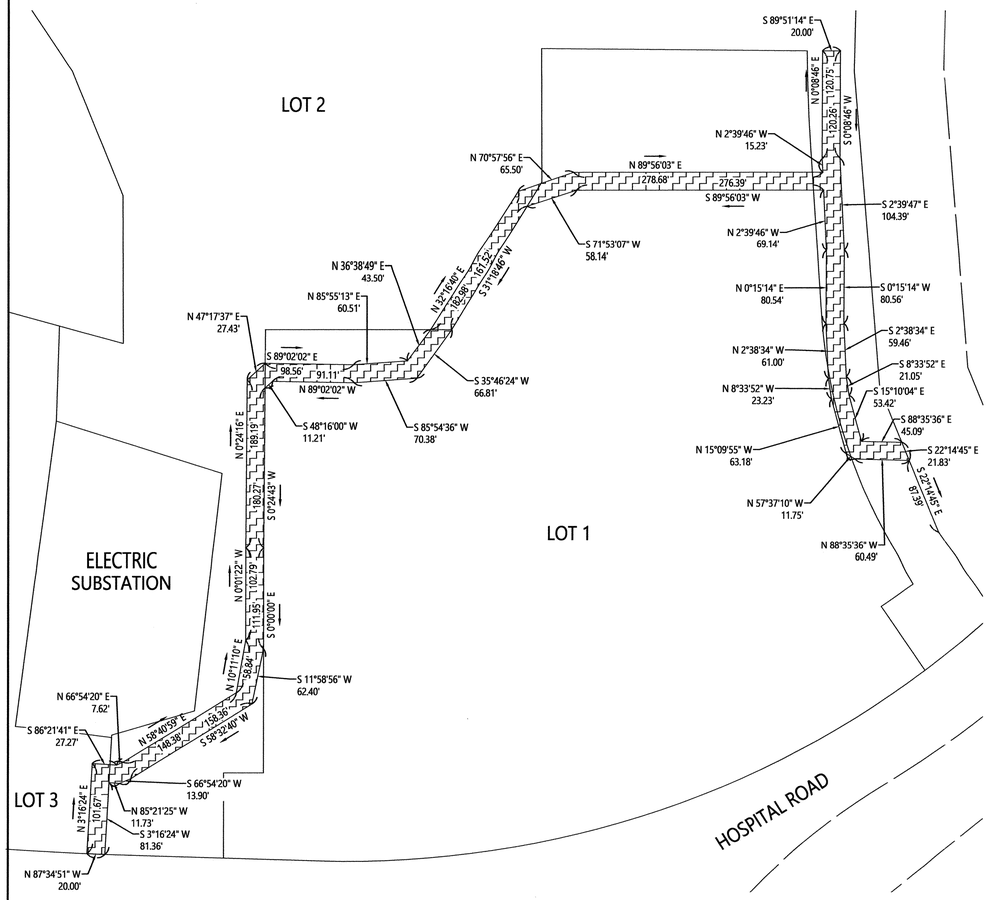
MASS GRID
NAD 83

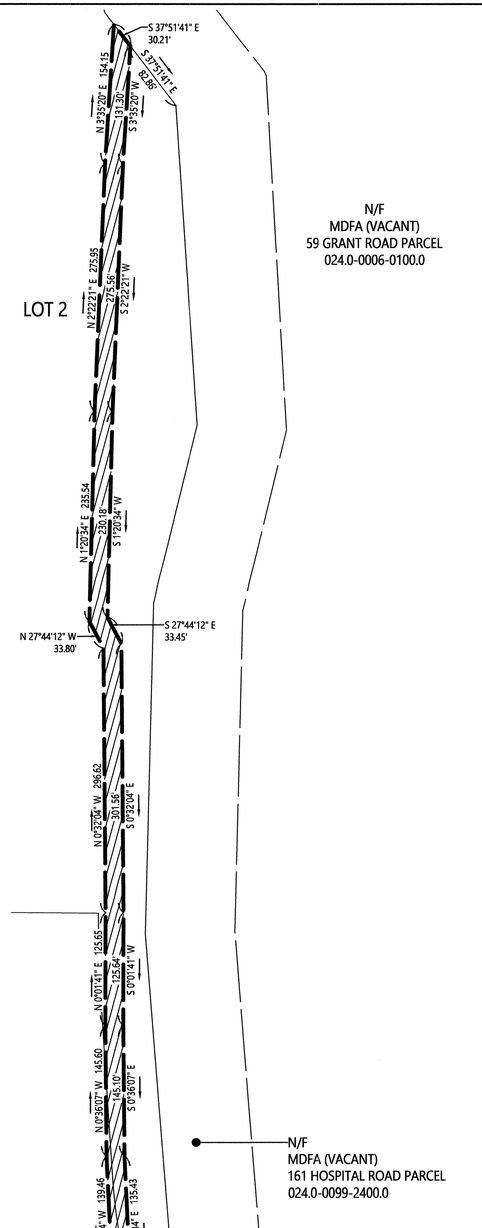


20' WIDE WATER EASEMENT=37,290 S.F.±

(SCALE 1"=80')

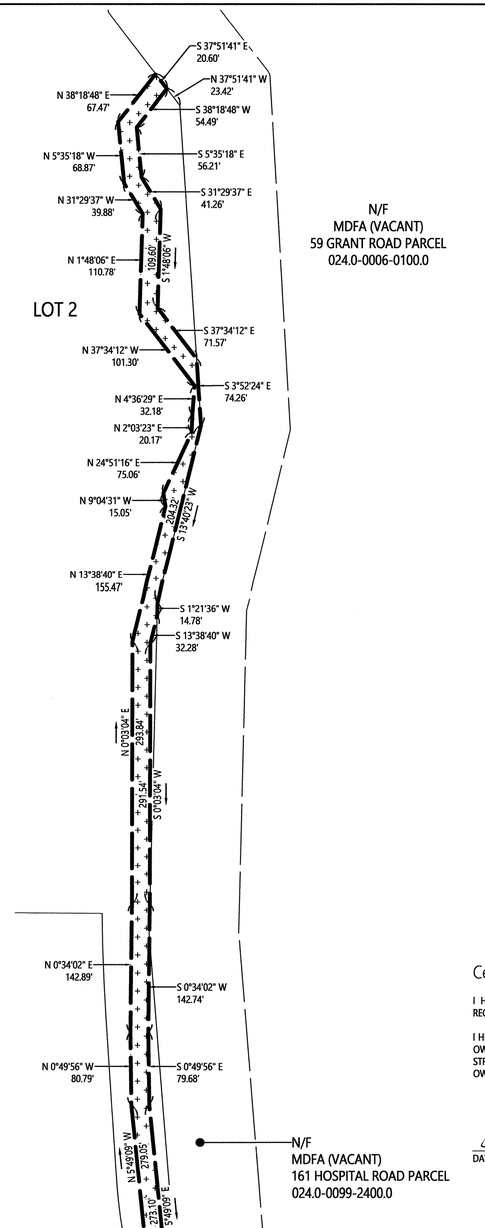
Legend (New/Revised Easements)

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



20' WIDE SEWER EASEMENT=34,205 S.F.±

(SCALE 1"=80')



VARIABLE WIDTH DRAIN EASEMENT 3=32,082 S.F.±

(SCALE 1"=80')

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 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 ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

COMMONWEALTH OF MASSACHUSETTS
CRAIG D.K. ROBERTSON
No. 57615
REGISTERED PROFESSIONAL LAND SURVEYOR

4/10/25
DATE

PROFESSIONAL LAND SURVEYOR

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 2 OF 4 (NEW/REVISED EASEMENTS)

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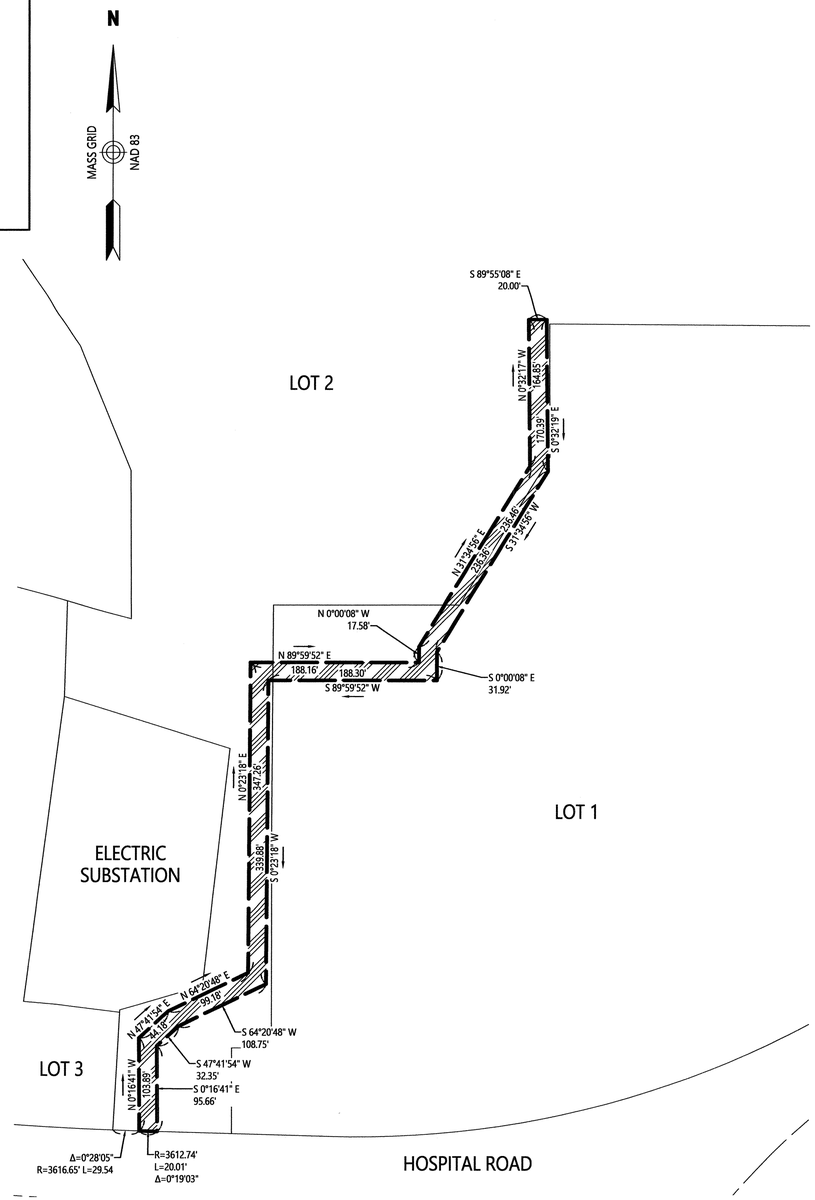
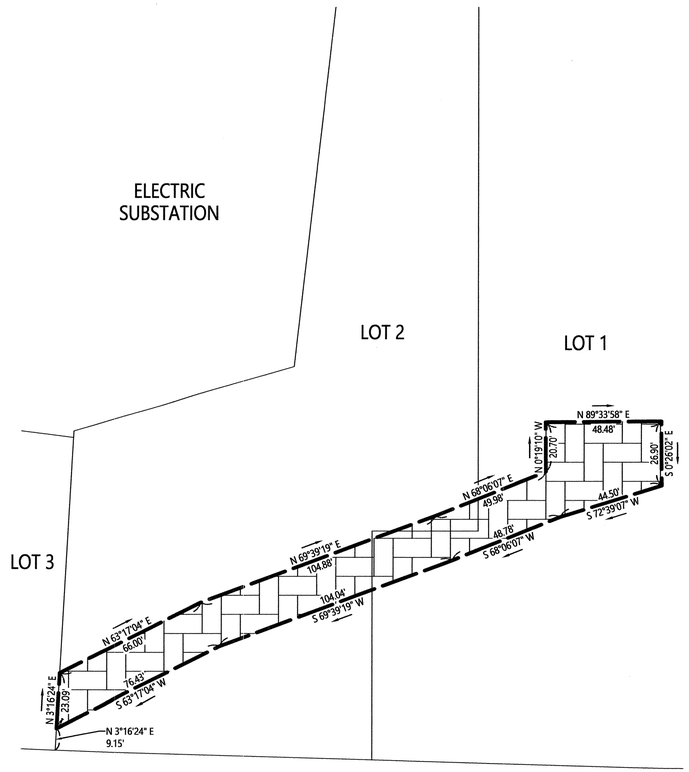


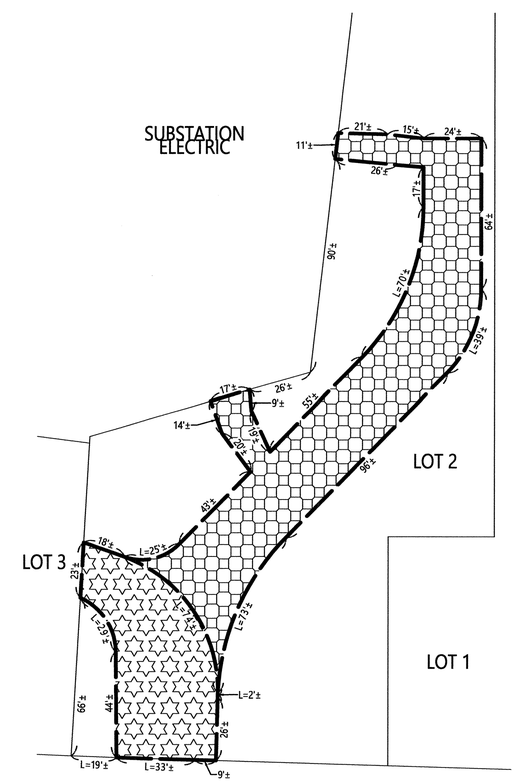
20' WIDE GAS EASEMENT=24,052 S.F.±

(SCALE 1"=80')



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')

Legend (New/Revised Easements)

- NEW 20' WIDE GAS EASEMENT
- NEW ELECTRIC EASEMENT
- REVISED COMMON ACCESS 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.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING 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 ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

COMMONWEALTH OF MASSACHUSETTS
CRAIG O.K. ROBERTSON
No. 57615
REGISTERED PROFESSIONAL LAND SURVEYOR

4/10/25
DATE

PROFESSIONAL LAND SURVEYOR

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)

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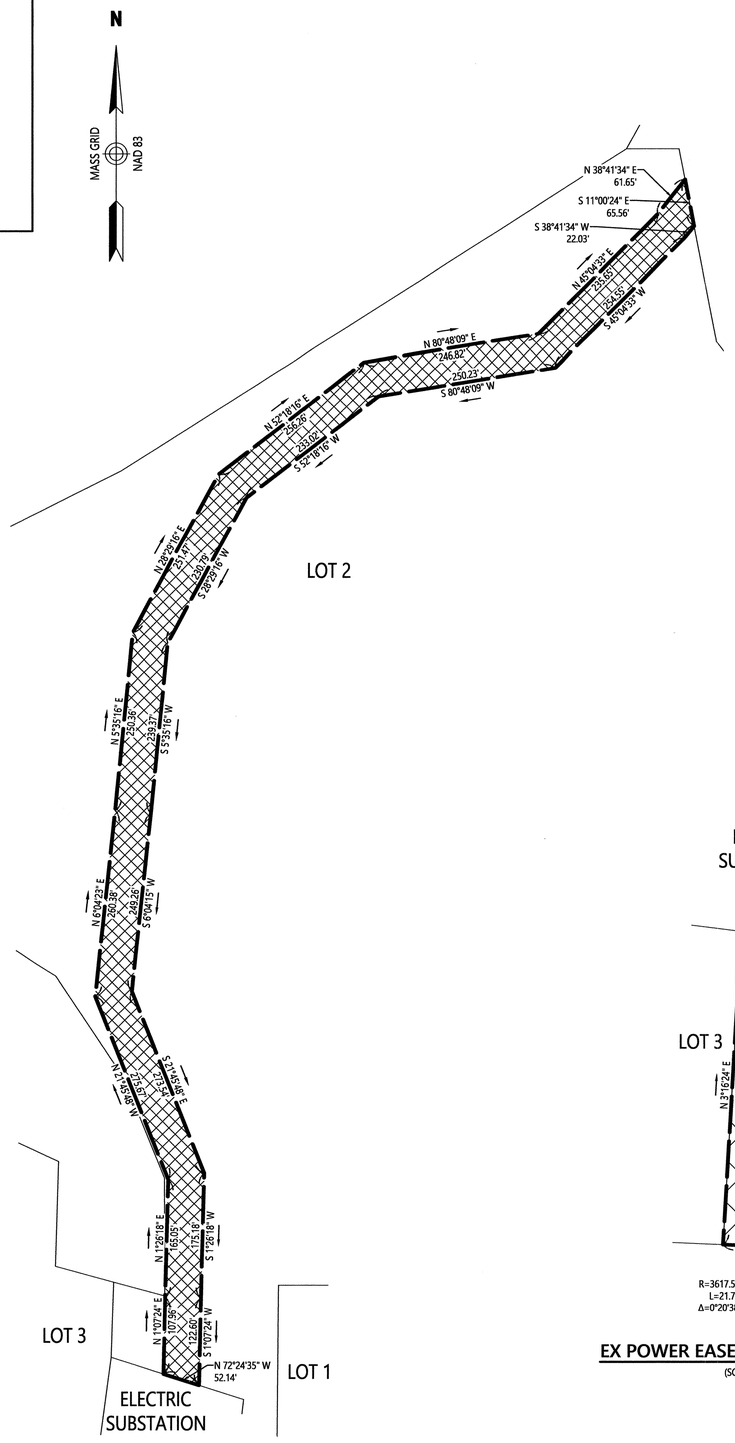
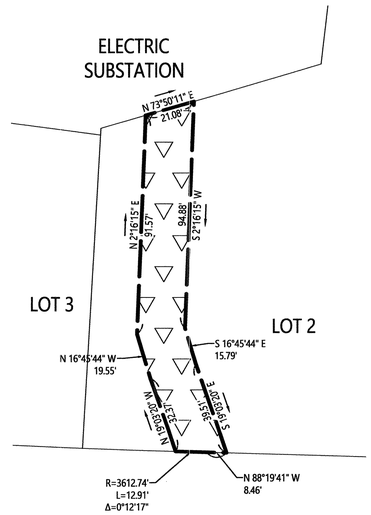
RESERVED FOR REGISTRY USE ONLY



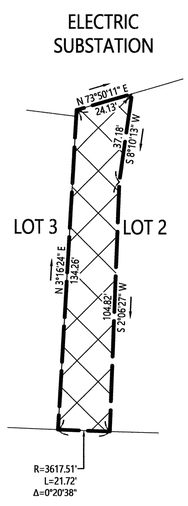
50' WIDE EX POWER EASEMENT 1=104,045 S.F.±

(SCALE 1"=100')



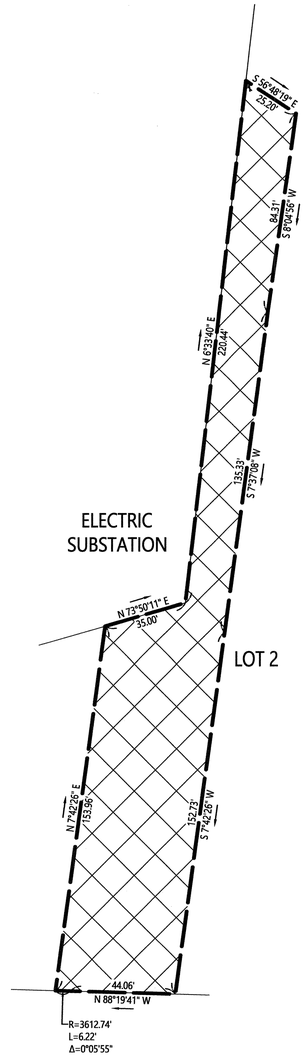
20' WIDE EX ELECTRIC EASEMENT=2,937 S.F.±

(SCALE 1"=30')



EX POWER EASEMENT 2=2,862 S.F.±

(SCALE 1"=30')



EX POWER EASEMENT 3=12,371 S.F.±

(SCALE 1"=30')

Legend (Existing Easements)

EXISTING POWER EASEMENTS

EXISTING 20' WIDE ELECTRIC EASEMENT

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SHEET 4 OF 4 (EXISTING EASEMENTS)

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