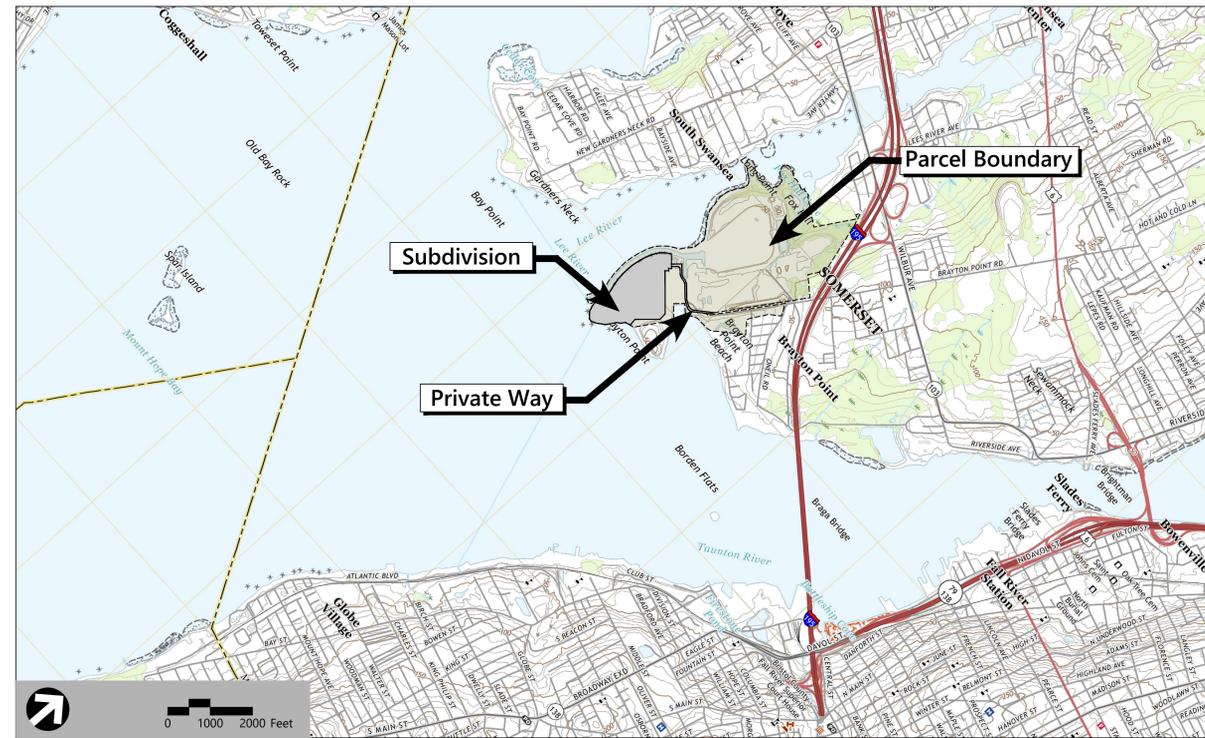


Site Plans

Issued for: Definitive Subdivision
 Date Issued: October 03, 2023
 Latest Issue: October 03, 2023

Submarine Cable Factory

Brayton Point Road
 Somerset, Massachusetts



APPROVAL REQUIRED UNDER
 THE SUBDIVISION CONTROL LAW
 SOMERSET PLANNING BOARD

DATE: _____

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Date: _____
 Town Clerk, Town of Somerset

Sheet Index

No.	Drawing Title	Latest Issue
C-1.00	Legend and General Notes	10/03/2023
C- 1.01	Locus and Abutter Plan	10/03/2023
C-2.01 to C-2.02	Layout and Materials Plans	10/03/2023
C-2.03	Typical Cross Sections	10/03/2023
C-3.01 to C-3.02	Grading, Drainage, and Erosion Control Plans	10/03/2023
C-4.01 to C-4.02	Utility Plans	10/03/2023
C-5.01 to C-5.04	Plan and Profile Sheets	10/03/2023
C-6.01- C-6.03	Site Details	10/03/2023
SV-1 to SV-10	Plan of Land in Somerset Massachusetts	06/01/2023

Reference Drawings

No.	Drawing Title	Latest Issue
1	Site Topographic Map Brayton Point, LLC Somerset Massachusetts	5/10/2023
E2-05	Primary Access Rd. Photometric Plan	4/21/2023

Applicant

Prysmian Cables and Systems USA, LLC
 4 Tesseneer Road
 Highland Heights, Kentucky 410763

Owner

Brayton Point, LLC
 1515 Des Peres Road
 Suite 300 St. Louis, MO 63131

Assessor's Map: A2 Lot 2

vhb.com



1 Cedar Street
 Suite 400
 Providence, RI 02903
 401.272.8100



Legend

Legend table with columns for Exist. and Prop. symbols and descriptions. Includes categories like Property Line, Floodplain, Wetland, Road, and Utilities.

Abbreviations

Abbreviations table with columns for General and symbols, and descriptions. Includes terms like ABAN, ACR, ADJ, APPROX, AUL, BIT, BS, BWLL, CONC, DYL, ELEV, EX, FDN, FFE, GRAN, GTD, LA, LOD, LOW, MAX, MIN, NIC, NTS, PERF, PROP, REM, RET, R&D, R&R, SWL, TBV, TS, TYP, and Utility symbols.

Notes

- General notes 1-14 detailing contractor responsibilities, safety, site security, and construction standards.

Utilities

- Utilities notes 1-4 regarding utility locations, conflicts, and installation requirements.

Utility

- Utility notes 1-11 detailing specific utility installation and maintenance requirements.

Layout and Materials

- Layout and Materials notes 1-6 detailing construction layout and material specifications.

Demolition

- Demolition notes 1-5 detailing demolition procedures and safety requirements.

Erosion Control

- Erosion Control notes 1-5 detailing erosion control measures and site stabilization.

Existing Conditions Information

- Existing Conditions Information notes 1-4 detailing site survey data and existing conditions.

Document Use

- Document Use notes 1-3 detailing the use and interpretation of the drawing documents.

Upland Native Seed Mix:

Area within the 200 foot Riverfront Area = 30,672 sf
New England Coastal Salt Tolerant Grass Mix from New England Wetland Plants, Inc
The New England Coastal Salt Tolerant Seed Mix contains a selection of native grasses that tolerate salty conditions.

Sign Summary

Sign Summary table with columns for M.U.T.C.D. Number, Specification Width Height, and Desc. Includes signs for STOP, DO NOT ENTER, VISITORS, and AHEAD.

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

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1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Applicant:
Prysman Cables and Systems USA, LLC
4 Tessenner Road
Highland Heights, Kentucky 410763

Owner:
Brayton Point, LLC
1515 Des Peres Road
Suite 300 St. Lois, MO 63131

Submarine Cable Factory

Brayton Point Road
Somerset, Massachusetts

Revision table with columns for No, Revision, Date, and Apprd.

Designed by: EOB
Checked by: SL
Issued for: _____
Date: _____

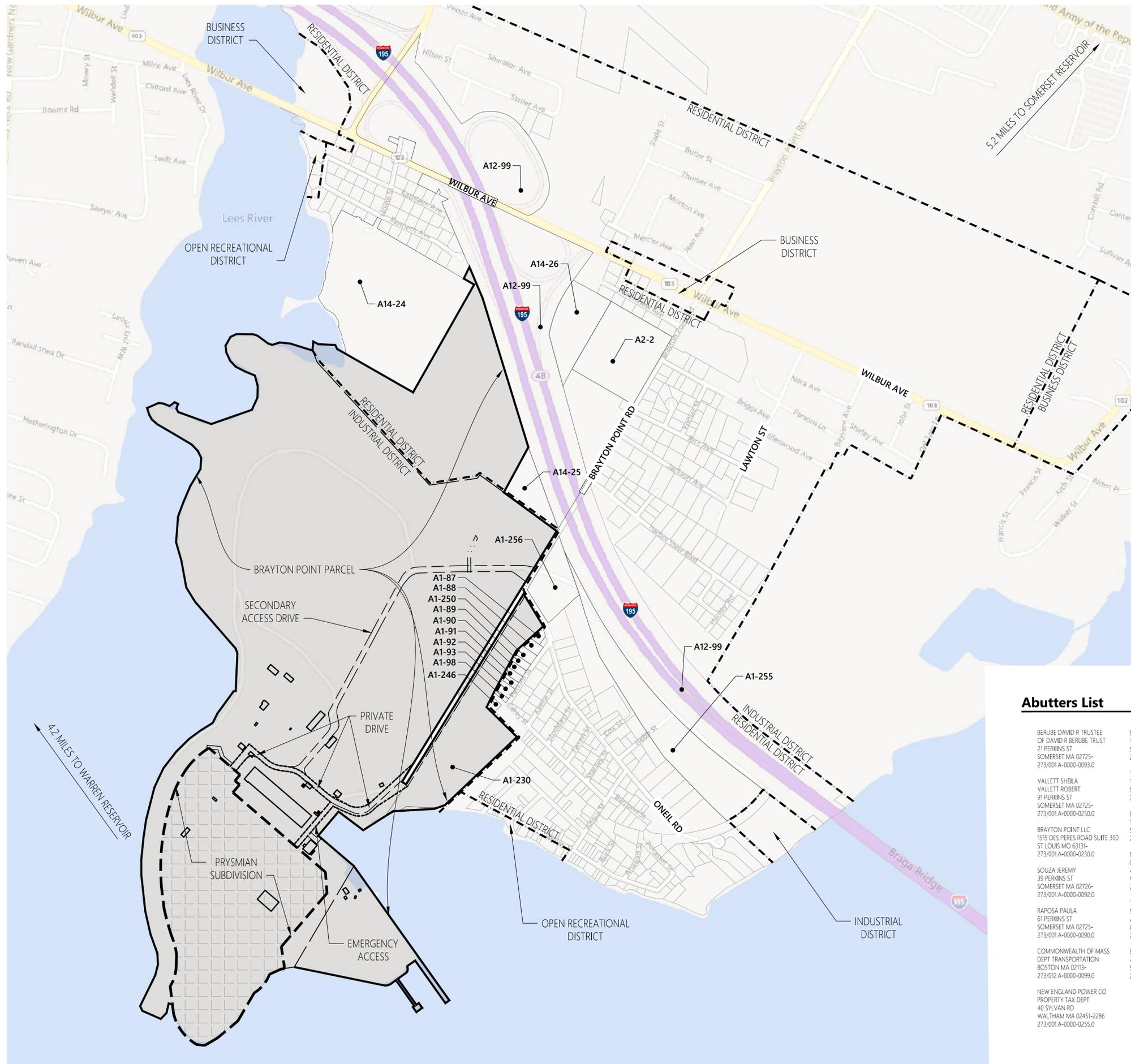
Definitive Subdivision October 3, 2023

Not Approved for Construction

Legend and General Notes section with drawing title and sheet information.

C-1.00 scale indicator, sheet number 1 of 16, and project number 15542.00.

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD



Legend

- ZONING DISTRICT BOUNDARY
- SOMERSET ASSESSOR'S PLAT BOUNDARY
- BRAYTON POINT PARCEL
- PRYSMIAN SUBDIVISION
- PRIVATE DRIVE

DATE: _____

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401.272.8100
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4 Tesseneer Road
Highland Heights, Kentucky 410763

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1515 Des Peres Road
Suite 300 St. Louis, MO 63131

Submarine Cable Factory

Brayton Point Road
Somerset, Massachusetts

No.	Revision	Date	App'd.

Designed by: **EOB** Checked by: **SL**
Issued for: _____ Date: _____
Definitive Subdivision **October 3, 2023**

Not Approved for Construction
Drawing Title
Locus and Abutter Plan

Project Number
15542.00

Sheet **2** of **16**

C- 1.01

Project Number
15542.00

Abutters List

BERUBE DAVID R TRUSTEE OF DAVID R BERUBE TRUST 21 PERKINS ST SOMERSET MA 02725- 273/001A-0000-0093.0	BRAYTON POINT LLC 1515 DES PERES RD SUITE 300 ST LOUIS MO 63131- 273/002A-0000-0002.0	TOWN OF SOMERSET 140 WOOD ST SOMERSET MA 02726- 273/001A-0000-0246.0
VALLETT SHEILA VALLETT ROBERT 91 PERKINS ST SOMERSET MA 02725- 273/001A-0000-0250.0	TOWN OF SOMERSET 140 WOOD ST SOMERSET MA 02739- 273/014A-0000-0030.0	SOMERSET LAND LLC & HOME STREET 10 NORTH MAIN ST FALL RIVER MA 02720- 273/014A-0000-0024.0
BRAYTON POINT LLC 1515 DES PERES ROAD SUITE 300 ST LOUIS MO 63131- 273/001A-0000-0230.0	BRAYTON POINT LLC 1515 DES PERES ROAD SUITE 300 ST LOUIS MO 63131- 273/001A-0000-0256.0	BRAYTON POINT LLC 1515 DES PERES ROAD SUITE 300 ST LOUIS MO 63131- 273/014A-0000-0026.0
SOUZA JEREMY 39 PERKINS ST SOMERSET MA 02726- 273/001A-0000-0092.0	NEW ENGLAND POWER CO PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM MA 02451-2286 273/014A-0000-0025.0	STONE JEANNETTE 73 PERKINS ST SOMERSET MA 02725- 273/001A-0000-0091.0
RAPOSA PAULA 61 PERKINS ST SOMERSET MA 02725- 273/001A-0000-0090.0	TALLAGE DAVIS LLC 5 ARCHER WAY ACUSHNET MA 02743- OLIVEIRA RONALD TRUSTEE OF ROSO INV REALTY TR 273/001A-0000-0091.0	BERUBE EMMANUEL J BERUBE MARY R 21 PERKINS ST SOMERSET MA 02725- 273/001A-0000-0098.0
COMMONWEALTH OF MASS DEPT TRANSPORTATION BOSTON MA 02113- 273/012A-0000-0099.0	BEALLIEU PAUL ROBERT 415 ONEIL RD SOMERSET MA 02725- 273/001A-0000-0087.0	KING THERESA R TRUSTEE PO BOX 1586 POCASSETT MA 02559- 273/001A-0000-0088.0
NEW ENGLAND POWER CO PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM MA 02451-2286 273/001A-0000-0255.0		

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401.272.8100

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4 Tesseneer Road
Highland Heights, Kentucky 410763

Owner:
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1515 Des Peres Road
Suite 300 St. Louis, MO 63131

Submarine Cable Factory

Brayton Point Road
Somerset, Massachusetts

No.	Revision	Date	App'd.

Designed by **EOB** Checked by **SL**
Issued for _____ Date _____

Definitive Subdivision October 3, 2023

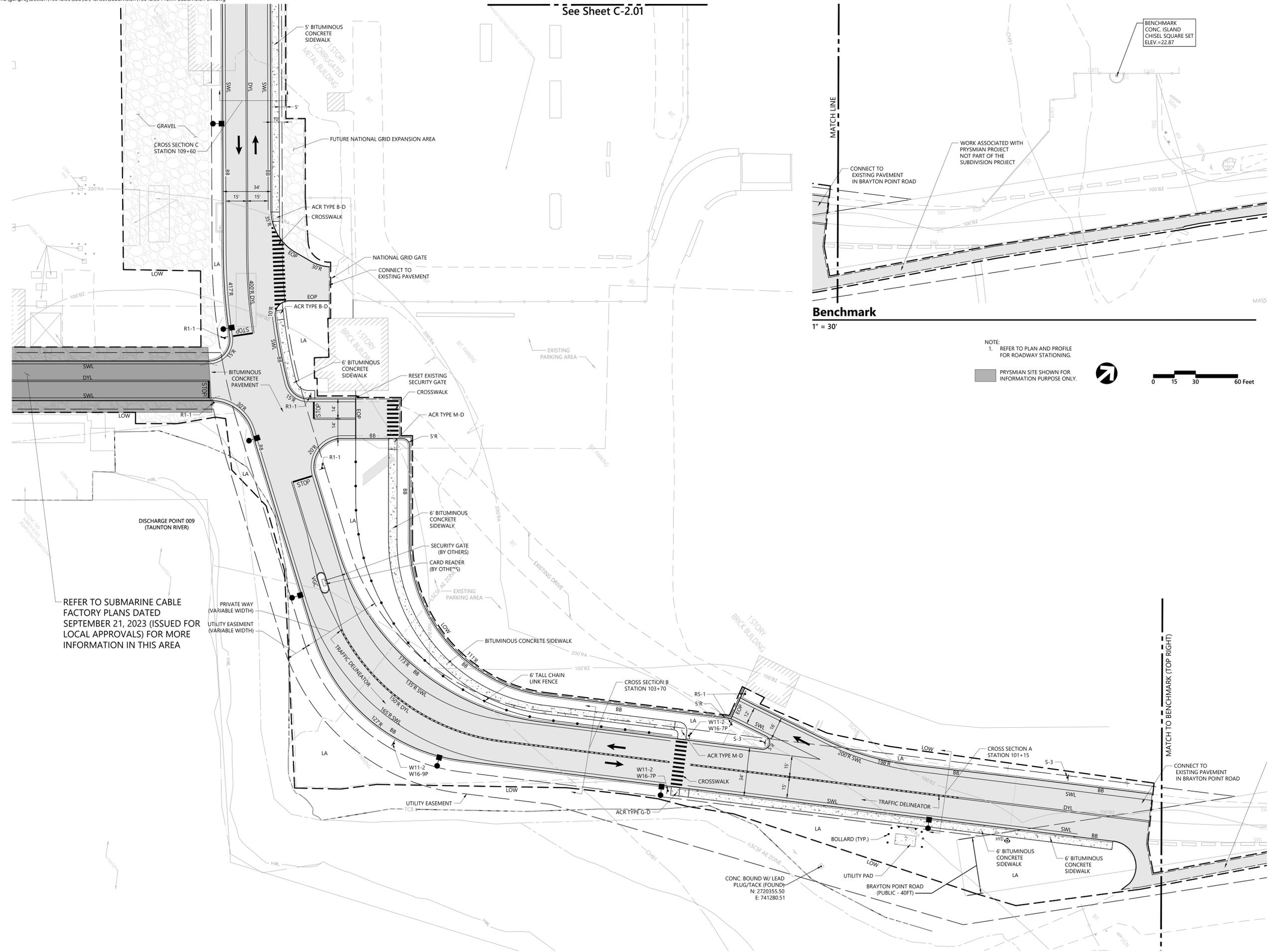
Not Approved for Construction
Drawing Title
**Layout and Materials
Plan 2**

Drawing Number
C-2.02

Sheet **4** of **16**

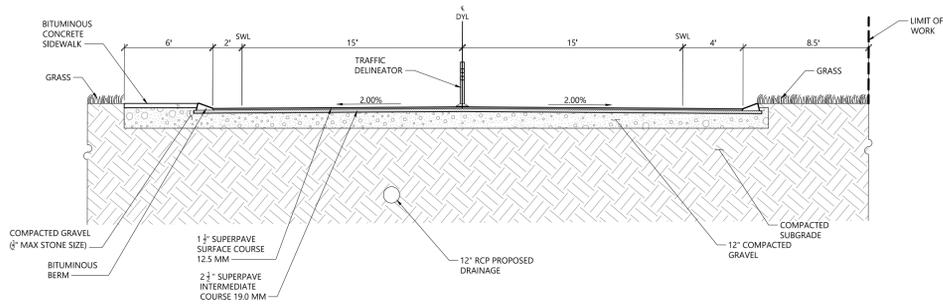
Project Number
15542.00

See Sheet C-2.01

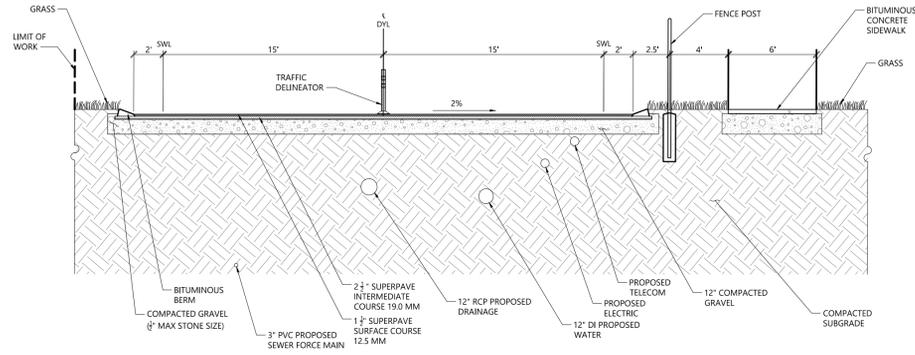


REFER TO SUBMARINE CABLE FACTORY PLANS DATED SEPTEMBER 21, 2023 (ISSUED FOR LOCAL APPROVALS) FOR MORE INFORMATION IN THIS AREA

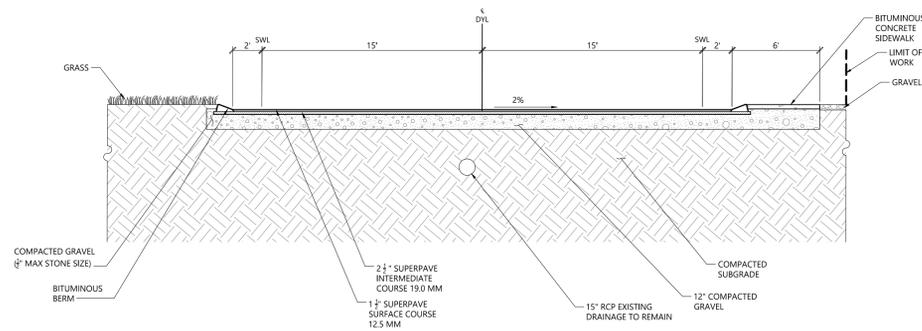
APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD



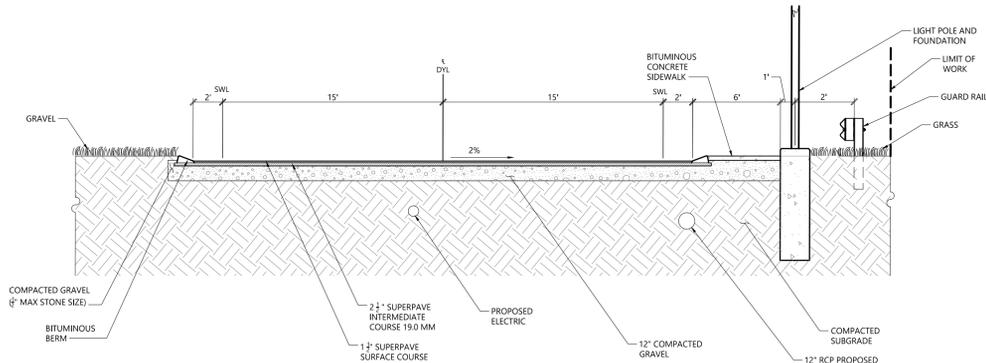
**CROSS SECTION A
STATION 101+15**



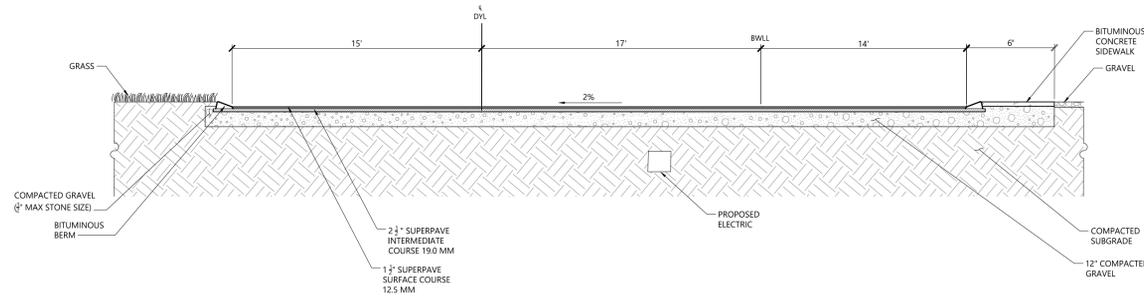
**CROSS SECTION B
STATION 103+70**



**CROSS SECTION C
STATION 109+60**



**CROSS SECTION D
STATION 114+25**



**CROSS SECTION E
STATION 117+50**

NOTE:
1. REFER TO PLAN AND PROFILE FOR ROADWAY STATIONING

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Town Clerk, Town of Somerset



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Applicant:
Prysman Cables and Systems USA, LLC
4 Tesseneer Road
Highland Heights, Kentucky 410763

Owner:
Brayton Point, LLC
1515 Des Peres Road
Suite 300 St. Louis, MO 63131

**Submarine Cable
Factory**

Brayton Point Road
Somerset, Massachusetts

No.	Revision	Date	App'd.

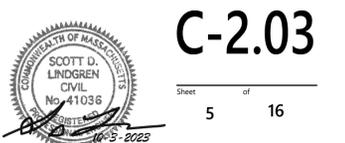
Designed by	EOB	Checked by	SL
Issued for		Date	

Definitive Subdivision October 3, 2023

Not Approved for Construction

Typical Cross Section

Drawing Number



C-2.03

Sheet 5 of 16

Project Number
15542.00

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

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401.272.8100
Applicant:
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4 Tesseneer Road
Highland Heights, Kentucky 41073

Owner:
Brayton Point, LLC
1515 Des Peres Road
Suite 300 St. Louis, MO 63131

Submarine Cable Factory

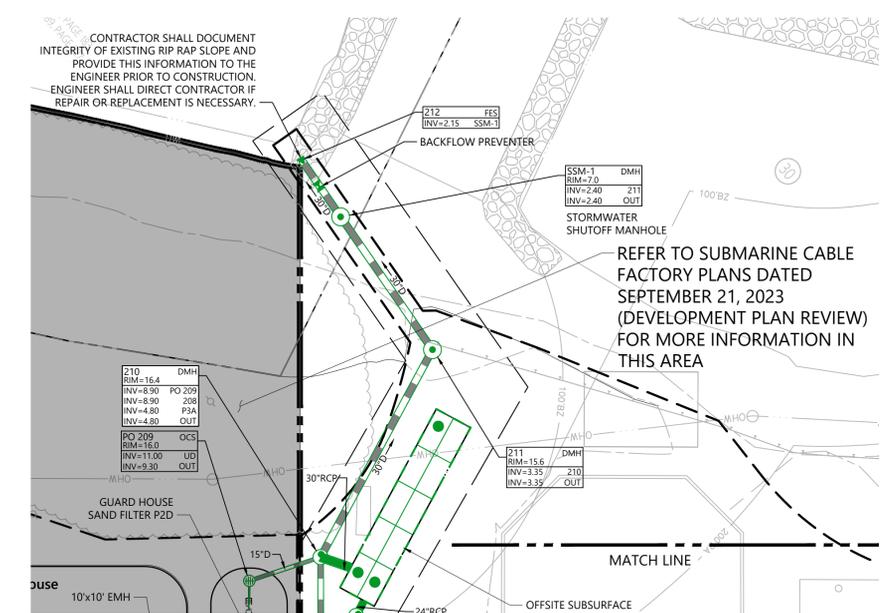
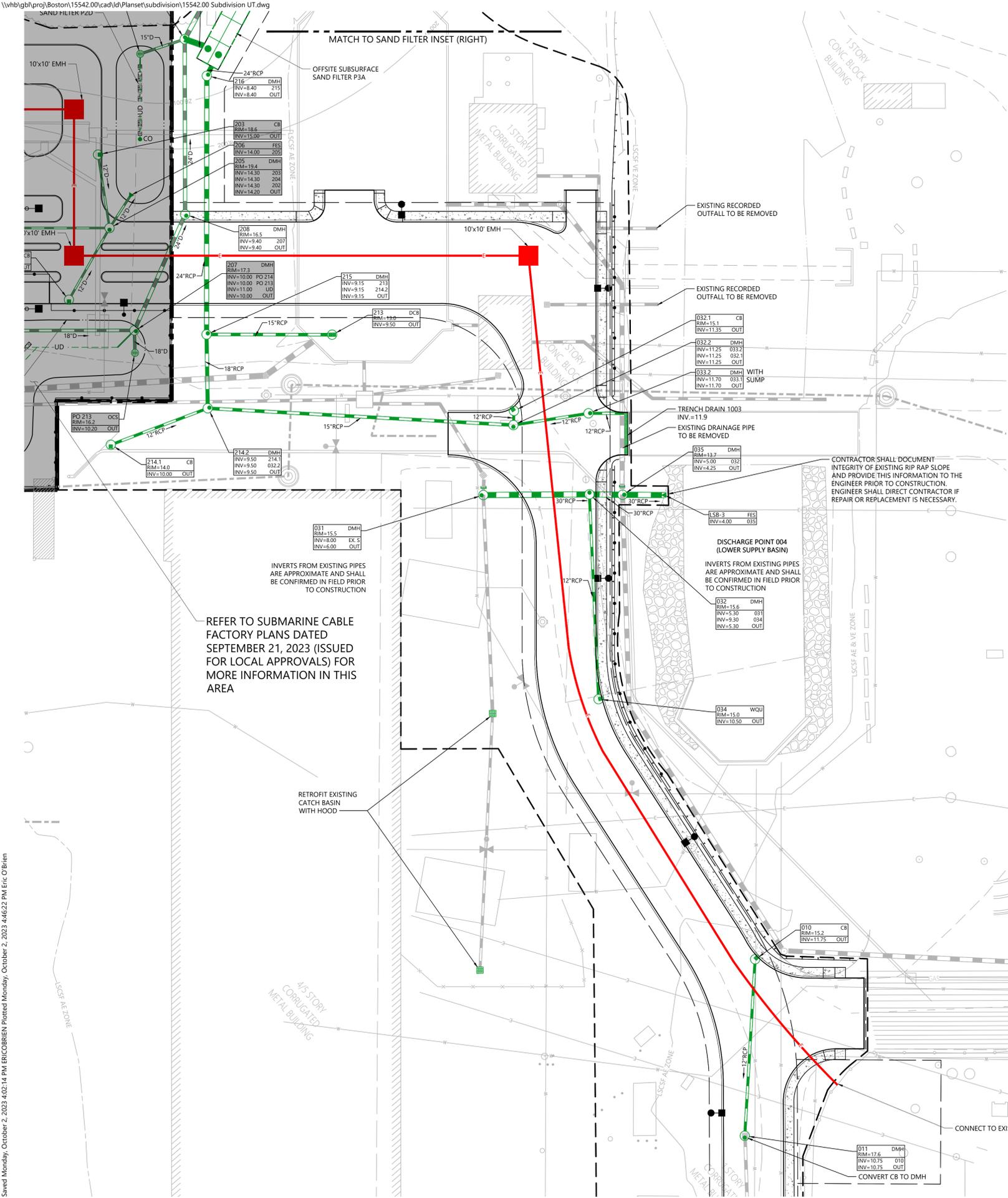
Brayton Point Road
Somerset, Massachusetts

No.	Revision	Date	App'd.

Designed by: **EOB** Checked by: **SL**
Issued for: _____ Date: _____
Definitive Subdivision October 3, 2023

Not Approved for Construction
Drawing Title: **Utility Plan 1**
Drawing Number: _____

C-4.01
Sheet 8 of 16
Project Number: 15542.00



Sand Filter Inset
1" = 30'

Legend

- W WATER LINE - DOMESTIC
- FM SANITARY SEWER - FORCE MAIN
- D DRAINAGE
- E ELECTRICAL
- T TELECOM
- PRYSMIAN SITE SHOWN FOR INFORMATION PURPOSE ONLY.

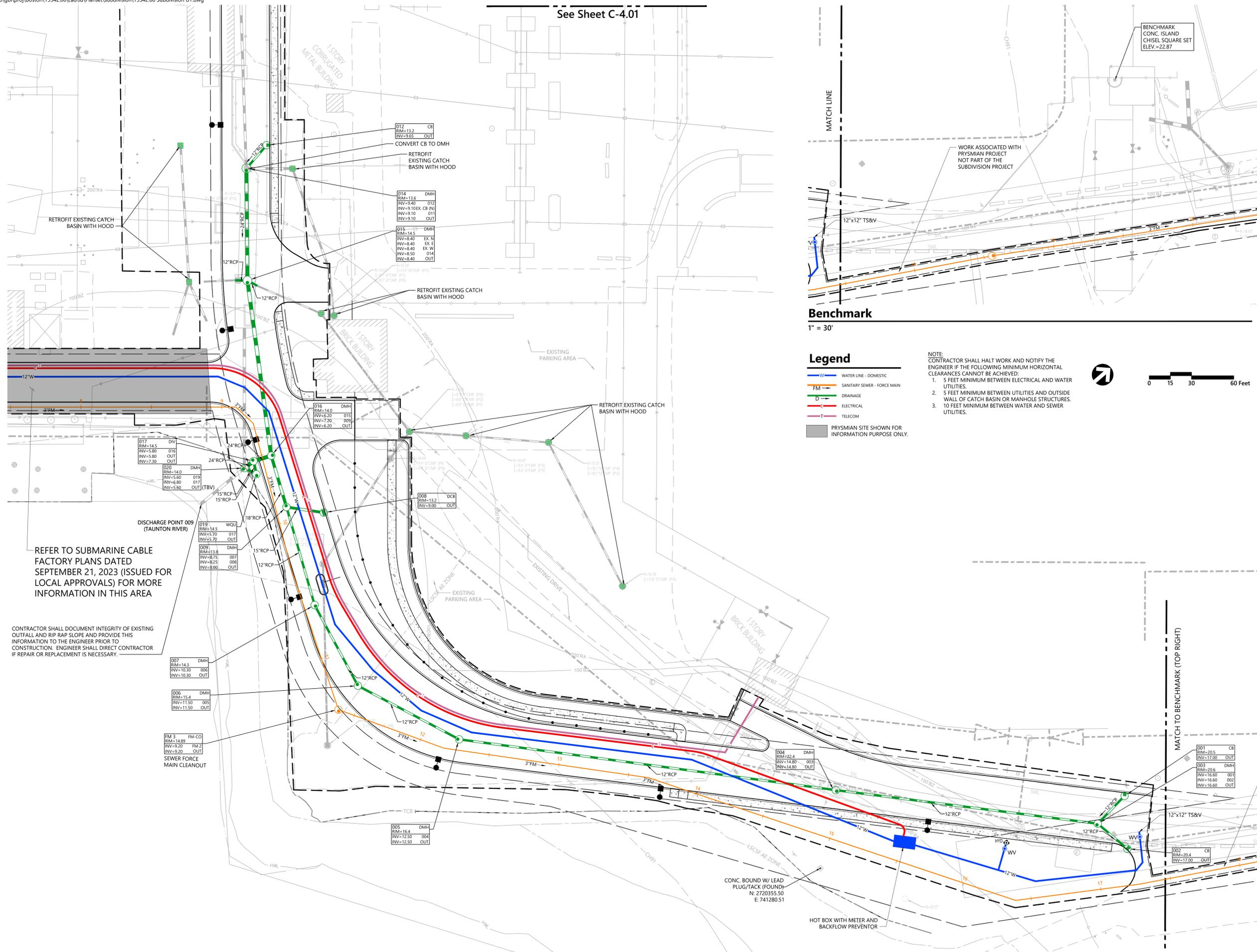
NOTE:
CONTRACTOR SHALL HALT WORK AND NOTIFY THE ENGINEER IF THE FOLLOWING MINIMUM HORIZONTAL CLEARANCES CANNOT BE ACHIEVED:

- 5 FEET MINIMUM BETWEEN ELECTRICAL AND WATER UTILITIES.
- 5 FEET MINIMUM BETWEEN UTILITIES AND OUTSIDE WALL OF CATCH BASIN OR MANHOLE STRUCTURES.
- 10 FEET MINIMUM BETWEEN WATER AND SEWER UTILITIES.



APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

See Sheet C-4.01



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4 Tessenner Road
Highland Heights, Kentucky 410763

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Suite 300 St. Louis, MO 63131

Submarine Cable Factory

Brayton Point Road
Somerset, Massachusetts

No.	Revision	Date	App'd.

Designed by: **EOB** Checked by: **SL**

Issued for: **Definitive Subdivision** Date: **October 3, 2023**

Not Approved for Construction

Utility Plan 2

Drawing Number
C-4.02

Sheet **9** of **16**

Project Number
15542.00

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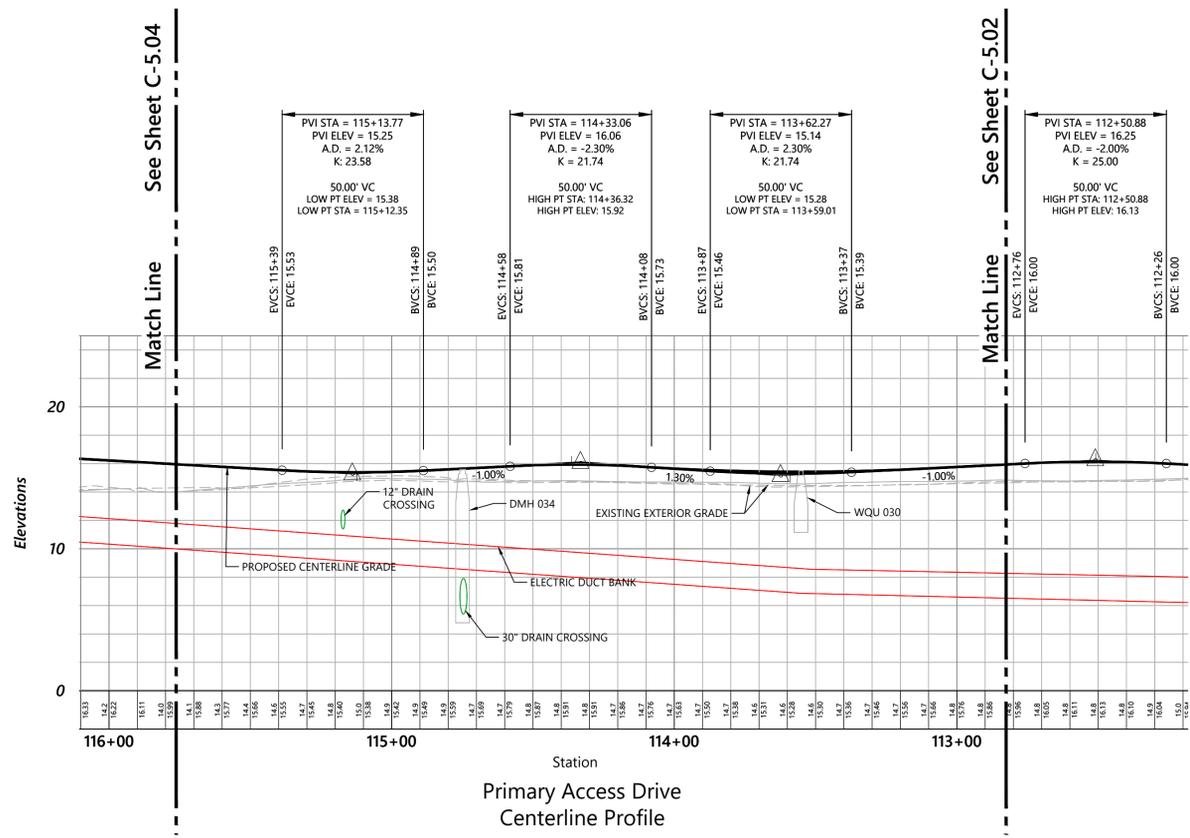
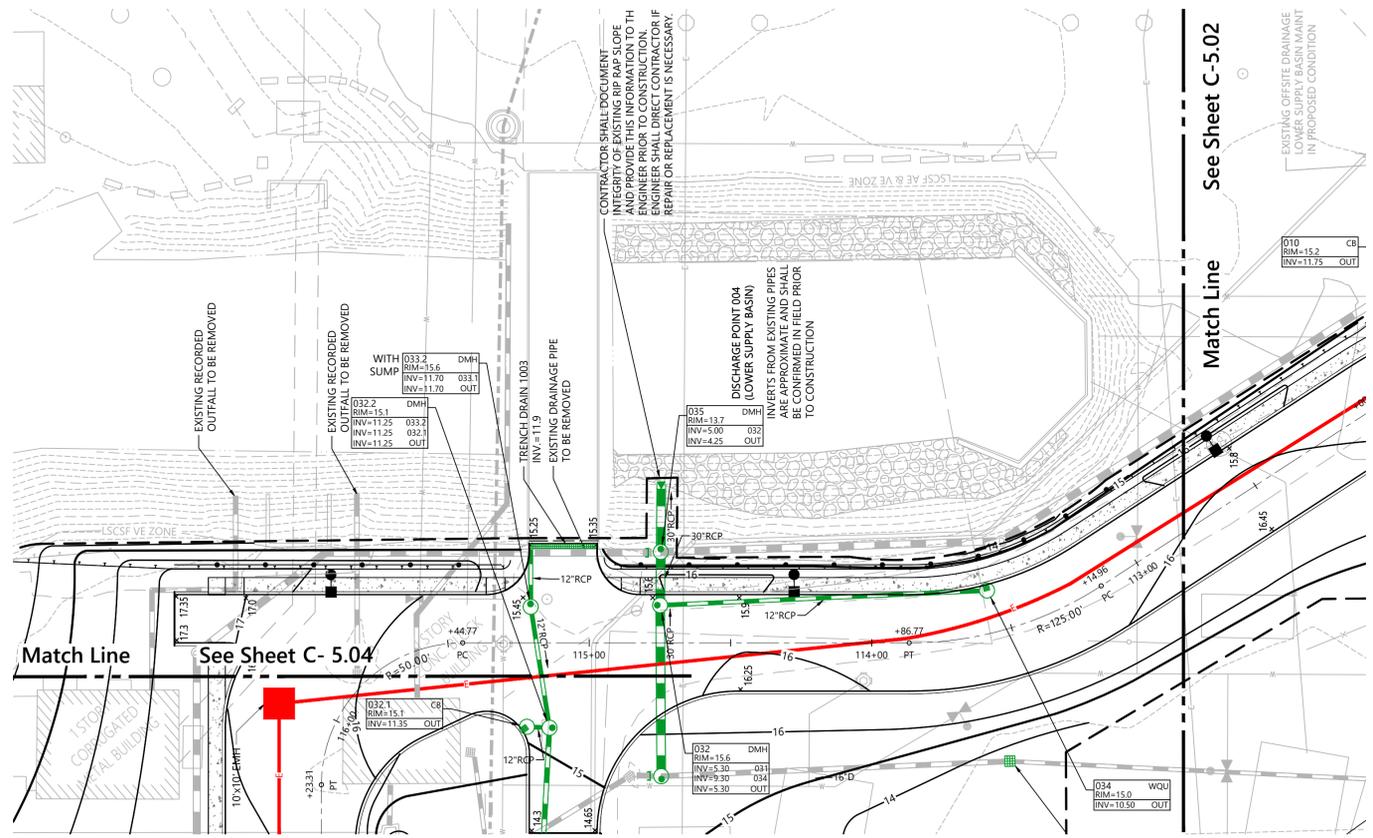
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Legend

- W WATER LINE - DOMESTIC
- FM SANITARY SEWER - FORCE MAIN
- D DRAINAGE
- E ELECTRICAL
- T TELECOM



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4 Tesseneer Road
Highland Heights, Kentucky 410763

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Submarine Cable Factory

Brayton Point Road
Somerset, Massachusetts

No.	Revision	Date	App'd.

Designed by: EOB
Checked by: SL
Issued for: _____
Date: _____

Definitive Subdivision October 3, 2023

Not Approved for Construction

Drawing Title: **Plan and Profile 3**

Drawing Number: _____

SCOTT D. LINDGREN
CIVIL
No. 41036
10-3-2023

C-5.03

Sheet 12 of 16

Project Number: 15542.00

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

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Somerset, Massachusetts

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Issued for		Date	

Definitive Subdivision October 3, 2023

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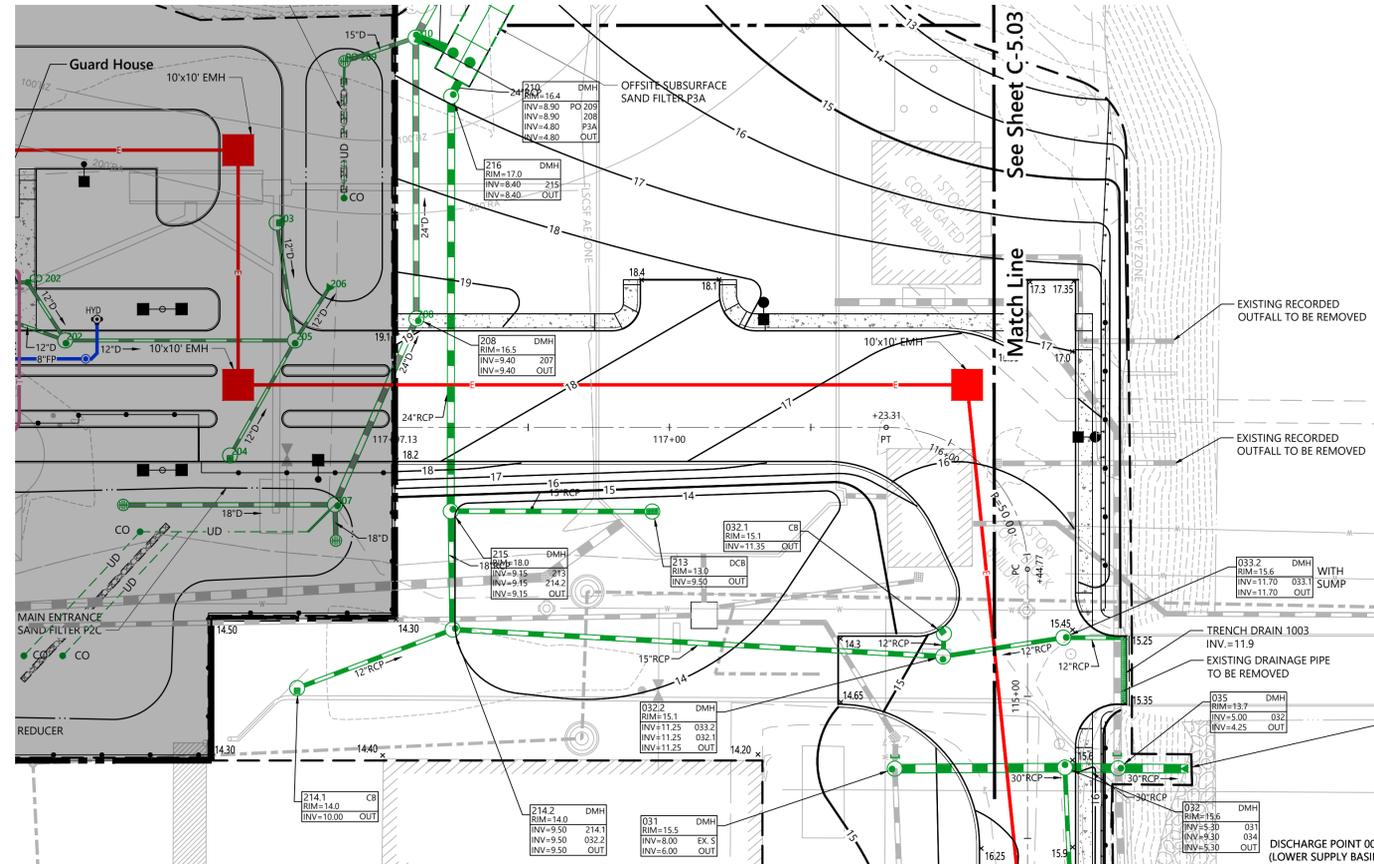
Plan and Profile 4

Drawing Number

C-5.04

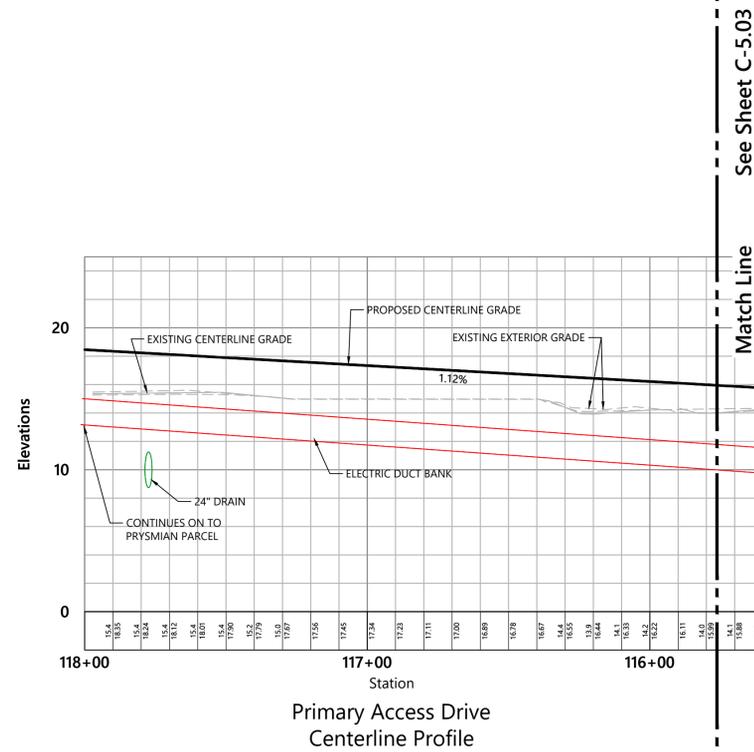
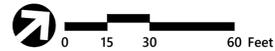
Sheet 13 of 16

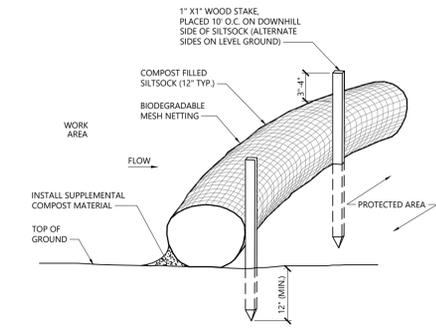
Project Number 15542.00



Legend

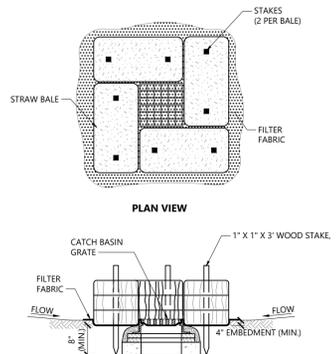
- W WATER LINE - DOMESTIC
- FM SANITARY SEWER - FORCE MAIN
- D DRAINAGE
- E ELECTRICAL
- T TELECOM
- PRYSMIAN SITE SHOWN FOR INFORMATION PURPOSE ONLY.





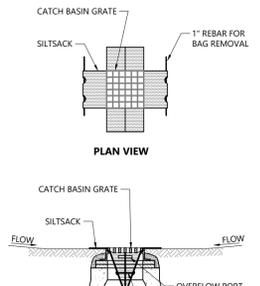
- NOTES**
- SILT SOCK SHALL BE FILTREX SILT SOCK OR APPROVED EQUAL.
 - SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
 - SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
 - UPON SITE STABILIZATION, COMPOST MATERIAL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

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



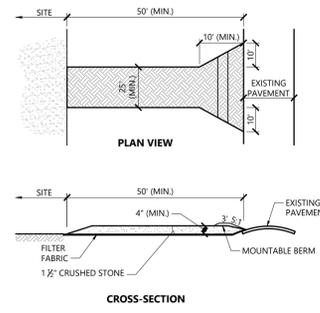
- NOTES**
- ENCLOSE STRUCTURE WITH HAYBALES IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION. MAINTAIN UNTIL PAVING BINDER COURSE IS COMPLETE OR A PERMANENT STAND OF GRASS HAS BEEN ESTABLISHED.
 - IF GRATE IS AGAINST EXISTING CURB THEN BALES ARE TO BE PLACED AROUND THREE SIDES OF GRATE ONLY.
 - GRATE TO BE PLACED OVER FILTER FABRIC.
 - BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

Catch Basin Sediment Trap 1/16
N.T.S. Source: VHB LD_673



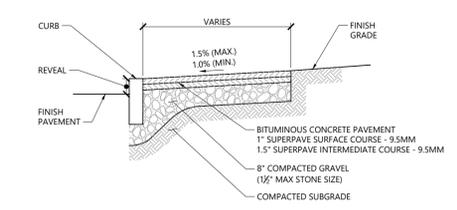
- NOTES**
- INSTALL SILT SACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 - GRATE TO BE PLACED OVER SILT SACK.
 - SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

Silt sack Sediment Trap 1/20
N.T.S. Source: VHB LD_674

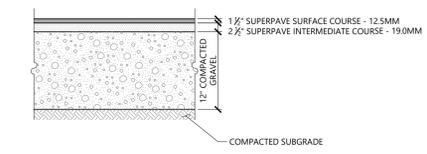


- NOTES**
- EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SHALL BE 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.
 - 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

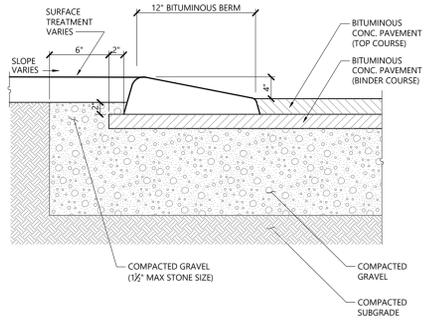


Bituminous Concrete Sidewalk 3/20
N.T.S. Source: VHB REV LD_422



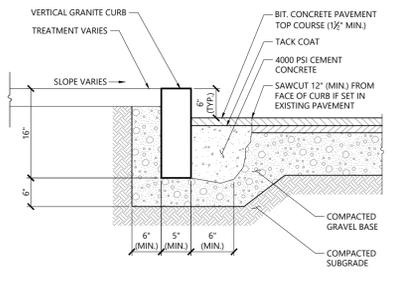
HEAVY DUTY FLEXIBLE PAVEMENT
SUB-BASE, SUB-COURSE AND PAVEMENT SHALL CONFORM TO SECTION 400 OF THE COMMONWEALTH OF DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

Bituminous Concrete Pavement Sections 11/19
N.T.S. Source: VHB REV LD_430

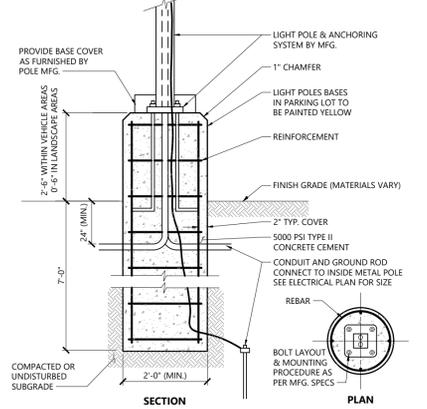


- NOTES**
- ALL CURBING TO BE MACHINE EXTRUDED

Bituminous Berm (BB) 1/16
N.T.S. Source: VHB LD_407

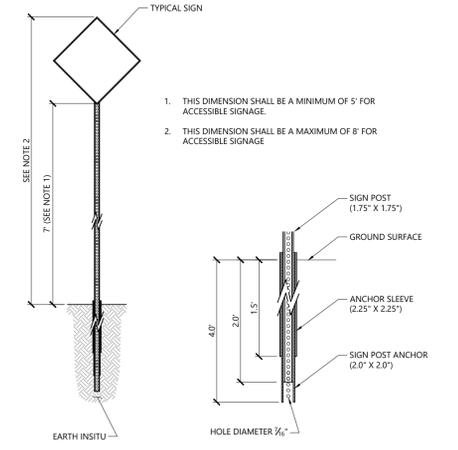


Vertical Granite Curb - Type VB (VGC) 3/20
N.T.S. Source: VHB LD_402B



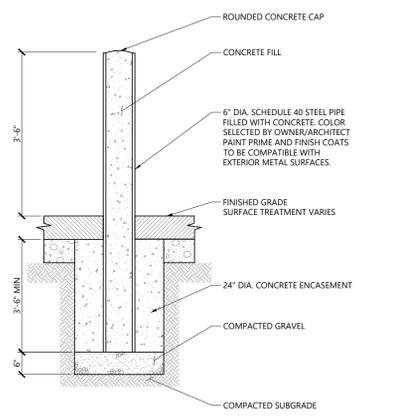
- NOTES**
- DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. CONTRACTOR TO PROVIDE STAMPED FINAL DESIGN OF LIGHT POLE FOUNDATION BASED ON RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.

Light Pole Foundation Detail (Up to 40' Pole) 12/19
N.T.S. Source: VHB LD_310

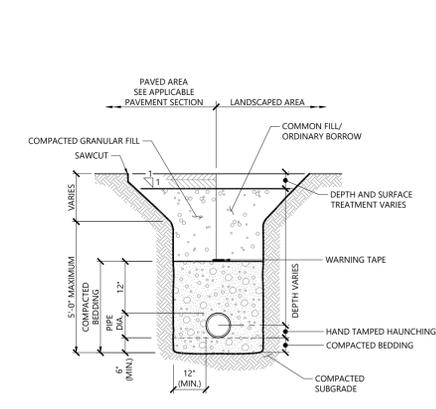


- NOTES**
- THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
 - THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Sign Post - Type 'B' 3/19
N.T.S. Source: VHB LD_702

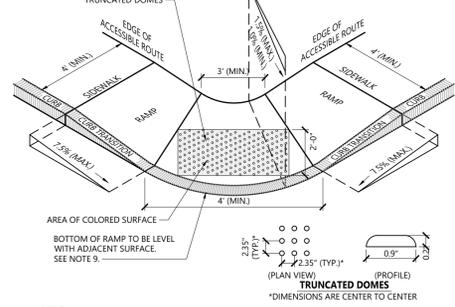


Bollard 12/19
N.T.S. Source: VHB LD_700



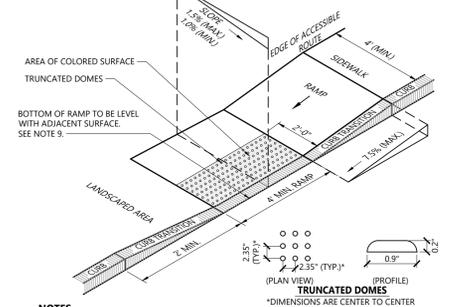
- NOTES**
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
 - COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED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

Utility Trench 11/19
N.T.S. Source: VHB LD_300



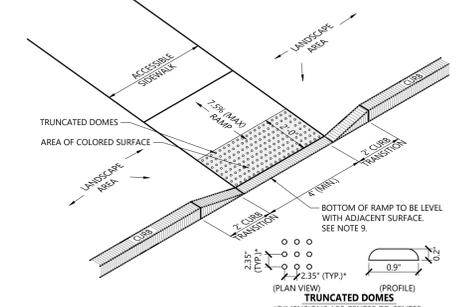
- NOTES**
- THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN).
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 - A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 - CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 - RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 - SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 - 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.
 - ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
 - DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 - DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
 - CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) Type 'C-D' 12/20
N.T.S. Source: VHB LD_502



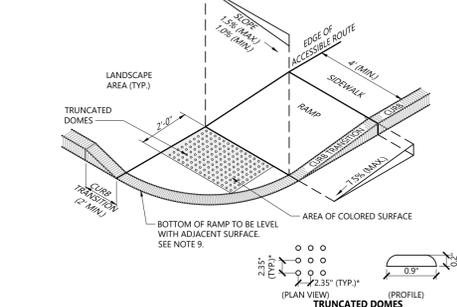
- NOTES**
- THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN).
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 - A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 - CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 - RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 - SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 - 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.
 - ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
 - DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 - DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
 - CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) Type 'G-D' 12/20
N.T.S. Source: VHB LD_506



- NOTES**
- THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN).
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 - 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.).
 - CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 - RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 - SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 - 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.
 - ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
 - DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 - DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
 - CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) Type 'M-D' 12/20
N.T.S. Source: VHB LD_512



- NOTES**
- THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN).
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 - 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.).
 - CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 - RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 - SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 - 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.
 - ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
 - DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 - DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
 - CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) - Type 'B-D' 12/20
N.T.S. Source: VHB LD_501

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

DATE: _____

Subject to a covenant duly executed dated _____ day of _____, 20____, running with the land, to be duly recorded by or for the owner of record.

This plan is subject to all conditions of the Somerset Planning Board Certificate of Action date _____ filed with the Somerset Town Clerk on _____ and herewith recorded as a part of this plan.

I hereby certify that there has been no appeal taken from this Planning Board action during the 20____ day statutory appeal period.

Date: _____
Town Clerk, Town of Somerset

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100
Applicant:
Prysman Cables and Systems USA, LLC
4 Tesseneer Road
Highland Heights, Kentucky 410763
Owner:
Brayton Point, LLC
1515 Des Peres Road
Suite 300 St. Louis, MO 63131

Submarine Cable Factory

Brayton Point Road
Somerset, Massachusetts

No.	Revision	Date	App'd.

Designed by: EOB Checked by: SL
Issued for: _____ Date: _____
Definitive Subdivision October 3, 2023

Not Approved for Construction
Site Details 1

SCOTT D. LINDGREN
CIVIL
No. 41036
October 3, 2023

Drawing Number
C-6.01
Sheet 14 of 16
Project Number
15542.00

TABLE OF DIMENSIONS

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

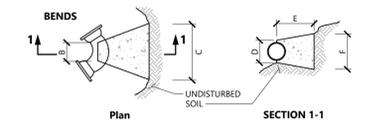
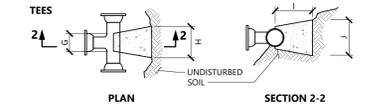


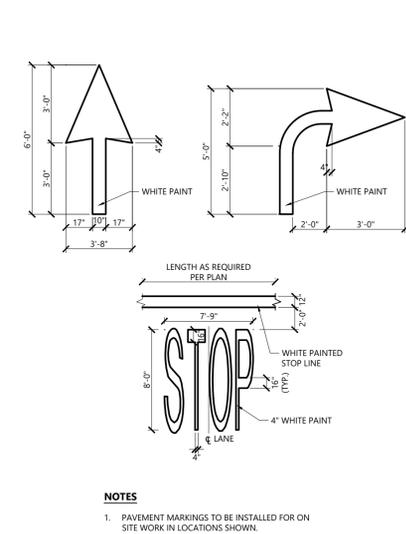
TABLE OF DIMENSIONS

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

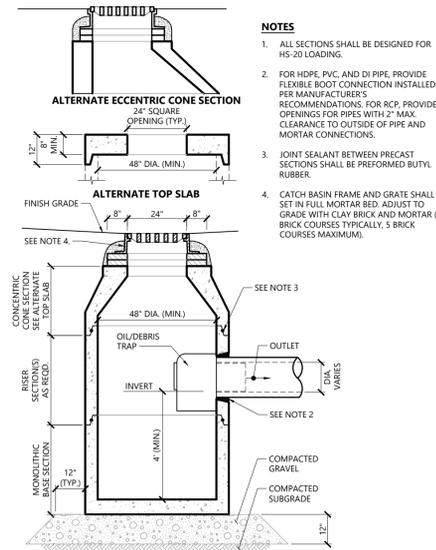


- NOTES**
- PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
 - CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
 - CONCRETE SHALL BE 3,000 PSI-TYPE I.

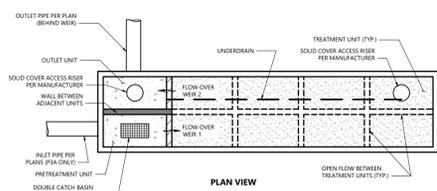
Concrete Thrust Block 1/16
N.T.S. Source: VHB LD_260



Painted Pavement Markings - On Site 1/16
N.T.S. Source: VHB LD_554

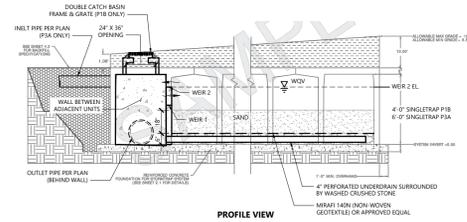


Catch Basin (CB) With Oil/Debris Trap 3/21
N.T.S. Source: VHB LD_101

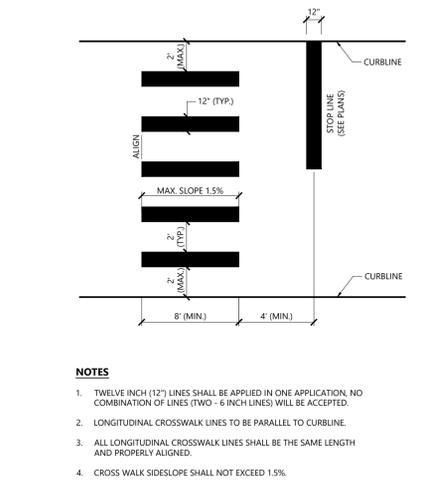


DIMENSIONS

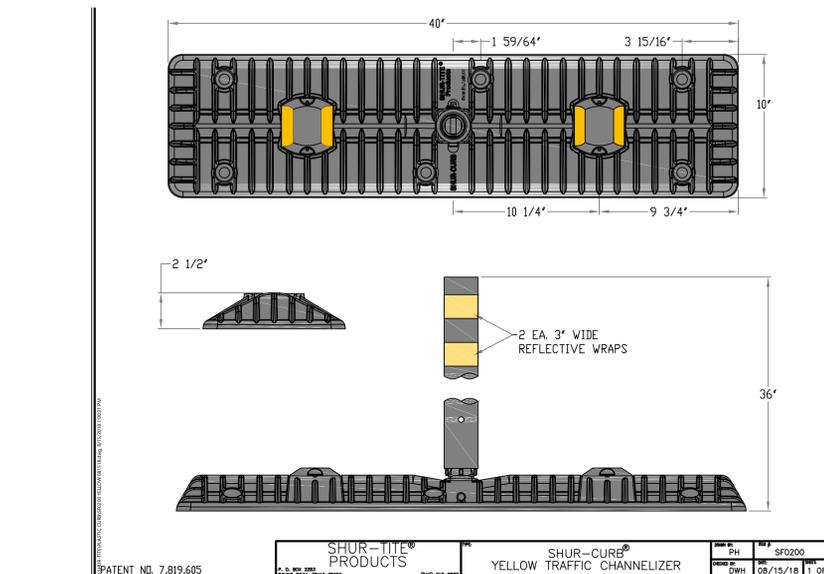
	ALLOWABLE MAX GRADE EL.	ALLOWABLE MIN GRADE EL.	WEIR 1 EL.	WEIR 2 EL.	SYSTEM INVERT EL.
P1B	22.5	13.5	10.05	11.3	7.8
P3A	22.25	13.35	7.20	8.4	4.9



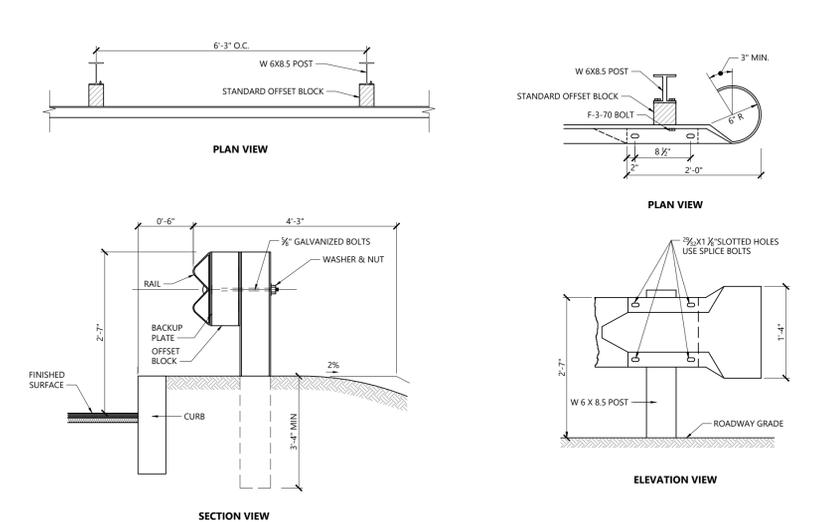
Subsurface Sand Filters P1B & P3A (StormTrap ST1) 9/21
N.T.S. Source: VHB



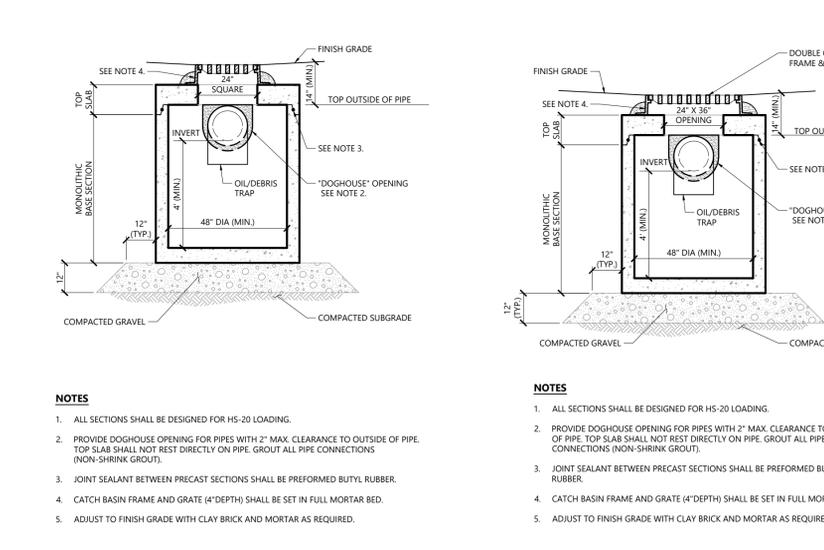
Crosswalk 12/19
N.T.S. Source: VHB LD_553A



Traffic Delineator 1/16
N.T.S. Source: VHB LD_260

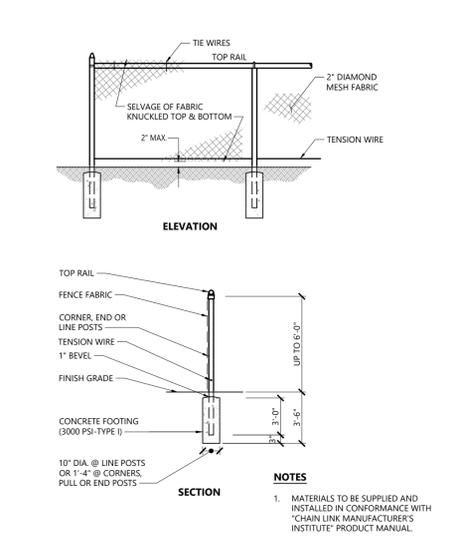


Steel Beam Guardrail with Steel Post 10/20
N.T.S. Source: VHB LD_456

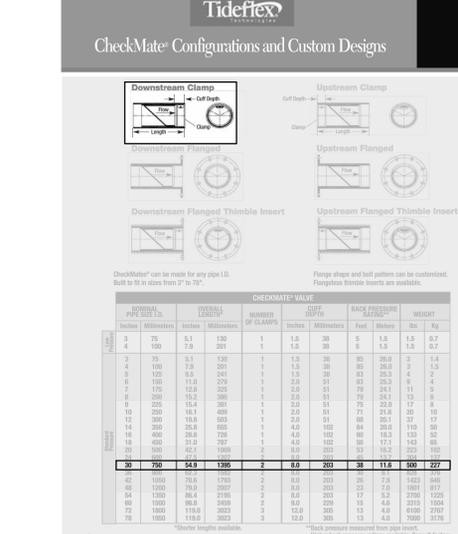


Catch Basin (CB) Shallow Cover with Oil/Debris Trap 1/16
N.T.S. Source: VHB LD_105

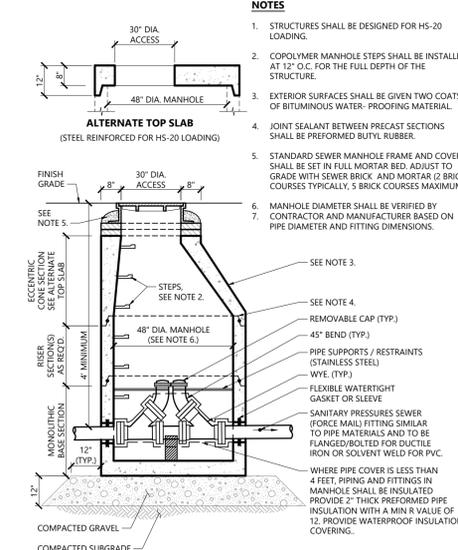
Double Grate Catch Basin (DCB) Shallow Cover with Oil/Debris Trap 1/16
N.T.S. Source: VHB LD_106



Chain Link Fence up to 6' 10/20
N.T.S. Source: VHB LD_481



Backflow Preventer - Tideflex Checkmate Inline Check Valve 10/20
N.T.S. Source: Red Valve



Sanitary Pressure Sewer Cleanout Manhole (FM-CO) 1/16
N.T.S. Source: VHB REV LD_206

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

DATE: _____

Subject to a covenant duly executed dated _____ day of _____, 20____, running with the land, to be duly recorded by or for the owner of record.

This plan is subject to all conditions of the Somerset Planning Board Certificate of Action date on _____ filed with the Somerset Town Clerk on _____ and herewith recorded as a part of this plan.

I hereby certify that there has been no appeal taken from this Planning Board action during the 20 day statutory appeal period.

DATE: _____

Town Clerk, Town of Somerset



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100
Applicant:
Prysman Cables and Systems USA, LLC
4 Tesseneer Road
Highland Heights, Kentucky 410763

Owner:
Brayton Point, LLC
1515 Des Peres Road
Suite 300 St. Louis, MO 63131

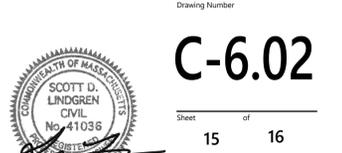
Submarine Cable Factory

Brayton Point Road
Somerset, Massachusetts

No.	Revision	Date	App'd.

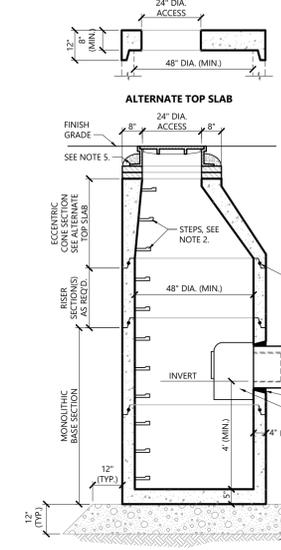
Designed by: **EOB** Checked by: **SL**
Issued for: _____ Date: _____
Definitive Subdivision October 3, 2023

Not Approved for Construction
Drawing Title: **Site Details 2**
Drawing Number: _____
Project Number: 15542.00

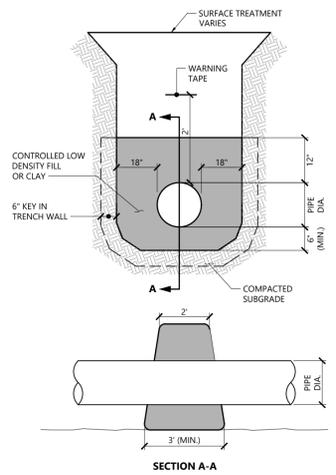


C-6.02

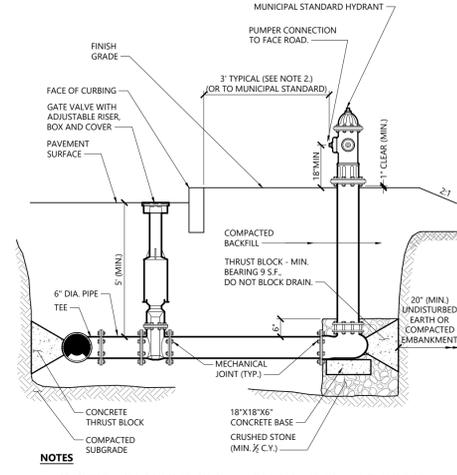
Sheet of 15
15 of 16



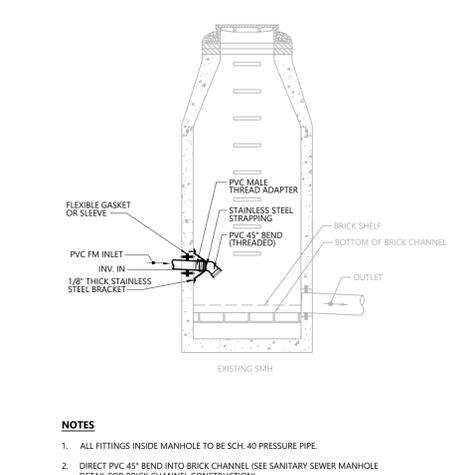
- NOTES**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED 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 PERFORMED 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).



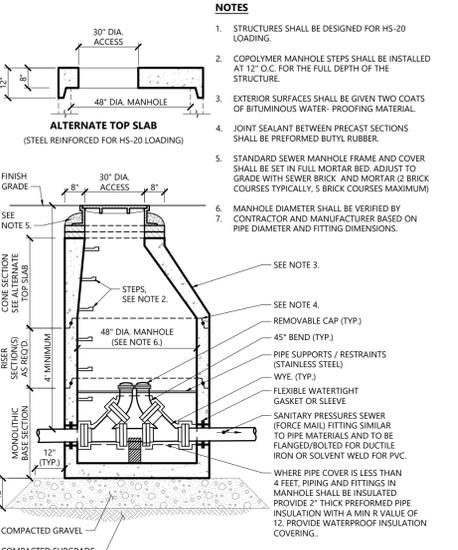
- NOTES**
1. ANTI-SEEPAGE COLLAR TO BE INSTALLED AT 100' MAX. SPACING ALONG ALL PIPING SYSTEMS.



- 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.



- NOTES**
1. ALL FITTINGS INSIDE MANHOLE TO BE SCH. 40 PRESSURE PIPE.
 2. DIRECT PVC 45° BEND INTO BRICK CHANNEL (SEE SANITARY SEWER MANHOLE DETAIL FOR BRICK CHANNEL CONSTRUCTION).
 3. PVC 45° BEND TO BE THREADED AND CONSTRUCTED TO ALLOW FOR EASY REMOVAL FOR CLEANING.



- NOTES**
1. STRUCTURES SHALL BE 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 PERFORMED 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).
 6. MANHOLE DIAMETER SHALL BE VERIFIED BY CONTRACTOR AND MANUFACTURER BASED ON PIPE DIAMETER AND FITTING DIMENSIONS.

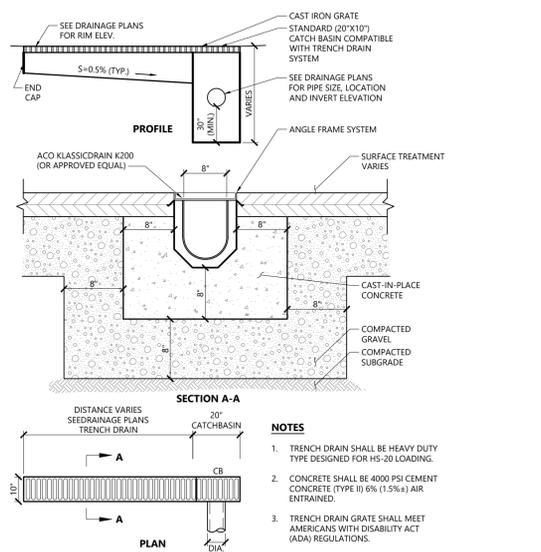
Drain Manhole (DMH) with Sump and Oil/Debris Trap 11/19 N.T.S. Source: VHB LD_115

Anti-Seepage Collar 11/19 N.T.S. Source: VHB LD_301

Hydrant Construction 12/19 N.T.S. Source: VHB LD_250

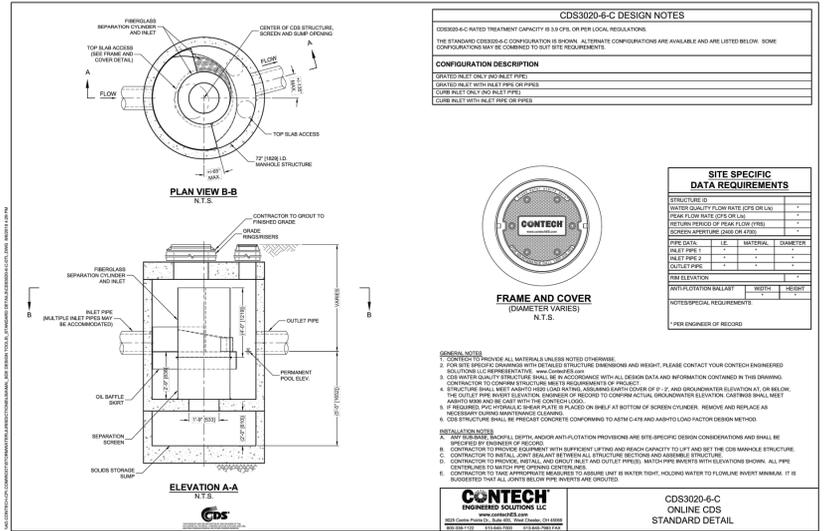
Force Main Turn Down (Connection to SMH) N.T.S. Source: VHB

Sanitary Pressure Sewer Cleanout Manhole (FM-CO) 1/16 N.T.S. Source: VHB LD_206

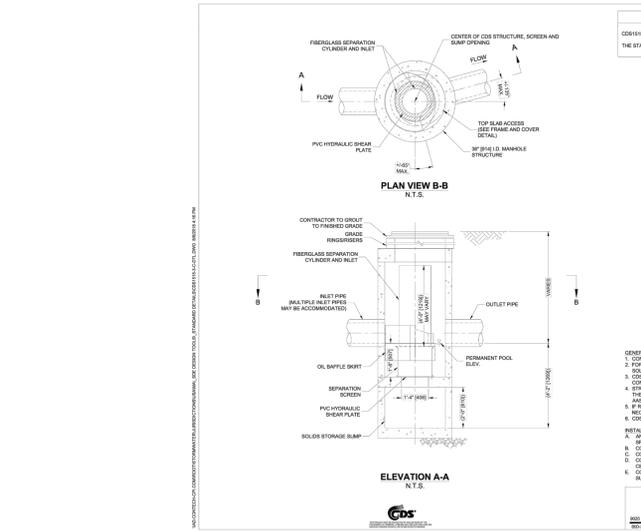


- NOTES**
1. TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.
 2. CONCRETE SHALL BE 4000 PSI CEMENT CONCRETE (TYPE II) 5% (1.5%±) AIR ENTRAINMENT.
 3. TRENCH DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY ACT (ADA) REGULATIONS.

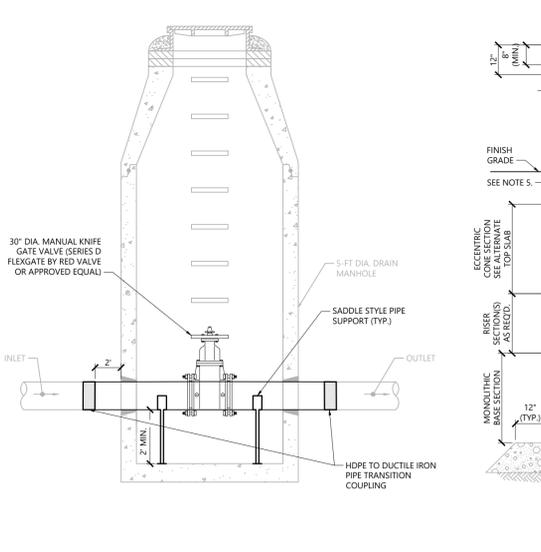
Trench Drain 12/19 N.T.S. Source: VHB REV LD_190-A



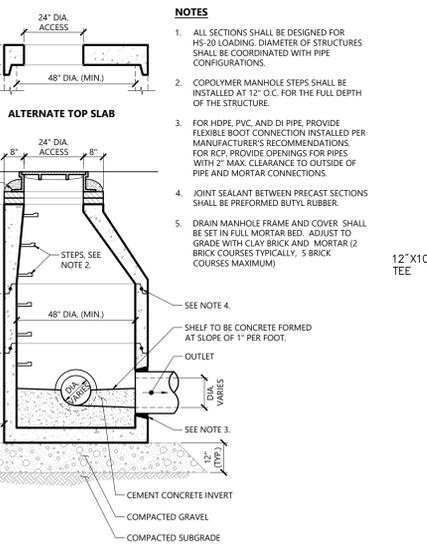
Water Quality Unit - WQU 019 N.T.S. Source: Contech



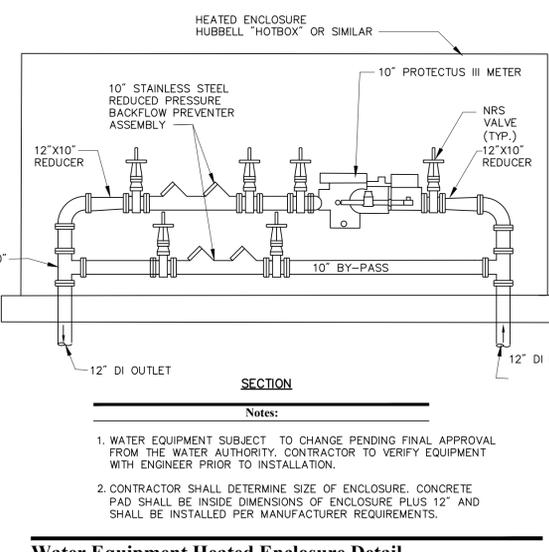
Water Quality Unit - WQU 034 N.T.S. Source: Contech



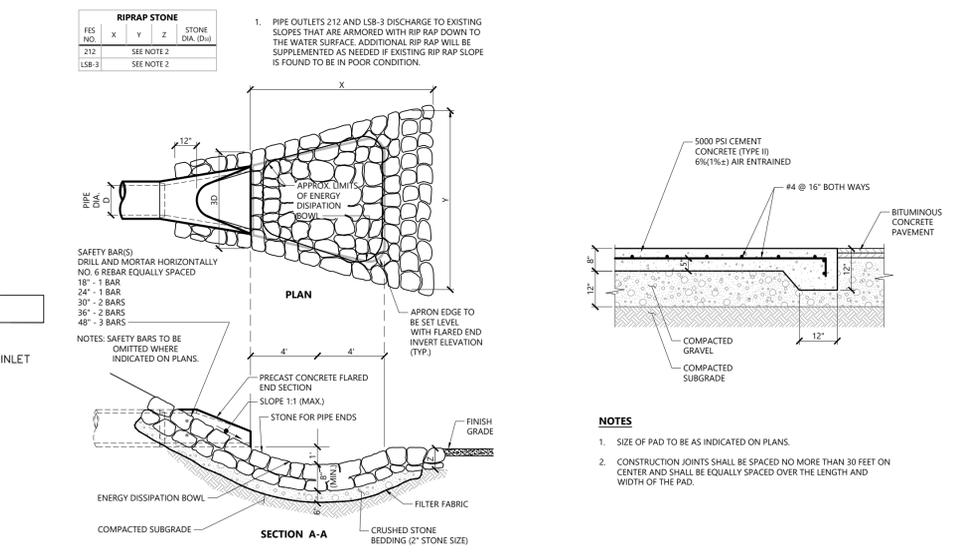
Stormwater Shutoff Manhole 1/16 N.T.S. Source: VHB LD_267



Drain Manhole (DMH) 11/19 N.T.S. Source: VHB LD_115



Water Equipment Heated Enclosure Detail 7/07 N.T.S. Source: VHB LD_250



Flared End Section (FES) with Stone Protection 3/19 N.T.S. Source: VHB LD_134

Utility Pad 1/20 N.T.S. Source: VHB LD_711

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

Date: _____

Subject to a covenant duly executed dated _____ day of _____, 20____, running with the land, to be duly recorded by or for the owner of record.

This plan is subject to all conditions of the Somerset Planning Board Certificate of Action date on _____ filed with the Somerset Town Clerk on _____ and herewith recorded as a part of this plan.

I hereby certify that there has been no appeal taken from this Planning Board action during the 20____ day statutory appeal period.

Date: _____
Town Clerk, Town of Somerset



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Applicant:
Prysmian Cables and Systems USA, LLC
4 Tessenner Road
Highland Heights, Kentucky 410763

Owner:
Brayton Point, LLC
1515 Des Peres Road
Suite 300 St. Louis, MO 63131

Submarine Cable Factory

Brayton Point Road
Somerset, Massachusetts

No.	Revision	Date	App'd.

Designed by **EOB** Checked by **SL**
Issued for _____ Date _____
Definitive Subdivision October 3, 2023

Not Approved for Construction
Drawing Title **Site Details 3**
Drawing Number _____

C-6.03
Sheet of 16
Project Number 15542.00

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

DATE: _____

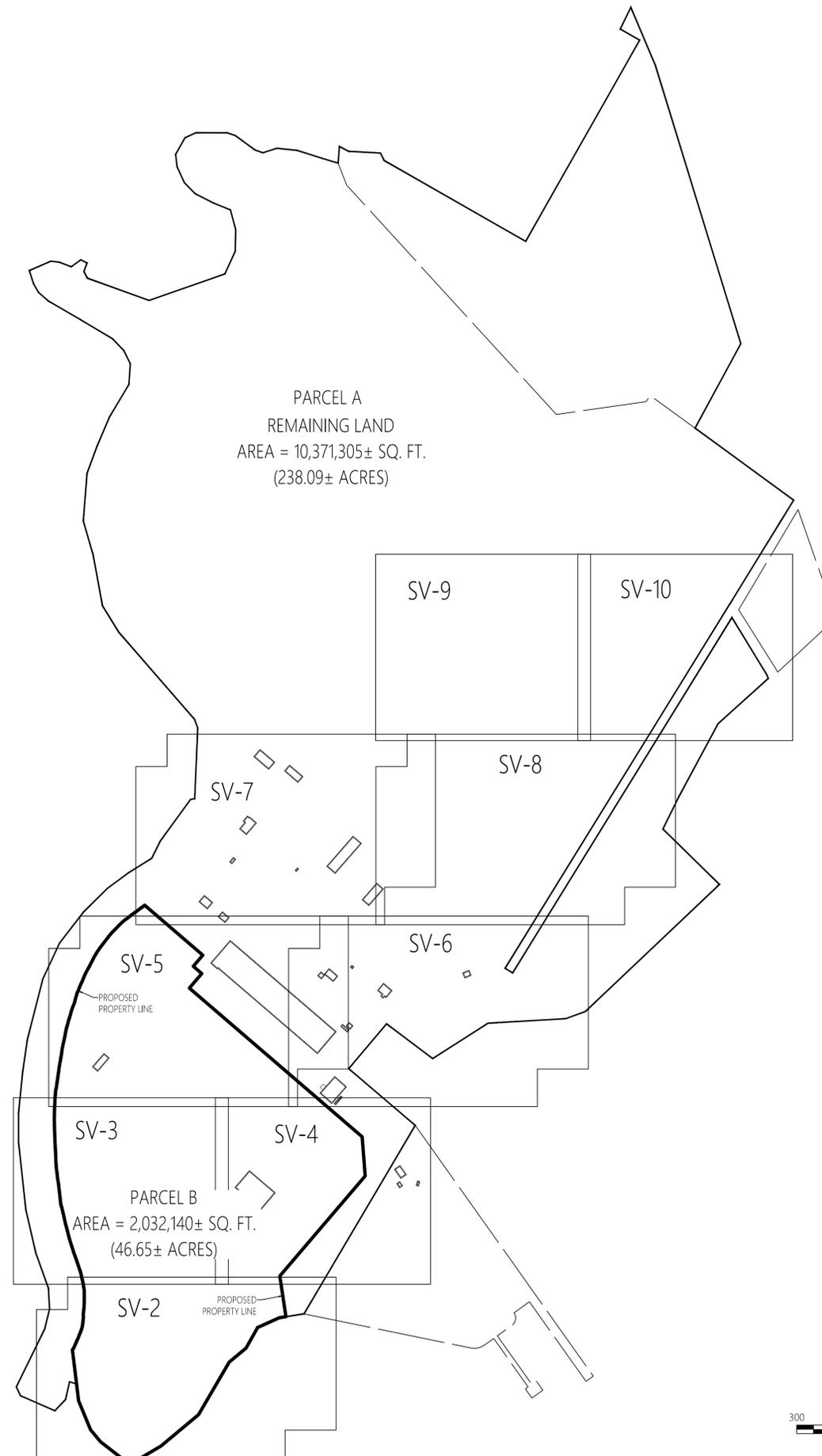
SUBJECT TO A COVENANT DULY EXECUTED, DATED _____ DAY OF _____, 20____, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SOMERSET PLANNING BOARD CERTIFICATE OF ACTION DATE _____ FILED WITH THE SOMERSET TOWN CLERK ON _____ AND HERewith RECORDED AS A PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN FROM THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF SOMERSET



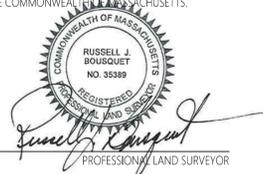
PARCEL A
REMAINING LAND
AREA = 10,371,305± SQ. FT.
(238.09± ACRES)

PARCEL B
AREA = 2,032,140± SQ. FT.
(46.65± ACRES)

RESERVED FOR REGISTRY USE ONLY

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.



8-21-2023
DATE

Record Owner

BRAYTON POINT LLC
1 BRAYTON POINT ROAD
SOMERSET, MASS.
PID 273002A000020
BOOK 9433, PAGE 29

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN APRIL, 2022 AND FROM DEEDS AND PLANS OF RECORD. A PORTION OF THE PERIMETER BOUNDARY LINE OF THE EXISTING PARCEL FOLLOWS THE MEAN LOW WATER AS SHOWN ON PLAN. SEE RECORD PLAN IN PLAN BOOK 112, PLAN 9.
- 2) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983.
- 3) THE LOT LIES ENTIRELY WITHIN THE INDUSTRIAL DISTRICT (I), AS SHOWN ON THE "OFFICIAL ZONING" MAP TOWN OF SOMERSET, MASSACHUSETTS, LAST AMENDED MARCH 19, 2018. DIMENSIONAL REQUIREMENTS FOR AN (I) AT THE TIME OF THIS SURVEY ARE: TABLE A - ITEM 6(a)*

	REQUIRED
MINIMUM LOT AREA	20,000 S.F.
MINIMUM FRONTAGE	ANY
MINIMUM FRONT YARD SETBACK	50 FEET
MINIMUM SIDE YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MAXIMUM BUILDING HEIGHT	ANY

- 4) THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING PARCEL INTO PARCELS A & B. THIS PLAN ALSO SHOWS PROPOSED EASEMENTS.



PLAN OF LAND
IN
SOMERSET
MASSACHUSETTS

PREPARED FOR: BRAYTON POINT, LLC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 300 FEET DATE: JUNE 1, 2023

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

MATCH LINE (SEE SHEET SV-3)

MATCH LINE (SEE SHEET SV-4)

DATE: _____

SUBJECT TO A COVENANT DULY EXECUTED DATED _____ DAY OF _____, 20____ RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SOMERSET PLANNING BOARD CERTIFICATE OF ACTION DATE _____ FILED WITH THE SOMERSET TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN FROM THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF SOMERSET

Record Owner

BRAYTON POINT LLC
1 BRAYTON POINT ROAD
SOMERSET, MASS.
PID: 273002A00000
BOOK 9433, PAGE 29

General Notes

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	REQUIRED
MINIMUM LOT AREA	20,000 S.F.
MINIMUM FRONTAGE	ANY
MINIMUM FRONT YARD SETBACK	50 FEET
MINIMUM SIDE YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MAXIMUM BUILDING HEIGHT	ANY

- 4) THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING PARCEL INTO PARCELS A & B. THIS PLAN ALSO SHOWS PROPOSED EASEMENTS.

PLAN OF LAND
IN
SOMERSET
MASSACHUSETTS

PREPARED FOR: BRAYTON POINT, LLC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 40 FEET DATE: JUNE 1, 2023
SHEET 2 OF 10

REMAINING LAND
AREA = 10,371,305± SQ. FT.
(238.09± ACRES)

PROPOSED PARCEL
AREA = 2,032,140± SQ. FT.
(46.65± ACRES)

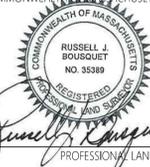
REMAINING LAND
AREA = 10,371,305± SQ. FT.
(238.09± ACRES)



RESERVED FOR REGISTRY USE ONLY

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.



8-21-2023
DATE

PROFESSIONAL LAND SURVEYOR

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

DATE: _____

SUBJECT TO A COVENANT DULY EXECUTED, DATED _____ DAY OF _____, 20____, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SOMERSET PLANNING BOARD CERTIFICATE OF ACTION DATE _____ FILED WITH THE SOMERSET TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN FROM THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF SOMERSET

RESERVED FOR REGISTRY USE ONLY



REMAINING LAND
AREA = 10,371,305± SQ. FT.
(238.09± ACRES)

PROPOSED PROPERTY LINE

2,190'±

PROPOSED PARCEL
AREA = 2,032,140± SQ. FT.
(46.65± ACRES)

MATCH LINE (SEE SHEET SV-5)

N 7°38'28" E
2,222'-AT THE DISTANCE

MATCH LINE (SEE SHEET SV-4)

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN APRIL, 2022 AND FROM DEEDS AND PLANS OF RECORD. A PORTION OF THE PERIMETER BOUNDARY LINE OF THE EXISTING PARCEL FOLLOWS THE MEAN LOW WATER AS SHOWN ON PLAN. SEE RECORD PLAN IN PLAN BOOK 112, PLAN 9.
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REQUIRED

- MINIMUM LOT AREA _____ 20,000 S.F.
- MINIMUM FRONTAGE _____ ANY
- MINIMUM FRONT YARD SETBACK _____ 50 FEET
- MINIMUM SIDE YARD SETBACK _____ 25 FEET
- MINIMUM REAR YARD SETBACK _____ 25 FEET
- MAXIMUM BUILDING HEIGHT _____ ANY

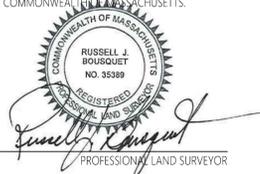
- 4) THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING PARCEL INTO PARCELS A & B. THIS PLAN ALSO SHOWS PROPOSED EASEMENTS.

Record Owner

BRAYTON POINT LLC
1 BRAYTON POINT ROAD
SOMERSET, MASS.
PID 2730024000020
BOOK 9433, PAGE 29

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.



8-21-2023
DATE

PROFESSIONAL LAND SURVEYOR

MATCH LINE (SEE SHEET SV-2)



PLAN OF LAND
IN
SOMERSET
MASSACHUSETTS

PREPARED FOR: BRAYTON POINT, LLC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 40 FEET DATE: JUNE 1, 2023

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

DATE: _____

SUBJECT TO A COVENANT DULY EXECUTED DATED _____ DAY OF _____, 20____ RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SOMERSET PLANNING BOARD CERTIFICATE OF ACTION DATE _____ FILED WITH THE SOMERSET TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

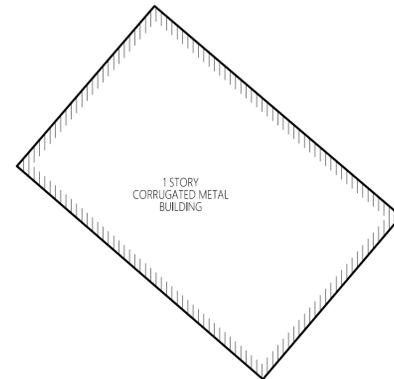
I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN FROM THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.

DATE: _____ TOWN CLERK, TOWN OF SOMERSET

RESERVED FOR REGISTRY USE ONLY



MATCH LINE (SEE SHEET SV-3)



1 STORY CORRUGATED METAL BUILDING

PROPOSED PARCEL AREA = 2,032,140± SQ. FT. (46.65± ACRES)

REMAINING LAND AREA = 10,371,305± SQ. FT. (238.09± ACRES)

N/F COMMONWEALTH OF MASSACHUSETTS (AREA LEASED TO BRAYTON POINT, LLC)

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN APRIL, 2022 AND FROM DEEDS AND PLANS OF RECORD. A PORTION OF THE PERIMETER BOUNDARY LINE OF THE EXISTING PARCEL FOLLOWS THE MEAN LOW WATER AS SHOWN ON PLAN. SEE RECORD PLAN IN PLAN BOOK 112, PLAN 9.
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REQUIRED

MINIMUM LOT AREA	_____	20,000 S.F.
MINIMUM FRONTAGE	_____	ANY
MINIMUM FRONT YARD SETBACK	_____	50 FEET
MINIMUM SIDE YARD SETBACK	_____	25 FEET
MINIMUM REAR YARD SETBACK	_____	25 FEET
MAXIMUM BUILDING HEIGHT	_____	ANY

- 4) THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING PARCEL INTO PARCELS A & B. THIS PLAN ALSO SHOWS PROPOSED EASEMENTS.

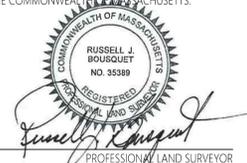
Certification

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.

Record Owner

BRAYTON POINT LLC
1 BRAYTON POINT ROAD
SOMERSET, MASS.
PID 273002A000020
BOOK 9433, PAGE 29

8-21-2023
DATE



MATCH LINE (SEE SHEET SV-2)



PLAN OF LAND IN SOMERSET MASSACHUSETTS

PREPARED FOR: BRAYTON POINT, LLC

PREPARED BY: VHB, Inc. Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 40 FEET DATE: JUNE 1, 2023

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

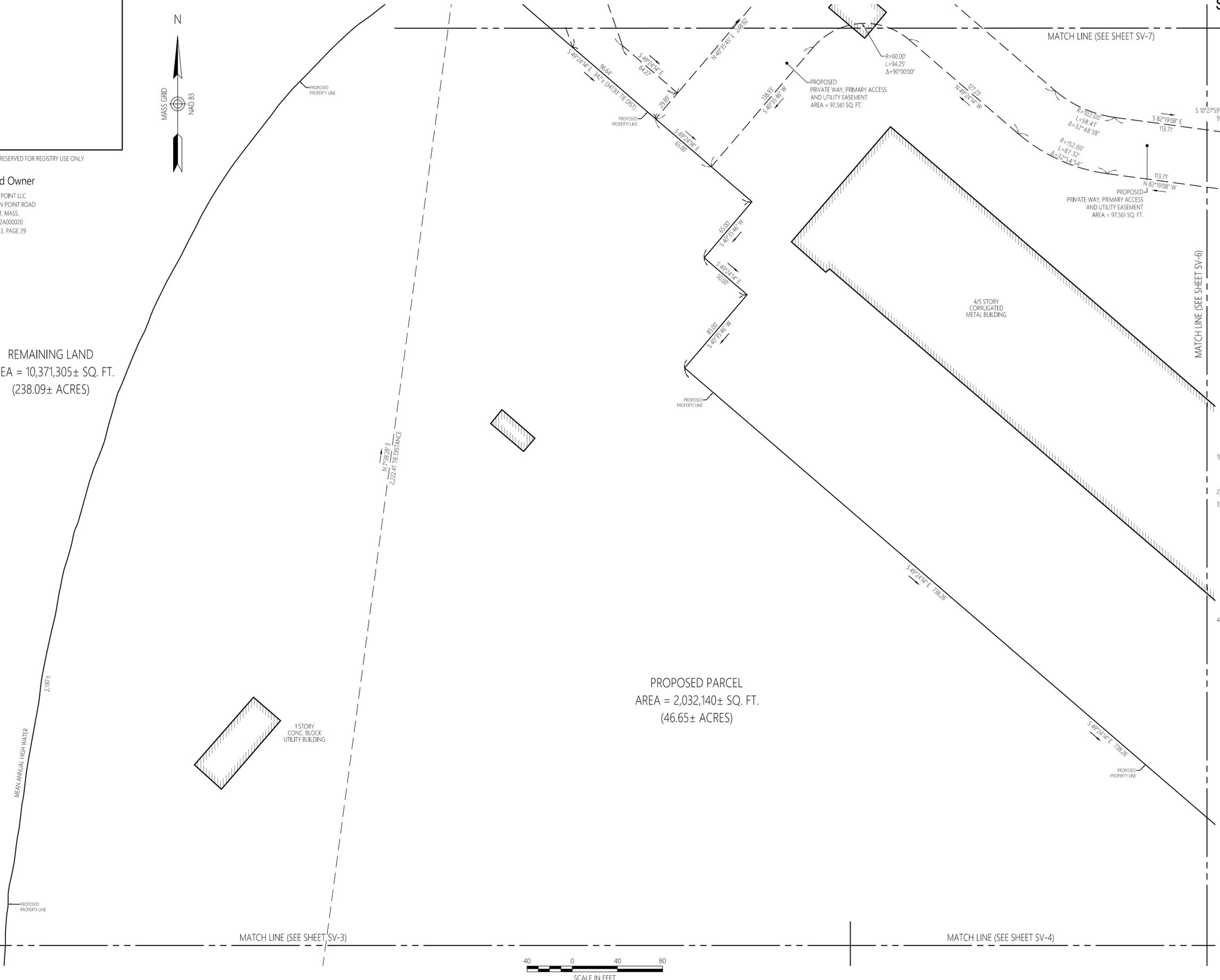


RESERVED FOR REGISTRY USE ONLY

Record Owner
BRAYTON POINT LLC
1 BRAYTON POINT ROAD
SOMERSET, MASS.
PID 273002A000020
BOOK 9433, PAGE 29

REMAINING LAND
AREA = 10,371,305± SQ. FT.
(238.09± ACRES)

PROPOSED PARCEL
AREA = 2,032,140± SQ. FT.
(46.65± ACRES)



DATE: _____

SUBJECT TO A COVENANT DULY EXECUTED DATED _____ DAY OF _____, 20____ RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SOMERSET PLANNING BOARD CERTIFICATE OF ACTION DATE _____ FILED WITH THE SOMERSET TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN FROM THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.

DATE: _____
TOWN CLERK, TOWN OF SOMERSET

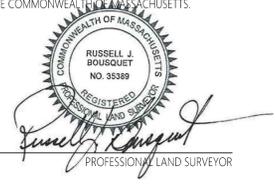
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REQUIRED	
MINIMUM LOT AREA	20,000 S.F.
MINIMUM FRONTAGE	ANY
MINIMUM FRONT YARD SETBACK	50 FEET
MINIMUM SIDE YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MAXIMUM BUILDING HEIGHT	ANY
- THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING PARCEL INTO PARCELS A & B. THIS PLAN ALSO SHOWS PROPOSED EASEMENTS.

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.



8-21-2023
DATE

PLAN OF LAND
IN
SOMERSET
MASSACHUSETTS

PREPARED FOR: BRAYTON POINT, LLC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 40 FEET DATE: JUNE 1, 2023

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

DATE: _____

SUBJECT TO A COVENANT DULY EXECUTED DATED _____ DAY OF _____, 20____ RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SOMERSET PLANNING BOARD CERTIFICATE OF ACTION DATE _____ FILED WITH THE SOMERSET TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

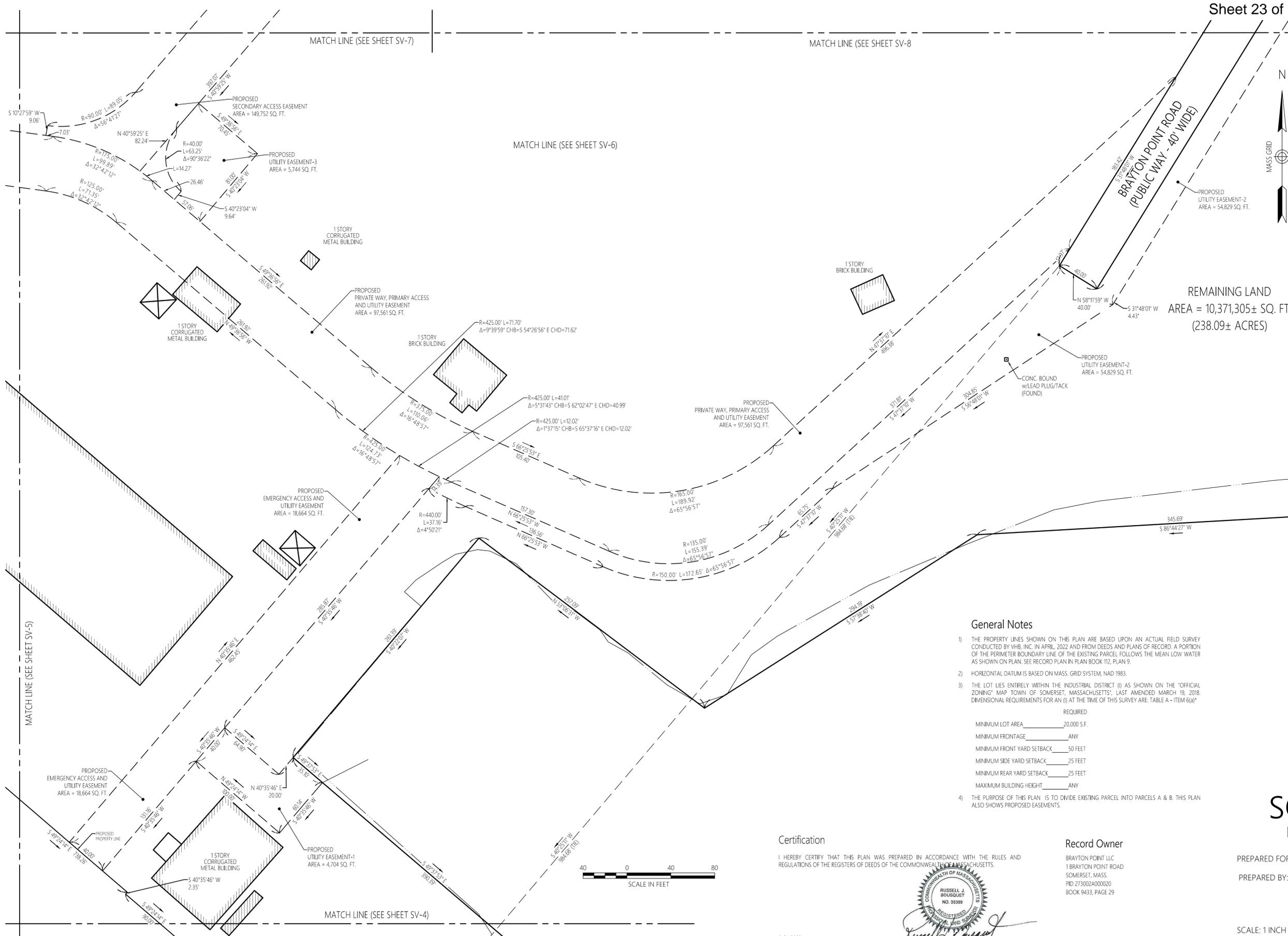
I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN FROM THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF SOMERSET



REMAINING LAND
AREA = 10,371,305± SQ. FT.
(238.09± ACRES)



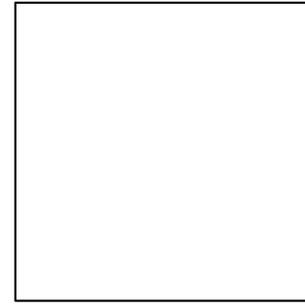
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REQUIRED

MINIMUM LOT AREA	20,000 S.F.
MINIMUM FRONTAGE	ANY
MINIMUM FRONT YARD SETBACK	50 FEET
MINIMUM SIDE YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MAXIMUM BUILDING HEIGHT	ANY

4) THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING PARCEL INTO PARCELS A & B. THIS PLAN ALSO SHOWS PROPOSED EASEMENTS.



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.

Record Owner

BRAYTON POINT LLC
1 BRAYTON POINT ROAD
SOMERSET, MASS.
PID 2730024000020
BOOK 9433, PAGE 29



8-21-2023
DATE



PLAN OF LAND
IN
SOMERSET
MASSACHUSETTS

PREPARED FOR: BRAYTON POINT, LLC
PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 40 FEET DATE: JUNE 1, 2023

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

DATE: _____

SUBJECT TO A COVENANT DULY EXECUTED DATED _____ DAY OF _____, 20____ RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SOMERSET PLANNING BOARD CERTIFICATE OF ACTION DATE _____ FILED WITH THE SOMERSET TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN FROM THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.

DATE: _____ TOWN CLERK, TOWN OF SOMERSET

RESERVED FOR REGISTRY USE ONLY

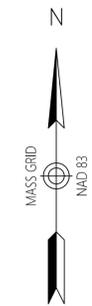
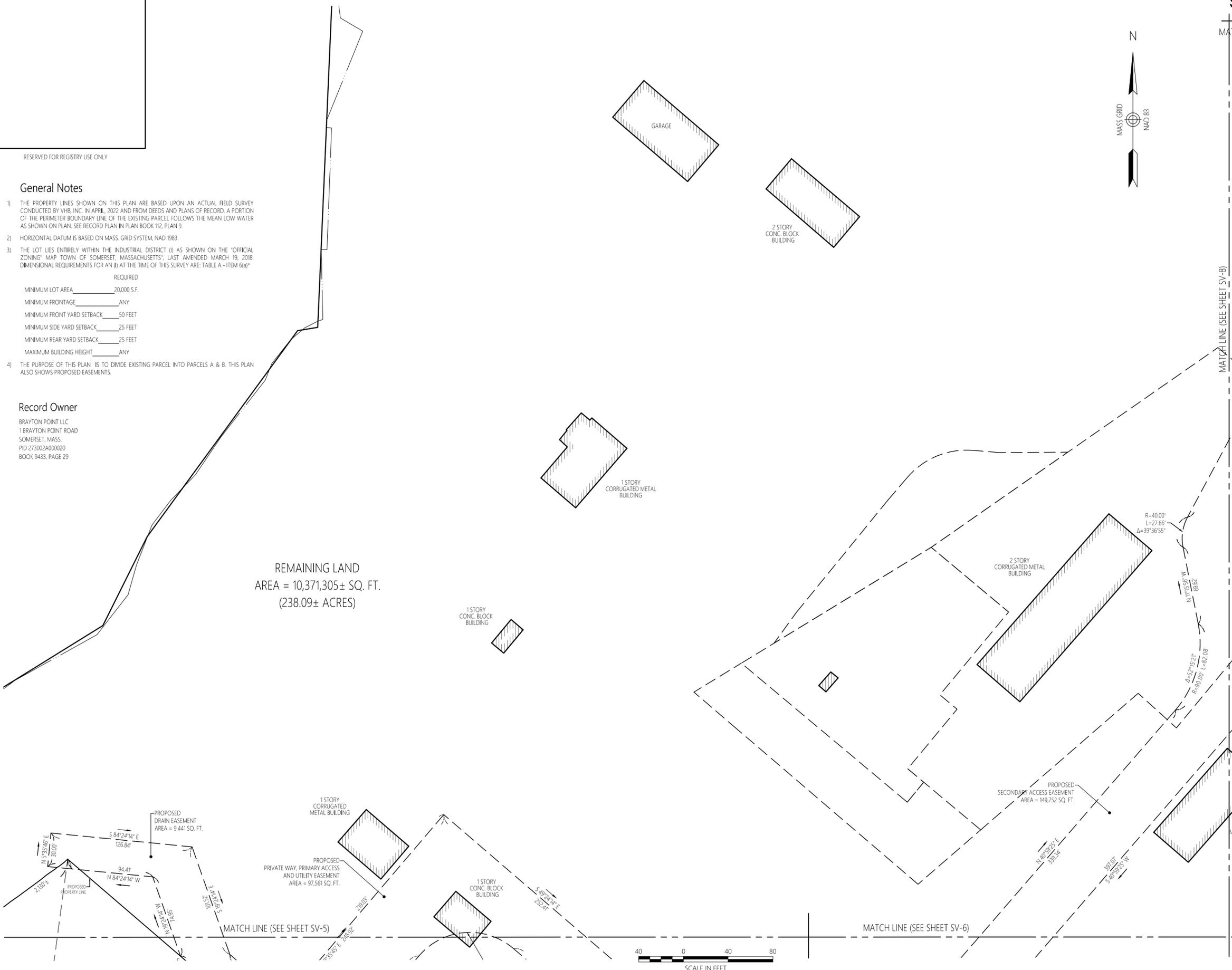
General Notes

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REQUIRED:
MINIMUM LOT AREA 20,000 S.F.
MINIMUM FRONTAGE ANY
MINIMUM FRONT YARD SETBACK 50 FEET
MINIMUM SIDE YARD SETBACK 25 FEET
MINIMUM REAR YARD SETBACK 25 FEET
MAXIMUM BUILDING HEIGHT ANY
4) THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING PARCEL INTO PARCELS A & B. THIS PLAN ALSO SHOWS PROPOSED EASEMENTS.

Record Owner

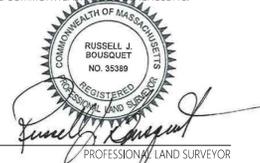
BRAYTON POINT LLC
1 BRAYTON POINT ROAD
SOMERSET, MASS.
PID 273002A000020
BOOK 9433, PAGE 29

REMAINING LAND
AREA = 10,371,305± SQ. FT.
(238.09± ACRES)



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.



PLAN OF LAND IN SOMERSET MASSACHUSETTS

PREPARED FOR: BRAYTON POINT, LLC
PREPARED BY: VHB, Inc. Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 40 FEET DATE: JUNE 1, 2023

MATCH LINE (SEE SHEET SV-9)

MATCH LINE (SEE SHEET SV-10)

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

DATE: _____

SUBJECT TO A COVENANT DULY EXECUTED DATED _____ DAY OF _____, 20____ RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SOMERSET PLANNING BOARD CERTIFICATE OF ACTION DATE _____ FILED WITH THE SOMERSET TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN FROM THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.

DATE: _____ TOWN CLERK, TOWN OF SOMERSET

REMAINING LAND
AREA = 10,371,305± SQ. FT.
(238.09± ACRES)

PROPOSED SECONDARY ACCESS EASEMENT
AREA = 149,752 SQ. FT.

PROPOSED UTILITY EASEMENT-2
AREA = 54,829 SQ. FT.

BRAYTON POINT ROAD
(PUBLIC WAY - 40' WIDE)

Record Owner

BRAYTON POINT LLC
1 BRAYTON POINT ROAD
SOMERSET, MASS.
PID 273002A000020
BOOK 9433, PAGE 29



RESERVED FOR REGISTRY USE ONLY

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.



8-21-2023
DATE



General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN APRIL, 2022 AND FROM DEEDS AND PLANS OF RECORD. A PORTION OF THE PERMETER BOUNDARY LINE OF THE EXISTING PARCEL FOLLOWS THE MEAN LOW WATER AS SHOWN ON PLAN. SEE RECORD PLAN IN PLAN BOOK 112, PLAN 9.
- 2) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983.
- 3) THE LOT LIES ENTIRELY WITHIN THE INDUSTRIAL DISTRICT (I) AS SHOWN ON THE "OFFICIAL ZONING" MAP "TOWN OF SOMERSET, MASSACHUSETTS", LAST AMENDED MARCH 19, 2018. DIMENSIONAL REQUIREMENTS FOR AN (I) AT THE TIME OF THIS SURVEY ARE: TABLE A - ITEM 6(a)*

	REQUIRED
MINIMUM LOT AREA	20,000 S.F.
MINIMUM FRONTAGE	ANY
MINIMUM FRONT YARD SETBACK	50 FEET
MINIMUM SIDE YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MAXIMUM BUILDING HEIGHT	ANY

- 4) THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING PARCEL INTO PARCELS A & B. THIS PLAN ALSO SHOWS PROPOSED EASEMENTS.

PLAN OF LAND
IN
SOMERSET
MASSACHUSETTS

PREPARED FOR: BRAYTON POINT, LLC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 40 FEET DATE: JUNE 1, 2023

MATCH LINE (SEE SHEET SV-7)

1 STORY CORRUGATED METAL BUILDING

MATCH LINE (SEE SHEET SV-6)

MATCH LINE (SEE SHEET SV-6)

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW SOMERSET PLANNING BOARD

DATE: _____

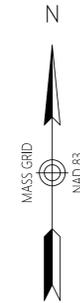
SUBJECT TO A COVENANT DULY EXECUTED DATED _____ DAY OF _____, 20____ RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SOMERSET PLANNING BOARD CERTIFICATE OF ACTION DATE _____ FILED WITH THE SOMERSET TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

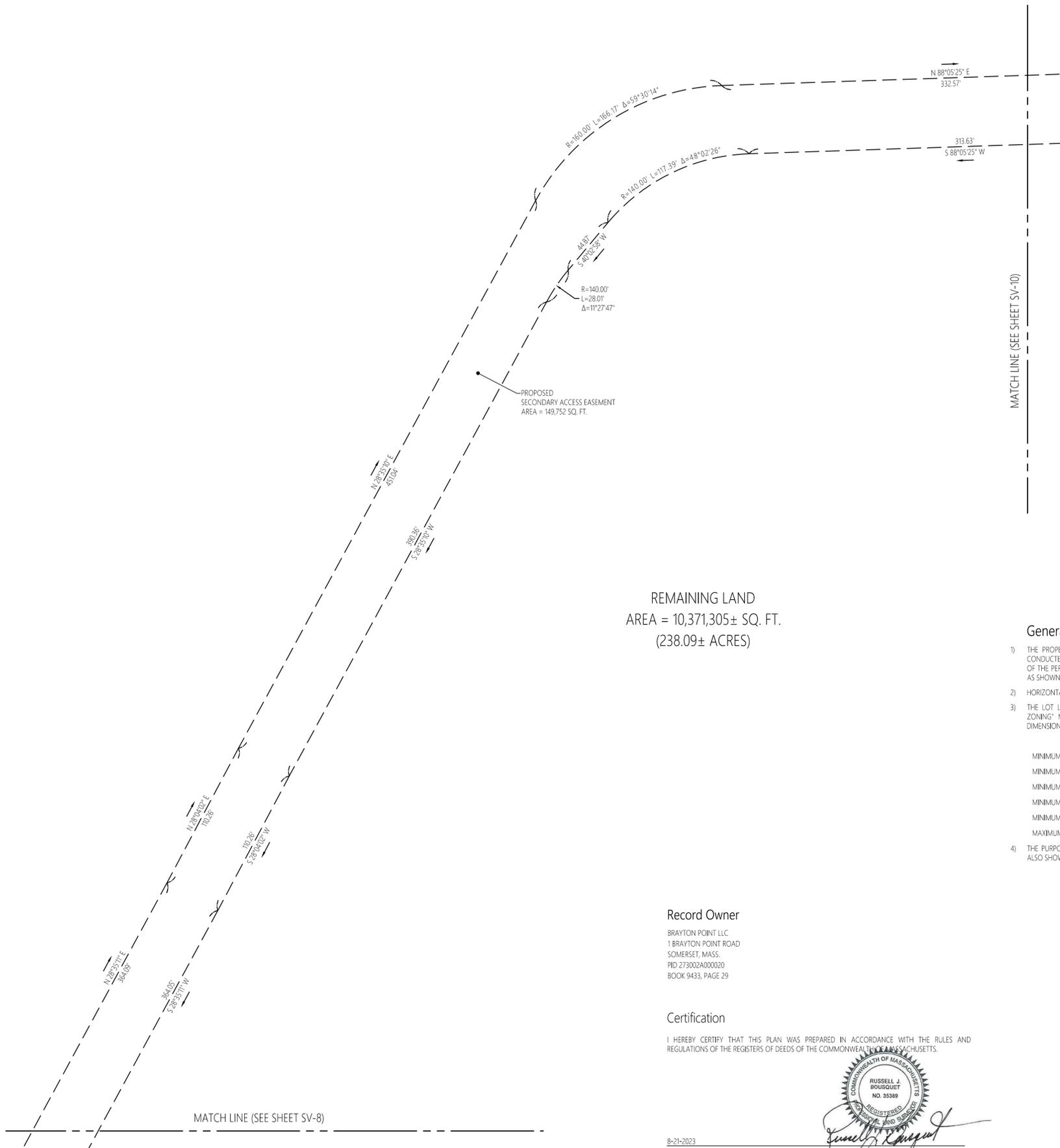
I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN FROM THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF SOMERSET



RESERVED FOR REGISTRY USE ONLY



REMAINING LAND AREA = 10,371,305± SQ. FT. (238.09± ACRES)

MATCH LINE (SEE SHEET SV-10)

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN APRIL, 2022 AND FROM DEEDS AND PLANS OF RECORD. A PORTION OF THE PERIMETER BOUNDARY LINE OF THE EXISTING PARCEL FOLLOWS THE MEAN LOW WATER AS SHOWN ON PLAN. SEE RECORD PLAN IN PLAN BOOK 112, PLAN 9.
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REQUIRED

MINIMUM LOT AREA	_____	20,000 S.F.
MINIMUM FRONTAGE	_____	ANY
MINIMUM FRONT YARD SETBACK	_____	50 FEET
MINIMUM SIDE YARD SETBACK	_____	25 FEET
MINIMUM REAR YARD SETBACK	_____	25 FEET
MAXIMUM BUILDING HEIGHT	_____	ANY

- 4) THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING PARCEL INTO PARCELS A & B. THIS PLAN ALSO SHOWS PROPOSED EASEMENTS.

Record Owner

BRAYTON POINT LLC
1 BRAYTON POINT ROAD
SOMERSET, MASS.
PID 273002A000020
BOOK 9433, PAGE 29

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.



8-21-2023
DATE

PROFESSIONAL LAND SURVEYOR



MATCH LINE (SEE SHEET SV-8)

PLAN OF LAND IN SOMERSET MASSACHUSETTS

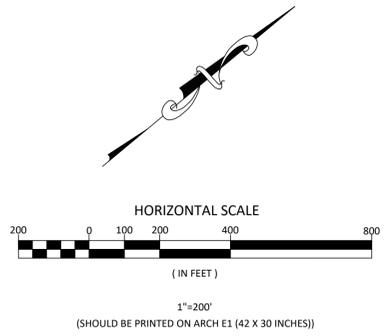
PREPARED FOR: BRAYTON POINT, LLC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 40 FEET DATE: JUNE 1, 2023

LEGEND

-  IRON PIN
-  BOUND
-  CATCH BASIN
-  MANHOLE
-  SITE LIGHTING
-  STRUCTURE NOT BELONGING TO BP LLC
-  STRUCTURE STILL REMAINING
-  BRAYTON POINT LLC PROPERTY LINE
-  ABUTTERS PROPERTY LINE
-  EDGE OF PAVEMENT
-  MAJOR CONTOUR
-  MINOR CONTOUR



DRAWN BY:	REVISION NUMBER:	DATE OF REVISION:	BY:	DESCRIPTION:
MN	#1	NA	NA	NA
EBS	#2	NA	NA	NA
05/10/2023	#3	NA	NA	NA
AS SHOWN				

SITE TOPOGRAPHIC MAP
BRAYTON POINT, LLC
SOMERSET, MASSACHUSETTS

PROJECT NUMBER: NA	SHEET NUMBER: 1 OF 1
DRAWING DATE: 05/10/2023	FIGURE NUMBER: 1

