



N/F
KURT D. LOVELL
AND
DEBORAH A. LOVELL
BOOK 31626 PAGE 504
HOUSE 11

N/F
TIMOTHY M. &
SHARON M. NORTON
BOOK: 35441 PAGE: 441
7 CEDAR HILL RD

N/F
KIMBERLY A. LADOUCEUR
BOOK: 40692 PAGE:279
4 SAGAMORE RD

N/F
LINDO F MONTEIRO &
MICHELLE A MONTEIRO
BOOK:37725 PAGE:550
4 CEDAR HILL RD

N/F
296 MAIN LLC
BOOK:38212 PAGE:274
186 HARTFORD AV
A.M. 24 LOT 6
AREA=13,502.55'
(0.314AC)
HAAD

N/F
IBRAHIM T. &
NAWAL MOROKOS
BOOK:13872 PAGE:49.3
202 HARTFORD AV
HAAD

PROP 5,000 SF 2
STORY RETAIL
(10,000 SF TOTAL)

N/F
217 RIVER ROAD LLC
BOOK:35064 PAGE:365
198 HARTFORD AV
A.M. 24 LOT 9
AREA=21,179.55'
(0.494AC)
HAAD

N/F
193 HARTFORD AVE REALTY LLC
BOOK:41251 PAGE:74
193 HARTFORD AV

N/F
M A REALTY ACQUISITION LLC
BOOK:26834 PAGE:118
189 HARTFORD AV

N/F
BELLINGHAM N MAIN ST II LLC
BOOK:22912 PAGE:459
217 HARTFORD AV

THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY

SCALE: 1" = 20'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	07/01/2025	SITE LAYOUT REVISIONS	CPB
2	08/22/2025	SITE LAYOUT REVISIONS	LMD
3	09/25/2025	PEER REVIEW COMMENTS	CPB
4	10/22/2025	PER TOWN COMMENTS	JAK
5	11/04/2025	TRAFFIC PEER REVIEW COMMENTS	CPB



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PERMIT SET

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PROJECT No.: MAA240490.00-5A
DRAWN BY: SBB
DATE: 02/05/2025
CAD ID: P-CIVL-PROP

PROJECT: **SITE DEVELOPMENT PLANS**
FOR

RTE 85 REALTY CORP.

PROPOSED
MIXED-USE DEVELOPMENT
MAP: 24 | LOTS: 7, 8 & 9
190, 194 & 198 HARTFORD AVENUE
NORFOLK COUNTY
BELLINGHAM, MA

BOHLER

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

SHEET TITLE: **FUTURE MASSDOT EXPANSION EXHIBIT**

SHEET NUMBER: **EX-01**

REVISION 5 - 11/04/2025