



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

APPROX EXTENT OF 500' FIELD MEASURED  
INTERSECTION SIGHT DISTANCE TRIANGLE  
(REFER TO SIGHT TRIANGLES EXHIBIT  
PREPARED BY BOWMAN)

APPROX EXTENT OF 280' AASHTO  
RECOMMENDED INTERSECTION SIGHT  
DISTANCE TRIANGLE (REFER TO SIGHT  
TRIANGLES EXHIBIT PREPARED BY BOWMAN)

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

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

PROP ROADWAY DIRECTIONAL PAINTED  
ARROW (TYP) GC TO COORDINATE  
WITH TOWN DPW/ENGINEERING DEPARTMENT  
PRIOR TO CONSTRUCTION

PROP CONC ISLAND  
WITH MOUNTABLE CURB

PROP DO NOT ENTER SIGN AND STRIPING  
GC TO COORDINATE WITH TOWN DPW/ENGINEERING  
DEPARTMENT PRIOR TO CONSTRUCTION

PROP ROADWAY DIRECTIONAL PAINTED  
ARROW (TYP) GC TO COORDINATE WITH  
TOWN DPW/ENGINEERING DEPARTMENT  
PRIOR TO CONSTRUCTION

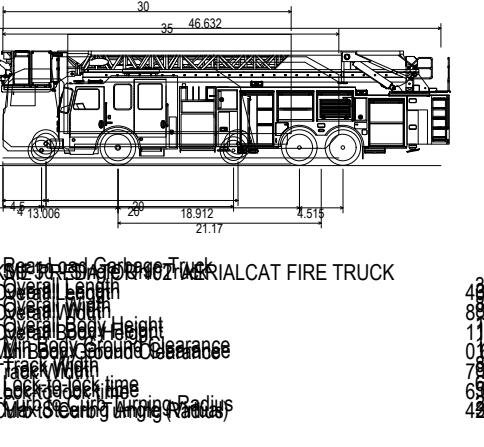
PROP 5' WIDE  
CROSSWALK (TYP)

PROP STOP AND NO RIGHT  
TURN SIGNS AND STRIPING

PROP 5' WIDE  
CROSSWALK (TYP)

PROP ROADWAY DIRECTIONAL PAINTED  
ARROW (TYP) GC TO COORDINATE  
WITH TOWN DPW/ENGINEERING DEPARTMENT  
PRIOR TO CONSTRUCTION

PROP 5' WIDE  
CROSSWALK (TYP)



# BOHLEER

TM

Site Civil and Consulting Engineering  
Land Surveying

# PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

AUTHORIZATION FROM BOHLER ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES  
© BOHLER

<b>REVISIONS</b>			
V	DATE	COMMENT	DRAWN BY
V	07/01/2025	SITE LAYOUT REVISIONS	CPB
			LMD
I	08/22/2025	SITE LAYOUT REVISIONS	CPB
			JAK
S	09/25/2025	PEER REVIEW COMMENTS	CPB
			JAK
-	10/22/2025	PER TOWN COMMENTS	CPB
			JAK
S	11/04/2025	TRAFFIC PEER REVIEW COMMENTS	CPB
			JAK
S	11/21/2025	TRAFFIC PEER REVIEW COMMENTS	CPB
			JAK
-	01/05/2026	TRAFFIC PEER REVIEW COMMENTS	CPB
			JAK



Know what's below.  
Call before you dig.  
**ALWAYS CALL 811**  
ast. It's free. It's the law.

10 of 10

## PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240490.00-7A  
DRAWN BY: SBB  
CHECKED BY: CPB  
DATE: 02/05/2025  
AD I.D.: P-CIVL-PROP

# PROJECT: **SITE DEVELOPMENT PLANS**

# RTE 85 REALTY CORP.

**PROPOSED  
MIXED-USE DEVELOPMENT**

# BOHLER //

---

HEET TITLE:  
**FIRE TRUCK  
TURN  
EXHIBIT**

HEET NUMBER:  
**EX-04**

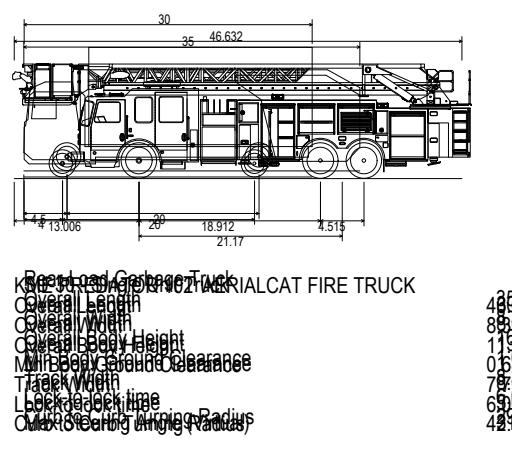
REVISION 7 - 01/05/2026

**THIS PLAN TO BE UTILIZED  
FOR SITE LAYOUT PURPOSES  
ONLY**

SCALE: 1" = 20'

10 of 10 | Page

REVISION 7 - 01/05/2026



**BOHLER //**

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

SUSTAINABLE DESIGN

PERMITTING SERVICES



Know what's below.  
Call before you dig.  
ALWAYS CALL 811

It's fast. It's free. It's the law.

#### PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240490.00-7A  
DRAWN BY: SBB  
CHECKED BY: CPB  
DATE: 02/05/2025  
CAD ID.: P-CIVL-PROP

#### 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

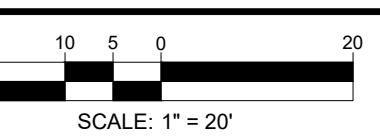
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

SHEET TITLE:  
**GARBAGE  
TRUCK TURN  
EXHIBIT**

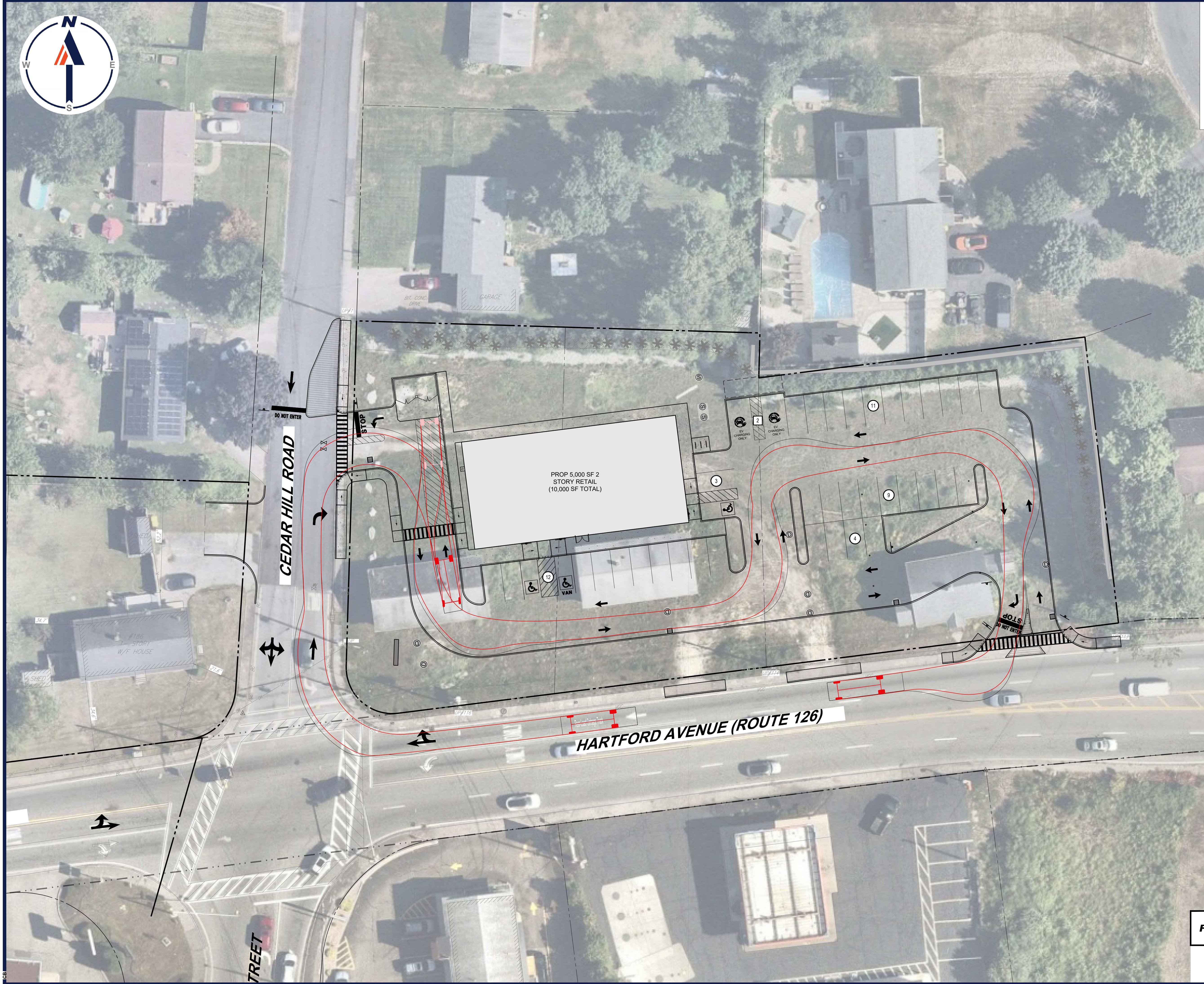
SHEET NUMBER:  
**EX-05**

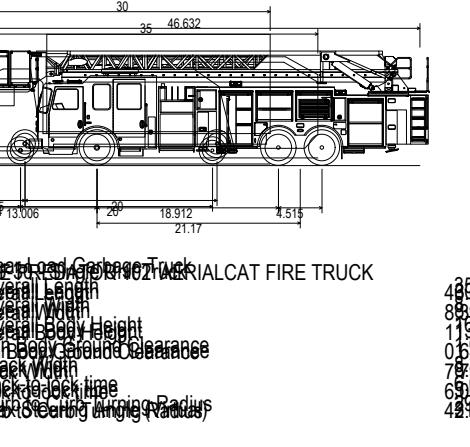
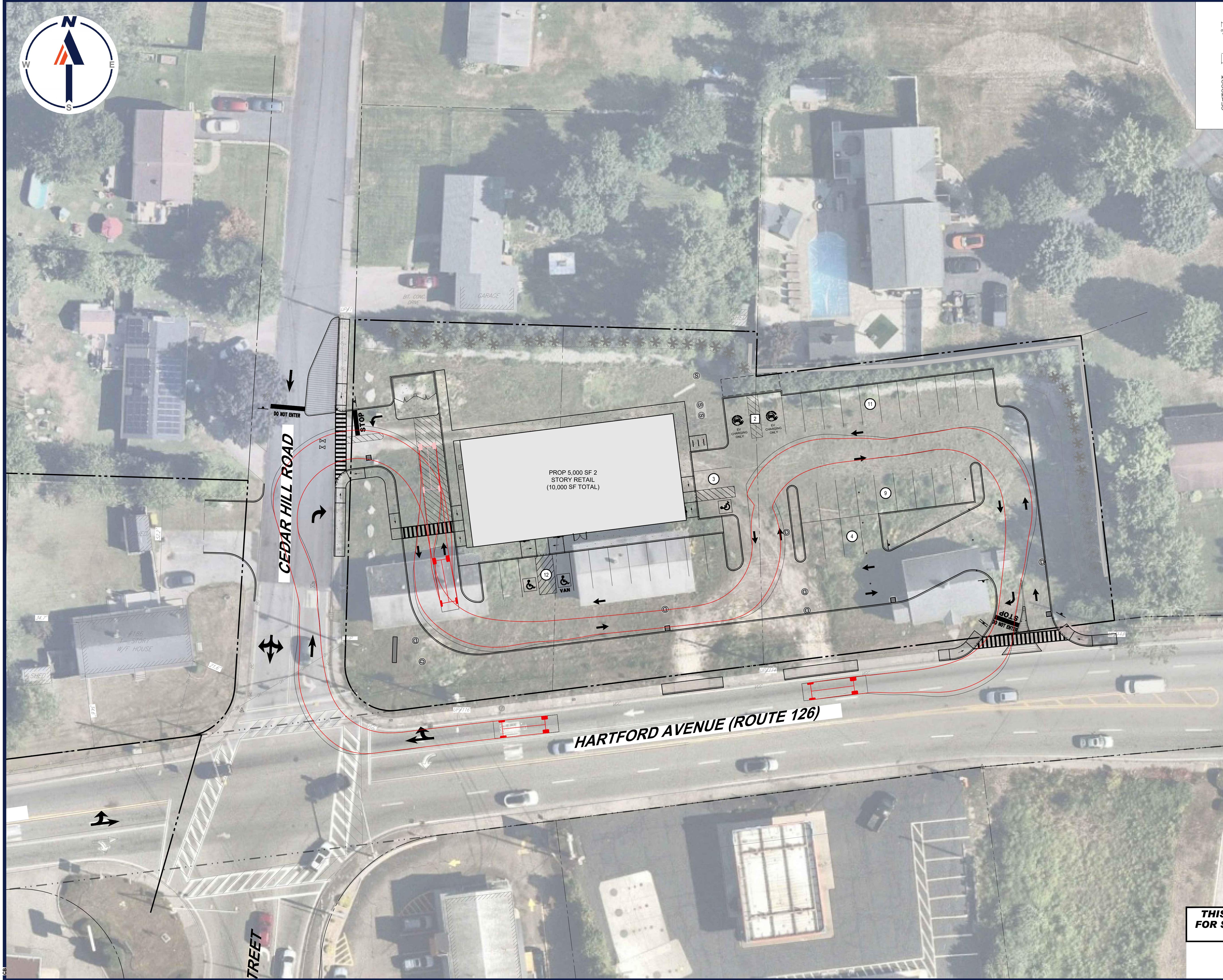
REVISION 7 - 01/05/2026

THIS PLAN TO BE UTILIZED  
FOR SITE LAYOUT PURPOSES  
ONLY



SCALE: 1" = 20'





**BOHLER //**

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

SUSTAINABLE DESIGN

PERMITTING SERVICES

TM  
THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING, INC. AND MAY NOT BE COPIED, USED, OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER ENGINEERING, INC.

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	07/01/2025	SITE LAYOUT REVISIONS	CPB	LMD
2	08/22/2025	SITE LAYOUT REVISIONS	CPB	JAK
3	09/29/2025	PEER REVIEW COMMENTS	CPB	JAK
4	10/22/2025	PER TOWN COMMENTS	CPB	JAK
5	11/04/2025	TRAFFIC PEER REVIEW COMMENTS	CPB	JAK
6	11/21/2025	TRAFFIC PEER REVIEW COMMENTS	CPB	JAK
7	01/05/2026	TRAFFIC PEER REVIEW COMMENTS	CPB	JAK



Know what's below.  
Call before you dig.  
ALWAYS CALL 811

It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240490.00-7A  
DRAWN BY: SBB  
CHECKED BY: CPB  
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](http://www.BohlerEngineering.com)

SHEET TITLE: **SU-30  
DELIVERY  
TRUCK TURN  
EXHIBIT**  
SHEET NUMBER: **EX-06**

THIS PLAN TO BE UTILIZED  
FOR SITE LAYOUT PURPOSES  
ONLY

20 10 5 0 20  
SCALE: 1" = 20'

REVISION 7 - 01/05/2026