

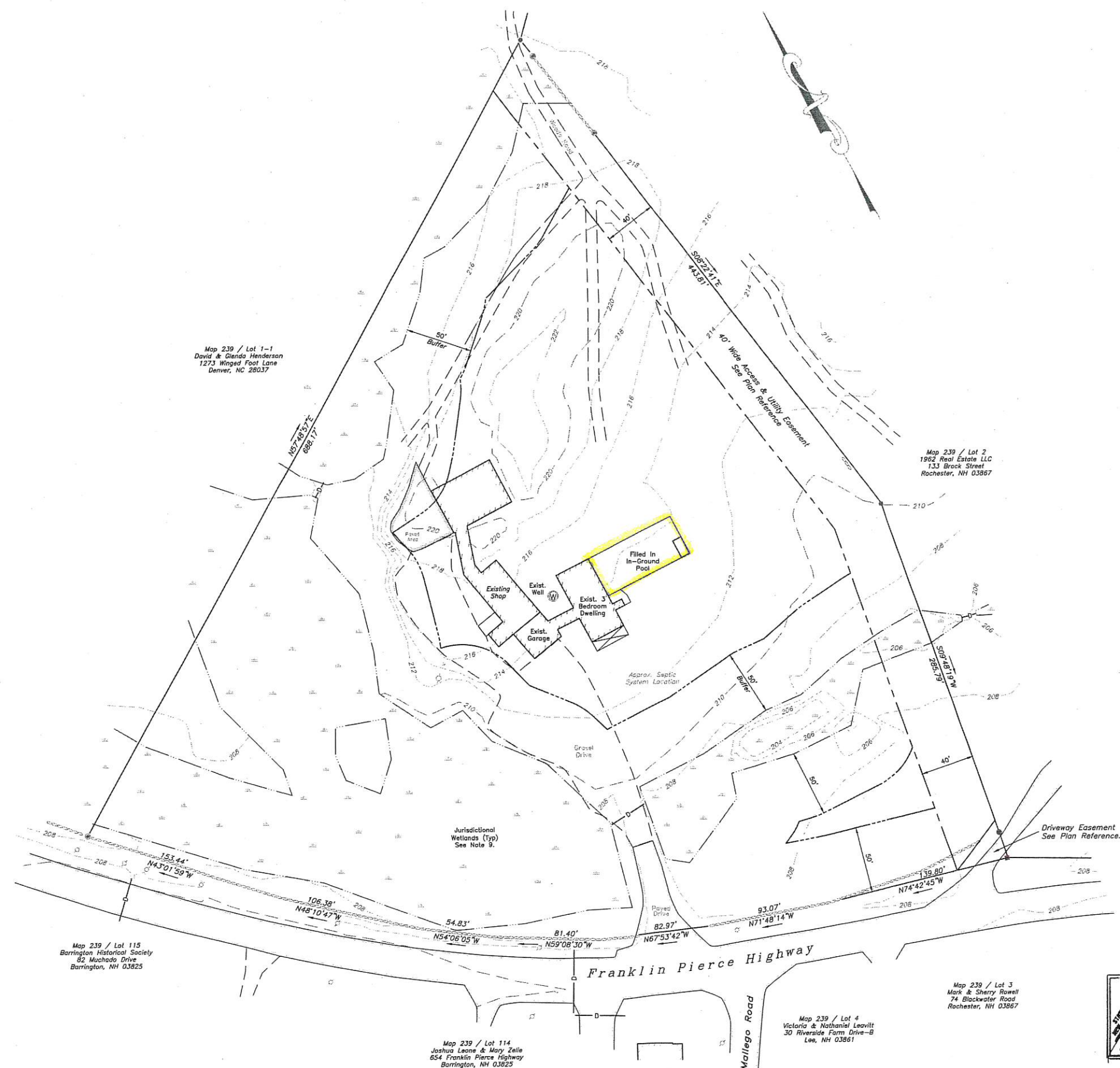
- Legend:**
- D- Culvert
  - ⊙ Drill Hole Found
  - Iron Rod Found
  - ⊘ Utility Pole
  - ▬ Stone Wall

**Plan Reference:**  
 Subdivision Plan Prepared for David R. & Glenda J. Henderson, Barrington, NH, dated Sept. 21, 2005, rev. 8/11/06, prepared by this office, SCRD Plan 87-37.



**Notes:**

- 1.) The purpose of this plan is to depict the existing conditions of the subject property.
- 2.) Parcel is shown as Lot 1 on the Town of Barrington Assessor's Map 239
- 3.) Parcel is located in the Town Center Zoning District.
- 4.) Owner of Record: Peter R. & Sarah M. Ward  
 843 Franklin Pierce Highway  
 Barrington, NH 03865  
 SCRD Bk 3521, Pg 922  
  
 Applicant: Hana's Dream LLC  
 d/b/a Bellaviso Salon & Spa  
 PO Box 911  
 Dover, NH 03821  
 603-312-2026
- 5.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- 6.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C0285D & No. 33017C0305E, Strafford County, NH, (All Jurisdictions), Map Revised: September 30, 2015.
- 7.) Total Lot Area: Existing Lot Area - 6.03 Acres
- 8.) The licensed septic designer of this proposed subsurface septic system does not warrant nor guarantee the location of utilities shown or not shown on this plan. Pursuant to New Hampshire Statute RSA 374, Sections 47-56, the contractor, prior to the commencement of any construction, shall verify the location of all utilities and contact "DigSafe" at 1-800-344-7233 or dial 811.
- 9.) The wetland boundaries shown hereon were field delineated July 26, 2019, by Sergio Bonilla, NH Certified Wetland Scientist 251 of Mission Wetland & Ecological Services, LLC, Portsmouth, NH. The wetland boundaries were identified in accordance with the town's wetland definition, which references the Corps of Engineers 1987 Wetland Delineation Manual. The delineated line also contains all wetlands as defined by the State of New Hampshire, which uses the technical criteria in the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region. The soil component was classified using the Field Indicators of Hydric Soils in the United States and the Field Indicators for Identifying Hydric Soils in New England. The wetland status of plants were determined using the National List of Plant Species that Occur in Wetlands: Northeast (Region 1).
- 10.) Vertical Datum: USGS 1929.



Map 239 / Lot 1-1  
 David & Glenda Henderson  
 1273 Winged Foot Lane  
 Denver, CO 80037

Map 239 / Lot 2  
 1962 Real Estate LLC  
 133 Brock Street  
 Rochester, NH 03867

Map 239 / Lot 115  
 Barrington Historical Society  
 82 Muchada Drive  
 Barrington, NH 03825

Map 239 / Lot 114  
 Joshua Leone & Mary Zelle  
 654 Franklin Pierce Highway  
 Barrington, NH 03825

Map 239 / Lot 112  
 Kim & Debra Brooks  
 27 Stillwater Way  
 Barrington, NH 03825

Map 239 / Lot 3  
 Mark & Sherry Rowell  
 74 Blackwater Road  
 Rochester, NH 03867

Map 239 / Lot 4  
 Victoria & Nathaniel Leavitt  
 30 Riverside Farm Drive-B  
 Lee, NH 03861

**PLANNING BOARD  
 BARRINGTON, NH  
 - APPROVED -**

File Number 239-1-TC-19-SR  
 Date 3/2/2020  
 Chairman [Signature]

EXISTING CONDITIONS PLAN  
 PREPARED FOR  
**BELLAVISO SALON & SPA**  
 OF  
**TAX MAP 239 / LOT 1**  
 LOCATED AT  
**643 FRANKLIN PIERCE HIGHWAY**  
 COUNTY OF STRAFFORD  
**BARRINGTON, NH**

SCALE: 1" = 40' DATE: OCTOBER 14, 2019  
**DAVID W. VINCENT, LLS**  
**LAND SURVEYING SERVICES**  
 PO BOX 1622  
 DOVER, NH 03821  
 TEL: (603) 664-5786  
 www.landsurveyingservices.net



**ZONING REQUIREMENTS**

ZONE	TOWN CENTER
LOT AREA MIN.	20,000 FT.
LOT FRONTAGE	40 FT.
FRONT YARD	50 FT.
SIDE & REAR YARD	15 FT.
WETLANDS BUFFER	50 FT.
MAX. BUILDING HEIGHT	40 FT.
MAX. LOT COVERAGE	60%

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			