

NOTES:

OWNER: HUGH JONES & AUDRA M. JONES
14 N. PENNSYLVANIA AVE 1569
BETHANY BEACH, DE 19930

THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTY. EXCEPT WHERE SHOWN.

THIS DRAWING DOES NOT VERIFY THE EXISTENCE AND/OR NON-EXISTENCE OF WETLANDS OR PLANT SPECIES.

THIS DRAWING DOES NOT VERIFY UTILITIES, OR ANY OTHER SUBSURFACE OBJECTS.

ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, CONTRACTOR, AND HOMEOWNER'S ASSOCIATION PRIOR TO ANY CONSTRUCTION. HOME OWNER ASSOCIATION AND COMMUNITY BYLAWS MAY MANDATE MORE RESTRICTIVE SETBACKS AND SHALL BE THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, AND HOMEOWNER'S ASSOCIATION TO VERIFY CONFORMANCE TO SUCH RESTRICTIONS.

NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.

THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON 8-1-2025, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 6325 PAGE 266 (THE CURRENT DEED OF RECORD), AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83). VERTICAL DATUM: NAVD88

THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0512K REVISED MARCH 16, 2015 (ZONE X).

BUILDING RESTRICTION LINE SETBACKS
(PER TOWN OF OCEAN VIEW- ZONING: R-1):

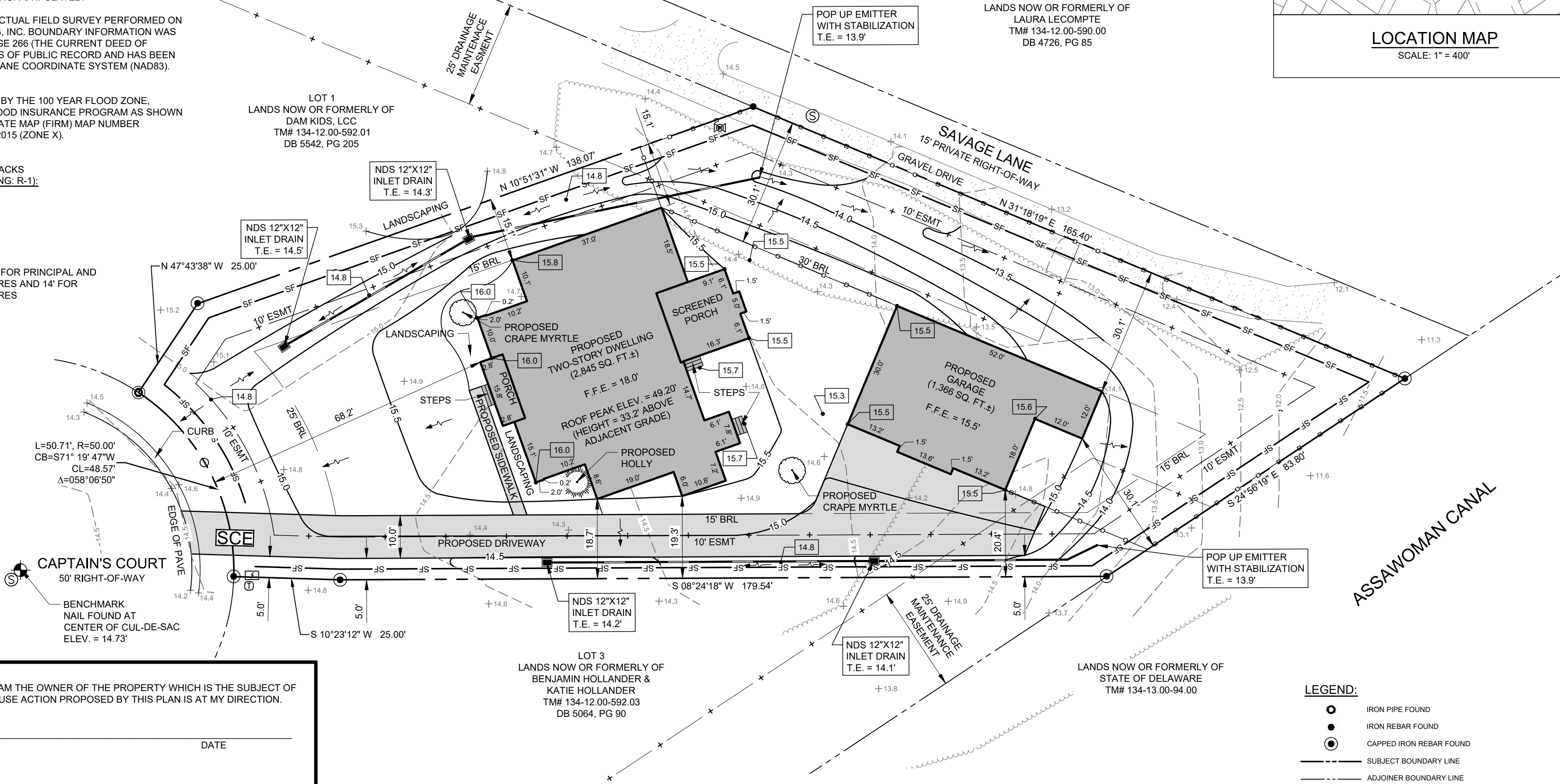
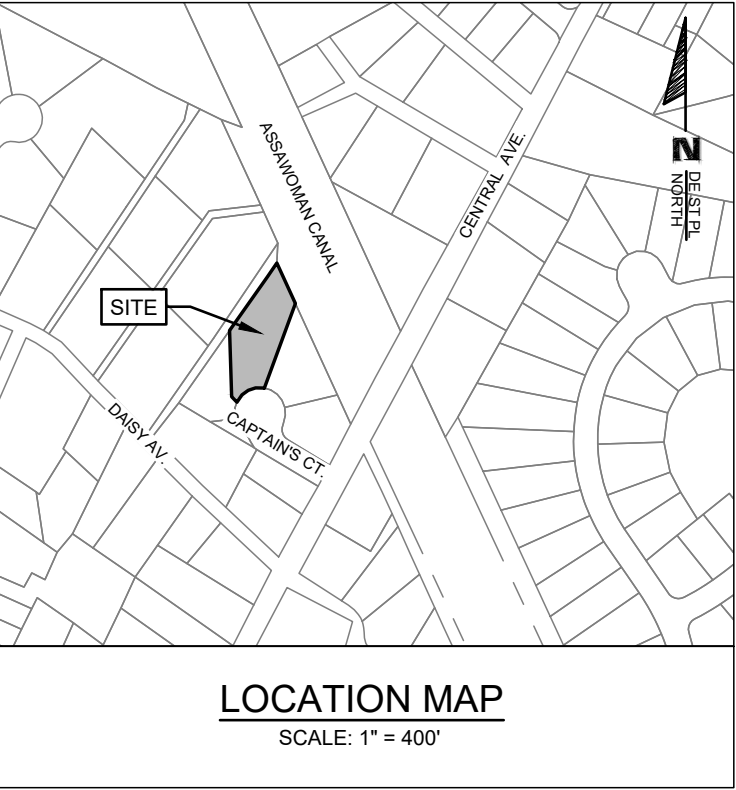
FRONT: 25'

SIDE: 15'

REAR: 30'

*MAXIMUM BUILDING HEIGHT IS 42' FOR PRINCIPAL AND ATTACHED ACCESSORY STRUCTURES AND 14' FOR DETACHED ACCESSORY STRUCTURES

| | |
|-----------------------------------|------------------------|
| PROPOSED LOT COVERAGE (35% MAX.): | |
| TOTAL LOT AREA: | 21,777 SQ. FT. |
| DWELLING, PORCHES, STEPS: | 2,873 SQ. FT. |
| GARAGE: | 1,366 SQ. FT. |
| DRIVEWAY: | 2,471 SQ. FT. |
| SIDEWALK: | 94 SQ. FT. |
| TOTAL LOT COVERAGE: | 6,804 SQ. FT. (31.2%) |
| PROPOSED GREEN SPACE (65% MIN.) | |
| GREEN SPACE: | 14,973 SQ. FT. (68.8%) |



OWNER CERTIFICATION:

I, HUGH JONES, CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS AT MY DIRECTION.

HUGH JONES
14 N. PENNSYLVANIA AVE 1569
BETHANY BEACH, DE 19930

DATE

OWNER CERTIFICATION:

I, AUDRA M. JONES, CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS AT MY DIRECTION.

AUDRA M. JONES
14 N. PENNSYLVANIA AVE 1569
BETHANY BEACH, DE 19930

DATE

SURVEYOR CERTIFICATION:

I, RYAN M. PHIFER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

RYAN M. PHIFER, P.L.S. DE
12/19/2025
DATE

PROPOSED CONDITIONS SURVEY PLAN
FOR PROPERTY KNOWN AS:
5 CAPTAINS COURT
OCEAN VIEW, DE 19970
LOT 2 - THE CAPTAIN'S PLACE
TM: # 134-12.00-592.02
TOWN OF OCEAN VIEW | SUSSEX COUNTY | DELAWARE
DATE: DECEMBER 19, 2025
CLASS: SUBURBAN
LOT AREA: 21,777 SQ.FT.
(0.4999 AC.)

SCALE: 1" = 20'

PROJECT: CFBR003

FB: _____

SCALED.
ENGINEERING

Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7808

0' 10' 20'
1" = 20'

- LEGEND:
- IRON PIPE FOUND
 - IRON REBAR FOUND
 - CAPPED IRON REBAR FOUND
 - SUBJECT BOUNDARY LINE
 - ADJOINER BOUNDARY LINE
 - BRL BUILDING RESTRICTION LINE
 - EXISTING EASEMENT
 - TREELINE
 - EXISTING CONTOUR
 - EXISTING SPOT
 - TELEPHONE PEDESTAL / TRANSFORMER
 - WATER VALVE / CLEANOUT
 - SANITARY SEWER MANHOLE
 - PROPOSED FENCE
 - PROPOSED DECID. TREE / EVERGREEN
 - PROPOSED 6" CORRUGATED HDPE PIPE
 - PROPOSED CONTOUR
 - PROPOSED SPOT
 - FLOW ARROW
 - SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - PROPOSED DWELLING