



CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
(904) 247-5800

FINAL AS-BUILT SITE PLANS BULLETIN

A final as-built site plan is required as part of the final inspection of any structure and before the certificate of occupancy can be issued. The site plan must be clearly labeled "As-Built" drawing.

The site plan must be prepared by a licensed surveyor, drawn to scale, and should be of sufficient size and clarity to indicate the location, nature, and extent of the new work and existing structures on the site. The site plan must also show the locations and dimensions of the following and any other impervious surfaces: pavers (new and previously existing not removed by construction), setbacks, distances from lot lines, finish floor elevation, street address, site drainage pattern, and established finished grades.

All elevations should reference NAVD 1988 and the elevation and location of the benchmark for the survey should be indicated.

If the structure is located in a flood zone, please provide finish floor elevations for all grade levels, including garages, enclosures, and habitable spaces.

Other features should also be shown: flood zone boundary lines, base flood elevations, flood ways, the Coastal Construction Control Line (CCCL), all easements, storm water retention areas, all storm water requirements of COAB, Land Development Regulations, Section 24-66 and any other applicable features.

The final as-built site plan is an important document for ensuring code compliance and archiving this information in the permanent record.