



City of Dawsonville
 415 Highway 53 East Suite 100
 Dawsonville, Georgia 30534
 Phone: (706)265-3256
www.dawsonville-ga.gov

**Commercial
 Plan Review / Building Permit
 Application**

Project Name: _____ Historic District
 Project Address: _____ Parcel # _____
 Total Acreage: _____ Projected Building Cost/Valuation: \$ _____

Property Owner: _____ **Contact:** _____
 Phone # _____ E-Mail _____
 Address: _____ City: _____ State: _____ Zip: _____

General Contractor & Sub contractors must be State Licensed and be registered with City or have City business license

GC Name/Company: _____ **Contact:** _____
 Phone # _____ E-Mail _____
 Address: _____ City: _____ State _____ Zip: _____

Electrical Contractor : _____ Contact: _____ Phone # _____
 Plumbing Contractor : _____ Contact: _____ Phone # _____
 HVAC Contractor : _____ Contact: _____ Phone # _____

Minimum Zoning Requirements: Setbacks: Front _____ Rear _____ Right _____ Left _____ **Building Square Footage:** _____
Utility Providers : Water _____ Sewer _____ Power _____ Gas _____

Site Plan Review: Submit 6 sets of plans **plus** one pdf set, with stamp/seal of architect/engineer, 2 sets: Hydro & all As-Builts

Site Plan Review	Fee	Acres	Cost
1 st Site Plan Review	\$200.00 + \$5.00 per acre		
2 nd Site Plan Review	\$100.00 + \$5.00 per acre		

Grading	Fee per disturbed acre	Acres	Cost
Land Disturbance	\$190.00 per disturbed acre		

Bldg Plan Review: Submit 4 sets of building plans plus one pdf set w/ architect/engineer stamp/seal.

Building Plan Review	Fee	Square Feet	Cost
Planning Dept. Review	\$100.00		
Fire Marshal Plan Review Fee (Separate Pymt. to Dawson County)	\$100.00 (up to 10,000 sq ft)		

Setbacks: Front _____ Right _____ Left _____ Rear _____ City Water Sewer Septic Septic Tank # _____

Permit	Fee	Square Feet	Cost
Building Permit	.12 per square ft.		
Uncovered Space - Not Under Roof	.04 per square ft.		
C/O	\$40.00		

	Total \$
--	-----------------

Minimum Permit Fee \$40.00

Permit Cards MUST be posted at the location prior to any work being done. Cards shall be visible from the street and protected from the weather. Non-Posting of permit cards constitutes a re-inspection and a \$50 re-inspection fee. All failed inspections will be charged \$50.00 Reinspection fee.

All plans and construction shall be in accordance with International Construction Code (ICC), as adopted per the City of Dawsonville Code of Ordinances; Article II Section 102-19.

Name of Applicant (print) _____ Title: _____

Company: _____ Phone #: _____

E-mail: _____ Phone #: _____

Applicant's Signature: _____ Date: _____

Commercial Building Permit Checklist

- 6 Sets of site plan
- 1 electronic pdf site plan
- 4 Sets of building plan
- 1 electronic pdf building plan
- Copy of NOI if over one acre of land disturbance
- Proof of mailing NOI and fee to EPD if over one acre of land disturbance
- NPDES Certification Card (E&TC) required for all land disturbance over one acre
- An Approved Recorded Plat – Clerk of Court at Courthouse
- Driveway Permit from issuing authority
- Proof of Ownership (Tax Receipt / Sales Contract/ etc)
- Septic Tank Permit (if applicable) – Environmental Health Department
- Restroom Facility / Port-A-John Permit from Environmental Health Department
- Fire Marshal Plan Review Fee-Made payable to Dawson County
- Water/Soil Conservation Plan Review Fee-Made payable to UCRSWCD
(Upper Chattahoochee River Soil and Water Conservation District)

City Planning Department Use Only

Date Received: _____ Rec'd by: _____

Paid by: Check # _____ Cash _____ CC _____

Meets Zoning Requirements: _____ Building Plans: _____ Licensing: _____

Date Approved: _____ Approved by: _____

Permit #: _____