



**City of Dawsonville**  
 415 Highway 53 East Suite 100  
 Dawsonville, Georgia 30534  
 Phone: (706)265-3256  
[www.dawsonville-ga.gov](http://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 <sup>st</sup> Site Plan Review	\$200.00 + \$5.00 per acre		
2 <sup>nd</sup> 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		

	<b>Total \$</b>
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**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 #: \_\_\_\_\_