



City of Hiawasse
Building Permit
Minimum Requirements

These documents must be submitted at the time the application is submitted for processing. ALL of these documents/steps MUST be submitted prior to approval.

Please make all contacts and submit all needed documents

- Recorded plat of property (County Court house)
- Copy of the recorded deed (County Court house)
- Drawing on plat with structure location
- Blue prints or scale drawing (With dimensions & Square Footage)
- Set backs marked on plat:
 - *10 ft from rear of property line
 - *10 ft from Highway right of way line
 - *10 ft from each side of the road and/or property line
- Post 911 Numbers (Marty Roberts 706-896-5792)
- Culvert Permit, if applicable
- Compliance with the Hiawasse Comprehensive Planning Ordinance
- Compliance with Minimum building height limitations of 35 feet. (No building permit will be issued for over 35 ft high)
- Copy of Contractors Active License
- Copy of Contractor Driver's License
- Application fee
- Standard Specifications for Water Distribution & Sewer Systems
- You must comply with the Mountain Protection Act
- The escape of sediment from the site shall be prevented by the installation of erosion control measures and practices prior to, or concurrent with, land disturbing activities such as silt fences, rip rap, or hay bales.

State Requirements

- A 50ft buffer setback is required from the bank of all state waters (this includes Lake Chatuge)
- No land disturbing within 50ft of creek bank of any trout stream without a variance from the Director of Environmental Land Reclamation & Sedimentation Control Program, 205 Butler Street, NE East Floyd Towers, Suite 1070 Atlanta, Georgia 30334
- State Soil and Erosion Control Permit, if required (No permit required if you are disturbing an acre or less)