

Build Responsibly

Obtain a building permit from the Department of Planning and Development before you build. Please be aware that depending on the project, you may need to consult local architects, engineers, contractors, landscapers, or other experts in design and construction.

Maintain proper stormwater runoff and drainage by improving lot grading. The lot grading should ensure stormwater always drains away from the home.

Reduce impervious surfaces around your home. Retaining and creating natural green space around your home can help reduce stormwater runoff by recreating natural infiltration. Visit the Planning and Development Stormwater Section for more information.

Keep in mind a home built on a lot with floodplain is required to be elevated 3 feet above the 100-year base flood elevation. Visit [FEMA.gov](#) and [GwinnettFloodplain.com](#) to learn more about the floodplain on your property.



Contact

For more information about flooding, special site conditions (i.e. presence of wetlands), to see if your property is located in the Federal Insurance Rate Map floodplain/floodway, flood depth, or to view the maps, contact Gwinnett Department of Planning and Development Stormwater Management Section.

Visit [GwinnettFloodplain.com](#) to find specific information about flooding sources in your area.

Gwinnett Planning and Development Stormwater Management Section

446 West Crogan Street, Suite 300
Lawrenceville, GA 30046
678.518.6000

Gwinnett Water Resources Stormwater Management Division

684 Winder Highway
Lawrenceville, GA 30045
678.376.7000 (24-hour helpline)

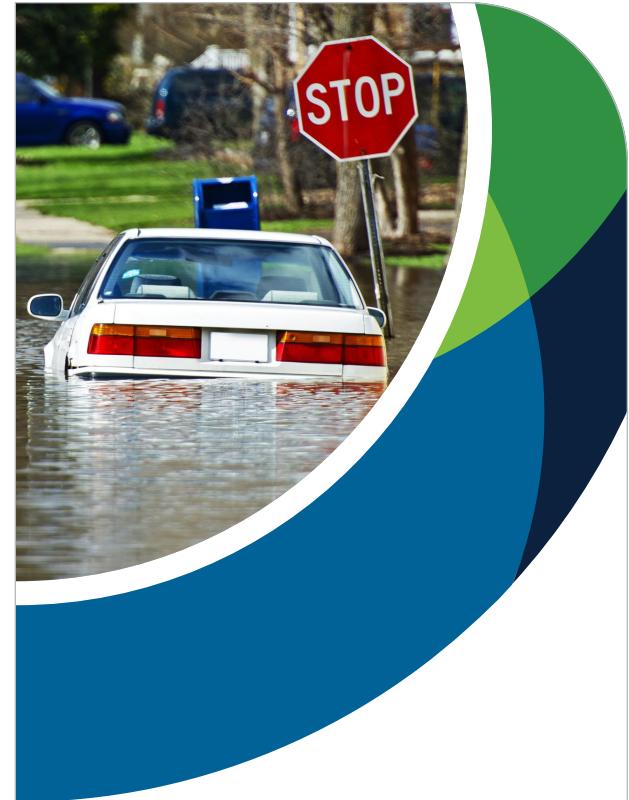
American Red Cross

3090 Premiere Pkwy, Suite 500
Duluth, GA 30097
770.476.3650
404.876.3302 (24-hour helpline)

FEMA National Flood Insurance Program

500 C Street SW, Washington, D.C. 20472
800.621.FEMA (Disaster Assistance)
Floodsmart@Fema.DHS.gov

GWINNETT PLANNING & DEVELOPMENT



Floods Can Happen Anywhere

What you need to know about
flood hazard, property protection,
flood insurance, and more.

About the Stormwater Management Section

The Stormwater Plan Review Section of the Department of Planning and Development is responsible for the review, permitting, and approval of all stormwater facilities for developer-installed projects.

The section's mission is to promote and protect the health, safety, and welfare of the public by providing plan review services to prevent flooding, provide adequate drainage, and protect and enhance water quality in streams and lakes in Gwinnett County.

Protect Natural Floodplains

Gwinnett County is a beautiful place in which to live, and the areas within or near our floodplains are an important asset.

Flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation, and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.

Our Floodplain Management Ordinance prohibits construction within the floodplain without an engineering flood study done by a register professional engineer.

Know Your Flood Hazard

Flooding is one of the most common and costly hazards in the United States and cause more property damage than any other type of natural disaster.

Flood effects can be local, impacting a neighborhood or community, or very large affecting entire river basins and multiple states.

Be aware of flood hazards no matter where you live, but especially if you live in a low-lying area, near water or downstream from a dam. Even very small streams, gullies, creeks, culverts, dry streambeds, or low-lying ground that appears harmless in dry weather can flood.

Gwinnett County has approximately 24,000 acres of floodplain.

Flood Safety

The National Weather Service along with the Gwinnett County Emergency Management Agency provide flood warning and evacuation data to local radio and television stations.

When a flood threatens, evacuations are ordered in areas expected to flood. Residents must be prepared to move to a place of safety and take some steps:

- If there is any possibility of a flash flood, move immediately to higher ground and don't wait for instructions to move.
- Do not walk through flowing water or drive through a flooded area
- Stay away from power lines and electrical wires. Electrical current can travel through water.

Property Protection

You may be able to take additional actions immediately before an expected flood event that will prevent or reduce flood damage to your home:

- Shut off electricity at the breaker panel
- Safeguard important paperwork and move furniture, rugs, electronics, and other valuable belongings to upper floors, or at least off the floor of the ground level
- Elevate major appliances onto concrete blocks
- Deploy temporary flood barriers, such as portable flood gates or shields, sandbags, inflatable flood-walls, and flood skirts
- Elevate furniture and other household valuables and electrical appliances or move them to a higher floor

Flood Insurance

Did you know you homeowners insurance does not cover flood damage? The County participates in the National Flood Insurance Program, and a separate flood insurance policy can be purchased. This insurance is available to everyone, and a discount is provided on all flood insurance policies.

For information regarding the National Flood Insurance Program, please call 1.800.427.4661 or visit FloodSmart.gov.