



Port of Terrebonne - West Bank

Exhibit 8 – Plan for Elevation Above Flood Plain

PLAN FOR ELEVATION ABOVE FLOODPLAIN

The West Bank Property has an average elevation of +2.0 ft. The natural grade of the property slopes down from the edge of the slip towards Rome Woodard St and the site drains into the roadside subsurface culvert system. Most valuable in consideration of the site, is that the site lies within the Morganza to the Gulf Flood Protection System (MTG) and, currently, it provides hurricane flood protection to a +10.0 elevation with construction underway to ultimately provide an additional five (5) feet of hurricane flood protection.

The property is located within Zone AE, BFE Elevation 10 as shown on the FEMA Flood Insurance Rate Map dated September 7, 2023. (Map. No. 22109C 0254 E). This means that the site is an average of 8.0 ft below the 100-year floodplain. To obtain a building permit through the local TPCG permit office, all enclosed structures and mechanical equipment must be constructed above the 100-year floodplain. The following options are some of the methods a developer may use to achieve this elevation requirement.

A simple option to raise the property would be to construct an earthen mound for constructing the building at the minimum elevation. However, this may be considered unusual for the project site area and would require close coordination with the Port. More likely, a developer may opt construction a pile supported elevated building. This would provide a covered and open space below the structure for operations of the development. Industrial facilities, seen in this area, do not typically require a fully “enclosed” structure. The alternative, and most common solution, is to construct a semi-open facility at the existing grade, with enclosed spaces and mechanical equipment located in a second story of the structure. For example, the portion below the 100-year floodplain may be comprised of a steel frame and cladding structure and within that structure, above the 100-year floodplain, can be an enclosed office space with all mechanical equipment supported above the minimum height requirement. Of course, it is difficult to estimate what a cost for a typical development to achieve the floodplain requirement, as the cost depends greatly on the method for elevation and size of a structure. There are several local consultants that are thoroughly experienced in guiding developers in cost effective and secure methods for achieving local, state, and federal permitting requirements.

More information for local building permits may be found at the following link.

<https://tpcg.org/index.php?f=permits>

More information on the MTG system can be found at the following link.

<https://www.mvn.usace.army.mil/About/Projects/Morganza-to-the-Gulf/>

