



**STATE OF MISSISSIPPI
TATE REEVES
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY**

June 19, 2020

Mr. David Nelson
Core5 Industrial Partners, LLC
1230 Peachtree St NE
Suite 3560
Atlanta, GA 30309

Dear Mr. Nelson:

Re: CORE5 Industrial Partners LLC,
CORE5 Nail Road
Desoto County
WQC No. WQC2020012

Pursuant to Section 401 of the Federal Water Pollution Control Act (33 U. S. C. 1251, 1341), the Office of Pollution Control (OPC) issues this Certification, after public notice and opportunity for public hearing, CORE5 Industrial Partners LLC, an applicant for a Federal License or permit to conduct the following activity:

CORE5 Industrial Partners LLC, CORE5 Nail Road: The proposed development will consist of a warehouse, parking lots and associated access roads. In order to develop the property, it will be necessary to encapsulate 1,024 linear feet (0.3 acre) of a jurisdictional stream. As compensation for the stream impacts, the applicant proposes to purchase credits from the Coldwater River Stream Mitigation Bank. [WQC2020012].

The Office of Pollution Control certifies that the above-described activity will be in compliance with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the Federal Water Pollution Control Act and Section 49-17-29 of the Mississippi Code of 1972, if the applicant complies with the following conditions:

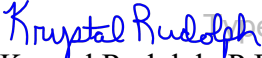
1. The facility shall be required to connect to an Office of Pollution Control approved wastewater Collection and Treatment system.

2. All fill material and excavation areas shall have side slopes of at least 3:1 (horizontal:vertical) and shall be immediately seeded, stabilized and maintained.
3. Appropriate best management practices (BMPs) shall be properly installed and maintained to prevent the movement of sediment off-site and into adjacent drainage areas and/or waters. Special care shall be taken to prevent the movement of sediment into adjacent wetland areas. In the event of any BMP failure, corrective actions shall be taken immediately.
4. Prior to commencement of construction activities (land clearing, grading, filling, etc), the applicant shall contact the Office of Pollution Control to obtain coverage under an NPDES permit. **No construction activities shall begin until all proper permits are obtained.**
5. The post-construction Storm Water Management Plan, submitted by Kimley-Horn and received on June 16, 2020, shall be implemented concurrent with project construction and properly maintained.
6. Mitigation for the impacts of encapsulating 1,024 linear feet of intermittent stream shall be provided by the purchase of mitigation credits jurisdictional wetlands shall be provided from an approved mitigation bank. The number of credits purchased must be in accordance with the banking prospectus and should be based upon that required for permanently impacting 1,024 linear feet of intermittent stream. Written verification of credit purchase must be provided to the Office of Pollution Control prior to the commencement of any work in the jurisdictional areas.
7. Turbidity outside the limits of a 750-foot mixing zone shall not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units.
8. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse.

The Office of Pollution Control also certifies that there are no limitations under Section 302 nor standards under Sections 306 and 307 of the Federal Water Pollution Control Act which are applicable to the applicant's above-described activity.

This certification is valid for the project as proposed. Any deviations without proper modifications and/or approvals may result in a violation of the 401 Water Quality Certification. If you have any questions, please contact Mr. Paul Devine.

Sincerely,

 The text here
Krystal Rudolph, P.E., BCEE
Chief, Environmental Permits Division

KR: csh

cc: Jerry Bourne, U.S. Army Corps of Engineers, Memphis District
Tamara Campbell, U.S. Fish and Wildlife Service
Molly Martin, Environmental Protection Agency
Ms. Janet Riddell, Office of Budget & Fund Management
Mr. Jarmin Peregoy, Kimley-Horn