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Date: August 14, 2023  
Project #: 1072123.000  
Service Task: 01WETEA

To: Healthy Minds Partners, LLC  
Attention: Mr. Daniel Harvey  
Address: 57 South Point Drive Unit 1003, Miami FL 33139  
From: Michael C. Ronco, PWS  
Copy to: File

**RE: HEALTHY MINDS TREATMENT CENTER – CONDITIONAL USE PLAN**  
Smithfield Township, Monroe County, Pennsylvania  
Wetland Presence/Absence Evaluation

Barry Isett & Associates Inc. (Isett) conducted a wetland presence/absence evaluation on August 9, 2023, for a 33.74-acre parcel (Monroe County Parcel Map No. 16731000555514) at the corner of Cherry Valley Road and Totts Gap Road in Smithfield Township. An approximate 3-acre project area proposed for development is located on the northeastern portion of the parcel. Wetlands and other regulated waters were identified onsite but not within the project area. A preliminary assessment area map depicting approximate locations of wetlands and other regulated waters is attached to this memo.

The assessment was conducted in accordance with the *1987 Corps of Engineers Wetlands Delineation Manual* (1987 Manual) and the *2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (Regional Supplement). According to these sources, positive evidence of hydrophytic vegetation, hydric soils and wetland hydrology is required to make a wetland determination. Palustrine emergent and scrub/shrub wetlands were identified onsite as shown approximately on the preliminary assessment area map.

The Pennsylvania (PA) Code, Chapter 105 *Dam Safety and Waterway Management* of Title 25 *Environmental Protection*, defines a watercourse as a channel or conveyance of surface water having defined bed and banks, whether natural or artificial with perennial or intermittent flow. Both perennial and intermittent watercourses are located onsite and are regulated in PA under Chapter 105 and Chapter 102 *Erosion and Sediment Control*.

These conclusions are based upon the training and experience of the evaluator, as well as the findings and observations of site conditions that were apparent at the time of the investigation. A formal wetland delineation is recommended prior to land development planning. Coordination with the Monroe County Conservation District is recommended prior to any encroachment or impact to wetlands or other regulated waters. Additionally, coordination with the U.S. Fish and Wildlife Service is needed to resolve potential impacts identified on a Pennsylvania Natural Diversity Inventory (PNDI-793483) search for this project.

Michael C. Ronco, PWS  
Professional Scientist  
Environmental Department







Memo

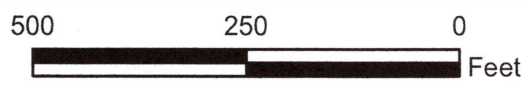


# Preliminary

08/11/2023 4:38:28 PM



-  Monroe\_Parcels selection
-  Project\_Area
-  watercourse (approximate centerline)
-  StreamsCH93DesignatedUse2022\_07



Approximate wetland location

Healthy Minds Treatment Center  
PEMA Aerial Photograph, 2018  
[www.pasda.psu.edu](http://www.pasda.psu.edu)



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