



# **GREENSPACE EQUITY PROGRAM** **Fiscal Year (FY) 2027** **Application and Project Agreement**

**GREENSPACE EQUITY PROJECT #** \_\_\_\_\_

DNR Use Only

**A. PROJECT INFORMATION:** Please fill out all sections of the form completely unless otherwise indicated.

**Type of Project:** (check one) ☐ Acquisition ☒ Development ☐ Combination

**Project Name:** Easton Crossing

**Street Address:** 409 Brookletts Avenue

**City/Town:** Easton **County:** Talbot **Zip:** 21601

**County Tax Map:** 104 **Grid:** 00EA **Parcel:** 1826 **Lot:** N/A

**SDAT Account Identifier:** 01-001892

District-Subdivision-Account Number or Ward-Section-Block-Lot (as applicable)

**MD Legislative District:** 37-B

Click [here](#) to find the 2022 Legislative District (Number 1-47)

**Confirm the project location is eligible for Greenspace Equity Program Funding:**

[Click here for map to verify](#) (check one)

☐ Overburdened ☐ Underserved ☒ Both Overburdened and Underserved

☐ **Adjacent** Projects on a property located in a census tract that is adjacent to an overburdened or an underserved community may be eligible if the eligible applicant holds a conservation easement or owns the property in fee simple.

**Project Period From:** \_\_\_\_\_ **Date of Letter of Acknowledgement (DNR Use Only)**

**To:** 12/1/2029 **Estimated Date of Completion**

**For Acquisition Project, Estimated Date of Closing:** \_\_\_\_\_

**For Development Project, Estimated Proposed Project Timeline:**

**a. Design Start Date** (if applicable) \_\_\_\_\_ **b. Design End Date** 06/01/2026  
**c. Construction Start Date** 07/01/2026 **d. Construction End Date** 12/01/2029

**B. BUDGET DETAILS:**

**ACQUISITION projects - fill in sections 1, 3, and 4. DEVELOPMENT projects - fill in sections 2, 3, and 4. COMBINATION projects - fill in all sections.**

**1. ACQUISITION****a. Land Costs**

Name of Appraiser (At least two independent appraisals are required)	Date of Appraisal	Appraisal Amount	\$ per acre

The independent appraisals were performed by licensed real estate appraisers with qualifications consistent with industry standards and all applicable Local, State, and Federal statutes and regulations.

Initial Here:

Is the appraisal value reasonable relative to the area? If not, please explain.

Average of appraisals	Spread between appraisals (%)	Land Cost	Greenspace Equity Funds Requested

If the cost of the acquisition is not equal to the average of the two appraisals, please explain:

If the value of the high appraisal is more than 20% greater than the low appraisal, please explain.

**b. Incidental Costs** (associated due diligence costs, e.g., appraisals, surveys, title work, closing cost) – **Itemized**

Item	Cost	Greenspace Equity Funds Requested
<b>Total Incidental Costs:</b>		

**1. TOTAL ACQUISITION COST:** (sections a + b)**\$0.00**

Additional Narrative:

Match - Type (Cash, In-Kind, Donated), Source &amp; Valuation:

**2. DEVELOPMENT**

Capital costs associated directly with project implementation, e.g., contractor, equipment, materials, signage. Project-specific in-house labor may be considered but must be clearly itemized.

Item	Quantity	Cost	Greenspace Equity Funds Requested
General Conditions (contractor)		\$282,263	
Sitework		\$3,290,445	\$750,000
Concrete		\$692,811	
Electric		\$1,280,400	
Third Party Testing		\$50,000	
Survey Layout		\$50,000	

**2. TOTAL DEVELOPMENT COST:****\$750,000.00**

Additional Narrative:

The sitework line item involves all site grading, below grade utilities, the curb and gutter, initial or base paving of the parking lot and drive lanes. Additionally, we will begin installing temporary measures at the storm water management pond, ensuring

	that all stormwater discharge from the 509 building will be able to sent through the local storm system.		
Match - Type (Cash, In-Kind, Donated), Source & Valuation:	Cash, Fello Equity		
<b>3.a. ADMINISTRATIVE</b>			
Costs that don't fit any other category, such as general administration, operations overhead, supplies, consumables, community stipends. Explain the details and purpose in the Narrative box below. *Note: administrative costs cannot exceed 3% of section 1 for Acquisitions and section 2 for Development Projects.			
<b>Item</b>	<b>Quantity</b>	<b>Cost</b>	<b>Greenspace Equity Funds Requested</b>
Insurance		\$56,459	
<b>3.a. TOTAL ADMINISTRATIVE COST:</b>			<b>\$0.00</b>
Additional Narrative:			
Match - Type (Cash, In-Kind, Donated), Source & Valuation:	Cash, Fello equity		
<b>3.b. PROGRAM COMPLIANCE</b> (only for monitoring easements - may be up to 1.5% of total requested Land + Incidental costs)			
<b>Item</b>	<b>Quantity</b>	<b>Cost</b>	<b>Greenspace Equity Funds Requested</b>
<b>3.b. TOTAL PROGRAM COMPLIANCE COST:</b>			<b>\$0.00</b>
Additional Narrative:			
Match - Type (Cash, In-Kind, Donated), Source & Valuation:			
<b>4. TOTALS</b> (Sum of 1-3) applicable to this agreement.			
	<b>Total Project Cost</b>	<b>Greenspace Equity Funds Requested</b>	
<b>4. TOTAL COSTS:</b>	<b>\$5,702,378</b>	<b>\$750,000.00</b>	

**C. PROJECT DETAILS:** Please complete all questions. Do not just refer to an attached document without providing a brief response to the question in the space provided below.

**1. Project Description** (Please summarize the proposed project in 2-3 sentences. Attach a separate sheet to provide a further narrative of the project as needed.)

Easton Crossing is a transformative, nonprofit-led mixed-use redevelopment in Easton's East End community—five new buildings on two parcels bisected by the Easton Rails-to-Trails corridor. The project will convert a long-blighted industrial property into a walkable, inclusive community anchored by **The Yard**, a publicly accessible 1.18-acre greenspace with play areas, native landscaping, shaded seating, and fully accessible public restrooms. The Yard will serve as the community's primary gathering point, designed intentionally for multigenerational use and open to all residents and visitors. Detailed site plans can be found in Attachment B.

**2. Describe how the project serves overburdened and/or underserved communities.**

Situated within Easton's East End—one of the highest-need, highest-diversity neighborhoods in Talbot County—and adjacent to The Hill, the oldest free Black community in the United States, Easton Crossing is deeply rooted in historic inequities and current disparities. The project replaces an environmentally degraded industrial site with affordable housing, opportunities for economic growth, and community-serving amenities that address long-standing deficits in access to greenspace, safe play areas, and public restrooms.

The project will feature 116 residential units, with a purposeful mix of 30% affordable and 70% market-rate housing, aligning with Fello's mission to build inclusive, equitable communities. These units will offer housing options that serve people across income levels, life stages, and experiences.

Easton Crossing will also serve as a community anchor with 20,000 square feet of commercial space fronting the Rail-to-Trails, designed to spark local business growth, create opportunity, and bring everyday life closer to home.

Plans also include a publicly accessible 1.18-acre open green space known as The Yard, a fishing pond, a dog trail, and walkable access to the trails – designed intentionally to remove physical and social barriers to nature. Rather than walling off private amenities, the project's ground-floor public realm remains open, visible, and connected to the trail system, allowing East End residents to directly benefit from reinvestment occurring in their neighborhood. The public amenities and tree canopy expansion help cool a heat-vulnerable portion of town, provide safe recreation space for children, and create an environment that supports the health, dignity, and mobility of underserved families who have historically lacked proximate, high-quality green infrastructure.

### 3. How will the project improve the conservation value of the land and/or provide conservation benefits to overburdened and/or underserved communities?

Easton Crossing reclaims a former industrial brownfield and reintroduces natural systems where none previously existed. The Yard will deliver measurable conservation benefits including:

- **Restoration of ecological function** through the installation of native meadows, pollinator gardens, and significant new tree canopy to replace what was historically impervious, heat-absorbing surface.
- **Stormwater benefits**, including reduced runoff, improved infiltration, and the conversion of paved areas into green infrastructure aligned with Maryland's stormwater standards.
- **Habitat creation** in a downtown environment lacking meaningful habitat value today.

For underserved residents, these improvements translate into improved air quality, reduced heat-island effects, and direct access to nature—conditions they have historically been denied. The project meaningfully increases the conservation value of a strategically located parcel within the town's most culturally significant neighborhood.

Additionally, the project supports energy efficiency and sustainability by incorporating EV charging stations and evaluating high-efficiency lighting options as part of the lighting plan development process.



**4. Public Access:** Describe the site, location, socioeconomics of the communities that will have access to this property. What you will do to promote general public access that will be available for this project? Note any restrictions or limitations.

The Yard is centrally located along the Easton Rails-to-Trails spine, placing it within a short walking distance of East End households, The Hill community, downtown Easton, public schools, and local service organizations. The surrounding census tracts carry significant socioeconomic need, including lower household incomes, higher rent burden, and limited mobility access.

Public access will be provided through:

- **Direct access from the existing public trail network**
- **No admission fee or restrictions;** The Yard is designed as a fully public space
- **Accessible public restrooms** available year-round
- **Multilingual and culturally inclusive signage**
- **Community events** in partnership with East End Neighborhood Association, Discover Easton, and other community partners.
- **Commitment to ADA accessibility standards**

Fello is deeply committed to accessibility because equitable access is foundational to inclusion, independence, and dignity for people with disabilities. We recognize that the built environment plays a critical role in whether people can fully participate in their communities. Incorporating ADA standards into our development projects is not simply a compliance requirement—it reflects our responsibility to remove barriers, promote safety and usability, and ensure that spaces are designed to meet the diverse needs of the people in the community. By embedding accessibility into every stage of development, Fello advances environments that are welcoming, functional, and empowering for all.

There are no expected restrictions on general public use other than standard safety considerations after dark and during rare maintenance periods.

**5. Collaboration, Partnerships, and Support:** Describe how this project engages, is supported by, and collaborates with each of the following groups. The applicant(s) must include community involvement in the development of the project. (Must include required accompanying documentation.)

**a) County/Municipal Governments**

The Town of Easton has provided full site plan approval (see Attachment K) and has been an active partner throughout the redevelopment process. Town planning staff, elected officials, and department leadership have participated in public meetings and expressed support for the creation of publicly accessible recreation and greenspace in the East End (see Attachment E).

**b) Land Trusts and/or Nongovernmental Organizations**

ShoreRivers, Talbot Interfaith Shelter, and multiple community-serving nonprofits have participated in design sessions and public engagement efforts, expressing support for Easton Crossing as a valuable and impactful addition to the community (see Attachment D). In addition, Fello Communities—the nonprofit developer—maintains partnerships with regional conservation and placemaking organizations to ensure ecological restoration, native plantings, and inclusive mobility remain central to the project.

**c) Local businesses and residents of the overburdened/underserved community**

Three well-attended community meetings were held prior to plan approval, each shaped around gathering resident preferences for play areas, green space configuration, trail connections, safety, lighting, and culturally appropriate programming. These community meetings were held on [July 10, 2024](#), [September 18, 2024](#), and [December 11, 2024](#), bringing together community members and local business owners to gather feedback and better understand their needs first-hand.

Continuous engagement with the East End Neighborhood Association and ChesMRC ensures that immigrant families, long-time residents, and youth voices are represented. Local businesses have expressed support for the project's ability to improve foot traffic, trail activity, and overall neighborhood vitality.

**6. Public Health:** Describe how this project enhances the public health, livability, and greenspace in the overburdened community or underserved community.

The Yard enhances public health by increasing daily access to safe outdoor activity in a neighborhood historically lacking usable parkland. Shade trees, seating, and ADA-accessible pathways encourage walking, social gathering, and exercise for seniors, children, and families. Public restrooms support hygiene needs along the trail system, reducing barriers for residents without reliable restroom access.

By replacing impervious surfaces with green infrastructure, the project reduces exposure to extreme heat, improves air quality, and provides opportunities for nature-based stress reduction—key health determinants in underserved communities. The Yard also provides safe, passive surveillance through thoughtful design and activation, making the surrounding neighborhood more walkable and comfortable for all.

**7. Playground Surfacing:** If this project includes installing playground surfacing materials, please confirm that the materials considered have all environmentally friendly materials safe for children, including but not limited to that they do not include more than 90 parts per million (ppm) of lead, or a component product, material, or substance to which PFAs (per- and polyfluoroalkyl) chemicals are added. (select one)

☒ Project does not include playground surfacing.

☐ Project includes playground surfacing and applicant confirms requirement.

☐ Project includes playground surfacing and applicant does not confirm requirement.

**8. Describe the amount of financial or in-kind contributions from other sources for implementation of the project, if any:**

The project leverages a cash match of over \$10 million through developer equity, private financing, and in-kind support from community organizations participating in design, activation, and ongoing programming. Additional in-kind support will include volunteer planting days and youth engagement through local nonprofits.

**9. Acquisition projects must be maintained for public use in perpetuity according to the requirements of this grant. How will the property be managed and funded for the intended use?**

**10. Development projects must be maintained for public use for a minimum of 15 years from the project completion date according to the requirements of this grant. How will the project be managed and funded for the intended use?**

As a nonprofit mixed-use community with on-site management, Fello Communities will operate, maintain, and steward The Yard throughout the 15-year minimum required public-access period and beyond. Funding will come from Fello's operating budget, which includes property revenues, dedicated maintenance reserves, philanthropic support, and property management services. The Town of Easton will remain an ongoing partner in long-term connectivity and safety coordination.

The Yard will be incorporated into Fello's regular maintenance schedule, including landscaping, restroom cleaning, security lighting, and community programming coordination.

**D. PROPERTY ACQUISITION/EASEMENT SECTION** Fill out this section only if the project includes the fee simple acquisition of real property or the acquisition of a perpetual conservation easement.

**1. This acquisition is** (select one): ☐ **Fee Simple** or ☐ **Perpetual Conservation Easement**

- a. Nearest town or community served: \_\_\_\_\_
- b. Deed acres: \_\_\_\_\_ c. Acres to be funded with this acquisition: \_\_\_\_\_
- d. Existing park acreage: \_\_\_\_\_ e. Planned ultimate acreage: \_\_\_\_\_
- f. How many acres are:
- Wooded: \_\_\_\_\_ Agricultural: \_\_\_\_\_ Floodplain: \_\_\_\_\_
- In the Critical Area \_\_\_\_\_ Non-Tidal Wetlands \_\_\_\_\_
- g. The topography is flat, steep, sloping or other (describe): \_\_\_\_\_
- h. Road Frontage in feet: \_\_\_\_\_ Paved: \_\_\_\_\_ Unpaved: \_\_\_\_\_
- i. This property is (select one): \_\_\_\_\_ Improved or \_\_\_\_\_ Unimproved
- If improved, list all current improvements – identify size, condition, and future use of each improvement:

2. Explain Zoning: \_\_\_\_\_
- a. Current Land Use: \_\_\_\_\_
- b. Is the property currently being utilized at its highest and best use? \_\_\_\_\_
- c. Highest and Best Use: \_\_\_\_\_ d. Developable potential - # of lots: \_\_\_\_\_
- e. Subdivided? \_\_\_\_\_ If Yes, # of lots: \_\_\_\_\_ Average size of lots: \_\_\_\_\_
- f. Utilities Available: \_\_\_\_\_ Water \_\_\_\_\_ Sewer \_\_\_\_\_ Electric \_\_\_\_\_ Gas \_\_\_\_\_ Phone \_\_\_\_\_
- g. Environmental Hazards: \_\_\_\_\_
- If there are any hazards, list them and identify how they will be addressed:

3. Potential Conflicts: Are there any potential conflicting uses or possible non-compatible uses being planned (e.g., road widening, utility easements, lease to others, etc.) which might require a Land-Use Conversion?
- If yes, please explain the impact on the conflict and how this will be addressed:

4. Interim Use: Will there be an interim use on the property prior to park development, including rental, lease, and/or other management techniques?
- If yes, please describe the interim use in detail and how long the use will be in effect before the park can be developed. (Note that any interim use must have prior approval by DNR.)

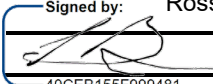
5. Seller's Name: \_\_\_\_\_

**6. Title will be held by:** \_\_\_\_\_  
Name of County/Municipality and/or Land Trust (see required accompanying document)

**E. Applicant Information and Authorization:** Eligible applicants include a land trust or nongovernmental organization located or working in an overburdened community or an underserved community where a project is proposed to be implemented, or a county or municipality.

**1a. Primary Applicant:** Easton Crossing, LLC **b. Federal ID #** \_\_\_\_\_  
**c. Point of Contact Name:** Ross Benincasa **d. Title:** SVP of Community Development  
**e. Department:** Fello Communities **f. Organization:** Fello  
**g. Mailing Address:** 999 Corporate Blvd., Linthicum, MD 21090  
**h. Phone Number:** \_\_\_\_\_ **i. Cell Phone:** 443-720-0080  
**j. Email Address:** rbenincasa@fello.org

**k.** As the authorized representative of the Primary Applicant, I have read the requirements of the Greenspace Equity Program and I agree to complete the Project described herein in accordance with all applicable Local, State and Federal laws, statutes, and regulations, and with the attachments included herewith and made a part thereof. Further, as the Primary Applicant, I agree that the approved funds will be used for the purpose of acquiring and/or developing the Property described herein and I have the primary responsibility for maintaining the Project.

**Print Name:** Signed by: Ross Benincasa **Title/Organization:** SVP of Community Development  
**Signature:**  **Date:** 1/13/2026  
40CEB155F999481...

**2a. Co-Applicant:** \_\_\_\_\_ **b. Federal ID #** \_\_\_\_\_  
**c. Point of Contact Name:** \_\_\_\_\_ **d. Title:** \_\_\_\_\_  
**e. Department:** \_\_\_\_\_ **f. Organization:** \_\_\_\_\_  
**g. Mailing Address:** \_\_\_\_\_  
**h. Phone Number:** \_\_\_\_\_ **i. Cell Phone:** \_\_\_\_\_  
**j. Email Address:** \_\_\_\_\_

**k.** As the authorized representative of the Co-Applicant, I have read the requirements of the Greenspace Equity Program and I agree to complete the Project described herein in accordance with all applicable Local, State and Federal laws, statutes, and regulations, and with the attachments included herewith and made a part thereof. Further, as the Co-Applicant, I agree that funds encumbered for the Project shall be remitted directly to the Primary Applicant as the entity acquiring and/or the property, and I will assume responsibility for maintaining the Project should the Primary Applicant is unable to do so for any reason.

**Print Name:** \_\_\_\_\_ **Title/Organization:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**PROGRAM ADMINISTRATIVE REVIEW (DNR Use Only)**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**Department of Natural Resources – Greenspace Equity Program Approval:**

BPW Approval Date: \_\_\_\_\_

BPW Agenda Item Number: \_\_\_\_\_

Signature: \_\_\_\_\_

# Accompanying Document Checklist:

## All Projects:

- ☒ **Area map (*Attachment A*)** (i.e. street map with the project location clearly identified)
- ☒ **Site Plan (*Attachment B*)** (where on the property will the work be completed)
- ☒ **Deed and/or Property SDAT (*Attachment C*)**
- ☐ **Easement, Lease, or Joint Use Agreement** (if the applicant does not own the property)
- ☒ **Evidence of Partnership and Collaboration Among Local Governments, Land Trusts, Nongovernmental Organizations, and Community Organizations (*Attachment D*)**
- ☒ **Evidence of Support from the Local Government and Overburdened Community or Underserved Community in which the project will be located (*Attachment E*)**
- ☒ **Pre-Project photos (*Attachment F*)**

## Acquisition Project Additional Documents:

- ☐ **Two Independent Appraisals**
- ☐ **Current Deed**
- ☐ **Succession Plan** (Required if governmental agency is not an applicant)

(In the event the land trust ceases to exist or can no longer own or manage the property or steward the easement, please identify how the responsibility will be transferred to another viable and eligible entity.)

## Nongovernmental Organization:

### Land Trusts

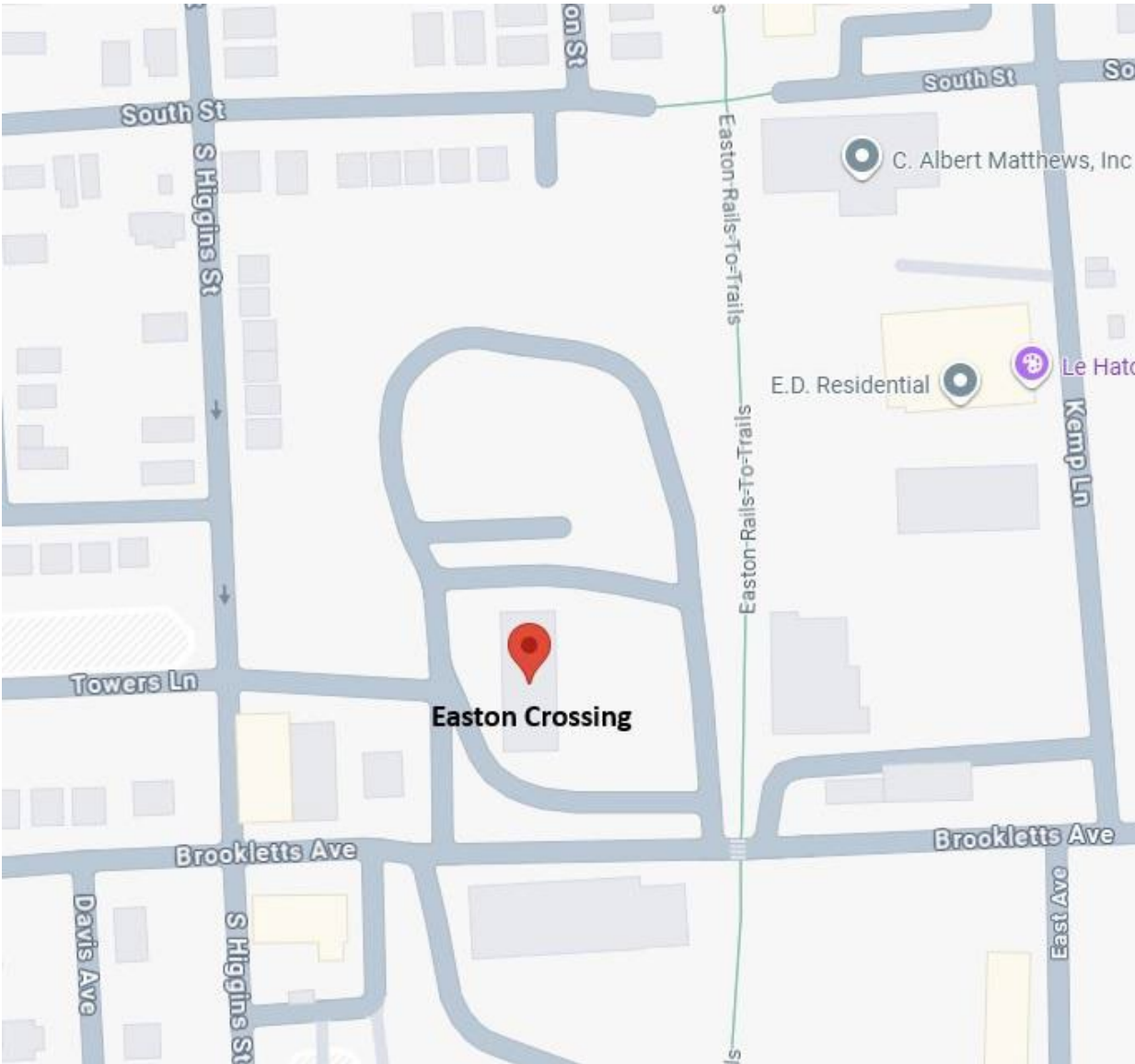
- ☐ **Select one and provide documentation:**
  - ☐ Is a Qualified Organization under s.170(H)(3) of the Internal Revenue Code and any regulations adopted under that section;
  - ☐ Has executed a Cooperative Agreement with the Maryland Environmental Trust; or
  - ☐ Is an affordable housing land trust as defined in s.14-501 of the Real Property Article.
- ☐ **Articles of Incorporation, Bylaws, etc.**
- ☐ **Business SDAT** ([Click here](#), print the “General Information” tab of the applicant(s))

### Nonprofits (Provide documentation):

- ☒ **Confirmation of nonprofit status 501(c)(3) (*Attachment G*)**
- ☒ **Articles of Incorporation, Bylaws, etc. (*Attachments H & I*)**
- ☒ **Business SDAT (*Attachment J*)** ([Click here](#), print the “General Information” tab of the applicant(s))

### Other Nongovernmental Organizations (Provide typed documentation on separate paper):

- ☐ **How the applicant is organized** (membership, leadership structure)
- ☐ **Provide example(s) of other project(s) this applicant has completed**
- ☐ **Articles of Incorporation, Bylaws, etc.**
- ☐ **Business SDAT** ([Click here](#), print the “General Information” tab of the applicant(s))





409  
409

LOADING AREA  
NO PARKING

WATER FEATURE

OPEN FLEXIBLE LAWN  
AREA WITH CLOSE  
ACCESS TO FITNESS CENTER  
AND SEATING AREA

MIXED LOW SHRUB, PERENNIAL &  
GROUNDCOVER UNDERSTORY PLANTINGS  
WITH BENCH SEATING IN SELECT AREAS  
HERE AND AT BUILDING ENTRANCES.

FLAGSTONE  
SEATING AREAS  
(MIXED BENCH  
SEATING AND/OR  
FLEXIBLE AREAS  
FOR TABLES/ CHAIRS).

LAWN BENCH

OPEN LAWN AREA

MIXED LOW SHRUB, PERENNIAL &  
GRASS MEADOW PLANTINGS

LAWN CIRCLE  
BENCH SEATING  
& FLEXIBLE SPACE

WATER FEATURE

STEPPING  
STONE ACCESS  
PATH

CANOPY TREE

MIXED LOW SHRUB, PERENNIAL &  
GROUNDCOVER PLANTINGS

MIXED LOW SHRUB, PERENNIAL &  
GRASS MEADOW PLANTINGS

EXISTING GRAIN ELEVATOR -  
SCULPTURAL STRUCTURE

MIXED LOW SHRUB, PERENNIAL &  
GRASS MEADOW PLANTINGS

EASTON RAILS TO TRAILS

## A modern park bench with a metal frame and wooden slats. The bench is shown from a side profile, highlighting its curved metal legs and armrests. The seat and backrest are made of horizontal wooden slats. The bench is set against a plain white background.

PIERCE'S WOODS  
PHOTO CREDIT: LONGWOODGARDENS.ORG

A vibrant garden scene featuring a variety of colorful flowers, including purple, yellow, and red blooms, set against a backdrop of green foliage. The image is credited to EpiGardening.com.

IMAGE COURTESY: [HOMEGROWN NATIONAL PARK.ORG](http://homegrownnationalpark.org)  
GRINNELL COLLEGE

**CORNELL PLANTATIONS: BIOSWALE GARDEN**  
**PHOTO CREDIT: NEWS.CORNELL.EDU/STORIES**

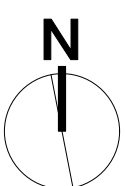
The Yard Plant Species	
Botanical Name	Common Name
<b>Trees</b>	
Amelanchier 'Autumn Brilliance'	Serviceberry
Nyssa sylvatica 'Wildfire'	Wildfire Black Gum
Magnolia virginiana	Sweetbay Magnolia
Quercus phellos	Willow Oak
<b>Shrubs</b>	
Diervilla 'Kodiak Red'	Bush Honeysuckle
Fothergilla gardenii	Dwarf Fothergilla
Ilex glabra	Inkberry Holly
Itea virginica	Virginia Sweetspire
Physocarpus opulifolius 'Tiny Wine'	Ninebark
<b>Perennials &amp; Grasses</b>	
Aster novae-angliae	New England Aster
Amsonia hubrichtii	Threadleaf Bluestar
Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass
Echinacea purpurea	Purple Coneflower
Eragrostis spectabilis	Purple Love Grass
Liatris spicata	Dense Blazing Star
Penstemon digitalis	Foxglove Beardtongue
Rudbeckia fulgida	Black-Eyed Susan
Sesleria autumnalis	Autumn Moor Grass
Solidago speciosa 'Golden Fleece'	Dwarf Goldenrod



SCOTT ARBORETUM, JOHN W. NASON GARDEN  
PHOTO CREDIT: R. ROBERT; SCOTTARBORUM.ORG

SCOTT ARBORETUM, SWARTHMORE COLLEGE  
 PHOTO CREDIT: MERISTEMHORTICULTURE.COM

## REVISIONS



## The Yard - Concept

DATE:	9/29/2025
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SCALE: 1" = 20'-0"

DRAWN BY:	SEW
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ISSUE:	Owner Review
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**L-101**

3621 Church Hill Road  
Church Hill, MD 21623  
410.556.6010

# Easton Crossing

**409 Brookletts Avenue  
Easton, MD 21601**