

COMMUNITY MEETING REPORT  
**Applicant: SLV NC 5 LLC and Weekley Homes LLC**  
Rezoning Application No. 2017-673

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on December 18, 2017. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, December 27, 2017 at 12:00 p.m. at the Eden Hall Model Home/Sales Office located at 1144 Greenbridge Drive, Matthews, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING (See attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Applicant's representatives at the Community Meeting were Mark Gibbs, Darren Price, Jason Cobb, Rachael Gruchawka and Teresa Sevener of Weekley Homes LLC.

**SUMMARY OF ISSUES DISCUSSED:**

The Applicant's representatives utilized a three page handout as part of the presentation during the Community Meeting, a copy of which is attached as Exhibit C.

Mark Gibbs welcomed everyone to the Community Meeting and introduced himself and the other applicant's representatives. He stated that this is the official Community Meeting relating to Rezoning Application 2017-673 filed by SLV NC 5 LLC and Weekley Homes LLC with the Town of Matthews.

Mark Gibbs stated that the Applicant is requesting that the conditions associated with the current zoning be amended to allow for the construction of 31 detached, single family homes on a portion of the property (Eden Hall) instead of the 41 attached townhomes that are allowed under the current zoning conditions.

Mark Gibbs then provided the schedule of events relating to the rezoning request. He stated that the Public Hearing will be held on January 8, 2018 at 7:00 p.m. at Town Hall. The Planning Board will consider this rezoning request at its January 23, 2018 meeting, which starts at 7:00 p.m. at

Town Hall. The Town Board will render a decision on this rezoning request on February 12, 2018 at 7:00 p.m. at Town Hall. He stated that this information could also be obtained from the Town of Matthews.

Mark Gibbs then addressed the meeting.

Mark explained that the handouts showed the current site plan and the proposed site plan. The areas affected were highlighted and the requested change would reduce the number of home sites by 10.

He stated they plan on building single family homes from approximately 1,750 sf – 3,000 sf with base prices from approximately \$420,000 to the low \$500,000s. The homes will be all brick and in keeping with the architectural style of the existing homes. The homes along Marion Drive will face Marion Drive.

Although the single family homes have larger yards that the HOA will need to maintain, they do not have the structural maintenance expense like the townhomes. These savings/expenses will offset each other, and there will be no change to the current HOA annual dues.

Many potential homeowners have been interested in the lots at the rear of the neighborhood. In the past, they have lost sales based on the fact they have been unable to sell an entire building in order to begin construction in a timely fashion. Changing to single family homes will allow them to sell a home site and begin construction quickly.

An individual asked how the HOA dues could be the same for both townhomes and single family homes given the maintenance issues are different. Mark Gibbs stated that although the single family homes have larger landscaping costs associated with them, the expense to the HOA is offset by the savings realized with less townhomes needing roof/outside maintenance.

One individual felt misled and stated that they purchased in this neighborhood because they wanted a strictly townhome community. Mark stated we will still have the townhome community at the center of the development but that another type of interested buyer had emerged: active adults interested in spending more to get a more customized home. Some of these homes will have crawl spaces and possible basements.

An adjacent homeowner requested curb and gutter along the opposite side of Marion Drive. Mark Gibbs stated that we are not in control of that and that the Town of Matthews would need to be contacted by that homeowner.

An individual asked why they haven't been successful in selling the townhomes. Mark Gibbs stated that we have lost many sales due to homeowners who were unwilling or unable to wait until we could sell an entire townhome building in their preferred location in order to begin construction. The change to single family homes will allow us to sell and build more rapidly for our customers.

An individual asked if they will build homes that are not yet sold. Mark Gibbs stated that they will build a few showcase homes to have inventory ready for a buyer who is in a rush to purchase

a home and move in. Showcase homes also help buyers visualize their homes easier than strictly viewing paper plans.

An individual asked about what type of floor plans will be available. Mark Gibbs stated they will be adding a ranch plan to the current plans in response to requests for single floor living options.

An individual asked if they will still be gearing the neighborhood to age 55 and above. Mark Gibbs responded that they will not be changing the marketing of the neighborhood and will still be targeting active adults. Although we are not restricted and cannot disqualify potential buyers by age, they are still targeting active adults.

An individual asked if the amenities will remain the same. Mark Gibbs responded that they will remain the same. Another individual asked about the possibility of a clubhouse. A clubhouse was shown on the plan presented by the prior developer, Mel Graham, but was removed prior to the original rezoning when the homeowners along Marion Drive objected to it. Walking trails were added to the neighborhood instead. A clubhouse will not be added.

An individual asked why Waverly townhomes sold so well. Mark Gibbs stated that the Waverly community is a live-work-play development that targets a completely different type of buyer.

An adjacent homeowner who is friends with Mel Graham, the previous developer, stated that they spoke with him, that he was in agreement with the requested rezoning and that he thought it was the right thing to do.

An individual asked about the walking trails and who maintains them. Mark Gibbs stated that they currently maintain them twice per year and that the HOA will eventually maintain them.

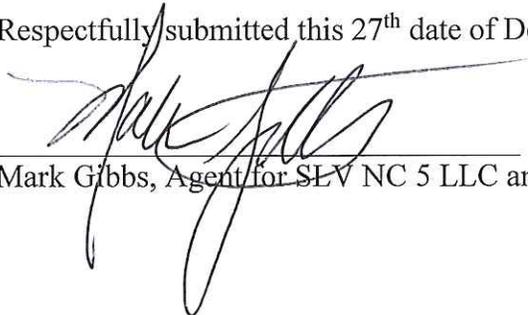
One homeowners stated that they love living in their David Weekley home. They stated that they had an issue early on and that it was immediately addressed by Mr. Weekley, which meant a lot to them. The energy savings was also very beneficial.

Since there were no further questions or comments, Mark Gibbs thanked people for attending the meeting and it was adjourned.

**CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted this 27<sup>th</sup> date of December, 2017.

  
Mark Gibbs, Agent for SLV NC 5 LLC and Weekley Homes LLC

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

For office use only

22702538

TAX PARCEL

Deborah J. Bumgarner

PROPERTY OWNER NAME(S)

1128 Greenbridge Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702535

TAX PARCEL

Earthelene Eadie

PROPERTY OWNER NAME(S)

1140 Greenbridge Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702566

TAX PARCEL

Jill W & William L Jackson Sr

PROPERTY OWNER NAME(S)

9315 Highclere Court

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702560

TAX PARCEL

Ellen & Richard Neely

PROPERTY OWNER NAME(S)

9212 Rhettisbury Court

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702565

TAX PARCEL

Betsy H & Richard E Parris

PROPERTY OWNER NAME(S)

9311 Highclere Court

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702602

TAX PARCEL

Christ Covenant Presbyterian Church

PROPERTY OWNER NAME(S)

800 Fullwood Lane

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702709 & 22702710

TAX PARCEL

Barbara Jean P. Bjork

PROPERTY OWNER NAME(S)

600 Marion Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702708

TAX PARCEL

Maxine H & Paul H Vandiver

PROPERTY OWNER NAME(S)

630 Marion Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

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For office use only

22702707

TAX PARCEL

Paul H Vandiver Sr

PROPERTY OWNER NAME(S)

630 Marion Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

22702705 & 22702706

TAX PARCEL

Lara M Rhodes & William G Palmer

PROPERTY OWNER NAME(S)

720 Marion Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

22702743

TAX PARCEL

Adult Communities Total Services Inc

PROPERTY OWNER NAME(S)

PO Box 90

OWNER MAILING ADDRESS

West Point, PA 19486

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

22702801

TAX PARCEL

Avington Townhome Association Inc

PROPERTY OWNER NAME(S)

PO Box 11906

OWNER MAILING ADDRESS

Charlotte, NC 28220

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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Application number

For office use only

22702808

TAX PARCEL

Jennifer C & Charles W Gardner

PROPERTY OWNER NAME(S)

737 Treverton Drive

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

22702809

TAX PARCEL

Richard A Robberts

PROPERTY OWNER NAME(S)

745 Treverton Drive

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

22702717

TAX PARCEL

Valentin & Florentina Moldovan

PROPERTY OWNER NAME(S)

720 Marion Drive

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

22702750

TAX PARCEL

Eric & Mary Darrenkamp

PROPERTY OWNER NAME(S)

140 Bubbling Well Rd

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING

Subject: Community Meeting – **Rezoning Application No. 2017-673** filed by SLV NC 5 LLC and Weekley Homes LLC to request and amendment of the zoning conditions that affect the property to allow the construction of 31 detached, single family homes instead of the 41 attached townhomes that are currently allowed on the property.

Date and Time  
Of Meeting: Wednesday, December 27, 2017 at 12:00 p.m.

Place of Meeting: Eden Hall Model Home/Sales Office  
1144 Greenbridge Drive, Matthews, NC 28105

We are assisting SLV NC 5 LLC and Weekley Homes LLC (the “Applicant”) in connection with a Rezoning Application it has filed with the Town of Matthews requesting the amendment of the zoning conditions that affect the property that is being developed as Eden Hall along Fullwood Lane near its intersection with Matthews Township Parkway. The purpose of this requested amendment is to allow for the construction of 31 detached, single family homes instead of 41 attached townhomes that are allowed under the current zoning conditions.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing the rezoning proposal with nearby property owners. The Mecklenburg County tax records indicate that you are an owner of property that is located near the site.

**Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Wednesday, December 27, 2017 at 12:00 p.m. at the Eden Hall Model Home/Sales Office located at 1144 Greenbridge Drive in Matthews.** Representatives of the Applicant look forward to sharing this rezoning proposal with you and answering any questions you may have.

In the meantime, should you have any questions or comments, please call Teresa Sevenser at 704-972-4290.

Weekley Homes LLC

cc: Mary Jo Gollnitz, Town of Matthews (via Email)  
Mr. Jay Camp, Town of Matthews (via Email)

EXHIBIT A-2

Eden Hall Rezoning Community Meeting  
Sign In Sheet

12/27/2017

	Name	Address	Telephone	Email
1	Deborah Bungamer	1128 Greenbridge Drive		debie.b@hotmail.com
2	Richard & Betsy Parris	9311 Nugholere Ct.		bparris@carolina.rr.com
3	Paul + Marina Vandiver	630 Marion Dr.	704-547-6154	
4	WILLIAM JACKSON	9315 HIGHCURE CT.	980-339-3028	bjackson7@Aol.com
5	Earthelene Eadie	1140 Greenbridge Dr.	803 609-5448	earthelene@yaho.com
6	Dick & Ellen Nelly	9212 Rhettsway Ct.	980-339-7916	emynelly@gmail.com
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Exhibit B

Eden Hall  
Rezoning Application No. 2017-673  
Community Meeting  
December 27, 2017

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We have requested an amendment to the zoning conditions that affect the property to allow for the construction of 31 detached, single family homes instead of 41 attached townhomes that are currently allowed.

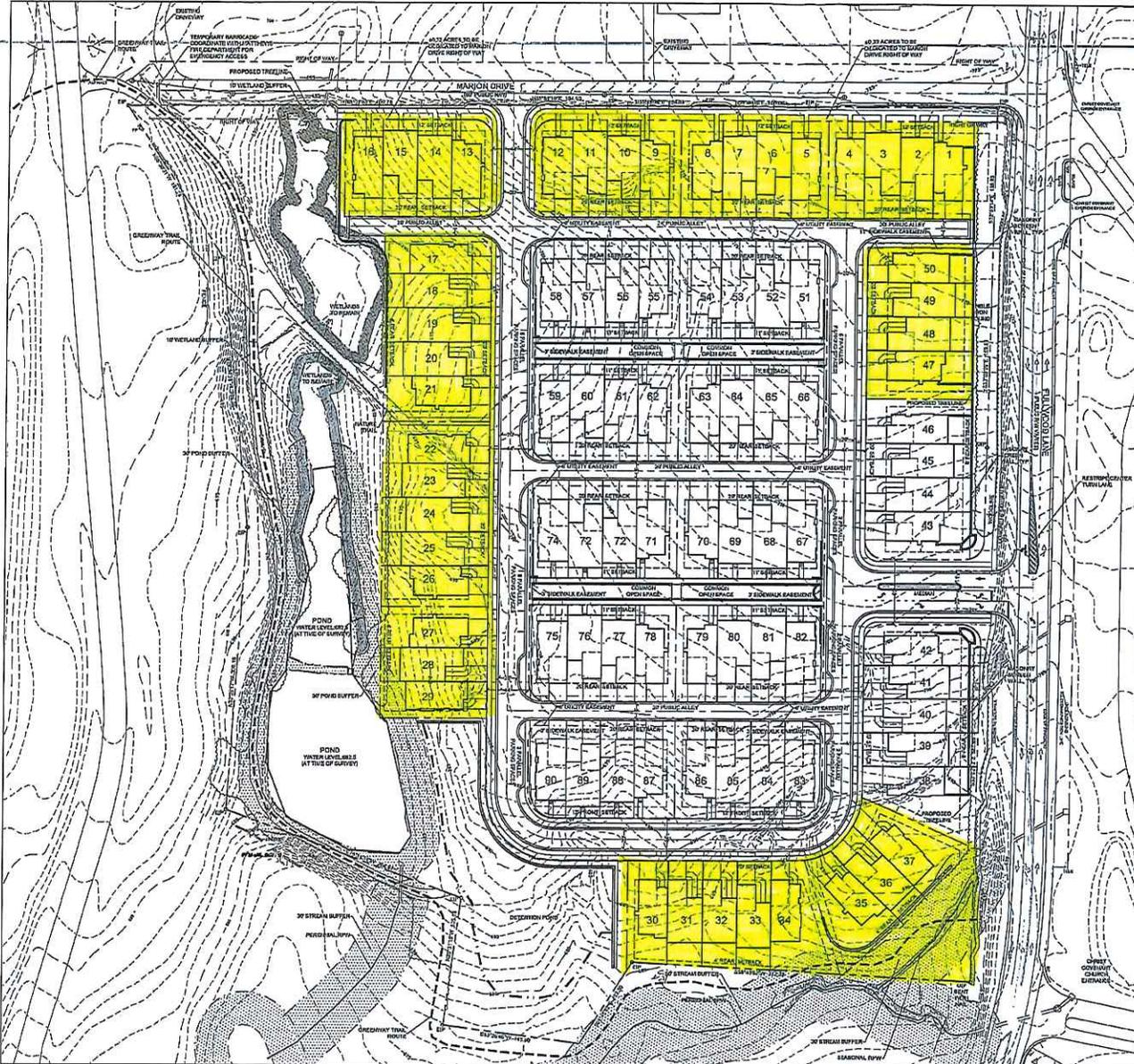
	Current Plan	Proposed Plan
Number of Townhomes (Attached)	90	49
Number of Single Family (Detached)	<u>0</u>	<u>31</u>
Total:	90	80

This change would mean a reduction of 10 home sites in Eden Hall.

This change will not cause any increase to the current HOA dues.

Public Hearing is scheduled for January 8, 2018.

If you have any questions, comments or concerns, please contact Teresa Sevener at David Weekley Homes at 704-972-4290 or [tsevener@dwhomes.com](mailto:tsevener@dwhomes.com)



**DEVELOPMENT SUMMARY**

**DEVELOPER:** LANDTEC DEVELOPMENT, INC.  
2761 COLTSNEATE ROAD  
CHARLOTTE, NC 28211  
CONTACT: MEL GORDON  
(704) 553-5318  
mel@grahamenterprises.org

**EXISTING PARCEL SIZE:** 16.41 ACRES (COMBINED)  
10.32 ACRES TO BE DEDICATED TO MARION DRIVE RIGHT OF WAY

**JURISDICTION:** MATTHEWS

**EXISTING ZONING:** R-12 AND R-20  
**PROPOSED ZONING:** R-12 (UNNOMINATED)  
RESIDENTIAL INNOVATIVE  
VARIED STYLE DISTRICT

**PROPOSED USE:** RESIDENTIAL (TOWNHOMES)

**NUMBER OF LOTS PROPOSED:** 82

**PROPOSED DENSITY:** 5.58 DU/A

**SUPPLEMENTAL REGULATIONS:**  
MINIMUM LOT AREA: 3,000 SF/DU  
MINIMUM LOT WIDTH: 20 FEET (DU)  
MINIMUM SETBACK: 20 FEET  
SETBACKS PROVIDED:  
-FRONT-LOADED: 20 FEET  
-REAR-LOADED: 11 FEET  
-SIDE-LOADED: 9 FEET AND 8 FEET FOR END UNIT OPEN SIDE  
MINIMUM REAR YARD: 4, 6, OR 20 FEET  
REAR YARD PROPOSED: 20 FEET  
-FRONT-LOADED: 4, 6, OR 20 FEET  
REAR-LOADED: 20 FEET  
MINIMUM UNOBSTRUCTED OPEN SPACE (5% OF LOT): 20%  
UNOBSTRUCTED OPEN SPACE PROVIDED: 130,134  
MAXIMUM HEIGHT: 35 FEET  
MINIMUM BUILDING SEPARATION: 16 FEET

**PARKING REQUIREMENTS:**  
RESIDENCES: 180 SPACES  
REQUIRED: 2 SPACES PER UNIT  
PROVIDED: 223 SPACES

**TREE CANOPY CALCULATIONS:**  
TOTAL LAND DISTURBANCE AREA: 714,812.29 SF  
ROAD RIGHTS OF WAY: 323,462.00 SF  
POND: 28,493.50 SF  
PROPOSED STORMWATER FACILITIES: 38,420.69 SF  
NET LAND DISTURBANCE AREA: 324,376.46 SF  
TREE CANOPY REQUIRED: 41,941.81 SF (R.090)  
TREE CANOPY PROVIDED: 96,923.72 SF (R.695)

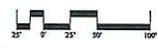
**REQUIRED CONNECTIVITY INDEX:** 0.85  
INDEX PROVIDED: 15  
**PROPOSED CONNECTIVITY INDEX:** 1.875

**REQUIRED POOL UNDISTURBED OPEN SPACE:** 17,128 SF  
**PROVIDED POOL UNDISTURBED OPEN SPACE:** 10,921 SF

**PARCELS TO BE COMBINED**

PARCEL NUMBER	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	DEED PAGE	ACQUIRED
2270201	STERLING ELLIOTT WELCH BY ENT	601 MARION DRIVE	MATTHEWS	NC	28105 1301	169	1/1/1975
2270202	STERLING ELLIOTT WELCH	621 MARION DRIVE	MATTHEWS	NC	28105 2071	356	1/1/1975
2270203	BRENDA H WELCH	621 MARION DRIVE	MATTHEWS	NC	28105 2071	356	1/1/1975
2270204	RICHARD DANNY WELCH	611 SHENANDO DRIVE	GREENSBORO	NC	27406 2211	432	1/1/1975
2270205	MARSH WELCH STEWART ET AL	621 MARION DRIVE	MATTHEWS	NC	28105 NA	NA	NA
2270206	JOHN P PARRELL WANDA J PARRELL	P.O. BOX 1553	MATTHEWS	NC	28106 4132	194	11/22/1978
2270207	WILLIAM CALVIN WELCH	P.O. BOX 481	MIRLEND	NC	28107 2559	544	1/1/1975
2270208	JOHN PHILIP PARRELL WANDA J PARRELL	P.O. BOX 1153	MATTHEWS	NC	28106 3831	725	1/2/1976
2270209	STERLING ELLIOTT WELCH III	621 MARION DRIVE	MATTHEWS	NC	28105 0661	464	5/14/1997

CURRENT PLAN

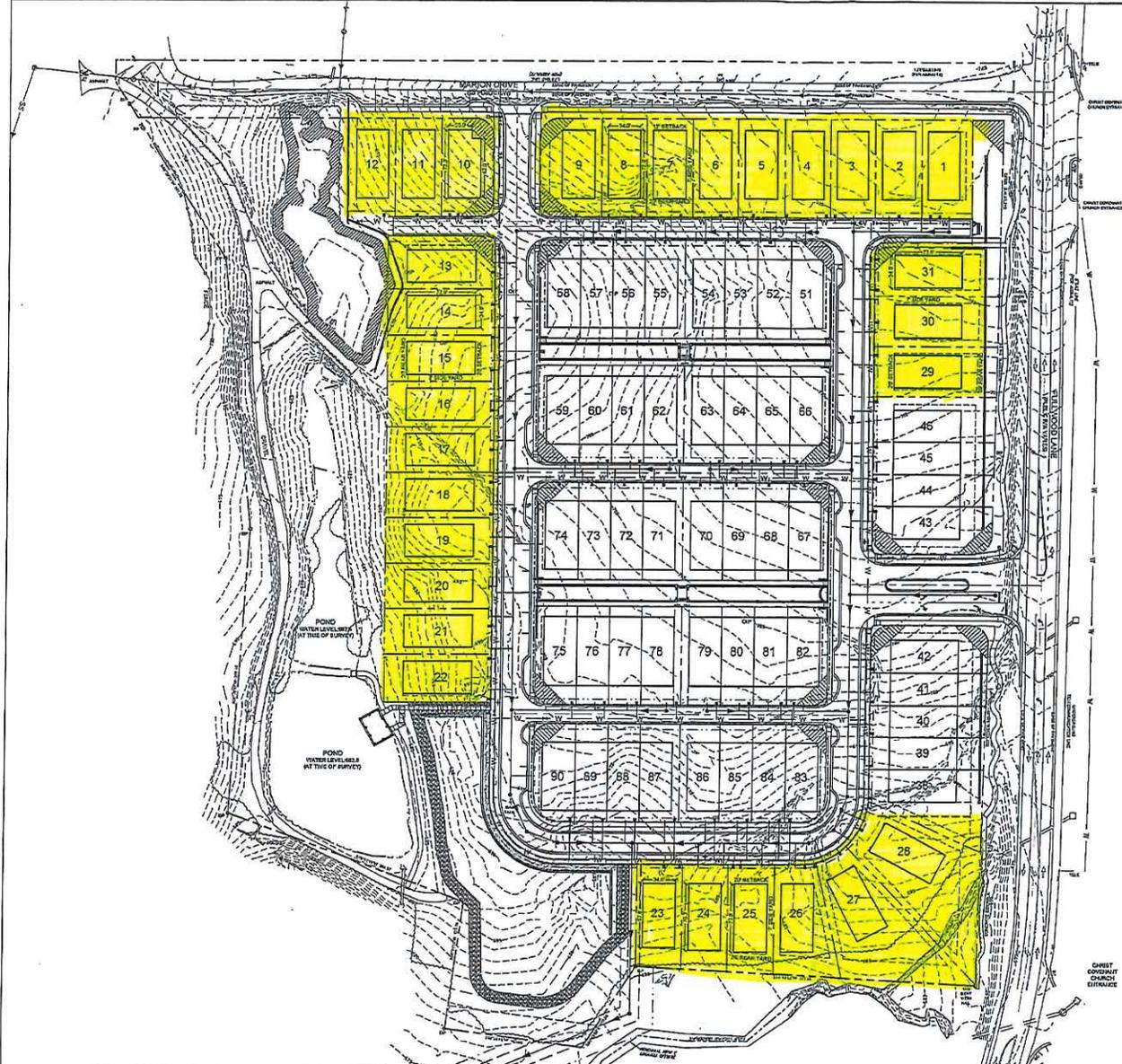


EDEN HALL  
SINGLE-FAMILY TOWNHOME DEVELOPMENT  
LANDTEC DEVELOPMENT, INC.  
SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION  
SUBJECT TO FINAL DESIGN CHANGES

PROPOSED 1/2" SCALE CONTOUR  
EXISTING 1/4" SCALE CONTOUR  
20' WETLAND BUFFER  
20' STREAM BUFFER  
20' POND BUFFER  
20' WETLAND BUFFER  
20' STREAM BUFFER  
20' POND BUFFER

SHEET #  
RZ-4.0



**DEVELOPMENT SUMMARY**

EXISTING PARCEL SIZE:	16.09 ACRES
JURISDICTION:	MATTHEWS
EXISTING ZONING:	RVS (INNOVATIVE) RESIDENTIAL INNOVATIVE VARIED STYLE DISTRICT
PROPOSED USE:	RESIDENTIAL
NUMBER OF LOTS PROPOSED:	82
-TOWNHOMES	49
-SINGLE-FAMILY	31
TOTAL:	80
SMALLEST PROPOSED LOT:	3,502 SF (0.08 ACRES)
PROPOSED RESIDENCY:	4.57 DUA
<b>SUPPLEMENTAL REGULATIONS (TOWNHOMES):</b>	
MINIMUM LOT AREA:	3,000 SF/DU
MINIMUM LOT WIDTH:	30 FEET/DU
MINIMUM SETBACK:	20 FEET
-FRONT-LOADED:	20 FEET
-REAR-LOADED:	11 FEET
MINIMUM SIDE YARD:	9 FEET AND 8 FEET FOR END UNIT OPEN SIDE
MINIMUM REAR YARD:	4, 8, OR 20 FEET
-FRONT-LOADED:	20 FEET
-REAR-LOADED:	20 FEET
MINIMUM UNSTRUCTURED OPEN SPACE (% OF SITE):	20%
PROPOSED:	149,741 SF (62.37%)
MAXIMUM HEIGHT:	35 FEET
MINIMUM BUILDING SEPARATION:	35 FEET
<b>SUPPLEMENTAL REGULATIONS (SINGLE-FAMILY):</b>	
MINIMUM LOT AREA:	4,500 SF/DU
MINIMUM LOT WIDTH:	40 FEET
MINIMUM SETBACK:	12 FEET
MINIMUM SIDE YARD:	8/6 FEET
MINIMUM REAR YARD:	18 FEET (AGGREGATE)
MAXIMUM HEIGHT:	35 FEET
*MINIMUM SETBACK REDUCED FROM 20 FEET TO 12 FEET AND MINIMUM REAR YARD REDUCED FROM 30 FEET TO 20 FEET AS INNOVATIVE STRATEGIES.	
<b>PARKING REQUIREMENTS:</b>	
RESIDENTS:	360 SPACES
REQUIRED:	2 SPACES PER UNIT
PROVIDED:	266 SPACES
<b>TREE CANOPY CALCULATIONS:</b>	
TOTAL LAND DISTURBANCE AREA:	700,880 SF
PODS:	28,433 SF
NET LAND DISTURBANCE AREA:	672,447 SF
TREE CANOPY REQUIRED:	52,355 SF (8.00%)
TREE CANOPY PROVIDED:	68,811 SF (10.23%)
REQUIRED CONNECTIVITY INDEX:	0.85
INDEX PROVIDED:	15
INDEX PROVIDED:	8
PROPOSED CONNECTIVITY INDEX:	1.875
REQUIRED PCO UNDISTURBED OPEN SPACE:	70,132 SF
PROPOSED PCO UNDISTURBED OPEN SPACE:	70,924 SF

PROPOSED PLAN



LandDesign.  
2010 LAND DESIGN, INC. 2012  
1000 W. HARRIS STREET, SUITE 100  
WELLSVILLE, NC 28691



PRELIMINARY  
NOT FOR  
CONSTRUCTION

EDEN HALL - RTAP  
RESIDENTIAL DEVELOPMENT  
DAVID WEEBLEY HOMES | TOWN OF MATTHEWS | HECKLERBURG COUNTY  
REVISED LAYOUT PLAN

PRELIMINARY NOT FOR CONSTRUCTION  
SUBJECT TO FINAL DESIGN CHANGES

DATE: NOVEMBER 21, 2017  
DRAWN BY: JES  
CHECKED BY: JES  
PROJECT NO.: 17017  
SCALE: 1/8" = 1'-0"  
SHEET #:  
EX-1.0