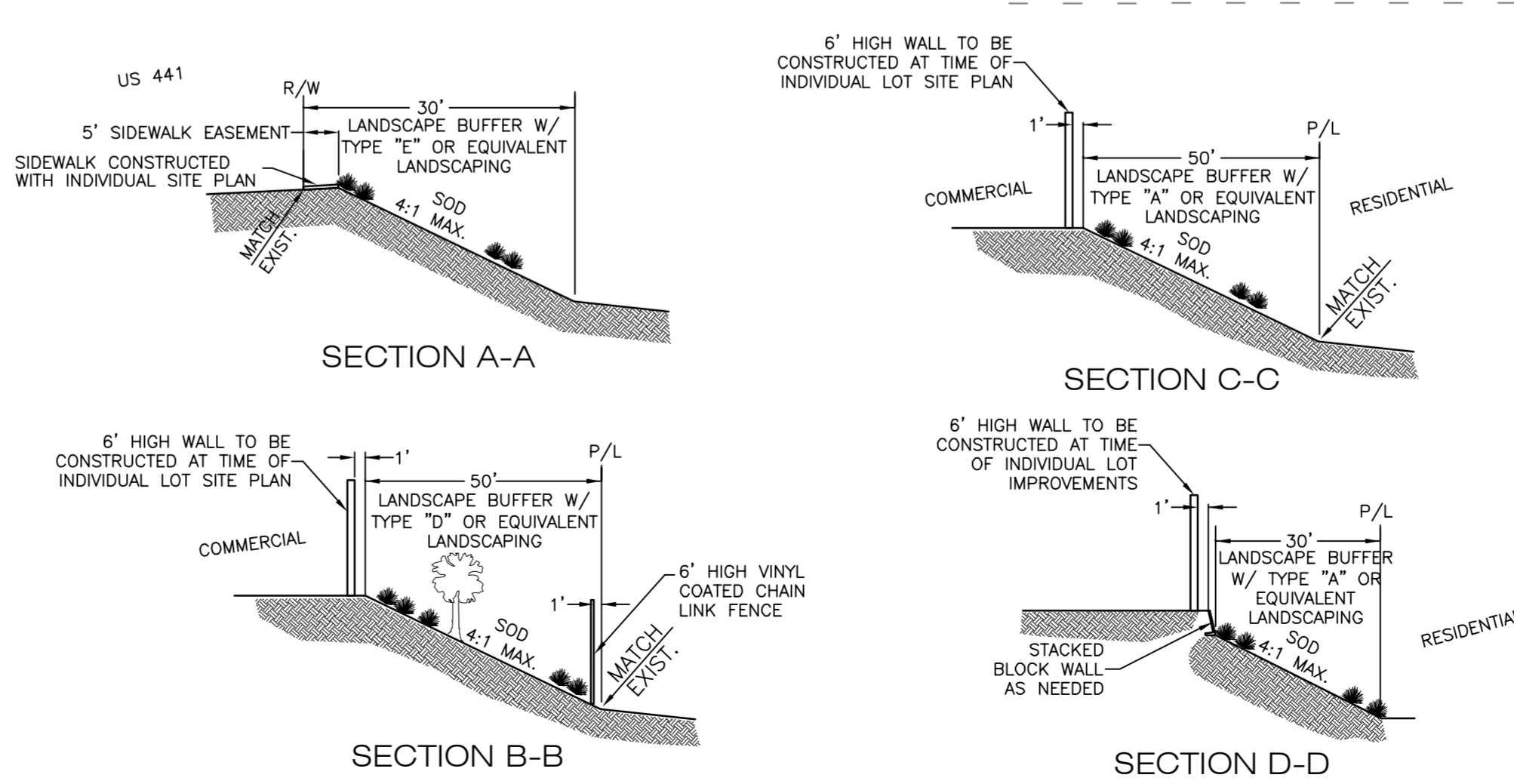
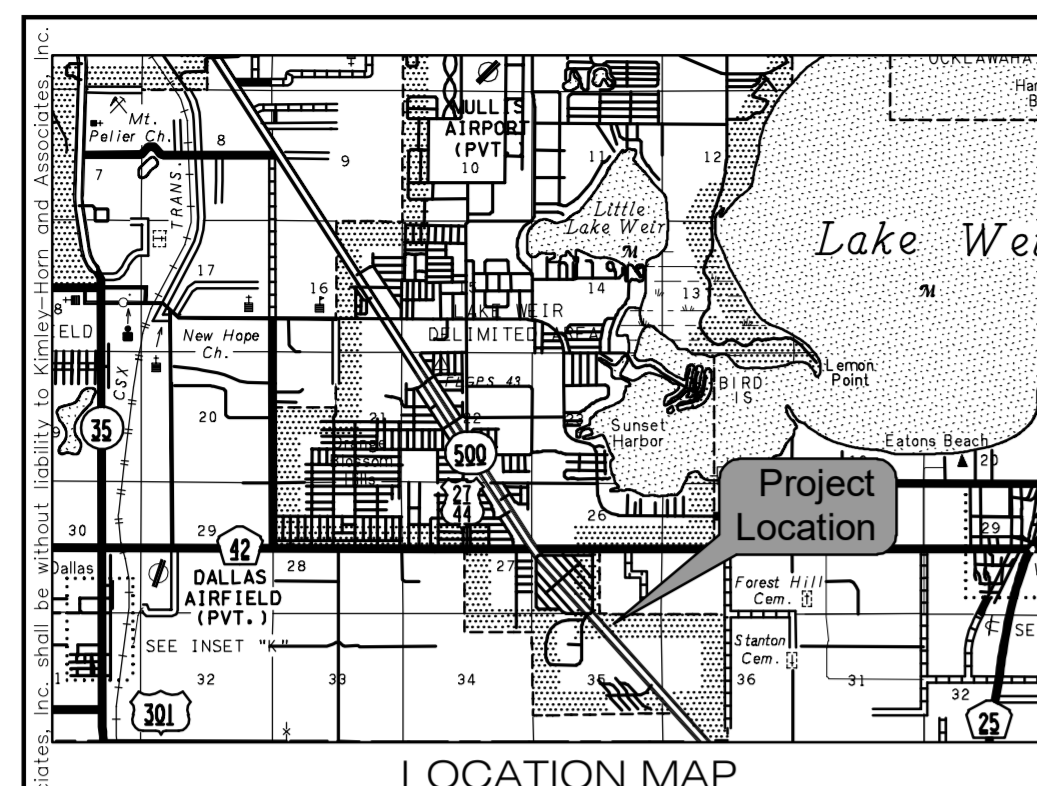
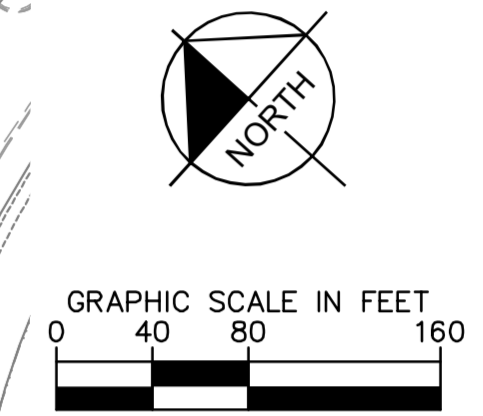


- NOTES**
- TRACT "A" IS THE COMMON AREA AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE STONECREST PROPERTY OWNERS ASSOCIATION, INC. AS RECORDED IN O.R. BOOK 2192 PAGES 1 THRU 61 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS AMENDED AND IS FOR THE DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE AND OTHER SUCH PURPOSES THAT MAY BE LEGALLY PERMITTED. TRACT "B" IS A COMMON AREA AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE STONECREST CENTER PROPERTY OWNERS ASSOCIATION, INC. AS RECORDED IN O.R. BOOK 2424 PAGES 179 THRU 1304 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AS AMENDED AND IS FOR THE DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE AND OTHER SUCH PURPOSES THAT MAY BE LEGALLY PERMITTED.
  - SETBACKS: 40' FRONT, 25' REAR AND 10' SIDES & 50' FROM S. U.S. HIGHWAY 27 & 441.
  - LAND USES FOR LOTS 1 THRU 7, COMMERCIAL/LIFE CARE SERVICES.
  - SHARED-USE DRIVEWAYS ARE RECOMMENDED FOR EACH LOT WITH FRONTAGE ON US 27/441 AND SHALL BE COORDINATED WITH MARION COUNTY AT INDIVIDUAL LOT SITE PLAN REVIEW.
  - ALL LOT DRIVEWAY/VEHICLE ACCESS SHALL BE PROVIDED BY THE INTERNAL SUBDIVISION ROADWAYS. DIRECT DRIVEWAY/VEHICLE ACCESS TO US 27/441 IS PROHIBITED.
  - CORNER LOTS WITH RESTRICTIVE MEDIAN (I.E. LOTS 2 AND 7 ON SE 172 STREET) REQUIRE A MINIMUM 75 FEET SPACING FOR THE RIGHT IN ONLY DRIVEWAY FROM APPROACHING INTERSECTION AND MINIMUM 100 FEET SPACING FOR THE RIGHT OUT ONLY DRIVEWAY FROM DEPARTING INTERSECTION. CORNER LOTS ON SE 109 TERRACE ROAD ARE RECOMMENDED TO PROVIDE SHARED-USE DRIVEWAYS WITH ADJACENT LOTS AND SHALL BE COORDINATED WITH MARION COUNTY TRANSPORTATION DEPARTMENT AT INDIVIDUAL LOT SITE PLAN REVIEW.



- LEGAL DESCRIPTION**  
STONECREST CENTER PHASE IV PARTIAL RE-PLAT. P.B. 11, PGS. 187-188
- BUFFER TYPES (PER DEVELOPMENT APPROVAL)**
- (A) - 10 TREES PER 100 LINEAR FEET WITH HEDGE.
  - (D) - 5 TREES PER 100 LINEAR FEET WITH 18 SHRUBS PER 100 LINEAR FEET.
  - (E) - 4 TREES PER 100 LINEAR FEET WITH HEDGE.



# Kimley»Horn

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**PRE-APPLICATION PLAN**

**STONECREST CENTER ASSISTED LIVING FACILITY**

MARION COUNTY FLORIDA

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**SHEET NUMBER C001**

NO.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		