

Walton County Department Agenda Request

Department Name: **Planning and Development**

Department Head/Representative: **Kristi Parr**

Meeting Date Request: **July 7, 2026**

Has this topic been discussed at past meetings? **No**

If so, When? **N/A**

TOPIC: **Right of Way Acceptance**

Wording For Agenda: **Right of Way Acceptance for the record for the Following Sudivision: Pinehurst. This will be a 60' Right of Way.**

This Request: **Informational Purposes Only**

Needs Action by Commissioners* Yes

*What action are you seeking from the Commissioners? **Board Approval**

Department Comments/Recommendation: **N/A**

Additional Documentation Attached? **Yes Plat Attached**

Is review of this request or accompanying documentation by the County Attorney required? **No**

If so, has a copy of the documentation been forwarded to County Attorney? **N/a**

Date forwarded to County Attorney: **N/A**

Has the County Attorney review been completed? **N/A**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget? **N/A**

Budget information attached? **N/A**

Comments: **N/A**

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

FINAL PLAT FOR: PINEHURST ESTATES SUBDIVISION

SITE MAP



N.T.S.

LOCATION
LL 48-4TH DISTRICT, BROOKS G.M.D. 421
WALTON COUNTY, GEORGIA

ENGINEER
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30043
24 1/2 W. COUNTY ROAD 100
PH: (770) 338-8000
707TP@PPL.US

OWNER/DEVELOPER
KLL BUY 3 LLC
8900 EAST CAMELBACK RD. SUITE 800
SCOTTSDALE, AZ 85251
24 1/2 W. CONTACT: SCOTT DOZIER
SDOZIER@EASTWOODHOMES.COM

ELEVATION DATUM IS MEAN SEA LEVEL
DATUM SOURCE = NAVD83
TOTAL DISTURBED AREA: 20 AC
SINGLE FAMILY LOTS: 20 LOTS
DENSITY: 4-0.287 LOTS/ACRE

THIS PLAT IS SUBJECT TO THE COVENANTS, RESTRICTIONS, AND
DECLARATIONS ATTACHED HERETO (LIMITED WARRANTY) WHICH WHEREBY
RECORDS A PART OF THIS PLAT RECORDED IN G.L. 88LL058, 1253-512, AND
88LL059.

HEALTH DEPARTMENT NOTE
THIS SUBDIVISION IS SUBJECT TO THE HEALTH DEPARTMENT'S REVIEW AND
APPROVAL. THE HEALTH DEPARTMENT HAS REVIEWED THE PLAT AND HAS
ISSUED THIS HEALTH DEPARTMENT APPROVAL. ADDITIONAL INFORMATION WILL BE PROVIDED TO THE
OWNER AND TO THE HEALTH DEPARTMENT.

RECORDATION AREA
BK: 128 PG: 548-553
55-11-2026 09:37 AM
DOCS# P2326-000119
KAREN F. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY

UTILITY PROVIDERS
NOTE: THIS PLAT IS SUBJECT TO THE UTILITIES COMPANIES THAT HAVE BEEN
IDENTIFIED IN THE SCHEDULE OF UTILITIES AND TO THE
AGREEMENTS OF THE UTILITIES COMPANIES.
WALTON COUNTY WATER DEPARTMENT
WALTON COUNTY SEWER DEPARTMENT
WALTON COUNTY GAS DEPARTMENT

AREA SUMMARY
TOTAL AREA: 20 ACRES
TOTAL NUMBER OF LOTS: 20
TOTAL NUMBER OF ACRES: 20
ZONING & RESTRICTIONS:
RESIDENTIAL SINGLE-FAMILY (RS-1)
MINIMUM LOT AREA: 1/4 AC
MINIMUM LOT WIDTH: 30 FT
MINIMUM FRONT YARD SETBACK: 10 FT
MINIMUM SIDE YARD SETBACK: 5 FT
MINIMUM REAR YARD SETBACK: 5 FT
MINIMUM FRONT SETBACK: 10 FT
MINIMUM SIDE SETBACK: 5 FT
MINIMUM REAR SETBACK: 5 FT

PARENT PARCEL SUMMARY

PARCEL	OWNER	ACRES	APPROXIMATE
1	PRECISION PLANNING, INC.	20.00	20.00 AC

LOT PARCEL SUMMARY

LOT #	OWNER	ACRES	APPROXIMATE
1	PRECISION PLANNING, INC.	1.00	1.00 AC
2	PRECISION PLANNING, INC.	1.00	1.00 AC
3	PRECISION PLANNING, INC.	1.00	1.00 AC
4	PRECISION PLANNING, INC.	1.00	1.00 AC
5	PRECISION PLANNING, INC.	1.00	1.00 AC
6	PRECISION PLANNING, INC.	1.00	1.00 AC
7	PRECISION PLANNING, INC.	1.00	1.00 AC
8	PRECISION PLANNING, INC.	1.00	1.00 AC
9	PRECISION PLANNING, INC.	1.00	1.00 AC
10	PRECISION PLANNING, INC.	1.00	1.00 AC
11	PRECISION PLANNING, INC.	1.00	1.00 AC
12	PRECISION PLANNING, INC.	1.00	1.00 AC
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14	PRECISION PLANNING, INC.	1.00	1.00 AC
15	PRECISION PLANNING, INC.	1.00	1.00 AC
16	PRECISION PLANNING, INC.	1.00	1.00 AC
17	PRECISION PLANNING, INC.	1.00	1.00 AC
18	PRECISION PLANNING, INC.	1.00	1.00 AC
19	PRECISION PLANNING, INC.	1.00	1.00 AC
20	PRECISION PLANNING, INC.	1.00	1.00 AC

SEPTIC SYSTEM LEGEND
SHP - SEPTIC HOLDING TANK
SHP - SEPTIC HOLDING TANK
SHP - SEPTIC HOLDING TANK
SHP - SEPTIC HOLDING TANK

CERTIFICATION OF APPROVAL FOR RECORDING
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat as shown to me by the person claiming to be the owner of the land shown thereon.

SURVEYOR'S CERTIFICATION
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat as shown to me by the person claiming to be the owner of the land shown thereon.

ENGINEER'S CERTIFICATION
I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat as shown to me by the person claiming to be the owner of the land shown thereon.

OWNER'S CERTIFICATION
I, the undersigned, being the owner of the land shown on the foregoing plat, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown to me by the person claiming to be the owner of the land shown thereon.

HEALTH DEPARTMENT APPROVAL
I, the undersigned, being a duly qualified and licensed Health Department official in the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat as shown to me by the person claiming to be the owner of the land shown thereon.

CERTIFICATE OF HEALTH DEPARTMENT
I, the undersigned, being a duly qualified and licensed Health Department official in the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat as shown to me by the person claiming to be the owner of the land shown thereon.

CERTIFICATE OF WATER SYSTEM PROVIDER
I, the undersigned, being a duly qualified and licensed Water System Provider in the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat as shown to me by the person claiming to be the owner of the land shown thereon.

CERTIFICATE OF WALTON COUNTY
I, the undersigned, being a duly qualified and licensed official in the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat as shown to me by the person claiming to be the owner of the land shown thereon.

- 1. THE PLAT IS SUBJECT TO THE COVENANTS, RESTRICTIONS, AND DECLARATIONS ATTACHED HERETO (LIMITED WARRANTY) WHICH WHEREBY RECORDS A PART OF THIS PLAT RECORDED IN G.L. 88LL058, 1253-512, AND 88LL059.
- 2. THE HEALTH DEPARTMENT HAS REVIEWED THE PLAT AND HAS ISSUED THIS HEALTH DEPARTMENT APPROVAL. ADDITIONAL INFORMATION WILL BE PROVIDED TO THE OWNER AND TO THE HEALTH DEPARTMENT.
- 3. THE WATER SYSTEM PROVIDER HAS REVIEWED THE PLAT AND HAS ISSUED THIS WATER SYSTEM PROVIDER APPROVAL. ADDITIONAL INFORMATION WILL BE PROVIDED TO THE OWNER AND TO THE WATER SYSTEM PROVIDER.
- 4. THE WALTON COUNTY HAS REVIEWED THE PLAT AND HAS ISSUED THIS WALTON COUNTY APPROVAL. ADDITIONAL INFORMATION WILL BE PROVIDED TO THE OWNER AND TO THE WALTON COUNTY.

GENERAL NOTES
1. THE PLAT IS SUBJECT TO THE COVENANTS, RESTRICTIONS, AND DECLARATIONS ATTACHED HERETO (LIMITED WARRANTY) WHICH WHEREBY RECORDS A PART OF THIS PLAT RECORDED IN G.L. 88LL058, 1253-512, AND 88LL059.
2. THE HEALTH DEPARTMENT HAS REVIEWED THE PLAT AND HAS ISSUED THIS HEALTH DEPARTMENT APPROVAL. ADDITIONAL INFORMATION WILL BE PROVIDED TO THE OWNER AND TO THE HEALTH DEPARTMENT.
3. THE WATER SYSTEM PROVIDER HAS REVIEWED THE PLAT AND HAS ISSUED THIS WATER SYSTEM PROVIDER APPROVAL. ADDITIONAL INFORMATION WILL BE PROVIDED TO THE OWNER AND TO THE WATER SYSTEM PROVIDER.
4. THE WALTON COUNTY HAS REVIEWED THE PLAT AND HAS ISSUED THIS WALTON COUNTY APPROVAL. ADDITIONAL INFORMATION WILL BE PROVIDED TO THE OWNER AND TO THE WALTON COUNTY.

LEGEND
SHP - SEPTIC HOLDING TANK
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DATE: NOVEMBER 2026
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RECORDATION AREA

BOOK: 124 PG: 549
 Filed and Recorded
 05-11-2026 09:37 AM
 BOOK: 93256-98010
 Karen B. David
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY

LEGEND

1	PROPOSED DRIVEWAY
2	PROPOSED DRIVEWAY
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100	PROPOSED DRIVEWAY



SEPTIC SYSTEM LEGEND

100 - SEPTIC TREATMENT PLAN
 101 - SEPTIC TREATMENT UNIT
 102 - SEPTIC TANK
 103 - SEPTIC SYSTEM

DRIVEWAY PIPE CHART

Lot Number	Pipe Size	Pipe Slope (%)
101.1	18" ACP	2% SWS
101.2	18" ACP	2% SWS
101.3	18" ACP	2% SWS
101.4	18" ACP	2% SWS
101.5	18" ACP	2% SWS
101.6	18" ACP	2% SWS
101.7	18" ACP	2% SWS
101.8	18" ACP	2% SWS
101.9	18" ACP	2% SWS
102.0	18" ACP	2% SWS
102.1	18" ACP	2% SWS
102.2	18" ACP	2% SWS
102.3	18" ACP	2% SWS
102.4	18" ACP	2% SWS
102.5	18" ACP	2% SWS
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102.8	18" ACP	2% SWS
102.9	18" ACP	2% SWS
103.0	18" ACP	2% SWS
103.1	18" ACP	2% SWS
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103.9	18" ACP	2% SWS
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104.9	18" ACP	2% SWS
105.0	18" ACP	2% SWS

DATE: 6 NOVEMBER 2025

NO. DATE SYSTEM DESCRIPTION COUNTY COMMENTS COUNTY COMMENTS SHEET NUMBER

1. 10/25/25 100 - SEPTIC TREATMENT PLAN WALTON COUNTY 421

2. 10/25/25 101 - SEPTIC TREATMENT UNIT WALTON COUNTY 421

3. 10/25/25 102 - SEPTIC TANK WALTON COUNTY 421

4. 10/25/25 103 - SEPTIC SYSTEM WALTON COUNTY 421

5. 10/25/25 104 - DRIVEWAY PIPE CHART WALTON COUNTY 421

6. 10/25/25 105 - DRIVEWAY PIPE CHART WALTON COUNTY 421

7. 10/25/25 106 - DRIVEWAY PIPE CHART WALTON COUNTY 421

8. 10/25/25 107 - DRIVEWAY PIPE CHART WALTON COUNTY 421

9. 10/25/25 108 - DRIVEWAY PIPE CHART WALTON COUNTY 421

10. 10/25/25 109 - DRIVEWAY PIPE CHART WALTON COUNTY 421

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12. 10/25/25 111 - DRIVEWAY PIPE CHART WALTON COUNTY 421

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15. 10/25/25 114 - DRIVEWAY PIPE CHART WALTON COUNTY 421

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18. 10/25/25 117 - DRIVEWAY PIPE CHART WALTON COUNTY 421

19. 10/25/25 118 - DRIVEWAY PIPE CHART WALTON COUNTY 421

20. 10/25/25 119 - DRIVEWAY PIPE CHART WALTON COUNTY 421

21. 10/25/25 120 - DRIVEWAY PIPE CHART WALTON COUNTY 421

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100. 10/25/25 199 - DRIVEWAY PIPE CHART WALTON COUNTY 421

101. 10/25/25 200 - DRIVEWAY PIPE CHART WALTON COUNTY 421

FINAL PLAT FOR

PINEHURST ESTATES

SUBDIVISION

LOCATED IN LAND LOT 48
 4TH AVENUE ROAD
 WALTON COUNTY, GEORGIA 421

HRC ENGINEERS

HRC ENGINEERS
 1000 AVENUE G, SUITE 100
 WALTON COUNTY, GEORGIA 32090
 PHONE: 904.831.1111
 FAX: 904.831.1112
 WWW.HRCENGINEERS.COM

SHEET

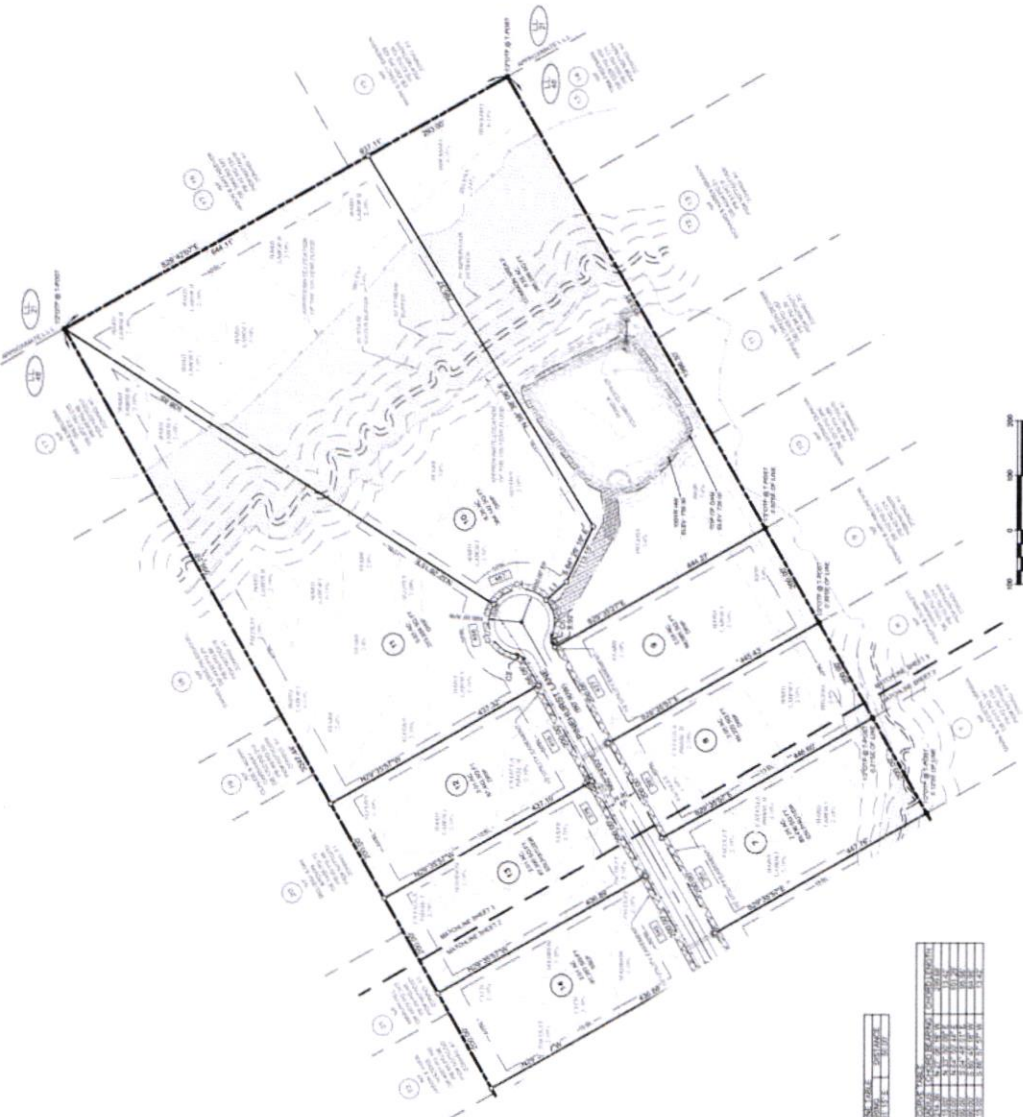
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RECORDATION AREA

BK: 128 PG: 550
 Filed and Recorded
 05-11-2026 09:37 AM
 DOC# F0226-090110
Karen F. David
 KAREN F. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY

LEGEND

1	EXISTING LOT LINES
2	PROPOSED LOT LINES
3	PROPOSED DRIVEWAY
4	PROPOSED DRIVEWAY
5	PROPOSED DRIVEWAY
6	PROPOSED DRIVEWAY
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SEPTIC SYSTEM LEGEND

100' - 150' SPACING BETWEEN LINES
 150' - 200' SPACING BETWEEN LINES
 200' - 250' SPACING BETWEEN LINES
 250' - 300' SPACING BETWEEN LINES
 300' - 350' SPACING BETWEEN LINES
 350' - 400' SPACING BETWEEN LINES
 400' - 450' SPACING BETWEEN LINES
 450' - 500' SPACING BETWEEN LINES
 500' - 550' SPACING BETWEEN LINES
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 650' - 700' SPACING BETWEEN LINES
 700' - 750' SPACING BETWEEN LINES
 750' - 800' SPACING BETWEEN LINES
 800' - 850' SPACING BETWEEN LINES
 850' - 900' SPACING BETWEEN LINES
 900' - 950' SPACING BETWEEN LINES
 950' - 1000' SPACING BETWEEN LINES

DRIVEWAY PIPE CHART

Lot Number	Pipe Size	Flow (GPM)	Flow (MGD)
101	12"	1.0	0.014
102	12"	1.0	0.014
103	12"	1.0	0.014
104	12"	1.0	0.014
105	12"	1.0	0.014
106	12"	1.0	0.014
107	12"	1.0	0.014
108	12"	1.0	0.014
109	12"	1.0	0.014
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197	12"	1.0	0.014
198	12"	1.0	0.014
199	12"	1.0	0.014
200	12"	1.0	0.014

CHANGES

NO.	DATE	DESCRIPTION
1	05/11/2026	INITIAL DESIGN
2	05/11/2026	REVISIONS
3	05/11/2026	REVISIONS
4	05/11/2026	REVISIONS
5	05/11/2026	REVISIONS
6	05/11/2026	REVISIONS
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100	05/11/2026	REVISIONS

**FINAL PLAT FOR
 PINEHURST ESTATES
 SUBDIVISION**
 LOCATED IN LAND LOT 48
 4TH DISTRICT
 WALTON COUNTY, GEORGIA



SHEET

DATE: 8 NOVEMBER 2025

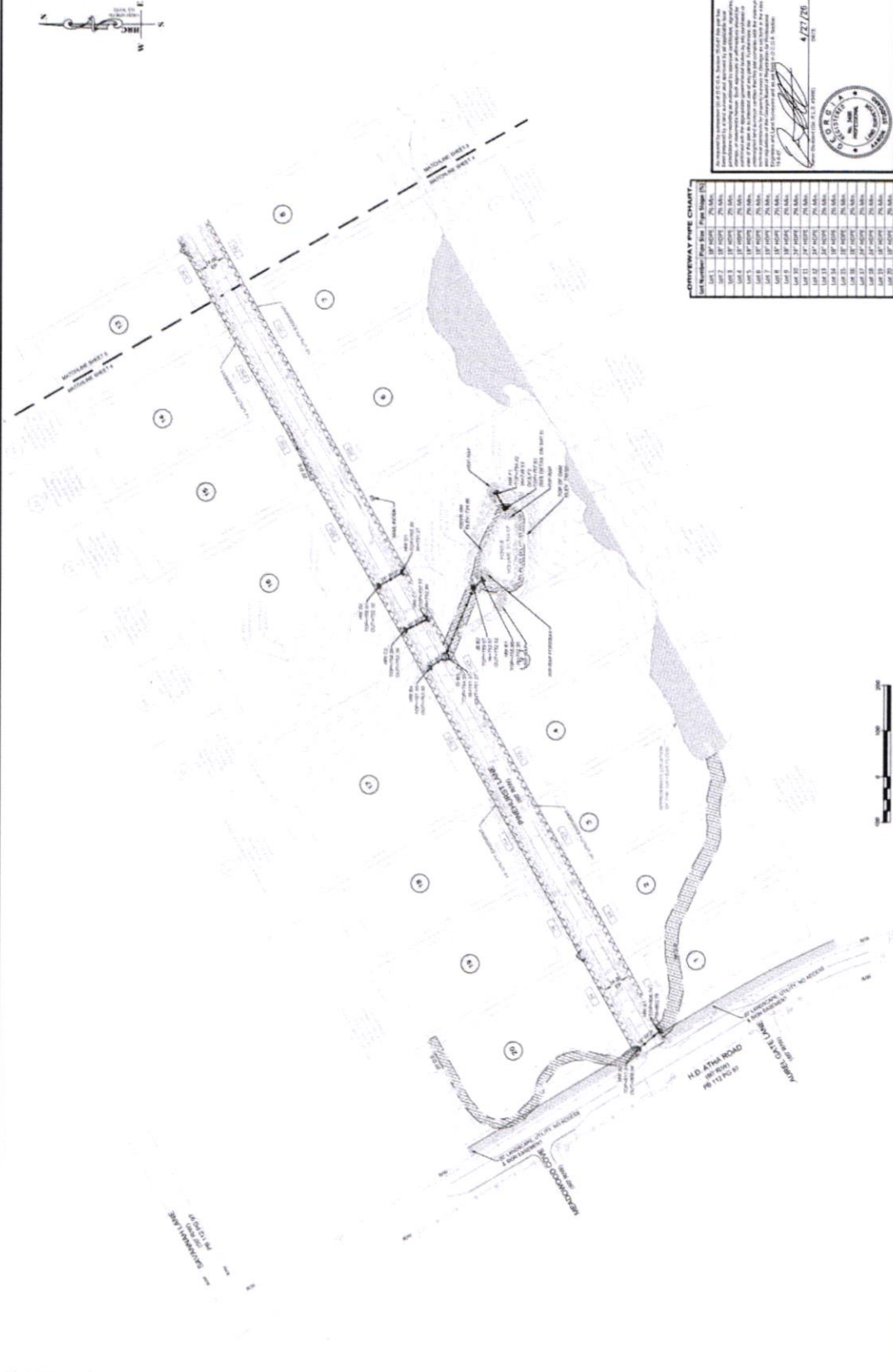
NO.	DATE	REVISIONS
1	05/11/2025	INITIAL DESIGN
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RECORDATION AREA

PK: 128 PCL 551
 Filed and Recorded
 05-11-2025 09:37 AM
 BOOK P2024-000110
Maren P. David
 MAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY

LEGEND

1	EXISTING ASPHALT DRIVEWAY
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OVERLAY PIPE CHART

LINE NO.	START STATION	END STATION	PIPE SIZE	DEPTH	INVERT	OUTLET
101.1	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.2	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.3	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.4	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.5	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.6	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.7	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.8	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.9	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.10	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.11	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.12	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.13	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.14	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.15	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.16	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.17	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.18	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.19	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00
101.20	10+00.00	10+00.00	12"	4'-0"	1.00	10+00.00

DATE: 6 NOVEMBER 2025

DESIGNED BY: JRM

CHECKED BY: JRM

DATE: 4/27/20

SCALE:

STORM DRAIN RECORD DRAWINGS FOR
PINEHURST ESTATES
SUBDIVISION
 LOCATED IN LAND LOT 48
 4TH DISTRICT
 WALTON COUNTY, GEORGIA

HRC
HRC ENGINEERS
 1000 AVENUE 100
 SUITE 100
 WASHINGTON, DC 20004
 (703) 461-1000
 www.hrc-engineers.com

DATE: 6 NOVEMBER 2025

NO.	REV.	REVISION DESCRIPTION	DATE
1	1	ISSUE FOR PERMITS	06/11/2025
2	2	ISSUE FOR PERMITS	06/11/2025
3	3	ISSUE FOR PERMITS	06/11/2025

PROJECT: PINEHURST ESTATES SUBDIVISION

LOCATION: LAND LOT 48, 4TH DISTRICT, WALTON COUNTY, GEORGIA

DESIGNED BY: JRM

CHECKED BY: JRM

DATE: 4/27/20

SCALE:

