



## DEVELOPMENT INFORMATION

### OWNER/DEVELOPER & 24 HOUR CONTACT:

JW PROPERTY HOLDINGS LLC  
MR. LUIS HERMOSILLO  
3140 KEITH BRIDGE ROAD  
CUMMING, GEORGIA 30041  
PHONE: (678) 830-4077  
EMAIL: luilhermandes1@gmail.com  
SITE ADDRESS:

5349 BROWNS BRIDGE ROAD  
GAINESVILLE, GEORGIA 30501  
AREA=0.60 AC.

### ZONING INFORMATION

ZONING: H-B (GATEWAY OVERLAY DISTRICT)  
LAND USE

TIRE SHOP AND MECHANICS SHOP  
BUILDING INFORMATION

- \* PROPOSED BUILDING: 3,200 s.f.
- \* DIMENSIONS: 80' X 40' s.f.
- \* BUILDING TO BE DIVIDED INTO 2 SECTIONS  
(Shown on plan as Unit A and Unit B)
- \* OFFICE: approximately 100 to 150 s.f.

### BUILDING SETBACKS:

- \* Front - 30' or 55' from CL whichever greater
- \* Side - 20'
- \* Rear - 10'

### LANDSCAPE STRIP

- \* 10' fronting streets

### PARKING

- \* Spaces needed = 13
- \* TOTAL SPACES = 13 (Includes 1 handicap space)  
(Parking to be gravel. Handicap parking to be concrete)

### TOTAL IMPERVIOUS AREA

- \* Building: 3,200 s.f.
- \* Gravel Parking: 7,266 s.f.
- \* Total Impervious: 10,466 s.f.
- \* Stormwater Detention Required

### UTILITIES

- \* Water: City of Gainesville
- \* Wastewater Disposal: Individual Septic System

# Hermosillo Tire Shop Layout Plan



**Rick Freeland Landscape Architecture**  
3522 Old Duckett Mill Road  
Gainesville, Georgia 30506  
Phone: (678) 697-1575 Fax: (770) 532-7647

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Level II Cert # 0000000687

**Layout Plan  
Tire Shop**  
Luis Hermosillo  
5349 Browns Bridge Road  
Gainesville, Georgia

DESIGNED BY: RSF  
DRAWN BY: RSF  
DATE: 01/31/25  
SHEET NUMBER: 23013  
SCALE: 1" = 10'  
SHEET

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