

# 133 N MAIN STREET KERNERSVILLE, NC

## LOT SIZE:

Approx. 99' x 224'  
0.52 Acre  
22,551 SF

## DEVELOPMENT SUMMARY

- 3-Story Building (Addition)
  - First Floor (Street Level):  
Three Storefronts (2,500 SF Each)  
Total: 7,500 SF
  - Second Floor (Apartments):  
Three Apartments (2,500 SF Each)  
Total: 7,500 SF
  - Third Floor (Apartments):  
mechanical and terrace  
Total: 7,500 SF
- Total Building Footprint (1st Floor):  
7,500 SF

## PARKING SUMMARY

- Total Parking Spaces: 21
- Standard Spaces: 21 (9' x 18')
- Drive Aisle Width: 24' Two-Way
- Parking Lot Area (Impervious):  
~6,100 SF

## IMPERVIOUS SUMMARY

- Building Footprint (1st Floor): 7,500 SF
- Parking Lot & Drive Aisle: ~6,100 SF
- Walkways & Entry Area: ~200 SF
- Total Impervious Area (Without  
Stormwater Treatment): ~10,300 SF
- Total Impervious Area (With  
Stormwater Treatment): ~14,525 SF

Rendering is for illustrative purposes only. Not to scale.



15' DUKE ENERGY  
UTILITY EASEMENT  
(RIGHT SIDE OF  
PROPERTY)

VEHICULAR ACCESS  
FROM MAIN STREET  
(EXISTING CURB CUT  
LOCATION)

Existing curb cut on N. Main St. Any modifications or curb changes are subject to site design and require NCDOT approval/driveway permit.

Unified Development Ordinance (UDO) Section 5.2.2 (F.3.b) requires that new structures within the Downtown Core comply with the standards of Section 5.2 with a fifty percent (50%) reduction in minimum number of spaces as listed in Table 5.2. UDO Section 5.2.5 lists Alternatives and Incentives for parking.

## HIGHLIGHTS



THREE STREETFRONT  
RETAIL SPACES  
2,500 SF EACH



THREE APARTMENTS  
PER FLOOR  
2,500 SF EACH



PRIVATE THIRD FLOOR  
TERRACES FACING  
MAIN STREET



MAXIMIZED GREEN  
SPACE IN REAR

## PARKING & SITE DATA

- Total Parking Spaces: 21
- Standard Spaces: 21 (9' x 18')
- Drive Aisle Width: 24' Two-Way
- Parking Lot Area (Impervious):  
~6,100 SF

## IMPERVIOUS AREA SUMMARY

- Without Stormwater Treatment  
(ISA): ~10,300 SF
- With Stormwater Treatment  
(ISA): ~14,525 SF  
*(ISA = Impervious Surface Area)*

NOTE: All areas are approximate.  
Subject to survey and final design.