



Presubmission Conference Details

Project Name: Black Lake Apartments
Permit Number: 25-7483
Address: 2040 MOTTMAN RD SW
LOT
Parcel Number: 12821310600
Parcel Owner: MOTTMAN LLC
Applicant: GLENN C WELLS, A.I.A.
Date: 12/16/2025

Proposed Project Description

Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):

Parcel Area - To Be Added (Sq. Ft.):

Parcel Area - Total (Sq. Ft.): **64469**

Number of Lots – Existing:

Number of Lots - To Be Added:

Number of Lots – Total: **1**

IBC Building Type – Existing:

IBC Building Type - To Be Added:

Occupancy Type – Existing: **Not Specified**

Occupancy Type - To Be Added: **R-2 Residential IBC 310.4**

Number of Buildings – Existing:

Number of Buildings - To Be Added:

Number of Buildings – Total: **2**

Building Height - Existing (Ft.):

Building Height - To Be Added (Ft.):

Building Height - Total (ft.): **35**

Number of Stories - Existing (Including Basement):

Number of Stories - To Be Added (Including
Basement):

Number of Stories - Total (including basement):

Basement - Existing (sq. ft.):

Basement - To Be Added (sq. ft.):

Basement - Total (sq. ft.):

Ground Floor - Existing (sq. ft.):

Ground Floor - To Be Added (sq. ft.):

Ground Floor - Total (sq. ft.):

Second Floor - Existing (sq. ft.):	
Second Floor - To Be Added (sq. ft.):	
Second Floor - Total (sq. ft.):	
Remaining Floors - Existing (sq. ft.):	
Remaining Floors - To Be Added (sq. ft.):	
Remaining Floors - Total (sq. ft.):	
Gross Floor Area of Building - Existing (sq. ft.):	0
Gross Floor Area of Building - To Be Added (sq. ft.):	53326
Gross Floor Area of Building - Total (sq. ft.):	53326
Landscape Area - Existing (sq. ft.):	
Landscape Area - To Be Added (sq. ft.):	
Landscape Area - Total (sq. ft.):	
Paved Parking - Existing (sq. ft.):	0
Paved Parking - To Be Added (sq. ft.):	26817
Paved Parking - Total (sq. ft.):	26817
Number of Parking Spaces – Existing:	0
Number of Parking Spaces - To Be Added:	89
Number of Parking Spaces – Total:	89
Bicycle Parking - Existing (spaces):	0
Bicycle Parking - To Be Added (spaces):	83
Bicycle Parking - Total (spaces):	83
Total Impervious Area - Existing (sq. ft.):	0
Total Impervious Area - To Be Added (sq. ft.):	49468
Total Impervious Area - Total (sq. ft.):	49468
Sewer – Existing:	
Sewer - To Be Added:	
Water – Existing:	
Water - To Be Added:	
Primary Contact Name:	Glenn Wells
Primary Contact Email Address:	glennwellsarchitect@gmail.com
Primary Contact Phone Number:	3602395971
Owner or Agent:	