

# Preliminary-Final Plat-1 (RR).pdf Markup Summary

0Project Manager (1)



**Subject:** 0Project Manager  
**Page Index:** 1  
**Author:** venarde

## CITY OF NAPERVILLE PLAN REVIEW STATUS AND RESUBMITTAL INSTRUCTIONS

Project Name: Saddlewood Commercial Complex  
Project Address: 4003-4083 Route 59  
Project Number: 23-1-004  
Plan Set Name: Pre-Final Plat  
Submittal Number: 1

Plan Review Status:  
REQUIRES RESUBMITTAL

City staff has completed review of this plan set by marking up the plan sheets with comments. This document includes the following components:

- 1) A "Markup Summary" comprising a list of all markups and comments made to the plat set. Clicking on the thumbnail images in the "Markup Summary" will jump you to the actual markups in the plan set.
- 2) All original sheets in the plan set with staff's comments and markups.

Please review staff's comments and markups carefully. The resubmittal shall:

- 1) Include a PDF copy of the revised plan set addressing all comments provided in this document;
- 2) Include a separate PDF file containing this "Markup Summary" with a written response provided next to each comment to indicate how it has been addressed in the revised plan set;
- 3) Be in compliance with the requirements and file naming specifications contained in the City's "Electronic Submittal Requirements" and "Submittal List", which documents can be downloaded from the City's web page at <https://www.naperville.il.us/developmentpetition.aspx> ; and
- 4) Be uploaded to the project folder in Naperville ownCloud at <https://nimbus.naperville.il.us/index.php/s/k5He2bbZpiEDRpH>

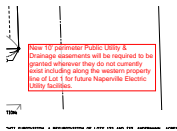
Please contact the Project Manager listed below with any questions.

Erin Venard  
630-420-4101  
venarde@naperville.il.us

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DPU - Electric (1)

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**Subject:** DPU - Electric  
**Page Index:** 1  
**Author:** Tim Felstrup

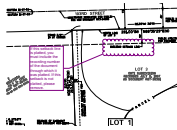
New 10' perimeter Public Utility & Drainage easements will be required to be granted wherever they do not currently exist including along the western property line of Lot 1 for future Naperville Electric Utility facilities.

**SPACECO RESPONSE: ADDED A 10' P.U. & D. EASEMENT AS REQUESTED. CITY OF NAPERVILLE CONFIRMED LOCATIONS AS PART OF AN EMAIL CORRESPONDENCE ON 04/11/2023**

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TED - Planning (1)

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**Subject:** TED - Planning  
**Page Index:** 1  
**Author:** beavera

If this setback line is platted, you must include the recording number of the document through which it was platted. If this setback is not platted, please remove.

**SPACECO RESPONSE: UPDATED CALL TO REFLECT THE CORRECT DOCUMENT WHICH GRANTED THE B.S.L. R87-36381. DRAFTING ERROR OMISSION**

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TED - Plat (4)

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**Subject:** TED - Plat  
**Page Index:** 1  
**Author:** mkostecki

Include the City Project Number in the lower right corner of the first page. (23-10000004)

**SPACECO RESPONSE: UPDATED CITY PROJECT NUMBER ACCORDINGLY**

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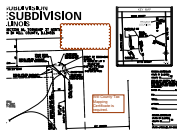


**Subject:** TED - Plat  
**Page Index:** 1  
**Author:** mkostecki

Include an Area Summary Table displaying the area of each lot, total area, and total easement area in square feet.

**SPACECO RESPONSE: ADDED AREA TABLE AS REQUESTED**

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**Subject:** TED - Plat  
**Page Index:** 1  
**Author:** mkostecki

Will County Tax Mapping Certificate is required.

**SPACECO RESPONSE: ADDED WILL COUNTY TAX MAPPING CERTIFICATE. ADDED A SHEET 2 FOR CLEANER LOOK WITH CERTIFICATE ORGANIZATION**

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**Subject:** TED - Plat  
**Page Index:** 1  
**Author:** mkostecki

Verify that Mortgagee and Notary for Mortgagee is not needed.

**SPACECO RESPONSE: ADDED MORTGAGE CERTIFICATE FOR DOCUMENT R2019064304. ADDED A SHEET 2 FOR CLEANER LOOK WITH CERTIFICATE ORGANIZATION**

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# FINAL PLAT OF RESUBDIVISION SADDLEWOOD RESUBDIVISION NAPERVILLE, ILLINOIS

A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS

**CITY OF NAPERVILLE  
PLAN REVIEW (STATUS) SUBMITTAL INSTRUCTIONS**

Project Name: Saddlewood Commercial Complex  
Project Address: 400-400 103rd St  
Project Number: 23-1004  
Plan Set Name: Preliminary Plat, R90  
Submittal Number: 1

City staff has completed review of this plan set by marking-up the plan sheets with comments. This document includes the following components:  
1) A "Markup Summary" containing a list of all remarks and comments made to the plan set. Clicking on the thumbnail images in the "Markup Summary" will jump you to the actual markups in the plan set.  
2) All original sheets in the plan set with staff comments and markups.  
3) Please review staff comments and markups carefully. The resubmittal shall:  
1) include a PDF copy of the revised plan set addressing all comments provided in this document.  
2) include a letter to the City Clerk with the "Markup Summary" and a written description of the changes made to the plan set to address the comments.  
3) be in compliance with the requirements and the marking specifications contained in the City's "Electronic Submittal Requirements" and "Submittal List", which documents can be downloaded from the City's web page at <https://www.naperville.il.us/civilians/submitting-plans> and <https://www.naperville.il.us/civilians/submittal-list>.  
4) be updated to the project folder in Naperville.comCloud at <https://naperville.comcloud.com/locations/naperville-us/locations/naperville-us/locations/naperville-us>.  
Please contact the Project Manager listed below with any questions.

Date: \_\_\_\_\_, 20\_\_\_\_

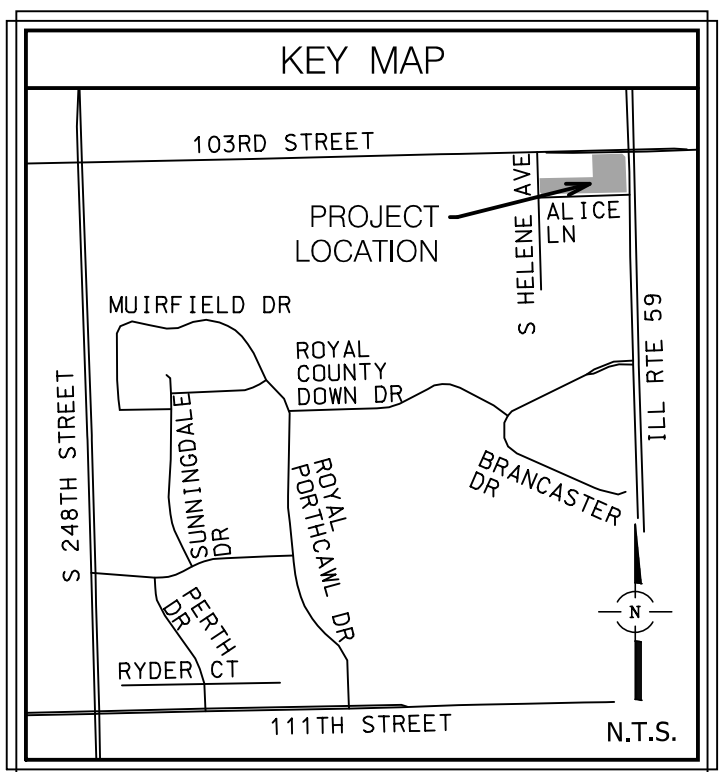
JOSE RIOS, P.E.  
SENIOR CIVIL ENGINEER

**SOURCE BENCHMARK #1:**  
CITY OF NAPERVILLE SURVEY MONUMENT  
STATION NUMBER: 1002  
ELEVATION = 667.49 NAVD 88

**SOURCE BENCHMARK #2:**  
CITY OF NAPERVILLE SURVEY MONUMENT  
STATION NUMBER: 1501  
ELEVATION = 691.72 NAVD 88

**SITE BENCHMARK #1:**  
TAD BOLT OF FIRE HYDRANT APPROXIMATELY 50 FEET NORTH OF THE  
SOUTHWEST CORNER OF BUILDING.  
ELEVATION = 669.41 NAVD 88

**SITE BENCHMARK #2:**  
TAD BOLT OF FIRE FIRST FIRE HYDRANT WEST OF THE INTERSECTION  
OF ROUTE 59 AND ALICE LANE.  
ELEVATION = 668.81 NAVD 88



**P.I.N.:**  
07-01-16-205-005-0000  
07-01-16-205-007-0000  
07-01-16-205-009-0000

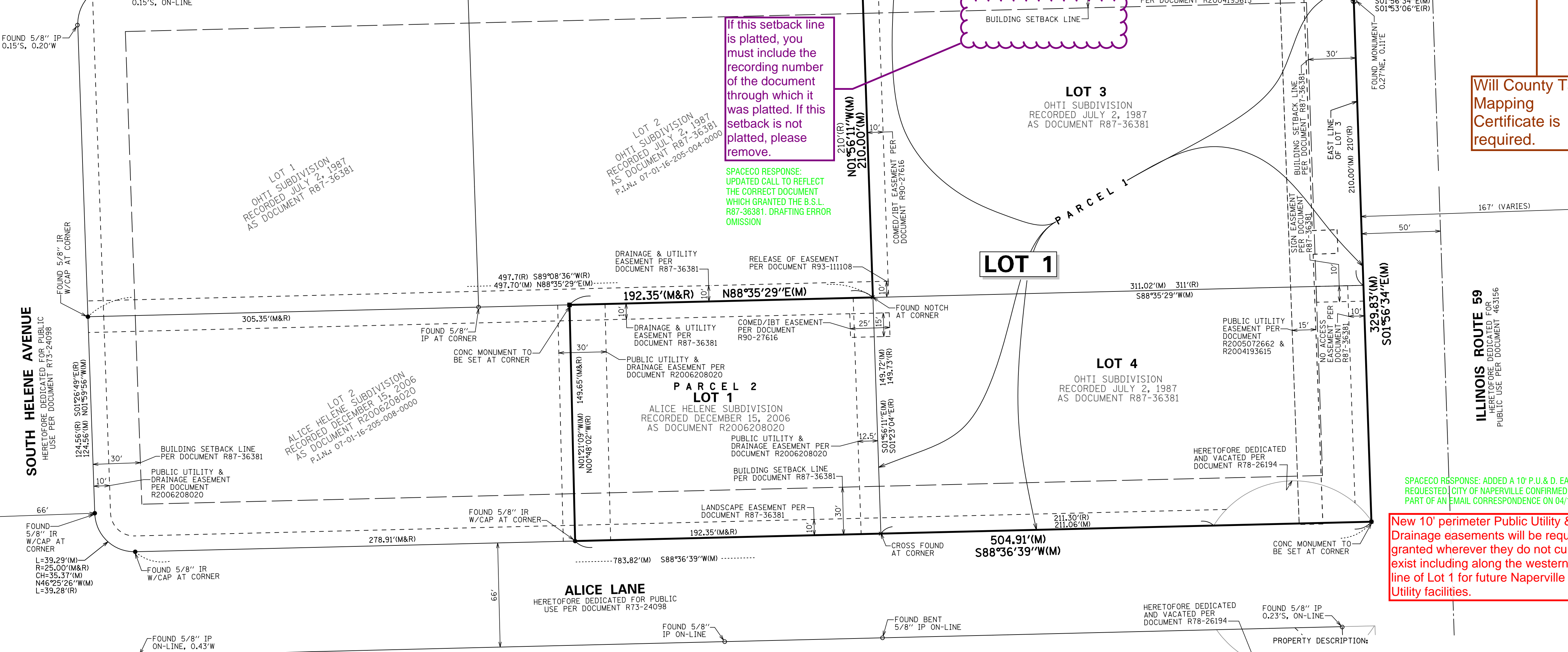
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
**NAME: NAPERVILLE CITY CLERK**  
**ADDRESS: 400 S. EAGLE STREET**  
**NAPERVILLE, IL 60540**

**SCALE 1" = 40'**

**BASIS OF BEARINGS:**  
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

**NOTE:**  
THIS SURVEY BASE UPON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO./FILE NO. 3020-923425 WITH AN EFFECTIVE DATE OF AUGUST 16, 2016.

**\*\*SPACECO RESPONSES ARE DENOTED IN GREEN, REVISED 04/11/2023**



**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**TITLE: SPACECO RESPONSE: ADDED MORTGAGE CERTIFICATE FOR DOCUMENT R2019064304. ADDED A SHEET 2 FOR CLEANER LOOK WITH CERTIFICATE ORGANIZATION**

**NOTARY PUBLIC CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, \_\_\_\_\_ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Verify that Mortgage and Notary for Mortgage is not needed.

**PRINTED NAME:** \_\_\_\_\_

**MY COMMISSION EXPIRES ON:** \_\_\_\_\_, 20\_\_\_\_.

**SCHOOL DISTRICT BOUNDARY STATEMENT**

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT \_\_\_\_\_ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THE PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND

2. TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

INDIAN PRAIRIE SCHOOL DISTRICT 204  
COMMUNITY COLLEGE DISTRICT 502

**OWNER:** \_\_\_\_\_

**BY:** \_\_\_\_\_

**OWNER'S REPRESENTATIVE**

**PRINT NAME:** \_\_\_\_\_

**SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.**

**NOTARY PUBLIC**

STATE OF ILLINOIS )  
COUNTY OF COOK )

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 140,347 SQUARE FEET OR 3.222 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF NAPERVILLE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE DU PAGE COUNTY REGULATORY FLOOD MAP (RFM) COMMUNITY PANEL/MAP NUMBER 17187003300 WITH AN EFFECTIVE DATE FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID REGULATORY FLOOD MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY OF NAPERVILLE

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**CITY TREASURER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT \_\_\_\_\_

**COUNTY CLERK CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF WILL )

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WILL COUNTY CLERK \_\_\_\_\_

**RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF WILL )

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

WILL COUNTY RECORDER \_\_\_\_\_

**SURFACE WATER DRAINAGE STATEMENT**

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE REGISTRATION NUMBER \_\_\_\_\_

REGISTRATION EXPIRATION DATE \_\_\_\_\_

OWNER: \_\_\_\_\_

By: \_\_\_\_\_

**NOTARY PUBLIC**

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 140,347 SQUARE FEET OR 3.222 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF NAPERVILLE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE DU PAGE COUNTY REGULATORY FLOOD MAP (RFM) COMMUNITY PANEL/MAP NUMBER 17187003300 WITH AN EFFECTIVE DATE FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID REGULATORY FLOOD MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056  
LICENSE EXPIRES: 11-30-2024

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

**Include the City Project Number in the lower right corner of the first page. (23-10000004)**

**CITY PROJECT NUMBER 23-10000000**

**FINAL PLAT OF RESUBDIVISION**

**SADDLEWOOD RESUBDIVISION**

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

DATE: 02/10/2023  
JOB NO: 10576  
FILENAME: 10576SUB-01  
SHEET 1 OF 2

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

PREPARED FOR:  
LOCATION FINDERS INC. REAL ESTATE  
9440 ENTERPRISE DRIVE  
MOKENA, IL 60448

**SPACECO RESPONSE: ADDED AREA TABLE AS REQUESTED**

**FOR REVIEW PURPOSES ONLY**

