

# 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>

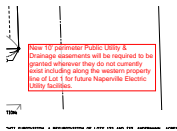
Please contact the Project Manager listed below with any questions.

Erin Venard  
630-420-4101  
[venarde@naperville.il.us](mailto:venarde@naperville.il.us)

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DPU - Electric (1)

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

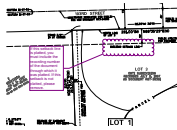
New 10' perimeter Public Utility & Drainage easements will be required to be granted wherever they do not currently exist including along the western property line of Lot 1 for future Naperville Electric Utility facilities.

**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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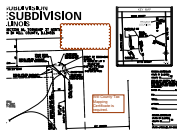


**Subject:** TED - Plat  
**Page Index:** 1  
**Author:** mkostecki

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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**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, 400  
 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.  
 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 with the City Clerk's "Markup Summary" with a written response to each comment 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 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/civildivisions/development> and "City of Naperville Department".  
 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.

Site Contact: **JOSE RIOS, P.E.**  
 630-420-4101  
 veronika@naperville.il.us

DATE: \_\_\_\_\_, 20\_\_\_\_

**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

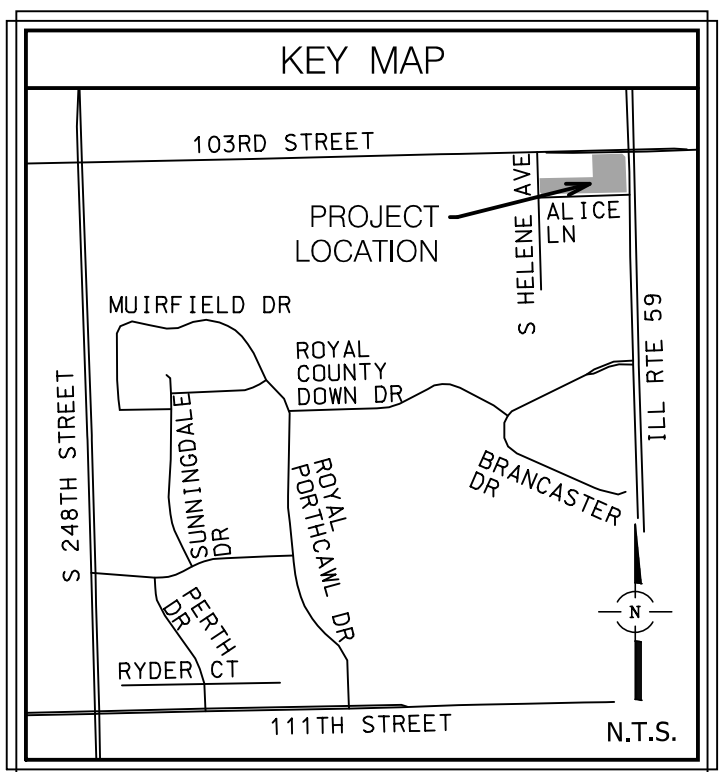
**SITE BENCHMARK #1:**  
 TAO BOLT OF FIRE HYDRANT APPROXIMATELY 50 FEET NORTH OF THE  
 SOUTHWEST CORNER OF BUILDING.  
 ELEVATION = 669.41 NAVD 88

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

# 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

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



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

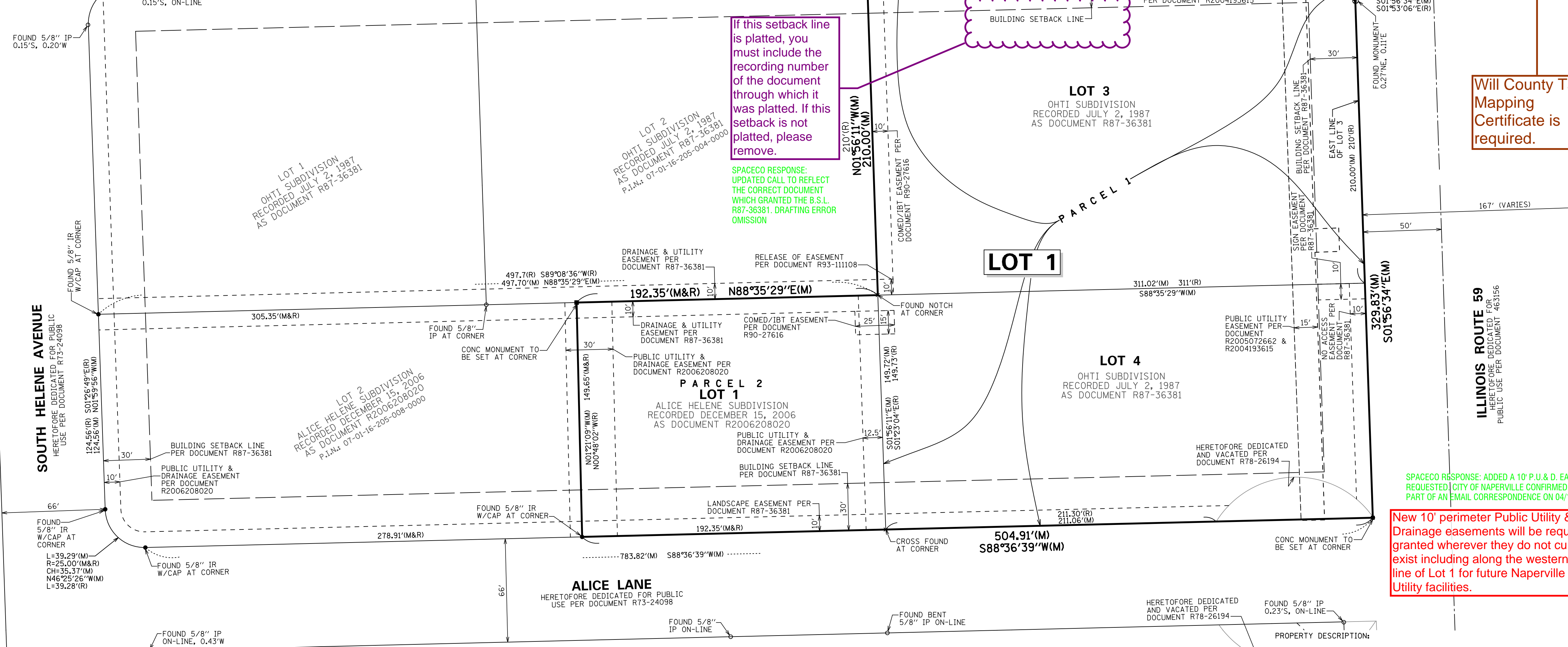
**THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:**  
 NAME: NAPERVILLE CITY CLERK  
 ADDRESS: 400 S. EAGLE STREET  
 NAPERVILLE, IL 60540

**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**



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.

Will County Tax Mapping Certificate is required.

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

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.

**OWNER'S CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 I, \_\_\_\_\_, 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 \_\_\_\_\_ )  
 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.

**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 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\_\_\_\_.

JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056  
 LICENSE EXPIRES: 11-30-2024  
 (VALID ONLY IF EMBOSSED SEAL AFFIXED)

**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\_\_\_\_.

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)

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

**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