

PRELIMINARY PLAT BLOOMING HEIGHTS PLAT 5

OWNER/APPLICANT

Dhc 3, LLC
12119 STRATFORD DRIVE, SUITE B
CLIVE, IOWA 50325

ZONING

R-1(60) SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS
MIN. LOT AREA - 7,500 S.F.
MIN. LOT WIDTH - 60'

SETBACKS
FRONT - 30'
REAR - 35'
SIDE - 7' MIN. (15' TOTAL)

FLOOD MAP DESIGNATION

A PART OF THIS PROPERTY IS LOCATED IN ZONE 'AE' ON
FLOOD INSURANCE RATE MAP (FIRM) 19181C0126G, MAP
REVISED NOVEMBER 16, 2018.

SHEET INDEX

- 1 COVER SHEET
- 2-3 DIMENSION PLAN
- 4 GRADING PLAN
- 5 EROSION CONTROL PLAN
- 6 UTILITY PLAN
- 7 TREE REMOVAL PLAN

NOTES

1. THIS PLAT IS IN A WATER AND SANITARY SEWER CONNECTION FEE DISTRICT.
2. PUBLIC UTILITY EASEMENTS ARE SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT IN AREAS WHERE THEY OVERLAP.
3. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
4. OUTLOT 'Z' TO BE PRIVATE STORMWATER DETENTION, OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. FENCES ARE NOT ALLOWED WITHIN THE EXISTING SANITARY SEWER EASEMENT IN LOTS 7-17. HOWEVER, A FENCE MAY CROSS THE EASEMENT ONLY IF IT IS PERPENDICULAR TO THE EASEMENT.

LEGEND

EXISTING/PROPOSED

	PLAT BOUNDARY
	STORM SEWER & SIZE
	SANITARY SEWER & SIZE
	WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK

CERTIFICATION

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	BRADLEY R. COOPER, IOWA LICENSE NO. 12980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-7

COOPER CRAWFORD & Associates

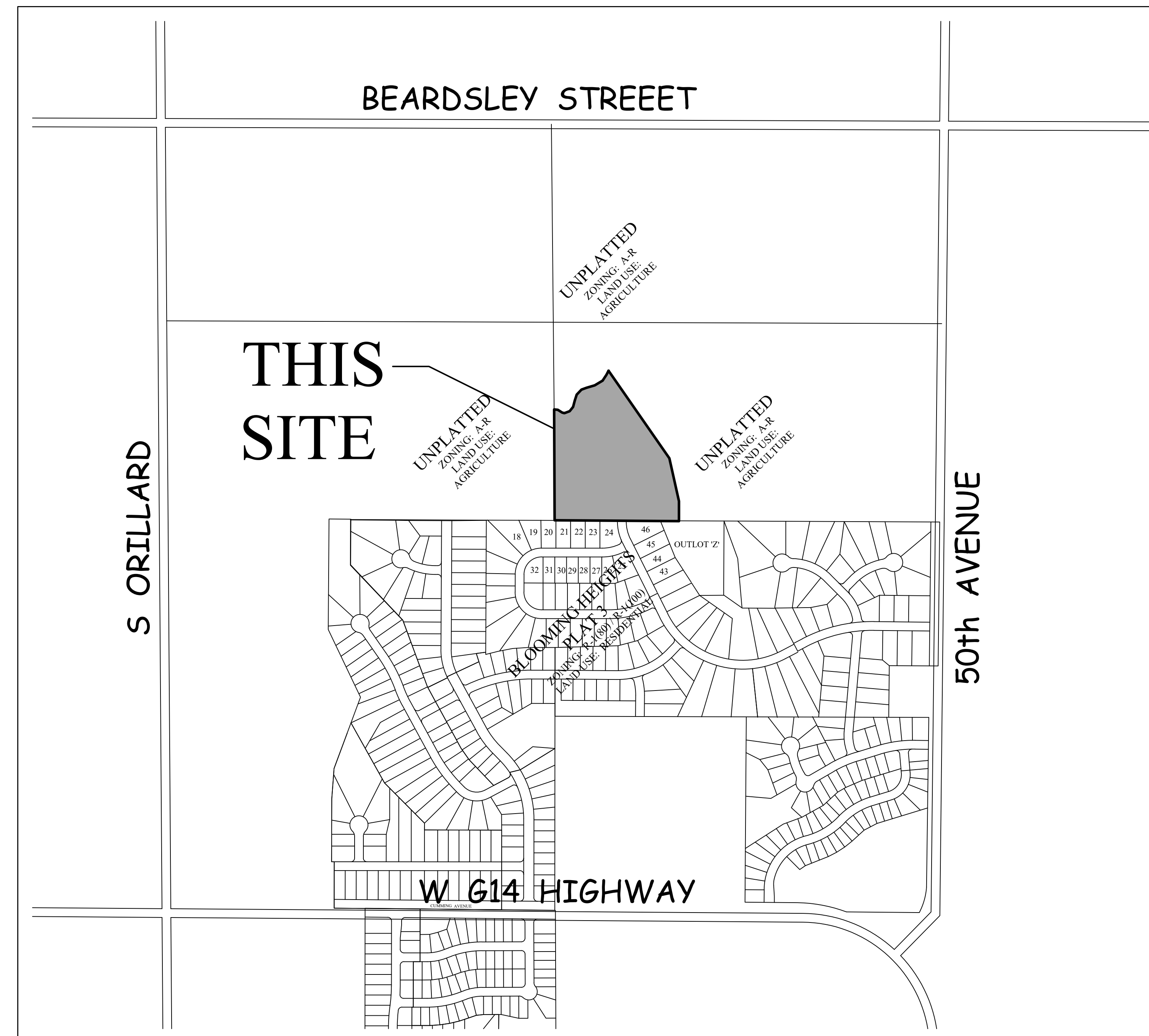
Civil Engineers & Land Surveyors

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

	DATE: 8-21-2025 REVISIONS: 10-2-2025 12-4-2025	JOB NUMBER <h1>CC 2950</h1>
	AS-BUILT: ---	

COVER SHEET
BLOOMING HEIGHTS PLAT 5

SHEET 1 OF 7



VICINITY SKETCH

NORTH SCALE: 1"=500'

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., CITY OF NORWALK, WARREN COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., CITY OF NORWALK, WARREN COUNTY, IOWA: THENCE N00°15'17"W, 786.87 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, TO THE CENTERLINE OF MIDDLE BRANCH CREEK, AS IT IS PRESENTLY LOCATED: THENCE S60°00'00"E, 73.56 FEET ALONG SAID CENTERLINE: THENCE N66°00'00"E, 50.66 FEET ALONG SAID CENTERLINE: THENCE N29°00'00"E, 91.07 FEET ALONG SAID CENTERLINE: THENCE N30°00'00"W, 39.28 FEET ALONG SAID CENTERLINE: THENCE N20°00'00"E, 45.52 FEET ALONG SAID CENTERLINE: THENCE N80°00'00"E, 131.78 FEET ALONG SAID CENTERLINE: THENCE N52°00'00"E, 45.45 FEET ALONG SAID CENTERLINE: THENCE N32°00'00"E, 74.91 FEET ALONG SAID CENTERLINE: THENCE S34°47'54"E, 754.12 FEET: THENCE S12°36'43"E, 299.76 FEET: THENCE S00°08'28"W, 135.70 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, AND TO THE NORTH LINE OF BLOOMING HEIGHTS PLAT 3, AN OFFICIAL PLAT, CITY OF NORWALK, WARREN COUNTY, IOWA: THENCE N89°35'50"W, 847.36 FEET ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, AND ALONG SAID NORTH LINE, TO THE CENTER OF SAID SECTION 10 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 14.867 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT PROPERTY OWNERS WITHIN 300'

BLOOMING HEIGHTS PLAT 3

- | | |
|------------|--|
| LOT 18 | VANDIS FAMILY LIVING TRUST
2319 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 19 | JESSICA & TROY KUNZ
2325 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 20 | SHANE & ASHLEY McCARTY
2331 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 21 | TAYLOR & AUBREY FRETTE
2337 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 22 | KENNETH ROBERTS
2343 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 23 | KLAGE KIRK & BROOKE DEANNA VANVARK
2349 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 24 | JACOB & NICOLE OSWALD REV. TRUST
2359 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 25 | 6EA CARYNN ROBEY
2364 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 26 | AMANDA JEAN & SHANE MATTHEW GERHART
2358 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 27 | KAYLEN & DANIEL PETULLO
2352 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 28 | QUINN & CARLEE KENDRICK
2346 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 29 | HIGH POINT HOMES
2328 NW GABUS DRIVE
GRIMES, IA 50111 |
| LOT 30 | SERENITY HOMES & RENOVATIONS, LLC
2317 TIMBERVIEW DRIVE
NORWALK, IA 50211 |
| LOT 31 | TERRY & SANDRA DONOHOE
2328 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 32 | ERNESTO A. & MATTEA ANNE ESCOBAR
2322 GREEN LEAF CIRCLE
NORWALK, IA 50211 |
| LOT 43 | DAVID & REBECCA FLETCHER
909 N. 6th STREET
CHARITON, IA 50049 |
| LOT 44 | CALLIE & CHRISTIAN LOPEZ
2303 REDBUD STREET
NORWALK, IA 50211 |
| LOT 45 | STEGER CONSTRUCTION INC.
2307 REDBUD STREET
NORWALK, IA 50211 |
| LOT 46 | SHOWTIME ROOFING, LLC
2936 104th STREET
URBANDALE, IA 50322 |
| OUTLOT 'Z' | BLOOMING HEIGHTS HOMEOWNERS ASSOCIATION
12119 STRATFORD DRIVE, SUITE B
CLIVE, IA 50325 |

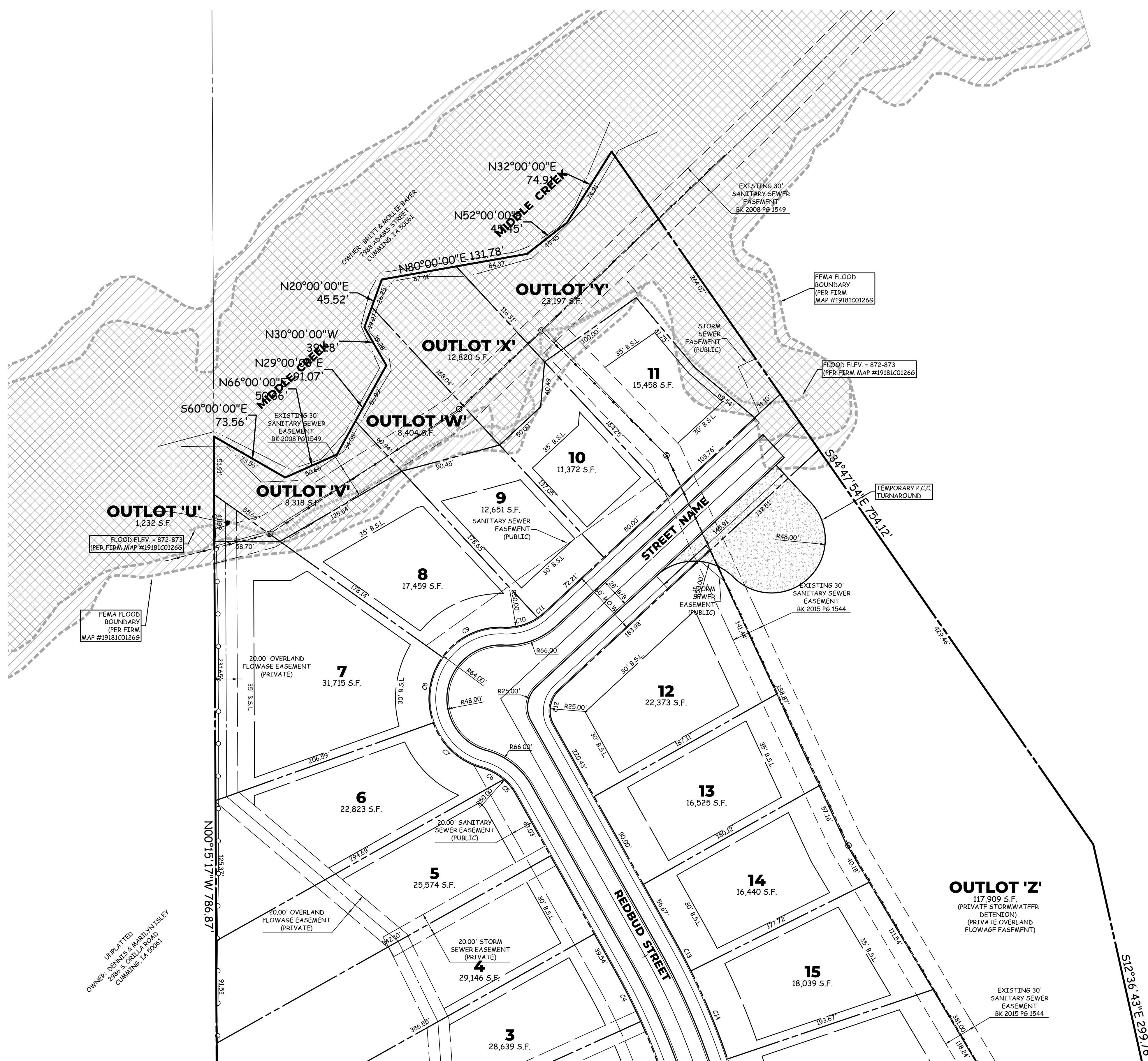
UNPLATTED

DENNIS & MARILYN ISLEY
2986 S. ORILLA ROAD
CUMMING, IA 50061

BRITT & MOLLIE BAKER
7988 ADAMS STREET
CUMMING, IA 50061

DAVID & CHERYL KUTSCHER/ RUSSELL/JULIE HIXSON
4308 TIMBERWOOD DRIVE
WEST DES MOINES, IA 50265

PRELIMINARY PLAT BLOOMING HEIGHTS PLAT 5



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	029°42'51"	600.00	311.17	159.17	307.69	S14°27'15"E
C2	015°43'39"	570.00	156.46	78.73	155.97	N07°27'39"W
C3	009°03'00"	570.00	90.03	45.11	89.94	N19°50'59"W
C4	004°56'12"	570.00	49.11	24.57	49.10	N26°50'35"W
C5	019°50'17"	50.00	17.31	8.74	17.23	N39°13'50"W
C6	025°35'38"	50.00	22.33	11.36	22.15	N61°56'47"W
C7	055°04'45"	64.00	61.52	33.37	59.18	N47°12'14"W
C8	055°09'30"	64.00	61.61	33.43	59.26	N07°54'53"E
C9	057°07'33"	64.00	63.81	34.84	61.20	N64°03'25"E
C10	036°28'25"	50.00	31.83	16.47	31.29	N74°22'59"E
C11	008°57'30"	50.00	7.82	3.92	7.81	N51°40'01"E
C12	076°29'57"	25.00	33.38	19.71	30.95	S08°56'17"W
C13	002°52'21"	630.00	31.59	15.80	31.58	S27°52'30"E
C14	007°45'37"	630.00	85.33	42.73	85.26	S22°33'31"E
C15	007°45'37"	630.00	85.33	42.73	85.26	S14°47'54"E
C16	011°19'16"	630.00	124.48	62.44	124.28	S05°15'28"E

- LEGEND**
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - ST 18" STORM SEWER & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - W 12" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - ⊕ FIRE HYDRANT
 - ⊖ VALVE
 - ▲ F.E.S.
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - * * * SILT FENCE OR APPROVED FILTRATION SOCK

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12-4-2025

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CC 2950

AS-BUILT: ---
DIMENSION PLAN
BLOOMING HEIGHTS PLAT 5

SHEET 2 OF 7



UNPLATTED
OWNER: DANNY & BERNI KUTSCHER &
RUSSELL JULLIEN HDSON
830 TILBERWOOD DRIVE
WEST DES MOINES, IA 50265

UNPLATTED
OWNER: DONALD & ARDRA WYBLEY
2805 S. ORLA ROAD
CUMMING, IA 50808

FLOOD ELEV. = 872-873
(PER FIRM MAP #19181C01266)

FEMA FLOOD
BOUNDARY
(PER FIRM
MAP #19181C01266)

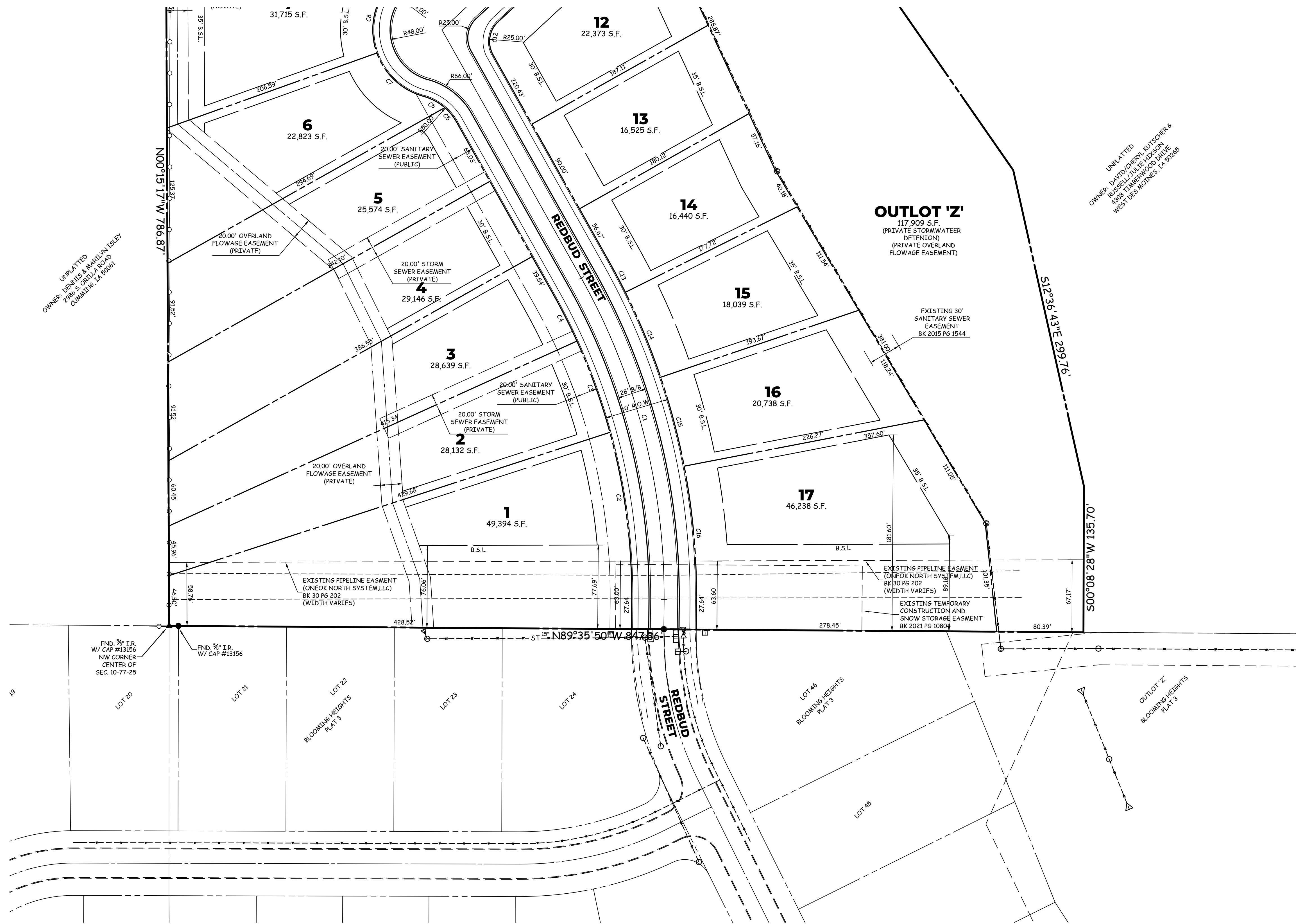
FLOOD ELEV. = 872-873
(PER FIRM MAP #19181C01266)

EXISTING 30'
SANITARY SEWER
EASEMENT
BK 2015 P6 1544

OUTLOT 'Z'
117,909 S.F.
(PRIVATE STORMWATER
DETENTION)
(PRIVATE OVERLAND
FLOWAGE EASEMENT)

EXISTING 30'
SANITARY SEWER
EASEMENT
BK 2015 P6 1544

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LEGEND	
—	EXISTING/PROPOSED PLAT BOUNDARY
ST 18"	STORM SEWER & SIZE
SAN 8"	SANITARY SEWER & SIZE
W 12"	WATER MAIN & SIZE
○	MANHOLE
⊠	STORM INTAKE
⊠	FIRE HYDRANT
⊠	VALVE
△	F.E.S.
— 990	EXISTING CONTOURS
— 990	PROPOSED CONTOURS
— X — X — X	SILT FENCE OR APPROVED FILTRATION SOCK

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SCALE: 1"=50'

AS-BUILT: ---

**DIMENSION PLAN
BLOOMING HEIGHTS PLAT 5**

CC 2950
SHEET 3 OF 7

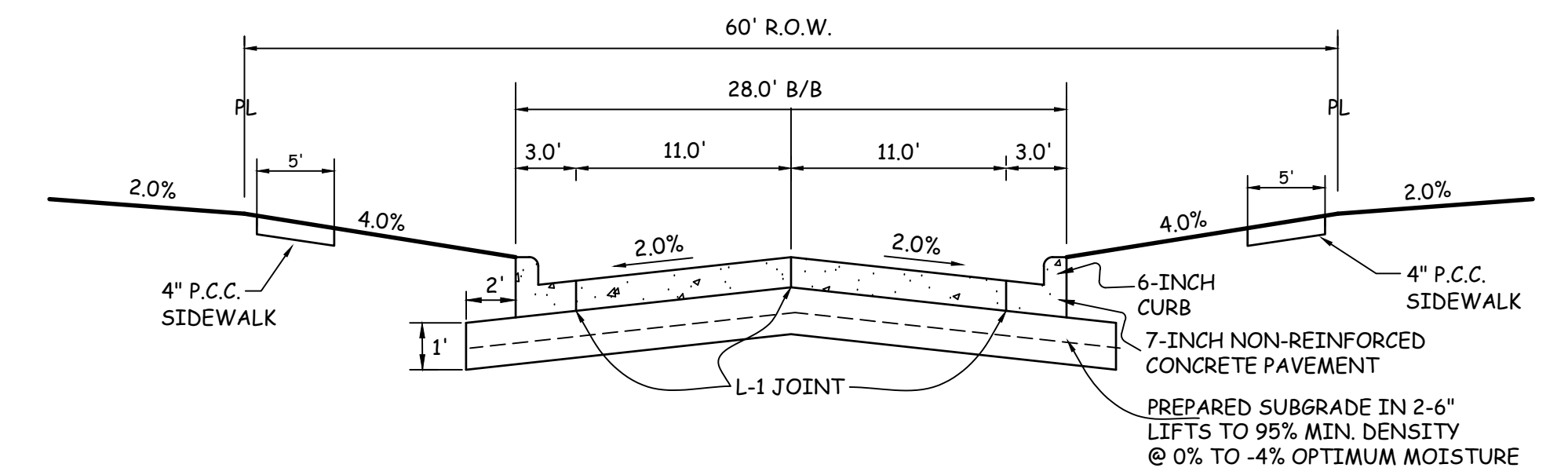
JOB NUMBER



PRELIMINARY PLAT BLOOMING HEIGHTS PLAT 5

FLOODPLAIN NOTE
1. THE FEMA FLOOD BOUNDARY WILL BE MODIFIED TO MATCH THE FLOOD ELEVATIONS SHOWN ON FIRM MAP #19181C01266

NOTES
1. REFER TO SUDAS DETAIL 9040.119 FOR SILT FENCE INSTALLATION.



TYPICAL 28' B/B CROSS SECTION
NO SCALE

NOTE: SUBDRAINS MAY BE REQUIRED. REFER TO CONSTRUCTION DRAWINGS.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - ST 18" STORM SEWER & SIZE
 - SAN 12" SANITARY SEWER & SIZE
 - W 12" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - ⊗ FIRE HYDRANT
 - ⊕ VALVE
 - ▲ F.E.S.
 - - - EXISTING CONTOURS
 - PROPOSED CONTOURS
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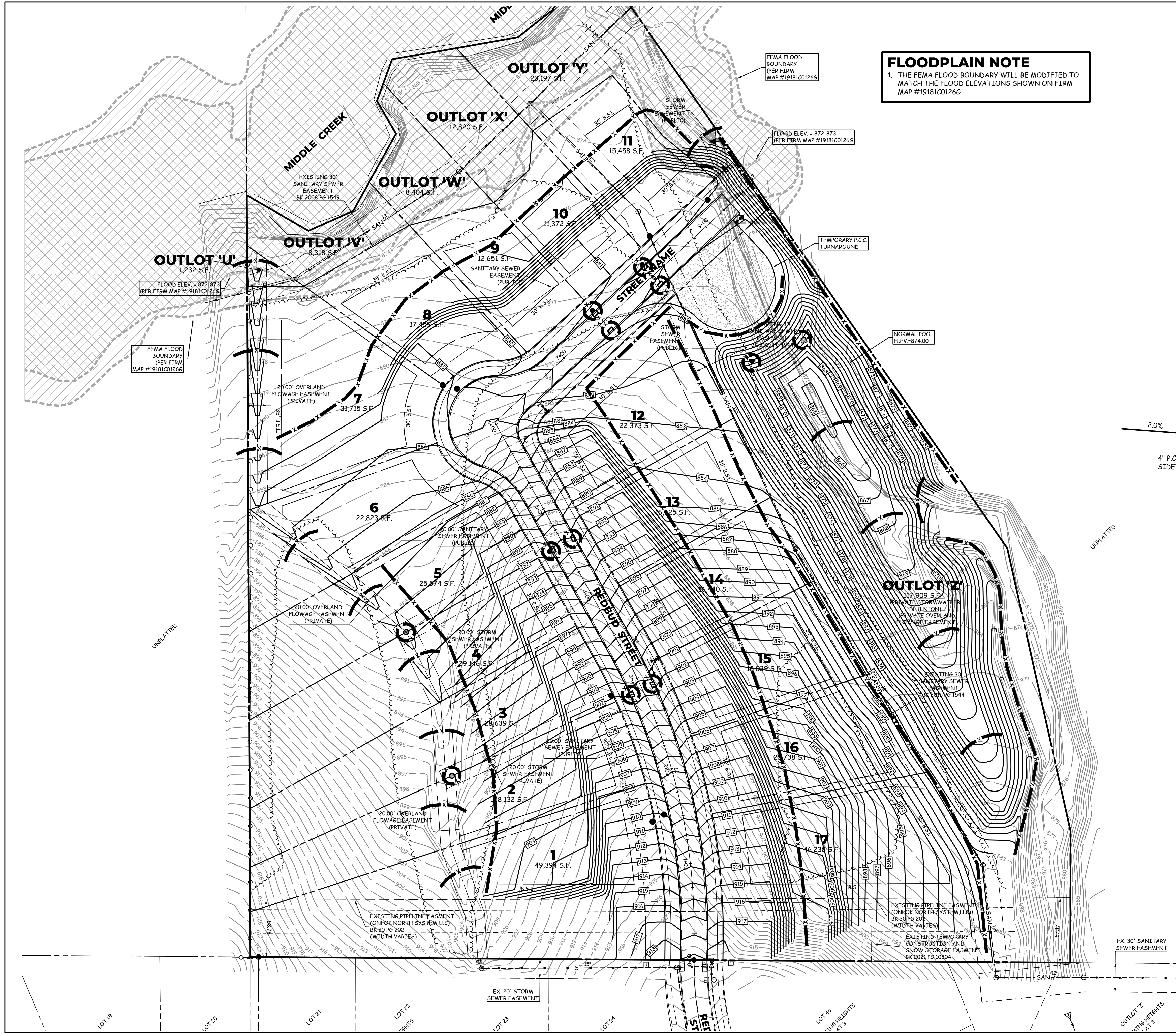
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AS-BUILT: ---
**GRADING PLAN
BLOOMING HEIGHTS PLAT 5**

SHEET
4 OF 7

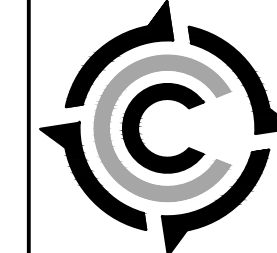


PRELIMINARY PLAT BLOOMING HEIGHTS PLAT 5





LEGEND

EXISTING/PROPOSED	
	PLAT BOUNDARY
	ST-18" STORM SEWER & SIZE
	SAN-8" SANITARY SEWER & SIZE
	W-12" WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK



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  SCALE: 1"=50'	DATE: 8-21-2025 REVISIONS: 10-2-2025 12-4-2025	JOB NUMBER CC 2950
AS-BUILT: --- EROSION CONTROL PLAN BLOOMING HEIGHTS PLAT 5		SHEET 5 OF 7



PRELIMINARY PLAT BLOOMING HEIGHTS PLAT 5



LEGEND

EXISTING/PROPOSED	
	PLAT BOUNDARY
	ST 12" STORM SEWER & SIZE
	SAN 12" SANITARY SEWER & SIZE
	W 12" WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK

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AS-BUILT: ---

**UTILITY PLAN
BLOOMING HEIGHTS PLAT 5**

SHEET 6 OF 7



PRELIMINARY PLAT BLOOMING HEIGHTS PLAT 5



LEGEND

EXISTING/PROPOSED	
—	PLAT BOUNDARY
ST 18"	STORM SEWER & SIZE
SAN 12"	SANITARY SEWER & SIZE
W 12"	WATER MAIN & SIZE
○	MANHOLE
●	STORM INTAKE
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— 990	EXISTING CONTOURS
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SCALE: 1"=50'

AS-BUILT: ---

TREE REMOVAL PLAN
BLOOMING HEIGHTS PLAT 5

CC 2950
SHEET 7 OF 7

IOWA ONE CALL