

TUSCALOOSA  
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

*Please complete all of the following required fields:*

Subdivision: Cherrystone 6 Parcel ID: 3108332006082000 Total Acres: 62 +/-

**Surveyor or Engineer**

Name: McGuire Assoc. Div. of GSA Email: mmcguire@gonzalez-strength.com Phone: 205-361-2052  
 Address: 2315 14th Street City/State: Tuscaloosa / AL ZIP Code: 35401

**Property Owner**

Name: Builders Group Email: bcorder@thebuildersgroup.info Phone: 205-342-3940  
 Address: 1307 25th Ave. City/State: Tuscaloosa / AL ZIP Code: 35401


*Applicants MUST include ALL of the following documentation with the submission of this checklist:*

6 Plats MAP FOLDED to 8 ½" x 11"	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="checkbox"/> YES _____	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Drainage study	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Variance request letter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 ½" X 11" scale	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

**Certification of Applicant**

**NOTE:** AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature:  Date: 9/14/20

**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT  
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
 Planning Division Tuscaloosa, AL 35401 [SUBMIT FORM](#)



**MCGUIRE ASSOCIATES**  
a DIVISION of  
**GONZALEZ-STRENGTH & ASSOCIATES, INC.**



**CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING  
LAND PLANNING • LANDSCAPE ARCHITECTURE**

City of Tuscaloosa  
Mr. Will Smith  
2201 University Boulevard  
Annex III, 3<sup>rd</sup> Floor  
Tuscaloosa, Al. 35401

September 14, 2021

Re: Drainage Study  
Cherrystone Phase 6

Dear Mr. Smith,

Please find below our drainage study for the above referenced project.

Cherrystone Phase 6 Drainage Study:

Cherrystone Phase 6 is a proposed residential subdivision located Immediately South of Lincoln Park Sector 5 and Northwest of the previous phases of Cherrystone Subdivision. The project is a planned unit development and lots will contain individual single family homes. There are 32 single family homes in Phase 6. The project is located in part of the Southwest Quarter of Section 33, Township 21 South, Range 10 West in Tuscaloosa County Alabama. The 32 residential homes will be constructed on 8.1 acres more or less and there will be one additional Open Space lot in which there are no plans to develop. The total acreage for the site is 62 acres of which all but 8.1 acres was previously developed. The post development dwelling density is based on the total acreage is 2.0 units per acre. The soils on the site consist of Adaton Silt Loam, luka Mantachie 0 to 2 percent slopes, Bama Urban 2 to 6 percent slopes. The predevelopment runoff for the 8.1 acre site is approximately 17 cubic feet per second. The post development runoff is approximately 46 cubic feet per second. The post development runoff will be released into Moody Swamp Tributary #2 and eventually into Moody Swamp. This area is mainly a special flood hazard area that is not developed.

The plan is to grade the home sites and road and leave as much of the natural vegetation as possible. The roads, sanitary sewer and storm sewer inside the site will all be public and Open Space maintained by the Home Owners Association. Once construction is complete and homes are all constructed the areas outside the impervious areas will all be landscaped or grassed. As part of the Land Development Permit process and the ADEM General Storm water permit a detailed Erosion Control Plan will be submitted to the city staff and ADEM for approval prior to construction. There will be a site inspector on the job daily monitoring the site.

The overall development plan for this site is to have relatively small impervious areas with everything outside the impervious areas being vegetated to help control runoff volumes and sediment. Any areas along the perimeter of the site that can remain natural and undisturbed will be left in their original condition. The Developer plans to have a finished site that is easy to maintain and minimize the runoff as much as possible.

Sincerely,

William H. McGuire, PE



# McGuire Associates a Division of GSA



## GONZALEZ – STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING  
LAND PLANNING • LANDSCAPE ARCHITECTURE

Planning, Office of Urban Development  
C/o Ms. Ashley Crites  
2201 University Boulevard  
Annex III, 3<sup>rd</sup> Floor  
Tuscaloosa, AL 35401

9/15/2021

Re: Cherrystone 6

Dear Ms. Crites,

By this letter our client, The Builders Group would like to request the following variances.

- 1.) Valley Gutter in lieu of standard 24" Curb and Gutter.
- 2.) Overhead Power
- 3.) Sidewalks
- 4.) Waiver 200' infrastructure ring completed phases

If you should have any questions or need any additional information please give me a call. Thank you for your time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael J. McGuire', is written over a light blue horizontal line.

Michael J. McGuire  
Senior Project Manager

# McGuire Associates a Division of GSA



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CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING  
LAND PLANNING • LANDSCAPE ARCHITECTURE

Office of the City Engineer  
C/o Mr. Mike Gardiner  
2201 University Boulevard  
Annex III, 3<sup>rd</sup> Floor  
Tuscaloosa, AL 35401

9/15/2021

Re: Cherrystone 6 – Preliminary Sanitary Sewer Analysis

Dear Mr. Gardiner,

The proposed Sixth Phase of Cherrystone will consist of 31 single family homes ranging in size from approximately 1000sf to 1400 sf. The sanitary sewer from this site will be extended by a new 8" gravity sewer system that will tie into City Manhole #14034. Based on the city GIS the existing downstream sanitary sewer line is a 30" diameter Ductile Iron Pipe at 0.07 percent grade. Based on our preliminary numbers the daily flow leaving our site will be an additional 14,880 gallons per day. The existing pipe has a capacity of 7,012,051 gallons per day. The additional flow is an increase of 0.21 percent of the capacity of the existing 30" sanitary sewer line. Based on our preliminary numbers it would appear that the existing 30" diameter pipe has the capacity to receive the additional 31 lots. Once Phase 6 is designed and the Land Development Permit is submitted we will submit a final sewer analysis including field run flow test to validate our preliminary numbers. If you should have any questions or need any additional information, please give me a call. Thank you for your time.

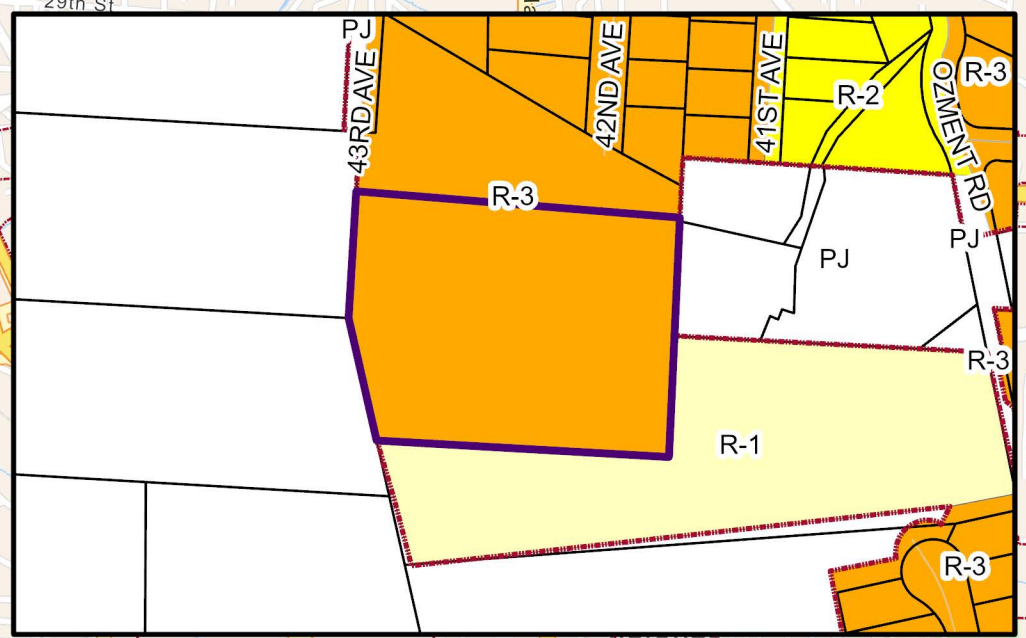
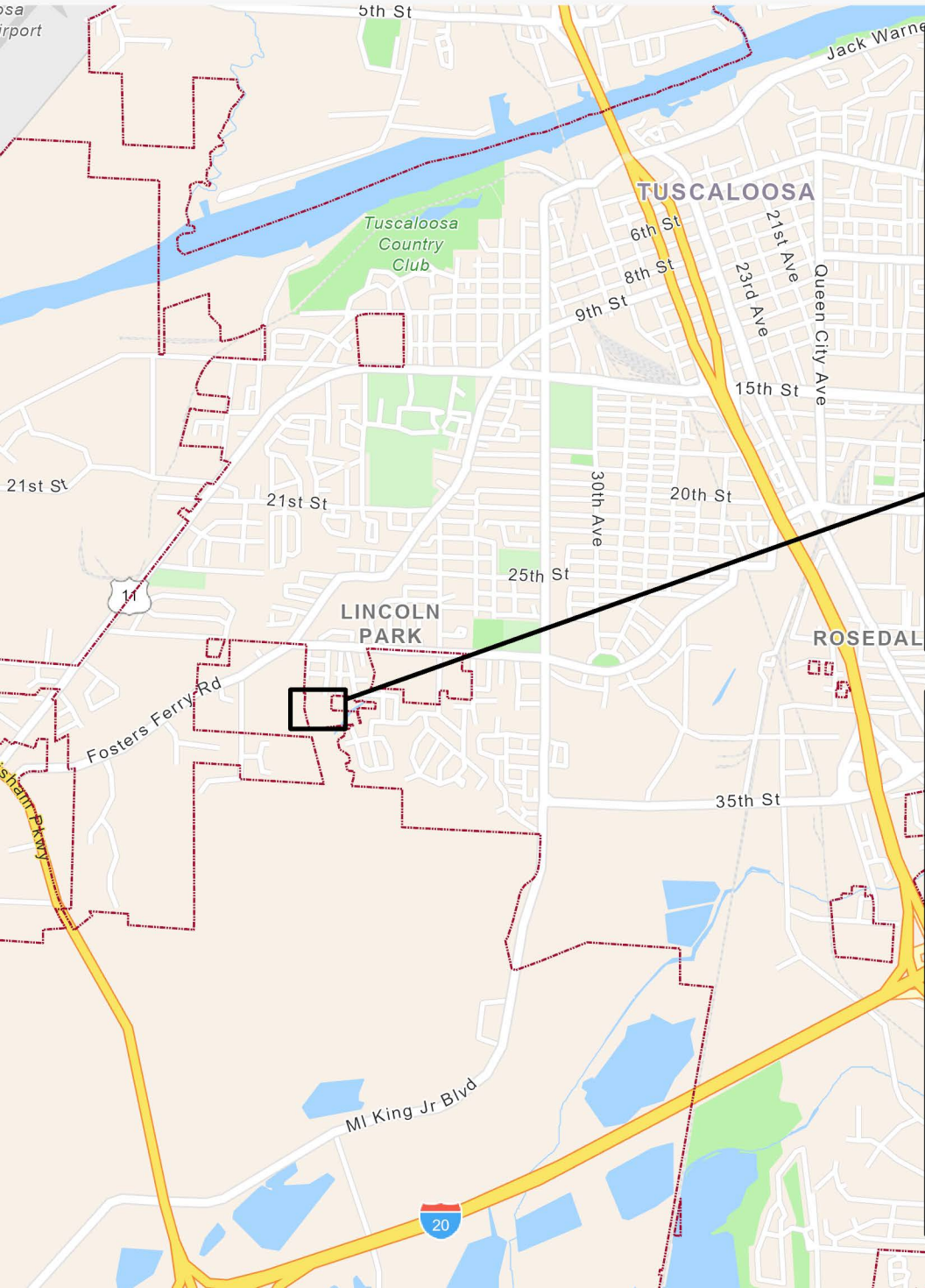
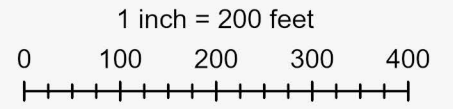
Sincerely,

William H. McGuire, PE  
Senior Project Manager





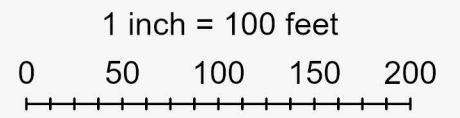
# Cherrystone 6








# Cherrystone 6



N



 City Limits



## Cherrystone, Phase 6

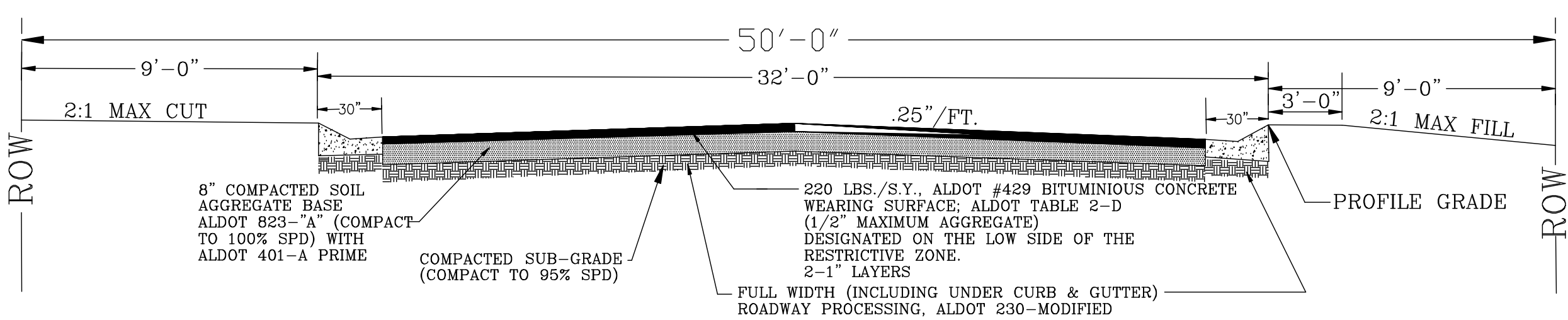
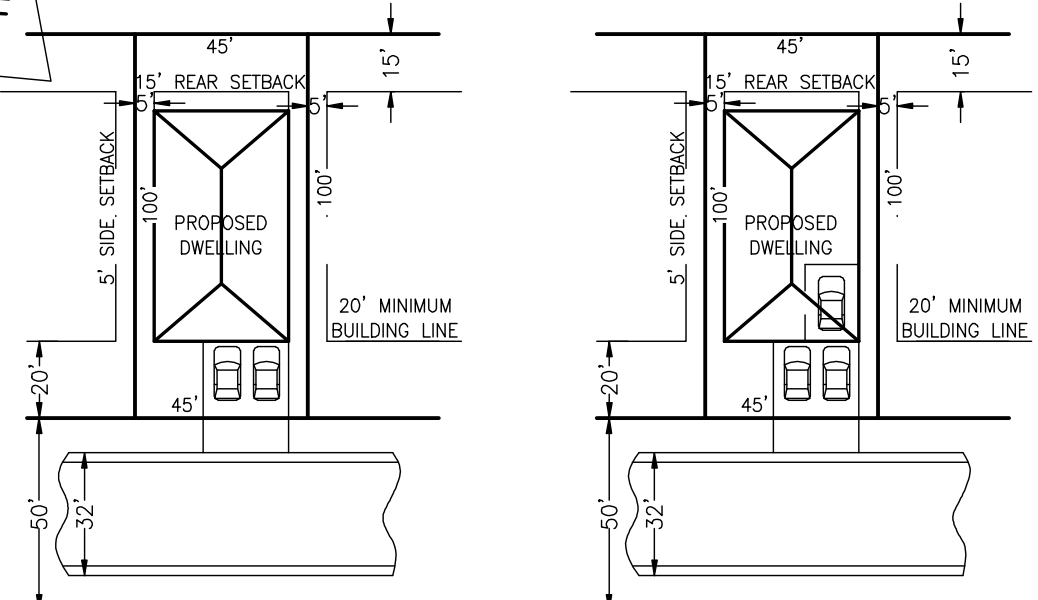
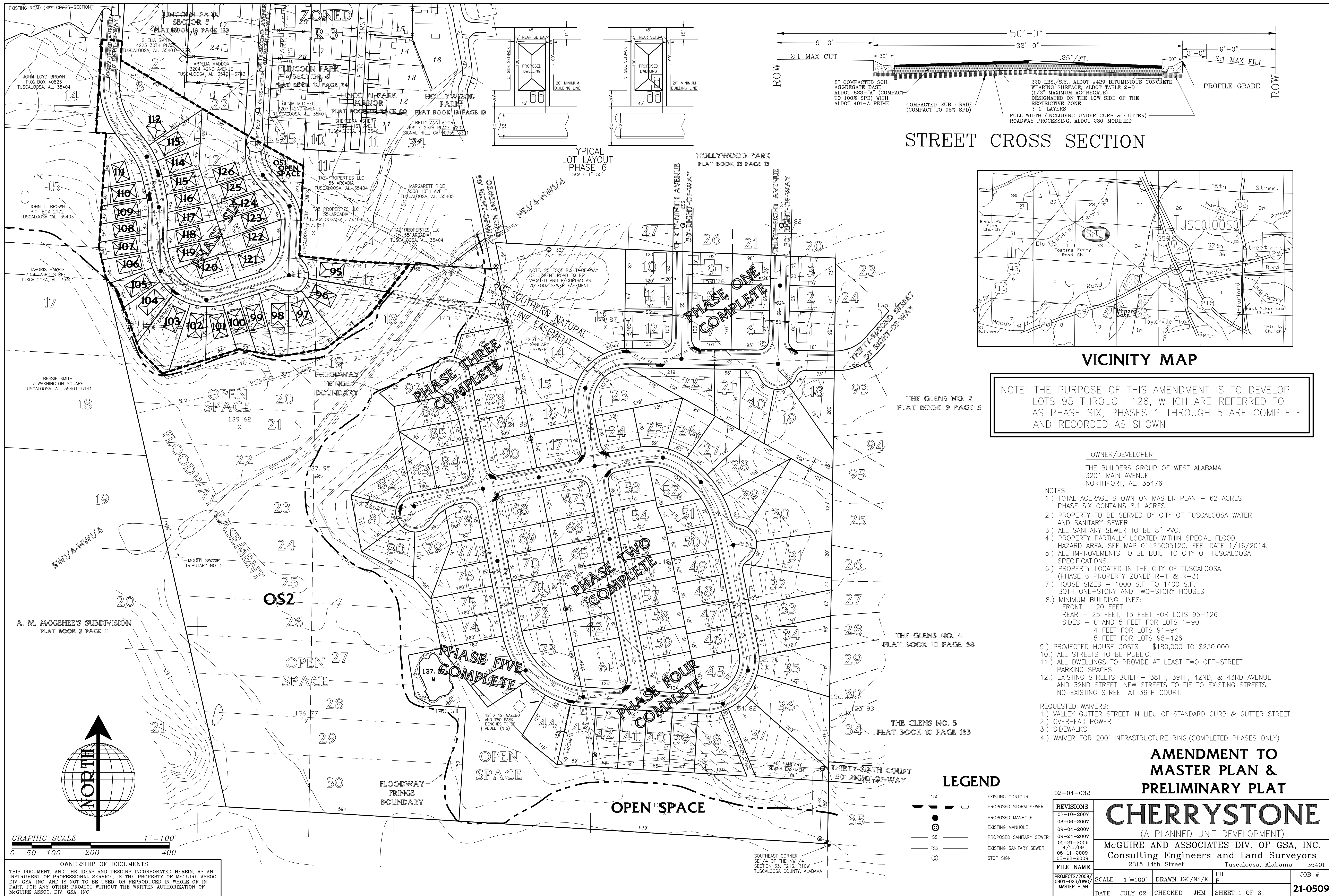
### Amendment to the Master Plan - Narrative

Cherrystone, Phase 6 is proposed to be the final phase of a vibrant, small community of value-focused workforce and attainable housing and residences. Cherrystone began as a dream almost 20 years ago, with a thought toward the revitalization of Tuscaloosa's West End Community. Since inception, Cherrystone has become the permanent residence of over, 95 families, or 200 citizens. This phase will bring the total number of families served to about 125. Police officers, nurses, fire fighters, Mercedes Benz and its suppliers' employees, service industry professionals, construction tradespeople, retirees, and young people looking to start a family are all proven buyers of the homes that will be typical in phase 6. They are attracted to the proximity to downtown, the value of the homes being offered, and the ability to have a new construction home in an area they may already call home. Cherrystone is ideally situated to provide a very necessary component of the robust Tuscaloosa housing market in a community where there is a tremendous sense of place and pride. This amendment to the master plan, is a proposed zoning of R3 – Planned Unit Development. Architecture in Cherrystone, Phase 6 will be consistent with the first five phases, while allowing customers the option to upgrade to materials and components that fit their budget. The primary focus will be to provide aesthetically pleasing curb presence, while keeping in mind the target market's values.

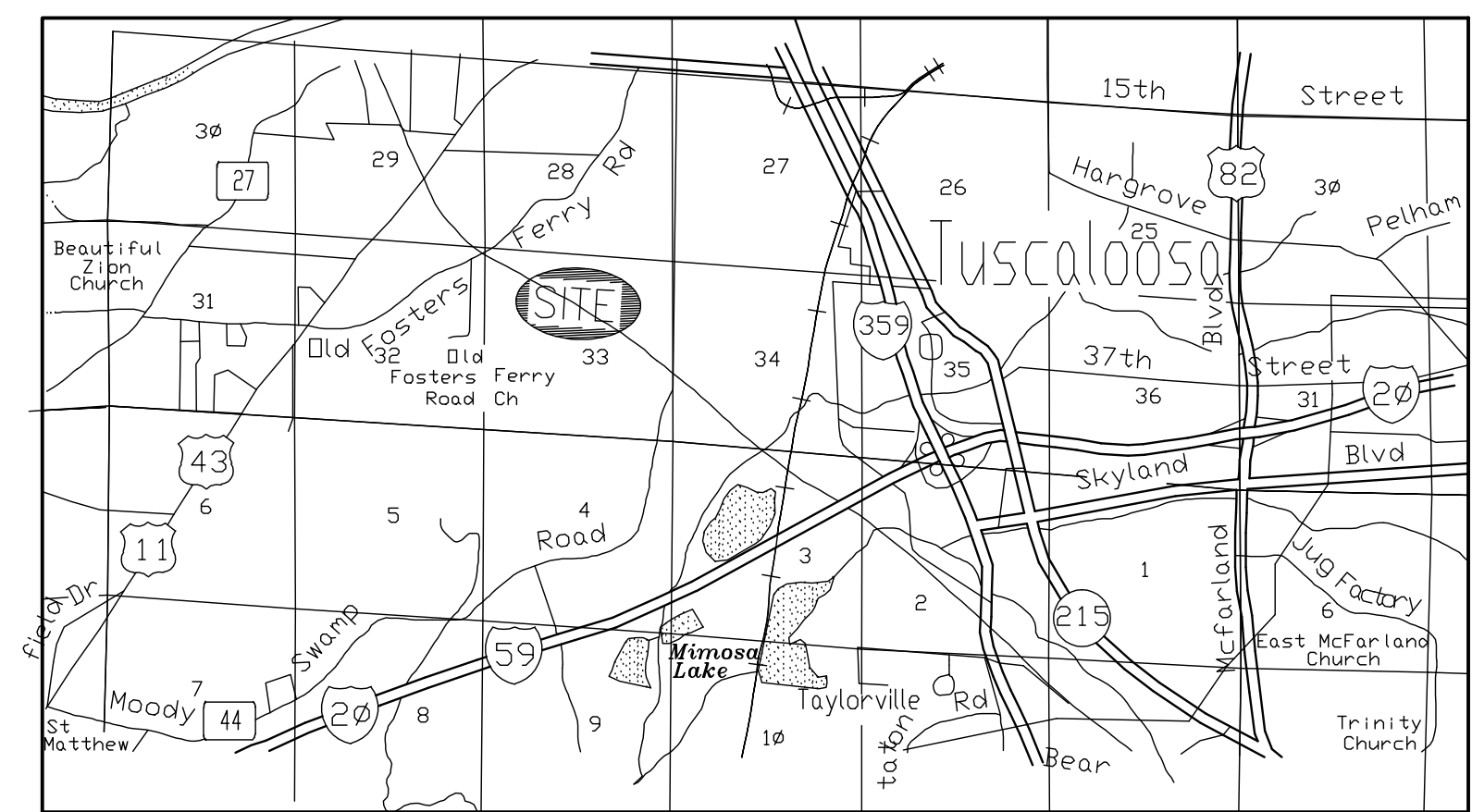
Two-bedroom plans will start around 800 SF, with three-bedroom options around 1100 SF, and 4 bedroom options around 1400. Uncovered parking, open carports, and enclosed garages will all be in the architectural toolbox to appeal to the largest section of our Tuscaloosa working class. This will also compliment, very well, the existing homes in Cherrystone as well as the neighbors in Lincoln Park to the north. The homes are intended to be offered for sale by The Builders Group and Cherrystone, Phase 6 should be the future home to 80 to 120 residents. Pricing is expected to start in the mid to high \$100s.

Builders Group Development, LLC requests a waiver of the financial capability report due to our long track record of successful residential developments both inside and outside the city limits of Tuscaloosa. Since starting Cherrystone, we have constructed or contributed to the construction of almost 200 homes in the West End of Tuscaloosa alone. This represents approximately \$25 million in new homes in an area that desperately needs new development. Cherrystone, Phase 6 will bring this total investment to over \$30 million.





STREET CROSS SECTION



VICINITY MAP

NOTE: THE PURPOSE OF THIS AMENDMENT IS TO DEVELOP LOTS 95 THROUGH 126, WHICH ARE REFERRED TO AS PHASE SIX, PHASES 1 THROUGH 5 ARE COMPLETE AND RECORDED AS SHOWN

OWNER/DEVELOPER

THE BUILDERS GROUP OF WEST ALABAMA  
3201 MAIN AVENUE  
NORTHPORT, AL. 35476

NOTES:

- TOTAL ACERAGE SHOWN ON MASTER PLAN - 62 ACRES. PHASE SIX CONTAINS 8.1 ACRES.
- PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SANITARY SEWER.
- ALL SANITARY SEWER TO BE 8" PVC.
- PROPERTY PARTIALLY LOCATED WITHIN SPECIAL FLOOD HAZARD AREA. SEE MAP 01125C0512G. EFF. DATE 1/16/2014.
- ALL IMPROVEMENTS TO BE BUILT TO CITY OF TUSCALOOSA SPECIFICATIONS.
- PROPERTY LOCATED IN THE CITY OF TUSCALOOSA. (PHASE 6 PROPERTY ZONED R-1 & R-3)
- HOUSE SIZES - 1000 S.F. TO 1400 S.F. BOTH ONE-STORY AND TWO-STORY HOUSES
- MINIMUM BUILDING LINES:  
FRONT - 20 FEET  
REAR - 25 FEET, 15 FEET FOR LOTS 95-126  
SIDES - 0 AND 5 FEET FOR LOTS 1-90  
4 FEET FOR LOTS 91-94  
5 FEET FOR LOTS 95-126
- PROJECTED HOUSE COSTS - \$180,000 TO \$230,000
- ALL STREETS TO BE PUBLIC.
- ALL DWELLINGS TO PROVIDE AT LEAST TWO OFF-STREET PARKING SPACES.
- EXISTING STREETS BUILT - 38TH, 39TH, 42ND, & 43RD AVENUE AND 32ND STREET. NEW STREETS TO TIE TO EXISTING STREETS. NO EXISTING STREET AT 36TH COURT.

REQUESTED WAIVERS:

- VALLEY GUTTER STREET IN LIEU OF STANDARD CURB & GUTTER STREET.
- OVERHEAD POWER
- SIDEWALKS
- WAIVER FOR 200' INFRASTRUCTURE RING.(COMPLETED PHASES ONLY)

LEGEND

150	EXISTING CONTOUR
---	PROPOSED STORM SEWER
●	PROPOSED MANHOLE
⊙	EXISTING MANHOLE
SS	PROPOSED SANITARY SEWER
ESS	EXISTING SANITARY SEWER
⊕	STOP SIGN

02-04-032

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AMENDMENT TO MASTER PLAN & PRELIMINARY PLAT

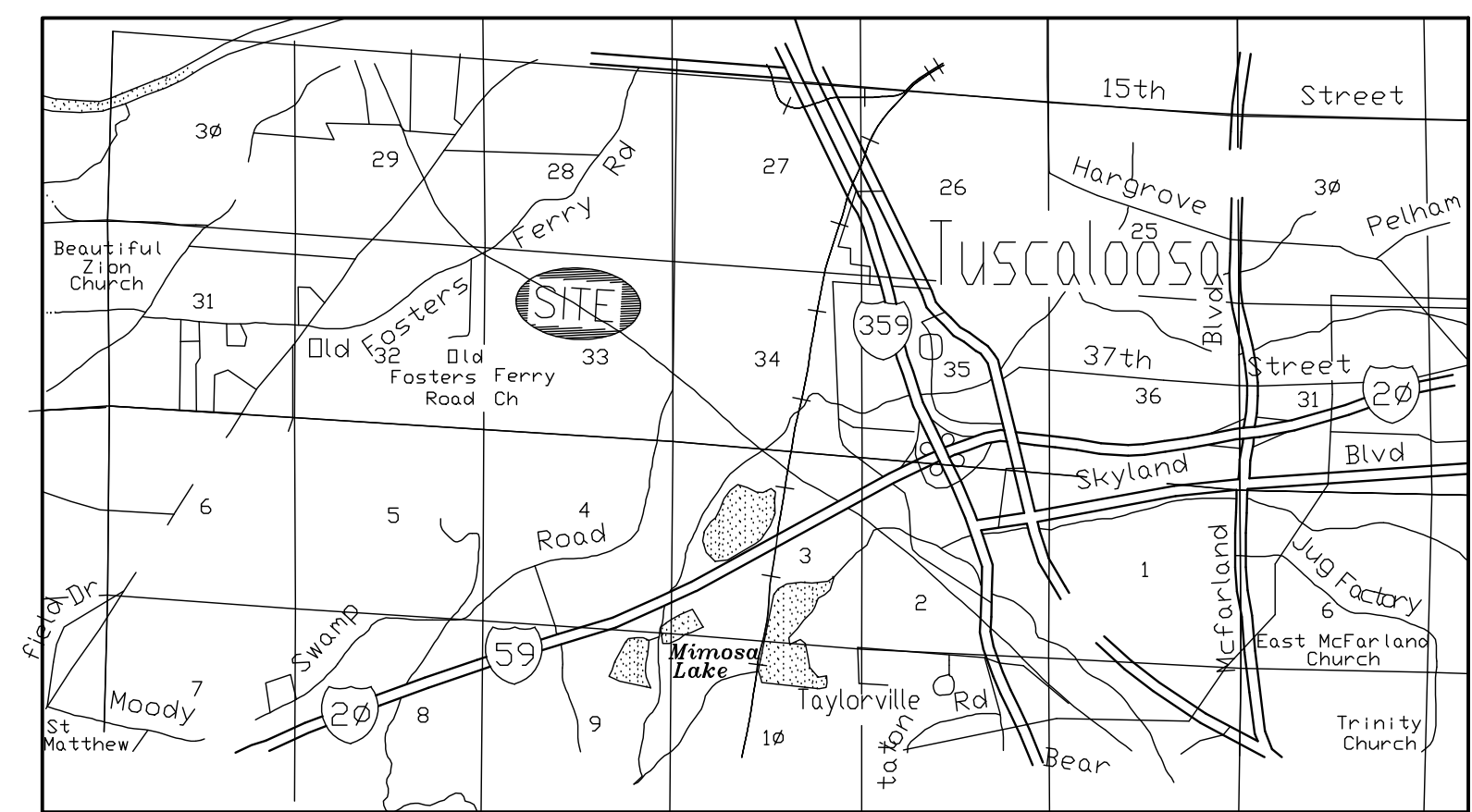
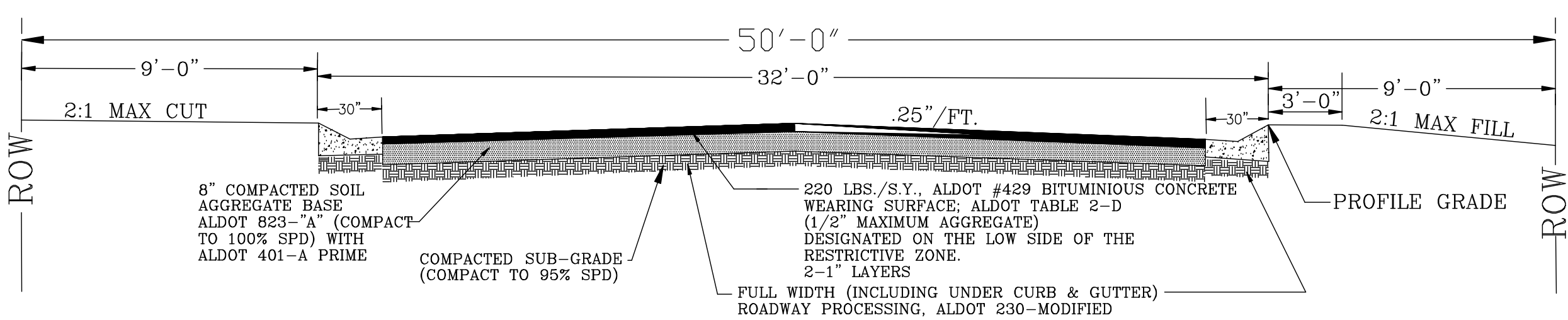
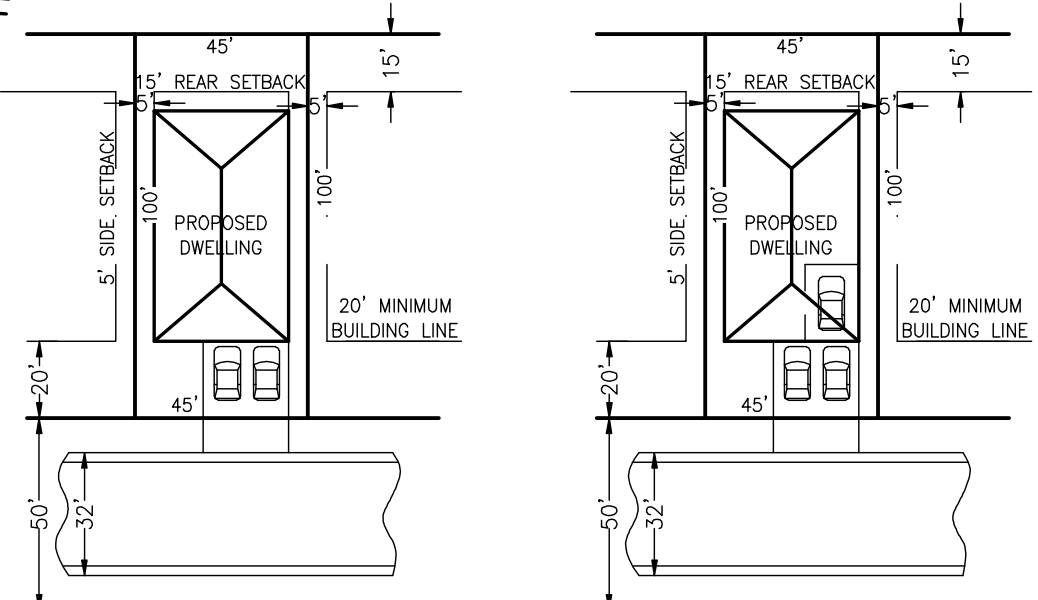
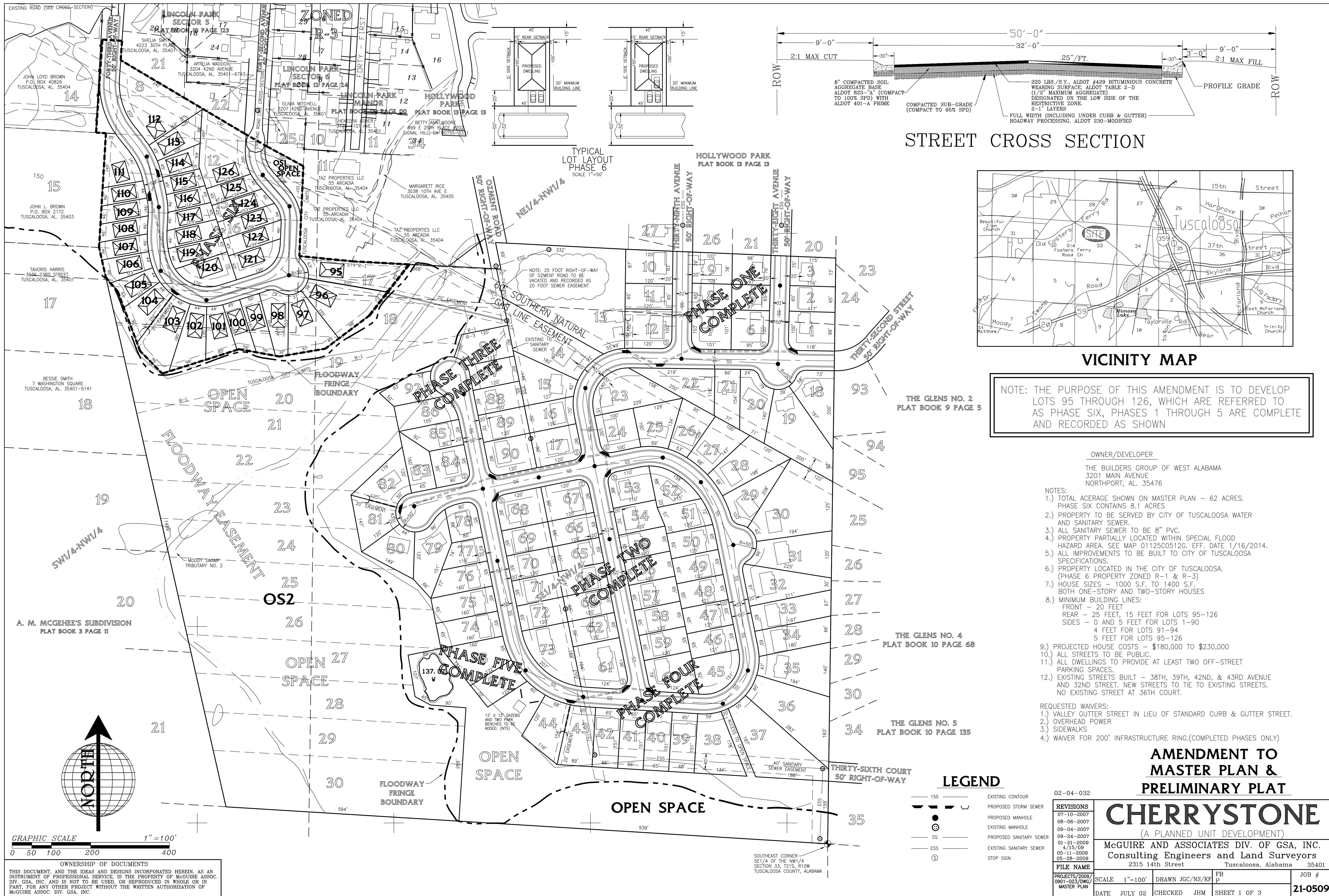
CHERRYSTONE (A PLANNED UNIT DEVELOPMENT)

McGUIRE AND ASSOCIATES DIV. OF GSA, INC.  
Consulting Engineers and Land Surveyors  
2315 14th Street Tuscaloosa, Alabama 35401

PROJECTS/2009/0901-023/DWC/MASTER PLAN	SCALE 1"=100'	DRAWN JGC/NS/KP	FB P	JOB #
DATE JULY 02	CHECKED JHM	SHEET 1 OF 3	21-0509	

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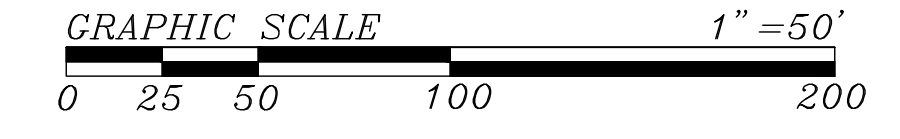
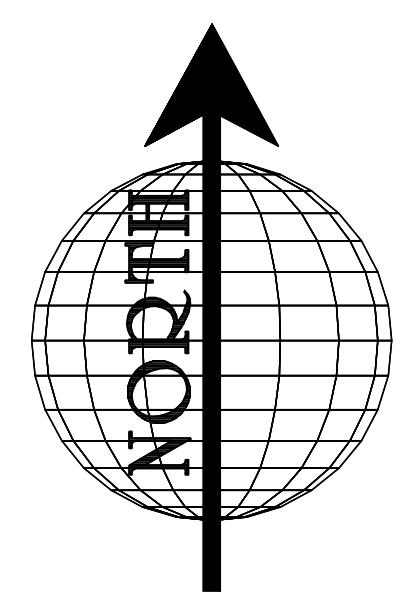
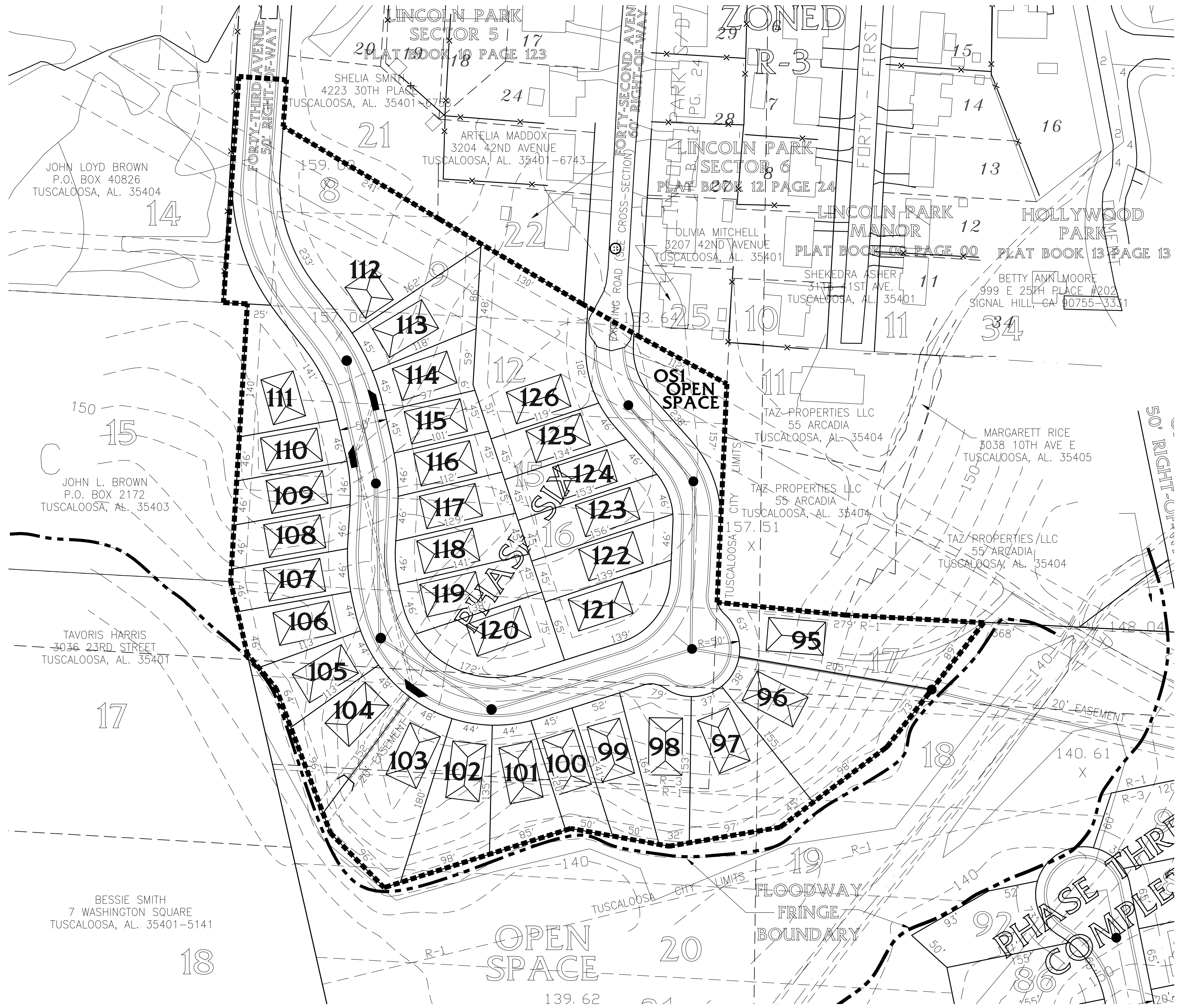
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CHERRYSTONE

(A PLANNED UNIT DEVELOPMENT)  
McGUIRE AND ASSOCIATES DIV. OF GSA, INC.  
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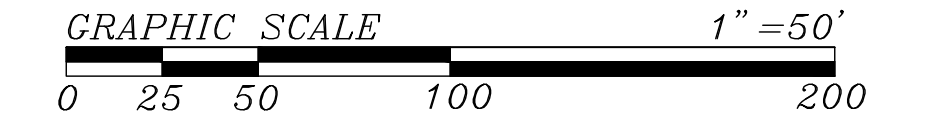
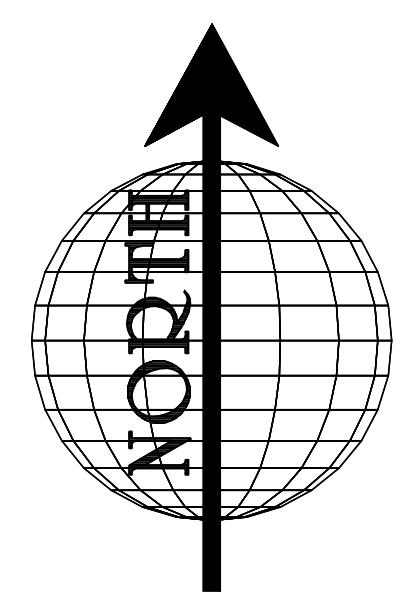
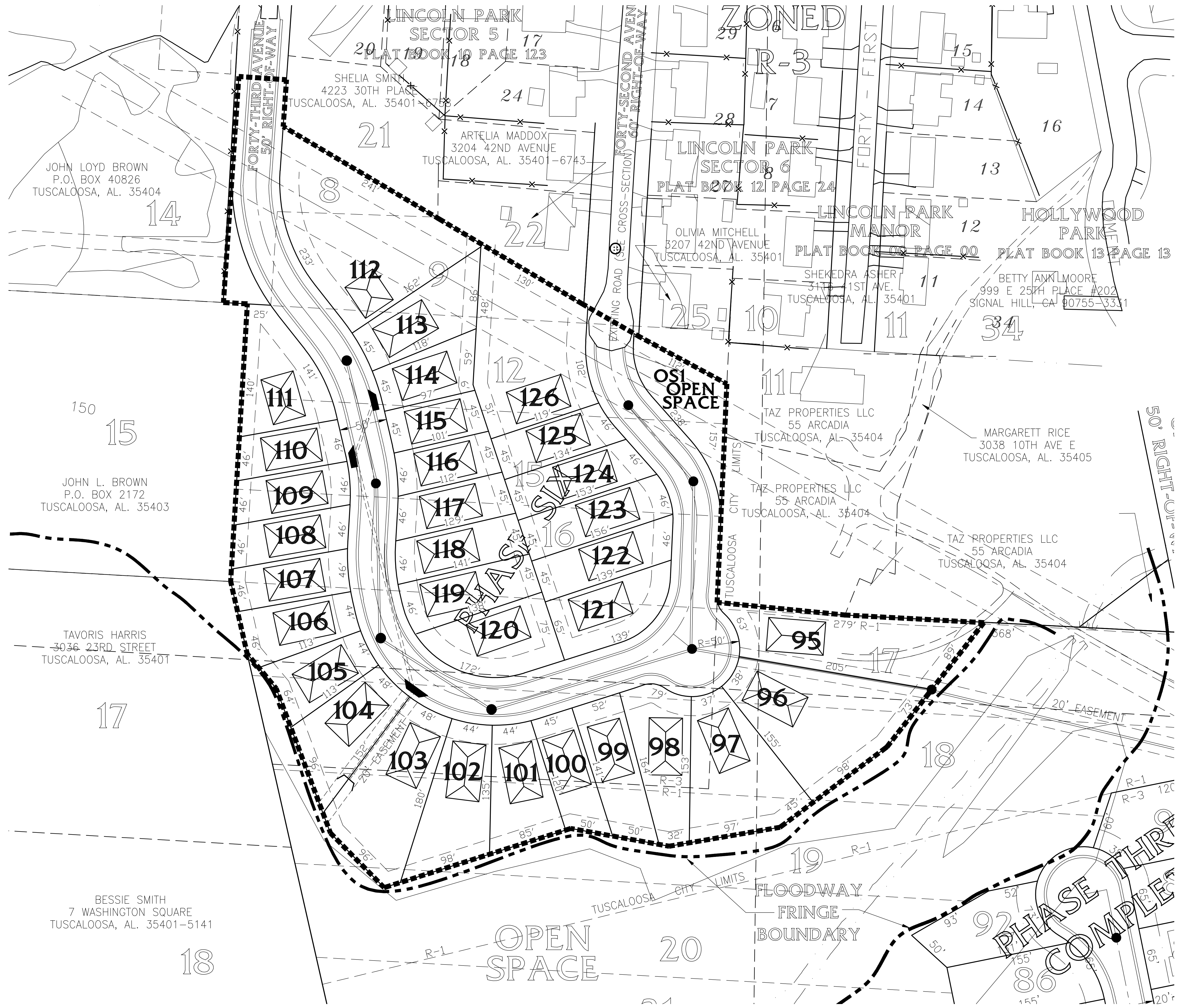
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 Consulting Engineers and Land Surveyors  
 2315 14th Street Tuscaloosa, Alabama 35401



**ADJOINING LAND OWNERS**

**Cherrystone**

Lot 1 Cherrystone  
Mary Averette  
3151 38th Ave.  
Tuscaloosa, AL 35401

Lot 2 Cherrystone  
Lula M. Shepherd  
3141 38th Ave.  
Tuscaloosa, AL 35401

Lot 3 Cherrystone  
Diane Brown  
3131 38th Ave.  
Tuscaloosa, AL 35401

Lot 4 Cherrystone  
Tammie T. Pearson  
3132 38th Ave.  
Tuscaloosa, AL 35401

Lot 5 Cherrystone  
Linda Thomas  
3142 38th Ave.  
Tuscaloosa, AL 35401

Lot 6 Cherrystone  
Titeana Blackmon  
3152 38th Ave.  
Tuscaloosa, AL 35401

Lot 7 Cherrystone  
Pearlie White  
3149 39th Ave.  
Tuscaloosa, AL 35401

Lot 8 Cherrystone  
Charles Madison  
3139 39th Ave.  
Tuscaloosa, AL 35401

Lot 9 Cherrystone  
S. Lee Duke  
2609 University Blvd.  
Tuscaloosa, AL 35401

Lot 10 Cherrystone  
Lisa A. Hill  
3130 39th Ave.  
Tuscaloosa, AL 35401

Lot 11 Cherrystone  
Mable B. Thomas  
3140 39th Ave.  
Tuscaloosa, AL 35401

Lot 12 Cherrystone  
Yvonne Amerson  
3150 39th Ave.  
Tuscaloosa, AL 35401

Lot 13 Cherrystone  
Jamic Mills  
408 Rountree St. W  
Wilson, NC 27893

Lot 14 Cherrystone  
Bartha B. Yarbrough  
3200 Cherrystone  
Tuscaloosa, AL 35401

Lot 15 Cherrystone  
Luegster Benson Manson  
P.O. Box 1872  
Tuscaloosa, AL 35403

Lot 16 Cherrystone  
David Pope  
3220 Cherrystone  
Tuscaloosa, AL 35401

Lot 17 Cherrystone  
Cynthia Scott  
4000 Cherrystone  
Tuscaloosa, AL 35401

Lot 18 Cherrystone  
Willie Bryant, Sr.  
3741 32nd St.  
Tuscaloosa, AL 35401

Lot 19 Cherrystone  
Angela M. Thomas  
3801 32nd St.  
Tuscaloosa, AL 35401

Lot 20 Cherrystone  
Beverly S. Warren  
3809 32nd Street  
Tuscaloosa, AL 35401

Lot 21 Cherrystone  
Pamela Craig  
3815 32nd Street  
Tuscaloosa, AL 35401

Lot 22 Cherrystone  
Alyssa Williams  
3901 32nd St.  
Tuscaloosa, AL 35401

Lot 23 Cherrystone  
Marcus Graham  
3211 Cherrystone  
Tuscaloosa, AL 35401

Lot 24 Cherrystone  
Kelvin Jones  
3225 Cherrystone  
Tuscaloosa, AL 35401

Lot 25 Cherrystone  
Otis J. Hopkins  
4016 Cherrystone  
Tuscaloosa, AL 35401

Lot 26 Cherrystone  
Stephanie Lewis  
4024 Cherrystone  
Tuscaloosa, AL 35401

Lot 27 Cherrystone  
S. Lee Duke  
2609 University Blvd.  
Tuscaloosa, AL 35401

Lot 28 Cherrystone  
Dunard Brown  
4040 Cherrystone  
Tuscaloosa, AL 35401

Lot 29 Cherrystone  
Billy W. Davis  
4044 Cherrystone  
Tuscaloosa, AL 35401

Lot 30 Cherrystone  
Eddie Sterling  
4048 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 31 Cherrystone  
Brandon Hood  
4092 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 32 Cherrystone  
Latonya Ray  
4096 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 33 Cherrystone  
Tracey Smith  
4060 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 34 Cherrystone  
Joe Smith  
4064 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 35 Cherrystone  
Annette Harris  
4068 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 36 Cherrystone  
Andrea Hood  
4072 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 37 Cherrystone  
Janica McVay  
4076 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 38 Cherrystone  
Jeffery McClyde  
4080 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 39 Cherrystone  
Thular Marley  
4084 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 40 Cherrystone  
Dominic Gee  
4088 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 41 Cherrystone  
David Wilson  
4100 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 42 Cherrystone  
Jerome Frenks  
4120 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 43 Cherrystone  
Gregory Wilson  
4130 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 44 Cherrystone  
Lucella Robinson  
4140 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 45 Cherrystone  
Alecia M. Simmons  
4071 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 46 Cherrystone  
Jacqueline Y. Thomas  
4061 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 47 Cherrystone  
Patricia Williams  
4059 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 48 Cherrystone  
Huey Sturkey  
4095 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 49 Cherrystone  
Kevin D. Hardy  
4051 Cherrystone  
Tuscaloosa, AL 35401

Lot 50 Cherrystone  
MI Conrex  
997 Morrison Drive Ste. 402  
Charleston, SC 29403

Lot 51 Cherrystone  
Kendeira Hoskin  
4041 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 52 Cherrystone  
Arkaehia Guyton  
4025 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 53 Cherrystone  
Darline Robinson  
3301 Cherrystone Ave.  
Tuscaloosa, AL 35401

Lot 54 Cherrystone  
Melvin Harris  
3311 Cherrystone Ave.  
Tuscaloosa, AL 35403

Lot 55 Cherrystone  
Lakeshia Ross  
3321 Cherrystone Ave.  
Tuscaloosa, AL 35401

Lot 56 Cherrystone  
Queena Property  
2700 39th Street  
Tuscaloosa, AL 35401

Lot 57 Cherrystone  
Mauch Kirkland  
3361 Cherrystone Ave.  
Tuscaloosa, AL 35401

Lot 58 Cherrystone  
Telesia L. St. Clair  
P.O. Box 2591  
Tuscaloosa, AL 35403-2

Lot 59 Cherrystone  
Brittany Taylor  
3401 Cherrystone Ave.  
Tuscaloosa, AL 35401

Lot 60 Cherrystone  
Geraldine Brown  
3411 Cherrystone Ave.  
Tuscaloosa, AL 35401

Lot 61 Cherrystone  
Phillip D. Pickens  
3400 Cherrystone Ave.  
Tuscaloosa, AL 35401

Lot 62 Cherrystone  
James Michelotti  
1669-2 Hollenbeck  
Sunnyvale, CA 94087

Lot 63 Cherrystone  
Ava Smith  
3360 Cherrystone Ave.  
Tuscaloosa, AL 35401

Lot 64 Cherrystone  
Queena Property  
2700 39th Street  
Tuscaloosa, AL 35401

Lot 65 Cherrystone  
William Marshall  
3320 Cherrystone Ave.  
Tuscaloosa, AL 35401

Lot 66 Cherrystone  
Tamika Shepherd  
1000 Technology Drive  
Ofallon, MO 63368-2

Lot 67 Cherrystone  
Audria L. Collins  
3300 Cherrystone Ave.  
Tuscaloosa, AL 35401

Lot 68 Cherrystone  
Equity Trust  
6122 Lake Vista Drive  
Tuscaloosa, AL 35406

Lot 69 Cherrystone  
Tracie D. Maddox  
4201 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 70 Cherrystone  
Lakeshia McEhan  
4193 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 71 Cherrystone  
Agatha C. Dudley  
4185 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 72 Cherrystone  
Tamara Dudley  
4165 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 73 Cherrystone  
Pealdie A. Thomas  
4155 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 74 Cherrystone  
Gregory Sin Mau  
3849 Union St.  
Fremont, CA 34536

Lot 75 Cherrystone  
Britney Ray  
4184 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 76 Cherrystone  
Stephanie Dowdell  
4192 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 77 Cherrystone  
MI Conrex  
997 Morrison Drive Ste. 402  
Charleston, SC 29403

Lot 78 Cherrystone  
Kenetta D. Madison  
4208 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 79 Cherrystone  
Kelvin O. Spencer  
3951 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 80 Cherrystone  
Latia D. Pitts  
3943 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 81 Cherrystone  
Beattie Hood  
3940 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 82 Cherrystone  
Georgia M. Harris  
3948 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 83 Cherrystone  
Tasha M. Tarvin  
3956 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 84 Cherrystone  
Irene L. Smith  
4224 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 85 Cherrystone  
Rodney Williams  
4232 Cherrystone Circle  
Tuscaloosa, AL 35401

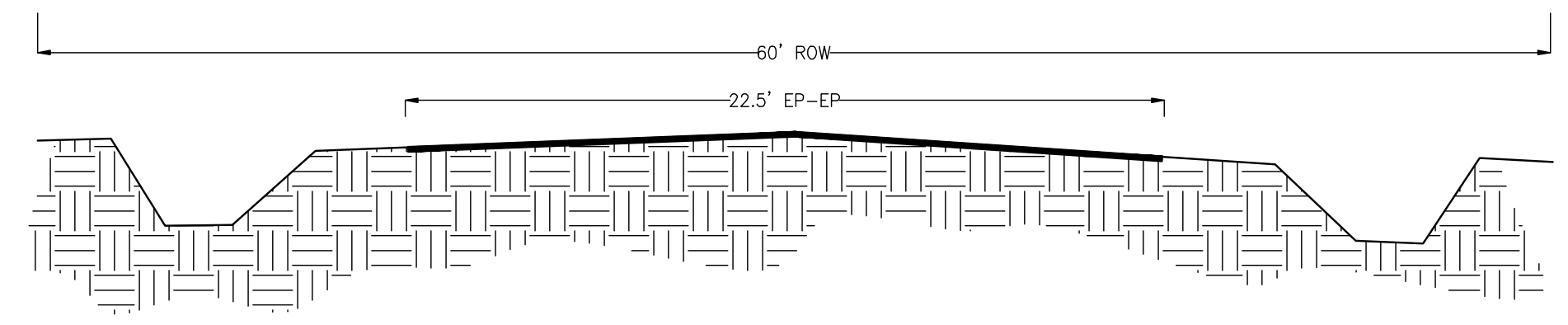
Lot 86 Cherrystone  
Ollie J. Watkins  
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Tuscaloosa, AL 35401

Lot 87 Cherrystone  
Donald R. Davis  
4249 Cherrystone Circle  
Tuscaloosa, AL 35401

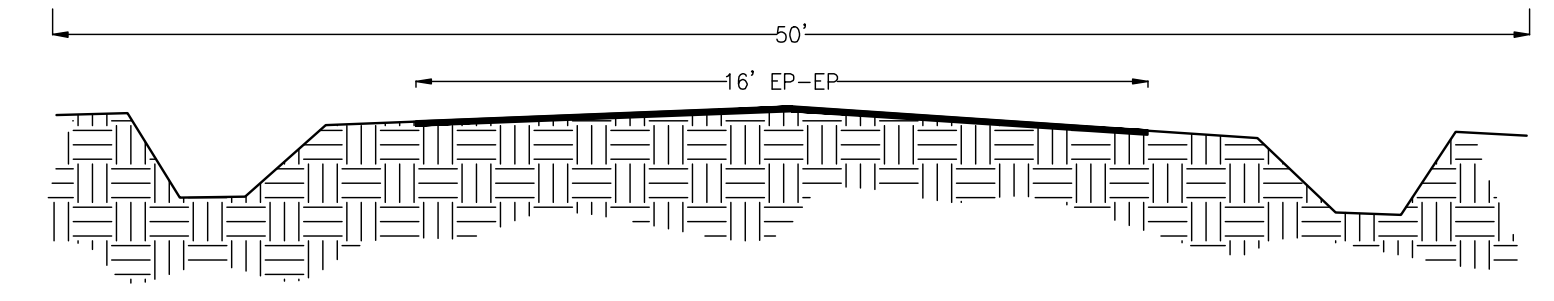
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Chandra Moss  
4241 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 89 Cherrystone  
Geraldine Adams  
4233 Cherrystone Circle  
Tuscaloosa, AL 35401

Lot 90 Cherrystone  
Deborah Morrow  
4225 Cherrystone Circle  
Tuscaloosa, AL 35401



**FORTY-SECOND AVENUE  
60' RIGHT-OF-WAY  
EXISTING STREET CROSS-SECTION**



**FORTY-THIRD AVENUE  
50' RIGHT-OF-WAY  
EXISTING STREET CROSS-SECTION**

NOTE: THE PURPOSE OF THIS AMENDMENT IS TO DEVELOP LOTS 95 THROUGH 126, WHICH ARE REFERRED TO AS PHASE SIX, PHASES 1 THROUGH 5 ARE COMPLETE AND RECORDED AS SHOWN

**AMENDMENT TO  
MASTER PLAN &  
PRELIMINARY PLAT**

02-04-032

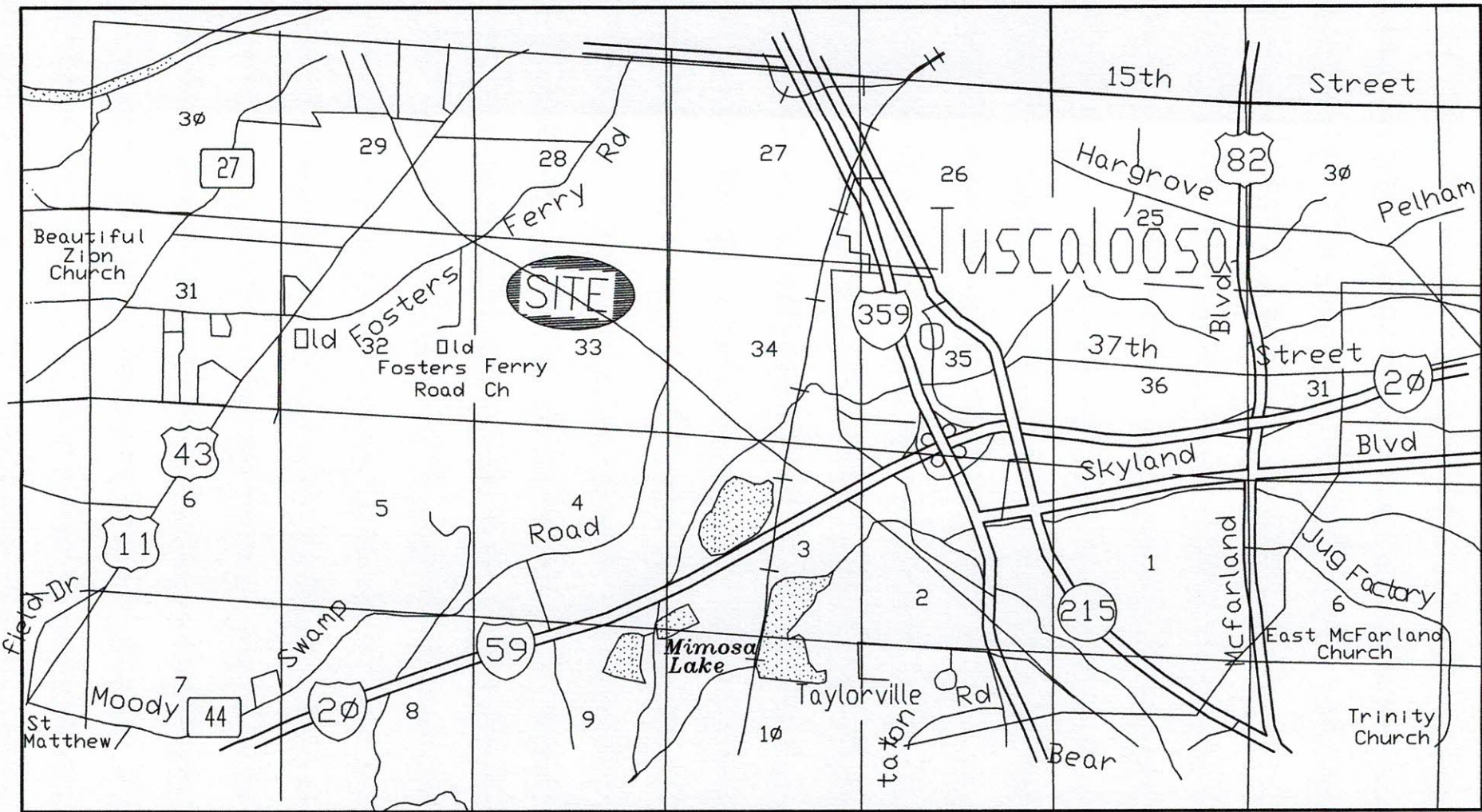
REVISIONS
07-10-2007
08-06-2007
09-04-2007
09-24-2007
01-21-2009
4/15/09
05-11-2009
9-10-2021

**CHERRYSTONE**  
(A PLANNED UNIT DEVELOPMENT)  
McGUIRE AND ASSOCIATES, DIV. OF GSA, INC.  
Consulting Engineers and Land Surveyors  
2315 14th Street Tuscaloosa, Alabama 35401

SCALE AS SHOWN	DRAWN JGC/NS/KFP	FB	JOB #
DATE JULY 02	CHECKED JHM	P	21-0509
SHEET 2 OF 3			

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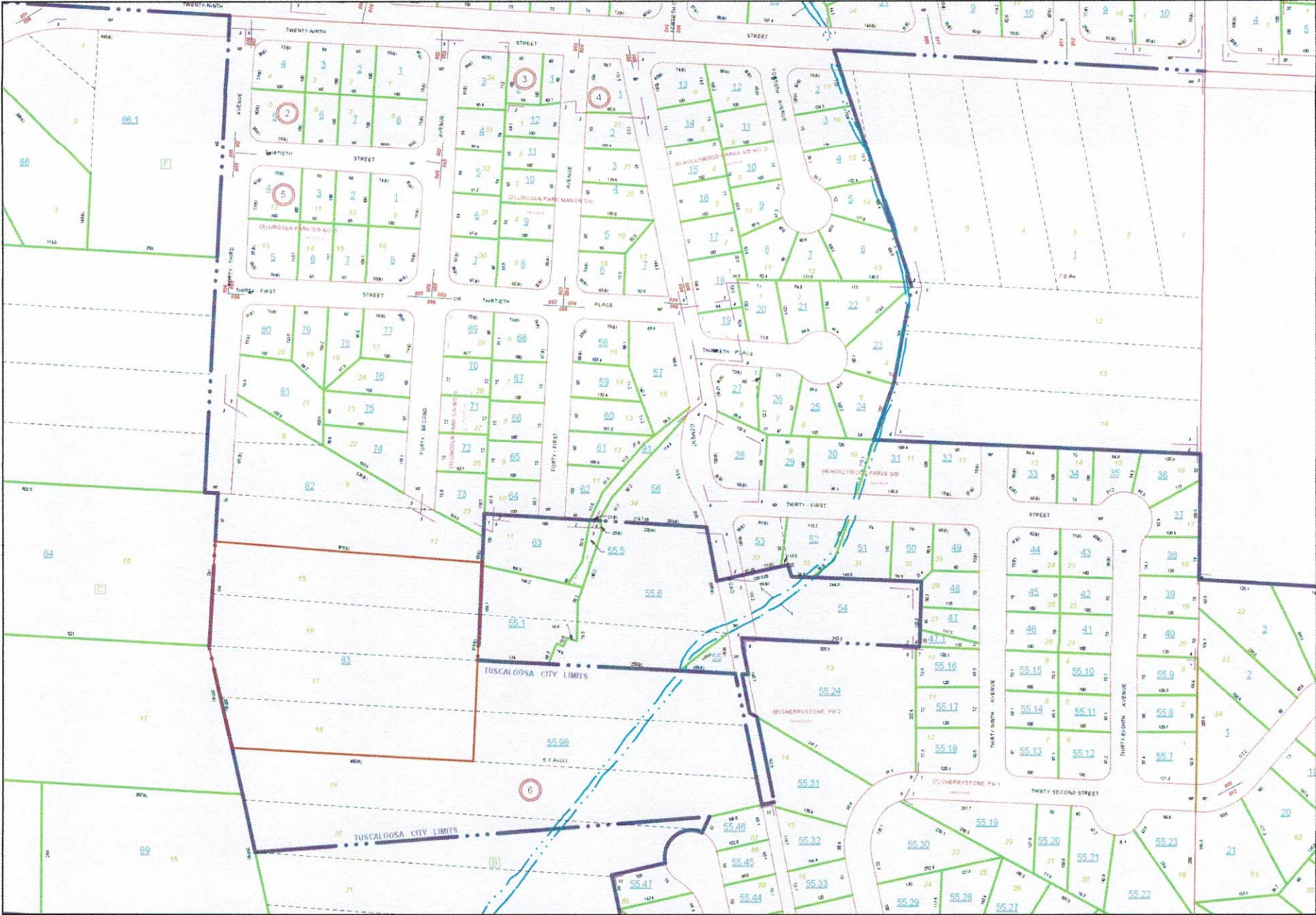




**VICINITY MAP**



# Cherrystone 6





REPORT OF OFFICE OF URBAN DEVELOPMENT, PLANNING DIVISION STAFF  
TO THE TUSCALOOSA PLANNING AND ZONING COMMISSION  
ON CHERRYSTONE, A PLANNED UNIT DEVELOPMENT

October 18, 2021

General

The following report on the Cherrystone PUD is submitted pursuant to Paragraph 2, Section 24-163 of the Code of Tuscaloosa. Plans of the proposed development are available for examination in the office of the Planning Division of the Office of Urban Development.

Conformity of the PUD to Standards Prescribed in the Zoning Ordinance

1. The property proposed to be included within this PUD amendment is approximately 8.1 acres out of the approximately 62 acres of the overall Cherrystone PUD. This amendment will be the sixth phase of the PUD. It meets the PUD lot size and setback regulations.
2. The proposal includes an additional 31 single-family dwellings and one open space lot, and is located south of 3204 42nd Avenue and west of 3109 Ozment Rd.
3. Access to this development will be from 43rd Avenue, a local street, and 42nd Avenue, a local street.
4. The developer is asking for a waiver from installing utilities underground.
5. This development will be served by the City of Tuscaloosa sanitary sewer system.
6. The PUD proposal includes 2 and 3 bedroom homes from 800sf to 1,400sf, as well as a large open space lot that is carved out due to floodplain. The narrative states that the “uncovered parking, open carports, and enclosed garages will all be in the architectural toolbox to appeal to the largest section of our Tuscaloosa working class. This will also compliment, very well, the existing homes in Cherrystone as well as the neighbors in Lincoln Park to the north. The homes are intended to be offered for sale by The Builders Group and Cherrystone, Phase 6 should be the future home to 80 to 120 residents. Pricing is expected to start in the mid to high \$100s.”





















FLOOR PLAN

The Patrick Plan



