



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: 03-31-2022 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Hamilton Family Dentistry - 2422 Springhill Road - New Addition

Schrader Homes - Requesting Approval for New Building Addition

- [0536-PLN-02.pdf](#)
- [0536-PLN-01.pdf](#)

2. Cornerstone Montessori Christian Academy - 4910 Springhill Road - Sign Permit

Southpaw Designs - Requesting Approval for Pole Sign

- [0537-APP-01.pdf](#)

Staff Approved

3. Grill Pollo - 2006 Reynolds Road - Sign Permit

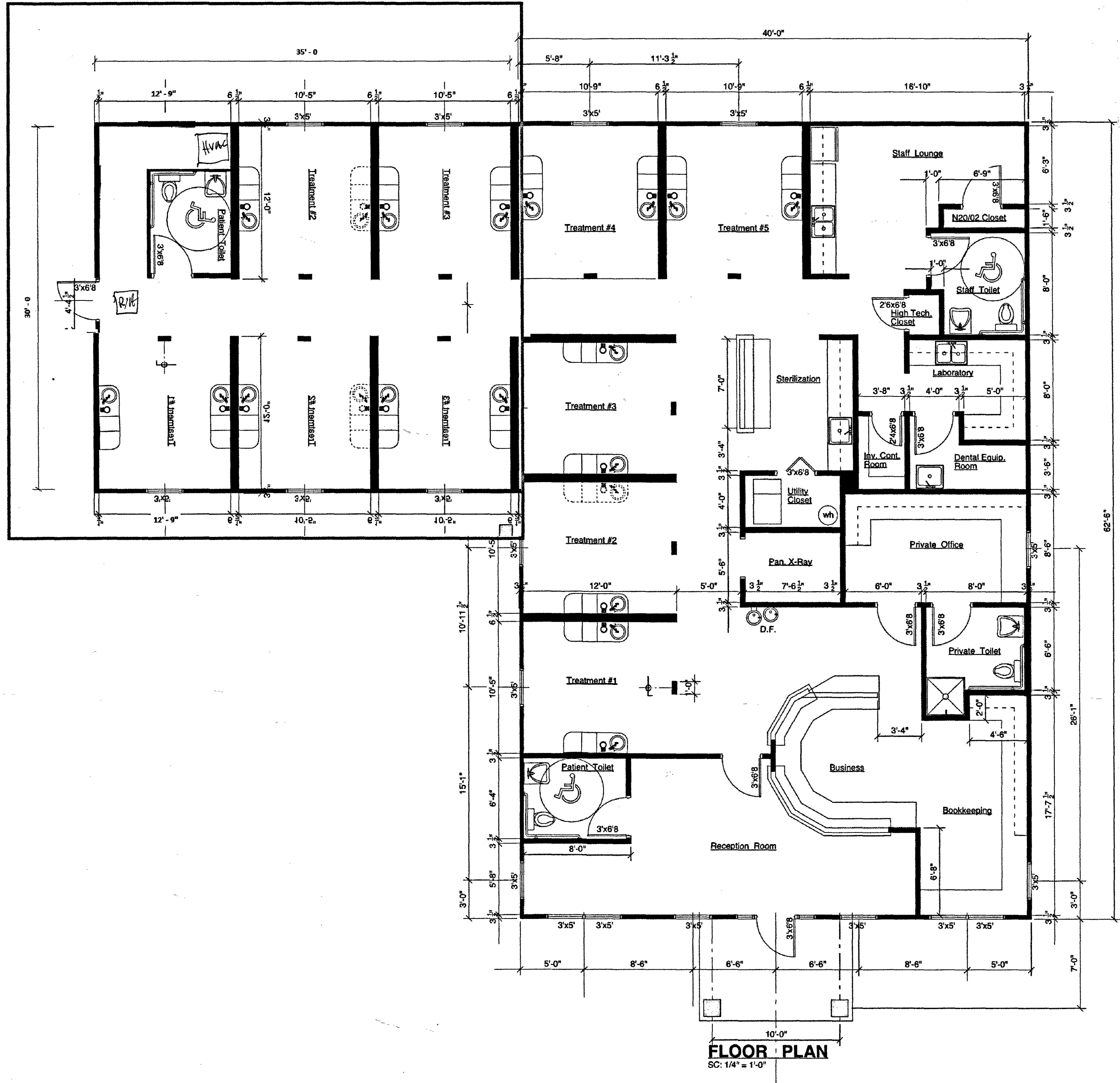
Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

- [0535-APP-01.pdf](#)

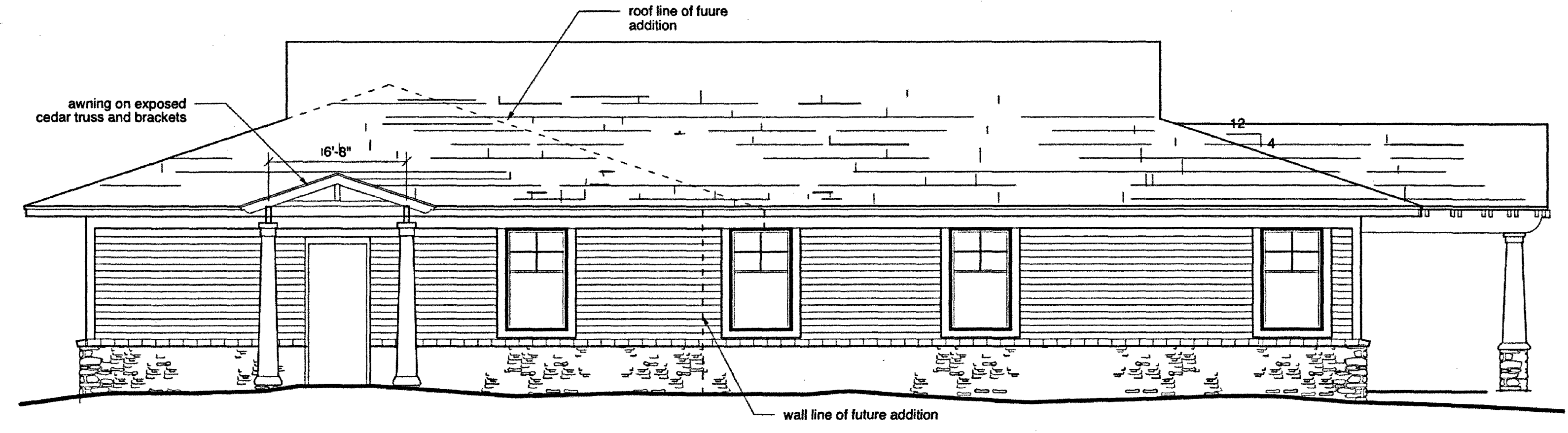
Permit Report

Adjournments

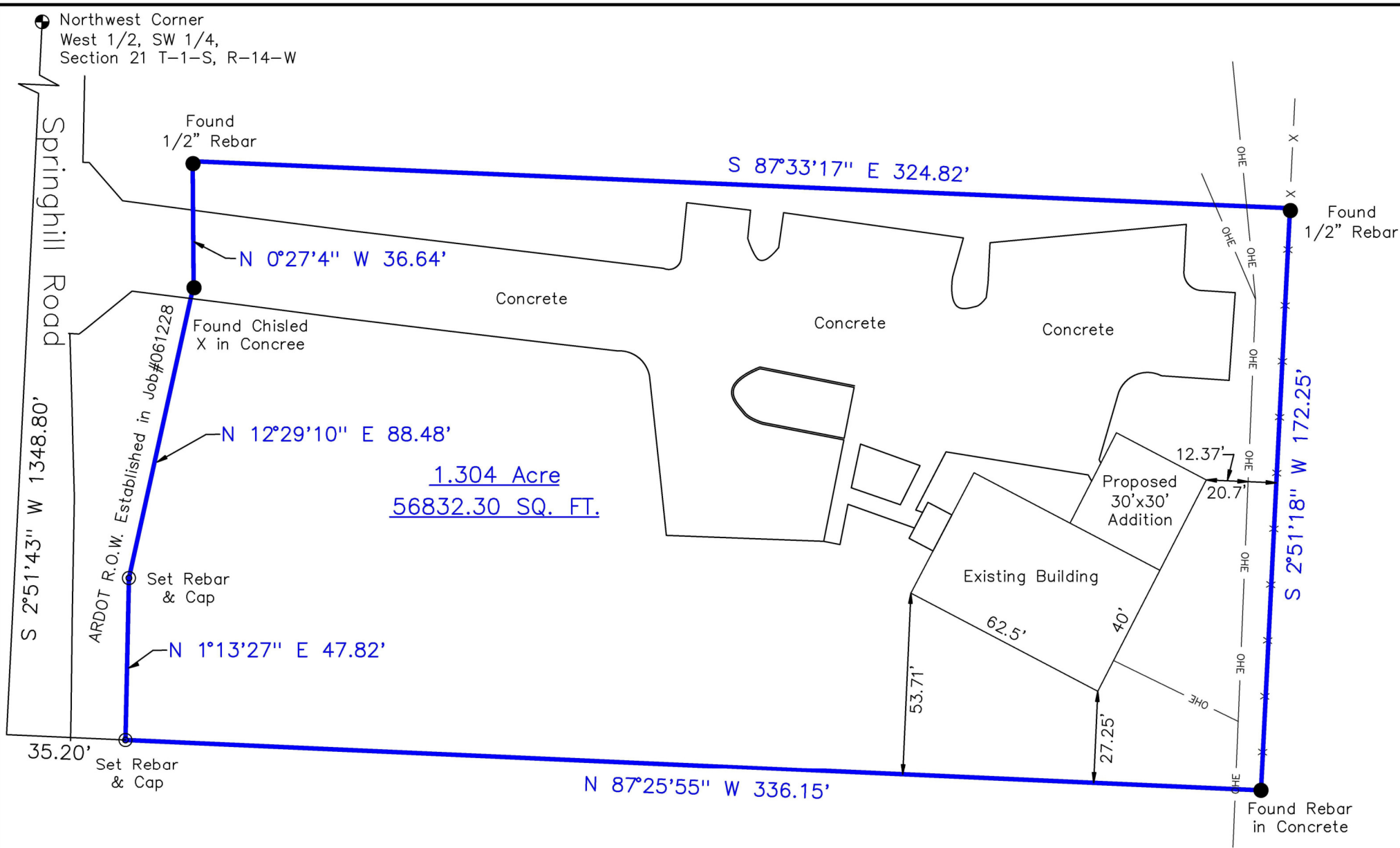
35' x 30' Addition to Dental Office
Office



FLOOR PLAN
SC: 1/4" = 1'-0"



NORTH SIDE ELEVATION
SC: 1/4" = 1'-0"



SURVEYOR'S NOTES

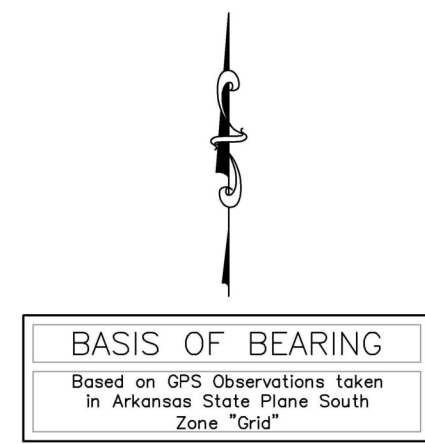
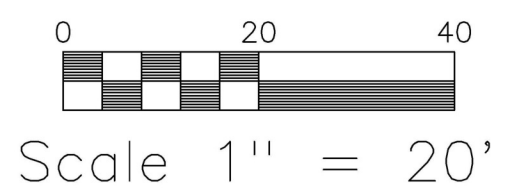
- Source of Title: Supplied by client.
- No statement is made as to the existence, correctness, or location, except where shown, of any property corner monument.
- All easements known to South Point Surveying at the time of the survey are shown on the drawing, but no statement is made as to the completeness of the easements shown. Tract is subject to easements, restrictive covenants, subdivision restrictions, and planning and zoning regulations of record, if any, and is subject to such facts as an accurate and current title search may disclose.
- Error of Closure: this survey meets the State of Arkansas Minimum Standards for Error of Closure in Urban Surveys of 1 part in 10,000.
- Flood information was not researched for this property.

FOR THE USE & BENEFIT OF:

Hamilton and Hamilton Enterprises, Inc., First Security Bank,
 First National Title Co., First American Title Insurance Company,
 RMI, Inc. and the US Small Business Administration.:

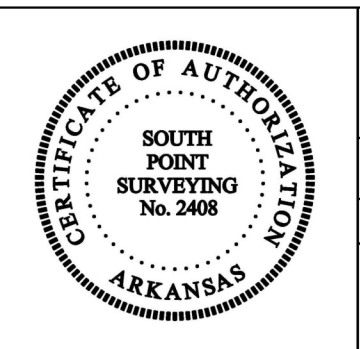
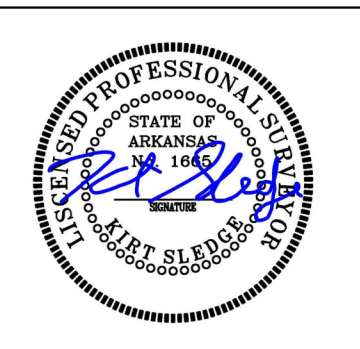
SURVEY DESCRIPTION

A PART OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST QUARTER AND RUN THENCE S02°51'43"W 1348.80'; THENCE S87°25'55"E 35.20' TO A SET REBAR & CAP AT THE POINT OF BEGINNING ON THE EAST RIGHT OF WAY OF SPRINGHILL ROAD AS ESTABLISHED IN ARKANSAS DEPARTMENT OF TRANSPORTATION JOB#061228; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES; N01°13'27"E 47.82'; N12°29'10"E 88.48'; THENCE N00°27'4"W 36.64'; THENCE LEAVING SAID RIGHT OF WAY S87°33'17"E 324.82' TO A FOUND 1/2" REBAR; THENCE S2°51'18"W 172.25' TO A FOUND REBAR IN CONCRETE; THENCE N87°27'55"W 336.15' TO THE POINT OF BEGINNING CONTAINING 1.304 ACRES (56832.30 SQ. FT.) MORE OR LESS.



LEGEND

- FOUND MONUMENT
- ⊙ SET #4 REBAR W/CAP
- △ COMPUTED POSITION
- ⦿ FORTY CORNER
- BOUNDARY
- - - - - FENCE LINE
- SECTION LINE
- ↯ SCALE BREAK



SOUTH POINT SURVEYING, PLLC P.O. Box 400 Sheridan, AR 72150 southpointsurveying@yahoo.com 501-285-5958 501-837-2342			
Drawing: SEC21T1SR14WHAMILTON	Date: 3/17/22	Page: 1 OF 1	Drawn by: MO
HAMILTON FAMILY DENTISTRY 2422 SPRINGHILL ROAD BRYANT, SALINE COUNTY, ARKANSAS			



City of Bryant, Arkansas
 Community Development
 210 SW 3rd Street Bryant, AR 72022
 501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at _____ under the Planning and Community Development tab.

Note: Electrical Permits may be Required. Please contact the Community Development Office for more information..

Date: MARCH 21, 2022

Sign Co. or Sign Owner

Name SOUTHPAW DESIGNS
 Address 213 E. NARROWAY
 City, State, Zip BENTON, AR 72015
 Phone 501-563-4725
 Email Address southpawdesigns@yahoo.com

Property Owner

Name SHANNON NUCKOLS
 Address 4910 SPRINGHILL RD
 City, State, Zip BRYANT, AR 72022
 Phone 501-944-7779
 Email Address Shannon.nuckols@gmail.com

GENERAL INFORMATION

Name of Business: CORNERSTONE MONTESSORI CHRISTIAN ACADEMY
 Address/Location of sign 4910 SPRINGHILL RD. BRYANT, AR
 Zoning Classification SPECIAL OCCUPANCY GRANTED

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required to be submitted. Renderings of the sign(s) showing the correct dimensions is also required to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I DOLY BLUNFORD, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

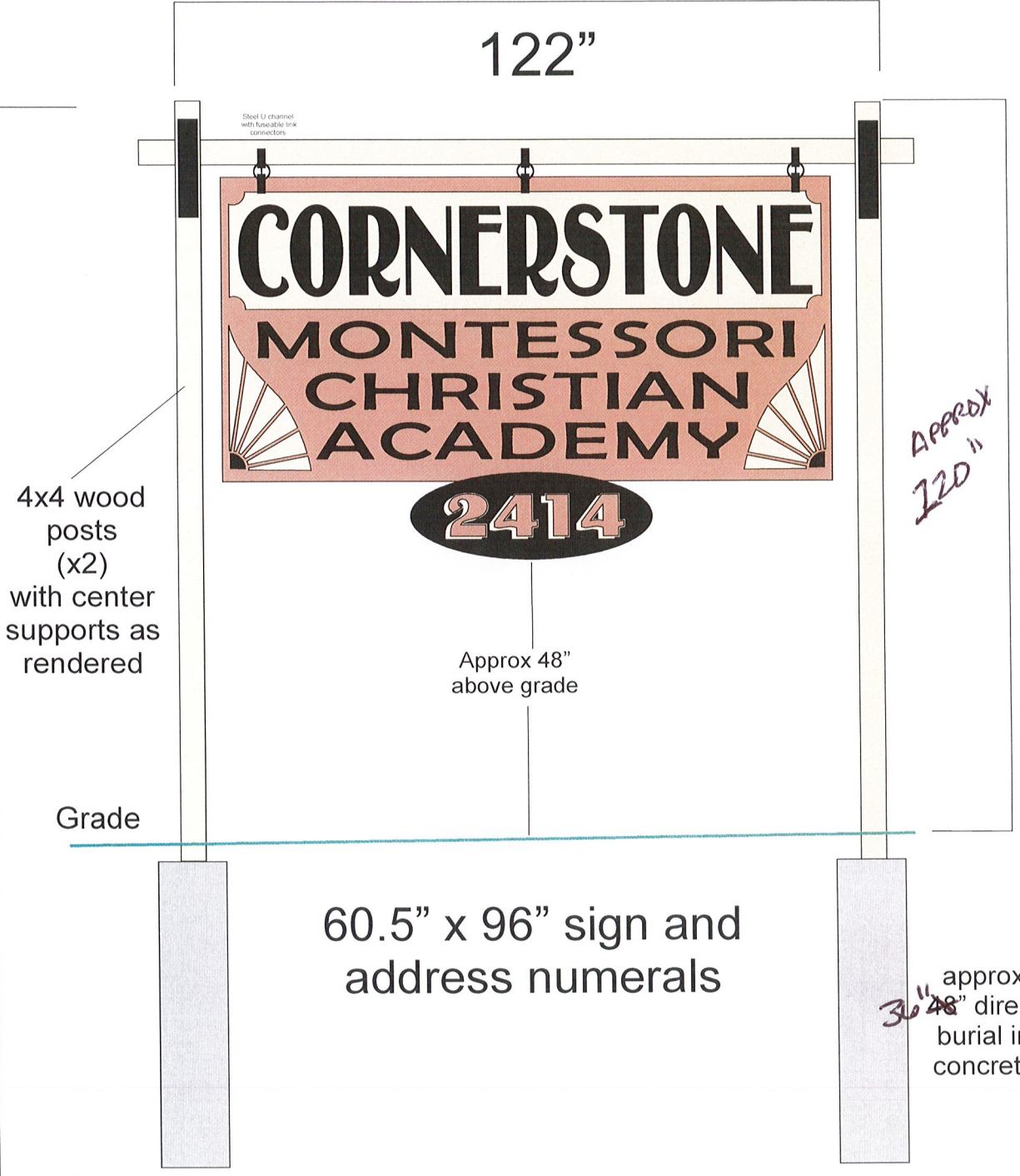
SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	MONUMENT	4x8	36	122"	48"	
B						
C						
E						
F						
G						

Rendering

Artwork Approved By: _____

Date: _____

17 17
A
approx
168"



***NOTICE:** All designs- both structural and installation, engineering ideas, original artwork and applications thereof are the intellectual property of Southpaw Designs. All rights reserved. Any unauthorized usage, duplication of or any reasonable likeness thereof shall be considered infringement and proper legal recourse will be taken upon all parties involved in design, production, construction, installation and display in any form.

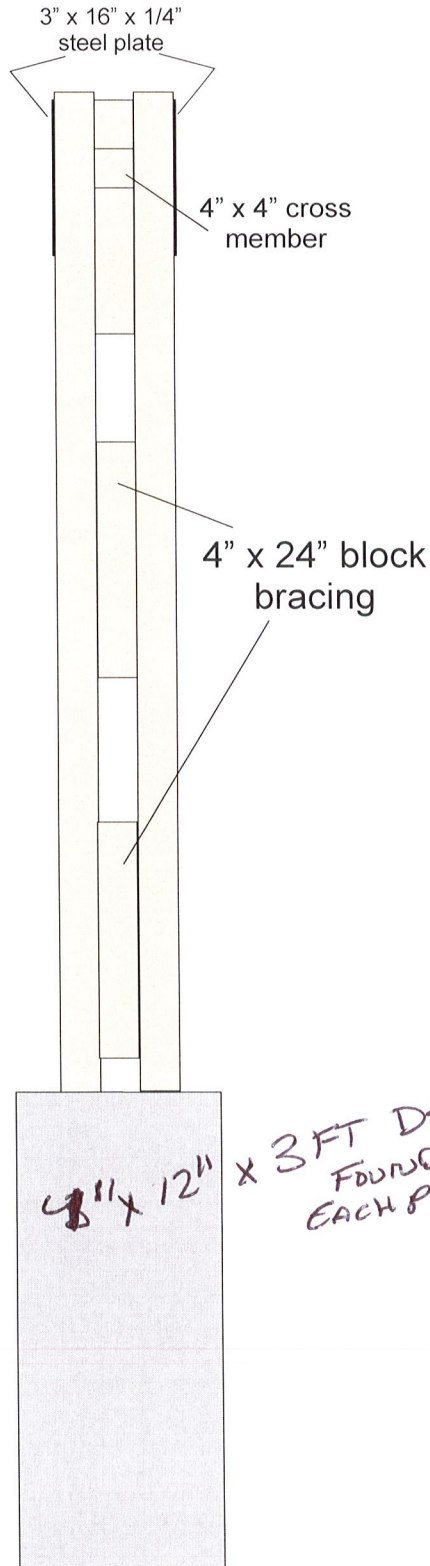
Rendering

Artwork Approved By: _____

Date: _____

"
A
"

Side detail
of structure



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Southpaw
Designs

Signs of all Kinds

515 N. East St. Benton, AR. 72103

(501) 563-4725

southpawdesigns@yahoo.com

Rendering

Project: Cornerstone Montessori
Description: 4910 Springhill Rd. Bryant





City of Bryant, Arkansas
 Community Development
 210 SW 3rd Street Bryant, AR 72022
 501-943-0943

Approved 3/16/22
 CZ 3 Signs

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form.
 The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: Revised 3/14/22

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Sign Co. or Sign Owner

Name Ace Sign Company
 Address 11935 I-30
 City, State, Zip Bryant, AR 72022
 Phone 501-462-8253
 Email Address angela.houttekier@acecompany.com

Property Owner

Name Grill Pollo
 Address 2006 Reynolds Rd
 City, State, Zip Bryant, AR 72022
 Phone 1010-406-3343
 Email Address alex@standard-devo.com

GENERAL INFORMATION

Name of Business Grill Pollo
 Address/Location of sign 2006 Reynolds Rd, Bryant, AR 72022
 Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a Site Plan showing placement of sign(s) and any existing sign(s) on the property is **required** to be submitted. Renderings of the sign(s) showing the correct dimensions is also **required** to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Angela Houttekier, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

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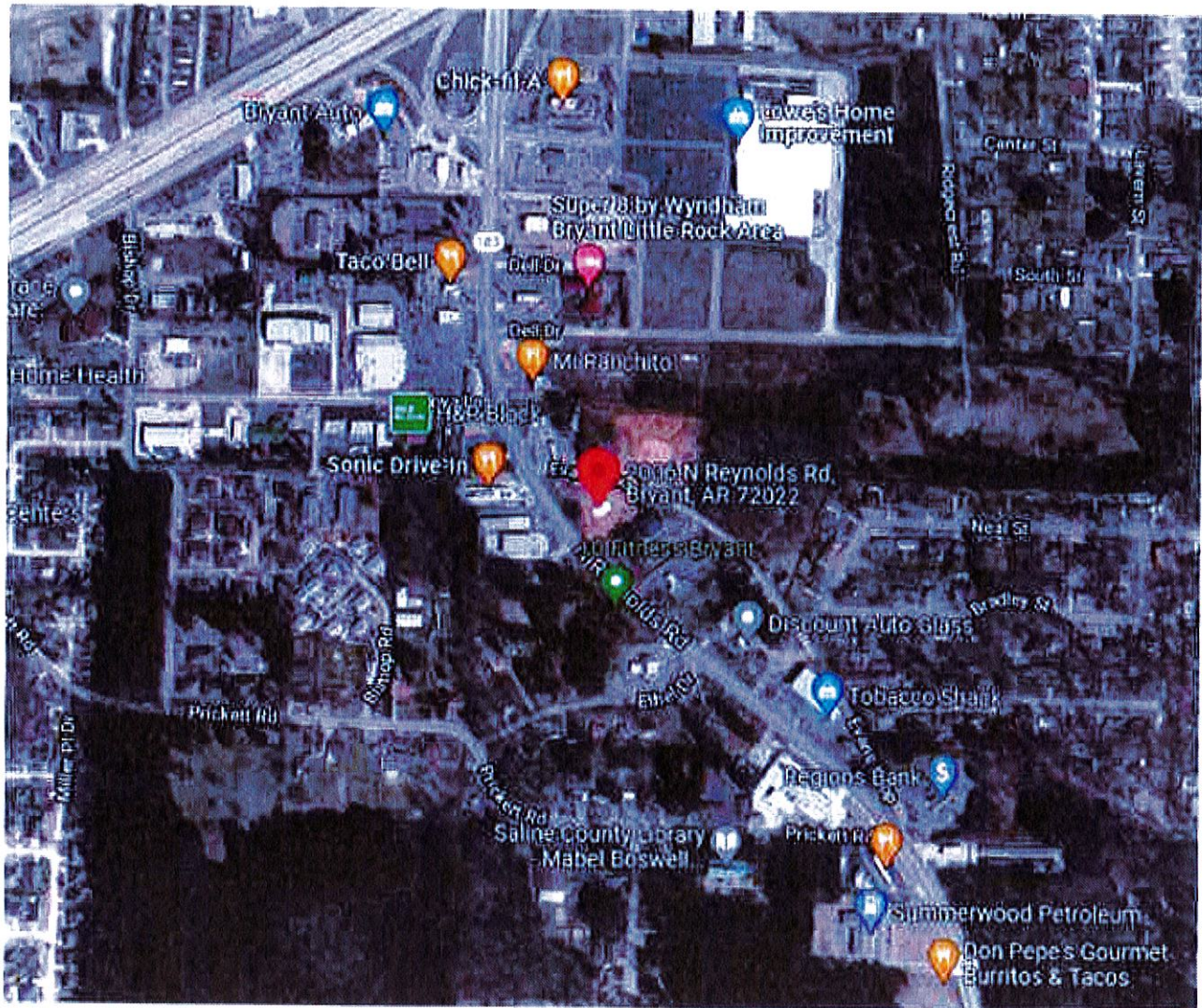
SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Pole Cabinet	8'x8'	64 sf.	33'T	25.5'T	CL 3/16/22
B	Wall Sign	4'x12'	48 sf			CL 3/16/22
C						
E	Wall Cabinet	5x9'	45 sf			CL 3/16/22
F						
G						



PROJECT NUMBER:		PROPERTY BRAND/EXTENSION: Standard Development Co	PROPERTY LOCATION: 2006 Reynolds Rd Bryant, AR 72022
DATE: 02/18/2022	PREPARED BY: VP	PROPERTY CODE: TBD	
SALES REP:		On Property Contact & E-Mail Address:	



LOCATION MAP



PROJECT NUMBER:		PROPERTY BRAND/EXTENSION: Standard Development Co	PROPERTY LOCATION: 2009 Reynolds Rd Bryant, AR 72022
DATE: 02/14/2022	PREPARED BY: VF	PROPERTY CODE: TBD	
SALES REP:		On Property Contact & E-Mail Address:	



SITE PLAN

NEW CONSTRUCTION/EXISTING SIGNAGE

PROPOSED SIGNS:

- ① CABINET
- ② CLOUD CABINET/ROUTED LETTERS
- ③ CLOUD CABINET

EXISTING SIGNS:

- ④ POLE
- ② NA
- ③ NA



Initials: _____

PROJECT NUMBER:		PROPERTY BRAND/EXTENSION: Standard Development Co	PROPERTY LOCATION:
DATE: 03/14/2022	PREPARED BY: VP	PROPERTY CODE: TBD	2006 Reynolds Rd Bryant, AR 72022
SALES REP:		On Property Contact & E-Mail Address:	





CABINET

EXISTING



PROPOSED



*RENDERING NOT TO SCALE



8'x8' LED internally illuminated flex face cabinet

- Pantone 1525C
- Pantone 1365C
- Pantone 113C
- Black

Initials: _____

PROJECT NUMBER:		PROPERTY BRAND/EXTENSION: Standard Development Co	PROPERTY LOCATION:
DATE: 08/11/2022	PREPARED BY: KH	PROPERTY CODE: TED	2006 Reynolds Rd Bryant, AR 72022
SALES REP:		On Property Contact & E-Mail Address:	



CABINET/ROUTED LETTERS

EXISTING



PROPOSED



*RENDERING NOT TO SCALE



LATIN & AMERICAN STYLE CHICKEN

- Pantone 1525C
- Pantone 1365C
- Pantone 113C
- Black

3'-10"x5'-10" LED internally illuminated cloud cabinet with applied vinyl graphics

10"x12' routed acrylic letters

Initials: _____

PROJECT NUMBER:		PROPERTY BRAND/EXTENSION: Standard Development Co	PROPERTY LOCATION: 2006 Rayrolds Rd Bryant, AR 72022
DATE: 03/14/2022	PREPARED BY: KH	PROPERTY CODE: TBO	
SALES REP:		On Property Contact & E-Mail Address:	



EXISTING



PROPOSED



*RENDERING NOT TO SCALE



4'-7"x7' LED internally illuminated cloud cabinet with applied vinyl graphics

- Pantone 1525C
- Pantone 1365C
- Pantone 113C
- Black

Initials: _____

PROJECT NUMBER:		PROPERTY BRAND/EXTENSION: Standard Development Co	PROPERTY LOCATION:
DATE: 03/14/2022	PREPARED BY: KH	PROPERTY CODE: TBD	2006 Reynolds Rd Bryant, AR 72022
SALES REP:		On Property Contact & E-Mail Address:	

