



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: December 18, 2025 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. A-1 Fireworks - 25612 I-30 - Temporary Buisness

Joan Rey - Requesting Approval for Temporary Buisness License for Firework Tent

- [1008-APP-01a.pdf](#)

2. Five Star Fireworks - Temporary Business

Mark Bradford - Requesting Approval for Temporary Business License for Firework tents at the following locations: 1) 23393 I-30, 2) 5407 HWY 5

- [1010-APP-01.pdf](#)
- [1009-APP-01.pdf](#)

3. Diamond State Pyro - 23920 I-30 - Conditional Use Permit

Ryan Vaught - Requesting Recommendation for Approval of CUP for Hazardous Materials Storage in a C-3 District

- [1011-APP-01.pdf](#)

4. Marketplace Shopping Center - Alternative Signage Plan

Bart Ferguson - Requesting Alternative Signage Plan Approval for certain buildings in the Marketplace Shopping Center

- [1012-SITE-01.pdf](#)
- [1012-PLN-01.pdf](#)

5. Vernia Park Phase 2 - Commercial Subdivision Plat

Zane Robbins - Requesting Recoomendation for Approval of Commercial Subdivision Plat

- [1013-PLT-01.pdf](#)

6. 203 NE 2nd St - Lots 7 and 8, Block 14 Original Town of Bryant - Replat

Zane Robbins - Requesting Recommendation for Approval for Replat

- [1014-SVY-01.pdf](#)
- [1014-PLOT-01.pdf](#)
- [1014-PLT-01.pdf](#)

Staff Approved

7. Win Within Therapy Group Counseling - 3531 Market Place Ave - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [94457-SIGNAPP-01.pdf](#)

8. VN Nails Spa - 3310 Main St STE 200 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [94458-SIGNAPP-01.pdf](#)

9. Pho and More Express - 1812 N Reynolds Rd - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [94459-SIGNAPP-01.pdf](#)

Permit Report

Adjournments



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



Temporary Business Application For the Sale of Fireworks

- Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.
- Application Deadlines and dates can be found at www.cityofbryant.com under the Community Development tab.

Date: December 3, 2015

Business Information:

Name A-1 Fireworks
Federal Tax Employer ID Number 26-1711923
Arkansas State Sales Tax Number 00318073-5L5
Location of Proposed Temporary Business 25612 I-30, Bryant, AR, 72022

Business Owner:

Name Michael Gonzales
Address 24341 State Hwy 10E
OIA, AR, 72853
Phone 479-489-3298
Email jj - j - j - om

Contact Person:

Name Barry Rey
Address 24341 State Hwy 10E
OIA, AR, 72853
Phone 479-747-9304
Email barry

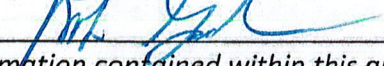
Checklist for Submission

- ☐ Completed Application and Checklist
- ☐ Twenty-Five Dollar (\$25.00) Application fee
- ☐ Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount.
(Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

(Continued on Page 2)

- ☐ Eight (8) copies of a **Site Plan**:
 - Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
 - Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
 - Show parking spaces dedicated by the owner of the property for use by the temporary business.
- ☐ Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits
Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- ☐ No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- ☐ 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- ☐ Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- ☐ Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

READ CAREFULLY BEFORE SIGNING

I , do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation.

Owners Signature 



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	CONTACT NAME:	
	PHONE (A/C, No, Ext): 216-658-7100	FAX (A/C, No): 216-658-7101
INSURED Winco Fireworks International LLC 12521 15th Street Grandview MO 64030	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Kinsale Insurance Company	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
INSURER F :		
NAIC #		
38920		

COVERAGES**CERTIFICATE NUMBER:** 1571515999**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		0100341656-0	12/31/2024	12/31/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS 8166972217 <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

For premise liability - this certificate reflects coverage for the dates and location noted below only.

For product liability - this certificate reflects coverage for product purchased from the above referenced named insured only

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

Dates of Coverage for 4th of July Season: 06/20/25 through 07/10/25

Dates of Coverage for Christmas/New Year Season: 12/10/25 through 12/31/25

Location: 25612 I-30 Bryant, AR 72022

See Attached...

CERTIFICATE HOLDER**CANCELLATION**

City of Bryant 210 SW 3rd Street Bryant AR 72022	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____
LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Acrisure Great Lakes Partners Insurance Services		NAMED INSURED Winco Fireworks International LLC 12521 15th Street Grandview MO 64030
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Operator: Carrie Simmons
Landowner: Dion Simpson
Additional Insured: Dion Simpson; A-1 Fireworks; Carrie Simmons; City of Bryant

DEC 2025
w/ Insurance

A-1 FIREWORKS

COMMERCIAL LEASE

This lease is made between Dion Simpson
(Lessor Name)
Of 25550 I-30, Bryant, AR. 72022
(Mailing Address)

Herein called Lessor, and A-1 Fireworks of **24341 Hwy 10 East, Ola, Arkansas 72853**, herein called Lessee.

Lessee hereby offers to lease from Lessor the premises situated in
Or near the *City of* Bryant
County of Saline
State of: Arkansas

Described as: 25612 I-30, Bryant, AR. 72022

(Physical Location Address)

- Term and Rent:** Lessor demises the above premises as well
As allowing use of power pole for a term of 45 days per year,
Commencing June 1st, and terminating on July 15th for the
Selling season of June 20th to July 5th 2025 or sooner and/or
For a term of 31 days per year commencing December 15th
2025 and terminating January 15th 2026 as provided herein
At the annual rental of;

\$ 3,000.00 Payable, 100% at the time lease is signed and
Returned.

4-10-25
CK #6274
\$3000.00

100%

New Year's
+
Summer

DS
Initial

Initial

1. All rental payments shall be made to Lessor, at the address Specified on front page.
- 2: **Use.** Lessee shall use and occupy the premises for Retail Sales of Fireworks. The premises shall be used for no Other purpose. Lessor represents that the premises may Lawfully be used for such purpose. Lessee may, at the Lessee's Expense, erect tents, utility poles, signs, banners, Balloons, Pendants, flags and other such paraphernalia as Deemed useful to aid in the selling of fireworks. All such Paraphernalia remains the property of the Lessee and will be Removed at the end of the lease agreement.
- 3: **Care and Maintenance of Premises:** Lessee acknowledges That the premises are in good order and repair, unless Otherwise indicated herein. Lessee shall, at his own Expense and at all times, maintain the premises in good Condition and shall surrender the same, at termination Hereof, in as good condition as received, normal wear and Tear excepted.
- 4: **Ordinances and Statutes:** Lessee shall comply with all Statutes, ordinances and requirements of all municipal State and federal authorities now in force, or which may Hereafter be in force, pertaining to the premises, Occasioned by or affecting the use thereof by Lessee.
- 5: **Assignment and Subletting:** Lessee shall not assign this Lease or sublet any portion of the premises without prior Written consent of the Lessor, which shall not be Unreasonably withheld. Any such assignment or Subletting without consent shall be void and, at the option Of the Lessor, may terminate this lease.

6: **Notices:** Any notice, which either party may or is Required to give shall be given by mailing the same, Postage prepaid, to Lessee or Lessor at The address specified on front page, or at such other places As may be designated by the parties from time to time.

7: **Heirs, Assigns, and Successors:** This lease is binding Upon and inures to the benefit of the heirs, assigns and Successors in interest to the parties.

8. **Waiver of Liability:** This agreement releases Dion Simpson From all liability relating to injuries or damages that may occur During the lease of property for the retail sales of fireworks. By Signing this agreement, I agree to hold Dion Simpson entirely free From any liability, including financial responsibility for injuries or Damages incurred, regardless of whether injuries are caused by Negligence.

9: **Entire Agreement:** The foregoing constitutes the entire Agreement between the parties and may be modified only By a writing signed by both parties. The following exhibits, If any, have been made a part of this Lease before the Parties' execution hereof:

Signed this 3rd day of April year 2025.

By: Dion Simpson (Lessor)

By: Jon Rey (Lessee)

A-1 Fireworks

Commercial Lease

Insurance:

Lessee, at his expense, shall maintain liability insurance including Bodily injury and property damage insuring Lessee and Lessor With minimum coverage as follows: \$500,000.00

Lessee shall provide Lessor with a certificate of insurance showing Lessor as additional insured.

Signed: David Simpson
Dated: 4-3-25

Signed: John Rex
Dated: April 8, 2025

O = powerpole

Vacant building

Driveway
50 ft wide

Distance of
70 feet

Hand
Truck

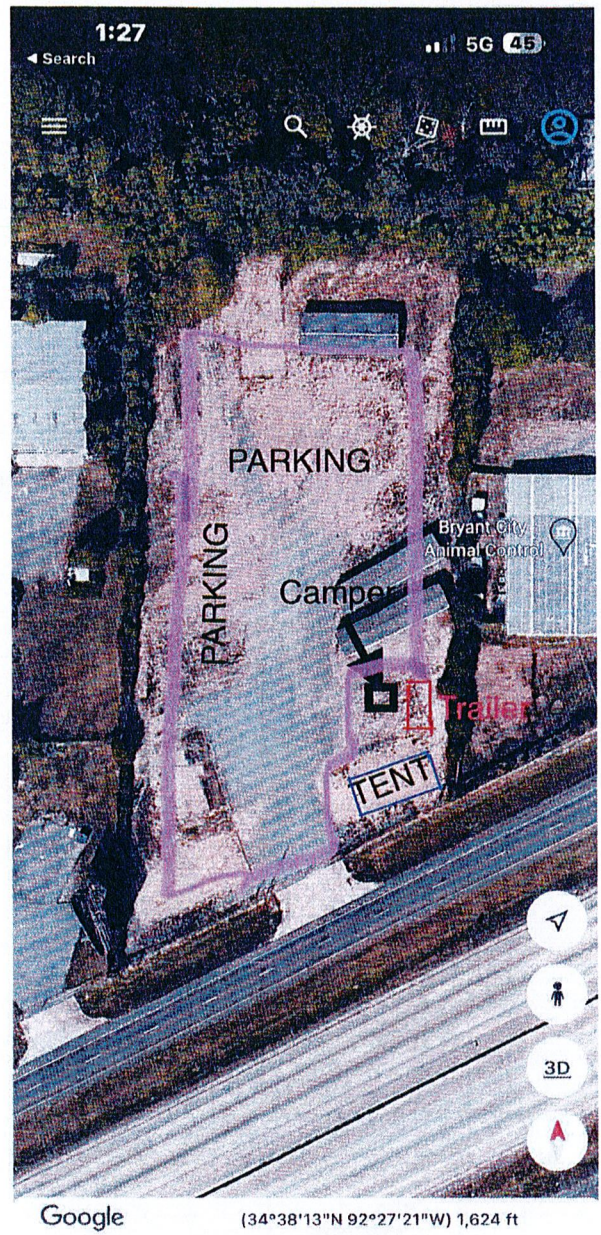
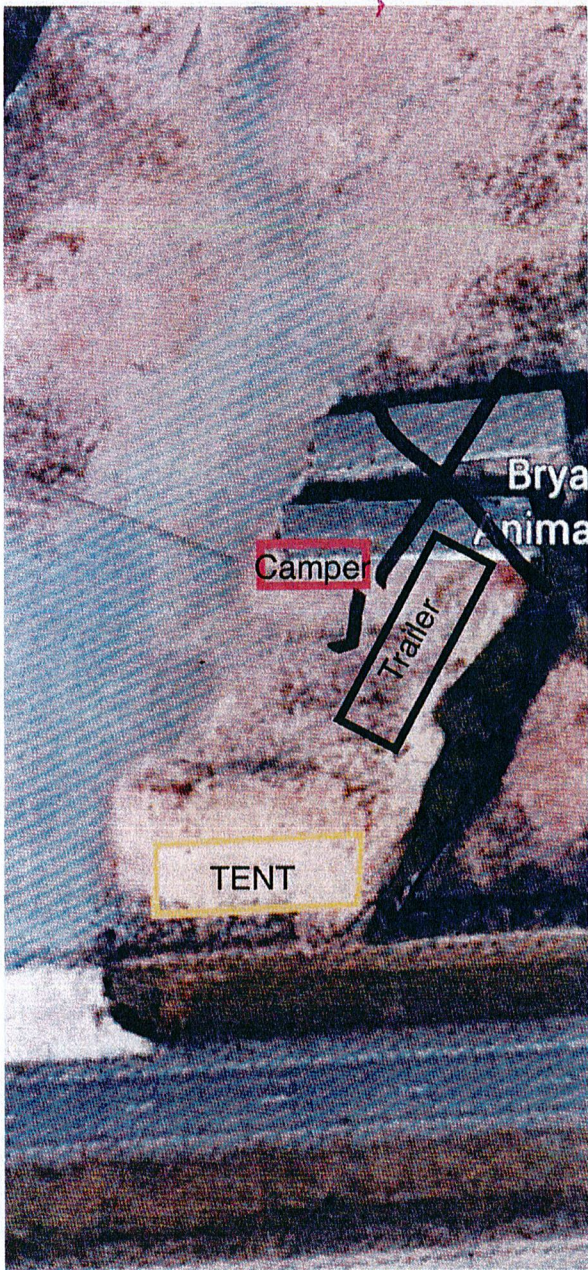
50x20

Garage

6x30

trailer

8x28





THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF
BUSINESS

Office of Fire Services

Permit Number
RPJ.0000714



Date of Issue
06/05/2025

State Fire Marshal

FIREWORKS RETAIL PERMIT

This is to certify that
A-1 Fireworks

Is duly licensed to transact business in the State of Arkansas as a Retailer

Address: 25612 I-30, Bryant, AR. 72022

Issued By: A-1 Fireworks

License Number: 1200

LICENSE EXPIRES: 05/01/2026



NON TRANSFERABLE

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

Temporary Business Application

City of Bryant

Date: DECEMBER 2, 2025

Name of Business: FIVE STAR FIREWORKS

Federal Tax Employer Identification Number: 453216207

Arkansas State Sales Tax Number: 55025123-SLS

Type of Business: RETAIL SALES

Location of proposed Temporary Business: 5407 HWY 5 BRYANT, ARK 72022

Parcel Number of Location of proposed Temporary Business: _____

Owner Mailing Address: 5407 HWY 5 BRYANT, ARK 72022

Contact Person: B. J. GRAFT

Daytime Phone Number: 501-425-6036 Evening Phone Number: _____

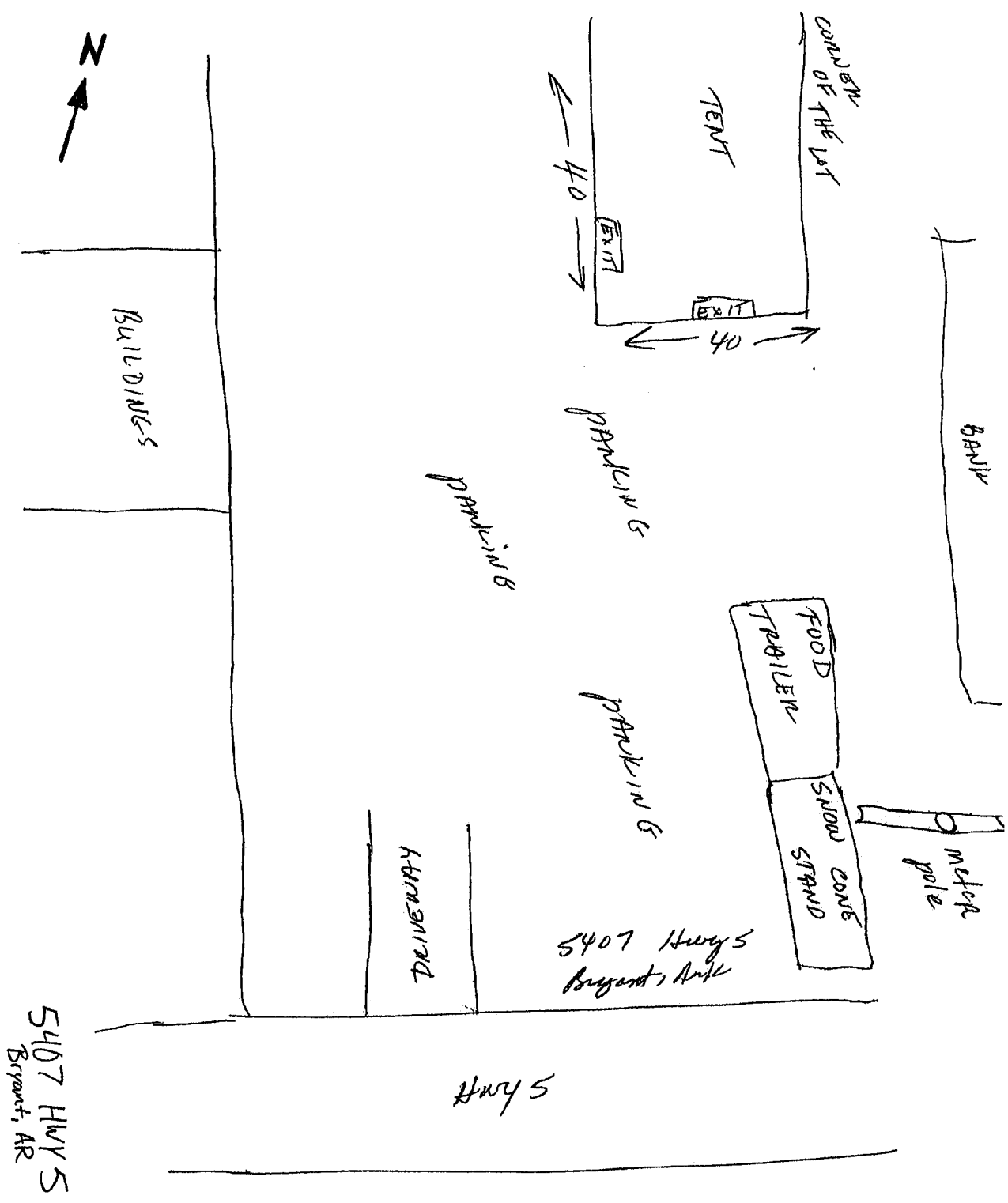
Please check the category you are applying for. Permits cannot exceed the following time limits:

<input checked="" type="checkbox"/>	Carnivals	30 Days
<input type="checkbox"/>	Fireworks stands or tents	30 Days
<input type="checkbox"/>	Christmas tree stands, tents or lots	60 Days
<input type="checkbox"/>	General commercial sales stands, tents or lots	90 Days
<input type="checkbox"/>	Concession/Refreshment stands/Food Service	180 Days

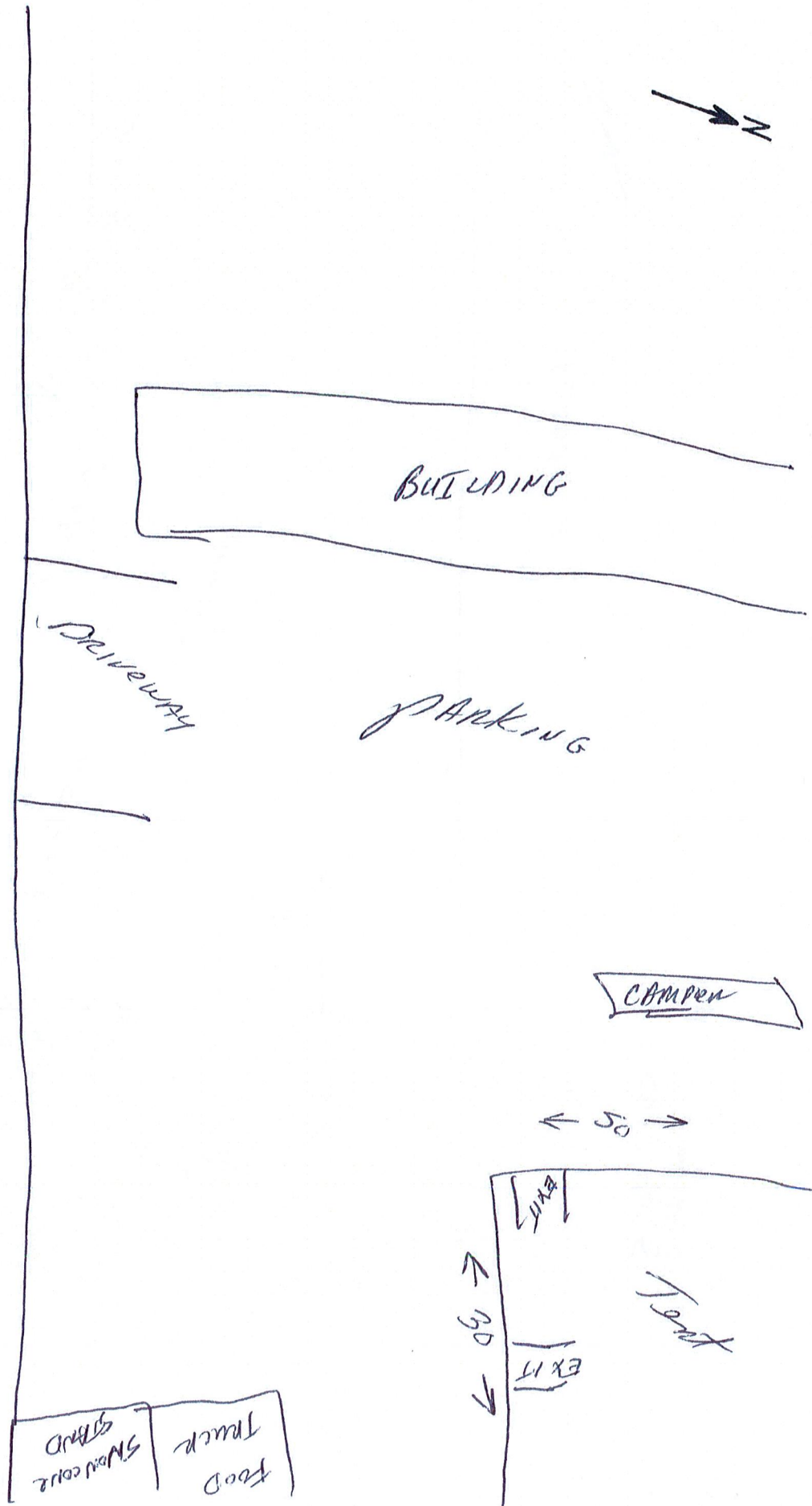
Beginning Date Requested DEC 18TH 2025 Ending Date Requested JAN 3, 2026

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature Mark Bradford



S467 Hwy 5 Bryant, Ark



Temporary Business Application

City of Bryant

Date: 12-2-25Name of Business: FIVE STAR FIREWORKSFederal Tax Employer Identification Number: 453216209Arkansas State Sales Tax Number: 55025123-5LSType of Business: RETAIL SALESLocation of proposed Temporary Business: 23395 I-30 BRYANT, ARK 72022

Parcel Number of Location of proposed Temporary Business: _____

Owner Mailing Address: 23395 I-30 BRYANT, ARK 72022Contact Person: JEFF HOLDERDaytime Phone Number: 501-860-0130 Evening Phone Number: _____

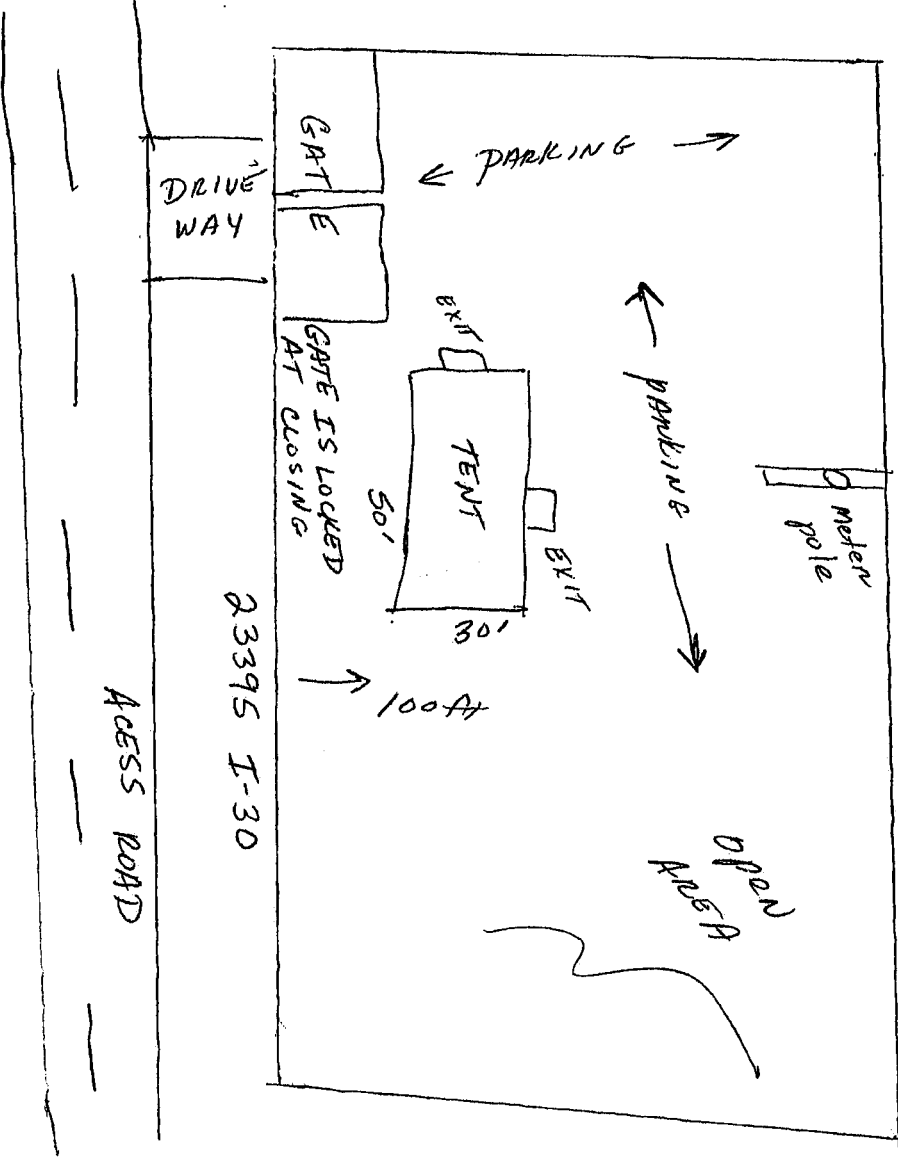
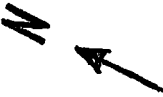
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<input type="checkbox"/>	Concession/Refreshment stands/Food Service	180 Days

Beginning Date Requested DEC 18, 2025 Ending Date Requested JAN 3, 2026

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature Mark Bradford



23395 I-30

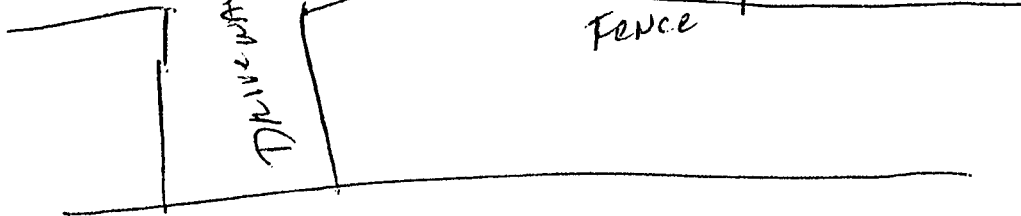
23395 I-30
Bryant, AR



I-30



Access Road



Entrance

EXIT

TENT

EXIT

30
↑
↓

Fence

CAMPEN

Parking

Parking

electric pole

23345 I-30 Baymont, Ark



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

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: Dec 02, 2025

Applicant or Designee:

Name Diamond State Pyro LLC

Address 601 Rushing Rd Little Rock, AR 72210

Phone 501-416-7404

Email Address: _____

Project Location:

Property Address 23920 I-30 N

Bryant, AR 72022

Parcel Number 840-11727-000

ⁿ Zoning Classification C-3

Property Owner (If different from Applicant):

Name R & R Properties LLC

Phone 501-847-5155

Address PO BOX 337 Bryant, AR 72022

Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

Conditional Use request applies only to the existing building located at 23920 I-30 N and its associated parking area, which are part of Parcel 840-11727-000 (29.35 acres total). See attached legal description and Site Area Exhibit identifying the specific portion of the parcel subject to this request.

Description of Conditional Use Request (Attach any necessary drawings or images)

"Requesting approval for a Conditional Use Permit to operate a year-round retail fireworks store within the existing commercial building at 23920 I-30 N. The store will sell consumer-grade fireworks in compliance with Arkansas State Fire Marshal regulations and NFPA 1124. The business will maintain all required fire safety measures, exit access, and signage.
Proposed/Current Use of Property Existing commercial building – currently vacant
Previously a welding shop and TNI Trucking Terminal.

Application Checklist

Requirements for Submission

- ☒ Letter stating request of Conditional Use and reasoning for request
- ☒ Completed Conditional Use Permit Application
- ☐ Submit Conditional Use Permit Application Fee (\$125)
- ☒ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- ☐ Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☒ Submit eight (8) Copies of the Development Plan (Site Plan) showing:
 - Location, size, and use of buildings/signs/land or improvements
 - Location, size, and arrangement of driveways and parking. Ingress/Egress
 - Existing topography and proposed grading
 - Proposed and existing lighting
 - Proposed landscaping and screening
 - Use of adjacent properties
 - Scale, North Arrow, Vicinity Map
 - Additional information that may be requested by the administrative official due to unique conditions of the site.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I _____ do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

Dec 2, 2025

Colton Leonard
City of Bryant Planning & Community Development Department
210 SW 3rd Street
Bryant, AR 72022

RE: **CUP Request – Year-Round Fireworks Retail Store 23920 I-30 N, Bryant, AR 72022**

Dear Colton,

On behalf of **Diamond State Pyro LLC**, a locally owned Saline County business, I am submitting this letter of intent in support of our Conditional Use Permit request for the operation of a **year-round retail fireworks store** within the existing commercial building located at **23920 Interstate 30 North**, Bryant, Arkansas.

The subject structure and parking area occupy a small portion of the larger 30-acre parcel (Parcel 840-11727-000). This Conditional Use request applies **only** to the existing building and its associated parking lot, as illustrated in the attached Site Area Exhibit. No conditional use approval is being requested for the remainder of the acreage.

The proposed business will operate entirely within the existing building with **no exterior structural modifications**. The business will comply with all applicable regulations including the Arkansas Fireworks Act, State Fire Marshal requirements, and all applicable NFPA standards. All inventory and handling practices will be coordinated directly with the Bryant Fire Marshal for full code compliance.

Customer traffic levels are expected to be similar to typical retail operations. The site has adequate existing parking, and deliveries will be scheduled to avoid peak customer hours. The operation will not create nuisance conditions such as excessive noise, odor, or debris. Standard operating hours will be **10:00 AM to 8:00 PM**, with extended hours only during state-authorized seasonal periods.

This project reactivates a currently vacant commercial building and contributes to Bryant's commercial corridor by introducing a new retail business. We remain fully committed to meeting any conditions set by the Planning Commission and complying with all city codes and Fire Marshal requirements.

Thank you for your consideration of this request. If any additional information or documentation is needed, please feel free to contact me at any time.

Sincerely,

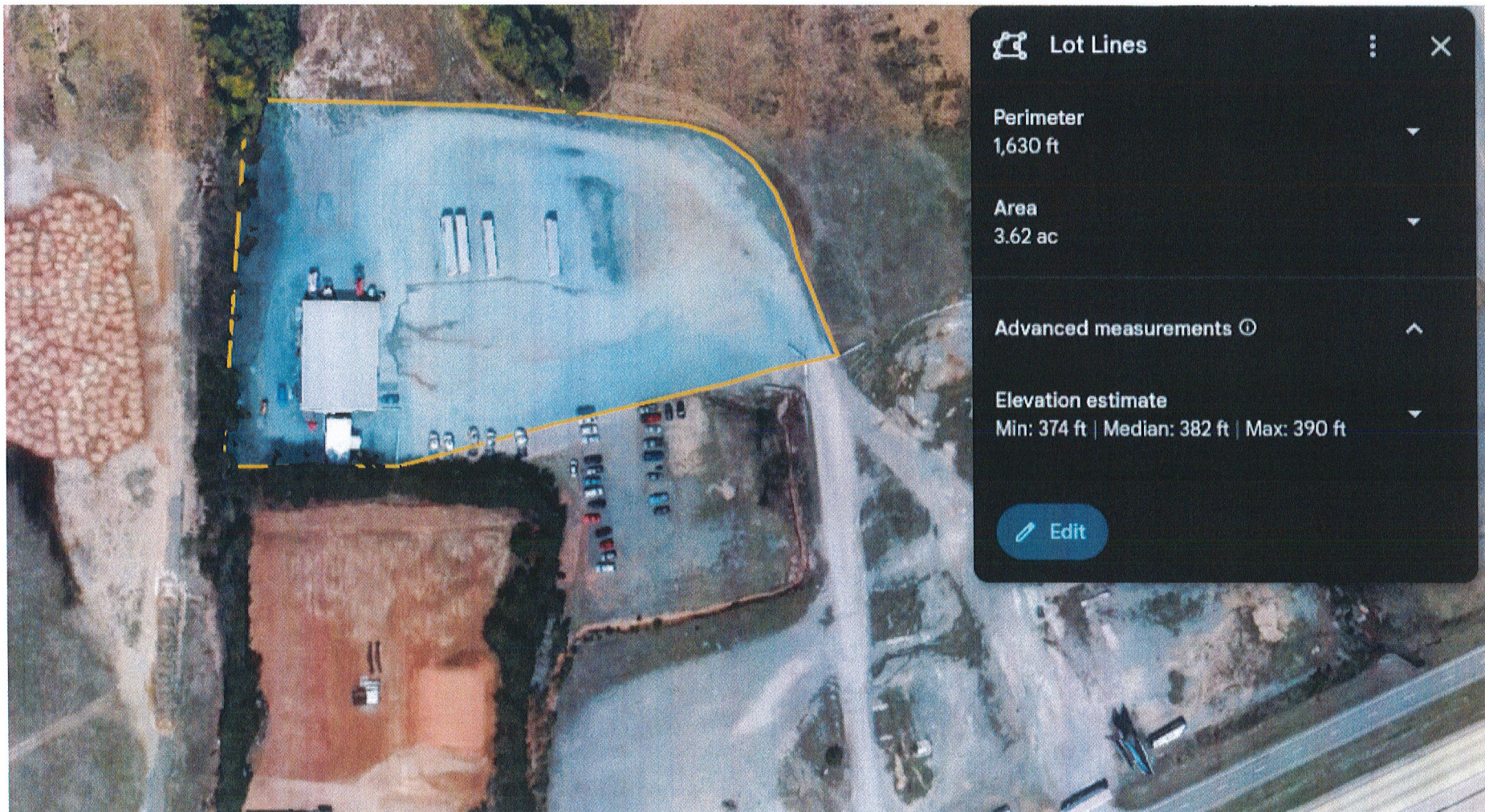
Ryan Vaught

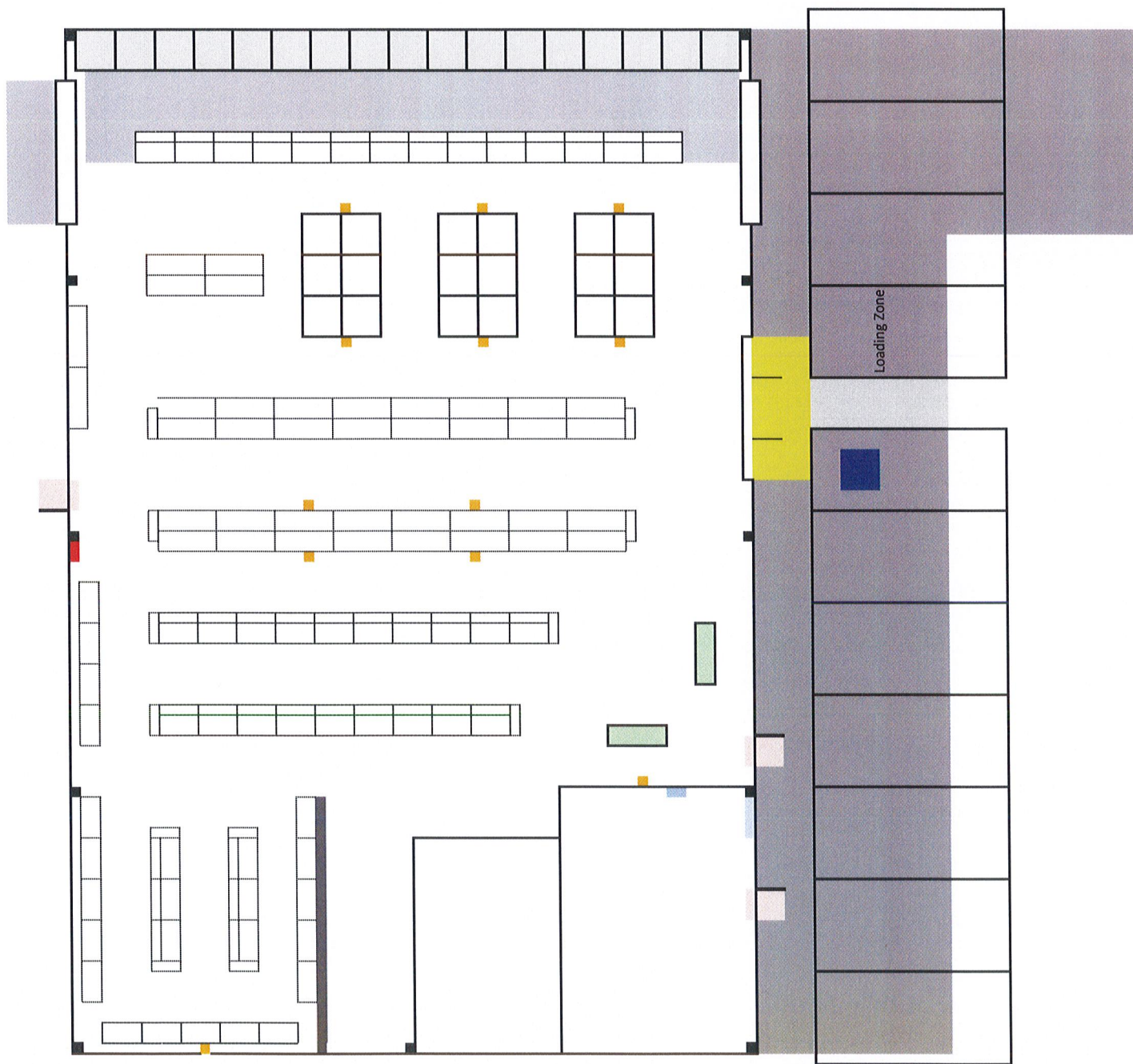
Diamond State Pyro LLC

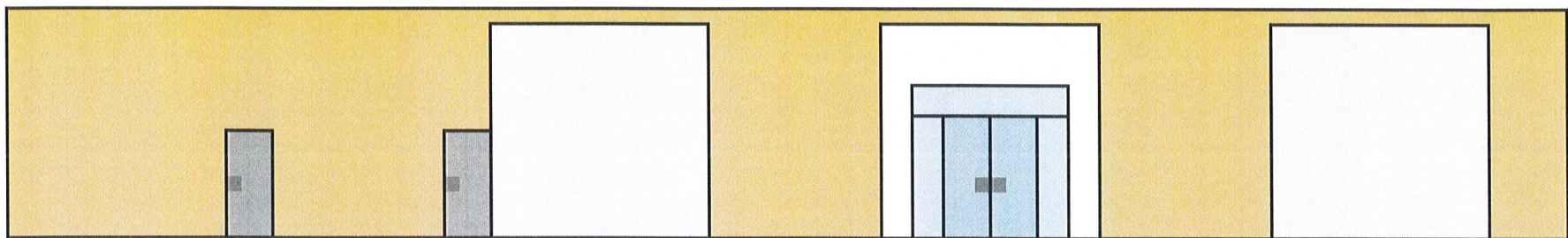
Phone: 501-416-7404

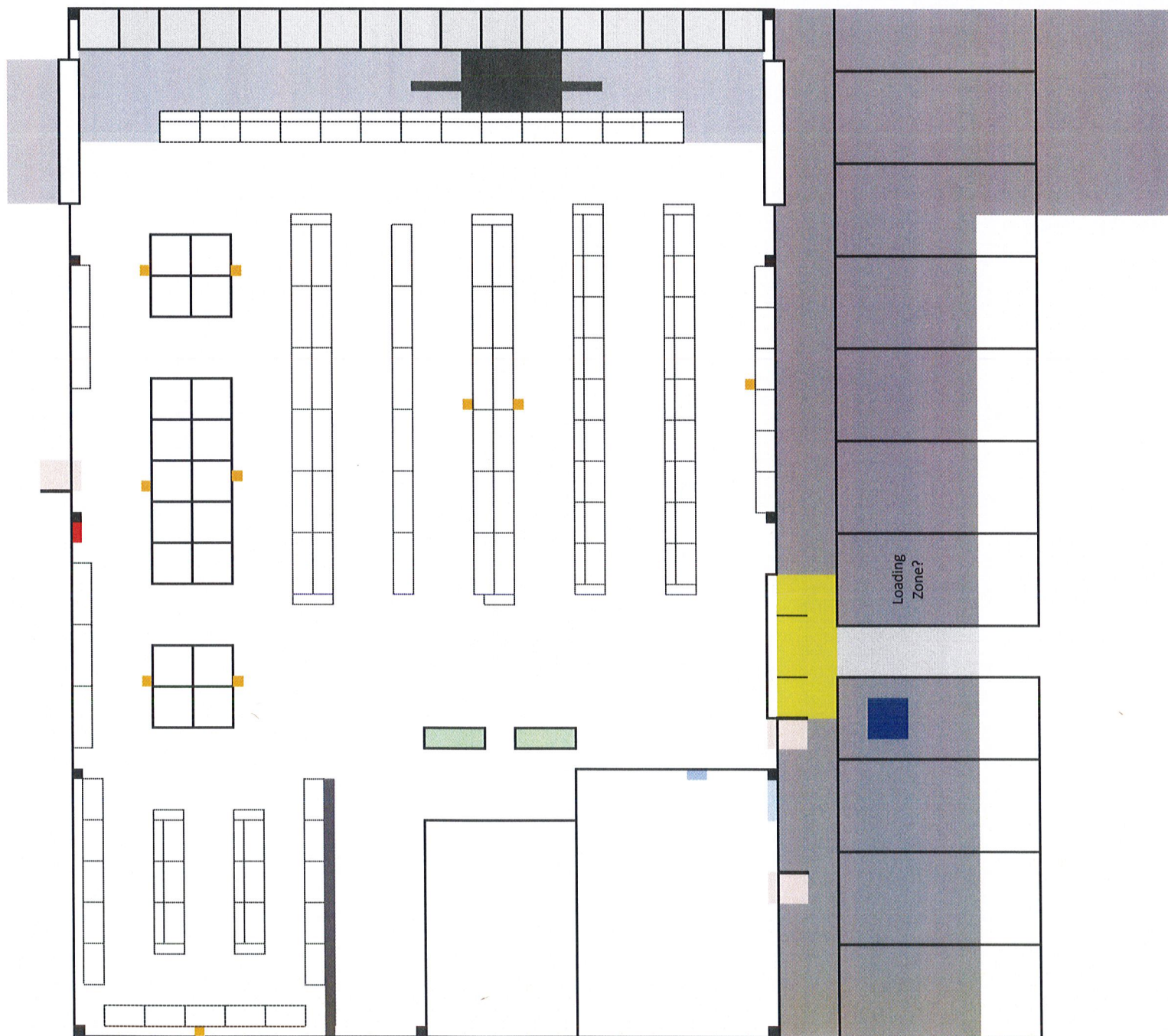
Email:

A tract of land in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 14, in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 15, in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 22, and in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 23, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as: Starting at an iron pin at the Southwest corner of the said SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 15; thence North 89 deg. 41 min. 34 sec. East along the South line of the said SE $\frac{1}{4}$ SE $\frac{1}{4}$ for 199.83 feet to an iron pin; thence North for 1195.90 feet to an iron pin; thence East for 753.66 feet to an iron pin at the point of beginning; thence continue East for 305.23 feet to an iron pin; thence South 15 deg. 50 min. 53 sec. East for 1199.77 feet to an iron pin on the northerly right of way line of Interstate Highway 30; thence South 62 deg. 19 min. 16 sec. West along the said highway right of way line for 300.0 feet to an iron pin; thence North 15 deg. 50 min. 53 sec. West for 1344.63 feet to the point of beginning. (A portion of the above described land being in the City of Bryant, Arkansas.)











City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
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 www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 12-4-2025

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

**SIGN CO. OR
SIGN OWNER**

Name MARKETPLACE Center

Address 205 Progress Ste 100

City, State, Zip BRyant AR 72022

Phone 501 840 2282

Alternate Phone _____

PROPERTY OWNER

Name Sam

Address _____

City, State, Zip _____

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Your Sign Here

Address/Location of sign MARKET PLACE Center

Sign dimensions (height, length, width) less than 40sq

Zoning Classification C2 Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 10 Top 12

SIGN TYPE

☐ Pole ☐ Monument

☐ Wall

☐ Other (type) _____

Total sq. ft. _____

READ CAREFULLY BEFORE SIGNING

I, BART FERGUSON, 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 any 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.

Applicant's Signature _____

Date 12/4

Sign Administrator(or Designee) Approval _____

Date _____

Ritty Bie &

PHOTOGRAPHY

PLATES SOCIAL

Toys Children's
Baby
Equipment
Clothes

3519
Ste 100

3519
Ste 200

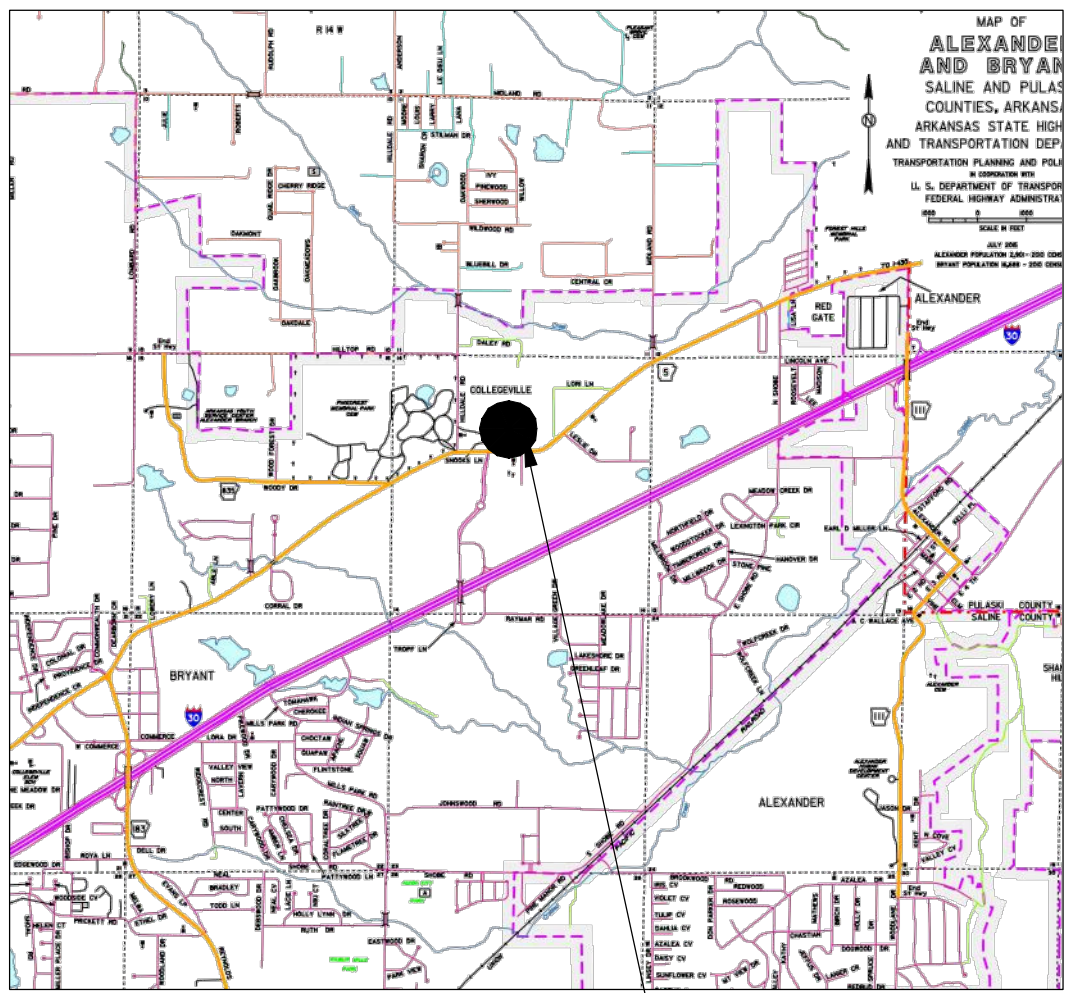
3519
Ste 300

PS









VICINITY
MAP
NTS

SITE LOCATION

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND
SURVEYOR
NO. 1853 ARKANSAS
CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION

SIGNED
NAME *Douglas Hendrix*
ADDRESS 1500 Christy Lane, Alexander, AR,
72002

SOURCE OF TITLE: INSTRUMENT NO. 2023-015335

2023-015337

CERTIFICATE OF FINAL
PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

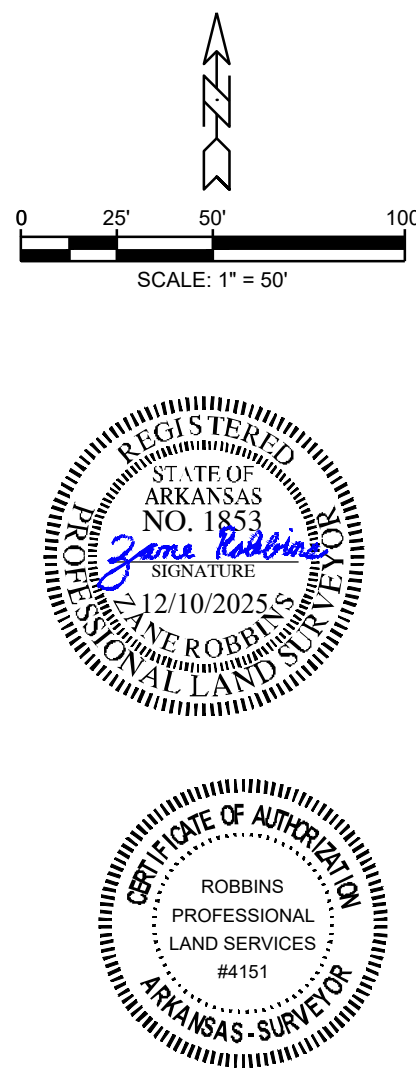
SIGNED,

DATE OF EXECUTION

NAME,
BRYANT BUILDING OFFICIAL

GENERAL NOTES

- BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES. ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (NAVD88 DATUM).
- REFERENCES:
 - INSTRUMENT NO. 2018-013165 FILED 07/13/2018
 - INSTRUMENT NO. 2018-013162 FILED 07/13/2018
 - INSTRUMENT NO. 2017-021243 FILED 11/08/2017
 - INSTRUMENT NO. 2017-021242 FILED 11/08/2017
 - SURVEY BY HOPE ENGINEERING FOR AF PARTNERS LLC DATED 08/21/2018
 - AMENDED FINAL PLAT VERNIA PARK SUBDIVISION PHASE 2



CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE OF EXECUTION

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION

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BRYANT BUILDING OFFICIAL

SOURCE OF TITLE: INSTRUMENT NO. 2023-015335

2023-015337

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DATE OF EXECUTION

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SIGNED,

DATE OF EXECUTION

NAME,
BRYANT BUILDING OFFICIAL

SOURCE OF TITLE: INSTRUMENT NO. 2023-015335

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SIGNED,

DATE OF EXECUTION

NAME,
BRYANT BUILDING OFFICIAL

SOURCE OF TITLE: INSTRUMENT NO. 2023-015335

2023-015337

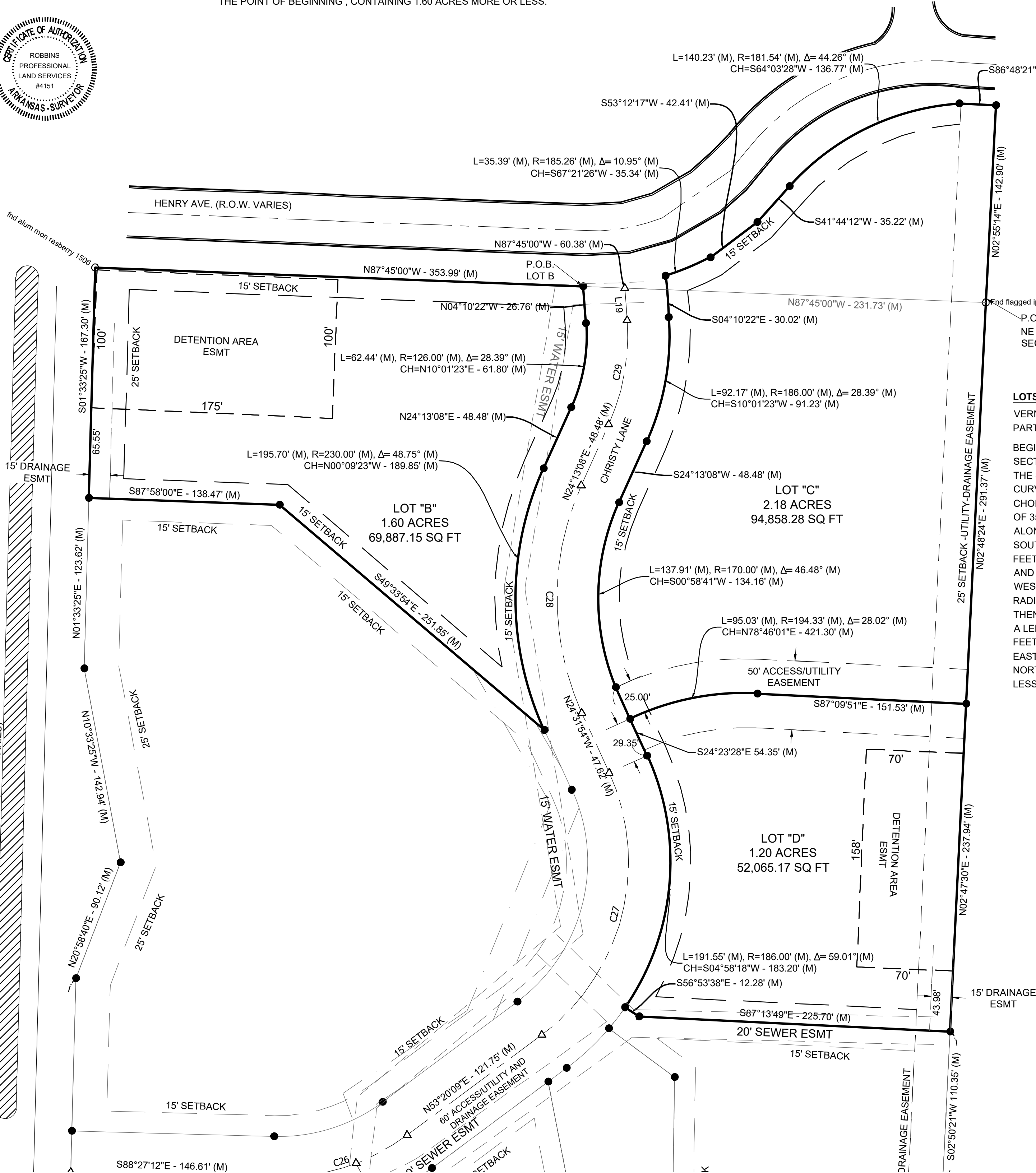
CERTIFICATE OF FINAL
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LOTS "C" AND "D"

VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR AS THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE NORTH 87°45'00" WEST A DISTANCE OF 231.73 FEET TO A POINT; THENCE CONTINUE NORTH 87°45'00" WEST A DISTANCE OF 60.38 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF HENRY AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY AND CONTINUE NORTH 87°45'00" WEST A DISTANCE OF 353.99 FEET TO A POINT A POINT ON THE EAST RIGHT OF WAY OF BRYANT PARKWAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 01°33'25" WEST A DISTANCE OF 167.30 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 87°58'00" EAST A DISTANCE OF 138.47 FEET TO A POINT; THENCE SOUTH 49°33'54" EAST A DISTANCE OF 251.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 195.70 FEET, RADIUS OF 230.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00°09'23" WEST - 189.85 FEET TO A POINT; THENCE NORTH 24°13'08" EAST A DISTANCE OF 48.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 62.44 FEET, RADIUS OF 126.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 10°01'23" EAST A DISTANCE OF 61.80 FEET TO A POINT; THENCE NORTH 04°10'22" WEST A DISTANCE OF 26.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES MORE OR LESS.



LEGEND OF SYMBOLS & ABBREVIATIONS

○	GAS METER	N	NORTH	ASPHALT
○	WATER METER	S	SOUTH	CONCRETE
○	GUY WIRE	E	EAST	
○	POWER/UTILITY POLE	W	WEST	
○	TELEPHONE PEDESTAL	(M)	AS MEASURED	
○	SEWER MAINHOLE	(D)	PER DEED	
○	WATER VALVE	RIW	RIGHT-OF-WAY	
○	FIRE HYDRANT	L.A.	LANDSCAPED AREA	
○	SIGNS	CR4	CAPPED 1/2" REBAR	
○	LIGHT POLE	CONC.	CONCRETE	
○	TELEPHONE MANHOLE	P.O.C.	POINT OF COMMENCEMENT	
---	SS --- SANITARY SEWER LINE	P.O.B.	POINT OF BEGINNING	
---	W --- WATER LINE	CMP	CORRUGATED METAL PIPE	
---	STORM SEWER PIPE	RCP	REINFORCED CONCRETE PIPE	
---	ROADWAY CENTERLINE	ESMT	EASEMENT	
---	WATER & SEWER EASEMENT	SUBD	SUBDIVISION	
---	BUILDING SETBACK LINE	HOPE	HIGH DENSITY POLYETHYLENE	
---	ROADWAY RIGHT-OF-WAY	FDC	FIRE DEPARTMENT CONNECTION	
---	OHE --- OVERHEAD ELECTRIC LINES			
---	UGT --- UNDERGROUND TELEPHONE			
---	G --- UNDERGROUND GAS			
---	F.O. --- UNDERGROUND FIBER OPTIC			
X	FENCE			
○	STEEL GUARD RAIL			
---	[100] --- SURFACE CONTOUR LINE & ELEVATION			

LOTS "C" AND "D"

VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR AS THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE NORTH 02°55'14" WEST A DISTANCE OF 142.90 FEET TO THE SOUTH RIGHT OF WAY OF HENRY AVENUE; THENCE SOUTH 86°48'21" EAST A DISTANCE OF 26.60 FEET TO A CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 181.54 FEET, LENGTH OF 140.23 FEET AND CHORD BEARING AND DISTANCE OF SOUTH 64°03'28" WEST - 136.77 FEET; THENCE SOUTH 41°44'12" WEST A DISTANCE OF 35.22 FEET; THENCE SOUTH 53°12'17" WEST A DISTANCE OF 42.41 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 185.26 FEET, LENGTH OF 35.39 FEET AND CHORD BEARING AND DISTANCE OF SOUTH 67°21'26" EAST - 35.34 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 04°10'22" EAST A DISTANCE OF 30.02 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 92.17 FEET, RADIUS OF 186.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 10°01'23" WEST - 91.23 FEET TO A POINT; THENCE SOUTH 24°13'08" WEST A DISTANCE OF 48.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 137.91 FEET, RADIUS OF 170.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00°58'41" WEST - 134.16 FEET TO A POINT; THENCE SOUTH 24°23'28" EAST A DISTANCE OF 54.35 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 191.55, RADIUS OF 186.00, AND A CHORD BEARING AND DISTANCE OF SOUTH 04°58'18" WEST - 183.20 FEET TO A POINT; THENCE SOUTH 56°53'38" EAST A DISTANCE OF 12.28 FEET TO A POINT; THENCE SOUTH 87°13'49" EAST A DISTANCE OF 225.70 FEET TO A POINT; THENCE NORTH 02°47'35" EAST A DISTANCE OF 262.94 FEET; THENCE NORTH 02°48'24" WEST A DISTANCE OF 266.37 FEET TO THE POINT OF BEGINNING, CONTAINING 3.37 ACRES MORE OR LESS.

PARCEL NO. 840-11660-101
OWNER: AF PARTNERS LLC
ZONED C-2

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

REVISIONS DATE

VERNIA PARK SUBDIVISION PHASE 2, A REPLAT OF LOTS 1, 2, 3, 10, 11, 12 & 14, AND PART OF THE ABANDONED R.O.W. OF NORTHERN AVE., NORTH ST., COLLEGE ST., EASTERN AVE., STATE ST., & CONGRESS ST. SURROUNDING SAID BLOCKS, OF THE ORIGINAL TOWN OF COLLEGEVILLE, PLAT DATED JUNE 21, 1838.

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INC., CORP. (AR) 1853

SURVEYING | GIS | CONSTRUCTION STAKING

1801 PARKWAY 2ND FLOOR, BRYANT, ARKANSAS 72009
501-251-1234 | 501-251-1235 | 501-251-1236

DRAWN BY

ZR

DESIGNED

CHECKED

ZR

DATE

12-10-25

SCALE

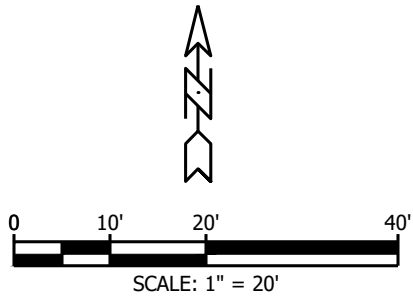
1" = 50'

PROJECT NO.

2021180

SHEET NO.

V:\2025\20251010 FERGUSON ORIGINAL TOWN OF BRYANT\20251010.dwg | PLOTTED BY: Ray | PLOT DATE: 12/5/2025 12:45:02 PM | ©2018 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED



LEGEND

- SET 1/2" REBAR W/ CAP
- FOUND MONUMENT
- R/W — RIGHT-OF-WAY
- OHE — OVERHEAD UTILITIES
- x — FENCE
- - — ROADWAY CENTERLINE
- ● — GUY WIRE
- G — POWER/LIGHT POLE
- (M) MEASURED
- (P) PER PLAT
- (D) PER DEED
- — BUILDING SETBACK LINE
- | — UTILITY EASEMENT
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- ⊞ TELEPHONE PEDESTAL
- ⊞ TELEPHONE PULLBOX

GENERAL NOTES

- BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
- REFERENCES:
 - PLAT OF THE TOWN OF BRYANT.
 - WARRANTY DEED TO MINA GLOVER. INSTRUMENT NO. 2002073213.

PROPERTY ADDRESS

203 NE SECOND ST
BRYANT, AR 72022

FOR THE USE & BENEFIT OF

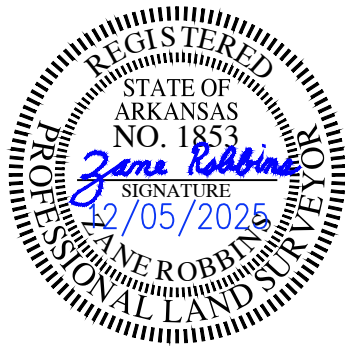
SAM FERGUSON
BART FERGUSON

LAND DESCRIPTION PROVIDED

LOTS 7 AND 8, BLOCK 14 OF THE TOWN, NOW CITY OF
BRYANT, ARKANSAS.

CURRENT OWNER OF RECORD

MINA JO GLOVER
203 NE SECOND ST
BRYANT, AR 72022



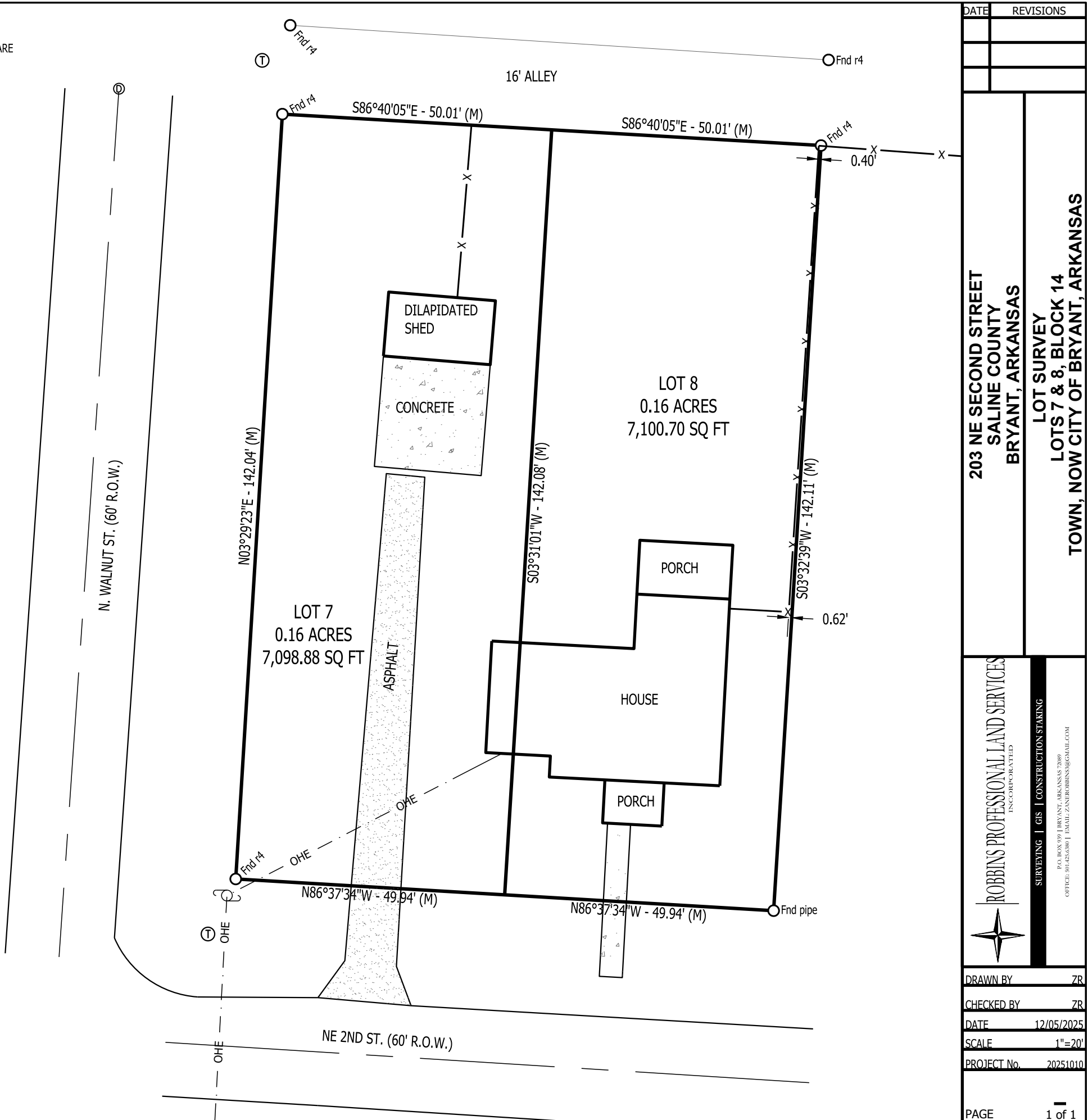
CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853

UTILITIES DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS; EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING.



Y:\2025\2025 1010 FERGLISON ORIGINAL TOWN OF BRYANT\20251010 REPLAT.dwg | PLOTTED BY: Ray | PLOT DATE: 12/11/2025 9:02:54 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED



CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Jane Robbins
JANE ROBBINS, AR PLS #1853

LAND DESCRIPTION PROVIDED

LOTS 7 AND 8, BLOCK 14 OF THE TOWN, NOW CITY OF BRYANT, ARKANSAS.

GENERAL NOTES

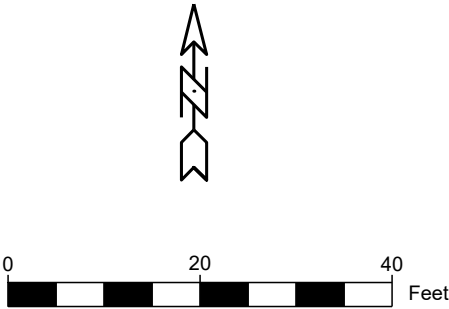
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 - WARRANTY DEED TO MINA GLOVER. INSTRUMENT NO. 2002073213.

PROPERTY ADDRESS

203 NE SECOND ST
BRYANT, AR 72022

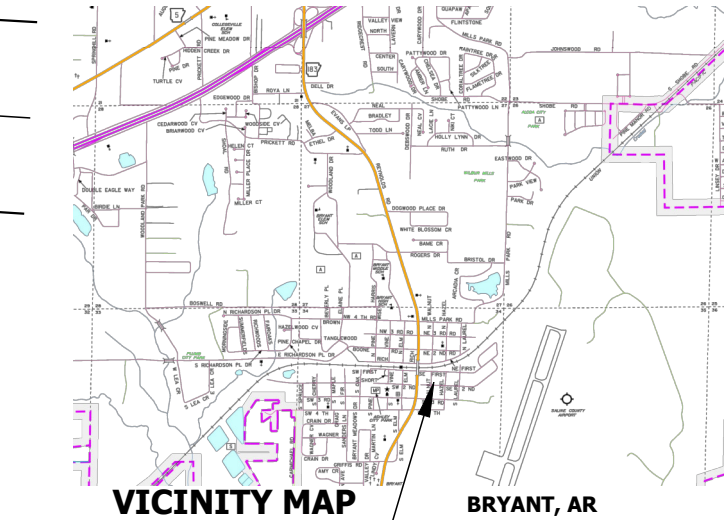
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N. WALNUT ST. (60' R.O.W.)

NE 2ND ST. (60' R.O.W.)



VICINITY MAP
(NTS)

SITE LOCATION

COMMON USE AREA
0.02 ACRES
780.93 SQ FT

LEGEND	
	SET 1/2" REBAR W/ CAP
	FOUND MONUMENT
	RIGHT-OF-WAY
	OVERHEAD UTILITIES
	FENCE
	ROADWAY CENTERLINE
	GUY WIRE
	POWER/LIGHT POLE
	MEASURED
	RECORDED DISTANCE
	PER DEED
	BUILDING SETBACK LINE
	UTILITY EASEMENT
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	TELEPHONE PEDESTAL
	LIGHT POLE
	SANITARY SEWER MANHOLE
	ELECTRIC BOX
	STORM SEWER MANHOLE

LOTS 1R-7R, A REPLAT OF LOTS 7 & 8, BLOCK 14
TOWN, NOW CITY OF BRYANT, ARKANSAS
SALINE COUNTY

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED



SURVEYING | GIS | CONSTRUCTION STAKING

P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.6380 | EMAIL: ZANEROBBINS@GMAIL.COM

DRAWN BY ZR

CHECKED BY ZR

DATE 12/11/2025

SCALE 1"=20'

PROJECT No. 20251010

PAGE 1 of 1

PRELIMINARY PLOT PLAN

Y:\2025\2025 1010 FERGUSON ORIGINAL TOWN OF BRYANT\20251010 REPLAT.dwg | PLOTTED BY: Ray | PLOT DATE: 12/11/2025 5:59:48 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

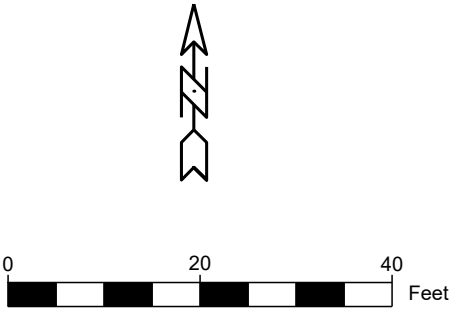
DATE OF EXECUTION
Zane Robbins
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION
SIGNED
NAME SAM FERGUSON
ADDRESS

SOURCE OF TITLE: INSTRUMENT NO.



LEGEND	
	SET 1/2" REBAR W/ CAP
	FOUND MONUMENT
	RIGHT-OF-WAY
	OVERHEAD UTILITIES
	FENCE
	ROADWAY CENTERLINE
	GUY WIRE
	POWER/LIGHT POLE
	MEASURED
	RECORDED DISTANCE
	PER DEED
	BUILDING SETBACK LINE
	UTILITY EASEMENT
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	TELEPHONE PEDESTAL
	LIGHT POLE
	SANITARY SEWER MANHOLE
	ELECTRIC BOX
	STORM SEWER MANHOLE

LAND DESCRIPTION PROVIDED
LOTS 7 AND 8, BLOCK 14 OF THE TOWN, NOW CITY OF BRYANT, ARKANSAS.

GENERAL NOTES

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 - WARRANTY DEED TO MINA GLOVER. INSTRUMENT NO. 2002073213.

PROPERTY ADDRESS
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N. WALNUT ST. (60' R.O.W.)

NE 2ND ST. (60' R.O.W.)

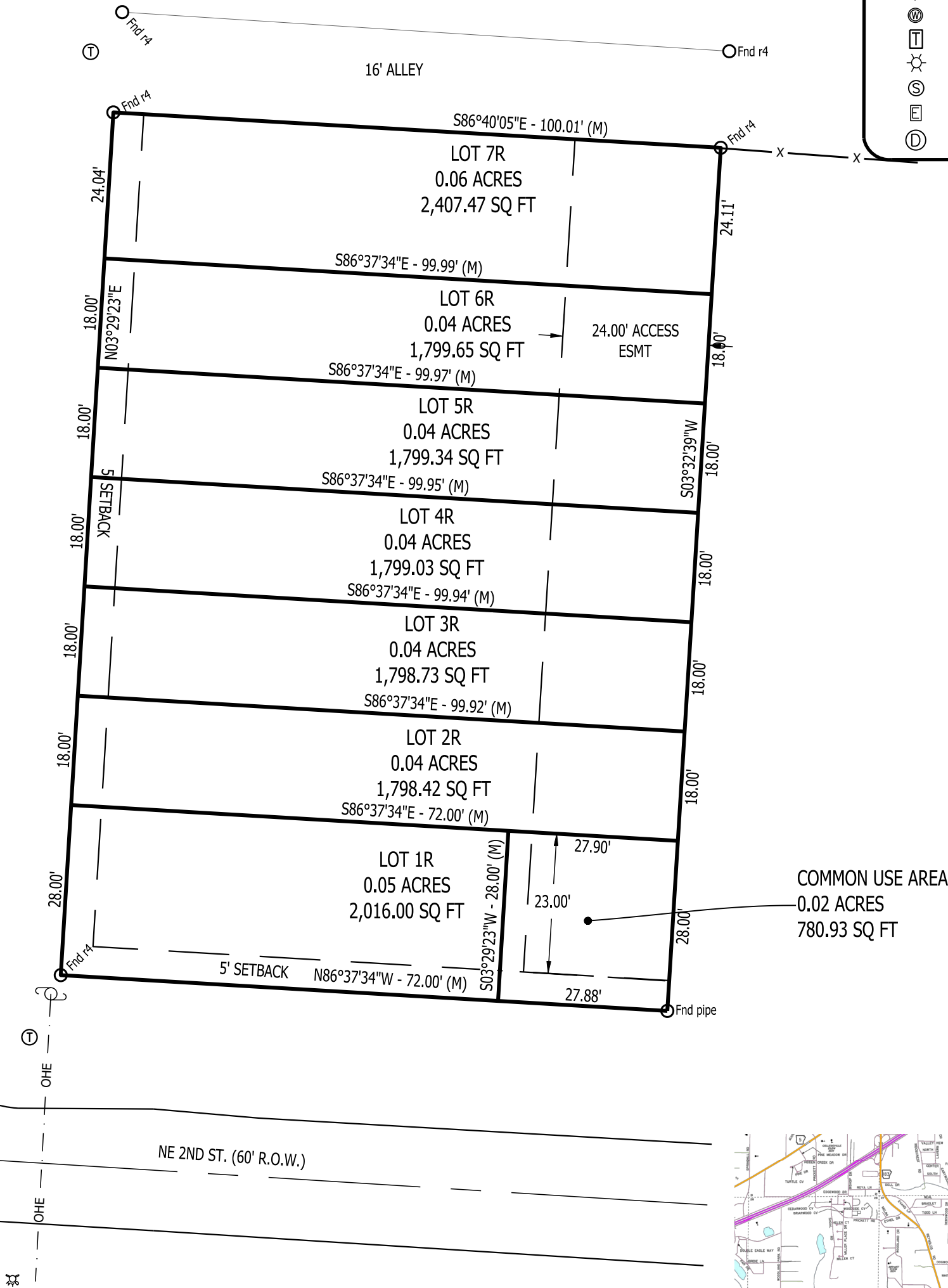
CERTIFICATE OF FINAL PLAT APPROVAL

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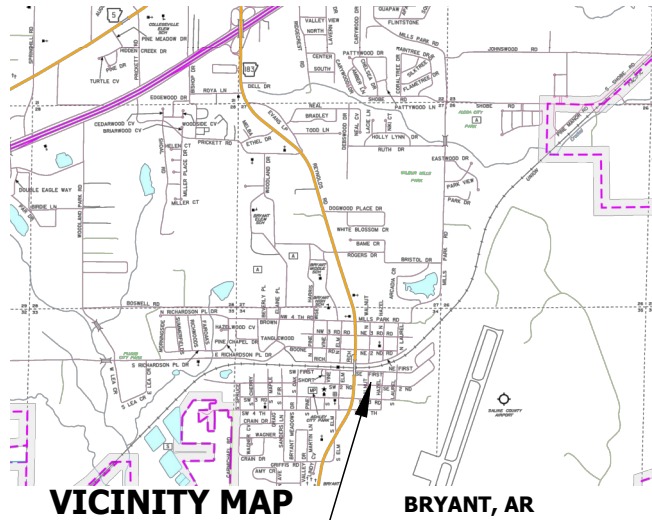
SIGNED,

DATE OF EXECUTION

BRYANT PLANNING COMMISSION



COMMON USE AREA
0.02 ACRES
780.93 SQ FT



VICINITY MAP (NTS)

BRYANT, AR

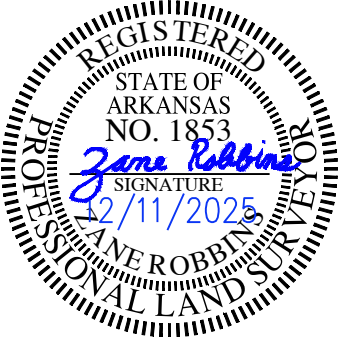
SITE LOCATION

DATE	REVISIONS
LOTS 1R-7R, A REPLAT OF LOTS 7 & 8, BLOCK 14 TOWN, NOW CITY OF BRYANT, ARKANSAS SALINE COUNTY	
REPLAT	
ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED	
SURVEYING GIS CONSTRUCTION STAKING	
P.O. BOX 939 BRYANT, ARKANSAS 72089 OFFICE: 501.425.6380 EMAIL: ZANEROBBINS@GMAIL.COM	
DRAWN BY	ZR
CHECKED BY	ZR
DATE	12/11/2025
SCALE	1"=20'
PROJECT No.	20251010
PAGE	1 of 1

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853



City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
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 www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 11/24/2025

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

**SIGN CO. OR
SIGN OWNER**

Name L. Graphics
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone (501) 773-0544
Alternate Phone _____

PROPERTY OWNER

Name Bart Furguson
Address 3531 Marketplace Ave
City, State, Zip Bryant, AR 72022
Phone (501) 840-2282
Alternate Phone _____

GENERAL DETAILS

Name of Business Win within therapy Group Counseling

SIGN TYPE

☐ Pole ☐ Monument

Address/Location of sign 3531 Market place #200

Sign dimensions (height, length, width) 60" X 54" X 4"

☒ Wall
☐ Other (type) _____
Total sq. ft. 22.5

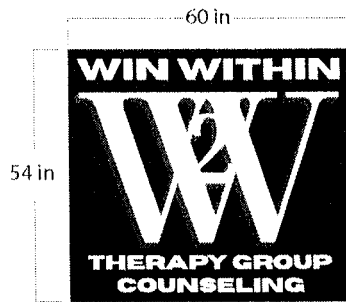
Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 13 Top 17.5

READ CAREFULLY BEFORE SIGNING

I, Joe Lam, 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 any 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.

Applicant's Signature [Signature] Date 11/24/2025 Sign Administrator(or Designee) Approval _____ Date _____



20 feet



City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

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Date: 11/24/2025

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

**SIGN CO. OR
SIGN OWNER**

Name L. Graphics
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone (501) 773-0544
Alternate Phone _____

PROPERTY OWNER

Name Eric
Address 3310 Main St
City, State, Zip Bryant, AR 72022
Phone (501) 804-1269
Alternate Phone _____

GENERAL DETAILS

Name of Business Vn Nails Spa

SIGN TYPE

____ Pole ____ Monument

Address/Location of sign 3310 Main St # 200, Bryant

____ Wall
____ Other (type) _____

Sign dimensions (height, length, width) 36" X 137" X 6"

Total sq. ft. 34.5

Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 12 Top 15

READ CAREFULLY BEFORE SIGNING

I, Joe Lam, 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 any 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.

Applicant's Signature _____

Date 11/24/25

Sign Administrator(or Designee) Approval _____

Date _____

24 feet

REMOTE CHANNEL LETTER WITH BLACK DIEBACK

137 in

36 in

Mr. Nails Spa

Mr. Nails Spa



City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

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Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 11/24/2025

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

**SIGN CO. OR
SIGN OWNER**

Name L. Graphics
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone (501) 773-0544
Alternate Phone _____

PROPERTY OWNER

Name ERIC - Trung
Address 1812 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone (501) 442-5987
Alternate Phone _____

GENERAL DETAILS

Name of Business Pho and more Express

SIGN TYPE

____ Pole ____ Monument

Address/Location of sign 1812 N. Reynolds Rd #4

☒ Wall
Other (type) _____

Sign dimensions (height, length, width) 36" X 172" X 6"

Total sq. ft. 43

Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 12 Top 15

READ CAREFULLY BEFORE SIGNING

I, Joe Lam, 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 any 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.

Applicant's Signature

Date

Sign Administrator(or Designee) Approval

Date



24 feet

Channel letters Raceway w/ black backer:

172 in



36 in