



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 Business

Joan Rey - Requesting Approval for Temporary Business 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 Vaughn - 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 Recommendation 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 Gonopla
 Address 24341 State Hwy 10E
Ola, AR, 72853
 Phone 479-489-3298
 Email _____

Contact Person:

Name Janey Rey
 Address 24341 State Hwy 10E
Ola, AR, 72853
 Phone 479-747-9304
 Email _____

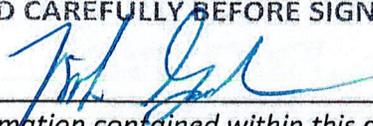
Checklist for Submission

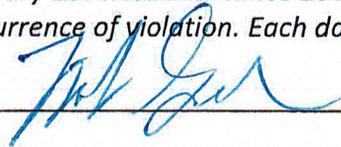
- Completed Application and Checklist
- Twenty-Five Dollar (\$25.00) Application fee
- Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount.
 (Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the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

AGENCY CUSTOMER ID: _____
LOC #: _____



ADDITIONAL REMARKS SCHEDULE

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

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)

1. **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 [Signature]
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: Jan 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: Dir Simpson
Dated: 4-3-25

Signed: John Roy
Dated: April 8, 2025

O = powerpole

Vacant building

Driveway
50 ft wide

Distance of
70 feet

50x20

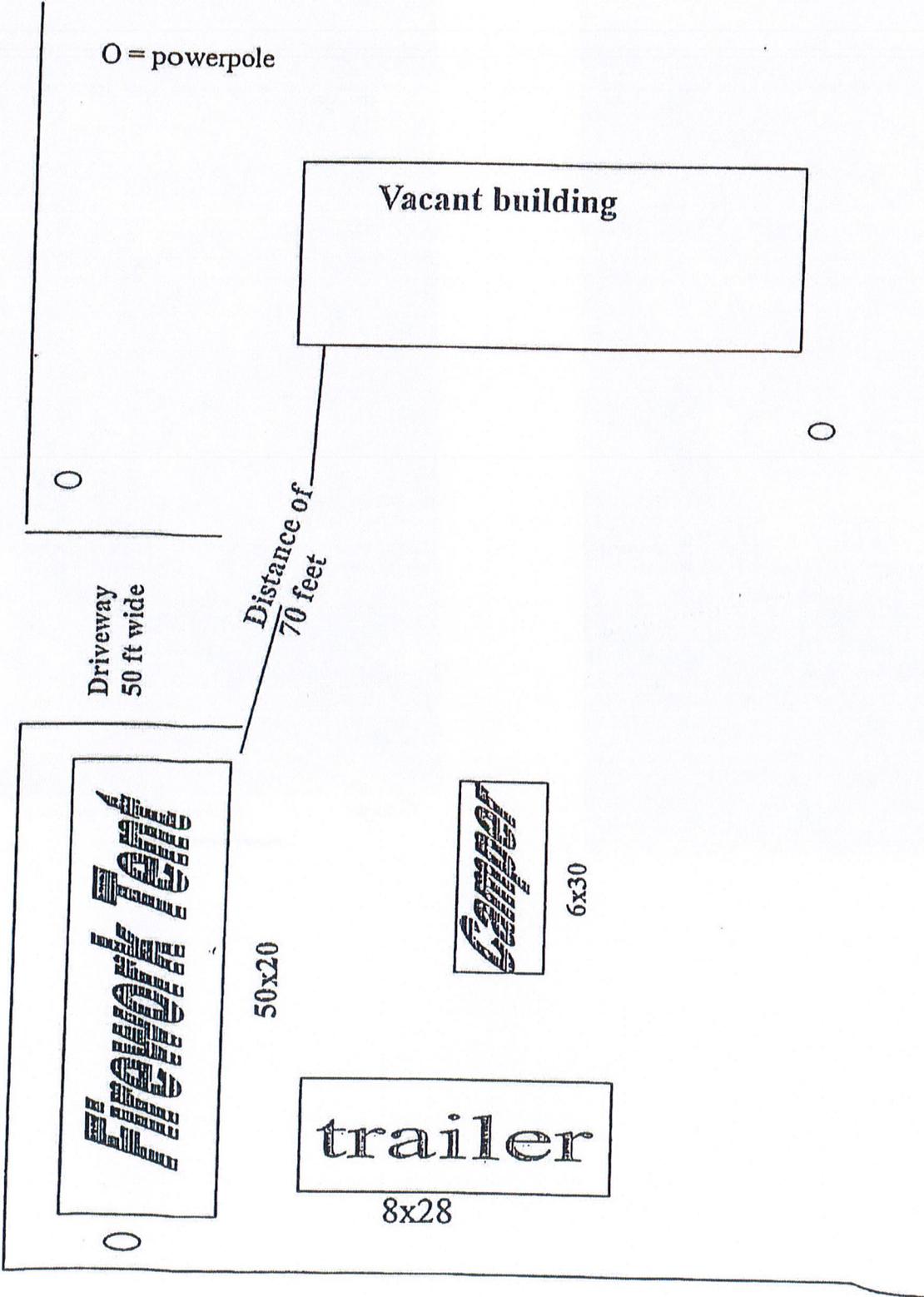
50x20

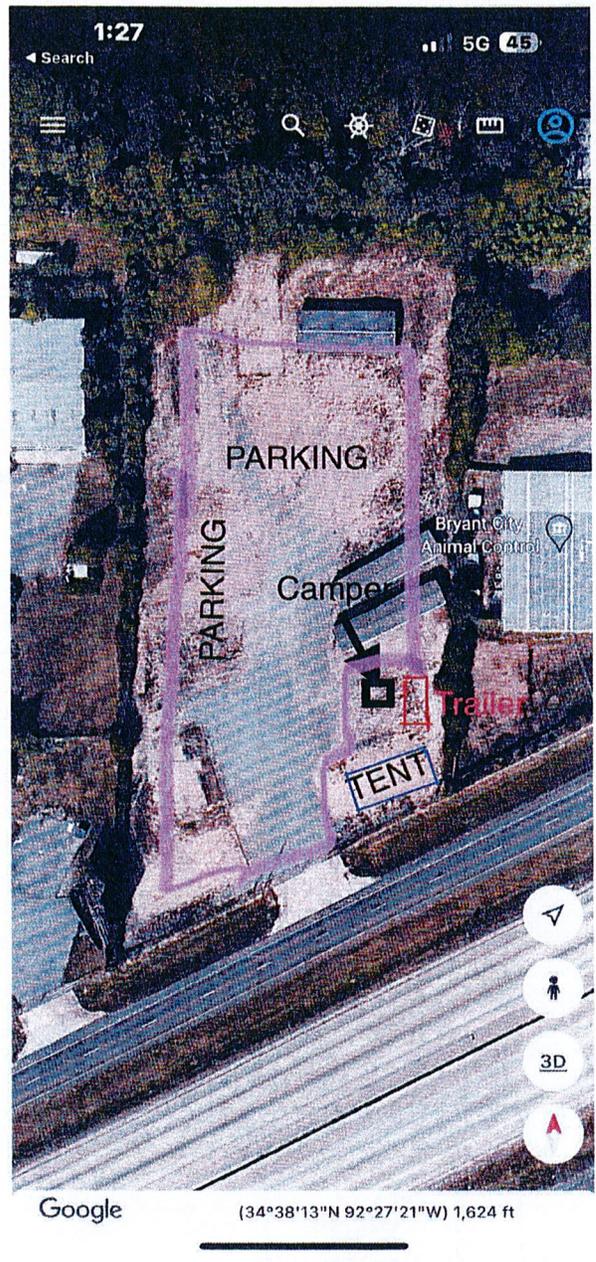
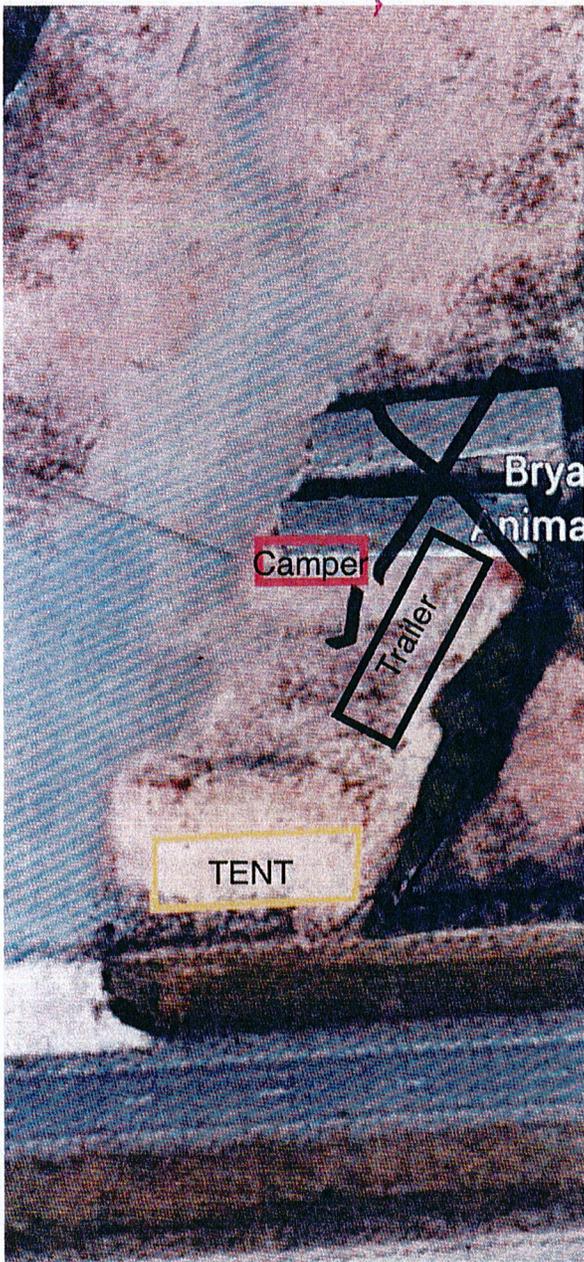
6x30

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



AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

NON TRANSFERABLE

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~~ 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: _____

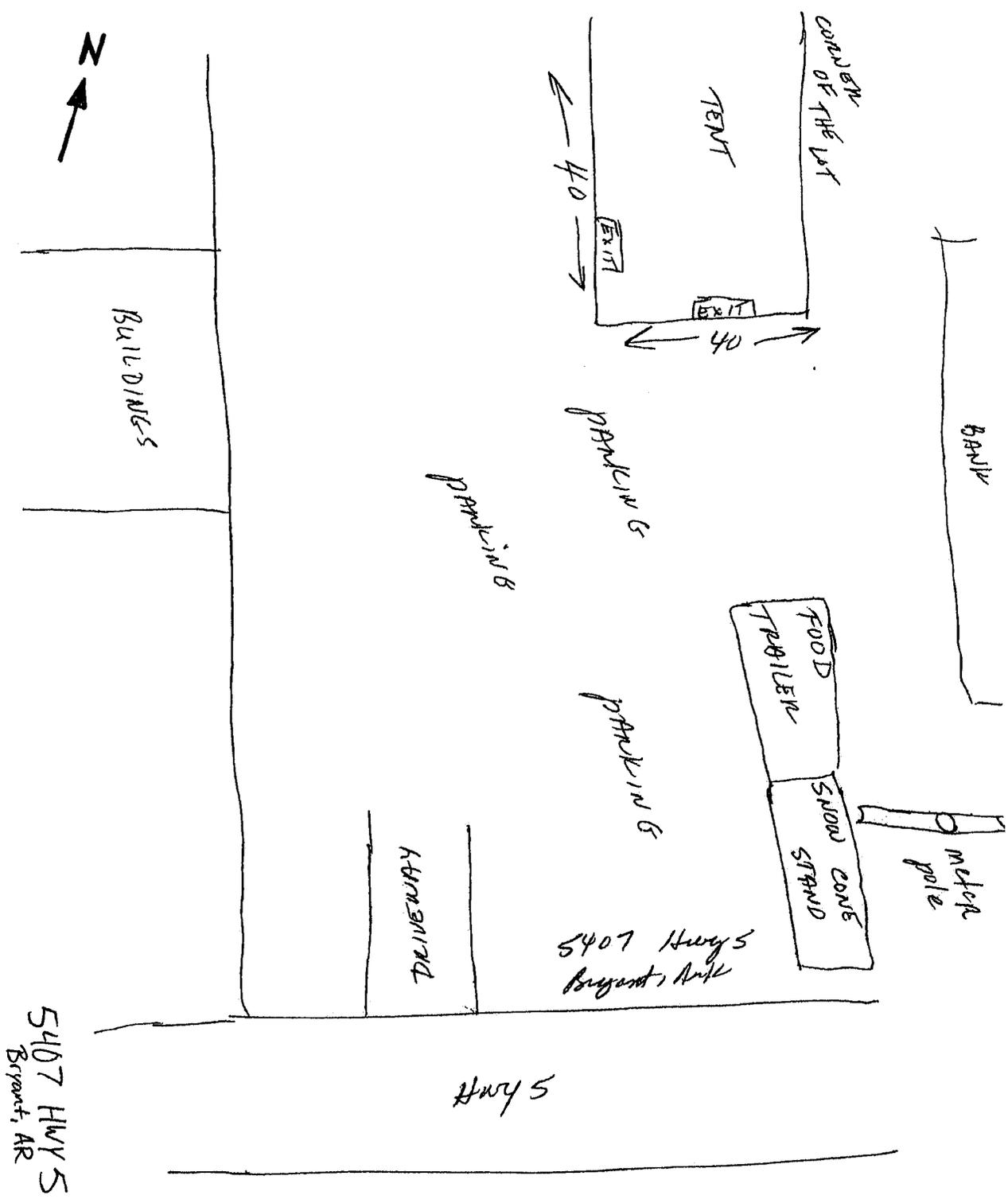
Please check the category you are applying for. Permits cannot exceed the following time limits:

<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

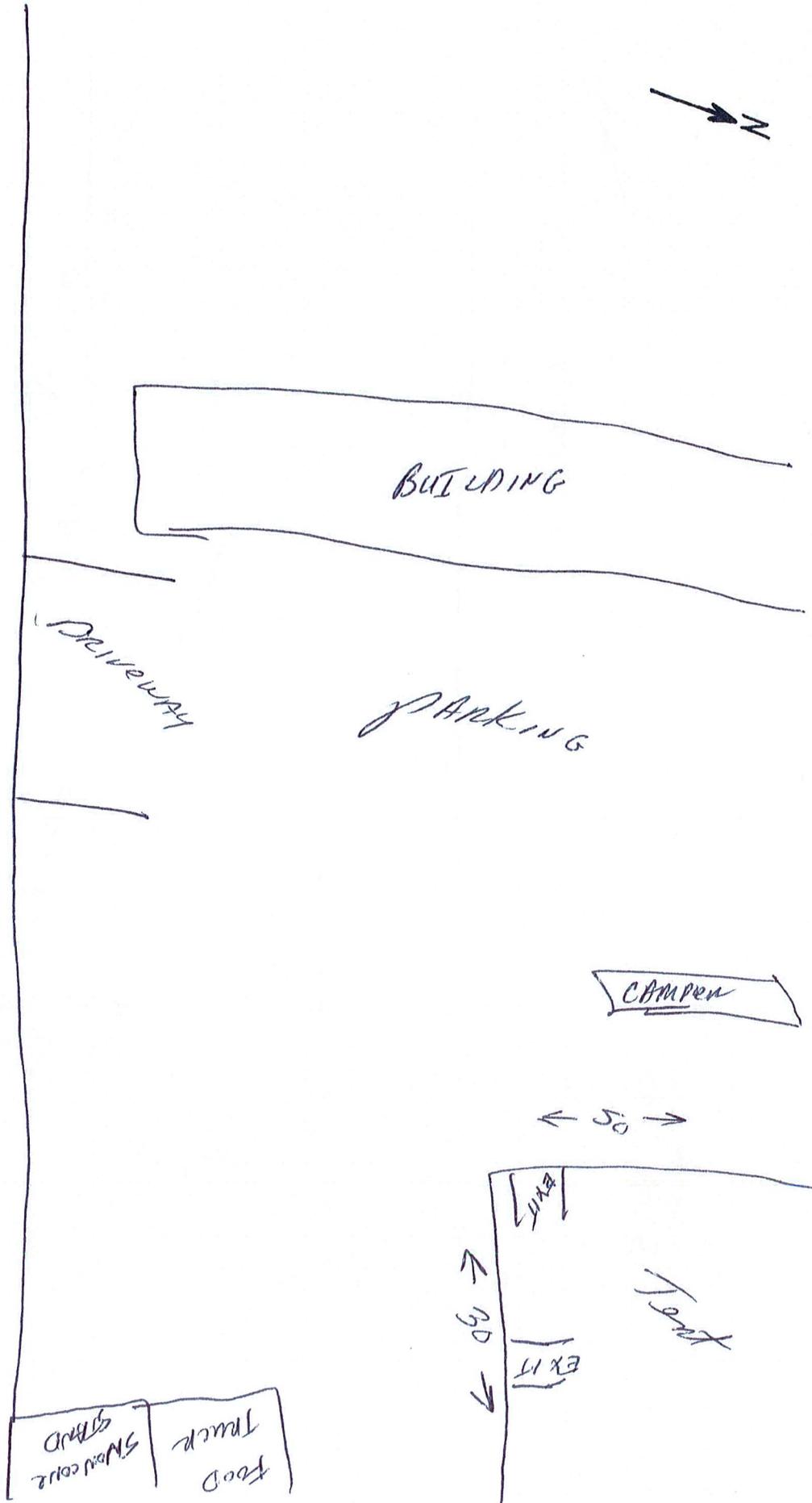
Beginning Date Requested DEC 18TH 2025 Ending Date Requested JAN 3, 2026

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 Bayant, Ark



Temporary Business Application

City of Bryant

Date: 12-2-25

Name of Business: FIVE STAR FIREWORKS

Federal Tax Employer Identification Number: 453216209

Arkansas State Sales Tax Number: 55025123-5LS

Type of Business: RETAIL SALES

Location 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 72022

Contact Person: JEFF HOLDER

Daytime Phone Number: 501-860-0130 Evening Phone Number: _____

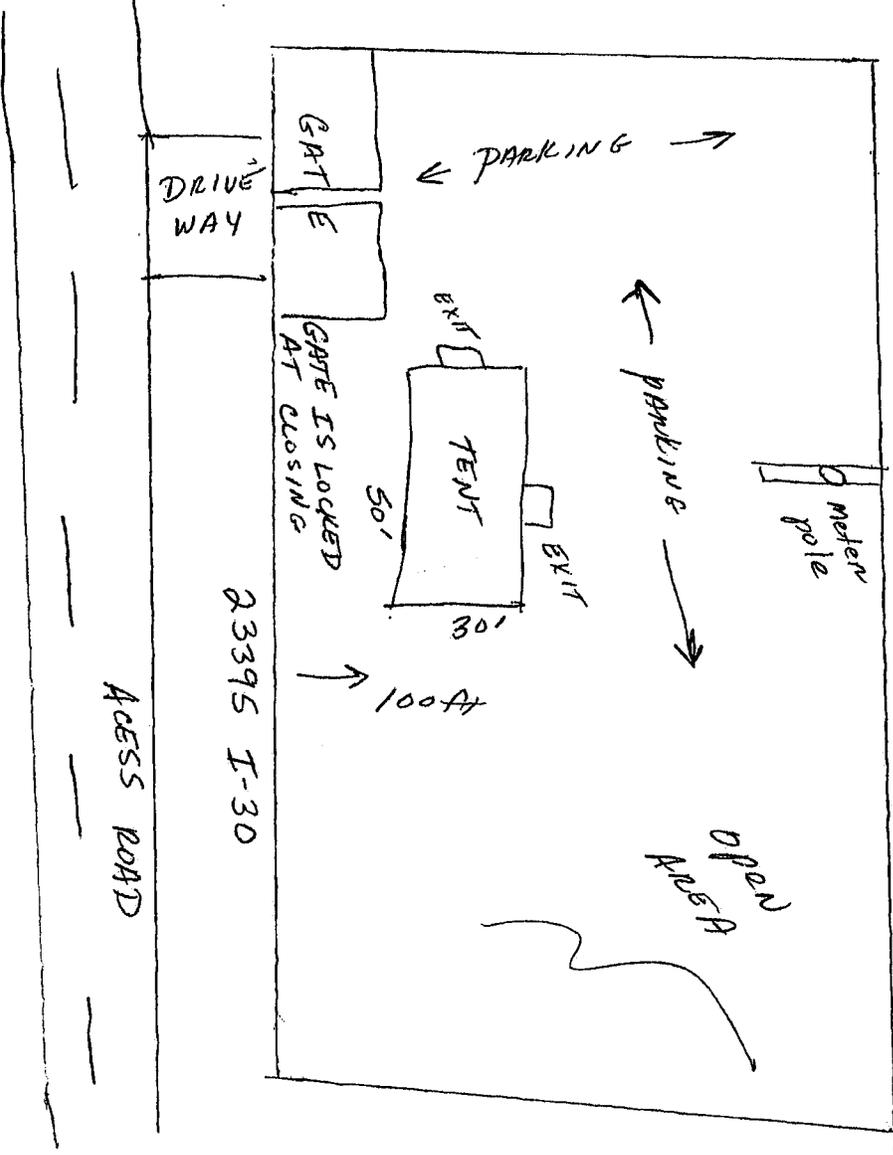
Please check the category you are applying for. Permits cannot exceed the following time limits:

- Carnivals **30 Days**
- Fireworks stands or tents **30 Days**
- Christmas tree stands, tents or lots **60 Days**
- General commercial sales stands, tents or lots **90 Days**
- Concession/Refreshment stands/Food Service **180 Days**

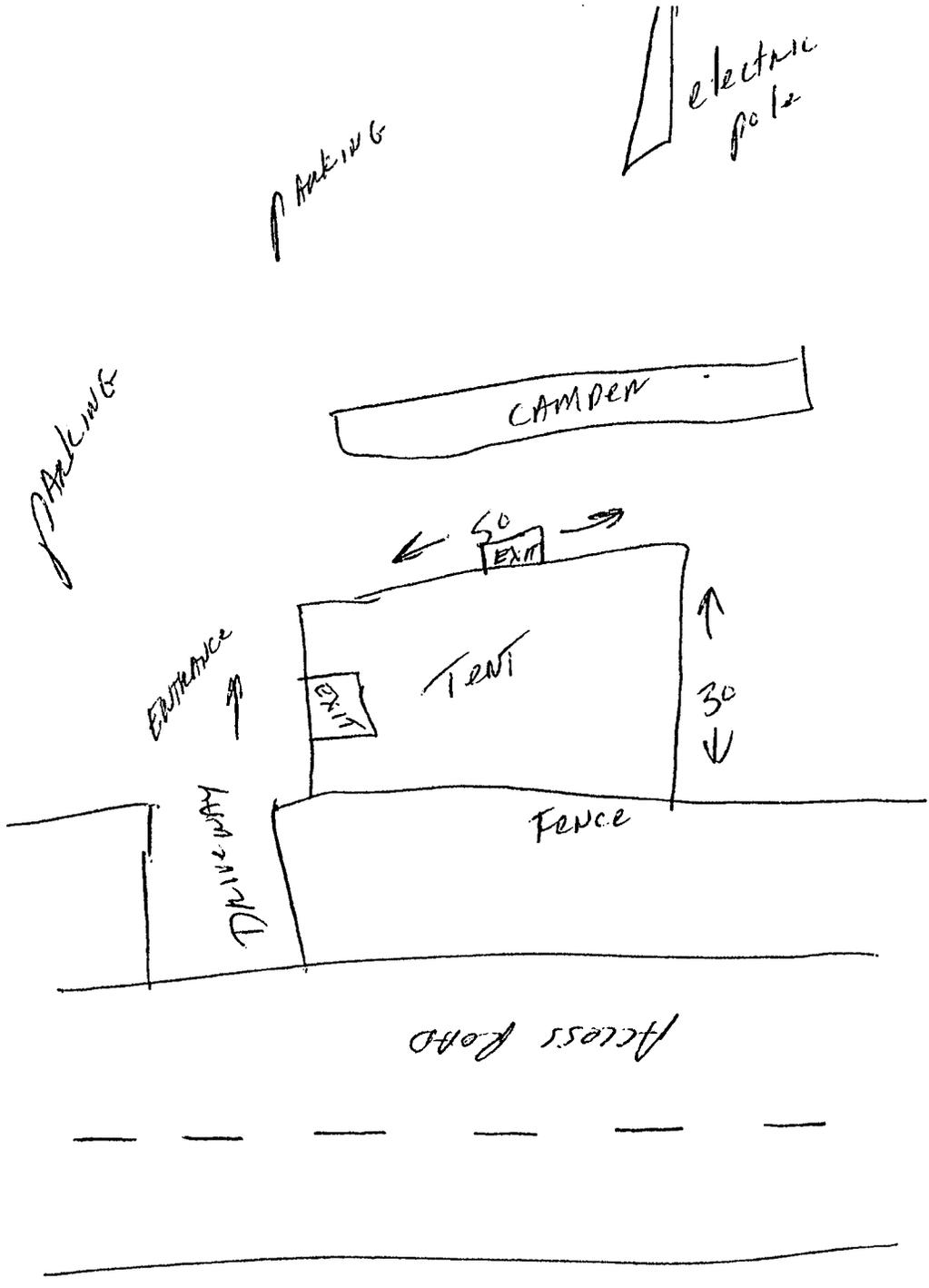
Beginning Date Requested DEC 18, 2025 Ending Date Requested JAN 3, 2026

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Owners Signature Mark Bradford



23395 I-30
Bryant, AR



23395 I-30 BRYANT, ARK

I-30



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

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,

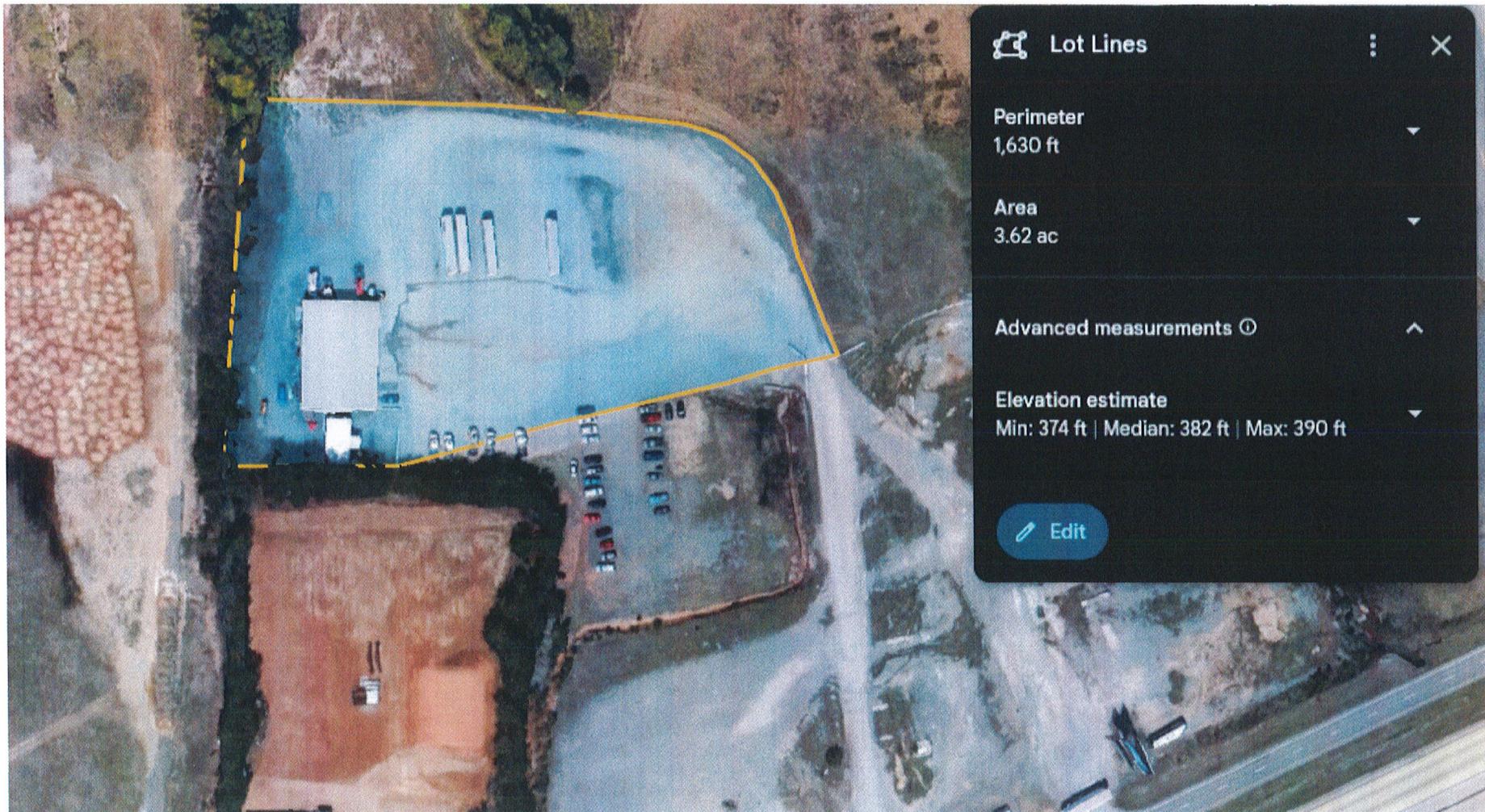
Ryan Vaught

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.)



Lot Lines

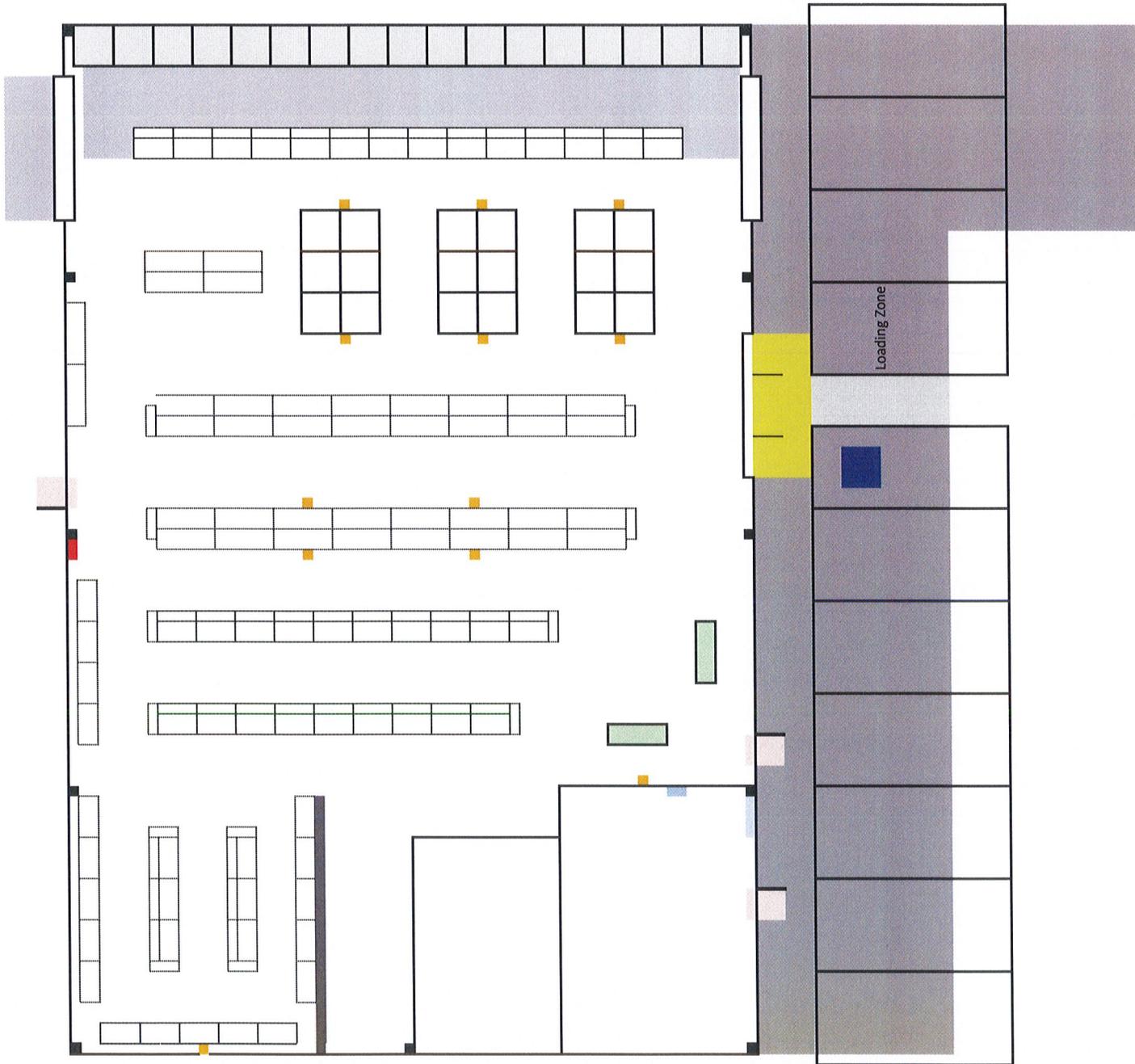
Perimeter
1,630 ft

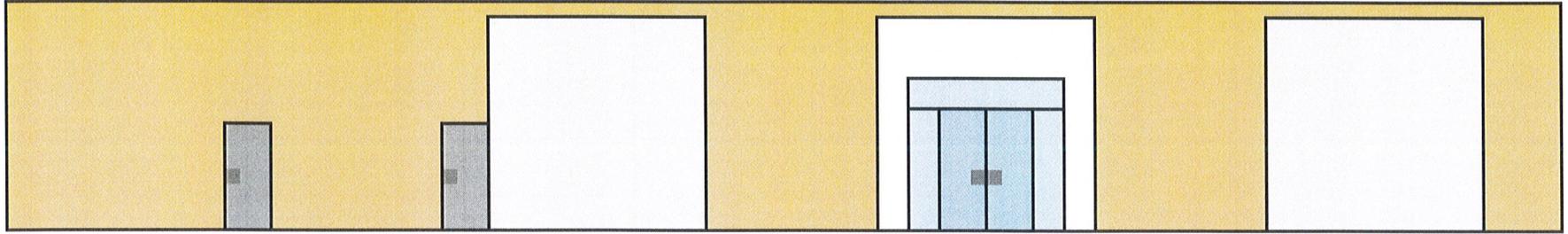
Area
3.62 ac

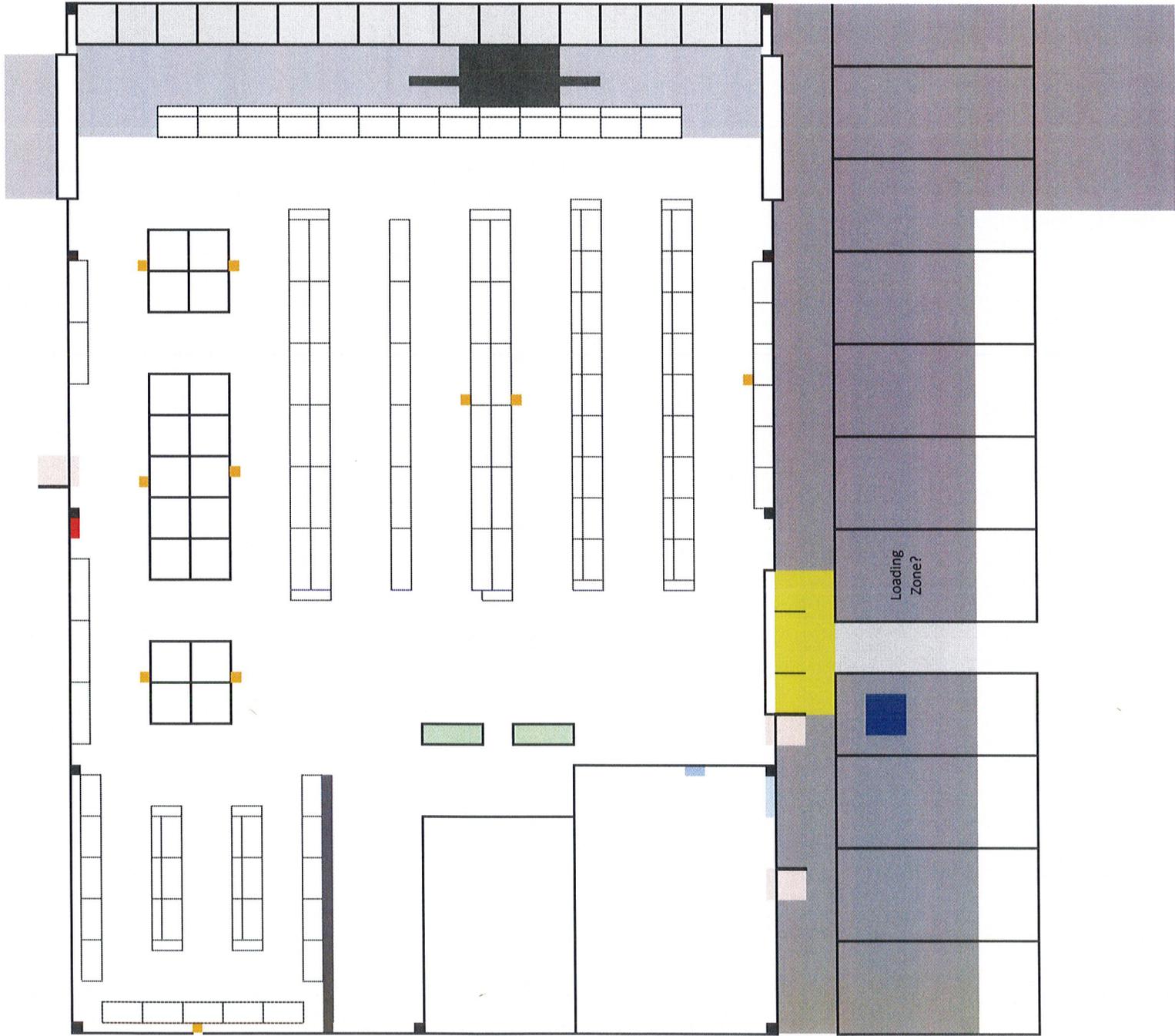
Advanced measurements ⓘ

Elevation estimate
Min: 374 ft | Median: 382 ft | Max: 390 ft

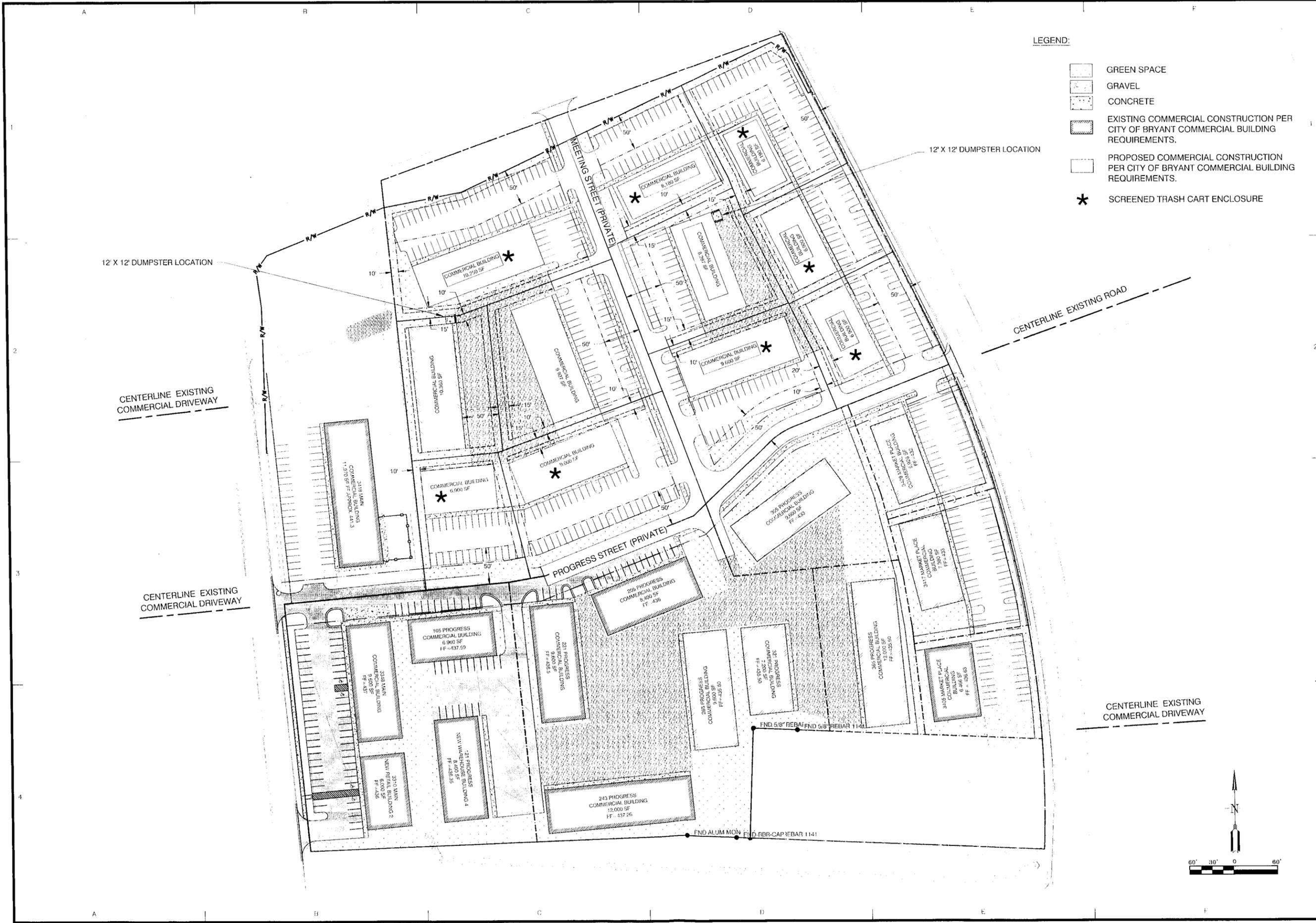
Edit











- LEGEND:**
- GREEN SPACE
 - GRAVEL
 - CONCRETE
 - EXISTING COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.
 - PROPOSED COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.
 - SCREENED TRASH CART ENCLOSURE

DATE	REVISION	BY
01-25-22	REVISED PER AS-BUILT	GPW

Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 P.O. Box 116
 Reunion, AR 72018
 Ph (501) 408-4650
 gnatengineering@gmail.com

MARKET PLACE CENTER
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



10-27-2022

CONTENTS:
SCHEMATIC PLAN

PROJECT NO:
 18087

DATE:
 OCTOBER 2022

SHEET NO:
C3.0

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 BYANT 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 40SF
Zoning Classification C2
Height of sign from lot surface: Bottom 10

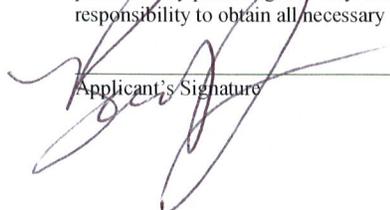
SIGN TYPE

Pole Monument
 Wall
 Other (type) _____
Total sq. ft. _____

Aggregate Surface Area (total all signs) _____
Top 12

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

12/4
Date

Sign Administrator(or Designee) Approval Date

Britt's Biry

Toys
Baby
Children's
Clothes
Equipment

3519
Ste 100

PHOTOGRAPHY

3519
Ste 200

PLATES SOCIAL

3519
Ste 300

PS





Bitty Bitty

Keep Children's and
Community Safe
with
Childproofing
Services

PHOTOGRAPHY

PILATES SOCIAL

LIFETIME
CONSTRUCTION SOLUTIONS

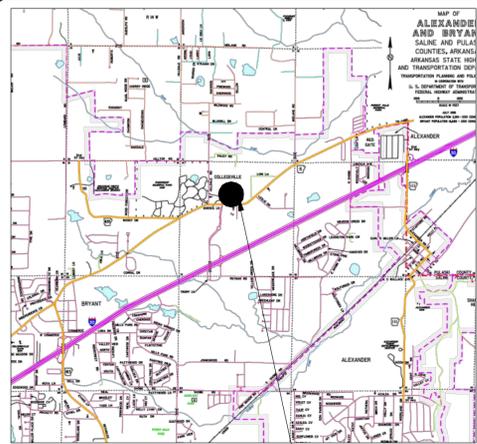
Sparklight

Southern Gentleman

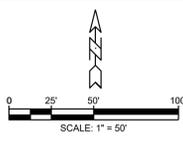
3403
Ste 600

Hours
Monday - Friday
Saturday - Sunday
Holidays - Closed





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

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 Doug 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.

DATE OF EXECUTION _____ SIGNED _____
 NAME BRYANT BUILDING OFFICIAL

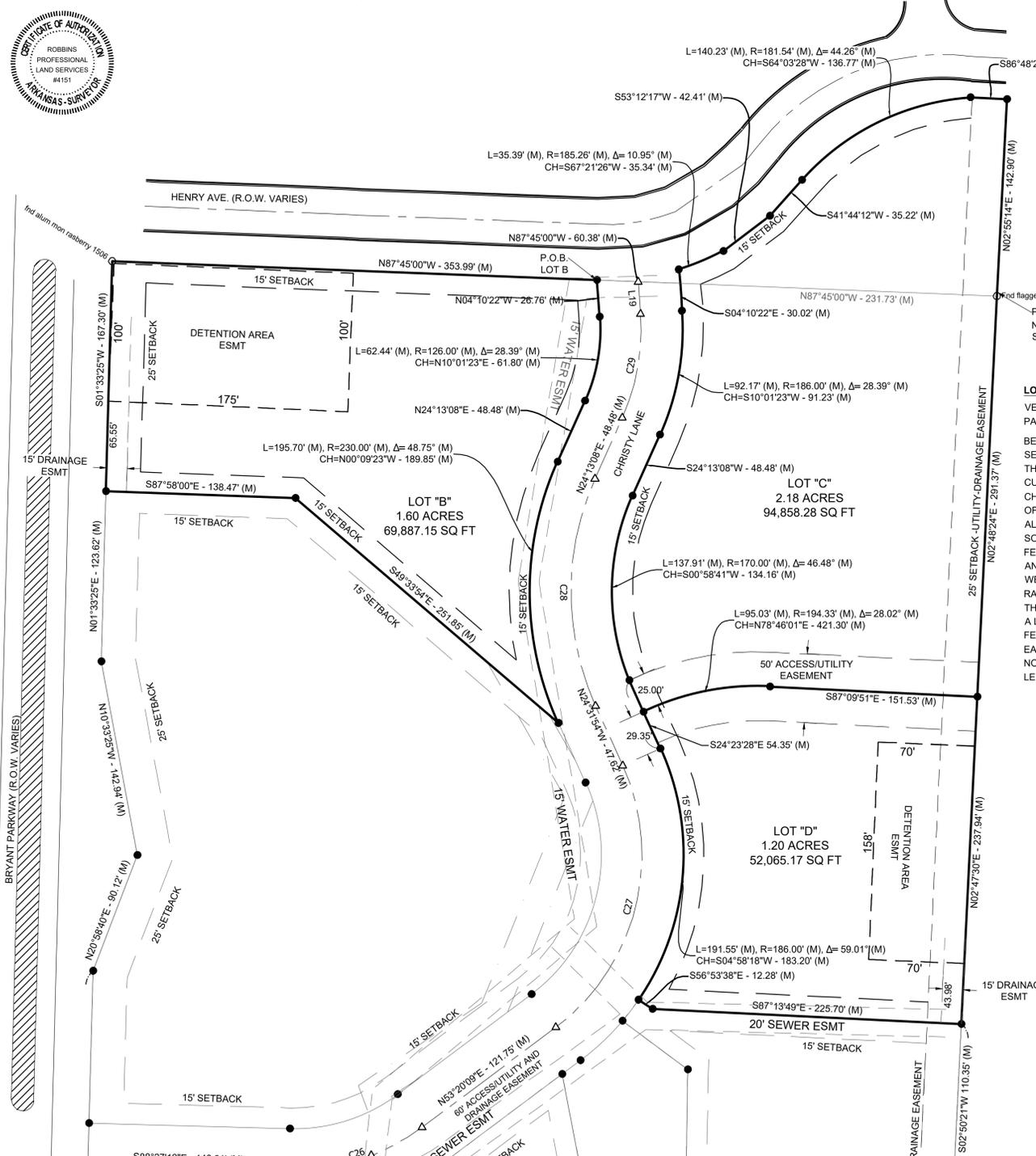
GENERAL NOTES

- 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:
 - A. INSTRUMENT NO. 2018-013165 FILED 07/13/2018
 - B. INSTRUMENT NO. 2018-013162 FILED 07/13/2018
 - C. INSTRUMENT NO. 2017-021243 FILED 11/08/2017
 - D. INSTRUMENT NO. 2017-021242 FILED 11/08/2017
 - E. SURVEY BY HOPE ENGINEERING FOR AF PARTNERS LLC DATED 08/21/2018
 - F. AMENDED FINAL PLAT VERNIA PARK SUBDIVISION PHASE 2

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

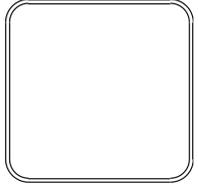
FLOOD STATEMENT

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.

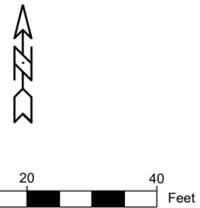
ROBBINS PROFESSIONAL LAND SERVICES
 INCORPORATED
 SURVEYING | GIS | CONSTRUCTION STAKING
 1001 N. COLLEGE ST. | BRYANT, AR 72002
 (501) 835-1111



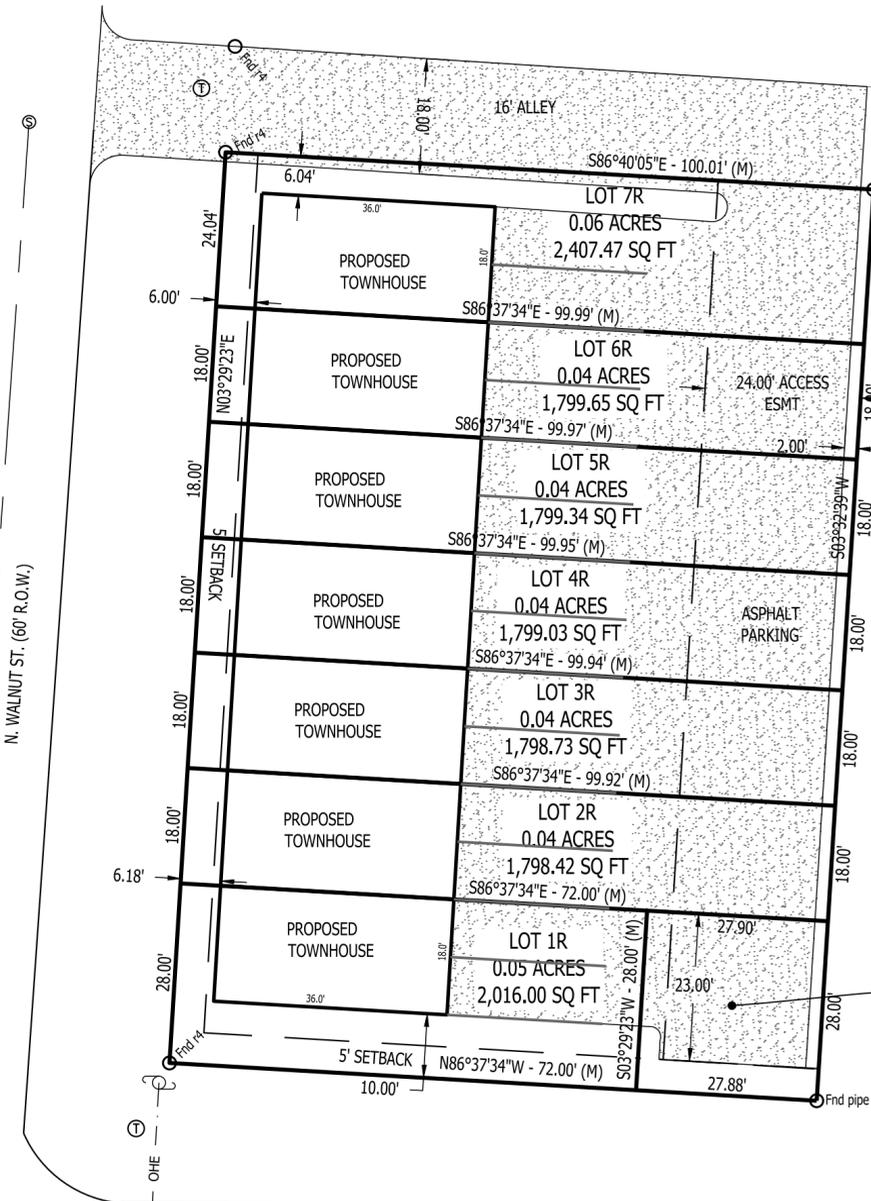
DRAWN BY ZR
DESIGNED
CHECKED ZR
DATE 12-10-25
SCALE 1" = 50'
PROJECT NO. 2021180
SHEET NO.

FINAL PLAT

Y:\2025\2025 1010 FERUGSON 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



LEGEND	
●	SET 1/2" REBAR W/ CAP
○	FOUND MONUMENT
— R/W —	RIGHT-OF-WAY
— O/H —	OVERHEAD UTILITIES
— X —	FENCE
—	ROADWAY CENTERLINE
— G —	GUY WIRE
— P —	POWER/LIGHT POLE
(M)	MEASURED
(R)	RECORDED DISTANCE
(D)	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



COMMON USE AREA
0.02 ACRES
780.93 SQ FT

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

- 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.

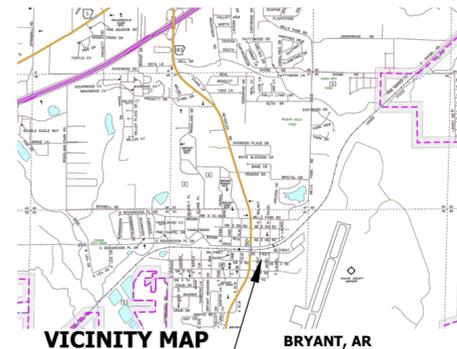
PROPERTY ADDRESS
203 NE SECOND ST
BRYANT, AR 72022

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.



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



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	
PRELIMINARY PLOT PLAN	
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

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.

Zane Robbins
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 1853 ARKANSAS

DATE OF EXECUTION _____

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.

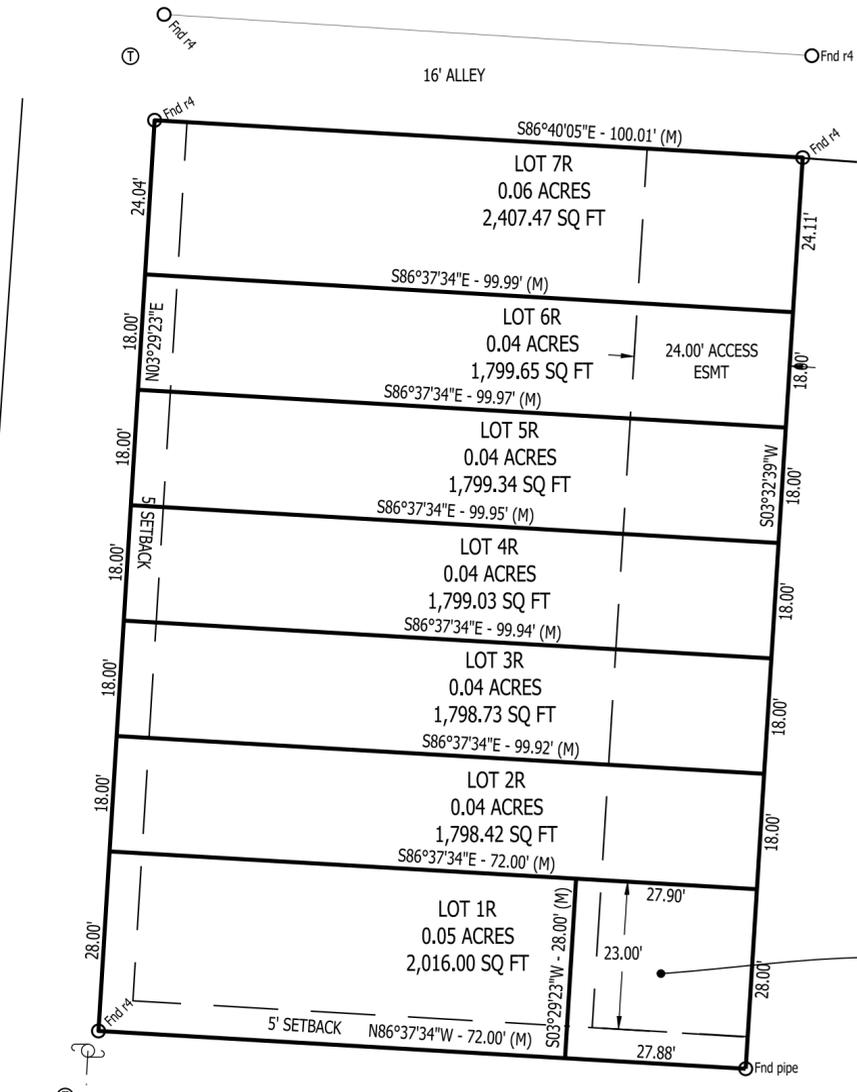
DATE OF EXECUTION _____ SIGNED _____
 NAME SAM FERGUSON
 ADDRESS _____

SOURCE OF TITLE: INSTRUMENT NO. _____



LEGEND	
●	SET 1/2" REBAR W/ CAP
○	FOUND MONUMENT
—R/W—	RIGHT-OF-WAY
—O/H—	OVERHEAD UTILITIES
—X—	FENCE
— — —	ROADWAY CENTERLINE
—●—	GUY WIRE
⊕	POWER/LIGHT POLE
(M)	MEASURED
(R)	RECORDED DISTANCE
(D)	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

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

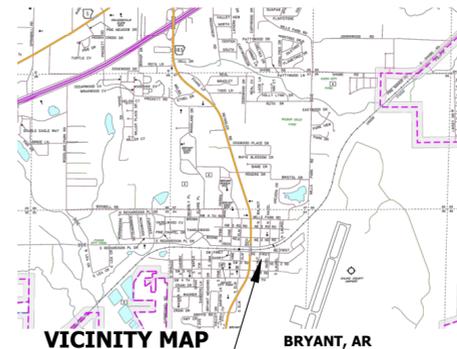


LAND DESCRIPTION PROVIDED
 LOTS 7 AND 8, BLOCK 14 OF THE TOWN, NOW CITY OF BRYANT, ARKANSAS.

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

PROPERTY ADDRESS
 203 NE SECOND ST
 BRYANT, AR 72022

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.



VICINITY MAP (NTS)
 BRYANT, AR

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, _____
 BRYANT PLANNING COMMISSION

DATE OF EXECUTION _____



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

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

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

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 Ferguson
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 Wall

Sign dimensions (height, length, width) 60" X 54" X 4" Other (type) _____
Total sq. ft. 22.5

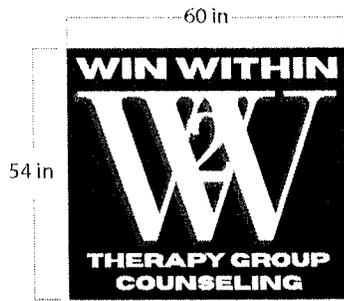
Zoning Classification _____ Aggregate Surface Area (total all signs) _____

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

SIGN PERMIT APPLICATION

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

GENERAL DETAILS

Name of Business Vn Nails Spa

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

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

Zoning Classification _____

Height of sign from lot surface: Bottom 12

SIGN TYPE

____ Pole ____ Monument

____ Wall

____ Other (type) _____

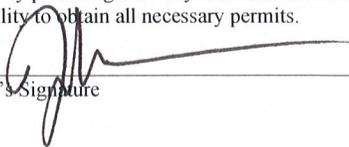
Total sq. ft. 34.5

Aggregate Surface Area (total all signs) _____

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

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 LGraphics
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"

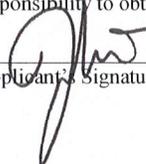
Total sq. ft. 43

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

Height of sign from lot surface: Bottom 12 Top 15

READ CAREFULLY BEFORE SIGNING

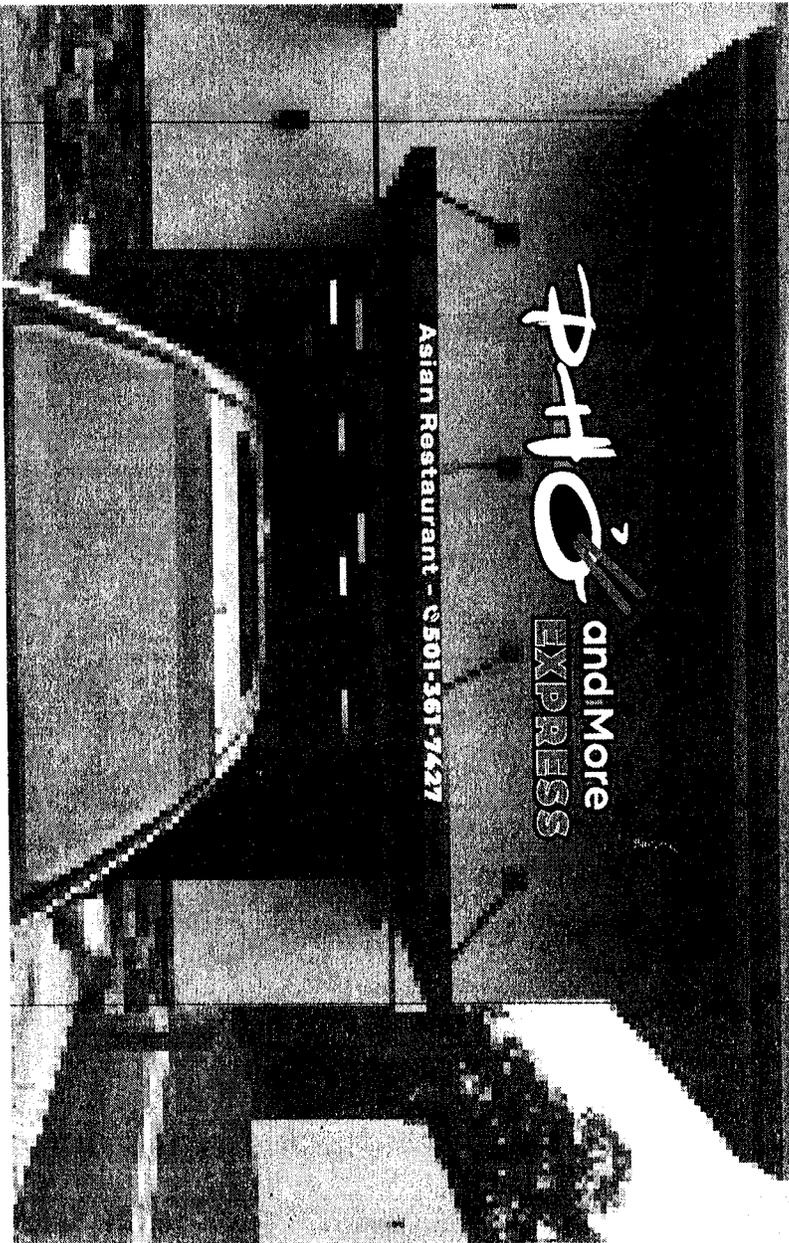
I, Joe Lam, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. 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 11/24/25

Sign Administrator(or Designee) Approval

Date



24 feet

Channel letters Raceway w/ black backer

172 in



36 in