



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: January 02, 2024 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Summerwoods Sports Complex Gym 3 - Bryant Parkway and Hwy 5

Phillip Lewis Engineering - Requesting Approval for Modification to Site Plan

- [0783-PLN-04.pdf](#)

2. 2714 Lavern - Short Term Rental - Conditional Use Permit

Vanessa Guerra - Requesting Recommendation for Conditional Use Permit for Short Term Rental

- [0820-LTR-01.pdf](#)
- [0820-APP-01.pdf](#)

3. 2903 Pikewood Drive - Proposed Replat and Conditional Use

VEER Construction - Requesting Discussion on Replat and New Duplexes

- [Lora and Pikewood Duplex Proposal.pdf](#)

Staff Approved

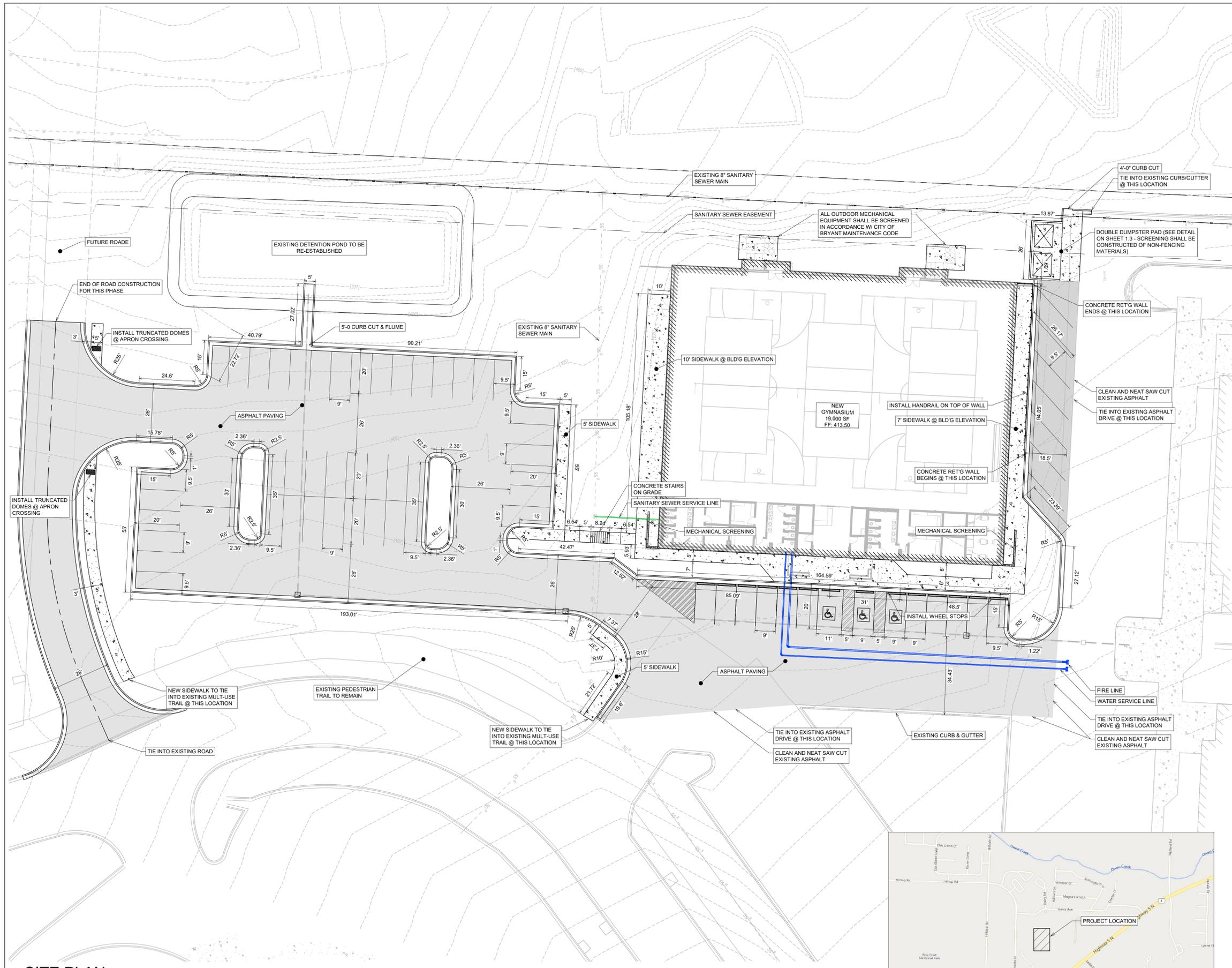
4. Nail Studio - 5309 Hwy 5, Ste 130 - Sign Permit

Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0823-APP-01.pdf](#)

Permit Report

Adjournments



GENERAL CONSTRUCTION NOTES

- A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.
- B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.
- C. THE DUTY OF BRYANT UTILITIES TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- D. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.
- E. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- F. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
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PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840



REVISION:

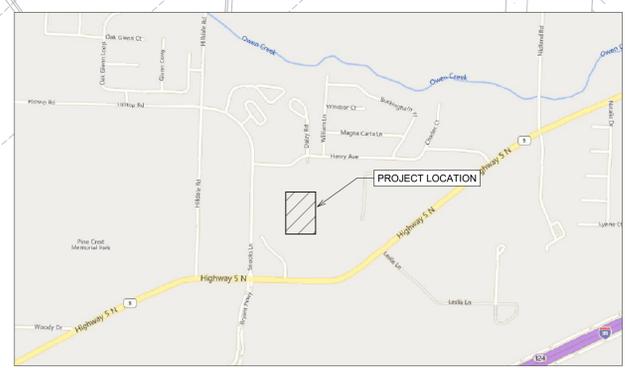
REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

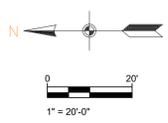
SITE PLAN

1. 64 PARKING SPACES PROVIDED INCLUDING 3 ADA ACCESSIBLE PARKING SPACES
2. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
3. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
5. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

SCALE 1" = 20'



VICINITY MAP
SCALE 1" = 1000'



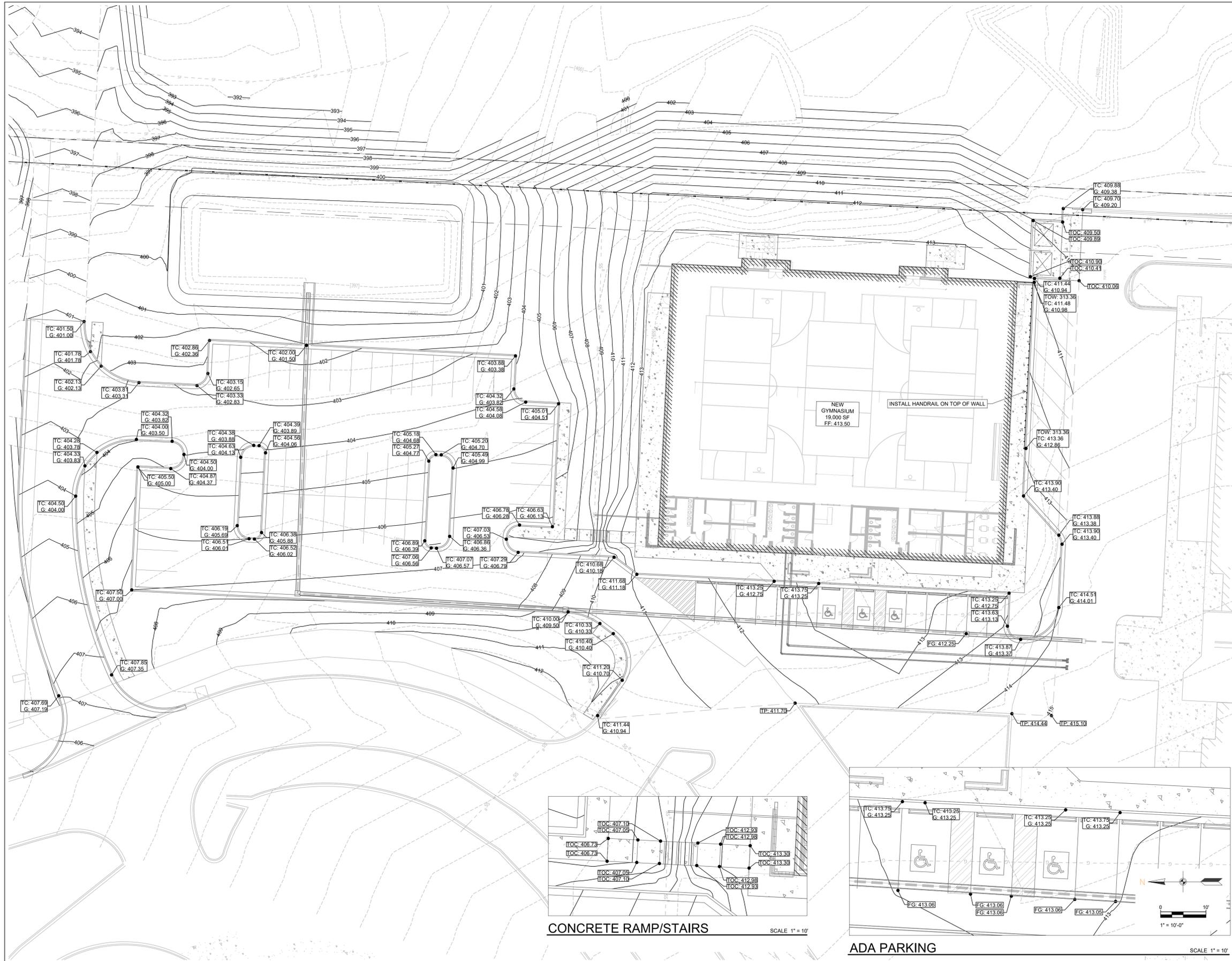
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12/12/2023

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SITE PLAN

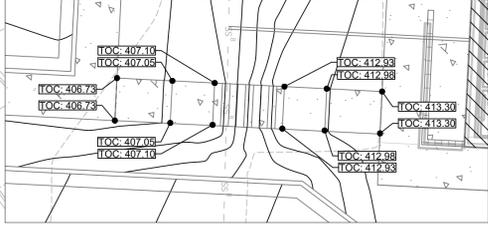
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C1.1



GRADING PLAN

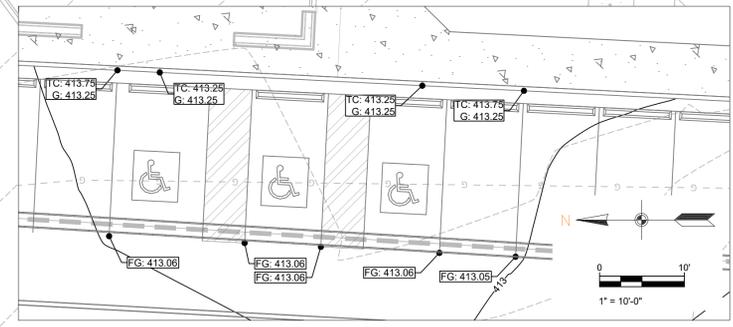
G = GUTTER ELEVATION
 TP = TOP OF PAVEMENT ELEVATION
 TOC = TOP OF CONCRETE ELEVATION
 FG = FINAL GRADE ELEVATION (NON PAVED AREAS)
 TC = TOP OF CURB ELEVATION
 TOW = TOP OF WALL

SCALE 1" = 20'



CONCRETE RAMP/STAIRS

SCALE 1" = 10'



ADA PARKING

SCALE 1" = 10'

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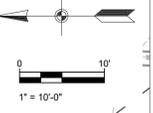
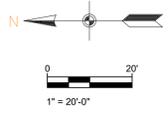
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 NOT FOR CONSTRUCTION

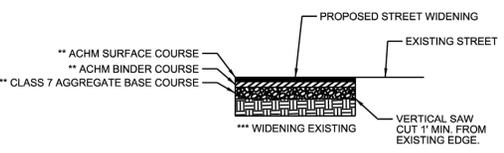
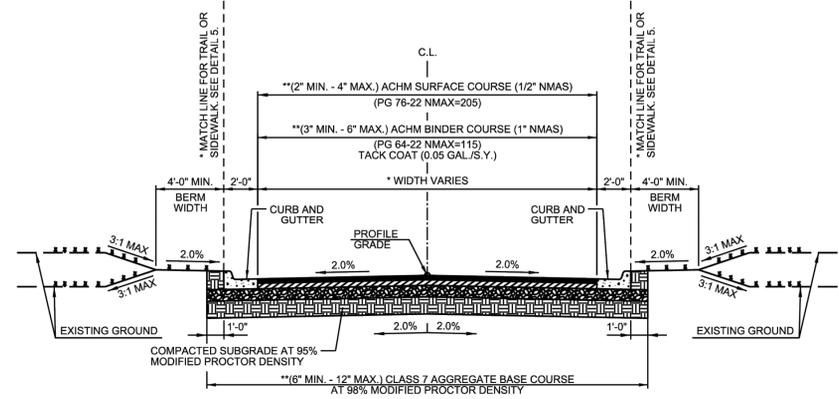
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GRADING PLAN

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- GENERAL NOTES**
- IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
 - FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
 - CRUSHED STONE - MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.
 - ACHM BASE COURSE (4" MIN. - 12" MAX) (1 1/2" NMAS) MAY BE USED IF INCLUDED IN AN APPROVED PAVEMENT DESIGN.
- CROSS SECTIONS AND RIGHT-OF-WAY SHALL ADHERE TO THE MINIMUM WIDTH REQUIREMENTS SHOWN IN THE CITY OF BRYANT MASTER TRANSPORTATION PLAN. THE DEVELOPMENT REVIEW COMMITTEE SHALL DETERMINE WHICH VERSION OF STREET CLASSIFICATION AND WHAT WIDTHS WILL BE REQUIRED.**
- THICKNESS TO BE DETERMINED BY PAVEMENT DESIGN IN ACCORDANCE WITH SECTION 5.0 OF THE MINIMUM STANDARD SPECIFICATIONS FOR STREETS.**
- PAVEMENT RECONSTRUCTION TO CENTERLINE IS REQUIRED WHEN EXISTING STREET DOES NOT MEET THESE STANDARDS.**

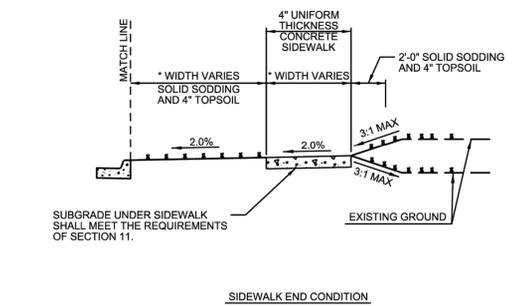
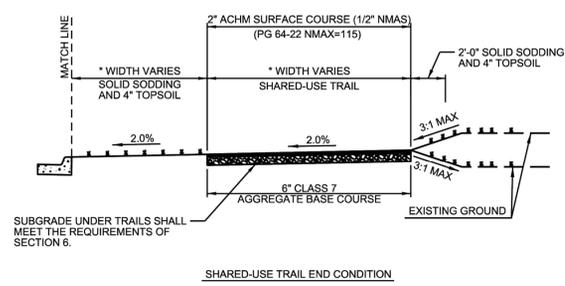
CITY OF BRYANT

**TYPICAL SECTION
MINOR ARTERIAL**

ISSUE DATE
AUGUST 2021

REVISION DATE

DETAIL 1



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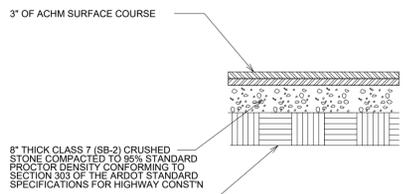
CITY OF BRYANT

**TYPICAL SECTION
END CONDITIONS**

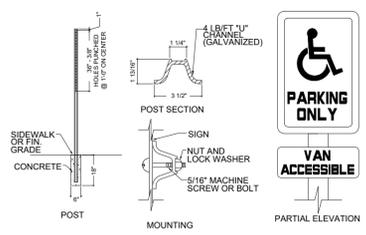
ISSUE DATE
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REVISION DATE

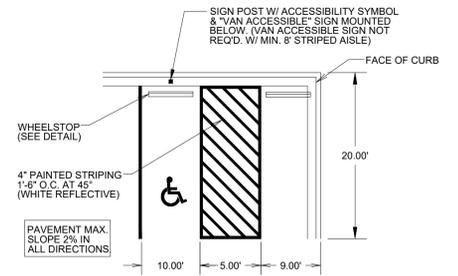
DETAIL 5



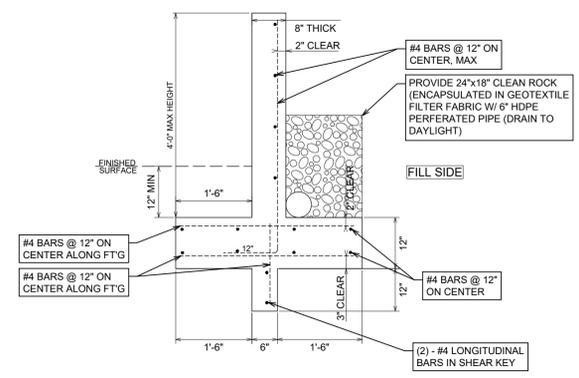
**HMAC ASPHALT SURFACE COURSE
MEDIUM DUTY**



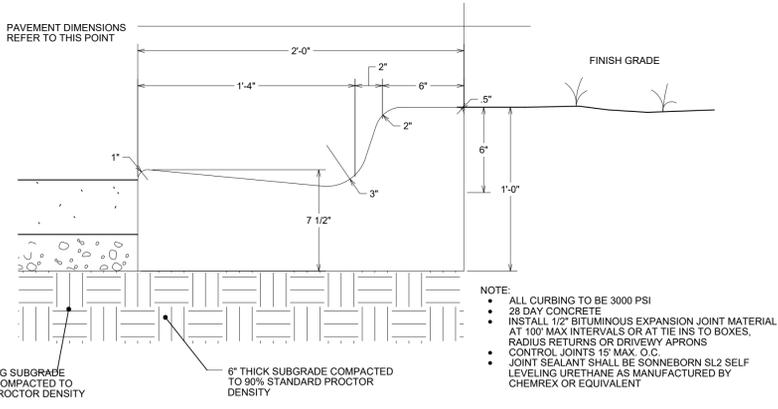
HANDICAP SIGN DETAIL



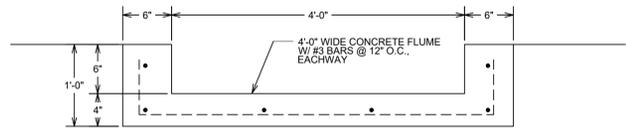
TYPICAL ACCESSIBLE PARKING STALLS



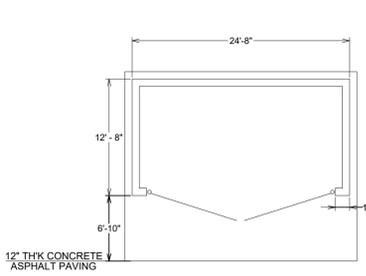
RETAINING WALL



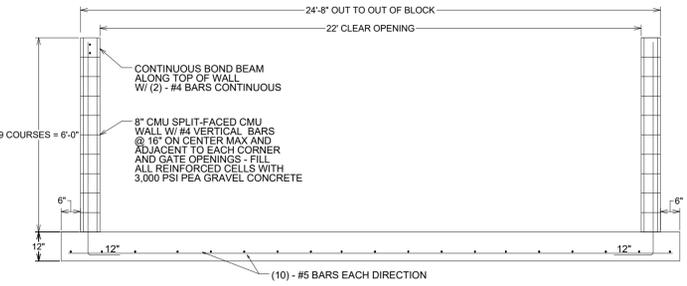
2-0" CONCRETE CURB & GUTTER



CONCRETE FLUME DETAIL



DUMPSTER PAD/ENCLOSURE DETAIL



NOT TO SCALE

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SITE DETAILS

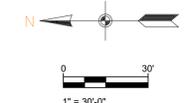
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STORMWATER PLAN

SCALE 1" = 30'



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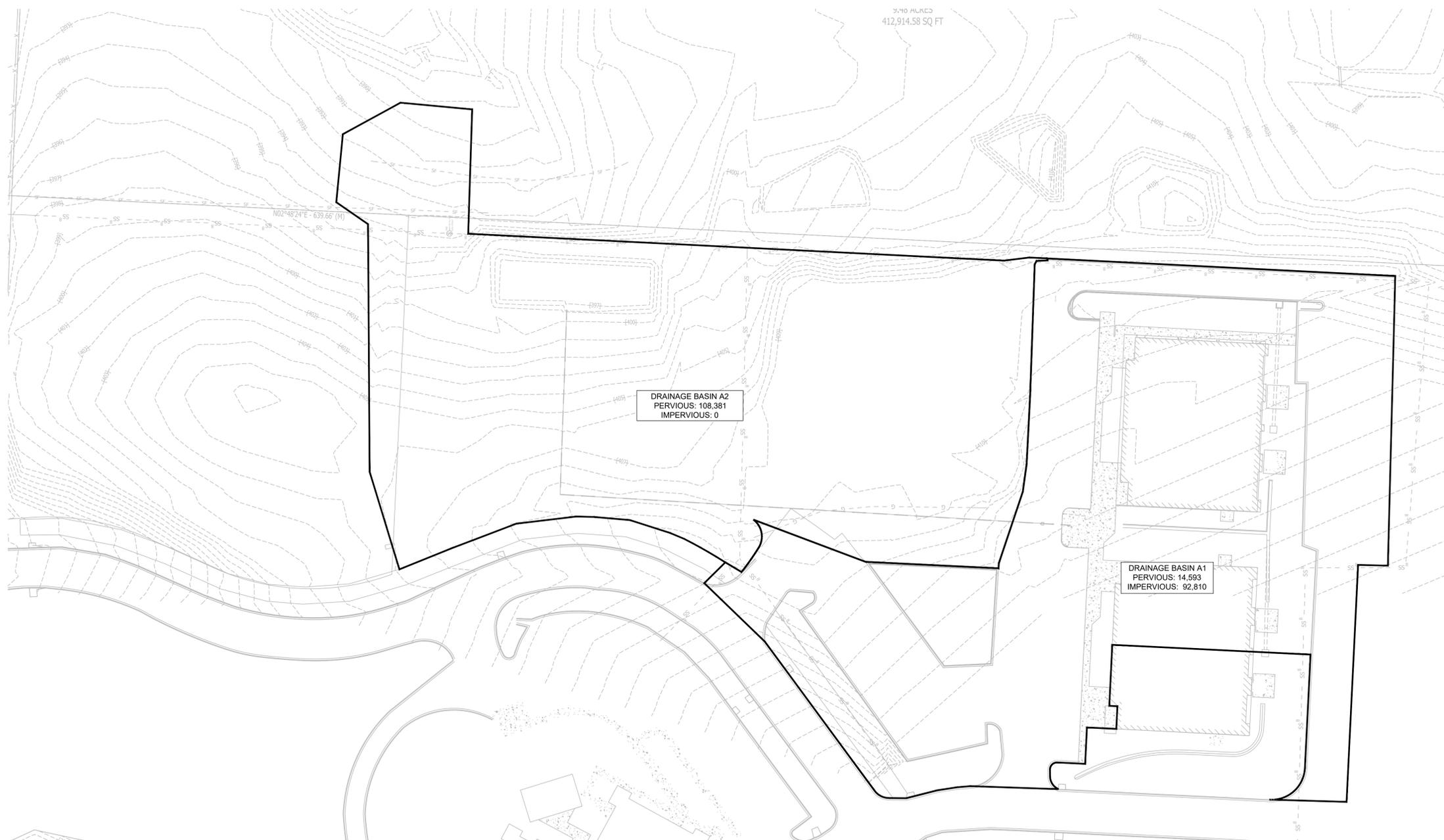
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STORMWATER PLAN

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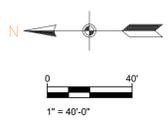
3.40 ALKED
412,914.58 SQ FT

DRAINAGE BASIN A2
PERVIOUS: 108,381
IMPERVIOUS: 0

DRAINAGE BASIN A1
PERVIOUS: 14,593
IMPERVIOUS: 92,810

PRE DRAINAGE MAP

SCALE 1" = 40'



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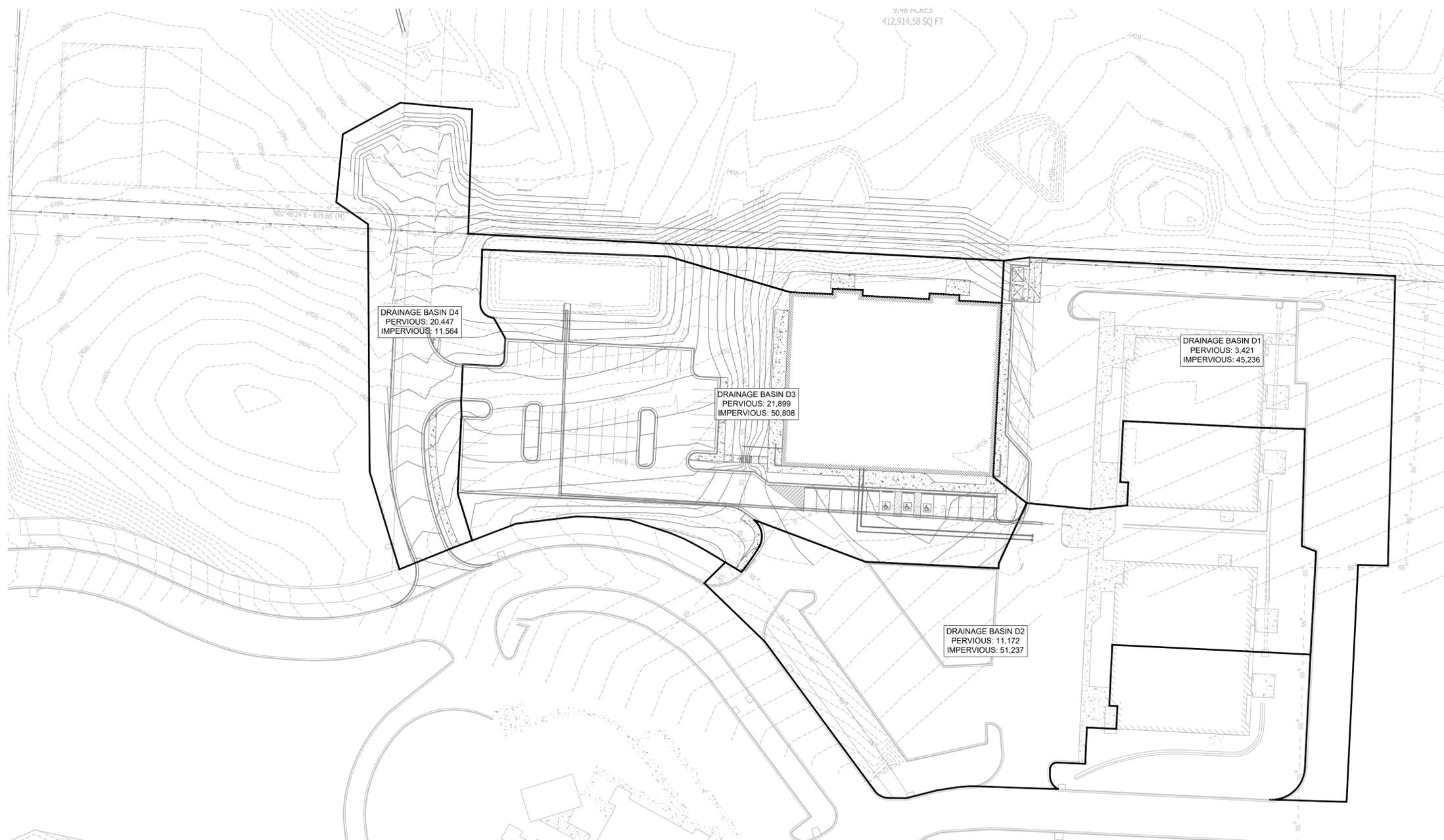
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PRE DRAINAGE
MAP

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POST DRAINAGE MAP

SCALE 1" = 40'

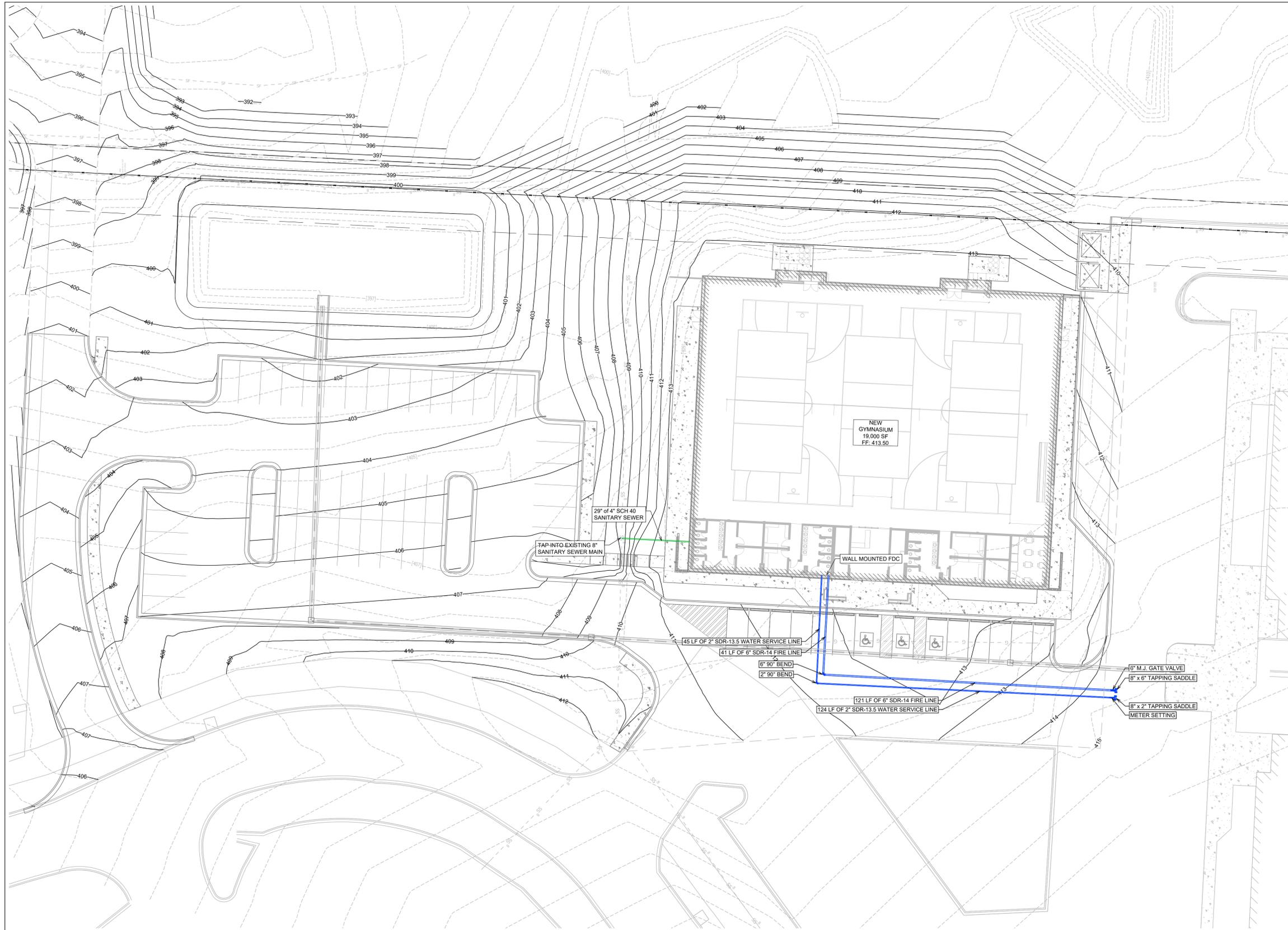
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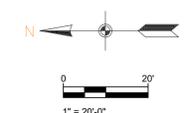
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POST DRAINAGE MAP
SHEET NUMBER:
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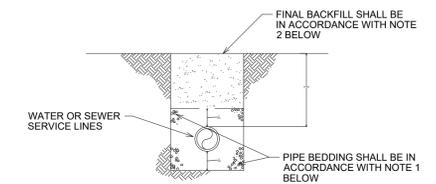
UTILITY PLAN

SCALE 1" = 20'



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- H. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT UTILITIES. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.
- I. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.
- J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.



WATER AND SEWER LINES BEDDING DETAIL

NOT TO SCALE

- NOTES:
1. BEDDING SHALL BE "GRIT" PER ASTM 2774 OR ASTM D448 SIZE 67 A MINIMUM OF 6" ALL AROUND PIPE.
 2. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR. ALL BACKFILL UNDER PAVED AREAS SHALL BE CLASS 7 CRUSHED STONE (SB-2) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 3. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D2321-89.
 4. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8' LIFTS IN ACCORDANCE WITH ASTM D998. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED TO NEAR OPTIMUM MOISTURE CONTENT.
 5. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS, AND ROCKS LARGER THAN 3".
 6. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840



REVISION:

SUMMERWOOD SPORTS
GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

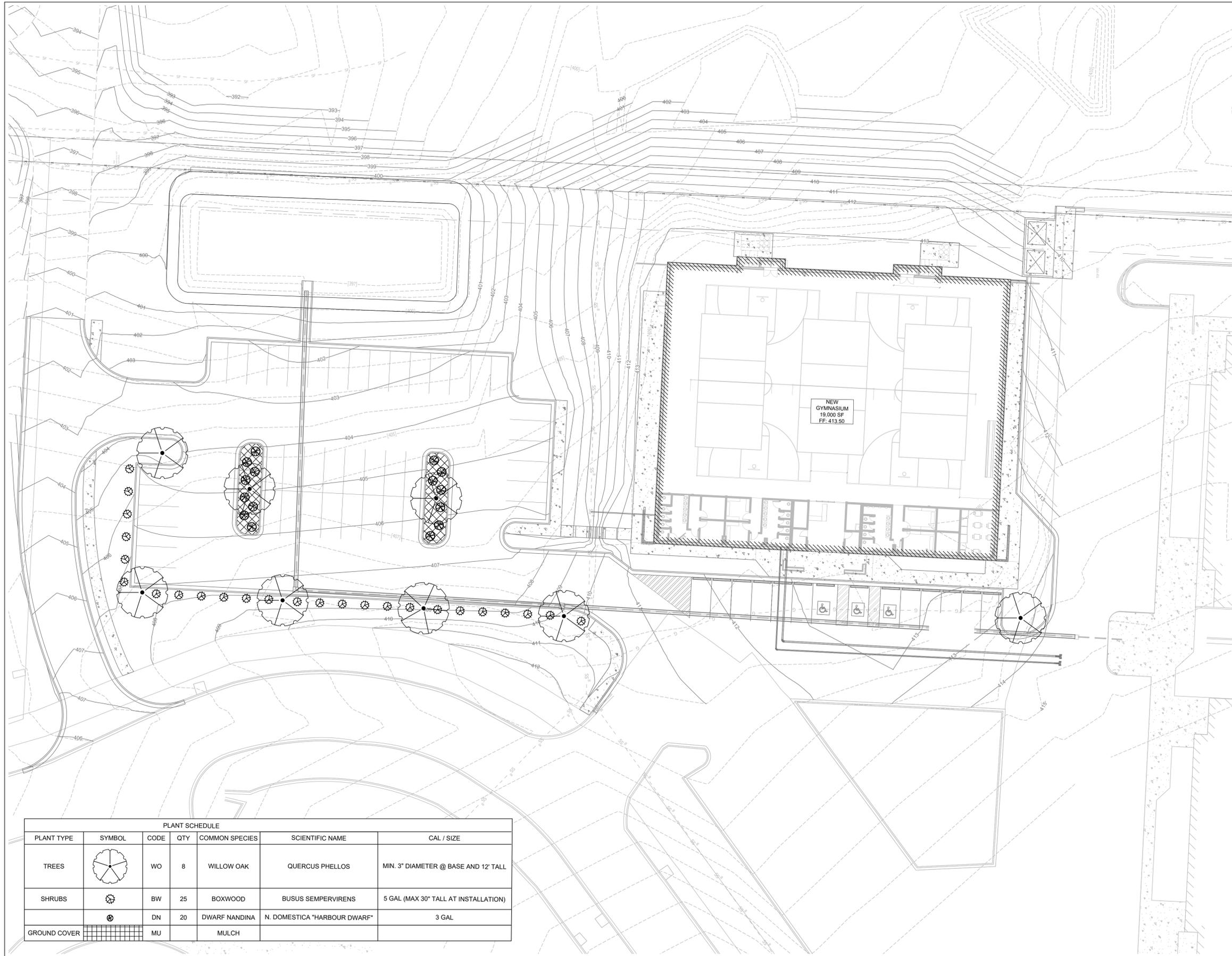
SHEET ISSUE DATE:
12/12/2023

PAGE TITLE:

UTILITY PLAN

SHEET NUMBER:

C1.7



PLANT SCHEDULE						
PLANT TYPE	SYMBOL	CODE	QTY	COMMON SPECIES	SCIENTIFIC NAME	CAL / SIZE
TREES		WO	8	WILLOW OAK	QUERCUS PHELLOS	MIN. 3" DIAMETER @ BASE AND 12' TALL
SHRUBS		BW	25	BOXWOOD	BUSUS SEMPERVIRENS	5 GAL (MAX 30" TALL AT INSTALLATION)
		DN	20	DWARF NANDINA	N. DOMESTICA "HARBOUR DWARF"	3 GAL
GROUND COVER		MU		MULCH		

LANDSCAPING PLAN

THE ABOVE SPECIES IS OPTIONAL IF OWNER WANTS TO GO WITH THE SAME SPECIES AS ADJACENT PROPERTY

SCALE 1" = 20'



0 20'
1" = 20'-0"



REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3

7817 Hwy 5 N
Bryant, Arkansas

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NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
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PAGE TITLE:

LANDSCAPING PLAN

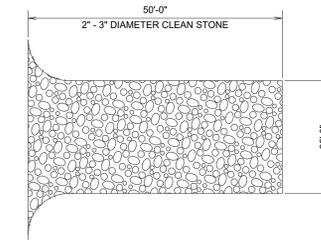
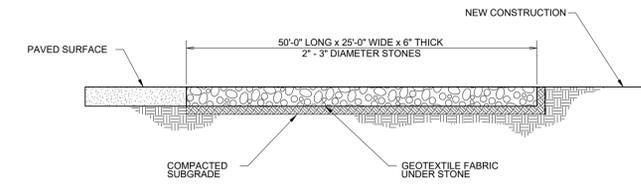
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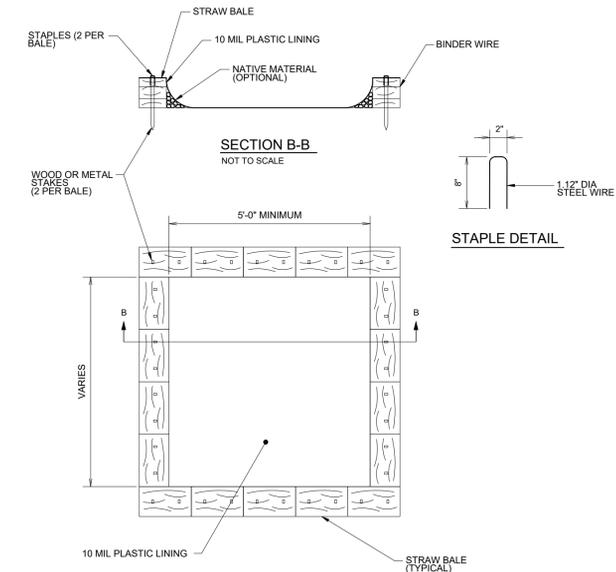


SWPPP PH. 1

SCALE 1" = 50'



CONSTRUCTION ENTRANCE NOT TO SCALE



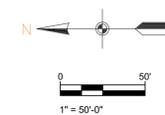
CONCRETE WASHOUT NOT TO SCALE

LEGEND

- DISTURBED AREA
- UNDISTURBED AREA
- GRASS SEED
- SEDIMENT FENCE WITH WIRE BACKING
- DRAINAGE DIRECTION

NOTES (GENERAL):

1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
2. SEE SWPPP FOR INSTALLATION, MAINTENANCE, INSPECTION, AND RECORD KEEPING REQUIREMENTS.
3. CONTRACTOR SHALL SHOW EROSION CONTROL MEASURE ON SITE MAP.
4. EROSION AND SEDIMENT CONTROL STRUCTURES TO MEET SWPPP DETAILS - APPENDIX D
5. INSTALL ROCK DITCH, CHECK, OR SAND BAG CHECKS AS NECESSARY TO PREVENT SCOUR UNTIL LANDSCAPING IS ESTABLISHED.
6. CONTRACTOR MUST PLACE SEDIMENT BASIN WITH SEDIMENT FENCE OUTLET FOR ANY SEDIMENT CONTAMINATED DEWATERING DISCHARGE
7. FINAL SLOPE WILL BE SAME DIRECTION AS EXISTING SLOPE.



REVISION:

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
12/12/2023

PAGE TITLE:

SWPPP PH. 1

SHEET NUMBER:

C1.9



SWPPP PH. 2

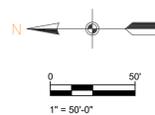
SCALE 1" = 50'

LEGEND

- DISTURBED AREA
- UNDISTURBED AREA
- GRASS SEED
- SEDIMENT FENCE WITH WIRE BACKING
- DRAINAGE DIRECTION

NOTES (GENERAL):

1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
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REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
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SHEET ISSUE DATE:
12/12/2023

PAGE TITLE:

SWPPP PH. 2

SHEET NUMBER:

C1.10



Colton Leonard <cleonard@cityofbryant.com>

Conditional Use Permit for Short Term Rental

Vanessa <deliaguerrar@gmail.com>
To: Colton Leonard <cleonard@cityofbryant.com>

Fri, Dec 15, 2023 at 10:14 AM

Good morning!!

I would like to request a conditional use permit for the property on [2714 Lavern St, Bryant, AR 72022](#); this is my home, me and my son live here.

In order to support my family i decided to separate the living room from the rest of the house creating some type of "studio" that i would like to use as short term rental.

I appreciate your time on this matter.

Kind regards,

Delia Vanessa Guerra Ochoa

[Quoted text hidden]



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: 12/06/2023

Applicant or Designee:

Project Location:

Name Delia Vanessa Guerra-Ochoa Property Address 2714 Lavern St
Address 2714 Lavern St, Bryant AR 72022 Bryant AR 72022
Phone 501 283 4058 Parcel Number _____
Email Address: deliaguerrara@gmail.com Zoning Classification sub 2

Property Owner (If different from Applicant):

Name Delia Vanessa Guerra-Ochoa
Phone 501-283-4058
Address 2714 Lavern, St, Bryant, AR, 72022
Email Address deliaguerrara@gmail.com

Additional Information:

Legal Description (Attach description if necessary)

Pikewood sub. 2 lot

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

Short term rental

Proposed/Current Use of Property

Residential → Short term rental

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.
Sabine Courier Downtown Benton
- 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.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, January 8th, 2024 at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline

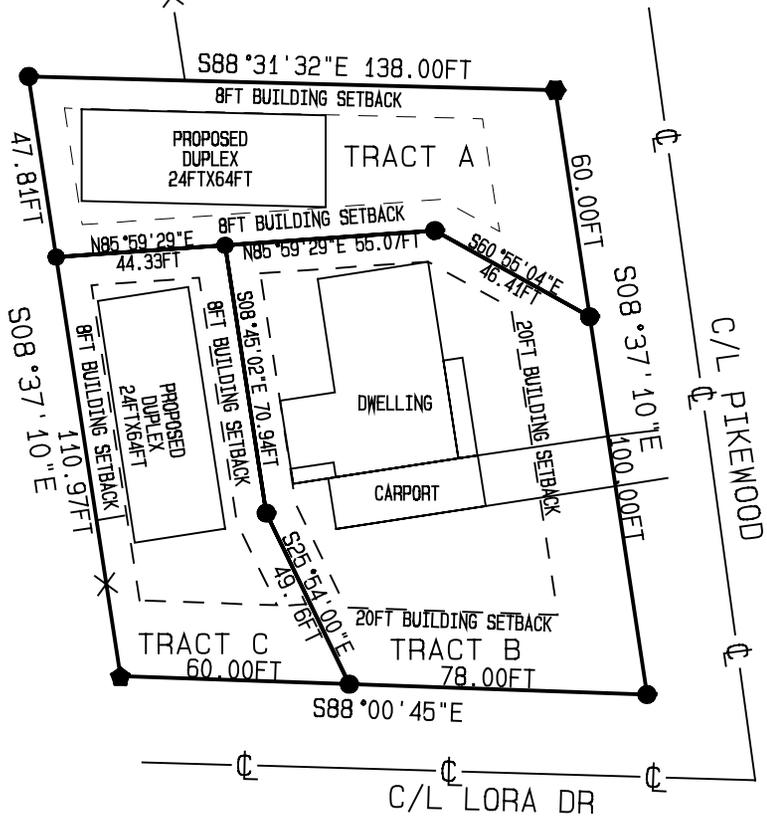
County, for the purpose of public comment on a conditional use request at the site of

2714 Lavern St, Bryant, AR 72022 (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

*This notice is to be run in the legal notices section of the Saline Courier
no less than 15 days prior to the public hearing.*

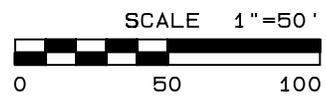
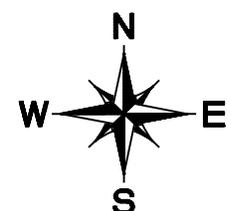


ACREAGE:
 TRACT A
 0.14 ACRES
 6061.76 SQ. FT.

TRACT B
 0.23 ACRES
 10232.07 SQ. FT.

TRACT C
 0.12 ACRES
 5341.38 SQ. FT.

PROPOSED LOT SPLIT FOR VARIANCES





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

SIGN PERMIT APPLICATION

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

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

Date: 12_14_2023

Sign Co. or Sign Owner

Name Aero signs
Address 3308 Pike Ave
City, State, Zip North Little Rock AR
Phone 501-246-4952
Email Address sales@aero-signs.com

Property Owner

Name John Reese
Address 11719 Hinson Road Suite 130
City, State, Zip Little Rock, AR 72212
Phone 501-223-9298
Email Address admin@reescommercial.com

GENERAL INFORMATION

Name of Business Nail Studio

Address/Location of sign 5309-5313 Highway 5 N bryant AR 72022 Suite 130

Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

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

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

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

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	wall	3.8x5	20	16	19	
B						
C						
E						
F						
G						

PROJECT INFO: Nail Studio

RENDERING: channel letters

AERO SIGNS
 3308 pike ave
 N. Little Rock, AR 72118
 501.246.4952

PROJECT MANAGER Mike V

SITE ADDRESS 5309-5313 Highway 5 N bryant AR Suit 130

CONTACT PERSON

DESIGNER M, Vazquez

DATE: 12 / 14 / 2023



SPECIFICATION & MATERIALS

DETAIL DESCRIPTION

Side view

- channel letters led lit:
- Color Painted First Surface
- .040" Alum. Returns And
- .060" acrylic Faces

- 20 SQ ft
- white L.E.D. Illumination
- 120v Mod-60 Power Supplies
- Aluminuim Frame

