



LINFIELD, HUNTER & JUNIUS, INC.

PROFESSIONAL ENGINEERS,
ARCHITECTS AND SURVEYORS

3608 I8th Street / Suite 200
Metairie, Louisiana 70002
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Robert E. Nockton, P.E.
Mark K. Annino
Casey M. Genovese, P.E.

Daniel A. Flores, P.E.
John M. Jackson, P.E.
Vincent J. Leco, III, P.E.
Eric R. Wright, P.E.
Timothy J. Roth, P.E.
Richard A. Van Wootten, P.E.

March 17, 2026

City of Pearland
3519 Liberty Dr.
Pearland, TX 77581

**RE: Letter of Intent for Fence Setback Variance
Dollar General #25868
2730 Manvel Rd. (FM 1518)
Pearland, TX 77584
Our File #: 23-033**

Dear City of Pearland:

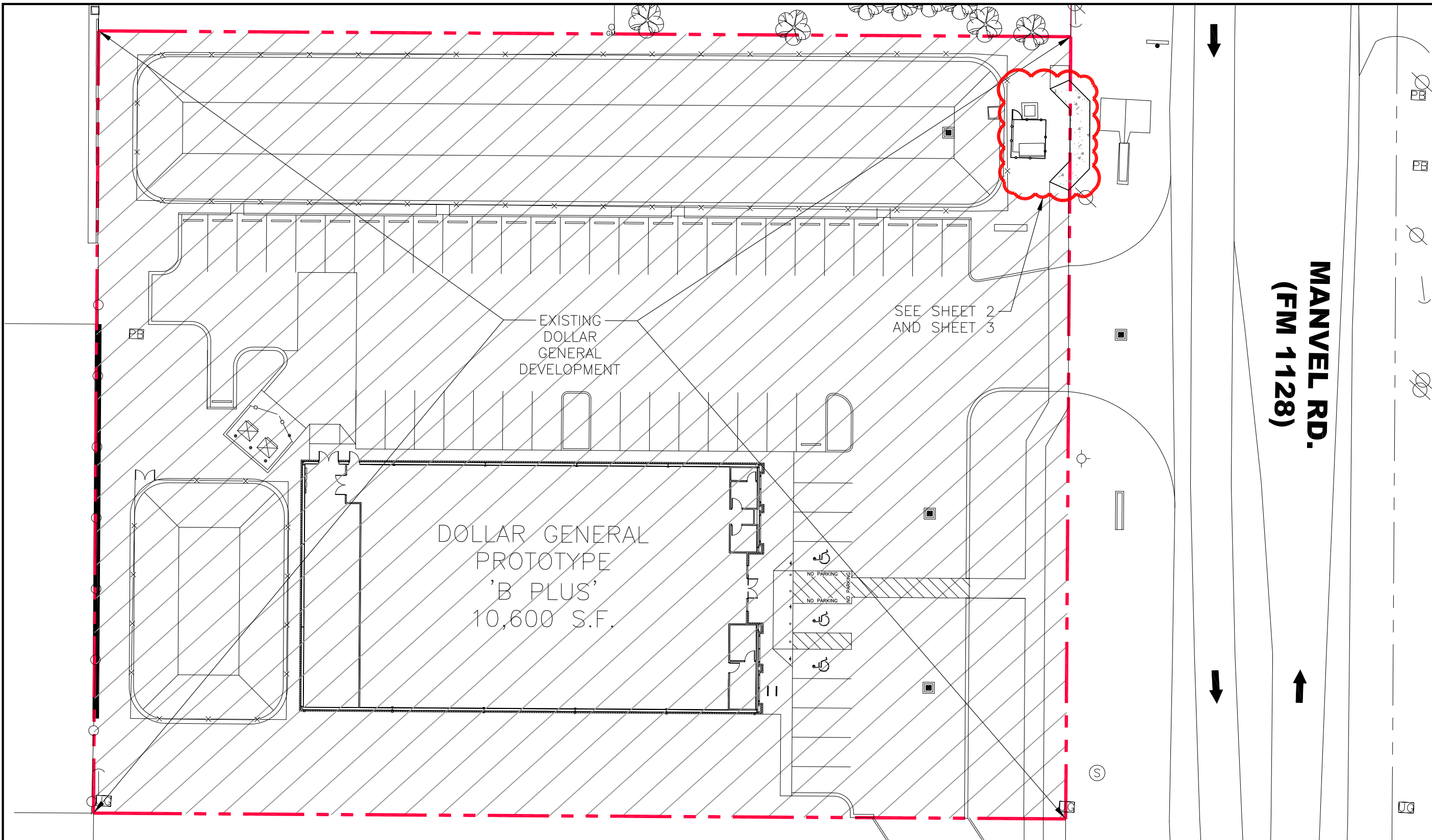
We are requesting a variance to the 30' fence setback from the front property line for the required fencing around the pump station for the detention pond.

Very truly yours,

LINFIELD, HUNTER & JUNIUS, INC.

Casey M. Genovese, P.E.

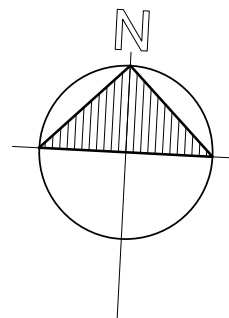
(504) 833-5300 office / (504) 583-0161 cell



OVERALL SITE PLAN



11" X 17" SCALE: 1" = 30'



MANVEL RD.
(FM 1128)



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TBP# FIRM NO. 11654

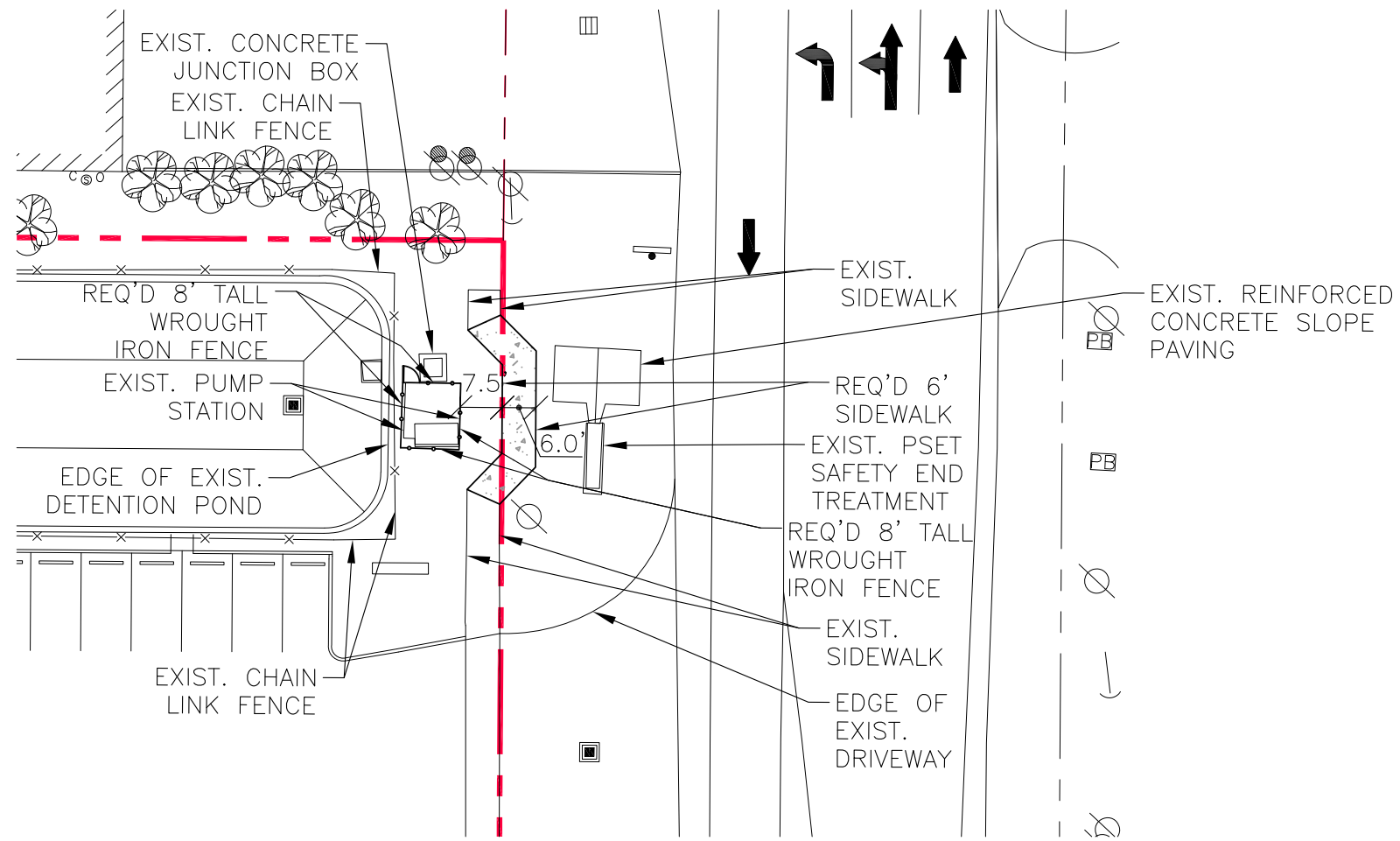
SEAL

REV. NO.	DATE

DOLLAR GENERAL - 2730 MANVEL RD. (FM 1128)
PEARLAND (BRAZORIA COUNTY), TX
THIS SHEET:
OVERALL SITE PLAN

PROJ. NO. 23-033
DATE 03/30/26
1

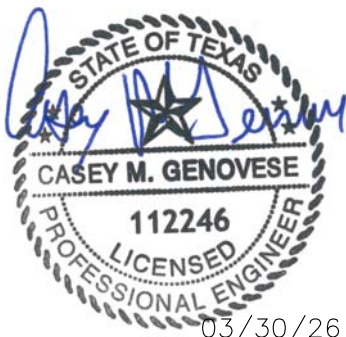
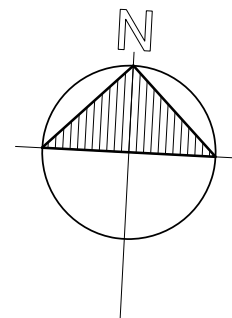
STATE OF TEXAS
Casey M. Genovese
CASEY M. GENOVESE
112246
LICENSED PROFESSIONAL ENGINEER
03/30/26



ZOOM SITE PLAN



11" X 17" SCALE: 1" = 30'



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

DOLLAR GENERAL - 2730 MANVEL RD. (FM 1128)
 PEARLAND (BRAZORIA COUNTY), TX
 THIS SHEET: ZOOM SITE PLAN

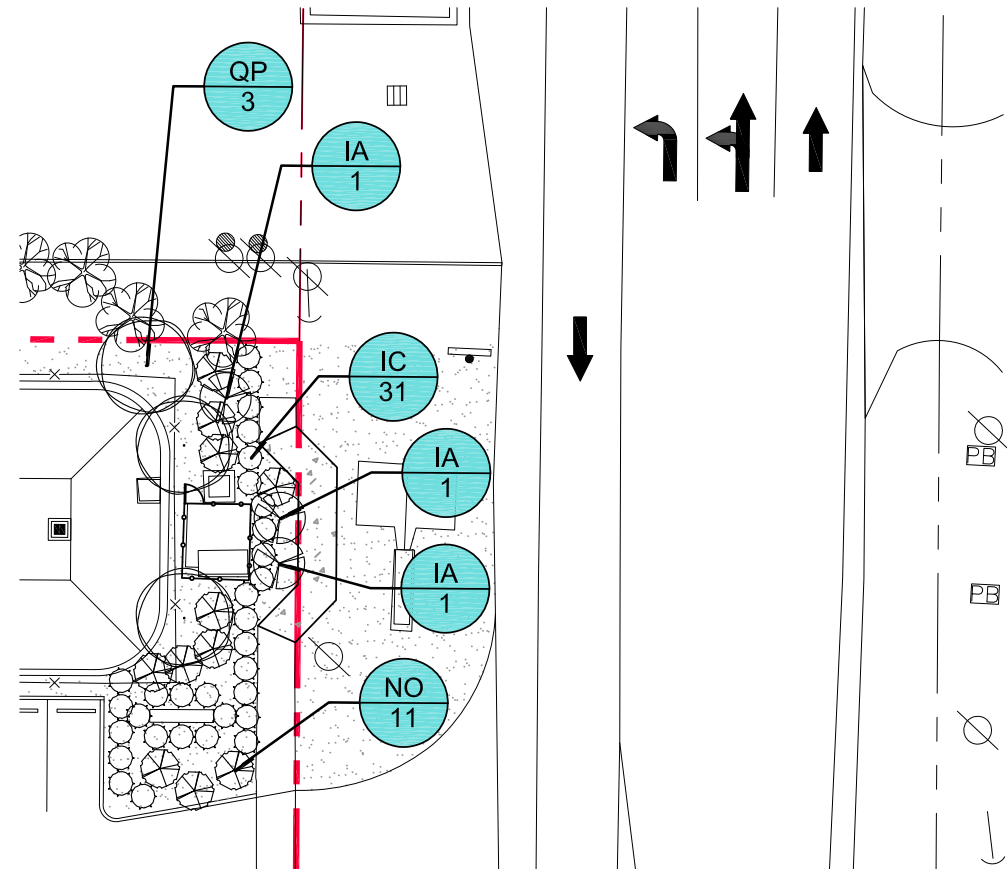
PROJ. NO. 23-033
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2

Trees

Quantity	Symbol	Code	Scientific Name	Common Name	Size
3		QP	Quercus plellos	Willow Oak	3" Min. Cal., 12' to 14' Ht. (Container Grown)
3		IA	Ilex x attenuata 'Eagleston'	Eagleston Holly	3" Min. Cal., 8' Min. Ht. (Container Grown)

Shrubs

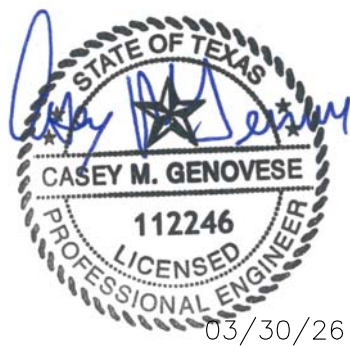
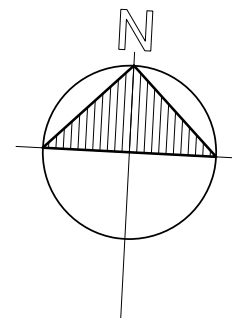
Quantity	Symbol	Code	Scientific Name	Common Name	Size
31		IC	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	7-Gal., 30" Min. Ht., at time of planting
11		NO	Nerium oleander 'dwarf'	Dwarf Oleander	7-Gal., 30" Min. Ht., at time of planting



ZOOM LANDSCAPE PLAN



11" X 17" SCALE: 1" = 30'



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PROJ. NO. 23-033
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