



## BLAKE ENGINEERING, LLC

Firm Registration No.: F-5276

Licensed Professional Civil Engineer

Foundation / Construction / Structures / Hydraulics  
Plans, Inspections, Forensic and Expert Witness Services

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22014 Pelican Edge, San Antonio, Texas 78258 [spblake@sbcglobal.net](mailto:spblake@sbcglobal.net)

Phone: 210 497-1079 Mobile: 210 414-1409

Date: April 8, 2023

Sandra Martinez

4130 Moana Dr., San Antonio Texas 78218

Phone: (210) 683-5127 (Oscar Santana); Email: [santana918@gmail.com](mailto:santana918@gmail.com)

Subject: New Addition Construction – Increase Impervious Cover Adverse Impact  
4130 Moana, San Antonio, Texas 78218

Sandra Martinez:

Your construction project referenced above includes the new construction of a 360 square foot addition attached to the rear side of a 960 square foot existing residence that includes approximately 471 square foot of impervious roof cover that includes pitch and overhang. The residence sits on an approximately 6,969 square foot lot. The increase in impervious cover with the new addition with respect to lot size is approximately 6.75%. For this report, the front side of the residence faces the street, and the left and right sides of the residence are as seen facing the front of the residence.

The subject property generally slopes from the rear-right to the front-left corner of the property. Because of the natural slope of the subject property, the natural ground slope directs surface runoff to the property adjacent to the left side of the subject property.

**It is our opinion that the increase in impervious cover created from the construction of the new addition will not adversely affect the adjacent properties. Nonetheless, it is recommended that a roof gutter system be installed to channel and better direct surface runoff to the front portion of the subject property and to the street.**

As denoted by the engineering seal on this letter, we believe that we have fulfilled obligations as the engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering. We further believe we have met those requirements as far as our participation for adequacy is concerned. If there are any questions, comments, or further assistance is necessary, please contact Blake Engineering, LLC (BE) without delay.

Respectfully,  
Stephen P. Blake, P.E

04/08/2023



This document was electronically signed and sealed.