



March 6, 2026

Summit Homes
10450 Holmes Rd Ste 100
Kansas City, MO 64131

RE: Pier Recommendation – 2110 Bailey Farms
Project Address: 1153 SE Cronin St Lee's Summit, MO 64081
Permit # PRRES20260563

On March 5, 2026, Everstead Engineering & Design performed a subgrade inspection at the above-referenced property to evaluate the bearing condition of the existing soils at the proposed footing elevations.

Based on the soil conditions observed at the time of inspection, the subgrade did **not** exhibit sufficient bearing capacity to support the planned foundation.

Everstead recommends that **drilled concrete piers** be installed to competent native material. The attached **Pier Plan Layout** provides the required pier locations and specifications.

This recommendation is based on visual soil classification and field evaluation methods, including probing and pocket penetrometer readings. Geotechnical testing and laboratory analysis were not included in the scope of this inspection.

We would like to thank you for the opportunity to consult you on your project. Please feel free to contact us if you have any questions regarding this report or need any further consultation.

SEE ATTACHED PIER LAYOUT SPECIFICATIONS

Sincerely,

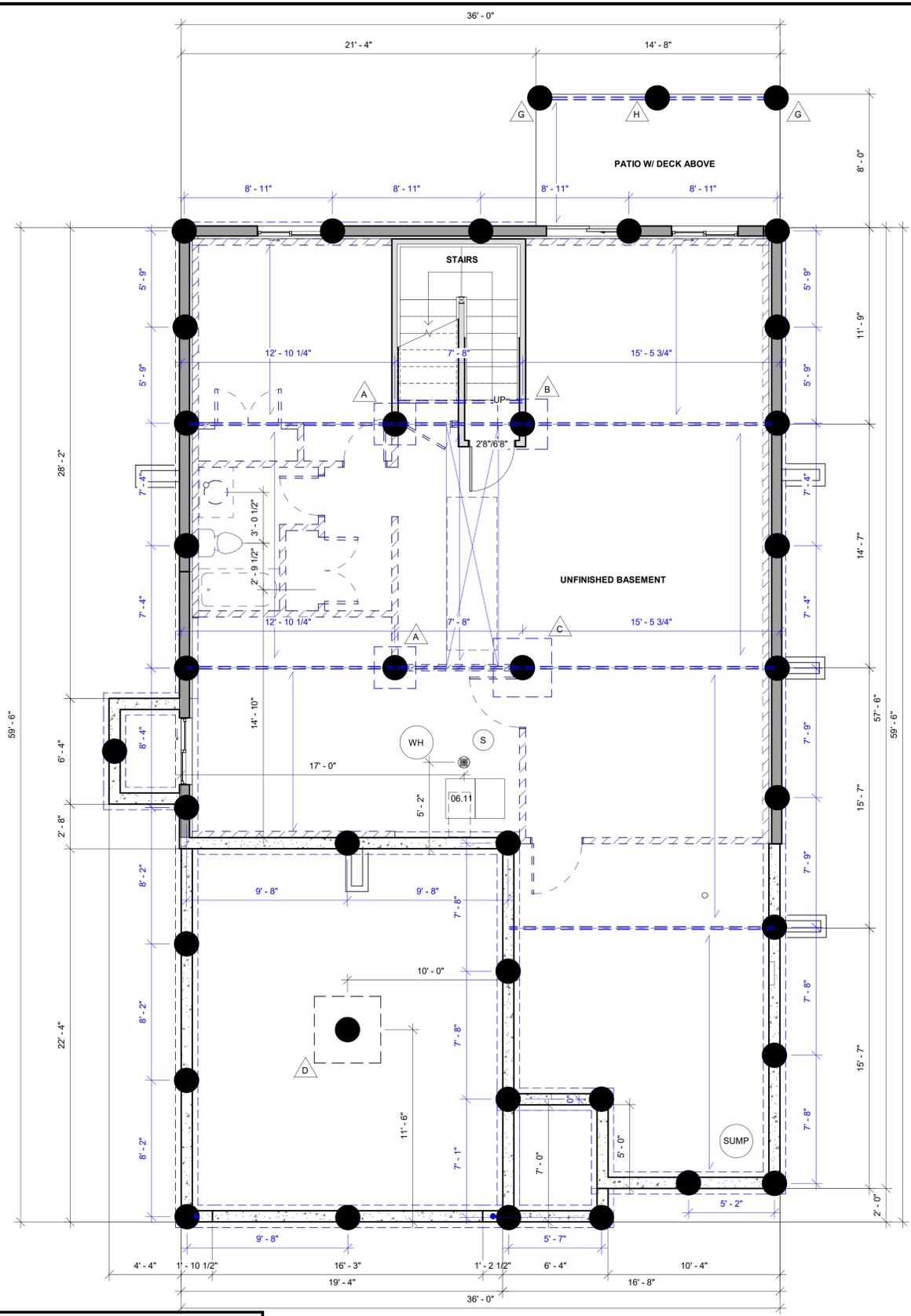
A handwritten signature in blue ink, appearing to read "Bradley Huxol".

Bradley Huxol, PE





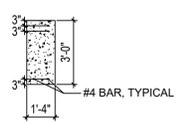
WILDFLOWER FARMHOUSE
SUMMIT HOMES
BAILEY FARMS #2210
1153 SE CRONIN ST LEE'S SUMMIT, MO 64082
03/06/2026



ALL PIERS TO BE CENTERED ON FOUNDATION WALLS

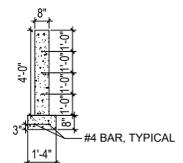
16" WIDE X 36" TALL TRENCH FOOTING:

- (2) #4 BARS AT:
 - 3" FROM BOTTOM
 - 3" FROM TOP
 - 6" FROM TOP



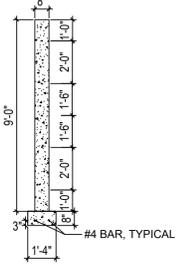
9" WIDE X 4" TALL FOUNDATION WALL ON 16" WIDE X 8" TALL FOOTING:

- (2) #4 BARS AT:
 - 3" FROM BOTTOM FOR FOOTING
- (1) #4 BAR AT:
 - 12" FROM TOP
 - 24" FROM TOP
 - 36" FROM TOP



8" WIDE X 9" TALL FOUNDATION WALL ON 16" WIDE X 8" TALL FOOTING:

- (2) #4 BARS AT:
 - 3" FROM BOTTOM FOR FOOTING
- (1) #4 BAR AT:
 - 12" FROM TOP
 - 36" FROM TOP
 - 54" FROM TOP
 - 72" FROM TOP
 - 96" FROM TOP



DRILLED PIER SPECIFICATIONS:

- 18" DIAMETER CONCRETE PIER
- DRILL TO COMPETENT MATERIAL
- REINFORCE WITH (4) #4 BARS FULL DEPTH OF PIERS TIED INTO REBAR AND FOOTINGS AT A MINIMUM OF 24" OVERLAP.

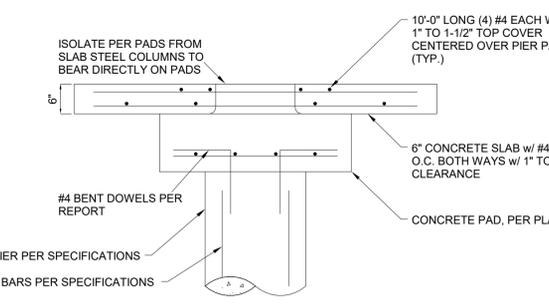
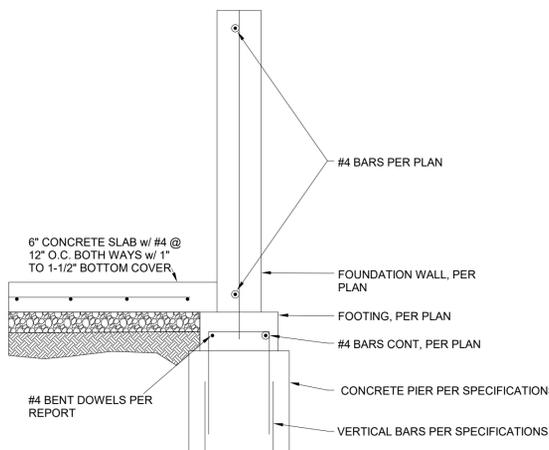
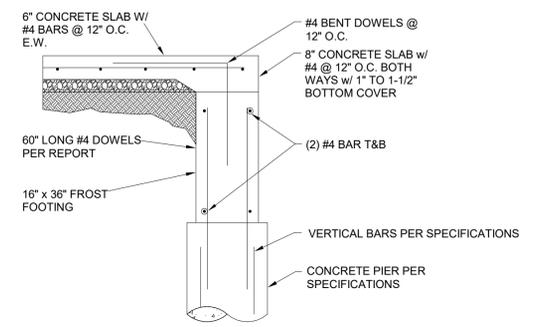
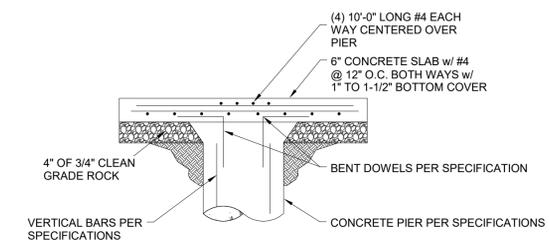
STRUCTURAL SLAB SPECIFICATIONS:

- PLACE 5" CONCRETE SLAB W/ #4 BARS AT 12" O.C. EACH WAY ON 1-1/2" CHAIRS.
- ADD (4) 10'-0" LONG #4 BARS EACH WAY OVER THE COLUMN PADS AND SLAB SUPPORT PIERS. PLACE WITH 1" TO 1-1/2" SLAB TOP COVER (3" CHAIRS)
- THE PERIMETER OF THE SLAB SHALL BEAR ON THE FOUNDATION WALLS AS FOLLOWS:
 - MINIMUM 3" KEYWAY OR FOOTING, OR
 - DRILL 5" DEEP AND PIN TO FOUNDATION WITH #4 BARS AT 12" O.C.

FRICION PIER OPTION APPROVED WHEN BEDROCK DEPTH IS EXCESSIVE FOR END BEARING DRILLED PIER. SOIL MUST NOT BE FILL. MUST BE IN-SITU SILTY CLAY OR CLAY SOIL. CONTACT EOR IF FRICION PIERS REQUIRED.

FRICION PIER SPECIFICATIONS:

- 24" DIAMETER CONCRETE PIER
- DRILL MIN. 12" IN-SITU CLAY
- REINFORCE WITH (5) #4 GRADE 40 BARS FULL DEPTH OF PIERS TIED INTO REBAR AND FOOTINGS AT A MINIMUM OF 24" OVERLAP.



PIER LAYOUT

BAILEY FARMS #2210
1153 SE CRONIN ST LEE'S SUMMIT,
MO 64082

EVERSTEAD HAS DESIGNED THE PIER LAYOUT AND DETAILS BASED ON THE FOUNDATION LAYOUT ON THE ORIGINAL PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD ON THE ORIGINAL PLANS TO GET APPROVAL OF THE FOUNDATION MODIFICATION. EVERSTEAD IS NOT RESPONSIBLE FOR ANY INFORMATION UNRELATED TO THE PIER LAYOUT UNLESS EVERSTEAD WAS THE ENGINEER OF RECORD ON THE ORIGINAL PLANS.

REVISIONS

PIER PLAN

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