



March 3, 2025

Summit Homes  
120 SE 30th St  
Lee's Summit, MO 64082

**RE: Subgrade Inspection for Lot # 158 Highland Meadows – 2709 SW 12<sup>th</sup> St  
Lee's Summit, MO 64081 – Permit # PRRES20250356**

On February 27, 2025, a special inspection was performed by Everstead at the above referenced property. The purpose of this inspection was to determine structural adequacy of the existing soil for construction of concrete foundation.

**Findings:**

- The soils observed at footing elevation were mottled clay; light-medium brown; medium plasticity and moist.
- Probes and penetrometer readings indicated that the soils do not have sufficient bearing capacity for the loads applied by foundation per permit plans.

**Recommendations:**

- Everstead recommends that the footings be enlarged by 4" each way (i.e. existing 16"x8" footing shall be enlarged to 24"x8", etc.) with three (3) #4 rebar continuous (see attached specifications).
- Basement and garage pier pads shall be enlarged a minimum of 6" each way (i.e. existing 30"x30" shall be enlarged to 36"x36", etc.) (see attached specifications).

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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley Huxol", is written over a light blue grid background.

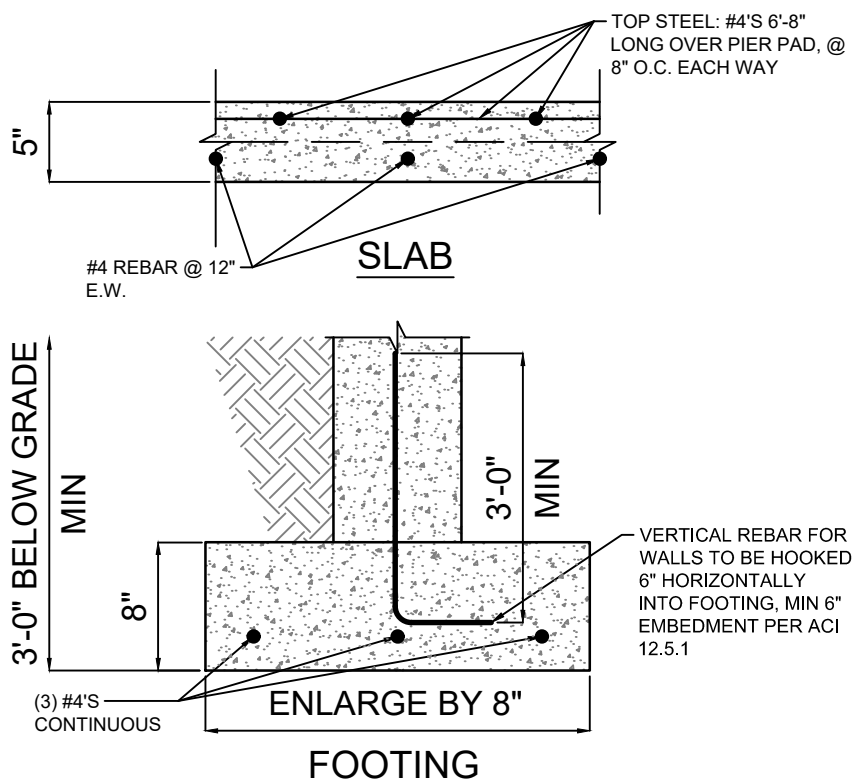
Bradley Huxol, PE



- MAXIMUM 9'-0" WALL HEIGHT
- USE REBAR AS SHOWN ON DRAWING OR XX LB/YD<sup>3</sup> HELIX 5-25 DESIGNED IN ACCORDANCE WITH UNIFORM-ES ER-0279

ALTERNATIVE PIER PAD SCHEDULE				
PAD SIZE	ADJUSTED PAD SIZE	REINFORCEMENT	SLAB TOP STEEL	HELIX DOSAGE
30"x30"x12"	36"x36"x12"	(6) #4 BAR E.W.	(4) #4 BAR E.W.	9 LB/CUBIC YARD
36"x36"x12"	42"x42"x14"	(7) #4 BAR E.W.	(5) #4 BAR E.W.	9 LB/CUBIC YARD
42"x42"x14"	48"x48"x16"	(8) #4 BAR E.W.	(6) #4 BAR E.W.	9 LB/CUBIC YARD
48"x48"x16"	54"x54"x16"	(9) #4 BAR E.W.	(6) #4 BAR E.W.	9 LB/CUBIC YARD
54"x54"x16"	60"x60"x16"	(10) #4 BAR E.W.	(7) #4 BAR E.W.	9 LB/CUBIC YARD

NOTE: PIER PAD SCHEDULE HAS BEEN INCREASED WITH THE USE OF THIS SPREAD FOOTING DETAIL. TABLE IS BASED ON EVERSTEAD SPECIFICATION REFERENCES AND MAY NOT DIRECTLY TRANSLATE TO PLANS ENGINEERED BY OTHER FIRMS. REFER TO SITE SPECIFIC DESIGN FOR PIER PAD SIZES.



- SLAB HELIX DOSAGE = 9 LB/YD<sup>3</sup>
- FOOTING HELIX DOSAGE = 9 LB/YD<sup>3</sup>
- PIER PAD HELIX DOSAGE = 9 LB/YD<sup>3</sup>
- HORIZONTAL REBAR IS NOT REQUIRED IN FOOTINGS FOR HELIX
- SLAB ONLY REQUIRES TOP STEEL REBAR OVER PIER PADS FOR HELIX
- VERTICAL REBAR IN WALL IS STILL REQUIRED. HOOK REBAR 6" HORIZONTALLY INTO FOOTING @ 24" O.C.

[illegible]

SPREAD FOOTING  
DETAIL  
N.T.S.

EVERSTEAD  
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