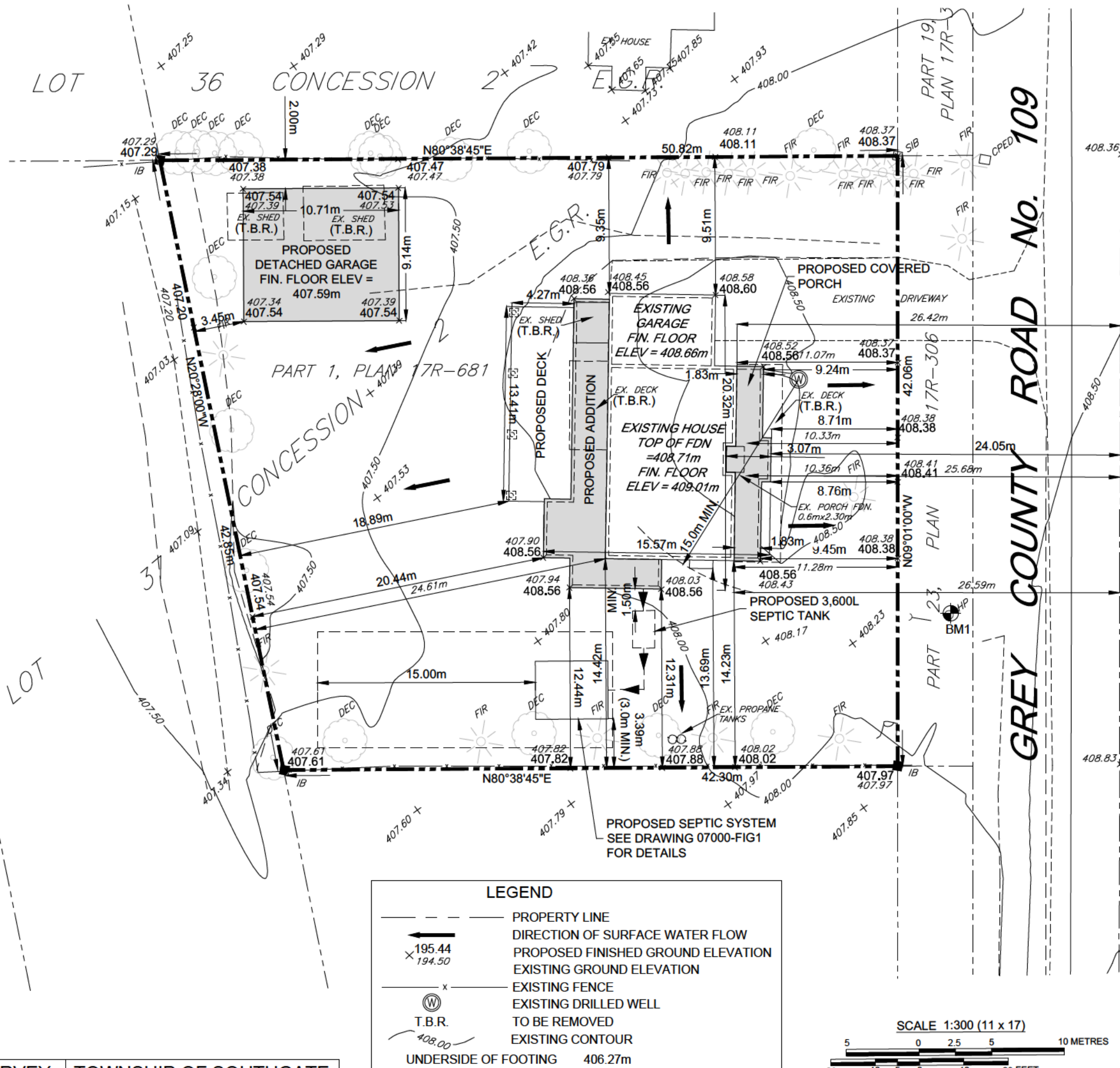


H:\V&M Construction\07000 - 392158 Grey Road 109 Southgate - McCannell\Drawings\Submissions\2026-06-30 Rev Preliminary Submission\07000 Site Plan May 25-26.dwg

LOT STATISTICS:
OVERALL LOT AREA = 1958.6 m²
HOUSE FOOTPRINT = 244.8 m²
DETACHED GARAGE
FOOTPRINT = 97.9 m²
TOTAL LOT COVERAGE = 17.5%



- NOTES**
1. PROPERTY BOUNDARY DERIVED FROM PLAN 17R-961.
 2. COBIDE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR BASEMENT CONDITIONS DUE TO GROUNDWATER.
 3. ALL FOOTINGS ARE TO BE CONSTRUCTED TO NATIVE SOIL OR PLACED ON STRUCTURAL FILL.
 4. GRADE TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.

Benchmark Information
BM1 NAIL IN HYDRO POLE.
ELEVATION 408.49m

No.	DATE	DESCRIPTION	BY	APPD
2	JULY 7/26	REVISED EX. PORCH FDN.	ARMH	SJC
1	JUN 19/26	REVISED FIRST SUBMISSION	ARMH	SJC
0	JUN 16/26	FIRST SUBMISSION	ARMH	SJC

REVISION / ISSUE



Title: 392158 GREY ROAD 109
PART 1 PLAN 17R-681
PART OF LOT 37 CONCESSION 2 E.G.R.
GEOGRAPHIC TOWNSHIP OF EGREMONT
TOWNSHIP OF SOUTHGATE
SITE AND LOT GRADING PLAN

Client: McCANNELL



Design: SJC Scale: 1:300
Drawn: JAF Approved:
Checked: SJC
Date: MAY 2026 Design Engineer

DRAWING No. 07000-SP1

MUNICIPAL STAFF HAVE REVIEWED
AND RECEIVED THE ATTACHED
GRADING PLAN.

SIGNATURE

NAME IN PRINT

DATE

THIS IS NOT A PLAN OF SURVEY TOWNSHIP OF SOUTHGATE