



FUNCTIONAL SERVICING REPORT

FOR THE PROPERTY LOCATED AT

475 HARROP DR, MILTON, ONTARIO

Prepared By:

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L3R 5N8

Revised Jan 29, 2025



Functional Servicing Report

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Functional Servicing Report

1. INTRODUCTION

J+B has been retained to prepare a Functional Servicing Brief to assess the servicing requirements relating to the proposed 475 Harrop Dr application. This report provides the conceptual framework for water distribution, sanitary sewage and storm drainage for the additional uses contemplated at this site. The site will be serviced by existing connections with local municipal sewers and watermains within adjoining municipal rights-of-way. These existing service connections will be reviewed and coordinated with the building design team. In preparing this report J+B staff have reviewed and secured available record drawings from Region of Halton.

1.1 Site Description

The study area is a 2.54 ha parcel of land located at the south-east quadrant of Harrop Drive and McGeachie Drive. The civic address for this property is 475 Harrop Dr, Milton ON, and is shown in FIGURE 1.

The study area is composed of 2 building blocks. The proposed redevelopment will involve change of use to the existing auto shop building (indicated in green)). There are no proposed additions, and plumbing fixtures, or site configurations.

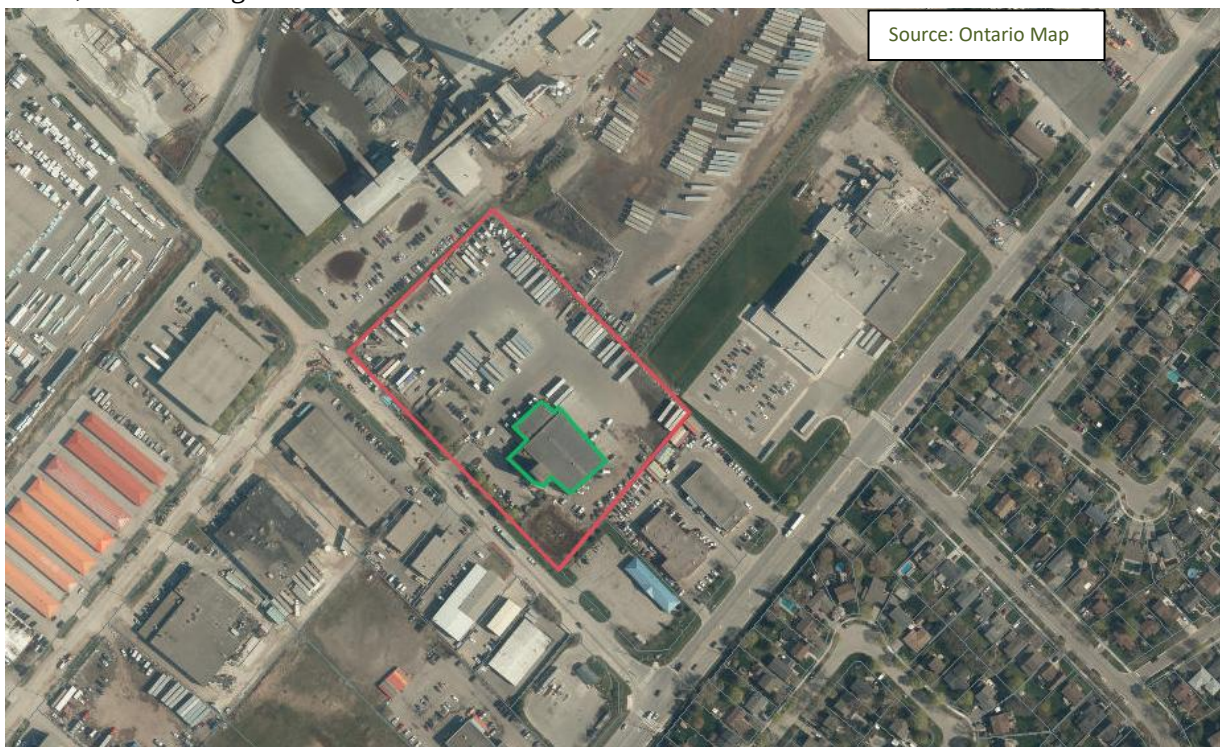


Figure 1 Study Area



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2. WATER SUPPLY AND APPURTENANCES

2.1 Water Supply Existing

The buildings at 475 Harrop Dr is currently being serviced by an existing 100mm dia. Fire line and 50mm Domestic line which feeds off a 300 mm dia. watermain located along the south side of Harrop Dr. Refer to record drawing located in the appendix.

The existing fire hydrant is located near the north-west corner of the Plant building, close to the southern entrance.

Based on existing GIS, site records and site verification, the location of the WS and Fireline matches the available information. Refer to Appendix A.

2.2 Water Supply Proposed

The proposed development will maintain the existing 100mm fire service and 50mm domestic supply. The subject property is serviced by one (1) existing fire hydrant on site located between the northwest corner of the plant and the driveway entrance.



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3. SANITARY SEWAGE SYSTEM

3.1 Existing Sanitary Sewage System

According to an as-built drawing provided by the Town of Milton, the property located at 475 Harrop Dr is serviced by a 150 mm dia. Sanitary sewer which discharges from an existing manhole located on a landscaped area north of the driveway just outside the property line. The manhole connects to a 450 mm dia. Sanitary sewer main located under Harrop Dr via an existing sanitary sewer pipe.

3.2 Proposed Sanitary Sewage System

No proposed changes to the Sanitary system will be implemented.



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4. STORM DRAINAGE SYSTEM

A Stormwater Management Brief for this development has been prepared under a separate cover.

4.1 Existing Condition

Under the existing conditions the site is served by storm drains located throughout the parking lot. 475 Harrop Dr, is serviced by 150 mm and 300 mm dia. Storm sewer pipes discharging into an existing roadside from a 100 mm storm outlet into a existing ditching system along Harrop Dr.

Based on site verification the existing storm laterals for the above noted properties match the city record drawings.

4.2 Proposed Condition

No proposed changes to the storm drainage system will be implemented.

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5. CONCLUSION

WATER DISTRIBUTION

The proposed development will maintain the existing water service. No increase in water demand is planned for this project.

SANITARY SEWAGE

Sanitary sewage from this development will be conveyed to existing Sanitary Sewer mains located on Harrop Dr. No change to the sanitary sewer flow in either quantity or quality is to be expected. The existing sanitary system will remain.

STORM DRAINAGE

Stormwater runoff for the site will be captured via catch basins in the existing onsite storm drainage network and will discharge into an existing roadside ditching system servicing the site. There will be no effects to the existing drainage conditions.



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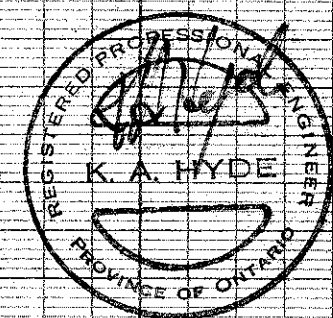
Appendix A

RECORD DRAWINGS

SC 205

S 14S

6923



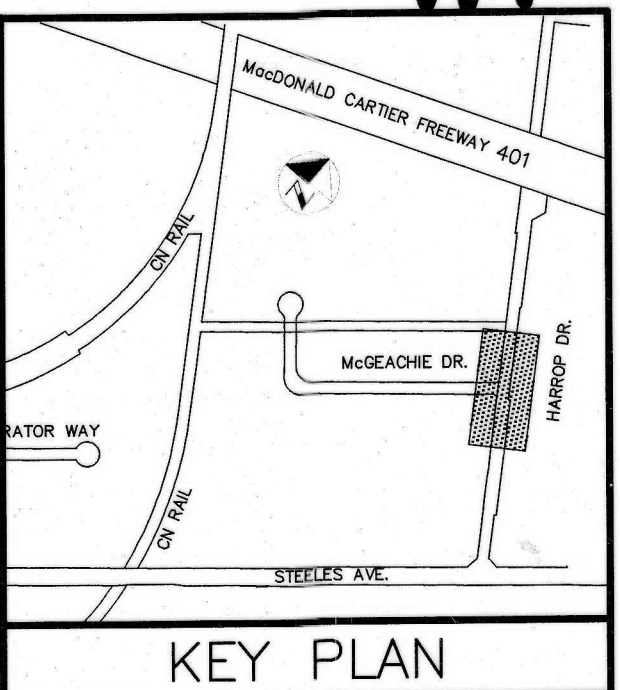
TOWN OF MILTON

R.V. ANDERSON ASSOCIATES LTD.

SCALE		BENCH MARK	FIELD BOOK
HORIZ.	VERT.		

NW TRANSAR 200-2-69

11724

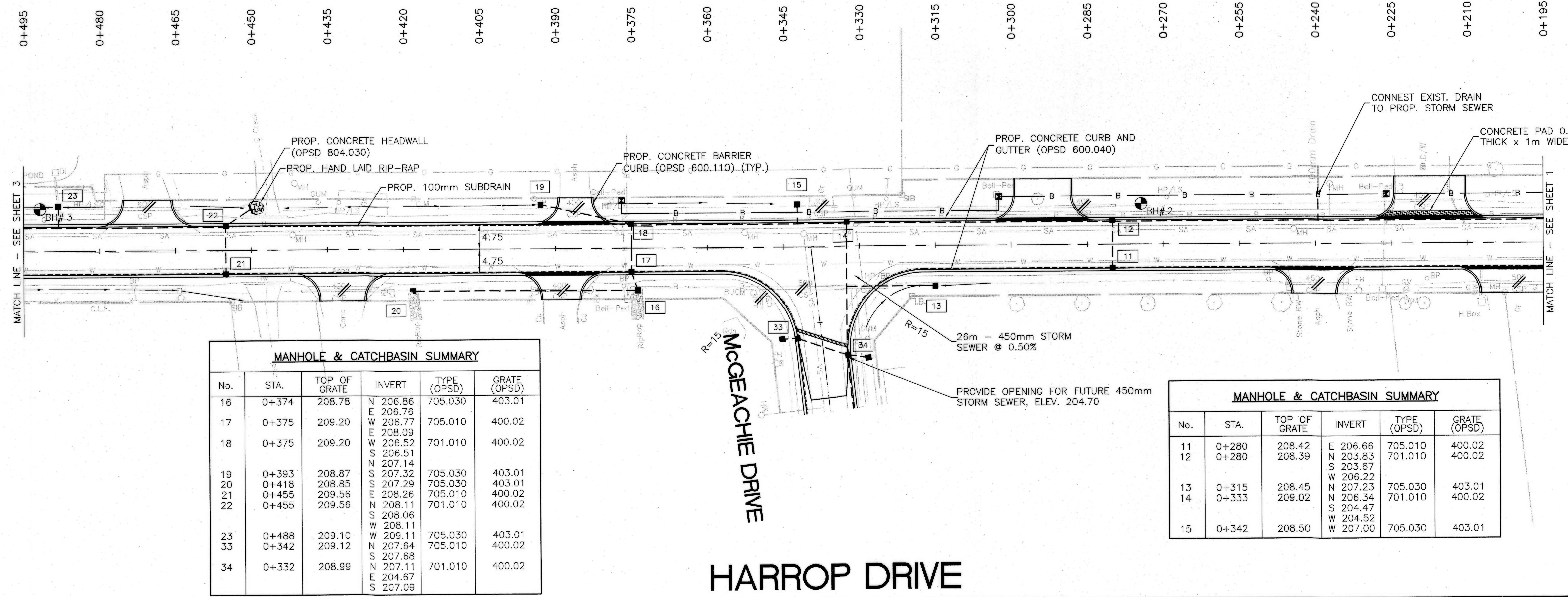


BENCHMARK

TOP NORTH-EAST CORNER OF CONCRETE
BASE FOR HYDRO TRANSFORMER AT # 464
HARROP DRIVE.
ELEV. 208.863

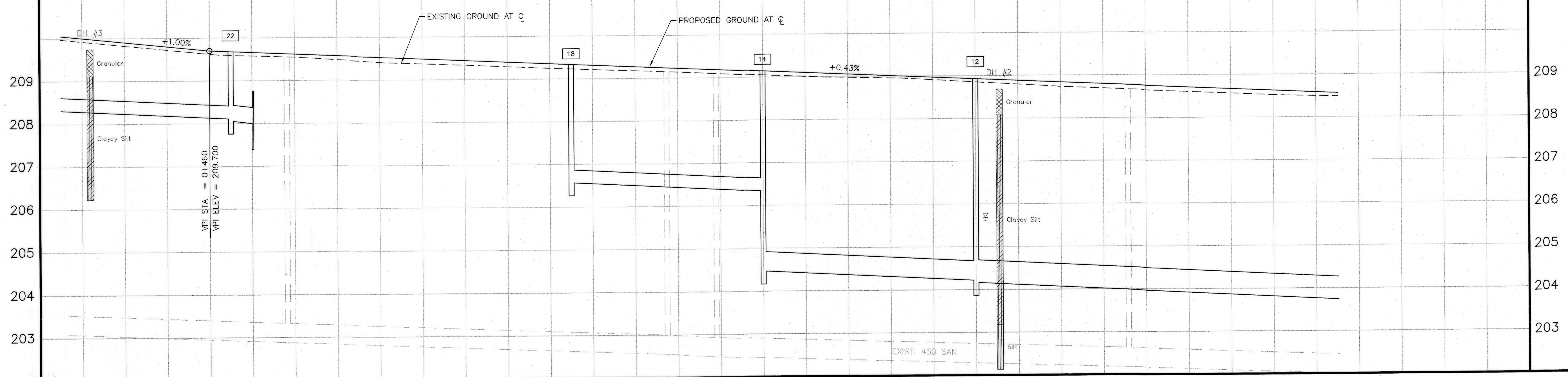
NORTH-EAST CORNER OF CONCRETE
HEADWALL ON THE EAST SIDE OF HARROP
DRIVE. CULVERT UNDER HARROP DRIVE.
ELEV. 209.824

*SEE SHEET 1 FOR LEGEND



MANHOLE & CATCHBASIN SUMMARY					
No.	STA.	TOP OF GRATE	INVERT	TYPE (OPSD)	GRATE (OPSD)
16	0+374	208.78	N 208.86 E 208.76	705.030	403.01
17	0+375	209.20	W 208.77 E 208.09	705.010	400.02
18	0+375	209.20	W 208.52 S 206.51 N 207.14	701.010	400.02
19	0+393	208.87	S 207.32	705.030	403.01
20	0+418	208.85	S 207.29	705.030	403.01
21	0+455	209.56	E 208.26	705.010	400.02
22	0+455	209.56	N 208.11 S 208.06 W 208.11	701.010	400.02
23	0+488	209.10	W 209.11	705.030	403.01
33	0+342	209.12	N 207.64 S 207.68	705.010	400.02
34	0+332	208.99	N 207.11 E 204.67 S 207.09	701.010	400.02

MANHOLE & CATCHBASIN SUMMARY					
No.	STA.	TOP OF GRATE	INVERT	TYPE (OPSD)	GRATE (OPSD)
11	0+280	208.42	E 206.66	705.010	400.02
12	0+280	208.39	N 203.83 S 203.67 W 206.22	701.010	400.02
13	0+315	208.45	N 207.23	705.030	403.01
14	0+333	209.02	N 206.34 S 204.47 W 204.52	701.010	400.02
15	0+342	208.50	W 207.00	705.030	403.01



SANITARY SEWER INVERTS

6m - 375mm STORM SEWER WITH GRAN 'A' BEDDING AND COVER AND GRAN 'B' TYPE I BACKFILL @ 0.5%

70m - 300mm STORM SEWER WITH GRAN 'A' BEDDING AND COVER AND GRAN 'B' TYPE I BACKFILL @ 0.41%

45m - 300mm STORM SEWER WITH GRAN 'A' BEDDING AND COVER AND GRAN 'B' TYPE I BACKFILL @ 0.38%

50m - 450mm STORM SEWER WITH GRAN 'A' BEDDING AND COVER AND GRAN 'B' TYPE I BACKFILL @ 1.3%

91.5m - 525mm STORM SEWER WITH GRAN 'A' BEDDING AND COVER AND GRAN 'B' TYPE I BACKFILL @ 0.47%

CHAINAGE/PROPOSED @ ELEVATION	0+495 210.050	0+480 209.900	0+465 209.750	0+450 209.657	0+435 209.592	0+420 209.528	0+405 209.463	0+390 209.399	0+375 209.334	0+360 209.270	0+345 209.205	0+330 209.141	0+315 209.076	0+300 209.011	0+285 208.947	0+270 208.882	0+255 208.818	0+240 208.753	0+225 208.689	0+210 208.624	0+195 208.559
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APPROVALS

Design	P.G.P.	Checked	G.T.
Drawn	J.C.	Checked	P.G.P.
Scale Horiz.	1:500		
Scale Vert.	1:50		
Date	DECEMBER 2002		

TOWN OF MILTON

RECONSTRUCTION OF HARROP DRIVE
TOWN OF MILTON

PLAN & PROFILE HARROP DRIVE
STA 0+195 TO STA 0+495

PHILIPS ENGINEERING

Contract No.

Consultant File No. 100115

Drawing No. SHEET 2 OF 4

G:\Work\100115 Hwy Dwy\As-Builts\Harrop\00115-02AC.dwg

NOV 20/03 - J.C.

475 Harrop Dr



Legend

Water Control Valve

- System
- SystemDP
- Zone
- ZoneDP

Water Service Valve

- CurbStop
- PropertyLine
- Secondary
- TappingValve

Water Hydrant

Water Fitting

- Cap
- Cross
- HBend
- MainStop
- Reducer
- Sleeve
- TappingSleeve
- Tee
- VBend

Water Chamber

- Chamber

Notes:



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Information Valid as of:
10/30/2024

75.0 0 37.50 75.0 Metres

1: 1,500

REGIONAL MUNICIPALITY OF HALTON, ITS EMPLOYEES,
OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY
ERRORS, OMISSIONS OR INACCURACIES, WHETHER DUE
TO THEIR NEGLIGENCE OR OTHERWISE. ALL
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NOT A PLAN OF SURVEY.

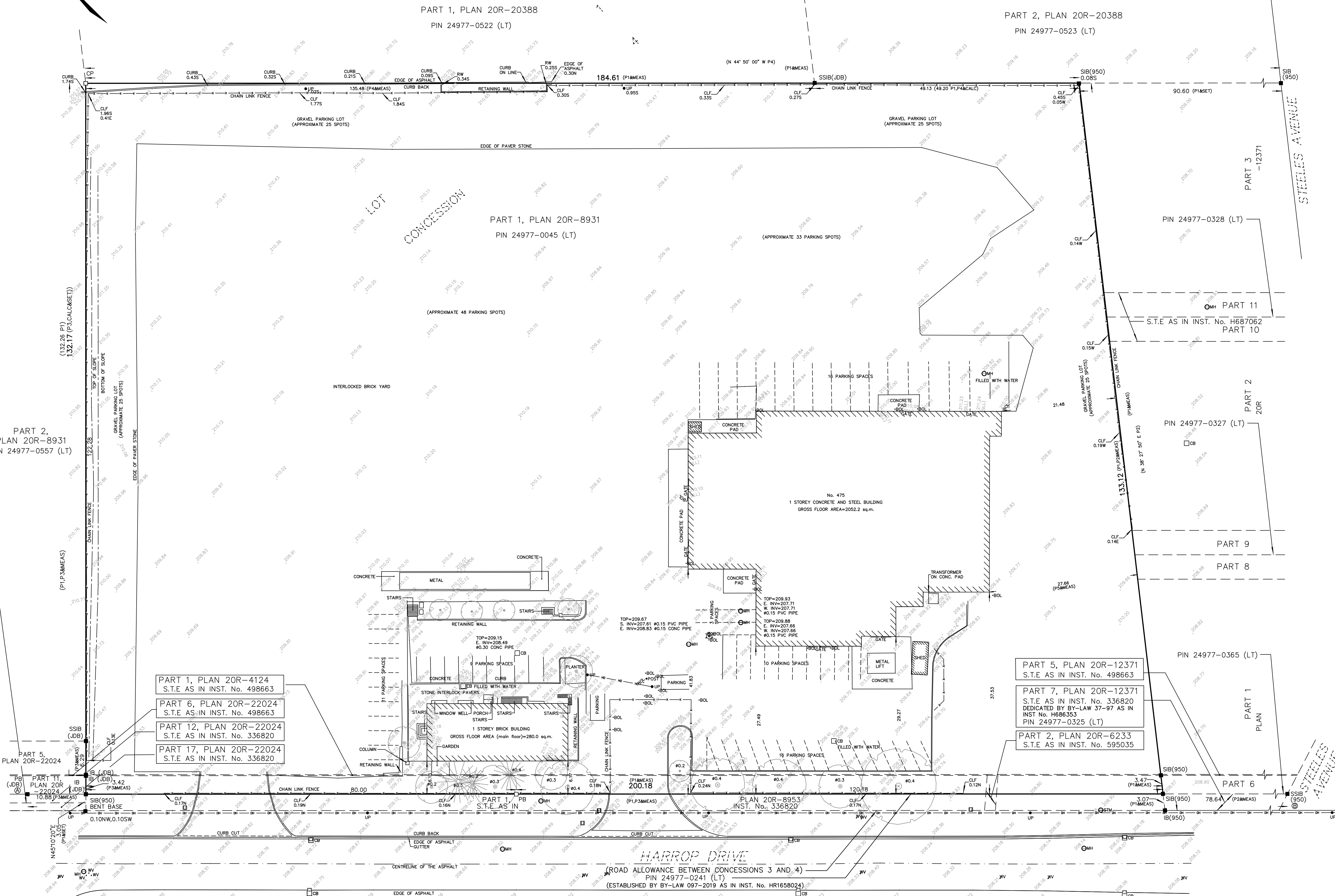
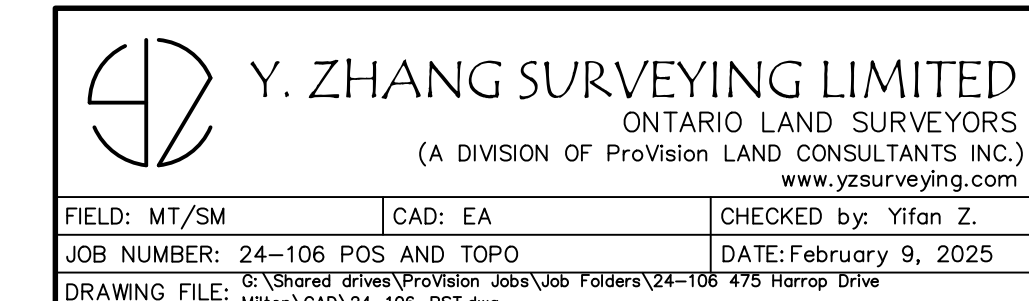


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475 Harrop Dr
Milton, ON

Appendix B

SITE PLAN





Y. ZHANG SURVEYING LIMITED
ONTARIO LAND SURVEYORS

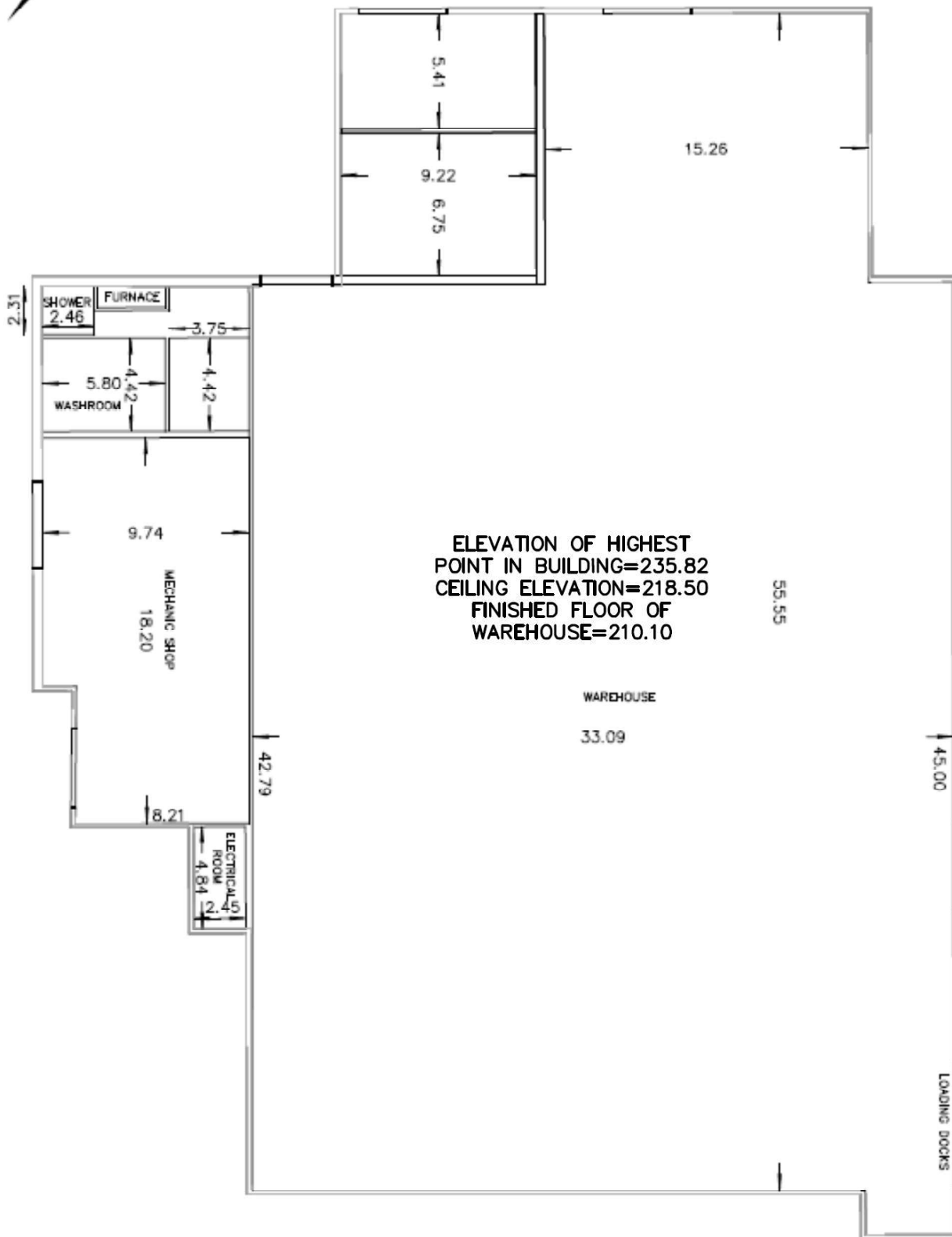
Job No.: 24-106

Location:
475 HARROP DR. MILTON

Date: Nov. 29, 2024

Crew: MT/SM

Weather:



Lot/Block:

Con./Plan:

Twp.:

Municipality:

Equipment:

LEICA TS16

Raw Data File:

Scale Factor:

Notes:

INTERNAL MEASUREMENTS

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475 Harrop Dr
Milton, ON

Appendix C

PHOTOS OF EXISTING SITE SERVICING



475 Harrop Dr
Milton, ON

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Description:

Figure 1: Water Meter Assembly for 475 Harrop Dr



Description:

Figure 2 Water Service stub for 475 Harrop Dr