

**WASTEWATER DISPOSAL REPORT
FOR
NORTHGATE SUBARU
208 & 309 GLENEAGLE GATE VIEW
COLORADO SPRINGS, COLORADO
(ACADEMY GATEWAY SUBDIVISION FILING NO 2)**

JULY 2, 2025

Prepared For:

TKA PROPERTIES, LLP

17225 Burt Street
Omaha, NE 68118
(402) 964-4291
Contact: Kevin Quinn

Prepared By:

TERRA NOVA ENGINEERING, INC.

721 S. 23rd Street
Colorado Springs, CO 80904
L Ducett, P.E. (719) 635-6422

Job No. 2326.00
County Project No. PPR2514 and SF2510

Project: Northgate Subaru

Site Location: 208 and 309 Gleneagle Gate View, Colorado Springs

Legal Description: TR D ACADEMY GATEWAY SUB FIL NO 1 EX THAT PT CONV TO ROW BY REC # 221096004 AND TR E ACADEMY GATEWAY SUB FIL NO 1

Wastewater Disposal Method: Donala Water & Sanitation District

GENERAL LOCATION AND PROJECT DESCRIPTION:

Northgate Subaru is composed of two currently undeveloped parcels with a combined acreage of 10.15 acres proposed for use as an auto dealership. No subdivision is proposed. The site is located in the southwest corner of Section 6, Township 12 South, Range 66 West of the 6th Principal Meridian in El Paso County, Colorado. See the vicinity map and location map in the appendix.

The site is being developed as an auto dealership, with one parcel having the dealership and the other parcel being a parking lot. Two buildings are proposed, one large building with a showroom and service area, and a second building for a car wash.

The site is located within, and will be provided with wastewater services by, the Donala Water & Sanitation District (see attached will serve letter and map of Donala's district boundaries in the appendix).

The Project will comply with the standards that were adopted by the Donala Water & Sanitation District and are available on their website.

DONALA WATER AND SANITATION DISTRICT:

Donala co-own and operate a wastewater treatment plant located just north of the Air Force Academy on the west side of I-25. The wastewater is treated to "swim beach" standards and the effluent is used for irrigation within the Triview area.

The Donala Water and Sanitation District is a special district that provides wastewater service to homes and businesses in a land area of approximately 1,400 acres in northern El Paso County. Donala's service boundaries include the area just east of I-25 and extend into Black Forest.

Most of Donala's pipelines are designed for gravity flow, but because of the mountainous terrain, there are lift stations that pump low-lying areas to high points where the flow can become part of the gravity system.

DONALA WASTEWATER TREATMENT FACILITY:

Donala, among others, uses the Upper Monument Creek Regional Wastewater Treatment Facility, located at 14770 Jumping Mouse View, Colorado Springs. Donala states the

overall WWTP capacity is 1.75 MGD, and “Donala’s max month gallons per day is 680,000”. Donala reports using around half of that capacity (~330,000 gallons per month) in 2024.

Donala states they have no proposed WWTPs.

ANTICIPATED DONALA FACILITY WASTEWATER PROJECTIONS:

Nearly all of the lots within Donala’s boundary have already been built out. There are only a small number of undeveloped lots/tracts along the west side of the district that may be developed in the future, which are in areas zoned for commercial or PUD uses. Therefore, no significant increase in resident numbers is expected, and only a small increase in commercial land use is expected.

OPINION OF SITE PROBABLE POPULATION AND QUANTITY OF EFFLUENT:

The site is a proposed auto dealer, so it has no residents. The opinion of probable effluent is as follows:

- Preliminary Wastewater Average Daily Design Flow: 7,800 gpd

This estimate is made based on methodology used by other utility providers in the area and on industry standards. The actual effluent flow could vary from these calculations.

APPENDIX

Vicinity Map
Donala WSD Boundary Map
Sanitary Will Serve Letter
Site Plan
Donala Wastewater Treatment Facility Location Map