

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

**JULY 2, 2025**

Prepared For:

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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

**Water Source:** Donala Water & Sanitation District

### **SUMMARY OF THE PROPOSED SUBDIVISION:**

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 6<sup>th</sup> 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 water services by, the Donala Water & Sanitation District (see attached commitment letter and map of Donala's district boundaries in the appendix).

### **DETERMINATION OF SUFFICIENT QUANTITY OF WATER:**

**Calculation of Water Demand:** The proposed development includes a larger building which is anticipated to have a peak water demand of 85 gpm and a car wash which is anticipated to have a peak water demand of 42 gpm. This would anticipate a combined peak water use of 127 gpm. Both buildings are to be served by a 3" domestic water service and anticipate daily use of 13,000 gpd and annual use of 4,745,000 gpy (14.6 acft/yr). The irrigation demand is based on an assumed irrigated area of 3.5 acres and is anticipated at a max of 30 gpm. Weekly water use is calculated to be about 83,000 gpw, and the annual use is expected to be 1,900,000 gpy (5.83 acft/yr). The total anticipated annual water demand for the site is 6,645,000 gpy (20.4 acft/yr). The projected water consumption is based upon calculations done by the mechanical engineer, the civil engineer, and the irrigation consultant used for this project.

### **Calculation of Quantity and Dependability of Water Available:**

There are no onsite water supply sources. The water supply for the site will be a Donala Water & Sanitation District water main. Donala's primary water source is the Denver Basin of deep aquifers. Donals's website states that "the District is very active in seeking a renewable source to augment and eventually replace (the Denver Basin). Donala has leased renewable water from the Pueblo Board of Water Works...and currently provides water to meet about 30% of Donala's total demand." Additionally, Donala "purchased the Laughlin Water Right and are currently undergoing court action to place that water into use. Once this is approved Donala will have 75% renewable water for its customers." The

district has a goal of 100% renewable water by 2031. There are no existing or proposed water wells on the site.

Donala states, as of May 2025:

- Current capacities of the existing system: Source water availability of 3,216.3 AF
- Total amount of current and committed use: Current Use - 826.3 AF, Committed Use - 1869.75 AF
- Volume of water sold in the previous year: 826.3 AF

A will serve letter from Donala is attached. The water requirements necessary for Northgate Subaru have been shown to be available per the letter.

**Determination of Sufficient Quality and Potability of Water:** The Donala 2024 Drinking Water Quality Report Covering Data For Calendar Year 2023 is attached, which discusses water quality and states that there were “No Violations or Formal Enforcement Actions” during the reporting period. The quality of the water produced by Donala is subject to regulations prescribed by the CDPHE that limit the amount of certain contaminants in treated or untreated water. It is our understanding that the quality and potability of Donala’s water supply is already approved and is in conformance with CDPHE regulations. The District publishes an annual Drinking Water Quality Report that demonstrates compliance with State and Federal water quality standards.

## APPENDIX

Vicinity Map

Donala Boundary Map

Donala Aquifer Map

Water Will Serve Letter

Site Plan

Donala 2024 Drinking Water Quality Report Covering Data For Calendar Year 2023