

Several people in Patio Villas (an elsewhere in Whispering Pines) have been asking about the new TRAILS development south of Sampson Gulch Drive. The **290 acre parcel** lies totally in **Douglas County** and the County fought against an early plan to annex the ground into Aurora. Aurora and Douglas County battled over Rocking Horse (now Inspiration) many years ago and the County wanted to keep the 290 acres as rural estate lots (5 acre lots) like the adjacent subdivisions. After much negotiations, the Developer (Ventana) proposed clustering all of the urban density (only **139 lots**) toward the north and preserving the beautiful stands of native Ponderosa Pines. The Masterplan called for very substantial Open Space Dedications and Buffers to the west, south and east, per the attached and highlighted **Sketch Plan**. An extensive Trail System is also planned.

The Development contracted with Aurora for out-of-city water, sewer and storm drainage service as well as primary access off of Sampson Gulch Drive.... an Aurora Collector Street. The Buffer width adjacent to Patio Villas is 1,000 feet as highlighted.

Whispering Pines Patio Villas Board of Directors