

## **Provided by Sunny Hills Group**

### **Sunny Hills Benefits to Storey County Phase I-III**

- Water:** Sunny Hills is planning a water reservoir near Storey County boundary that can be designed to also serve Virginia Highlands. (approximately 6000 feet elevation)
- Fire:** Storey County, and Virginia Highlands in particular, will benefit from Fire Department Truck access to the planned Water Reservoir at Sunny Hills and Emergency Vehicle Access (EVA) (road will be for Fire and EVA use only, no public use).
- Fiscal:** A positive fiscal impact will generate revenues to Storey County. New jobs will also be created upon completion of Phases I-III.
- Roads:** No public road access planned to connect to Virginia Highlands, only Fire and EVA access as described above.
- Wildlife:** Approximately 60% of the property will remain naturalized or transitional open space that will remain open for Wildlife/Wild Horses.
- Lighting:** Dark Skies approach is planned.
- Grading/Hillsides:** Most development is located on grades under 15%.
- Other:** Equestrian trails will connect to retail and surrounding areas. Retail architecture will reflect history of the area. Regional Trails planned.