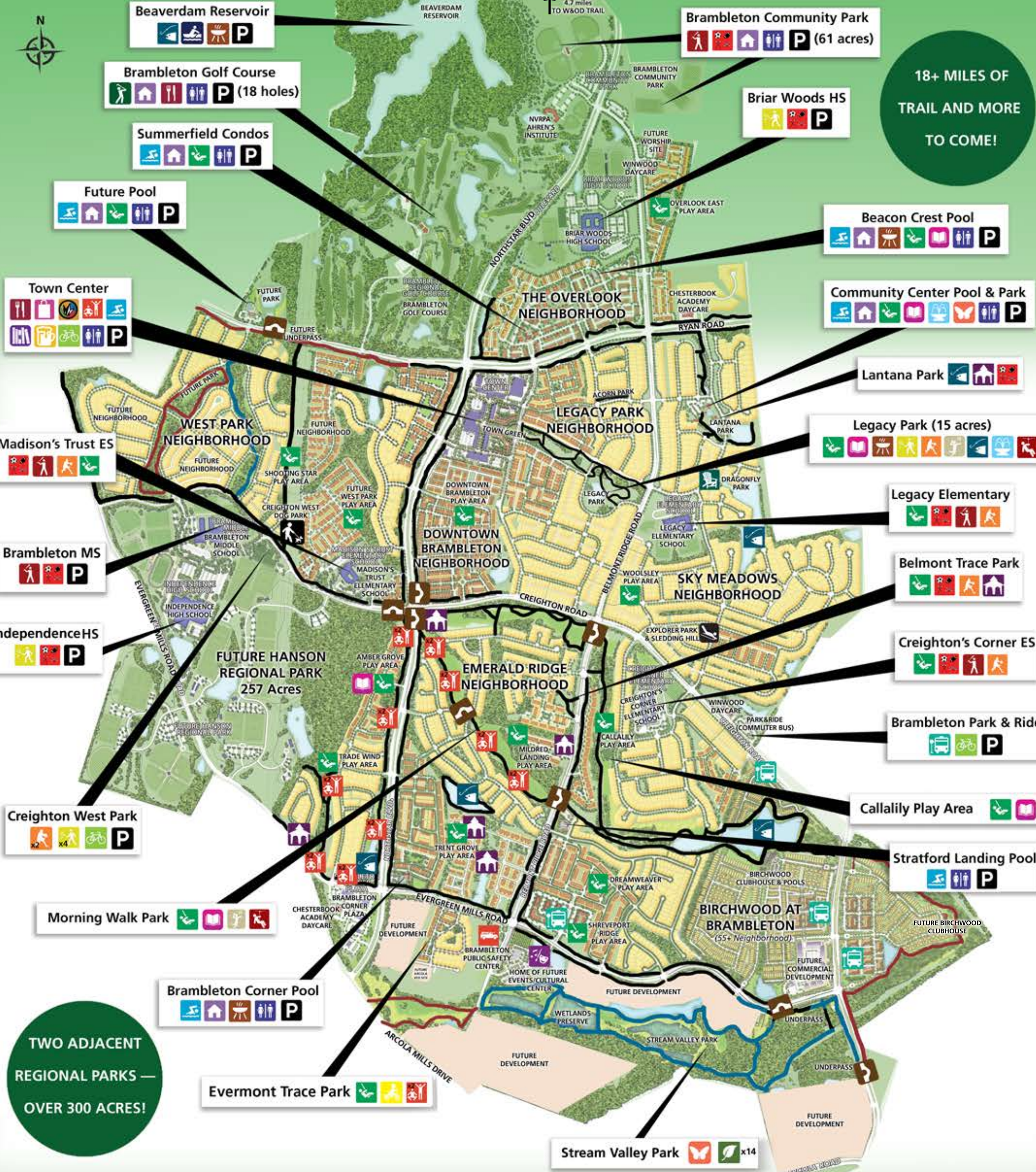


Brambleton TRAIL & AMENITIES MAP

Soave Real Estate



18+ MILES OF TRAIL AND MORE TO COME!

TWO ADJACENT REGIONAL PARKS — OVER 300 ACRES!

OVER 250 ACRES OF COMMON AREA "GREEN SPACE"

EXISTING TRAIL	FUTURE TRAIL	NATURAL/UNPAVED TRAIL	EVENTS CENTER <i>Planned future development</i>	PEDESTRIAN UNDERPASS <i>B built + 1 planned</i>
BASEBALL DIAMOND	EXERCISE STATION	FACILITY RENTAL	FISHING (CATCH & RELEASE)	PICNIC AREA
BASKETBALL COURT	FREE LITTLE LIBRARY <i>8 officially designated spots</i>	GAZEBO	GOLF COURSE <i>18 holes + driving range</i>	PLAY AREA
BIKE RACKS	KIDS' BIKE TRACK	MONARCH WAYSTATION <i>Officially designated location</i>	MULTI-PURPOSE PLAY FIELD	POOL <i>6 built (2 private)</i>
BLUEBIRD NEST STATIONS <i>Over 75 throughout community</i>	NATURE STATION	PARKING	PEDESTRIAN UNDERPASS	PUBLIC LIBRARY
BOATING (NON-MOTORIZED)	PARKING	PEDESTRIAN UNDERPASS	PUBLIC RESTROOMS	SHOPPING
BREWERY	PARKING	PEDESTRIAN UNDERPASS	SLEDDING HILL	SLEDDING HILL
BUS STOP <i>Local and commuter stops</i>	PARKING	PEDESTRIAN UNDERPASS	TENNIS COURT <i>2 built + 4 planned</i>	TENNIS COURT
CINEMAS & IMAX	PARKING	PEDESTRIAN UNDERPASS	VOLLEYBALL COURT	VOLLEYBALL COURT
DINING	PARKING	PEDESTRIAN UNDERPASS	WATER FEATURE	WATER FEATURE
DOG PARK	PARKING	PEDESTRIAN UNDERPASS	ZIPLINE	ZIPLINE

This site plan of Brambleton represents an artist's conception of proposed development. Birchwood at Brambleton community amenities (i.e., Clubhouse, pools, bocce, pickleball courts, etc) are for the exclusive use of Birchwood residents. No warranties or representations, expressed or implied, concerning the final intended use, design or proposed improvements is made herein.

Trails are open to the public. This map is subject to change without notice. July 2020.

Brambleton is located within close proximity to Washington Dulles International Airport and will be impacted by aircraft overflights and aircraft noise.

Common areal open space parcels located within the Brambleton community will be added to the Brambleton Community Association. These parcels are for the use, benefit and enjoyment of all residents. The Brambleton Community Association may from time to time evaluate these parcels and make recommendations, changes, alterations, or enhancements to them to include, but not limited to amenities such as play equipment, tot lots, play fields, trails or sport courts, pools, community buildings or other facilities/amenities if deemed to benefit the surrounding neighborhood or entire community. The Association also has the right to maintain these parcels as they deem appropriate. These rights and responsibilities are further stated in the BCA Governing Documents.