



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

OVER 250 ACRES
OF COMMON AREA
"GREEN SPACE"

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, October 2021.

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

Common area/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.

