



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of September 16, 2017

**DATE:** September 6, 2017

**SUBJECT:** U-3494-17-1 USE PERMIT for a child care center with up to 155 children at Little Ambassadors Academy; located at 5801 and 5901 Lee Highway (RPC# 01-056-009 and -011).

**Applicant:**

Little Ambassadors Academy, Inc.

**By:**

Ms. Sara V. Mariska, Attorney  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Blvd.  
Suite 1300  
Arlington, VA 22201

**C.M. RECOMMENDATION:**

Approve the use permit for a child care center with up to 155 children at Little Ambassadors Academy at 5801 and 5901 Lee Highway, subject to the conditions of the staff report, and with a County Board review in one (1) year (September 2018).

**ISSUES:** This is a new use permit for a child care facility with up to 155 children, and there are no issues.

**SUMMARY:** The applicant, Little Ambassadors Academy, Inc. (hereafter "Little Ambassadors"), requests a use permit for a new child care facility with up to 155 children, located in two (2) existing buildings at 5801 and 5901 Lee Hwy. The proposed hours of operation are 7:00 a.m. to 7:00 p.m., and the center will serve children ranging from 20 months to five (5) years of age. The applicant's proposal also includes several modifications to the interior and exterior site areas in order to accommodate a child care use, including: converting a rear parking area into an outdoor playground of approximately 2,874 sq. ft., modifying a loading

County Manager:

County Attorney:

MNC

Staff: Adam Watson, CPHD, Planning Division

PLA-7627

area adjacent to North McKinley St. to add parking spaces, and constructing an internal connection between the two (2) buildings. Drop-off and pick-up will occur in two (2) off-street parking areas on the west side and rear of the buildings, in order to mitigate any traffic issues on the neighborhood streets. The applicant's plans include 24 total parking spaces, for the proposed 24 child care staff, between the two (2) off-street parking areas, and therefore meets the parking requirements of the [Arlington County Zoning Ordinance \(ACZO\)](#) under Section 14.3. The final number of children and staff at the child care center may be less than 155 and 24, respectively, based on Child Care Office and/or building code requirements. Regardless, the applicant has agreed that the final parking plan will show one (1) parking space for each staff person, and will reserve five (5) on-site parking spaces for parents during rush hours.

Initially, the applicant proposed having up to 135 children, with hours of operation between 7:30 a.m. and 6:30 p.m.; however, in late August, 2017 the applicant requested to increase the number of children to up to 155, and expand the hours of operation to 7:00 a.m. to 7:00 p.m. The applicant discussed the initial proposal with the Leeway Overlee Civic Association (LOCA) and the Lee Highway Alliance (LHA), and received letters of support (attached) from both organizations. The LOCA membership voted unanimously at its June 29, 2017 meeting to draft and send the letter to the County Board and County Manager in support of the use permit. The LHA noted that the proposal supports or is consistent with five (5) different facets of the LHA Guiding Principles, and therefore endorses the proposal. After the applicant revised the proposal to add more children and expand the operating hours, they notified the LOCA and LHA of the revisions (August 25, 2017). The LHA responded in support of the potential increases in enrollment and the expanded hours. As of the date of this report, staff has not received a response from the LOCA on the updated proposal. In addition, the applicant contacted abutting residents of the proposed child care center to inform them of the proposal; however, as of the date of this report, they did not receive any responses.

Staff recommends that the County Board approve five (5) use permit conditions that are standard for most child care center uses in the County. Condition #1 requires that the applicant comply with all applicable requirements of County and State laws and regulations. Condition #2 sets the hours of operation for the center and the maximum permitted enrollment. Condition #3 requires the applicant to designate a neighborhood liaison for addressing any community concerns. Condition #4 requires the submission of a parking plan (consistent with the plans attached to the staff report) to the Zoning Administrator, and sets the required number of off-street parking spaces consistent with the [ACZO](#) (one (1) space per employee). Finally, Condition #5 requires the applicant construct a fence around the playground to provide screening and protect the children from traffic or other hazards.

The Child Care Services office has visited the site and supports the applicant's proposal (see attached letter). In addition, there are no outstanding issues or violations from Zoning Enforcement, Code Enforcement, the Police Department, the Fire Marshal's Office, or the Department of Environmental Services (DES), Transportation Division. Staff finds that the proposed use will not: a.) affect adversely the health or safety of the neighborhood, b.) be detrimental to the public welfare, or c.) conflict with the master plans of the County. Therefore, staff recommends that the County Board approve the use permit, subject to the conditions of the staff report, and with a County Board review in one (1) year (September 2018).

**BACKGROUND:** The site for the proposed use is comprised of two (2) existing buildings at 5801 and 5901 Lee Hwy. The office building at 5801 Lee Hwy is a two (2) story structure that was built in 1963. Immediately to the west, is 5901 Lee Hwy, which is a single-story office building that was constructed in 1952. Both buildings are owned by Kimburet Enterprises (The Republic Group). In July 1956, the County Board approved a one (1) year use permit (U-1225-56-1) for a private school of physical education (Arlington Physique Club) on the site.

**The following provides additional information about the site and location:**

Site: The combined parcels total approximately 23,730 sq. ft. – 13,769 sq. ft at 5801 Lee Hwy and 9,961 sq. ft. at 5901 Lee Hwy. The site is bounded by single-family homes to the north, N. Lexington St. to the east, Lee Hwy to the south, and N. McKinley St. to the west.

Zoning: The site is zoned C-1 “Local Commercial District,” with the exception of roughly half of the parking lot on the north side of 5801 Lee Hwy, which is zoned R-6 “One-Family Dwelling District” in the [ACZO](#).

Land Use: The site is designated on the [General Land Use Plan \(GLUP\)](#) as “Low” Residential (1-10 units/acre).

Neighborhood: The site is within the Leeway Overlee Civic Association boundary.

Figure 1: Proposed location of Little Ambassadors Academy (5801 & 5901 Lee Hwy)





**DISCUSSION:** Little Ambassadors Academy requests a use permit for a new child care facility with up to 155 children. The proposed hours of operation are 7:00 a.m. to 7:00 p.m., and the center will serve children ranging from 20 months to five (5) years of age. The applicant notes that the use will fill a “vital community need,” and will supplement its two (2) existing child care centers, also located on Lee Hwy (3565 and 5232 Lee Hwy). The applicant reports that it has over 275 children currently on its wait list, with approximately 98 percent of the families residing in Arlington.

Site: The proposed site consists of existing buildings at 5801 and 5901 Lee Hwy. The applicant proposes to convert an existing parking area (behind 5901 Lee Hwy) into an approximately 2,874 sq. ft. fenced playground (see Figure 2 and 4 below; see attached “Use Permit Plat” and playground equipment flyers for additional details), and will create an internal connection between the two buildings. The main entrance will be on the north side (rear) of 5801 Lee Hwy.

Figure 2: Site overview



Source: Pictometry



Figure 3: Site viewed from Lee Highway (looking north)



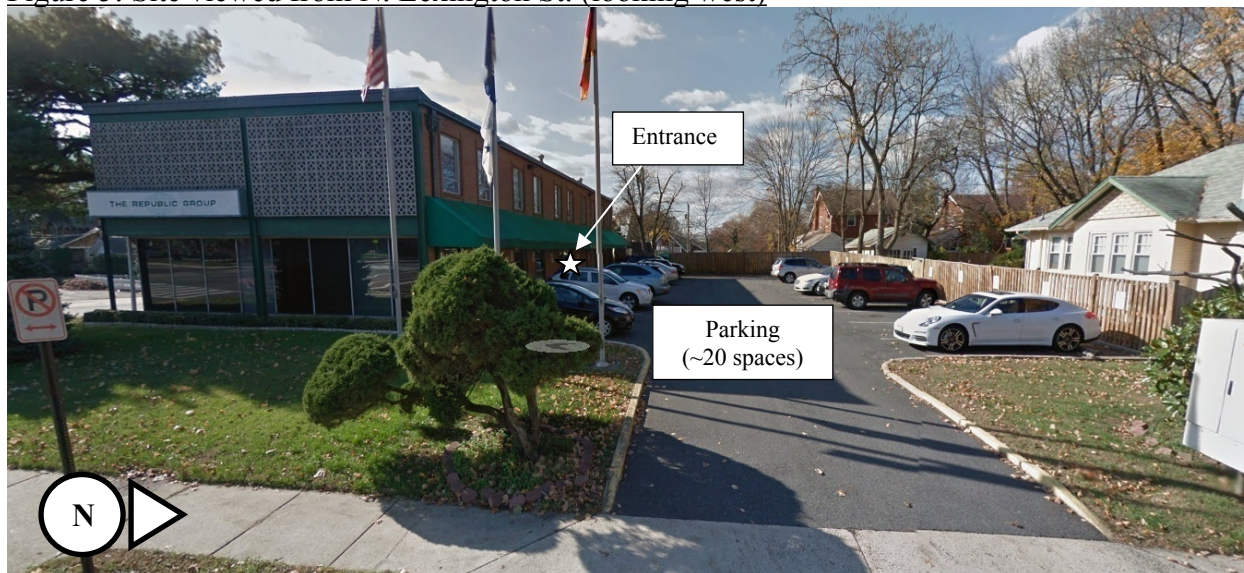
Source: Google

Figure 4: Site viewed from N. McKinley St. (looking east)



Source: Google

Figure 5: Site viewed from N. Lexington St. (looking west)



Source: Google

Internally, the applicant proposes to reconfigure the existing office space to create nine (9) classrooms, a play area, and several auxiliary rooms including a pantry, laundry room, lounge, and four offices (see attached plat “TF.01” for additional details on the floor layouts).

Parking and Drop-off/Pick-up: The applicant proposes to provide approximately 24 off-street parking spaces in two (2) areas – 20 spaces in an existing parking lot in the rear of 5801 Lee Hwy, and 4 spaces in a proposed parking area off of North McKinley St. (see Figures 1, 4, and 5; see also attached “Use Permit Plat” for further details). Three (3) of the four (4) proposed parking spaces off of North McKinley St. will be compact spaces. All of the other spaces will be standard size. The final number of on-site parking spaces may change, subject to constraints arising during the playground construction and re-striping of the parking lots. Regardless, the applicant has agreed to provide at least the required one-to-one ratio of parking spaces per employee, as discussed below. In addition to the on-site parking, there is un-restricted on-street parking on both North McKinley St. and N. Lexington St.

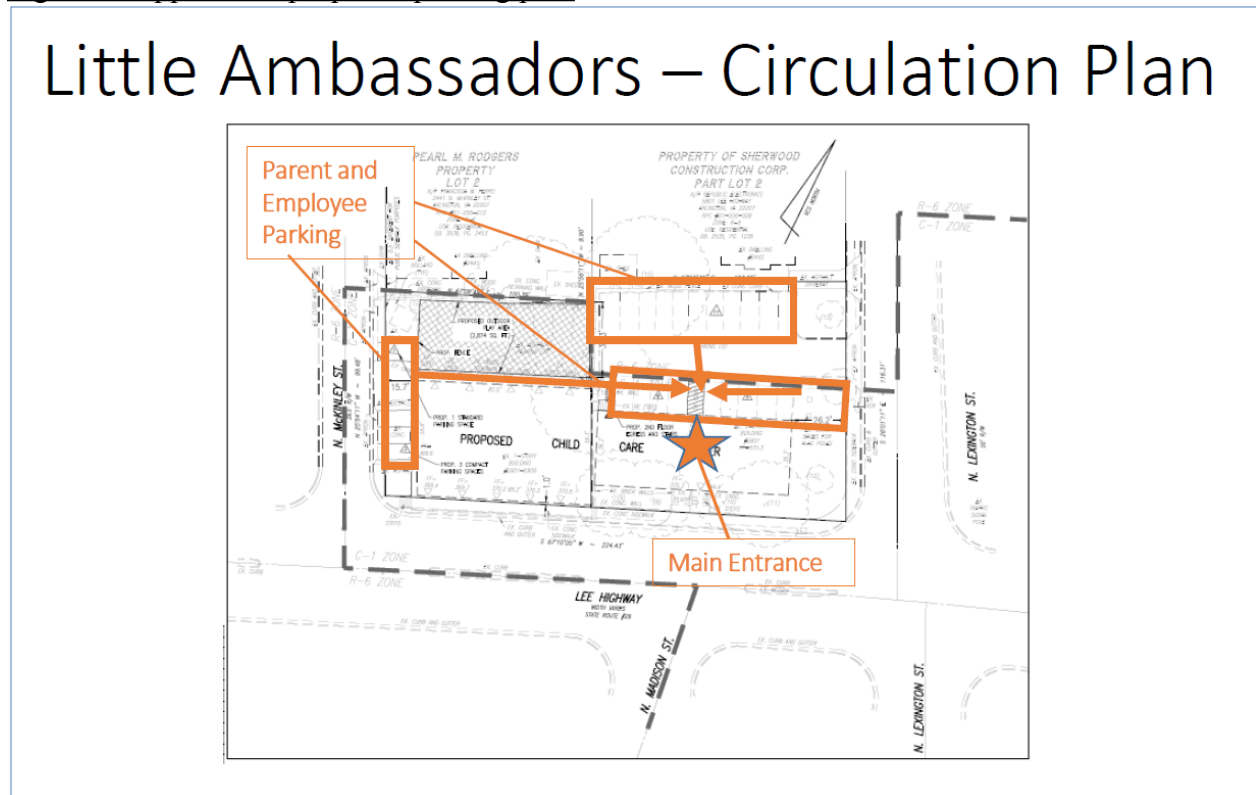
The [ACZO](#), Section 14.3 requires that the applicant provide one (1) off-street parking space for every child care staff person. The applicant’s proposed 24 parking spaces meets the [ACZO](#) requirements, since there will be a maximum of 24 staff persons. In addition, the applicant meets [ACZO](#) requirements for compact spaces (Section 14.3.3.F) by having the proposed spaces comprise less than 15 percent of the total parking area (3.6 parking spaces).

The applicant proposes that drop-off and pick-up will occur in the off-street parking areas, in order to mitigate traffic on the surrounding neighborhood streets (see Figure 6, below). Parents will escort their children from the parking areas to the main entrance (on the north side of 5801 Lee Hwy), which, for security purposes, will be accessed only by card key or coded entry. The reception office will be located immediately inside the main entrance. Parents will be able to drop-off and pick-up their children at any time during the proposed hours of operation. Child care staff will arrive and depart in staggered shifts – roughly three (3) to four (4) staff



arriving/departing every 30 minutes during morning drop-off (7:30 a.m. to 9:30 a.m.) and afternoon pick-up (beginning 3:30 p.m. to closing) which will mitigate traffic congestion and leave parking available for parents.

Figure 6: Applicant's proposed parking plan



Source: Little Ambassadors Academy

Proposed Conditions: Staff recommends that the County Board approve five (5) use permit conditions that are standard for most child care center uses in the County. Condition #1 requires that the applicant comply with all applicable requirements of County and State laws and regulations. Condition #2 sets the hours of operation for the center and the maximum permitted enrollment. Condition #3 requires the applicant to designate a neighborhood liaison for addressing any community concerns. Condition #4 requires the submission of a parking plan (consistent with the plans attached to the staff report) to the Zoning Administrator, and sets the required number of off-street parking spaces consistent with the [ACZO](#). Finally, Condition #5 requires the applicant construct a fence around the playground to provide screening and protect the children from traffic or other hazards.

The Child Care Services office has visited the site and supports the applicant's proposal (see attached letter). In addition, there are no outstanding issues or violations from Zoning Enforcement, Code Enforcement, the Police Department, the Fire Marshal's Office, or the Department of Environmental Services (DES), Transportation Division. Staff finds that the proposed use meets the applicable [ACZO](#) requirements, and will not: a.) affect adversely the health or safety of the neighborhood, b.) be detrimental to the public welfare, or c.) conflict with the master plans of the County. Therefore, staff recommends that the County Board approve the

use permit, subject to the conditions of the staff report, and with a County Board review in one (1) year (September 2018).

**PUBLIC ENGAGEMENT:** Initially, the applicant proposed having up to 135 children, with hours of operation between 7:30 a.m. and 6:30 p.m.; however, in late August, 2017 the applicant requested to increase the number of children to up to 155, and expand the hours of operation to 7:00 a.m. to 7:00 p.m. The applicant discussed the initial proposal with the Leeway Overlee Civic Association (LOCA) and the Lee Highway Alliance (LHA), and received letters of support (attached) from both organizations. The LOCA membership voted unanimously at its June 29, 2017 meeting to draft and send the letter to the County Board and County Manager in support of the use permit. The LHA noted that the proposal supports or is consistent with five (5) different facets of the LHA Guiding Principles, and therefore endorses the proposal. After the applicant revised the proposal to add more children and expand the operating hours, they notified the LOCA and LHA of the revisions (August 25, 2017). The LHA responded in support of the potential increases in enrollment and the expanded hours. As of the date of this report, staff has not received a response from the LOCA on the updated proposal. The applicant also contacted abutting residents of the proposed child care center to inform them of the proposal; however, as of the date of this report, they did not receive any responses.

In addition, staff contacted the President of the LOCA on August 17, 2017 to see if the LOCA had any new or additional comments or concerns regarding the use since the time of its June meeting. As of the date of the staff report, staff has not received any additional feedback.

**CONCLUSION:** Staff supports the subject use permit proposal and finds that will not: a.) affect adversely the health or safety of the neighborhood, b.) be detrimental to the public welfare, or c.) conflict with the master plans of the County. Therefore, staff recommends that the County Board approve the use permit, subject to the conditions of the staff report, and with a County Board review in one (1) year (September 2018).

Proposed Conditions:

1. The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia Fire Prevention Code; the Arlington County Zoning Ordinance; the Arlington County Health Regulations; and the Arlington County Child Care Center Regulations. Furthermore, the applicant agrees to actively and promptly pursue obtainment of all required associated building and operational permits and occupancy certificates from the various administrative and regulating agencies.
2. The applicant agrees that the hours of operation shall be from 7:00 a.m. to 7:00 p.m. The applicant further agrees that the maximum permitted enrollment is 155 children, or such number as determined by the Department of Human Services Child Care Office, which may be fewer than the maximum noted above. The applicant further agrees that the maximum total occupant load, inclusive of children and adults, shall be as determined and designated by the Inspection Services Division in accordance with the Virginia



Uniform Statewide Building Code, which may also be fewer than the maximum noted above.

3. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this child care center. The name, telephone number, and electronic mail address of the liaison shall be submitted by the applicant to the Zoning Administrator and the Leeway Overlee Civic Association President prior to issuance of a Certificate of Occupancy.
4. The applicant agrees to submit a parking plan and obtain the review and approval of such plan by the Zoning Administrator. The applicant agrees that the plan shall be approved only if it shows at least one (1) off-street parking space per each staff member or employee of the child care center, and is consistent with the plans attached to the staff report for County Board approval on September 16, 2017 titled "Use Permit Plat for the Little Ambassadors' Academy – Proposed Use" dated July 7, 2017, and "Little Ambassadors – Circulation Plan". The parking spaces shall comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by Section 14 of the Arlington County Zoning Ordinance. The applicant further agrees to post signs reserving five (5) off-street parking spaces for parents/patrons between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. daily, and that the posted time limit for these reserved spaces shall be no more than 15 minutes. The Zoning Administrator's approval shall be obtained, and the spaces and required signage will be added, prior to issuance of a Certificate of Occupancy for the child care use.
5. The applicant agrees to erect and maintain a fence around the perimeter of the outdoor playground. The fence shall comply with all applicable requirements of the Arlington County Zoning Ordinance and County Code. The section of fencing between the playground and the abutting residential property immediately to the north at 2441 North McKinley Street shall be erected to the maximum height permitted under the Arlington County Zoning Ordinance and County Code. The applicant further agrees that the fence shall be erected, with Fence Permit approval, prior to the issuance of a Certificate of Occupancy for the child care use.

PREVIOUS COUNTY BOARD ACTIONS:

July 7, 1956

Granted a use permit (U-1225-56-1) for the operation of a private school of physical education (Arlington Physique Club) for men and boys 8 to 21 years of age, in groups of not more than 10 in each class, Monday through Saturday, inclusive, from 9 a.m. to 9 p.m. at 5905 Lee Highway until June 30, 1957.







DEPARTMENT OF HUMAN SERVICES  
*CHILD AND FAMILY SERVICES DIVISION*

2100 Washington Blvd, 3<sup>rd</sup> Fl., Arlington, VA 22204  
TEL (703) 228-1685 FAX (703) 228-1171 [www.arlingtonva.us](http://www.arlingtonva.us)

## Memo

June 30, 2017

To: Arlington County Zoning Division

From: Erika Gibson, DHS Child Care Supervisor

Re: Proposal for Child Care Center, Little Ambassadors Academy

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The Child Care Services Office of the Department of Human Services supports the proposed child care operation for property located at 5801-5901 Lee Highway, Arlington, VA 22207, which will be operated as a child care center known as Little Ambassadors Academy. The Child Care Licensing Specialist has visited the above location and has reviewed the requirements of Chapter 52 of the Arlington County Code as it relates to the child care center. The following conditions exist with approval:

- The program will maintain compliance with the permitted licensed capacity.
- The program must comply with Local, County and State Ordinances requirements.
- The program will maintain compliance with all requirements of Chapter 52.

If any further information is needed, please contact Erika Gibson, Child Care Services Supervisor at (703) 228-1680.

July 5, 2017

**SUBJECT:** Proposed Additional Location of Little Ambassadors' Academy at the Corner of Lee Highway and N. Lexington St.

**Dear Arlington County Board,**

This letter addresses the use permit that Little Ambassadors' Academy is applying for, in order to establish its 3<sup>rd</sup> Arlington location.

**BACKGROUND:** Leeway Overlee Civic Association (LOCA) was contacted by Ms. Lauren Harris of Little Ambassadors in the process of acquiring a use permit for the placement of a 3<sup>rd</sup> location at the corner of Lee Highway and N. Lexington. LOCA publicized the potential for this new project/use permit in its quarterly newsletter, website, social media, etc. and then provided Ms. Harris with an opportunity to speak at our most recent meeting, on June 29, 2017. Ms. Harris answered all questions that were posed. We then asked the membership to vote on whether or not the Executive Committee, had permission to draft and send a letter to the County Board and Manager in support of the use permit. All voted in favor; no one objected or abstained.

Following the meeting on June 29, 2017, we have received some verbal and email concerns regarding the potential for traffic congestion, especially with the District Taco lunch rush, and if a 7-Eleven were to replace the old Lee/Lex site. Therefore, you will see some specifics regarding this potential traffic flow/congestion issue in the summary/recommendations below.

**ASSESSMENT:** As part of our neighborhood, LOCA looks forward to welcoming a community- based organization that will be vital for not only our neighborhood, but Arlington County residents as a whole. A child care center will fill a vital community need, and therefore, we are generally supportive of the use permit that Little Ambassadors is applying for.

Our understanding is that Little Ambassadors' Academy proposes to allow up to 135 children in this location ranging from 20 months to 5 years of age. We also understand that pick-up and drop-off will occur on-site in the parking lot, in order to avoid overflow onto Lee Highway and N Lexington St. Therefore, please accept this letter as a statement of support from the Leeway Overlee Civic Association for a use permit application to allow Little Ambassadors' Academy (child care) use on the property of Lee Highway & Lexington (5801 Lee Highway), with the conditions noted below.

**RECOMMENDATION:** If not done already, we ask that the Lee Highway Alliance (LHA) also be notified of this use permit application and be given the opportunity to weigh in on it. LOCA believes it is in the best interest of the community to move forward with allowing a successful day care provider establish a third location, however; we also want to ensure that we do not create traffic bottlenecks and unsafe conditions on our neighborhood streets, that are right off of Lee Highway, and expect that such concern will be take into account in the use permit and site design.

Sincerely,



Kim E. Klingler  
LOCA President

July 31, 2017 – Use Permit filed by Dream LLC/Lauren Harris, 5801/5901 Lee Highway

Dear Arlington County Board Members –

As volunteers of the Lee Highway Alliance, we express our support for the use permit filed by Little Ambassador's Academy, an Arlington based community pre-school, scheduled to be heard at the September County Board meeting. The applicant proposes to re-purpose an aging, c. 1963 office building to be adaptively re-used for child care, a use that Arlington clearly needs. Little Ambassador's has 275 children on their waiting list, and 98% of their families are Arlingtonians. The day care center is designed to serve 135 children. According to the Maywood and Cherrydale Civic Associations, the Academy has been a good neighbor in their communities.

In accord with the Leeway Overlee Civic Association (LOCA), we welcome Little Ambassador's third pre-school/day care center to Lee Highway.

Our support for this application is based on our **Guiding Principles** –

- a. Little Ambassador's is truly a Lee Highway based local business, with two other locations in the corridor. Its growth is in accord with our **support for local businesses**.
- b. Providing child care is in keeping with our **support for housing choice and economic revitalization**, as day care is important to both families and businesses.
- c. **Re-purposing an existing building supports sustainability**.
- d. Although not an activity node under our Visioning Study, having day care in that area could **strengthen the nearby Harrison/George Mason activity node**.
- e. It also continues **low-medium building height**. Not adding density to an area that is not an activity node - but is zoned appropriately at C-1 and R-6 – is viewed positively.

One request is that Little Ambassador's might consider sharing their new playground with the neighborhood, depending upon their insurance requirements, e.g., weekends/special Saturdays.

Thank you and please let us know if you have any questions,

**LHA Board** – Peter Bota, Ginger Brown, Mike Cantwell, Sandi Chesrown, Michele Horwitz Cornwell, Edith Gravely, Ralph Johnson, Laura London, Judith Wheat, Tom Wolfe

**LHA CAC** – Bill Braswell, Gillian Burgess, Deirdre Dessingue, Sharon Dorsey, Amelia Frenkel, Laura Johnson, Wilma Jones Kilgo, Kim Klingler, Richard Lolich, Richard McNamara, Jim Todd

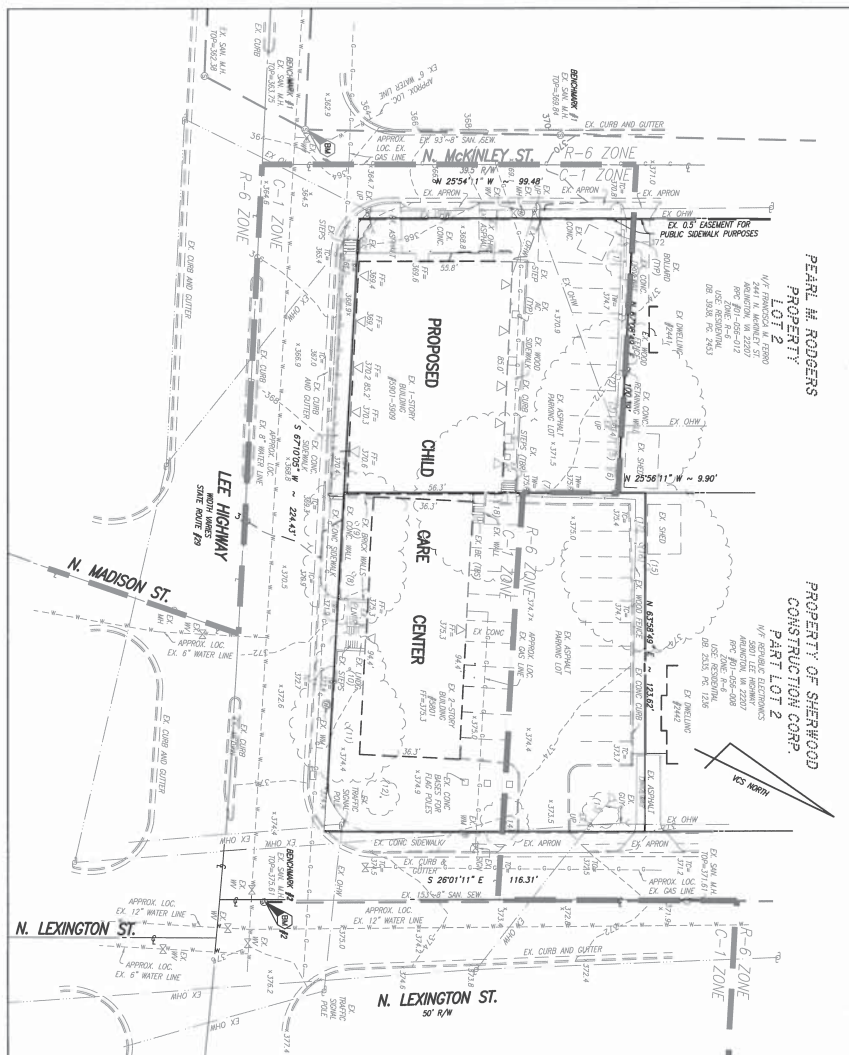
**LHA PC** – Susan Cunningham, Bill Dunn, Charles Henkin, Joan Lawrence, Anne Wilson



ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	WALK
FINE APPROXIMATE STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
POLES		
POWER LINES		
SPOT ELEVATIONS	124.5	124.6
CONDUITS		
BUILDING ENTRANCES		
UTILITY POLE		
UTILITY		
NUMBER OF PARKING SPACES IN A PARKING BAY = $\frac{A}{A_1}$		

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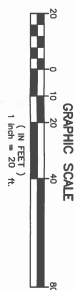
PN=PLANET  
 PR=PRIMER, ROPE  
 R=RAIOLIS  
 RCF=REINFORCED CONCRETE  
 RET=RETARDING  
 RELOC=RELOCATED  
 RESID=RESIDUAL  
 RSD=RIGHT SIDE  
 S=SOUTH  
 SAN=SANITARY FLEET  
 SOLF=SQUARE FEET  
 STM=STEEL MOWER  
 STR=STRUCTURE  
 TBR=TRUCK REELOWED  
 TBS=TOP OF BE SAVED  
 TW=TOP OF WALL  
 TRAF=TRAFFIC SIGNAL  
 TVP=TRUCK  
 U=UNDER  
 V=VEHICLE  
 W=WEST  
 W=WEST  
 W.S.E.=WATER SURFACE  
 W/V=WATER VALVE  
 W/W=WOOD WHEEL  
 W.W.=WOODWARD METER

EX. TREE TABLE  
(1) 6" WIDE

NOTE: EXISTING TREES

## TOPOGRAPHY NOT

THIS DOCUMENT CONTAINS INFORMATION THAT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE ALL INFORMATION CONTAINED HEREIN AVAILABLE TO THE PUBLIC UNLESS OTHERWISE NOTED.

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## GENERAL NOTES

1. RPC: 01-056-009 AND 01-056-011 ZONE: R-6, C-1  
2. OWNER: KIMBURET ENTERPRISES  
5801 LEE HWY

CONTRACT OWNER: DREAM, LLC  
5232 LEE HIGHWAY  
ARLINGTON, VA 22207  
D.B. 1855 PG. 224  
D.B. 1988 PG. 269

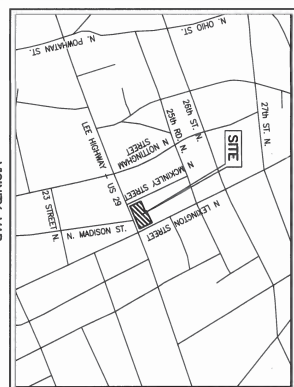
ARLINGTON, VIRGINIA 22207  
ATTN: MS. LAUREN HARRIS  
571-535-4493

3. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON EAST, INC.

5. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER

8. THE LEGAL DESCRIPTIONS FOR THE PROPERTIES ARE AS FOLLOWS

PARCEL TWO IS DESCRIBED IN DEED BOOK 1855, PAGE 224 AS LOT ONE OF THE SUBDIVISION OF SHENWOOD ONE LESS AND EXCEPT FROM PARCEL ONE, A PORTION OF L&O ON THE NORTH SIDE OF LEE HIGHWAY DEED BOOK 1413, PAGE 5955 ONE AND TWO LESS AND EXCEPT FROM PARCELS ONE AND TWO OF THE L&O TRACT OF THE ESTATE OF JAMES L. LAMONTON STREET AS RECORDED IN DEED BOOK 1128, PAGE 37 REC. 01-04-011 FOR #3601-3608 LEE HIGHWAY AND THE TRACT OF LAND BEING THE NORTH SIDE OF THE SUBDIVISION OF L&O, LEE HIGHWAY, ONE OF THE LESS AND EXCEPT THE PROPERTY ON THE NORTH SIDE OF LEE HIGHWAY AS RECORDED IN DEED BOOK 1409, PAGE 160.



USE PERMIT PLAT  
FOR THE  
EMBASSYDORS' ACADEMY  
(5901 - 5909 LEE HIGHWAY)  
ARLINGTON COUNTY, VIRGINIA



**RCFIELD**  
**& ASSOCIATES, INC.**  
ENGINEERING • LAND SURVEYING • PLANNING  
730 S. Washington Street  
Alexandria, Virginia 22314  
www.rcfassoc.com  
(703) 549-6422

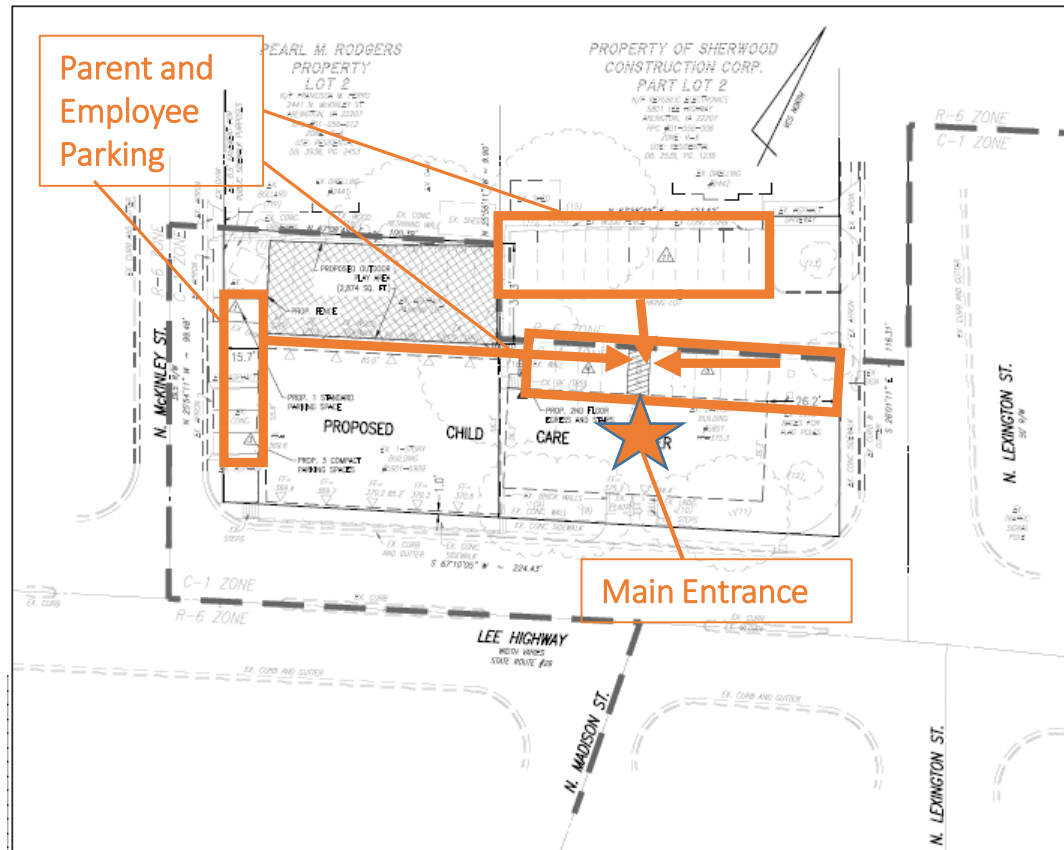
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SCALE: 1" = 20'  
DATE: JULY 7, 2017

EXISTING  
CONDITIONS

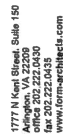
SHEET 1 OF 2  
FILE: 17-119



# Little Ambassadors – Circulation Plan







TF.01



PROJECT NAME	PROVIDED
EDUCATION	
CLASSROOM	9
PLAY AREA	1
OFFICE SPACE	
CONFERENCE	1
OFFICE	4
SUPPORT SPACE	
ELEC	2
LAUNDRY	1
LOUNGE	1
MECH	4
MATERIAL	2
PANTRY	1
RECEPTION	1
SHOWER	1
STORAGE	1



A PLAYCORE Company

# Twin Towers



PowerScape commercial playgrounds use our largest uprights and decks for maximum strength and capacity. PowerScape also offers the widest range of outdoor playground equipment of any kids play structure in its class to give you more options to create a great play experience in your park or playground.

## Features and Benefits:

Model: PS17016  
Use Zone: 42' X 35'  
Fall Height: 5'  
Age Group: 2 to 5 Years  
Age Group: 5 to 12 Years  
Number of Children: 40-45

Limited Lifetime Warranty on uprights, hardware and connections. Visit [gametime.com/warranty](http://gametime.com/warranty) for full warranty information



Designing award-winning playgrounds since 1929.



Certified Installer Network - GameTime trained for GameTime playgrounds.



Complies with ASTM standards before it leaves the factory.



A PLAYCORE Company

# Choo Choo Trestles



PowerScape playground systems are constructed from heavy-duty materials, and are backed by the industry's leading warranty. PowerScape systems are designed to provide the highest capacity of any playground with an industry-leading 49' deck.

## Features and Benefits:

Model: PS15348  
Use Zone: 32' X 36'  
Fall Height: 35-40  
Age Group: 5 to 12 Years  
Number of Children: 10

Limited Lifetime Warranty on uprights, hardware and connections. Visit [gametime.com/warranty](http://gametime.com/warranty) for full warranty information



Designing award-winning playgrounds since 1929.



Certified Installer Network - GameTime trained for GameTime playgrounds.



Complies with ASTM standards before it leaves the factory.