CONCEPT DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN (CDP/FDP)

THE MORGAN AT McLEAN

Providence District
Fairfax County, Virginia

NOVEMBER, 2002
JANUARY 10, 2003
APRIL 3, 2003
MAY 30, 2003
JULY 10, 2003
AUGUST 11, 2003
SEPTEMBER 2, 2003
SEPTEMBER 15, 2003

DRAWING LIST

SHEET #	TITLE
1	COVER SHEET
2	NOTES
3	CDP/FDP LAYOUT
4	REZONING PLAT
5	EXISTING VEGETATION MAP
6	LANDSCAPE PLAN
6A	PROFILES
7	ARCHITECTURAL DETAILS
8	ARCHITECTURAL DETAILS

CIVIL ENGINEER:

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PREPARED FOR:

CHRISTOPHER MANAGEMENT, INC.
11150 MAIN STREET, SUITE 400
FAIRFAX, VIRGINIA 22030
(703) 352-5950 FAX: (703) 352-0960

ATTORNEY:

McGuireWoods, LLP
1750 TYSONS BOULEVARD, SUITE 1800
MCLEAN, VIRGINIA 22102-4215
(703) 712-5000 FAX: (703) 712-5050

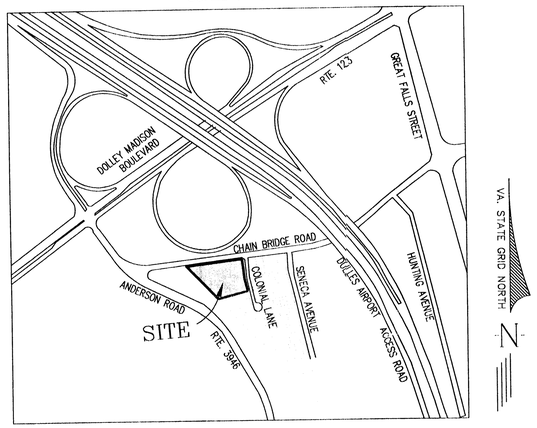
Application No. RZ/FDP 2003-PR-002 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/23/03
Date of (BOS) (PC) approval 10/27/03
Sheet 1 of 8

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
03/15/03
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
SEP 2 2 2003
Zoning Evaluation Division

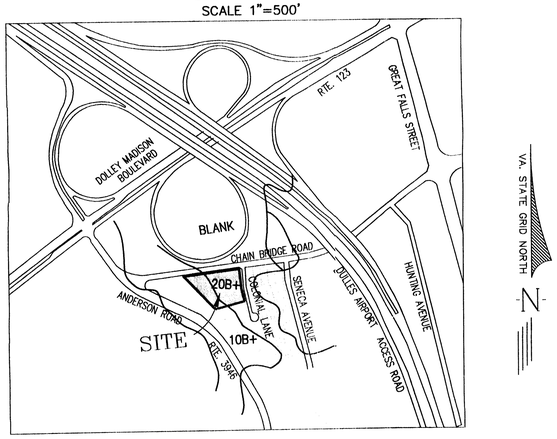
VICINITY MAP

SCALE 1"=500'



SOILS MAP

SCALE 1"=500'



SOIL I.D. NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD.
20B+	MEADOWVILLE	MARGINAL	FAIR	GOOD	MODERATE	B
10B+	GLENVILLE	MARGINAL	GOOD	GOOD	MODERATE	B

SOILS INFORMATION PROVIDED BY HUNTING RIDGE CONSTRUCTION PLAN-#9845-SP-01-2

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 30-3-((2)-PARCELS: 261-269
2. SEE THE REZONING PLAT INCORPORATED IN THIS SET FOR THE PROPERTY OWNERS BY PARCEL. THE CONTRACT OWNER FOR ALL PARCELS IS CHRISTOPHER MANAGEMENT, INC.
3. THERE ARE NO FLOOD PLAINS ON THE SUBJECT PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION OR THE UNITED STATES GEOLOGICAL SURVEY. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S) ON THE SUBJECT PROPERTY ACCORDING TO THE FAIRFAX COUNTY RPA MAPS.
4. THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
5. THE PROPOSED DENSITY IS WITHIN THE RANGE AS RECOMMENDED BY THE FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN.
6. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
7. UNLESS OTHERWISE NOTED, ALL EXISTING STRUCTURES LOCATED ON THE PROPOSED SITE WILL BE DEMOLISHED AND THE EXISTING UTILITIES WILL EITHER BE UTILIZED OR RELOCATED AS WILL BE DETERMINED WITH THE FINAL ENGINEERING PLANS.
8. THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, OR IF ANY WAIVER, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
9. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
10. THIS EXISTING TOPOGRAPHY IS 2' CONTOURS BASED ON A FIELD RUN SURVEY BY URBAN ENGINEERING AND ASSOCIATES, INC.
11. THIS PROJECT IS TO BE DEVELOPED IN A SINGLE PHASE.
12. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS MAY BE DECREASED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSION TO THE PERIPHERAL LOT LINES AND REFERENCED MINIMUM SETBACKS AS SHOWN ON THIS PLAN ARE NOT DIMINISHED.
13. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. SEE TABULATION ON SHEET 3.
14. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AND AMENDMENT TO THIS CDP/FDP.
15. THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREA REPRESENTED OIN THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND PROFFERS.
16. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
17. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
18. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
19. STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPW AND PFM REQUIREMENTS, UNLESS WAIVED OR MODIFIED.
20. PRIVATE STREETS WILL BE ON COMMON HOMEOWNERS ASSOCIATION (HOA) PROPERTY AND WILL BE OWNED AND MAINTAINED BY THE HOA.

Application No. ~~82~~ FDP 2003-PR-002 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/22/03
Date of (BOS) (PC) approval 10/22/03
Sheet 2 of 8

No.	DATE	DESCRIPTION	REV'BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
11-20-02
01/10/03
04/03/03
05/30/03
07/10/03
08/11/03
09/02/03
09/15/03

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 029248
PROFESSIONAL ENGINEER

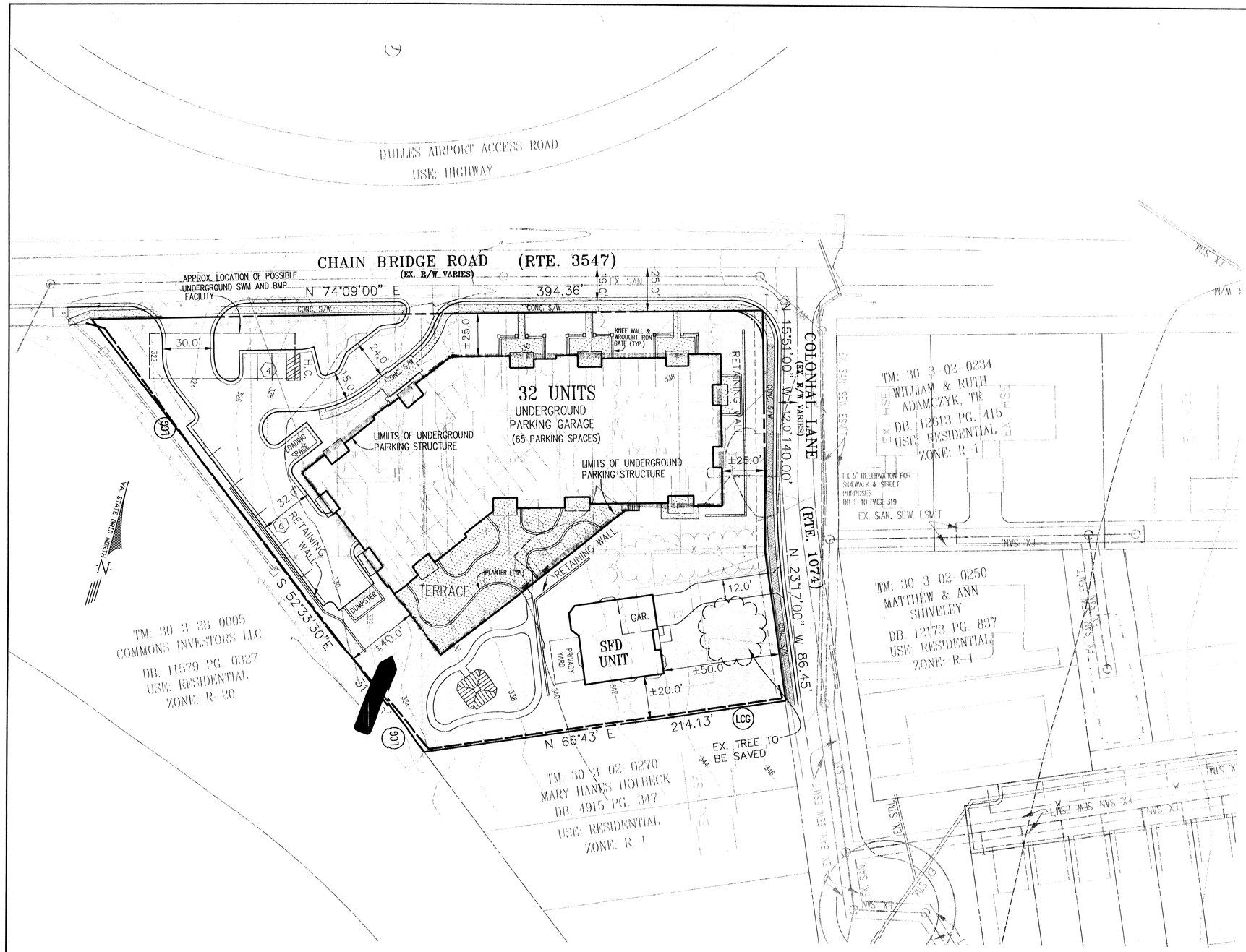
NOTES & TABULATIONS

THE MORGAN AT MCLEAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2002
C.I. N/A
SCALE: N/A

SHEET 2 OF 8

FILE No. MISC-1414



NOTES

1. THE SUBJECT PROPERTY DEINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP 30-3-((2)) PARCELS 261-269
2. BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN IS BASED ON A FIELD RUN SURVEY BY URBAN ENGINEERING & ASSOCIATES, INC.
3. TOTAL AREA OF REZONING: 1.68 ACRES
4. PROPOSED ZONING: PDH-20
   PROPOSED USE: RESIDENTIAL - MULTI-FAMILY
5. A TITLE REPORT HAS NOT BEEN PROVIDED, SUCH REPORT MAY REFLECT RIGHT-OF-WAY, EASEMENTS OR OTHER CIRCUMSTANCES AFFECTING THE PROPERTY SHOWN.
6. SWM/BMP REQUIREMENTS TO BE MET WITH USE OF UNDERGROUND SYSTEM UNLESS WAIVED BY COUNTY.

ZONING AND AREA TABULATION-OVERALL

TOTAL SITE AREA-	=	73,016 S.F. OR 1.68 AC
EXISTING ZONING	-	R-1
PROPOSED ZONING	-	PDH-20
OPEN SPACE REQUIRED	=	25,555 S.F. (35% OF SITE AREA)
OPEN SPACE PROVIDED	=	±36,000 S.F. (50% OF SITE AREA)
PROPOSED UNITS	=	33 CONDOMINIUM UNITS
PROPOSED GROSS DENSITY	=	33/1.68= 19.64 DU/AC
PROPOSED MULTI FAMILY BUILDING HEIGHT-AVERAGE	=	47 FEET
PROPOSED SFD HEIGHT	=	35 FEET

PARKING TABULATION-OVERALL

TOTAL # OF UNITS 33

PARKING SPACES REQ'D: 32 X 1.6 = 51.2 SPACES REQUIRED FOR MF UNITS
1 X 2.0 = 2 SPACES REQUIRED FOR SFD UNITS
= 53 TOTAL SPACES REQUIRED

PARKING SPACES PROVIDED:

SURFACE =	10
PARKING GARAGE SPACES =	65
SFD GARAGE SPACES =	2
SFD DRIVE WAY SPACES =	2
TOTAL =	79 SPACES TO BE PROVIDED

79 PROPOSED> 53 REQUIRED : THERFORE O.K.
FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS

LEGEND:

LCG -APPROXIMATE LIMITS OF CLEARING & GRADING

-DENOTES OPEN SPACE

Application No. ~~(2)DP 2003-PR-002~~ Staff FB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/23/03
Date of (BOS) (PC) approval 10/27/03
Sheet 3 of 8

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
1.	5/30/03	REVISE LAYOUT-PROP. ZONING			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
11-20-02
01/03/03
04/03/03
05/30/03
07/10/03
08/01/03
09/02/03
09/15/03

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McCLEARY
No. 022048
PROFESSIONAL ENGINEER
09/19/03

CDP/FDP LAYOUT

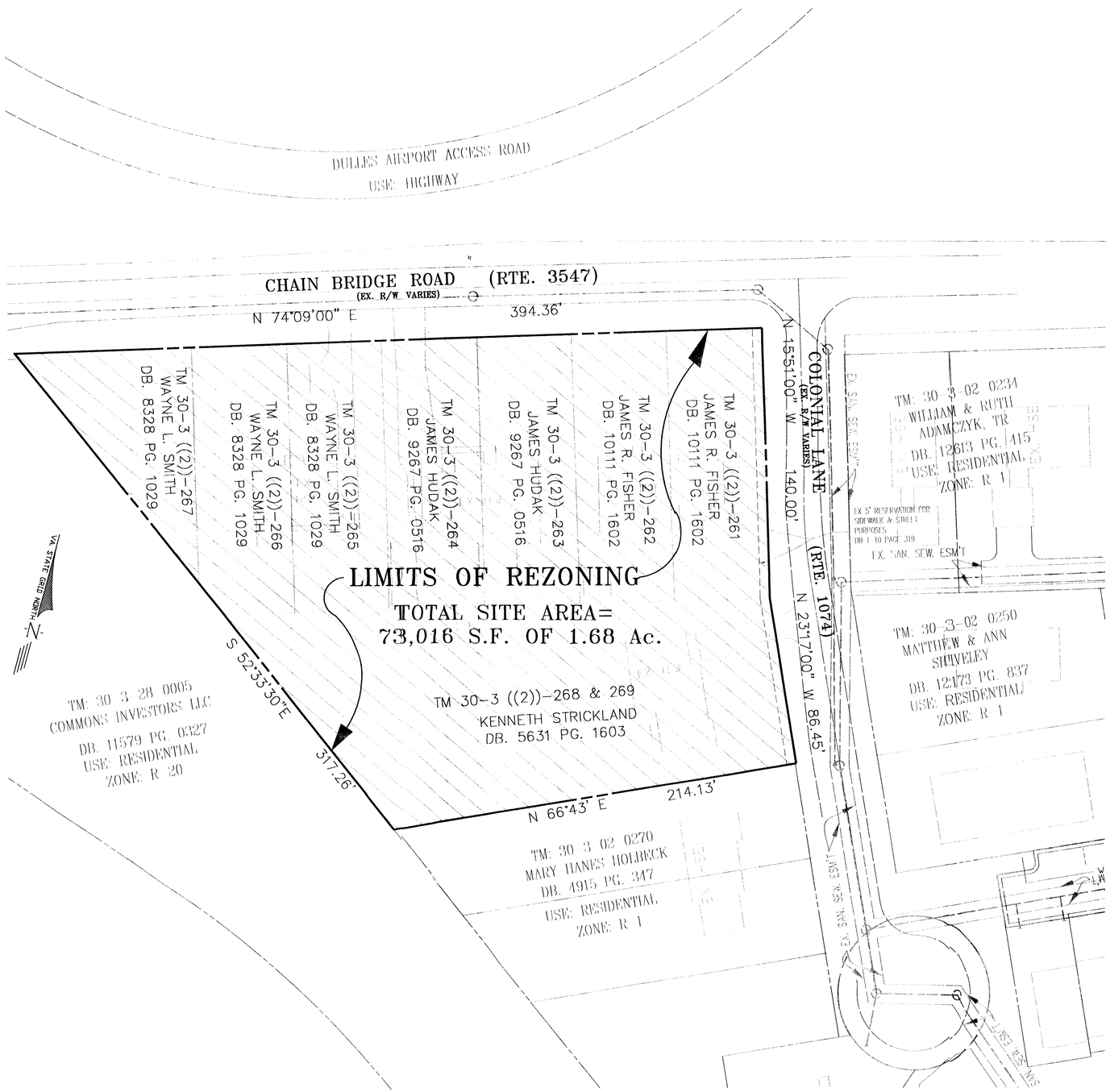
THE MORGAN AT MCLEAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30'
C.I. = 5'
DATE: NOV., 2002

SHEET 3 OF 8

FILE No. MISC.-1414



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OPEN SPACE REQUIRED	=	25,555 S.F. (35% OF SITE AREA)
OPEN SPACE PROVIDED	=	±36,000 S.F. (50% OF SITE AREA)
PROPOSED UNITS	=	33 CONDOMINIUM UNITS
PROPOSED GROSS DENSITY	=	33/1.68= 19.64 DU/AC
PROPOSED MULTI FAMILY BUILDING HEIGHT	=	58 FEET
PROPOSED SFD HEIGHT	=	35 FEET

LEGEND

-PROPOSED PDH-20 ZONING DISTRICT

Application No. RZ/FDP 2003-PR-002 Staff PB
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Sheet 4 of 8

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REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
11-20-02
01/10/03
04/03/03
05/30/03
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08/11/03
09/02/03
09/15/03

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
09/15/03
PROFESSIONAL ENGINEER

REZONING PLAT

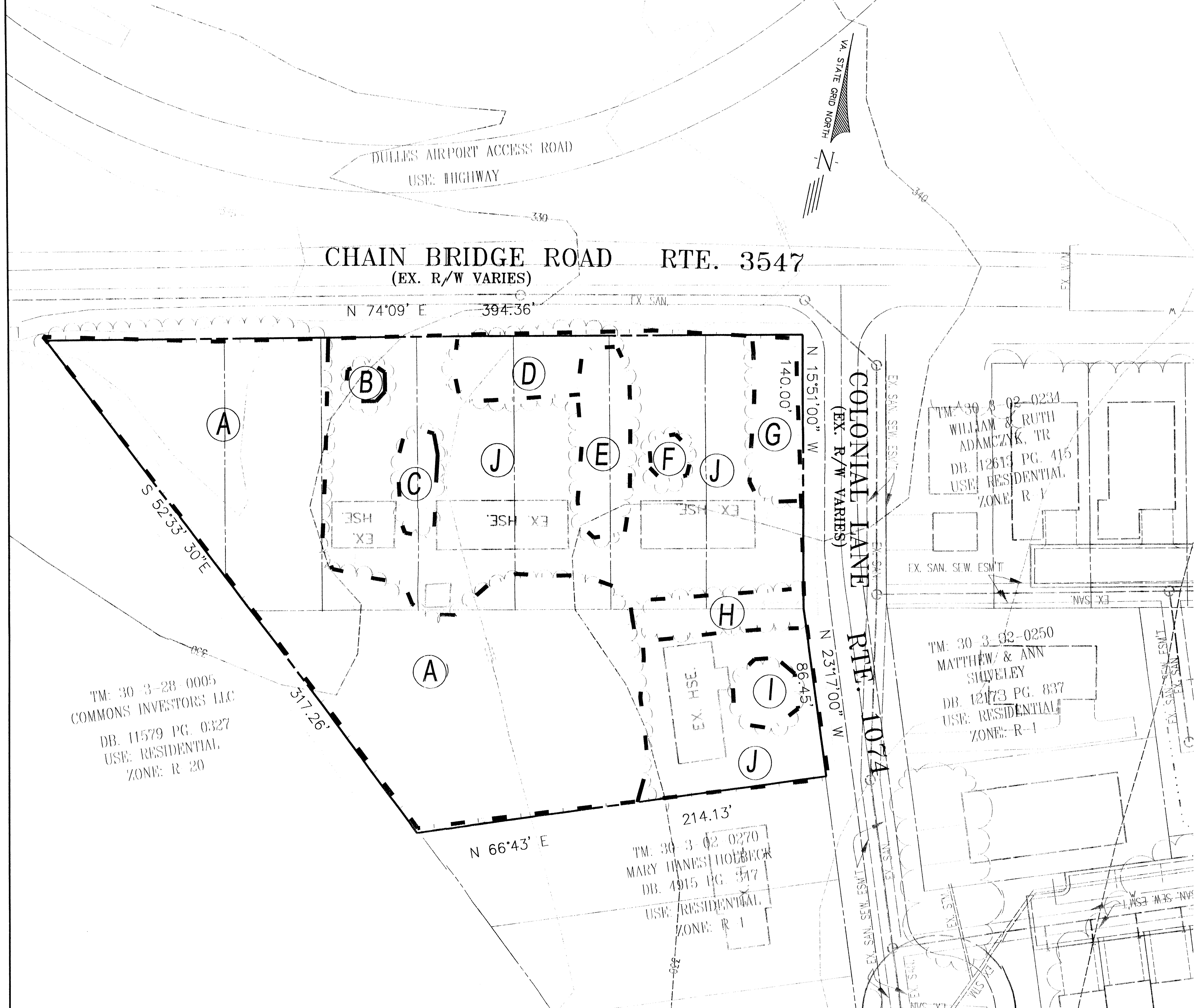
THE MORGAN AT MCLEAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. = 5' DATE: NOV., 2002

SHEET 4 OF 8

FILE No. MISC-1414



McLEAN PROPERTY EXISTING VEGETATION NARRATIVE

- The site is composed of established homesites.
- Locations of individual and small groups of trees have been estimated by Zimar & Associates, Inc. in October of 2002 and are not to be used for engineering purposes unless located by surveying methods.
- Cover type lines have been estimated based on field observations.

Field work:
Zimar & Associates, Inc.
(703) 331-3731

EVM SUMMARY TABLE

	Cover Type	Primary Species	Successional Stage	Condition*	Acreage	Comments
A	upland forest	red maple	sub-climax	fair-poor	.736	Wooded area containing red maple, yellow-poplar, black cherry, and mulberry 16 to 28" DBH. Many trees covered with English ivy. Heavy vines throughout consisting of English ivy, Virginia creeper, trumpet vines, foxgrape, poison ivy, and brambles.
B	landscape	saucer magnolia	n/a	fair	.007	Single 24" DBH multistem tree. Lopsided due to powerline pruning
C	lawn and landscape	red maple and black cherry	n/a	fair	.023	Multistem red maple and 16" DBH black cherry near property line in lawn area.
D	lawn and landscape	red maple and yellow-poplar	n/a	poor	.050	30" DBH red maple and 30" DBH yellow-poplar in lawn area near street. Trees severely pruned for powerline clearance. Red maple has extensive basal decay. Azaleas growing underneath.
E	lawn and landscape	red maple, white pine	n/a	fair-good	.052	24" DBH red maple and 30" DBH white pine on property line in lawn area. A 6" DBH holly suppressed by the white pine and an 8" DBH Colorado blue spruce in fair condition in this cover type.
F	lawn and landscape	American holly	n/a	good	.010	Single 17" DBH tree in lawn.
G	lawn and landscape	red maple	n/a	poor	.051	Two 24" DBH trees in lawn area near street. Trees severely pruned for powerline clearance.
H	upland forest	white pine, Virginia pine, blackgum	sub-climax	fair-good	.038	Group of trees 12 to 18" DBH along property line. Vines and brushy underneath.
I	upland forest	blackgum	climax	good	.021	Single 32" tree located in front yard.
J	lawn and landscape	n/a	n/a	n/a	.692	Lawn areas, structures, driveways, and landscape plantings containing azaleas and yews. Small trees in this cover type include a 6" DBH dogwood, a 6" DBH Norway spruce, an 8" Japanese maple, and a 10" DBH crabapple.
				TOTAL AREA	1.68 Ac.	

LOCATIONS OF INDIVIDUAL TREES HAVE BEEN ESTIMATED.
Zimar & Associates, Inc. Page 1 11/19/02

Application No. RZ/FDP 2003-PR-002 Staff PB
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Sheet 5 of 8

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PLAN DATE
11-20-02
01/10/03
04/03/03
05/30/03
07/10/03
08/11/03
09/02/03
09/15/03

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

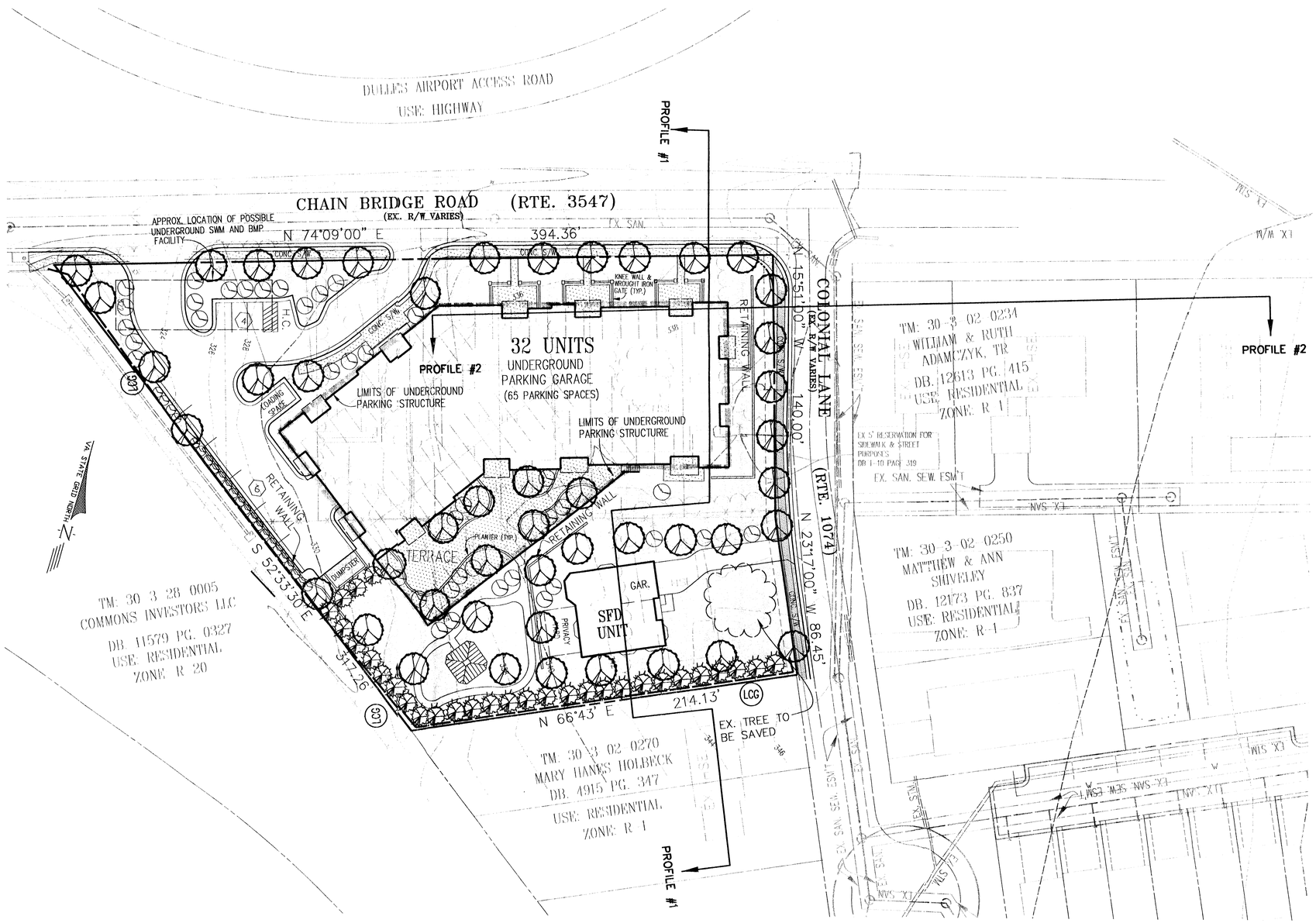
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
09/15/03
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP
THE MORGAN AT MCLEAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. = 5' DATE: NOV., 2002

SHEET 5 OF 8

FILE No. MISC.-1414



NOTES

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6. SWM/BMP REQUIREMENTS TO BE MET WITH USE OF UNDERGROUND SYSTEM UNLESS WAIVED BY COUNTY.

LANDSCAPE LEGEND:

- –APPROXIMATE LIMITS OF CLEARING & GRADING
- –DENOTES OPEN SPACE
- –STREET TREES/ LARGE CANOPY TREES 2"– 2 1/2" CALIPER
- –MEDIUM EVERGREEN TREE 6'–8' HEIGHT
- –SHRUB

Application No. ~~FDP 2003-PR-002~~ Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Sheet 6 of 8

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	01/10/03				
	04/03/03				
	05/30/03				
	07/10/03				
	08/01/03				
	09/02/03				
	09/15/03				

PLAN DATE

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
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COMMONWEALTH OF VIRGINIA
DAVID T. McELFAMEY
No. 022048
09/15/03
PROFESSIONAL ENGINEER

LANDSCAPE PLAN

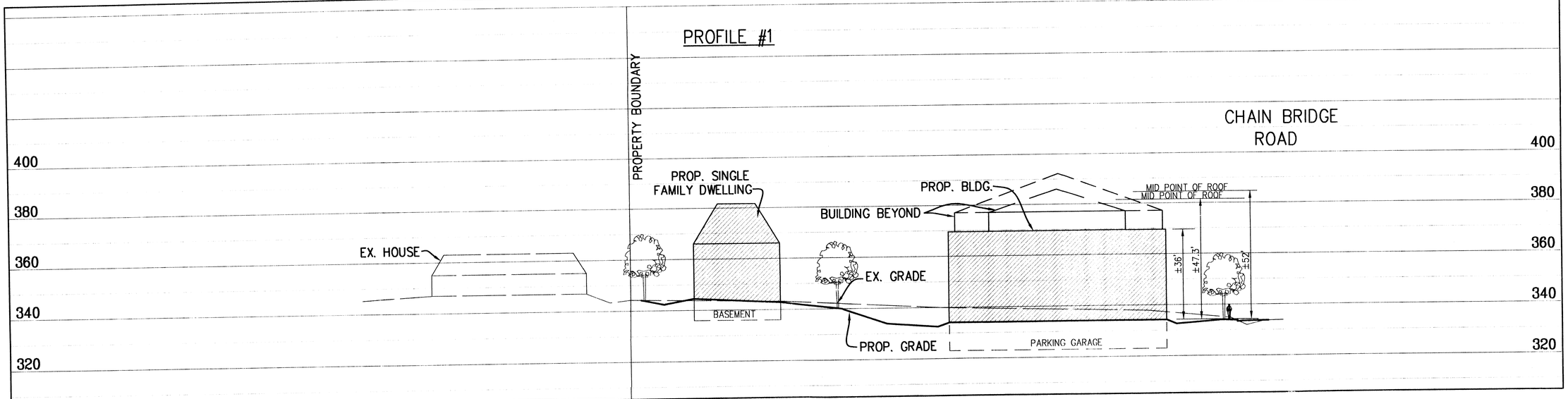
THE MORGAN AT MCLEAN

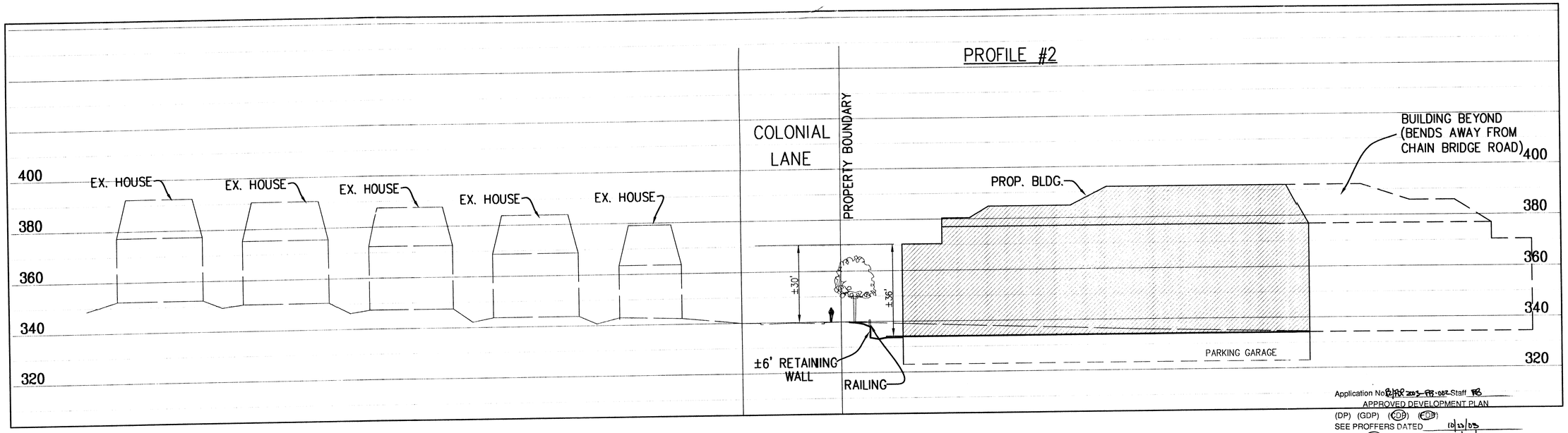
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30'
C.I. = 5'
DATE: NOV., 2002

SHEET 6 OF 8

FILE No. MISC.-1414





Application No. PR/PRR 2003-PR-002 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/23/03
Date of (BOS) (PC) approval 10/27/03
Sheet 6A of 8

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
08/11/03
08/27/03
09/15/03

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
09/15/03
PROFESSIONAL ENGINEER

PROFILES
THE MORGAN AT MCLEAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: H:1"=20'; V:1"=20'
C.I. = 5'
DATE: NOV., 2002

SHEET
6A
OF
8

FILE No.
MISC.-1414

CHAIN BRIDGE ROAD

Application No. 02/FDP 2003-PR-002 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/23/03
Date of (BOS) (PC) approval 10/27/03
Sheet 7 of 8

1481 CHAIN BRIDGE ROAD # 302 ■ McLEAN, VIRGINIA 22101 ■ 703-893-0102 ■ FAX 703-893-0106

Devereaux & Associates
ARCHITECTS AND PLANNERS

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CHRISTOPHER
Morgan C McLean

9.2.03

SHEET 7 OF 8

MISC-1414

preliminary not for construction

COLONIAL LANE

Application No. RZ/FDP 2003-PR-002 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 10/23/03
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Sheet 8 of 8

1481 CHAIN BRIDGE ROAD #302 ■ McLEAN, VIRGINIA 22101 ■ 703-893-0102 ■ FAX 703-893-0106

Devereaux & Associates
ARCHITECTS AND PLANNERS

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CHRISTOPHER
Morgan & McLean

9.2.03

SHEET 8 OF 8

MISC-1414

preliminary not for construction