

EXHIBIT C

Construction Management Plan

for

4509 Foxhall Crescents NW("Property")

Penguin, LLC ("Penguin") agrees to comply with the forgoing construction management terms for the development of a single family home on the Property ("Project") upon approval of Board of Zoning Adjustment Application No. 20636:

1. Communication:

Penguin will identify a point of contact ("Consultant") for construction who shall be responsible for providing a monthly updated schedule and timetable for the Project (see the initial timetable for the Project), and updates and notice of any significant events. The Consultant shall be available by cell phone and electronic mail and shall respond promptly to any inquiries and complaints.

2. Neighborhood Safety:

Penguin will erect temporary signs for all construction workers to drive slowly on Foxhall Crescents Drive, and caution all construction workers to drive slowly.

3. Insurance:

Penguin shall obtain umbrella insurance, flood insurance, HOA insurance, and construction insurance policies for the Property and Project.

4. Protection of Neighboring Properties During Construction:

Penguin will ensure that a Super silt fence will be installed every 50' around the perimeter of the Property per DC Department of Energy and Environment ("DOEE") ESC manual. There will be a construction entrance will be provided at the Property gate and an opening in the silt fence to allow access for construction vehicles to the Property.

- There will be a super silt fence at the Property line as well as a sump pump and filter bag, this will drain water to the storm drains directly.
- The storm water drainage inlet for sediment will be checked once a week.
- At the end of the Project, will vacuum and flush the storm water drainage inlet.
- Will install an 8'-10' green mesh fence between construction site and neighboring properties at 4507 and 4513 Foxhall Crescents.

5. Staging of Construction Vehicles:

Penguin will ensure that excavation and large/heavy construction vehicles and deliveries shall be staged and escorted to the Property to avoid blocking the roadway. All vehicles shall turn off their ignitions during staging, except concrete mixer trucks.

6. Storm Water Management (“SWM”):

Penguin will submit a stormwater management plan to DOEE as required by law based on the applicable the 5,000+ square foot threshold of site disturbance on the Property. DOEE approval of the plan is required prior to the issuance of a building permit for the development of the Project. The Applicant stipulates that there is no intention to request any special DOEE stormwater accommodations on the Property but if such a need should arise, Penguin will provide at least 10 days prior notice of such a request to the abutting Property owners and ANC 3D01.

7. Erosion and Sediment Control:

During construction, Penguin shall implement all DDOE-required erosion and sediment control methods.

8. Hours of Construction & Limits on Construction Vehicles:

The hours of construction are limited to:

Excavation, Site Work and Shell to Under Roof to:

Monday – Friday, 7:00 a.m. to 5:00 p.m. , Saturday, on need bases, 9:00 a.m. to 2 p.m.

Interior Build Out:

Monday – Friday, 7:00 a.m.-7:00 p.m.; Saturday, 9:00 a.m. to 2 p.m.

9. Construction Equipment and Vehicles:

All construction equipment and vehicles shall be stored and maintained on the Property.

10. No Dumpster:

No dumpster shall be located or maintained on the surrounding private streets.

11. No Construction Parking:

No more than four construction vehicles will be parked on Foxhall Crescent streets at any one time. Construction workers shall be prohibited from parking on the surrounding private streets.

12. Road Repairs:

Penguin will be responsible for the prompt repair and replacement of any cuts or damage to the surrounding private roadway surfaces as a result of construction activities (exclusive of normal wear and tear and general public use of the streets).

13. Cleanliness:

Penguin will be responsible for keeping the surrounding private streets and common areas clean from construction related trash, dirt, mud and other debris at the end of each work day. No construction related trash or materials will be deposited in the private trash cans belonging to adjoining properties

14. Landscaping Plan:

Penguin will prepare a landscaping and Tree Protection Plan for all the Heritage and special trees on the Property for review and approval by DDOT.