

Construction Management Plan
Totten Mews PUD 15-04
September 2015

Comstock Sixth Street, LLC ("Developer") will implement the following Construction Management Plan to minimize any impacts on adjacent residential properties from construction of the 40 unit townhouse project known as Totten Mews (the "Project"), located at Lot 814, Square 3788, on 6th Street, NE, Washington, DC (the "Project Site"). While Developer will not be undertaking the construction of the Project, it will be enlisting the services of one or more contractors (the "Contractors") to construct the Project. Developer will ensure that the terms of this Construction Management Plan are included as conditions of its employment/services contracts with the Contractors. References herein to Developer shall include reference to the Contractors, as applicable.

This Construction Management Plan consists of the following elements:

1. Construction.

It is anticipated that construction activities will start at the Project Site on or about the first quarter of 2016:

a. Permits.

Developer will secure all permits that are required to complete the Project. Developer will provide the Community Contact Person (identified in Section 3 below) with notification of any permits that require partial or total closures of streets or sidewalks, except in emergency situations.

b. Site Management.

Construction offices will be located in trailers on the Project Site or on adjacent public spaces with public space permits. Such trailers will be kept in a clean and orderly condition.

A minimum amount of lighting may be provided at the Project Site at night. Said lighting will be sufficient to provide necessary security and to comply with federal and municipal safety standards. The lights will be directed at the areas to be lighted within the Project Site and, to the greatest extent possible, away from neighboring residences.

c. Cleanliness.

Developer will remove rubbish and construction debris regularly from the Project Site throughout the construction period during the normal construction workday and during periods of overtime and weekend construction work.

Trucks carrying excavation material and debris from the Project Site will be covered with tarps. Trucks shall enter/exit the Project Site at 6th Street. Developer encourages neighboring residents to report to the Community Contact Person and/or the Developer Contact Person (identified in Section 3 below) any trucks servicing the Project Site which do not comply with this Construction Management Plan. Violators will be issued notice that a repeat offense will result in that truck driver not being allowed to enter the Project Site in the future.

Developer will clean 6th Street and any other impacted streets along the designated trucking route (referenced herein at Section 2) of any fallen excavation material and debris from trucks entering/exiting the Project Site, including sweeping up any soil spread by said vehicles, as needed and appropriate.

d. Work Hours.

The normal construction work week will be Monday through Friday from 7:00 a.m. until 7:00 p.m., and Saturday from 8:00 a.m. until 5:00 p.m, or as otherwise provided under the District of Columbia Building Code. Construction workers will be allowed to enter the Project Site prior to the construction hours but will not be allowed to start work that will exceed the District of Columbia's requirements outside of permitted hours. All trucks for delivery of all materials, construction or otherwise, will arrive, depart and operate on the Project Site only during the foregoing hours. During certain phases of the construction, overtime hours may be necessary. Whenever overtime hours will be necessary, Developer will provide notification to the Community Contact Person at least 24 hours prior to implementation of the overtime hours (unless an emergency situation occurs or an unforeseen and urgent construction situation occurs, in which instance Developer will provide notice to the Community Contact Person as soon as possible). Such notification shall include the proposed overtime hours, a description of the type of work to be done in those hours, and the potential impact of the work on noise, dirt and traffic in the area. In order to perform work during overtime hours, Developer will be required to obtain an after hours construction permit from the District of Columbia. There will be no Sunday construction work permitted.

e. Subcontractors.

The Contractors for the Project will have full responsibility for all subcontractors employed by them to work on the Project. They will ensure that the subcontractors follow the terms of the Contractors' agreements with Developer and comply with the policies set forth in this Construction Management Plan.

Developer will not permit or tolerate off-site picnicking by workers employed by either the Contractors or subcontractors (the "Workers") on residential streets. In addition, Workers shall not drink alcoholic beverages either openly or from paper bags in the foregoing residential areas before, during or after work hours.

2. Traffic, Parking and Loading.

All construction-related vehicular access to the Project site shall be via 6th Street. Developer will ensure that queuing of trucks for the Project will occur on the Project Site to the greatest extent possible. Trucks will not park on neighboring streets in front of residences. When queuing on the streets is required, it will be for the minimum amount of time possible. Trucks in the queue will turn their engines off, until ready to move. To the extent possible, trucks on the Project Site will turn their engines off, except when powering equipment actively in use.

All Contractors, subcontractors and/or material suppliers will be provided with written instructions that establish the approved truck routing to and from the Project Site, such route(s) to be determined by Developer after consultation with the Department of Transportation and to be provided to the Community Contact Person for dissemination to interested neighbors. Developer encourages neighboring residents to report to the Community Contact Person and/or the Developer Contact Person (identified in Section 3 below) any trucks servicing the Project Site which do not comply with the established construction traffic route(s).

Parking for Workers and visitors to the construction trailers will be provided for on the Project Site. The Contractors will be responsible for notifying Workers on a regular basis of the parking restrictions set forth herein. Construction personnel will be encouraged to utilize mass transit.

3. Communication.

The purpose of the Community Contact Person is to serve as a liaison between Developer and neighboring residents, receiving and disseminating information regarding the construction of the Project. The Community Contact Person shall be selected by the ANC 5A Commissioner for Single Member District 5A08. Developer and the Contractors shall designate a representative ("Developer Contact Person") to be the key contact for interaction with the Community Contact Person throughout the construction period.

The Developer Contact Person shall attend an ANC5A meeting at the beginning of construction activities and will provide monthly updates via email to the ANC 5A08 Commissioner for the Single Member District, the Community Contact person and other interested parties upon request. Monthly updates will continue during the major land development activities and updates will be provided quarterly after base paving is completed. At any time construction activity is occurring on the Project Site, the Developer Contact Person shall be available to receive complaints or other communications from the Community Contact Person. The name and work telephone number of the Developer Contact Person also shall be conspicuously posted at the Project Site and shall be readily available to members of the community. In addition, a name and telephone number of a person designated by Developer to be contacted in case of

emergency during hours in which no construction activity is occurring shall be made available to the Community Contact Person and posted at the Project Site.

The Developer Contact Person shall: (i) receive notice of any violations of this Construction Management Plan; (ii) respond as soon as possible to the person who has reported the violation; and (iii) act to remedy the violation as soon as possible. The Developer Contact Person will be able to answer questions and receive comments about the site activities, address any concerns the Community Contact Person and members of the community might have throughout the construction process, and have authority to remedy violations of the Construction Management Plan and enforce its provisions. The Community Contact Person and the Developer Contact Person shall meet regularly, and at least quarterly throughout the construction period, to discuss any concerns regarding the Project of which the Community Contact Person has been notified.

4. **Vibration Monitoring.**

Developer has agreed to hire independent third parties to conduct pre-construction and post - construction inspections of up to 10 homes adjacent to the Project and to monitor vibrations from construction activities over an 8 month period during earth disturbing activities. The Developer will offer to conduct the pre -and post -construction inspections on the 10 homes adjacent to the southern property line of the Project, since they are closest to the Project and at approximately the same grade elevation as the Project, with addresses of 4734, 4732, 4730, 4728, 4726, 4724, 4722, 4720 6th Place, NE and 4811, 4813 6th St, NE. Copies of the results of the pre- and post-construction inspections will be provided to the respective homeowners and to the Community Contact Person. Copies of the monthly vibration inspection reports and summary reports prepared by the vibration consultant will be provided to the respective 10 homeowners and to the Community Contact Person. If the results of the vibration monitoring and pre- and post - construction inspections indicate that vibration from construction activities has caused damage to a home, the Developer will work with that homeowner to repair such damage. Occupants of buildings are much more sensitive to vibrations than the buildings they occupy. People can feel vibrations that are only 1/100 of the levels show capable of causing cracks in drywall or plaster. Seismological research by the United States Bureau of Mines (USBM) in RI 8507 (1980), and others has led to the establishment of criteria relating the occurrence of damage to structures to vibration intensities and frequencies from blasting. The USBM recommends a PPV (Peak Particle Velocity) limit for transient vibrations of 0.75 in/sec for drywall and plaster on lath for vibration frequencies below 12 Hertz (Hz) and a limit of 2.0 in/sec for vibrations at frequencies above 40 Hertz to protect residences from threshold damage. These criteria are for prevention of "threshold damage" to residential structures, based upon PPV and vibration frequency. Threshold damage is defined as "loosening of paint; small plaster cracks at joints between construction elements; lengthening of old cracks." Higher levels of damage to residential structures, would require significantly higher levels than the criteria stated above. Vibration less than those which could cause "threshold damage" to a residence will still be perceptible to residents. Should vibration monitoring results be recorded as remaining below those causing "threshold damage" Developer will not be responsible for claims from neighboring properties.

5. **Condition of PUD Approval.**

Developer has submitted this Construction Management Plan to the District of Columbia Zoning Commission as part of its consolidated Planned Unit Development and Map Amendment application. If the Zoning Commission so determines, the Construction Management Plan shall be incorporated and become a condition of any Zoning Commission approval of the consolidated applications.

COMSTOCK SIXTH STREET, LLC

By: Comstock Holding Companies, Inc., Manager

A handwritten signature in black ink, appearing to read "Tracy Graves", is written over a horizontal line.

Name: Tracy Graves

Title: Sr. V.P. Land Acquisitions and Development