

**From:** [Dean Packard](#)  
**To:** [Byrne, Kathleen](#); [Kaye, Josh](#); [Nichols, Greg](#)  
**Subject:** Cashell Estates CU-16-11  
**Date:** Tuesday, October 28, 2025 3:05:34 PM  
**Attachments:** [SITE COST WORK TO FINISH KEB FORMAT 102725.pdf](#)  
[SITE COST WORK TO FINISH KEB FORMAT 102725.xlsx](#)

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**[EXTERNAL EMAIL]**

Ms. Byrne, work has been happening every day but there has been some sideways and backwards movement I was trying hard to sort out sooner to report. The sand and stone for the pervious pavers in the playground area was installed before the forms were set for the concrete curbing. This was a big mistake. I was out one day when the workers cut out the ground and stone for the concrete curbing and dumped the material on top of the clean subbase stone. When they removed the dumped material, dirt had got into the subbase stone.

I discussed this with the sediment control inspector and was instructed to get the spoilage out of the stone. The workers spent time to clean and wash the stone, then put it back. All of this effort has stirred up parts of the subbase and the sediment control inspector has directed us to remove all of the spoiled stone, call for an inspection and replace it with clean stone. This has been back and forth and I am currently awaiting which areas or all to replace. This has been incredibly frustrating and there are lessons learned with how to perform this work in the best sequence.

This is ultimately holding up planning the landscaping, trellis and playground scheduling. Having learned this lesson, we cut the pervious sidewalk out next to Lot 14 and set the forms for the concrete curbing first so that clean stone and sand could be placed without spoilage. Also, this had to be done first before the second entrance curb and gutter goes in so that excavation equipment wouldn't damage the curb.

Therefore, everything is progressing but my primary focus is to get the equipment out of the playground area so that landscaping and everything else can proceed there, and more importantly, to get the paving base down in the second entrance.

I can't explain why it is taking so long but it just is, still moving forward.

As far as the District Court cases for the completion of the permits. Montgomery County has postponed them until April 21<sup>st</sup>. Not that we won't have the outstanding pieces completed this year, but the sediment control permit can't be released until grass is growing and stabilization occurs when the growing season restarts.

Dean Packard, PE