

**From:** [Dean Packard](#)  
**To:** [Robert Kronenberg](#); [Kobylski, Linda](#); [Kaye, Josh](#); [Byrne, Kathleen](#); [Nichols, Greg](#); [Sorrento, Christina](#)  
**Cc:** [Motazed, Ehsan](#)  
**Subject:** RE: Cashell Estates CU16-11  
**Date:** Sunday, May 11, 2025 7:16:23 PM

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**[EXTERNAL EMAIL]**

I am writing to inform the group that we are currently first on the list to begin concrete curb repairs first thing Tuesday along with paving repairs. Once the paving repairs are approved the paving contractor will complete top coating the road. I believe that PEPCO is or should be finished with the design for the meter canister. I have reached out to them over the last couple of weeks but will focus on getting an answer tomorrow. I have notified the geotechnical engineer to be ready for oversight inspections.

The only thing I am monitoring is the weather for Tuesday. Hopefully the timing for rain changes and work can begin as planned. Regardless, the work is ready to begin.

It has taken 3 weeks to get this set up and this is finally ready. I have notified the neighborhood that plans are to begin Tuesday morning, weather pending. I will be onsite to oversee the work is completed by specification and code. The paving contractor has been paid to install the second entrance and the permit has been issued.

Moving forward.

Dean Packard, PE

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**From:** Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>  
**Sent:** Friday, May 9, 2025 9:32 AM  
**To:** Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; Kaye, Josh <josh.kaye@montgomeryplanning.org>; Dean Packard <dean@packardassociatesllc.com>; Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Sorrento, Christina <christina.sorrento@montgomeryplanning.org>  
**Cc:** Motazed, Ehsan <Ehsan.Motazed@montgomerycountymd.gov>  
**Subject:** Re: Cashell Estates CU16-11

Copying Christina on the thread. Appreciate the updates.

Robert

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**From:** Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>  
**Sent:** Friday, May 9, 2025 8:09:03 AM  
**To:** Kaye, Josh <josh.kaye@montgomeryplanning.org>; Dean Packard

<dean@packardassociatesllc.com>; Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>

**Cc:** Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Motazedi, Ehsan <Ehsan.Motazedi@montgomerycountymd.gov>

**Subject:** RE: Cashell Estates CU16-11

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good morning Josh,

I have a meeting this morning at 10 with the bonding company. Do you want to join?

Linda

Linda Kobylski  
Division Chief, Land Development  
Montgomery County Department of Permitting Services  
2425 Reedie Drive, 7<sup>th</sup> Floor  
Wheaton, MD 20902  
240-777-6346

[Linda.Kobylski@montgomerycountymd.gov](mailto:Linda.Kobylski@montgomerycountymd.gov)



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**From:** Kaye, Josh <josh.kaye@montgomeryplanning.org>

**Sent:** Thursday, May 8, 2025 3:00 PM

**To:** Dean Packard <dean@packardassociatesllc.com>; Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>

**Cc:** Robert Kronenberg <robert.kronenberg@montgomeryplanning.org>; Motazedi, Ehsan <Ehsan.Motazedi@montgomerycountymd.gov>; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>

**Subject:** RE: Cashell Estates CU16-11

**[EXTERNAL EMAIL]**

Hi All. I performed an onsite inspection this afternoon and much to my surprise there has been zero progress made onsite. The meter pedestal has not even been installed for the streetlights. Dean, please provide an update and current schedule. Thank you. Josh

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**From:** Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>  
**Sent:** Tuesday, April 29, 2025 12:46 PM  
**To:** Kaye, Josh <[josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org)>; Byrne, Kathleen E. <[Kathleen.Byrne@montgomerycountymd.gov](mailto:Kathleen.Byrne@montgomerycountymd.gov)>; Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>  
**Subject:** RE: Cashell Estates CU16-11

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

I have a commission meeting (not related) at 2pm. Meeting Mike at site after to mark paving and review. The paving contractor is ready. Waiting for concrete guy to show up and fix curb in the next day or so. I have talked to the owners and will reply on firm date and time concrete will be done.  
Dean Packard, PE

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**From:** Kaye, Josh <[josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org)>  
**Sent:** Tuesday, April 29, 2025 12:42 PM  
**To:** Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>; Byrne, Kathleen E. <[Kathleen.Byrne@montgomerycountymd.gov](mailto:Kathleen.Byrne@montgomerycountymd.gov)>; Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>  
**Subject:** RE: Cashell Estates CU16-11

Thanks. Let us know when the work will be scheduled so we can observe that the repairs are being completed properly under Matt's supervision. Josh

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**From:** Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>  
**Sent:** Tuesday, April 29, 2025 11:06 AM  
**To:** Kaye, Josh <[josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org)>; Byrne, Kathleen E. <[Kathleen.Byrne@montgomerycountymd.gov](mailto:Kathleen.Byrne@montgomerycountymd.gov)>; Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>  
**Subject:** RE: Cashell Estates CU16-11

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Getting anything out of anybody is like pulling teeth. Attached is the analysis that Geolab did. I am going to the site today to look at the three fat red lines. I am not sure anything is there but Matt said it looked like there was settling. If it is a problem, it will be fixed.

Dean Packard, PE

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**From:** Kaye, Josh <[josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org)>  
**Sent:** Tuesday, April 29, 2025 9:16 AM  
**To:** Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>; Byrne, Kathleen E. <[Kathleen.Byrne@montgomerycountymd.gov](mailto:Kathleen.Byrne@montgomerycountymd.gov)>; Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>  
**Subject:** RE: Cashell Estates CU16-11

Hi Dean. Nothing but the hose spicket has been completed since our last meeting. What is the status of the meter can being installed and inspected for the street lights? Please provide an update on the status of the remaining work. Thank you. Josh

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**From:** Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>  
**Sent:** Wednesday, April 16, 2025 11:20 AM  
**To:** Byrne, Kathleen E. <[Kathleen.Byrne@montgomerycountymd.gov](mailto:Kathleen.Byrne@montgomerycountymd.gov)>; Kaye, Josh <[josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org)>; Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>  
**Subject:** Cashell Estates CU16-11

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Ms. Byrne, I just got Celerico's schedule to start the concrete repairs and pervious paving repair / installation.

Attached is the funding letter Mike Hines and I put together. He is getting to a computer very soon today to sign.

I have updated the work to finish spreadsheet with the current information received in the last hour.

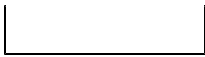
Work progress to date as of 4/16/2025

Curtis has cut the paving and has recompact the excavation, inspected by Geolab and the WSSC inspector. Two feet of compacted soil was placed over the pipe and 30" of CR6 was added with 3" of paving to the base course level.

Curtis installed the "yard hydrant" water spigot in the open space area and it was inspected and approved by the WSSC yesterday. The WSSC will come back in the next few days to install the 5/8" water meter.

Jack Chuna has said he has to finish up another job and will be onsite to install the concrete sidewalk and curb repairs, and the pervious sidewalk, fixing the two spots that need repairs.

With the paving cut yesterday, Geolab and I wanted to verify that at least 5” of CR6 stone was placed below the paving on the lower half of the community which is in far better condition than the upper half. I will work with Josh and Greg on the remaining repairs required to the paving in the next few days so that when Celerico Concrete fixes the concrete curb, Cromwell Paving can repair the base and top coat the road.



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**<https://www.montgomerycountymd.gov/cybersecurity>**