

St Germain, Dante

From: Kathy Linares <klinares@mindelscott.com>
Sent: Thursday, January 16, 2025 4:50 PM
To: Stuber, Beth
Cc: St Germain, Dante; Bill Reed; David Mindel; Diane B. Zimmerman; Vic Peek
Subject: RE: Windcrest Farms 3 - Thixton Ln improvements, #24-zone_0088
Attachments: Thixton Ln - pole near pinch pt.jpg; Thixton Ln - MSD mh.jpg; 3790-THIXTON LN EXHIBIT-2025-1-16.pdf

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Beth,

There is a note at the bottom of the sheet in largish letters, “Note – Pavement taper restricted by existing right of way.” Is something more needed?

With 11’ added pavement width and 35 MPH speed limit ($11 \times 35 = 385$) the taper length should be 385’. In our diagram (using LOJIC data, not a survey) with the pavement shown 2’ off the existing right of way pinch point, the taper distance achieved is 284’. Also, looking at aerial views, I now see there is an existing MSD manhole and utility pole in the vicinity of the R/W pinch point which could also be a problem.

Kind regards,

Kathy Linares, ASLA, PLA, AICP
Senior Planner / Landscape Architect

Mindel Scott
KLinares@MindelScott.com
O: 502.485.1508 | Ext. 131

From: Stuber, Beth <Elizabeth.Stuber@louisvilleky.gov>
Sent: Thursday, January 16, 2025 4:24 PM
To: Kathy Linares <klinares@mindelscott.com>; St Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Planning Customer Service <planningcustomerservice@louisvilleky.gov>
Cc: Bill Reed <breed@flynnbrothers.com>; David Mindel <dmindel@mindelscott.com>; Diane Zimmerman <dianezim@att.net>
Subject: RE: Windcrest Farms 3 - Thixton Ln improvements, #24-zone_0088

EXTERNAL email. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Kathy,

Can you please note on the plan that the taper is short X’ (22’?) and limited by the existing right-of-way?

Beth Stuber, PE, AICP
Transportation Engineering Supervisor

From: Kathy Linares <klinares@mindelscott.com>
Sent: Thursday, January 16, 2025 4:03 PM
To: Stuber, Beth <Elizabeth.Stuber@louisvilleky.gov>; St Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Planning Customer Service <planningcustomerservice@louisvilleky.gov>
Cc: Bill Reed <breed@flynnbrothers.com>; David Mindel <dmindel@mindelscott.com>; Diane Zimmerman <dianezbim@att.net>
Subject: RE: Windcrest Farms 3 - Thixton Ln improvements, #24-zone_0088

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Dante and Beth,
Here is an exhibit showing the improvements proposed.

Kind regards,

Kathy Linares, ASLA, PLA, AICP
Senior Planner / Landscape Architect

Mindel Scott
KLinares@MindelScott.com
O: 502.485.1508 | Ext. 131

From: Diane Zimmerman <dianezbim@att.net>
Sent: Thursday, January 16, 2025 12:35 PM
To: Stuber, Beth <Elizabeth.Stuber@louisvilleky.gov>; St Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Kathy Linares <klinares@mindelscott.com>
Cc: Bill Reed <breed@flynnbrothers.com>; David Mindel <dmindel@mindelscott.com>
Subject: Re: Windcrest Farms 3 - Thixton Ln improvements

EXTERNAL email. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

From Page 11

Analysis for when the intersection of Thixton Lane at Old Bardstown Road will reach level of service F was completed. The Cooper Chapel Road extension to Bardstown Road is expected to be completed in 2028. 2029 was selected for the analysis year providing time to have the road open to traffic. Construction is expected to start at Thixton Lane and progress to the north along Street B. **110** single-family detached units can be occupied in 2029 before Level of Service F is reached. The volumes and capacity analysis are in the appendix on pages 65-67.

Diane B. Zimmerman, P.E.

502.648.1858

From: Stuber, Beth <Elizabeth.Stuber@louisvilleky.gov>
Sent: Thursday, January 16, 2025 12:19 PM
To: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Kathy Linares <klinares@mindelscott.com>
Cc: Bill Reed <breed@flynnbrothers.com>; dianeblim@att.net <dianeblim@att.net>; David Mindel <dmindel@mindelscott.com>
Subject: RE: Windcrest Farms 3 - Thixton Ln improvements

Diane,

Do you have a number of lots before the Thixton/Bardstown intersection fails?

Beth Stuber, PE, AICP
Transportation Engineering Supervisor

From: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Sent: Thursday, January 16, 2025 12:04 PM
To: Kathy Linares <klinares@mindelscott.com>
Cc: Stuber, Beth <Elizabeth.Stuber@louisvilleky.gov>; Bill Reed <breed@flynnbrothers.com>; David Mindel <dmindel@mindelscott.com>
Subject: RE: Windcrest Farms 3 - Thixton Ln improvements

Kathy,

I think that any off-site improvements need to be a binding element with a time frame.

Dante St. Germain, AICP
Senior Planner

Office of Planning
444 S 5th Street, Suite 300, Louisville, KY 40202
O: (502) 574-4388



OFFICE OF
PLANNING

Find us: [Website](#) | [Facebook](#)

Stay aware of new development in your area! Sign up for Gov Delivery notifications at:
<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: Kathy Linares <klinares@mindelscott.com>
Sent: Thursday, January 16, 2025 12:03 PM

To: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Cc: Stuber, Beth <Elizabeth.Stuber@louisvilleky.gov>; Bill Reed <breed@flynnbrothers.com>; David Mindel <dmindel@mindelscott.com>
Subject: FW: Windcrest Farms 3 - Thixton Ln improvements

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Dante,
FYI - We are working on a separate exhibit to address the road improvement. The improvements will not extend to the site's frontage on Thixton Lane. Beth indicated that the proposed turn lane between Bardstown and Old Bardstown Road needs to be 11' wide. We will include space for one vehicle on the west side of the intersection of Old Bardstown Rd and Thixton Lane before tapering the added pavement back to existing. The taper will be limited by the existing right of way width. The length will ideally be at 35:1 but Beth has indicated that if not possible then the taper will be limited by what can be provided within the existing right of way. Working on exhibit now. Let me know if you think we need to add a note on the plan.

Kind regards,

Kathy Linares, ASLA, PLA, AICP
Senior Planner / Landscape Architect

Mindel Scott
KLinares@MindelScott.com
O: 502.485.1508 | Ext. 131

From: Kathy Linares
Sent: Thursday, January 16, 2025 9:37 AM
To: Elizabeth.Stuber@louisvilleky.gov
Cc: David Mindel <dmindel@mindelscott.com>; Bill Reed <breed@flynnbrothers.com>; Dante.St.Germain@louisvilleky.gov; Jennifer Caummisar Kern <Jennifer.Kern@louisvilleky.gov>
Subject: RE: Windcrest Farms 3 - Thixton Ln improvements

Beth,
Resending this to include Dante and will be calling you here shortly to discuss. Thanks!

Kind regards,

Kathy Linares, ASLA, PLA, AICP
Senior Planner / Landscape Architect

Mindel Scott
KLinares@MindelScott.com
O: 502.485.1508 | Ext. 131

From: Kathy Linares
Sent: Tuesday, January 14, 2025 4:23 PM
To: Elizabeth.Stuber@louisvilleky.gov



MINDEL SCOTT



Kathy Linares, ASLA, PLA, AICP
Senior Planner / Landscape Architect

KLinares@MindelScott.com
O: 502.485.1508 | Ext. 131



The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.