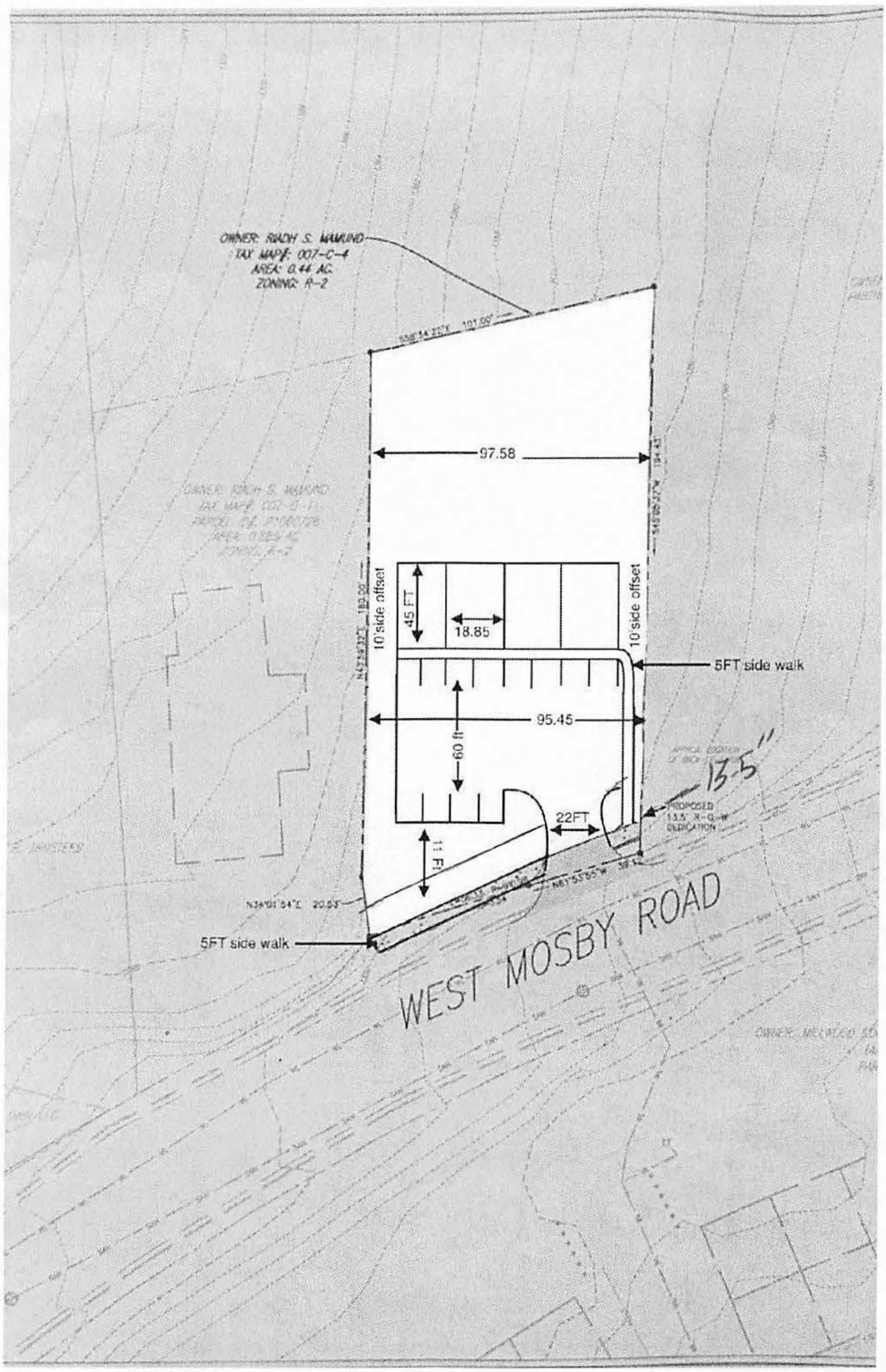
Riadh Mamund
140w Mosby Rd, Harrisonburg,VA2280

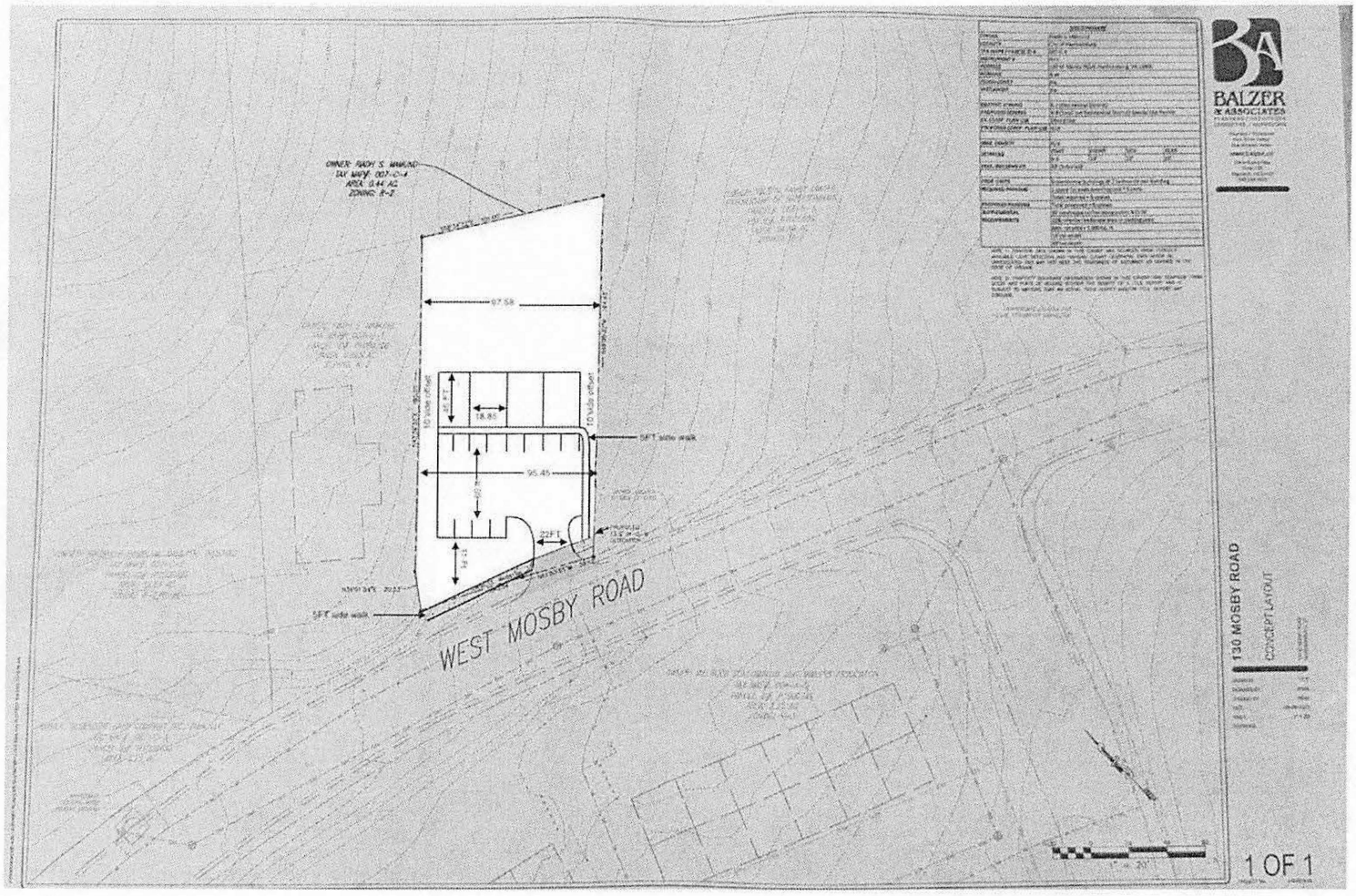
City of Harrisonburg
409 S Main St Harrisonburg, VA22802
To whom it May concern
In 2023 I have rezoned 130 West Mosby Rd. From.R2 to R8 I want to build four town houses.
For past a few years, I have noticed a huge growth in our city and a lot of people are moving down to harrisonburg. what I have also noticed is that the demand for a rental properties have gone up But the supply has been very low. My goal is to build four townhouses on this property to provide affordable rental housing to families, and I want to build 12 parking spaces, each townhouse would have two parking spaces in front of it and another four visitor parking spaces for all them since I'm building this for families. I have notes that each family has at least two cars the husband and the wife,The reason I want to have more parking spaces because there's no any parking lots close by, or there's no way they could park on the side of West Mosby Road I want to make sure they have enough parking spaces they can park their cars comfortably and safely for the families and their visitors, if you have any questions or any concerns feel free to contact me at [redacted]

Best regards
Riadh Mamund

[redacted]


OWNER: RALPH S. MAMUNO
TAX MAP#: 007-C-4
AREA: 0.44 AC.
ZONING: R-2
97.58
45 FT
18.85
10' side offset
10' side offset
5FT side walk
95.45
60 ft
13.5"
PROPOSED
22FT
11 FT
5FT side walk
WEST MOSBY ROAD

[redacted]


BALZER & ASSOCIATES
WEST MOSBY ROAD
130 MOSBY ROAD
CONCEPT LAYOUT
1 OF 1

City of Harrisonburg, VA
Department of Public Works

Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:	Riadh Mamund [redacted]			
Project Information				
Project Name:	West Mosby Townhomes			
Project Address: TM #:	130 West Mosby Road 007-C-4			
Existing Land Use(s):	Vacant			
Proposed Land Use(s): (if applicable)	Residential Townhomes			
Submission Type:	Comprehensive Site Plan ○	Special Use Permit ◉	Rezoning ○	Preliminary Plat ○
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	The special use permit is to allow for four new townhomes to be built.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	2			
PM Peak Hour Trips:	2			

(reserved for City staff)

TIA required? Yes _____ No ✓

Comments:

Accepted by: Timothy Mason **Date:** 10/20/2026

Revised Date: December 2019

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Single Family Attached	215	Dwelling Units	4	2	2
2	Proposed #2	Single Family Detached	210	Dwelling Units	1	1	
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					3	3
8	Existing #1	Single Family Detached	210	Dwelling Units	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					2	2

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

Revised Date: December 2019