



September 29, 2025

To: City of Bryan Site Development Review Committee

Re: Trip Generation for Brown Oak Brick Factory – Mumford Road

To whom it may concern,

Please see below for Trip Generation data and calculations for the referenced site. The current development plans for Phase I call for a 370,985 SF industrial building and necessary supporting site improvements. Based on this square footage and usage, the following trip generation was calculated:

CODE	Land Use (ITE)	Size	Unit	AM Peak Hour		PM Peak Hour		Daily	AM Peak Hour		PM Peak Hour		Daily
				Enter	Exit	Enter	Exit		Enter	Exit	Enter	Exit	
110	General Light Industrial (110)	20	employees	0.43	0.09	0.11	0.38	3.05	9	2	2	8	61
	<b>Total</b>								<b>9</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>61</b>
									<b>11</b>		<b>10</b>		<b>61</b>
*All Rates Based on 10th Edition ITE Trip Generation Manual													

The Am peak hour trips will be 11 with 10 as the peak PM hour. The Daily trip generation is 61. This trip information is based on shift data previously provided and an overlap in employee schedule. It is anticipated that the MAXIMUM number of employees at the site will be 20 employees.

Please do not hesitate to contact me with any concerns.

Thanks,

Daniel Quarles

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