

DOCKETED

Docket Number:	25-SPPE-02
Project Title:	NorthTown Backup Generating Facility (NTBGF)
TN #:	264499
Document Title:	NTBGF SPPE Application Appendix A - Part I of IV
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	6/30/2025 8:30:25 AM
Docketed Date:	6/30/2025

APPENDIX A

DC North Planned Development Permit Site Plan Package

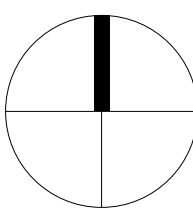
PLANNED DEVELOPMENT PERMIT PDP25-XXX

370 W. TRIMBLE RD, SAN JOSE, CA 95131

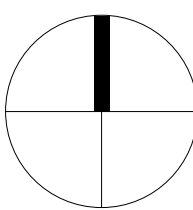
NORTHTOWN DATA CENTER NORTH



LOCATION MAP



VICINITY MAP



GENERAL SCOPE
THE SCOPE OF THIS PLANNED DEVELOPMENT PERMIT IS IMPLEMENTED UNDER THE PROPERTY'S IP (PD) ZONING (PDC 22-009) AS FOLLOWS:
1. (1) NEW BUILDING TO ACCOMMODATE APPROXIMATELY 207,954 GROSS SF OF USE AS FOLLOWS:
• DATA CENTER WITH ACCESSORY OFFICE
• BUILDING HEIGHT OF 55'-6" TO PARAPET, 61'-6" TO HIGHEST ROOF MOUNTED EQUIPMENT
• 2 HIGH GRADE LOADING DOCKS
• 50' HEIGHT WATER TANK AND PUMP/TREATMENT STRUCTURE FOR MECHANICAL/COOLING SYSTEM WITH W. TRIMBLE FRONTAGE SCREEN WALL
• GENERATOR YARD WITH SCREEN WALL
2. SITE MODIFICATIONS INCLUSIVE OF: SURFACE PARKING LOTS, PEDESTRIAN CIRCULATION, GRADING, STORM WATER MANAGEMENT, LIGHTING, AND LANDSCAPE IMPROVEMENTS
3. VEHICULAR ACCESS TAKEN FROM EXISTING DRIVEWAY ON WEST TRIMBLE ROAD, EXISTING SIGNALIZED INTERSECTION AT ORCHARD PARKWAY AND A NEW DRIVEWAY CUT ON ORCHARD PARKWAY. ACCESS TO THE DATA CENTER BUILDING WILL BE SECURED BY CONTROLLED GATES.
4. PUBLIC RIGHT OF WAY IMPROVEMENTS INCLUDING:
• W. TRIMBLE ROAD SIDEWALK FRONTAGE AND PROTECTED BICYCLE LANE
• CURB RETURN/PARK SHOP MEDIAN ADJUSTMENTS TO THE SOUTHWEST AND SOUTHEAST CORNERS OF W. TRIMBLE ROAD AND ORCHARD PARKWAY
• ORCHARD PARKWAY FRONTAGE SIDEWALK AND PROTECTED BICYCLE LANE
ALL WORK PERFORMED UNDER THIS PLANNED DEVELOPMENT PERMIT IS TO OCCUR WITHIN AN APPROXIMATE 10.3 ACRES OF PRIVATE DEVELOPMENT AREA. SEE CONDITIONAL USE PERMIT CUP25-XXX FOR A COMPANION DEVELOPMENT PERMIT
BOUNDARY
THE SITE IS BODERED BY W. TRIMBLE ROAD TO THE NORTH, ORCHAD PARKWAY TO THE EAST AND EXISTING PRIVATE INDUSTRIAL DEVELOPMENT TO THE SOUTH AND WEST.
USES
DATA CENTER, OFFICE
PARKING
PARKING SHALL BE ACCOMMODATED ON-SITE WITH A NEW SURFACE PARKING LOT. SEE SITE PLANS P4.0, P5.0 AND P5.1FOR DETAILS.
TREE REMOVAL/PLANTING
CIRCUMFERENCE 38" OR GREATER: 36
CIRCUMFERENCE 19" 38" 11
CIRCUMFERENCE 18" OR LESS: 2
TOTAL TREES REMOVED: 49
PROPOSED NEW TREE PLANTINGS PER PLANS: 175 @ 24" BOX
SCHEDULE
THE DEVELOPMENT WILL BE CONSTRUCTED IN 2 PHASES WITH THE COMPANION DEVELOPMENTPERMIT CUP25-XXX AND BE SUBSTANTIALLY COMPLETED BY Q4 2028.

SITE DESCRIPTION

APN: 101-02-018
ZONING: INDUSTRIAL PARK BASE DISTRICT/ PLANNED DEVELOPMENT (I/P/PD)
USE AREA: 207,954 GSF
LOT SIZE: 10.95 ACRES

SHEET INDEX

P 1.0	COVER SHEET	A 1.0	LEVEL 1 PLAN
P 2.0	PERMIT CONTEXT	A 1.1	LEVEL 2 PLAN
P 3.0	GENERAL DEVELOPMENT PLAN AND STANDARDS	A 1.2	ROOF PLAN
P 4.0	EXISTING CONDITIONS / CONTEXT	A 2.0	OVERALL EXTERIOR ELEVATION
P 5.0	ARCHITECTURAL SITE PLAN	A 2.1	ENLARGED BUILDING EXTERIOR ELEVATIONS
P 6.0	SITE PLAN	A 2.2	ENLARGED BUILDING EXTERIOR ELEVATIONS
P 7.0	FIRE ACCESS PLAN	A 2.3	ENLARGED BUILDING EXTERIOR ELEVATIONS
P 8.0	HAULER ROUTE PLAN	A 3.0	OVERALL BUILDING SECTIONS
C 1.0	GRADING AND DRAINAGE	A 4.0	EXTERIOR RENDERINGS
C 2.0	UTILITY PLAN	A 5.0	SITE SECTION, SCREEN WALL AND TRASH ENCLOSURE
C 3.0	STORMWATER CONTROL PLAN	L 1.0	LANDSCAPE NOTES AND LEGEND
C 3.1	STORMWATER CONTROL PLAN NOTES	L 2.0	LANDSCAPE AND ELEMENTS PLAN
C 3.2	STORMWATER CONTROL PLAN DETAILS AND CALCULATIONS	L 3.0	LANDSCAPE DETAILS
C 3.3	STORMWATER CONTROL PLAN DETAILS	L 4.0	SHADE COVERAGE DIAGRAM
C 4.0	FLOOD ANALYSIS	L 5.0	IRRIGATION PLAN
C 5.0	FIRE HYDRANT PLAN	L 5.1	IRRIGATION DETAILS
		L 6.0	SITE LIGHTING PLAN AND FIXTURE SCHEDULE
		L 7.0	TREE REMOVAL PLAN, MITIGATION SCHEDULE AND ARBORIST REPORT

CITY OF SAN JOSE APPROVAL
OWNER / APPLICANT:
LBA
REALTY

PROJECT TEAM:
ARCHITECT:
SNHA
A WOOLPERT COMPANY
PLANNER / LANDSCAPE ARCHITECT:
KAYVICTOR

CIVIL ENGINEER / ARBORIST:
HMM
LIGHTING / ELECTRICAL ENGINEER:
ALFATECH

NO.	DATE	REMARKS
1	06/16/2025	1st PDP Submittal

**NORTHTOWN
DATA CENTER
DC NORTH**
370 W. Trimble Road
San Jose, CA 95131

PERMIT TYPE:
Planned Development Permit
PERMIT REF:
PDP25-TBD
AUTHORED BY: AUTHORED BY
DRAWN BY: DRAWN BY
CHECKED BY: CHECKED BY
JOB REF:
TITLE:

COVER SHEET

SHEET:
P 1.0



CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA
REALTY

PROJECT TEAM:

ARCHITECT:

SNHA
A WOOLBERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

HMM

LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

NO.	DATE	REMARKS
1	06/16/2025	1st PDP Submittal

**NORTHTOWN
DATA CENTER
DC NORTH**

370 W. Trimble Road
San Jose, CA 95131

PERMIT TYPE:
Planned Development Permit

PERMIT REF: **PDP25-TBD**

AUTHORED BY: KAYVICTOR

DRAWN BY: GG

CHECKED BY: JV

JOB REF: 2404

TITLE:

**CUP AND PD PERMIT
CONTEXT PLAN**

SHEET:

P2.0