DOCKETED	
Docket Number:	25-SPPE-02
Project Title:	NorthTown Backup Generating Facility (NTBGF)
TN #:	264508
Document Title:	NTBGF SPPE Application Appendix B - Part I of V
Description:	N/A
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Organization:	DayZenLLC
Submitter Role:	Applicant Representative
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Docketed Date:	6/30/2025

APPENDIX B

DC West Conditional Use Permit Site Plan Package

CONDITIONAL USE PERMIT CUP25-XXX

370 W. TRIMBLE RD, SAN JOSE, CA 95131

NORTHOWN DATA CENTER WEST



LOCATION MAP





THE SCOPE OF THIS CONDITIONAL USE PERMIT IS IMPLEMENTED UNDER THE PROPERTY'S COMBINED INDUSTRIAL COMMERICAL (CIC) ZONING AS

1. (1) NEW BUILDING TO ACCOMMODATE APPROXIMATELY 206,250 GROSS SF OF USE AS FOLLOWS:

 DATA CENTER WITH ACCESSORY OFFICE • BUILDING HEIGHT OF 55'-6" TO PARAPET, 81'-6" TO HIGHEST ROOF MOUNTED EQUIPMENT 2 HIGH GRADE LOADING DOCKS

• 50' HEIGHT WATER TANK AND PUMP/TREATMENT SRUCTURE FOR MECHANICAL/COOLING SYSTEM WITH W. TRIMBE FRONTAGE SCREEN WALL GENERATOR YARD WITH SCREEN WALL

PRIVATE ELECTRIAL SUBSTATION

• EXPANSION OF PG&E SWITCHING STATION (TO BE DEEDED TO UTILITY) SCREEN WALL AT PG&E SWITCHING STATION AND PRIVATE SUBSTATION 2. RETENTION OF EXISTING BUILDINGS

3. SITE MODIFICATIONS INCLUSIVE OF: SURFACE PARKING LOTS, PEDESTRIAN CIRCULATION, GRADING, STORM WATER MANAGEMENT, LIGHTING, AND

4. 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. 5. PUBLIC RIGHT OF WAY IMPROVEMENTS INCLUDING:

• W. TRIMBLE ROAD FRONTAGE SIDEWALK AND PROTECTED BICYCLE LANE • ORCHARD PARKWAY FRONTAGE SIDEWALK AND PROTECTED BICYCLE LANE MISC DRIVEWAY MODIFICATIONS ON ORCHARD PARKWAY

ALL WORK PERFORMED UNDER THIS CONDITIONAL USE PERMIT IS TO OCCUR WITHIN AN APPROXIMATE 18.1-ACRE PRIVATE DEVELOPMENT AREA. SEE PLANNED DEVELOPMENT PERMIT PD25-XXX FOR A COMPANION DEVELOPMENT PERMIT.

THE SITE IS BODERED BY W. TRIMBLE ROAD TO THE NORTH, ORCHAD PARKWAY TO THE EAST AND EXISTING PRIVATE INDUSTRIAL DEVELOPMENT TO THE

NORTH AND EAST AND THE GUADALUPE RIVER TO THE WEST.

DATA CENTER, OFFICE AND EXISTING INDUSTRIAL USES

PARKING SHALL BE ACCOMMODATED ON-SITE WITH A NEW SURFACE PARKING LOT. SEE SITE PLANS P5.0 AND P6.0 FOR DETAILS.

TREE REMOVAL/PLANTING CIRCUMFERENCE 38" OR GREATER: 61

CIRCUMFERENCE 19"-38": 33

CIRCUMFERENCE 18" OR LESS: 130 TOTAL TREES REMOVED: 224

PROPOSED NEW TREE PLANTINGS PER PLANS: 325 @ 24" BOX

THE DEVELOPMENT WILL BE CONSTRUCTED IN 2 PHASES WITH THE COMPANION DEVELOPMENTPERMIT PD25-XXX AND BE SUBSTANTIALLY COMPLETED BY Q1 2029.

SITE DESCRIPTION

101-02-018, 101-02-021

COMBINED INDUSTRIAL/COMMERCIAL (CIC)

USE AREA: 206,250 GSF LOT SIZE: 34.85 ACRES

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P 6.1 FIRE ACCESS PLAN P 7.0 HAULER ROUTE PLAN

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C 2.0 UTILITY PLAN

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A 1.2 ROOF PLAN A 2.0 OVERALL EXTERIOR ELEVATION

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A 3.0 OVERALL BUILDING SECTIONS

A 4.0 EXTERIOR RENDERINGS A 5.0 SITE SECTION, SCREEN WALL AND TRASH ENCLOSURE

L 1.0 LANDSCAPE NOTES AND LEGEND

L 2.0 LANDSCAPE AND ELEMENTS PLAN

L 2.1 LANDSCAPE AND ELEMENTS PLAN L 3.0 LANDSCAPE DETAILS

L 4.0 SHADE COVERAGE DIAGRAM

L 4.1 SHADE COVERAGE DIAGRAM L 5.0 IRRIGATION PLAN

L 5.1 IRRIGATION PLAN

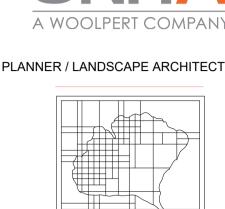
L 5.2 IRRIGATION DETAILS L 6.0 SITE LIGHTING PLAN AND FIXTURE SCHEDULE

L 7.0 TREE REMOVAL PLAN AND MITIGATION SCHEDLUE

L 7.1 ARBORIST REPORT













06/16/2025 | 1st CUP Submittal

NORTHTOWN DATA CENTER DC WEST 370 W. Trimble Road

San Jose, CA 95131 PERMIT TYPE:

Conditional Use Permit CUP25-TBD AUTHORED BY: Designed By

COVER SHEET

CHECKED BY:

JOB REF:

TITLE:

P 1.0

