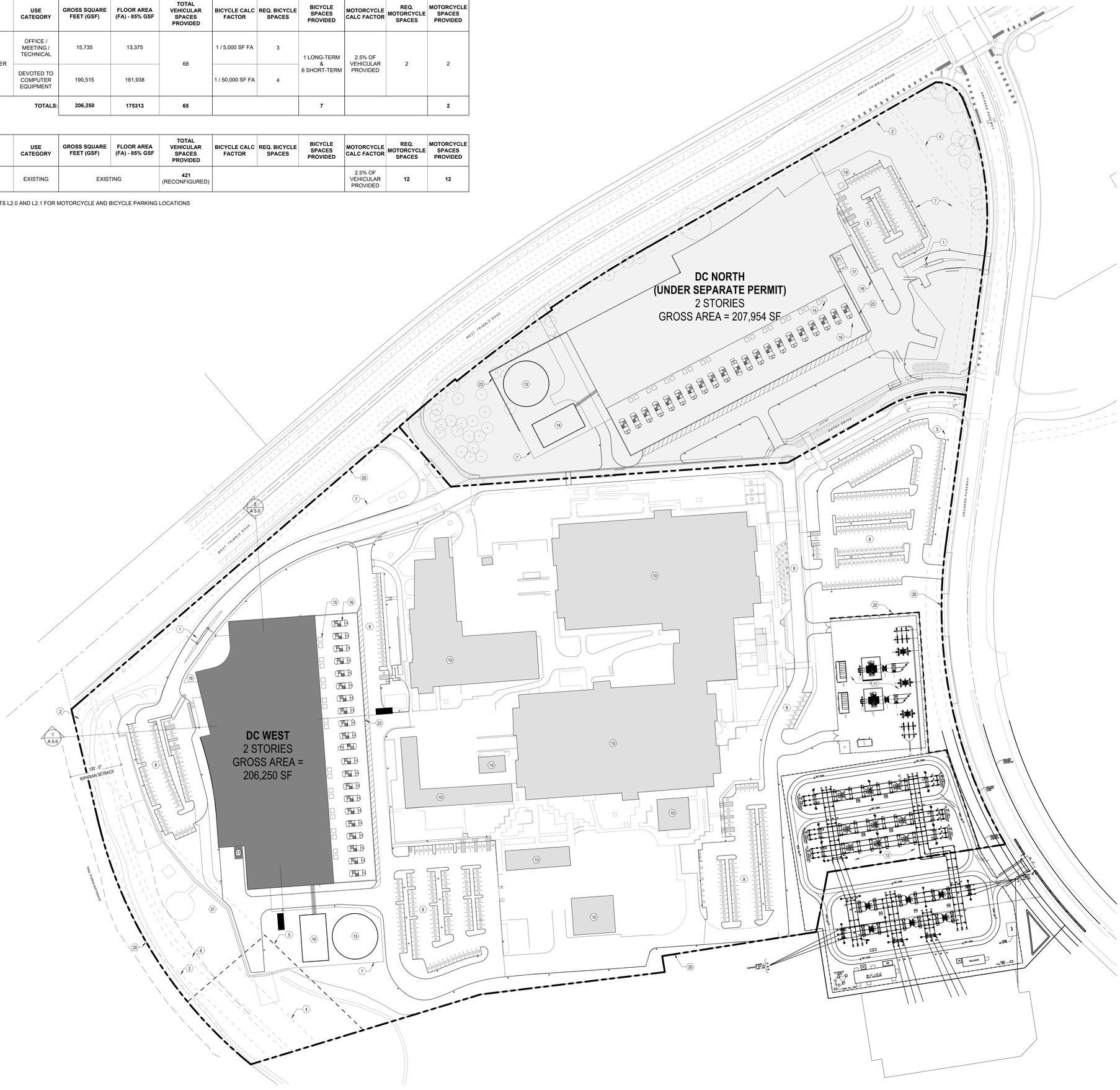
DOCKETED	
Docket Number:	25-SPPE-02
Project Title:	NorthTown Backup Generating Facility (NTBGF)
TN #:	264506
Document Title:	NTBGF SPPE Application Appendix B - Part III of V
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	6/30/2025 8:37:54 AM
Docketed Date:	6/30/2025

TABLE 1 - PARKING SUMMARY

BUILDING	USE CATEGORY	GROSS SQUARE FEET (GSF)	FLOOR AREA (FA) - 85% GSF	TOTAL VEHICULAR SPACES PROVIDED	BICYCLE CALC FACTOR	REQ. BICYCLE SPACES	BICYCLE SPACES PROVIDED	MOTORCYCLE CALC FACTOR	REQ. MOTORCYCLE SPACES	MOTORCYCLE SPACES PROVIDED
NEW DATA CENTER	OFFICE / MEETING / TECHNICAL	15,735	13,375	68	1 / 5,000 SF FA	3	1 LONG-TERM & 6 SHORT-TERM	2.5% OF VEHICULAR PROVIDED	2	2
	DEVOTED TO COMPUTER EQUIPMENT	190,515	161,938		1 / 50,000 SF FA	4				
	TOTALS:	**206,250**	**175313**	**65**			**7**			**2**

BUILDING	USE CATEGORY	GROSS SQUARE FEET (GSF)	FLOOR AREA (FA) - 85% GSF	TOTAL VEHICULAR SPACES PROVIDED	BICYCLE CALC FACTOR	REQ. BICYCLE SPACES	BICYCLE SPACES PROVIDED	MOTORCYCLE CALC FACTOR	REQ. MOTORCYCLE SPACES	MOTORCYCLE SPACES PROVIDED
EXISTING	EXISTING	EXISTING		**421** (RECONFIGURED)				2.5% OF VEHICULAR PROVIDED	**12**	**12**

NOTE: SEE SHEETS L2.0 AND L2.1 FOR MOTORCYCLE AND BICYCLE PARKING LOCATIONS



1 ARCHITECTURAL SITE PLAN
1/64" = 1'-0"

GENERAL NOTES

SITE STATISTICS

LOT SIZE = ±34.85 ACRE

ZONING DISTRICT = CIC
(COMBINED INDUSTRIAL/COMMERCIAL)

HT. RESTRICTION = 150'-0"
(PER §20.85.020.D. OF THE CoO)

BUILDING HEIGHT = 80'-6"

BUILDING STATISTICS

CONSTRUCTION TYPE IIB (CBC § 506.2)

OCCUPANCY GROUPS = B, S-1

BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATED NFPA13 SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3.1.1.

USE: ELECTRONIC DATA PROCESSING

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE FOR TYPE 1-B SPRINKLERED:
B = 12 STORIES
S-1 = 12 STORIES

PARKING FOR DATA CENTER

ADA SPACES = 4
ADA EV CHARGING = 1
EV CHARGING (EVSE) = 7
EV CAPABLE = 26

PARKING FOR EXISTING BUILDINGS

ADA SPACES = 14
ADA EV CHARGING = 3
EV CHARGING (EVSE) = 43
EV CAPABLE = 167

SHEET NOTES

1	PRIMARY VEHICLE ENTRANCE
2	PUBLIC SEWER EASEMENT
3	20 FT PUBLIC UTILITY EASEMENT
4	ELECTRICAL EASEMENT
5	AVIGATION EASEMENT
6	PUBLIC WATER EASEMENT
7	8' SECURITY FENCE
8	PROPOSED PARKING
9	EXISTING PARKING
10	EXISTING BUILDING
11	PROPOSED SUBSTATION LBA OWNED
12	PROPOSED SWITCHING STATION PG&E OWNED
13	WATER TANK
14	PROPOSED WATER TREATMENT FACITILTY
15	TRANSFORMER
16	GENERATOR
17	LOADING DOCK
18	SCREEN WALL TO MATCH BUILDING EIFS
19	PROPOSED BICYCLE PARKING
20	PROPERTY LINE
21	TRASH ENCLOSURE
22	SUBSTATION SCREEN WALL
23	METAL PANEL EQUIPMENT SCREEN

LEGEND

PROPOSED BUILDING:

EXISTING BUILDING:

BUILDING UNDER SEPARATE PERMIT:

SITE UNDER SEPARATE PERMIT:

FIRE ACCESS ROAD:

PROPERTY LINE:

SETBACK LINE:

CHAINLINK FENCE:

SUBSTATION SCREEN WALL:

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

ARCHITECT:
SNHA
A WOOLPERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:
KAYVICTOR

CIVIL ENGINEER / ARBORIST:
HMH

LIGHTING / ELECTRICAL ENGINEER:
ALFATECH

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

NORTHTOWN DATA CENTER
DC WEST

370 W. Trimble Road
San Jose, CA 95131

PERMIT TYPE:
Conditional Use Permit

PERMIT REF: **CUP25-TBD**

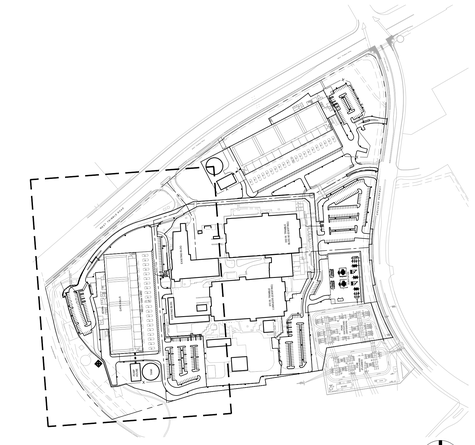
AUTHORED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker
JOB REF:	

TITLE:

ARCHITECTURAL SITE PLAN

SHEET:

P 4.0



KEY PLAN

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
1	SUBSTATION
2	PG&E SWITCHING STATION
3	WATER TANK
4	PUMP STATION
5	UNDERGROUND WATER SUPPLY LINES
6	GENERATORS
7	EXISTING CURBLINE
8	POINT OF DEPARTURE FROM EXISTING CURBLINE
9	EXISTING DRIVE TO REMAIN
10	EXISTING PARKING TO REMAIN
11	NEW / RECONFIGURED PARKING AREA
12	NEW / RECONFIGURED DRIVE
13	SMALL SERVICE VEHICLE ACCESS LANE
14	EXISTING PEDESTRIAN WALK TO REMAIN
15	PEDESTRIAN WALK
16	ACCESSIBLE RAMP
17	STAIRS
18	CONFORM TO EXISTING IMPROVEMENTS
19	VEHICULAR PARKING
20	ACCESSIBLE PARKING
21	LOADING SPACE
22	SERVICE/FUELING PARKING RESERVE
23	SERVICE VEHICLE TURNING POCKET (NO PARKING)
24	FIRE LANE TURNING POCKET (NO PARKING)
25	LOADING DOCK / SERVICE
26	EXISTING CHAIN LINK FENCE
27	8' SECURITY FENCE
28	SECURED PEDESTRIAN GATE
29	SECURED VEHICULAR ENTRANCE
30	SECURED SERVICE / LOADING GATE
31	GENERATOR YARD SCREEN WALL
32	ARCHITECTURAL SCREEN WALL
33	FIRE ACCESS GATE
34	FIRE LANE CONNECTION AT ROW
35	FIRE AERIAL APPARATUS ACCESS
36	FIRE LANE (GRAVELPAVE OR GRASSCELL)
37	EXISTING LANDSCAPE AREA TO REMAIN
38	LANDSCAPE AREA
39	EXISTING BIORETENTION TO REMAIN
40	BIORETENTION
41	EXISTING HIGH-VOLTAGE TRANSMISSION TOWER
42	EXISTING OVERHEAD TRANSMISSION EASEMENT
43	EXISTING UNDERGROUND HIGH-VOLTAGE EASEMENT
44	SURVEYED TOP OF BANK / RIPARIAN EDGE
45	EXTENT OF 100' RIPARIAN SETBACK
46	EXISTING WATER EASEMENT
47	EXISTING SEWER EASEMENT
48	EXISTING PUBLIC UTILITIES EASEMENT
49	EXISTING AVIGATION EASEMENT
50	EXISTING PROPERTY LINE
51	PROPOSED LOT LINE PER TENTATIVE MAP
52	PROJECT BOUNDARY

GUADALUPE RIVER & TRAIL

TOP OF BANK

100'-0"

PROPOSED MOTORCYCLE PARKING - 2 SPACES

ADMIN

131'-0"

516'-0"

DATA HALLS

196'-0"

MECH / GEN YARD

82'-0"

516'-0"

PUMP HOUSE

TANK

116'-0"

WEST TRIMBLE ROAD

PROPOSED MOTORCYCLE PARKING - 3 SPACES

EXISTING BLDG

PROPOSED MOTORCYCLE PARKING - 3 SPACES

EXISTING BLDG

MATCHLINE - SEE SHEET P5.1

Scale: 1"= 30'

0' 15' 30' 60'

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

ARCHITECT:

SNHA A WOOLPERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

HMH

LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

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DC WEST

370 W. Trimble Road
San Jose, CA 95131

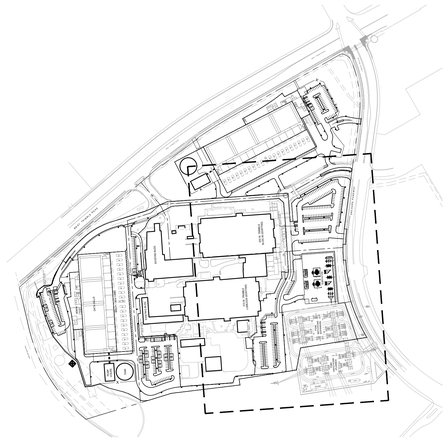
PERMIT TYPE: Conditional Use Permit

PERMIT REF: CUP25-TBD

AUTHORED BY:	KAYVICTOR
DRAWN BY:	GG
CHECKED BY:	JV
JOB REF:	2404

TITLE: SITE PLAN

SHEET: P5.0



KEY PLAN

MATCHLINE - SEE SHEET P5.0

370 W. TRIMBLE
LUMILEDS (EXISTING)

350 W. TRIMBLE
BLDG 90 (EXISTING)

PROPOSED MOTORCYCLE PARKING - 3 SPACES

PROPOSED MOTORCYCLE PARKING - 3 SPACES

ACCESS ROAD

ENTRY DRIVE

ORCHARD PARKWAY

PG&E SWITCHYARD (EXPANSION)

PG&E SWITCHYARD (PLANNED)

SUBSTATION (PLANNED)

SUBSTATION

DC NORTH
NOT PART OF THIS PERMIT FOR REFERENCE ONLY

Scale: 1"= 30'
0' 15' 30' 60'

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
1	SUBSTATION
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OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

ARCHITECT:

SNHA
A WOOLPERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

HMH

LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

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PERMIT REF: CUP25-TBD

AUTHORED BY:	KAYVICTOR
DRAWN BY:	GG
CHECKED BY:	JV
JOB REF:	2404

TITLE: SITE PLAN

SHEET: P5.1

FIRE PLAN
LEGEND AND NOTES:

AERIAL APPARATUS ACCESS - 26' WIDTH

GRASSPAVE FIRE LANE - 20' WIDTH

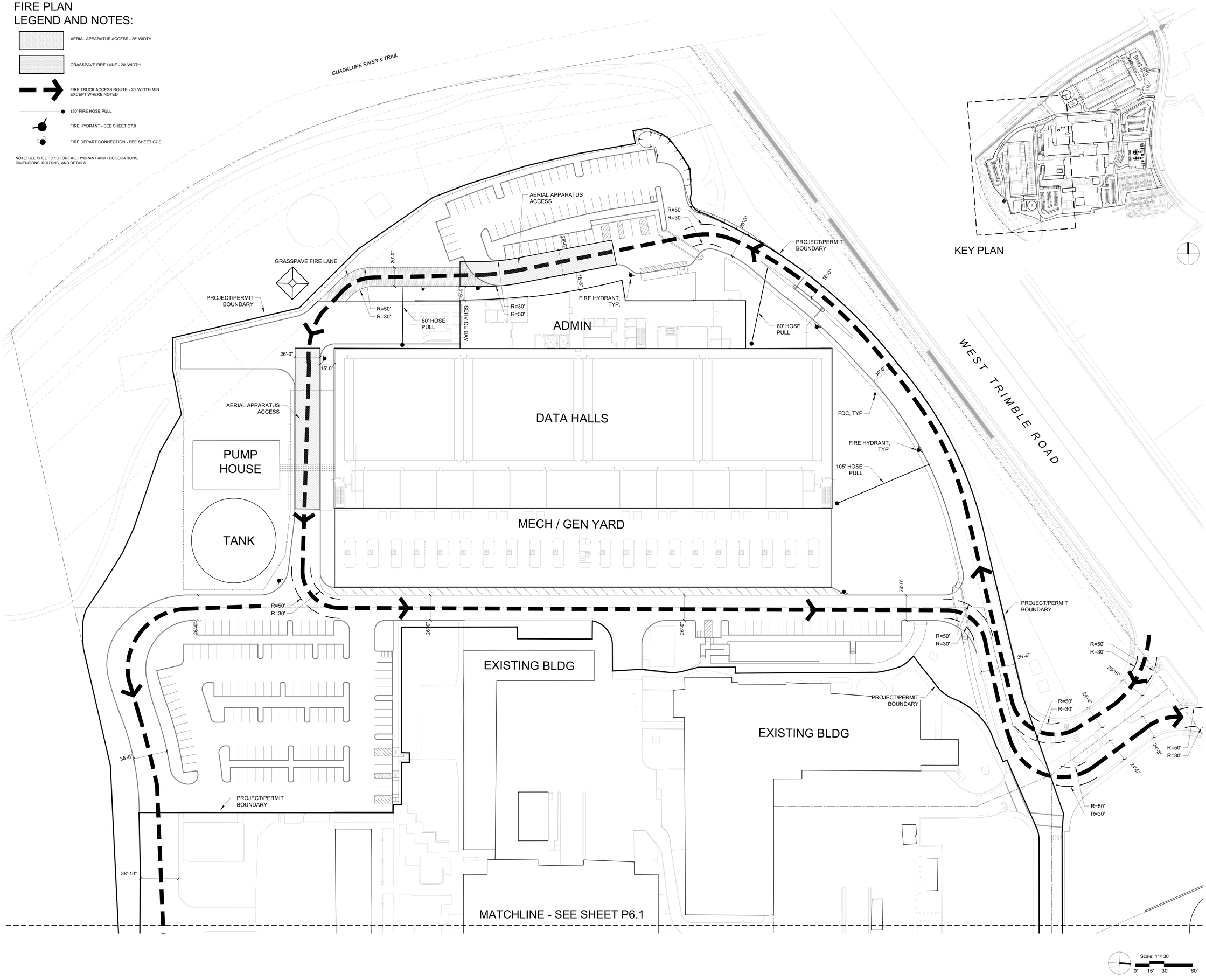
FIRE TRUCK ACCESS ROUTE - 20' WIDTH MIN. EXCEPT WHERE NOTED

150' FIRE HOSE PULL

FIRE HYDRANT - SEE SHEET C7.0

FIRE DEPART CONNECTION - SEE SHEET C7.0

NOTE: SEE SHEET C7.0 FOR FIRE HYDRANT AND FDC LOCATIONS, DIMENSIONS, ROUTING, AND DETAILS



KEY PLAN

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

ARCHITECT:

SNHA
A WOOLPERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

HMH

LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

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AUTHORED BY:	KAYVICTOR
DRAWN BY:	GG
CHECKED BY:	JV
JOB REF:	2404

TITLE:

FIRE ACCESS PLAN

SHEET:

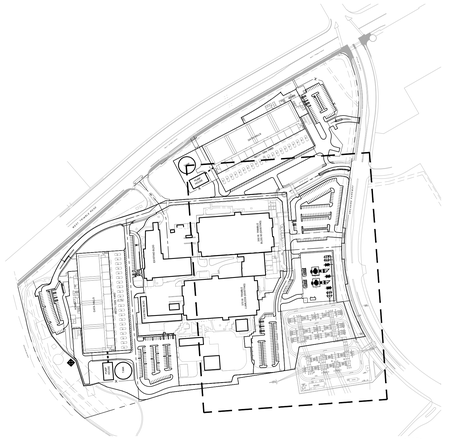
P6.0

MATCHLINE - SEE SHEET P6.0

FIRE PLAN LEGEND AND NOTES:

- AERIAL APPARATUS ACCESS - 26' WIDTH
- GRASSPAVE FIRE LANE - 20' WIDTH
- FIRE TRUCK ACCESS ROUTE - 20' WIDTH MIN. EXCEPT WHERE NOTED
- 150' FIRE HOSE PULL
- FIRE HYDRANT - SEE SHEET C7.0
- FIRE DEPART CONNECTION - SEE SHEET C7.0

NOTE: SEE SHEET C7.0 FOR FIRE HYDRANT AND FDC LOCATIONS, DIMENSIONS, ROUTING, AND DETAILS



KEY PLAN

370 W. TRIMBLE
LUMILEDS (EXISTING)

350 W. TRIMBLE
BLDG 90 (EXISTING)

DC NORTH
NOT PART OF THIS
PERMIT FOR
REFERENCE ONLY

24'-0"

27'-0"

26'-0"

EGRESS EASEMENT
FOR ADJACENT
PROPERTY

PROJECT/PERMIT
BOUNDARY

PROJECT/PERMIT
BOUNDARY

PROJECT/PERMIT
BOUNDARY

EGRESS EASEMENT FOR
ADJACENT PROPERTY

R=50'
R=30'
26'-0"

26'-0"

ENTRY DRIVE

PROJECT/PERMIT
BOUNDARY

EGRESS EASEMENT FOR
ADJACENT PROPERTY

PROJECT/PERMIT
BOUNDARY

PROJECT/PERMIT
BOUNDARY

R=50'
R=30'
26'-0"

ORCHARD PARKWAY

PG&E
SWITCHYARD
(PLANNED)

PG&E
SWITCHYARD
(EXPANSION)

SUBSTATION

SUBSTATION
(PLANNED)

Scale: 1"= 30'
0' 15' 30' 60'

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:
LBA REALTY

PROJECT TEAM:

ARCHITECT:
SNHA
A WOOLPERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:
KAYVICTOR

CIVIL ENGINEER / ARBORIST:
HMH

LIGHTING / ELECTRICAL ENGINEER:
ALFATECH

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AUTHORED BY:	KAYVICTOR
DRAWN BY:	GG
CHECKED BY:	JV
JOB REF:	2404

TITLE:
FIRE ACCESS PLAN

SHEET:
P6.1

HAULER ROUTE PLAN
LEGEND AND NOTES:

TRASH ENCLOSURE LOCATION

HAULER ROUTE - 22' MIN. CLEAR WIDTH

GUADALUPE RIVER & TRAIL

PROJECT/PERMIT BOUNDARY

DUMPSTER LOCATION

ADMIN

DATA HALLS

MECH / GEN YARD

PUMP HOUSE

TANK

EXISTING BLDG

EXISTING BLDG

WEST TRIMBLE ROAD

44'-0"

26'-0"

R=50'
R=34'

R=50'
R=30'

36'-5"

25'-10"

24'-4"

24'-6"

24'-5"

KEY PLAN

Scale: 1"= 30'
0' 15' 30' 60'

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

ARCHITECT:

SNHA
A WOOLPERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

HMH

LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

NO.	DATE	REMARKS
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DRAWN BY:	GG
CHECKED BY:	JV
JOB REF:	2404

TITLE:

HAULER ROUTE PLAN

SHEET:

P7.0

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
LIMIT OF WORK		
CURB AND GUTTER		
SIDEWALK		
GRADE BREAK		
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
STORM DRAIN FIELD INLET		
SURFACE DRAINAGE	X.X%	
OVERLAND RELEASE PATH		
BIORETENTION AREA		
VALLEY GUTTER		

ABBREVIATIONS

AC	ASPHALT CONCRETE
BOW	BACK OF WALK
EX(E)	EXISTING
EG	EXISTING GRADE
ER	END OF RETURN
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PRUE	PRIVATE UTILITY EASEMENT
PSE	PUBLIC SERVICE EASEMENT
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
SSE	SANITARY SEWER EASEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
WLE	WATERLINE EASEMENT

GUADALUPE RIVER

MICROSOFT SITE

DC WEST
FF 30.25

EQUIPMENT PAD
TOP OF CONCRETE
PAD 30.0

WATER TANK
TOP OF CONCRETE
PAD 29.5

EX LUMILEDS BUILDING
EX FF 30.2±

EX LUMILEDS BUILDING
EX FF 30.1±

3' MAX RETAINING WALL

TRIMBLE ROAD

FLOW-THROUGH PLANTER (BELOW GRADE)

BIORETENTION AREA
FG 27.2 (TOP)
FG 26.7 (TREATMENT SURFACE)

BIORETENTION AREA
FG 26.8 (TOP)
FG 26.3 (TREATMENT SURFACE)

BIORETENTION AREA
FG 27.5 (TOP)
FG 27.0 (TREATMENT SURFACE)

BIORETENTION AREA
FG 25.6 (TOP)
FG 25.1 (TREATMENT SURFACE)

BIORETENTION AREA
FG 24.8 (TOP)
FG 23.3 (TREATMENT SURFACE)

BIORETENTION AREA
FG 25.7 (TOP)
FG 25.2 (TREATMENT SURFACE)

BIORETENTION AREA
FG 26.0 (TOP)
FG 25.5 (TREATMENT SURFACE)

BIORETENTION AREA
FG 26.2 (TOP)
FG 25.7 (TREATMENT SURFACE)

BIORETENTION AREA
FG 27.5 (TOP)
FG 27.0 (TREATMENT SURFACE)

BIORETENTION AREA
FG 27.0 (TOP)
FG 26.5 (TREATMENT SURFACE)

BIORETENTION AREA
FG 27.2 (TOP)
FG 26.7 (TREATMENT SURFACE)

LOADING DOCK

TRENCH DRAIN
TOP OF GRATE 26.2

GRADE BREAK

DC NORTH - REFER TO SEPARATE PLANNED DEVELOPMENT PERMIT

1 INCH = 40 FEET

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

ARCHITECT:

SNHA
A WOOD PERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

HMH

LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

NO.	DATE	REMARKS
1	06/16/2025	1ST CUP SUBMITTAL

NORTHTOWN DATA CENTER
DC WEST

370 W. Trimble Road
San Jose, CA 95131

PERMIT TYPE: Conditional Use Permit

PERMIT REF: CUP25-TBD

AUTHORED BY:	HMH
DRAWN BY:	JW/JM/NL
CHECKED BY:	JW
JOB REF:	5154.08

TITLE:

GRADING AND DRAINAGE PLAN

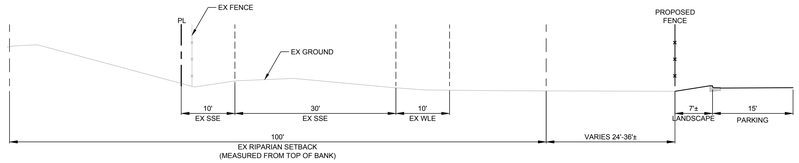
SHEET: C1.0

LEGEND

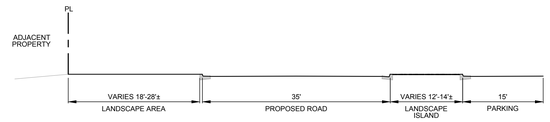
	PROPOSED	EXISTING
PROJECT BOUNDARY		
LIMIT OF WORK		
CURB AND GUTTER		
SIDEWALK		
GRADE BREAK		
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
STORM DRAIN FIELD INLET		
SURFACE DRAINAGE	X.X%	
OVERLAND RELEASE PATH		
BIORETENTION AREA		
VALLEY GUTTER		

ABBREVIATIONS

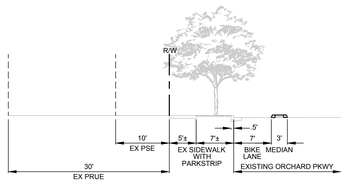
AC	ASPHALT CONCRETE
BOW	BACK OF WALK
EX(E)	EXISTING
EG	EXISTING GRADE
ER	END OF RETURN
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PRUE	PRIVATE UTILITY EASEMENT
PSE	PUBLIC SERVICE EASEMENT
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
SSE	SANITARY SEWER EASEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
WLE	WATERLINE EASEMENT



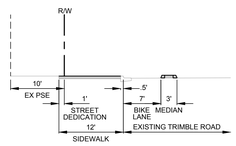
D SECTION
NTS



C SECTION
NTS



B SECTION
NTS



A SECTION
NTS

0 20 40 80

1 INCH = 40 FEET

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

ARCHITECT:

SNHA A WOOD PERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

HMH

LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

NO.	DATE	REMARKS
1	06/16/2025	1ST CUP SUBMITTAL

NORTHTOWN DATA CENTER
DC WEST

370 W. Trimble Road
San Jose, CA 95131

PERMIT TYPE: Conditional Use Permit

PERMIT REF: CUP25-TBD

AUTHORED BY:	HMH
DRAWN BY:	JW/JM/NL
CHECKED BY:	JW
JOB REF:	5154.08

TITLE:

GRADING AND DRAINAGE PLAN

SHEET: C1.1

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
LIMIT OF WORK		
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
STORM DRAIN FIELD INLET		
SANITARY SEWER PIPE	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM DRAIN BUBBLER BOX		
UNDERGROUND ELECTRIC DUCT	E E	W(E)
WATER PIPE	W	E(E)
FIRE PIPE	F	
RECLAIMED WATER PIPE	RW	
BIORETENTION AREA		
FIRE HYDRANT		
OVERHEAD ELECTRIC	OH	OH(E)
OVERHEAD ELECTRIC SUPPORT STRUCTURE		
FIRE DEPARTMENT CONNECTION (FDC)		

ABBREVIATIONS

EXI(E)	EXISTING
F	FIRE
INV	INVERT
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF GRATE
W	WATER

SDMH
15" INV 27.2 OUT NE

SSMH
8" INV 23.6

SSMH
8" INV 23.2 THRU

SSMH
8" INV 21.5 THRU

SDMH
18" INV 18.1 THRU

SDMH
18" INV 19.8 THRU

SDMH
18" INV 20.5

TRENCH DRAIN

STORM LINE FROM
TRENCH DRAIN TO
BIORETENTION AREA
(PUMP REQUIRED)

REMOVE EXISTING
STORM LINE (TYP)

DC WEST

STORM LINE FROM
BUILDING DOWNSPOUTS
TO BIORETENTION AREA
(BUBBLER SYSTEM)

SSMH
8" INV 21.0 IN SW
8" INV 20.4 IN SE
8" INV 20.4 OUT NE

SSMH
8" INV 20.5 THRU

STORM LINE FROM
BUILDING DOWNSPOUTS
TO BIORETENTION AREA
(BUBBLER SYSTEM)

SDMH
18" INV 21.0 THRU
CONNECT EX SD LINE
TO NEW MANHOLE

SSMH
8" INV 24.1 THRU

SDMH
18" INV 19.8 THRU

SSMH
8" INV 23.4 THRU

REMOVE EXISTING
STORM LINE (TYP)

SSMH
8" INV 21.8 THRU

SDMH
18" INV 18.7 THRU

INSTALL FIELD INLET
ON EXISTING SD
SYSTEM

SDMH
18" INV 19.4 THRU
CONNECT EXISTING SD
LINE TO NEW MANHOLE

SDMH
INSTALL MANHOLE
ON EX 12" SD

TRIMBLE ROAD

SDMH
15" INV 25.4 THRU

SDMH
18" INV 16.5 THRU
15" INV 23.5 IN SW

SDMH
EX 108" INV -1.0± THRU
NEW 18" INV 16.3 IN SE
NEW 12" INV 22.5 IN E

SSMH
EX 15" INV 14.0± THRU
NEW 8" INV 19.1 IN SE

SSMH
8" INV 20.2 THRU

SDMH
18" INV 16.9 THRU

SDMH
18" INV 17.1 THRU

SDMH
18" INV 17.9 THRU

SDMH
18" INV 18.2 THRU

DC NORTH - REFER TO
SEPARATE PLANNED
DEVELOPMENT PERMIT

0 20 40 80
1 INCH = 40 FEET

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

ARCHITECT:

SNHA
A WOOD PERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:

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JOB REF:	5154.08

TITLE:

UTILITY PLAN

SHEET:

C2.0

DC NORTH - REFER TO SEPARATE PLANNED DEVELOPMENT PERMIT

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
LIMIT OF WORK		
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
STORM DRAIN FIELD INLET		
SANITARY SEWER PIPE	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM DRAIN BUBBLER BOX		
UNDERGROUND ELECTRIC DUCT	E E	W(E)
WATER PIPE	W	E(E)
FIRE PIPE	F	
RECLAIMED WATER PIPE	RW	
BIORETENTION AREA		
FIRE HYDRANT		
OVERHEAD ELECTRIC	OH	OH(E)
OVERHEAD ELECTRIC SUPPORT STRUCTURE		
FIRE DEPARTMENT CONNECTION (FDC)		

ABBREVIATIONS

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SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF GRATE
W	WATER

SDMH
24" INV 16.5 THRU
EX 12" INV 20.1± IN

SDMH
24" INV 16.4 THRU
EX 18" INV 19.5± IN

SDMH
24" INV 16.0 THRU
EX 12" INV 21.4± IN (2)

SDMH
24" INV 15.0 IN
EX 60" INV 7.9± THRU

SDFI
12" INV 22.4 OUT

SDFI
12" INV 19.1 THRU

SDMH
12" INV 18.1 IN (S)
24" INV 17.1 OUT (N)
EX 18" INV 19.6± IN (W)

SDFI
12" INV 18.7 THRU

RELOCATE EXISTING FIRE HYDRANT

REMOVE EXISTING STORM LINE AND BIORETENTION AREAS (TYP)

REMOVE EXISTING STORM LINE AND BIORETENTION AREAS (TYP)

REMOVE EXISTING STORM LINE AND BIORETENTION AREAS (TYP)

EXISTING LUMILEDS BUILDING

SUBSTATION

SWITCHING STATION

MICROSOFT SITE

ORCHARD PARKWAY

0 20 40 80

1 INCH = 40 FEET

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

ARCHITECT:

SNHA
A WOOD PERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

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LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

NO.	DATE	REMARKS
1	08/16/2025	1ST CUP SUBMITTAL

NORTHTOWN DATA CENTER
DC WEST

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TITLE:

UTILITY PLAN

SHEET:

C2.1

0 50 100 200

1 INCH = 100 FEET

LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	SD
STORM DRAIN PIPE (EXISTING)	SD(E)
EXISTING STORM DRAIN PIPE TO BE REMOVED	SD(E)
PERFORATED UNDERDRAIN PIPE	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
DIRECTION OF SURFACE DRAINAGE	
DRAINAGE MANAGEMENT AREA (SEE SIZING CALCULATIONS, SHEET XX)	DMA#

PROJECT SITE INFORMATION:

1.	SOILS TYPE:	SILT LOAM
2.	GROUND WATER DEPTH:	~6.7'
3.	NAME OF RECEIVING BODY:	GAUDALUPE RIVER
4.	FLOOD ZONE:	ZONE AH
5.	FLOOD ELEVATION (IF APPLICABLE):	27'

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**

I.A. PROPERTY ADDRESS:
350 W. TRIMBLE ROAD
SAM JOSE, CA 95131

I.B. PROPERTY OWNER:
LBA RVI-COMPANY I, LP
3347 MICHELSON DRIVE, SUITE 200
IRVINE, CA 92612

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**

II.A. CONTACT:
LBA REALTY
SCOTT LANDSITTEL

II.B. PHONE NUMBER OF CONTACT:
(408) 564-8760

II.C. EMAIL:
SLANDSITTEL@LBAREALTY.COM

II.D. ADDRESS:
160 W. SANTA CLARA ST, SUITE 950
SAN JOSE, CA 95113

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. LANDSCAPING
   a. WALKWAYS AND PATIOS.
   b. PRIVATE STREETS AND SIDEWALKS.
4. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
5. CLUSTER STRUCTURES/PAVEMENT.
6. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.

2. AREA DATA

2.a Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable):	N/A	
2.b Total area of site:	45.8	acres
2.c Total area of site that will be disturbed[1]:	25.1	acres

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA[2]	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is[3] sq. ft.	Existing IA Replaced with IA[4] sq. ft.	New IA Created[4] sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total onsite IA	d.1 885,438	d.2 27,030	d.3 885,438	d.6 52,923	d.5 (d.2+d.3+d.4) 907,391
Total off-site IA[2]	d.1 43,865	d.2 25,711	d.3 30,051	d.9 0	d.10 (d.7+d.8+d.9) 55,762
Total project IA	d.11 (d.1+d.6) 928,303	d.12 (d.2 +d.7) 52,741	d.13 (d.3 +d.8) 915,489	d.14 (d.6 +d.9) 52,923	d.15 (d.5 +d.10) 963,153
Total New and Replaced IA			d.16 (d.13+d.14) 968,412		
Percent Replacement of onsite IA in Redevelopment Projects (d.13+d.11) x 100:					d.17 97.6 %

2.e PERVIOUS AREAS - PA[5]	Pre-Project Existing PA sq. ft.			Total Post Project PA sq. ft.
Total on-site PA	e.1 251,321			e.5 161,368
Total off-site PA	e.2 12,897			e.6 0
Total PA[5]	e.3 (e.1+e.2) 264,218			e.4 (e.5+e.6) 161,368
2.f Total Area (IA + PA)	f.1 (d.11 + e.4) 1,092,521			f.2 (d.17 + e.6) 1,092,521

continued>

FOOTNOTES

1. Per the State Construction General Permit, construction activity that includes, but is not limited to, clearing, grading, excavation, stockpiling, and demolition activities that expose or disturb soil.
2. Include all sidewalks and other parts of the public Right-of-Way (e.g., roads, bike lanes, curbs, ramps, etc.) included in the project footprint for all cells in this row. Note that gravel is considered an impervious surface.
3. Per the State Construction General Permit, construction activity that includes, but is not limited to, clearing, grading, excavation, stockpiling, and demolition activities that expose or disturb soil.
4. Include sidewalks and other parts of the public Right-of-Way (e.g., roads, bike lanes, curbs, ramps, etc.) included in the project footprint for all cells in this row. Note that gravel is considered an impervious surface.
5. "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/ slurryseal/grind that doesn't disturb down to top of base) is considered "retained."
6. The "replaced" and "new" IA in boxes 2.d.3. and 2.d.4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. **A site will have "new" IA only if the Total Post-Project IA in box 2.d.15. exceeds the Total Pre-Project IA (2.d.15 - 2.d.11 = 2.d.14).**
7. Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

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JOB REF:	5154.08

TITLE:

STORMWATER CONTROL PLAN

SHEET:

C3.0

STANDARD STORMWATER CONTROL NOTES

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.

  WEBSITE: HTTPS://VECTOR.SCCGOV.ORG/HOME

  PHONE: (408) 918-4770

- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EKJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention			Self Retaining / Treating		Media Filter					Comments
											Bioretention Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	Treatment Credit (s.f.)	
1	1	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	18,652	14,712	0	3,940	1.71%	588	800	6								
2	2	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	18,270	15,125	0	3,145	1.67%	605	632	6								
3	3	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	26,738	23,007	0	3,731	2.45%	920	1,085	6								
4	4	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	87,761	66,910	0	20,851	8.03%	2,676	3,531	6								
5	5	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	89,209	74,018	0	15,191	8.17%	2,961	3,437	6								
6	6	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	24,425	22,876	0	1,549	2.24%	915	980	6								
7	7	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	32,911	29,668	0	3,243	3.01%	1,187	1,346	6								
8	8	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	42,832	36,488	0	6,344	3.92%	1,460	1,756	6								
9	9	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	19,439	18,654	0	785	1.78%	746	1,469	6								
10	10	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	22,298	19,485	0	2,813	2.04%	779	947	6								
11	11	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	9,634	9,431	0	203	0.88%	377	823	6								
12	12	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	39,542	31,822	0	7,720	3.62%	1,273	1,497	6								
13	13	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	37,009	32,056	0	4,953	3.39%	1,282	1,720	6								
14	14	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	61,327	52,943	0	8,384	5.61%	2,118	2,289	6								
15	15	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	76,637	53,795	0	22,842	7.01%	2,152	2,898	6								
16	16	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	34,319	19,286	0	15,033	3.14%	771	1,354	6								
17	17	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	105,878	93,957	0	11,921	9.69%	3,758	4,470	6								
18	18	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	68,880	54,423	0	14,457	6.30%	2,177	2,808	6								
19	19	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	17,206	16,097	0	1,109	1.57%	644	744	6								
20	20	Onsite	Bioretention lined w/ underdrain	LID	3. Flow-Volume Combo	154,601	148,340	0	6,261	14.15%	4,345	4,928	6								
21	21	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method^2	31,225	28,276	0	2,949	2.86%	1,131	1,415	6								
22	22	Onsite	Pervious pavement w/ underdrain	LID	N/A	1,103	0	1,103	0	0.10%											
23	23	Onsite	Pervious pavement w/ underdrain	LID	N/A	871	0	871	0	0.08%											
24	24	Onsite	Pervious pavement w/ underdrain	LID	N/A	1,322	0	1,322	0	0.12%											
25	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	14,670	14,022	0	648	1.34%											
26	26	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	12,303	12,303	0	0	1.13%	492	502	6								
27	27	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	9,747	9,747	0	0	0.89%	390	418	6								
28	28	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	9,792	9,792	0	0	0.90%	392	393	6								
29	-	Offsite	Untreated	Non-LID	N/A	23,920	23,920	0	0	2.19%											Being equivalently treated by EQ-1
EQ-1	-	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	N/A	25,711	25,711	0	0	-											Equivalent Treatment for DMA 29
					Totals:	1,092,521	931,153	3,296	158,072	100.00%											

Footnotes:

1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required

2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.

5 DMA 29 is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 (25,711 SF) is equal to or greater than the required treatment area of DMA 29 (23,920 SF). EQ-1 is not required to be treated as it is part of an undisturbed existing road.

6 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If pervious pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA REALTY

PROJECT TEAM:

ARCHITECT:

SNHA A WOOD PERI COMPANY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

HMH

LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

NO.	DATE	REMARKS
1	06/16/2025	1ST CUP SUBMITTAL

NORTHTOWN DATA CENTER
DC WEST

370 W. Trimble Road
San Jose, CA 95131

PERMIT TYPE: Conditional Use Permit

PERMIT REF: CUP25-TBD

AUTHORED BY:	HMH
DRAWN BY:	JW/JM/NL
CHECKED BY:	JW
JOB REF:	5154.08

TITLE:

STORMWATER CONTROL PLAN NOTES

SHEET:

C3.1

SIZING FOR VOLUME BASED TREATMENT

DMA #	20		
A=	154,601	s.f.	
Impervious Area =	148,340	s.f.	% Imperviousness= 95.95%
MAPsite =	14		Correction Factor= 1.0072
MAPgage =	13.9		

Clay (D): Sandy Clay (D): Clay Loam (D):

Silt Loam/Loam (B): x Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Yes Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)

Modified Soil Type: Clay

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.55744273 inches (Use Figure B-2)

UBS Volume for 15% Slope (UBS15%) = 0.57626829 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55744273 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5614531 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 7,233.43 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

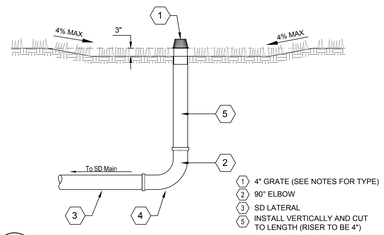
Total Drainage Area =	154,601	sq. ft	
Impervious Area =	148,340	sq. ft	
Pervious Area =	6,261	sq. ft	
Equivalent Impervious Area =	626	sq. ft	Total Equivalent Impervious = 148,966 sq. ft
Rainfall Intensity =	0.2	in/hr	

Duration = Adjusted UBS (Step 6) / Rainfall Intensity

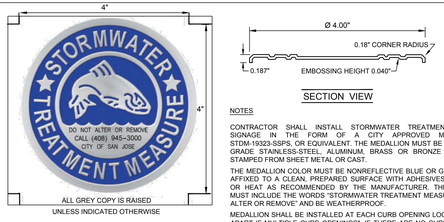
Duration = 2.8072655 hrs

Estimate the Surface Area =	4330	sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff =	5064.7749	cu. ft	
Volume in Ponding Area =	2168.6594	cu. ft	
Depth of Ponding =	0.5008451	ft	Depth of Ponding = 6 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.



7 SELF-RETAINING AREA
NTS



NOTES

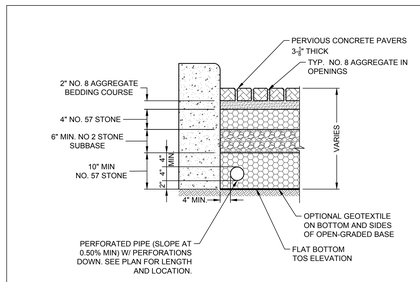
CONTRACTOR SHALL INSTALL STORMWATER TREATMENT MEASURE SIGNAGE IN THE FORM OF A CITY APPROVED MEDALLION # STDM-19323-SSPS, OR EQUIVALENT. THE MEDALLION MUST BE COMMERCIAL GRADE STAINLESS-STEEL, ALUMINUM, BRASS OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST.

THE MEDALLION COLOR MUST BE NONREFLECTIVE BLUE OR GREEN AND BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS OR HEAT AS RECOMMENDED BY THE MANUFACTURER. THE MEDALLION MUST INCLUDE THE WORDS "STORMWATER TREATMENT MEASURE - DO NOT ALTER OR REMOVE" AND BE WEATHERPROOF.

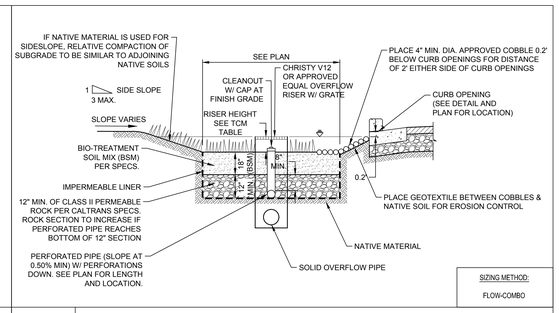
MEDALLION SHALL BE INSTALLED AT EACH CURB OPENING LOCATION OR 10' APART IF MULTIPLE CURB OPENINGS". IF THERE ARE NO CURB OPENING(S) THEN PLACE 10' APART.

FOR INFORMATION ONLY: MEDALLION PART # STDM-19323-SSPS CAN BE PURCHASED THROUGH ALMETEK INDUSTRIES, INC.: WWW.ALMETEK.COM OR CALL (800) 248-2080. HOWEVER, THE CONTRACTOR MAY PURCHASE FROM ANY SOURCE SUBJECT TO REVIEW AND APPROVAL, CALL THE CITY OF SAN JOSE ENVIRONMENTAL SERVICES DEPARTMENT AT (408) 945-3000 FOR MORE INFO.

STORMWATER TREATMENT MEASURE MEDALLION N.T.S.

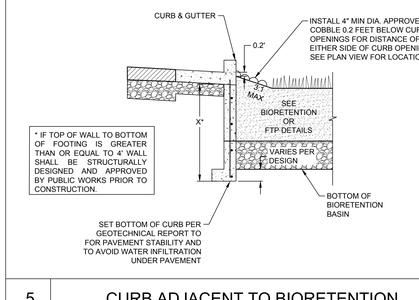


6 PERVIOUS PAVEMENT (SELF TREATING) N.T.S.

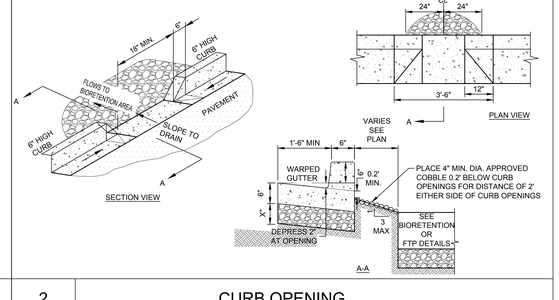


SIZING METHOD: FLOW-COMBO

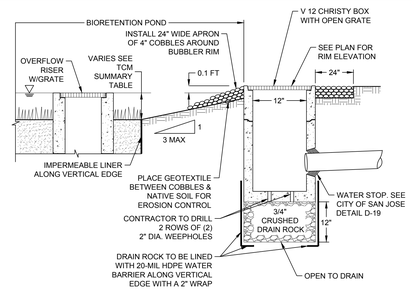
3 BIORETENTION BASIN W/ LINER N.T.S.



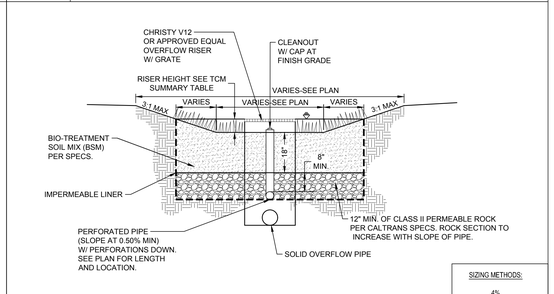
5 CURB ADJACENT TO BIORETENTION N.T.S.



2 CURB OPENING N.T.S.



4 BUBBLER BOX DETAIL N.T.S.



SIZING METHODS: 4%

1 BIORETENTION BASIN W/ LINER N.T.S.

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STORMWATER CONTROL PLAN DETAILS AND CALCULATIONS

SHEET:

C3.2

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED . USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

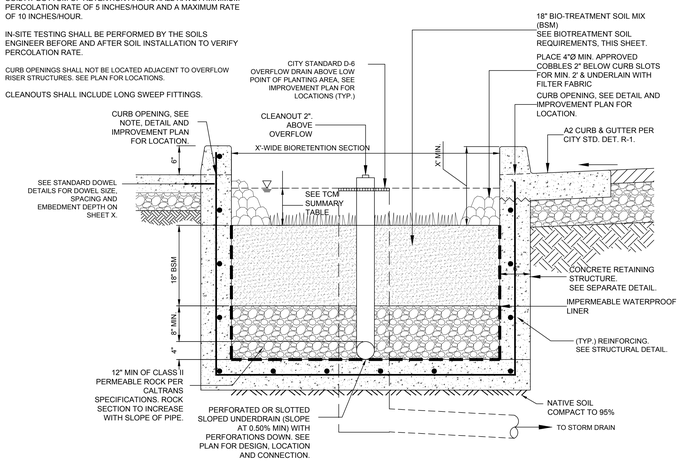
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY AT THE END OF THE RAINY SEASON, AND/OR AFTER LARGE STORM EVENTS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

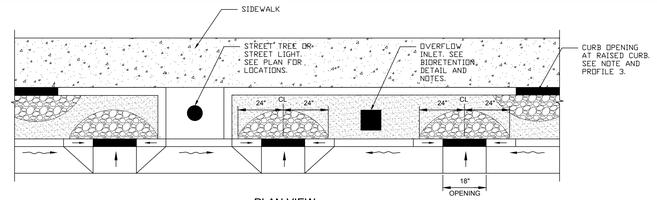
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

NOTES:

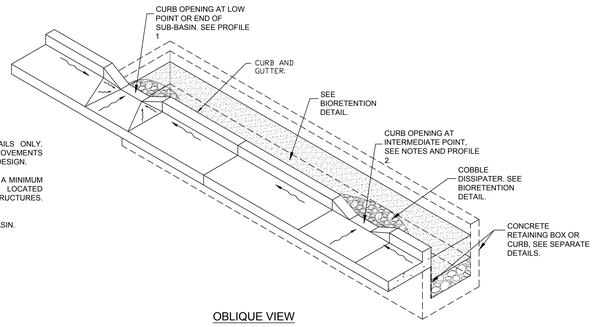
1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITE TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER BEFORE AND AFTER SOIL INSTALLATION TO VERIFY PERCOLATION RATE.
4. CURB OPENINGS SHALL NOT BE LOCATED ADJACENT TO OVERFLOW RISER STRUCTURES. SEE PLAN FOR LOCATIONS.
5. CLEANOUTS SHALL INCLUDE LONG SWEEP FITTINGS.



2 BIORETENTION DETAIL ATTACHED OR DETACHED SIDEWALK NO PARKING - SIDEWALK ADJACENT TO BASIN N.T.S.



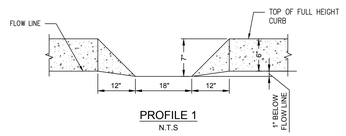
PLAN VIEW
N.T.S



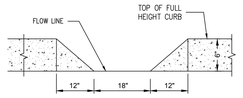
NOTES:

1. DETAIL IS FOR CURB OPENING DETAILS ONLY. REFER TO SEPARATE DETAILS FOR IMPROVEMENTS ASSOCIATED WITH THE BIORETENTION DESIGN.
2. CURB OPENINGS SHALL BE SPACED AT A MINIMUM 10' INTERVALS AND SHALL NOT BE LOCATED ADJACENT TO OVERFLOW RISER STRUCTURES. SEE PLAN FOR LOCATIONS.
3. SLOPE OPENING TO DRAIN TOWARDS BASIN.

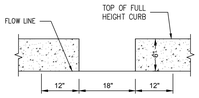
OBLIQUE VIEW
N.T.S



PROFILE 1
N.T.S



PROFILE 2
N.T.S



PROFILE 3
N.T.S

1 CURB OPENING DETAILS N.T.S.

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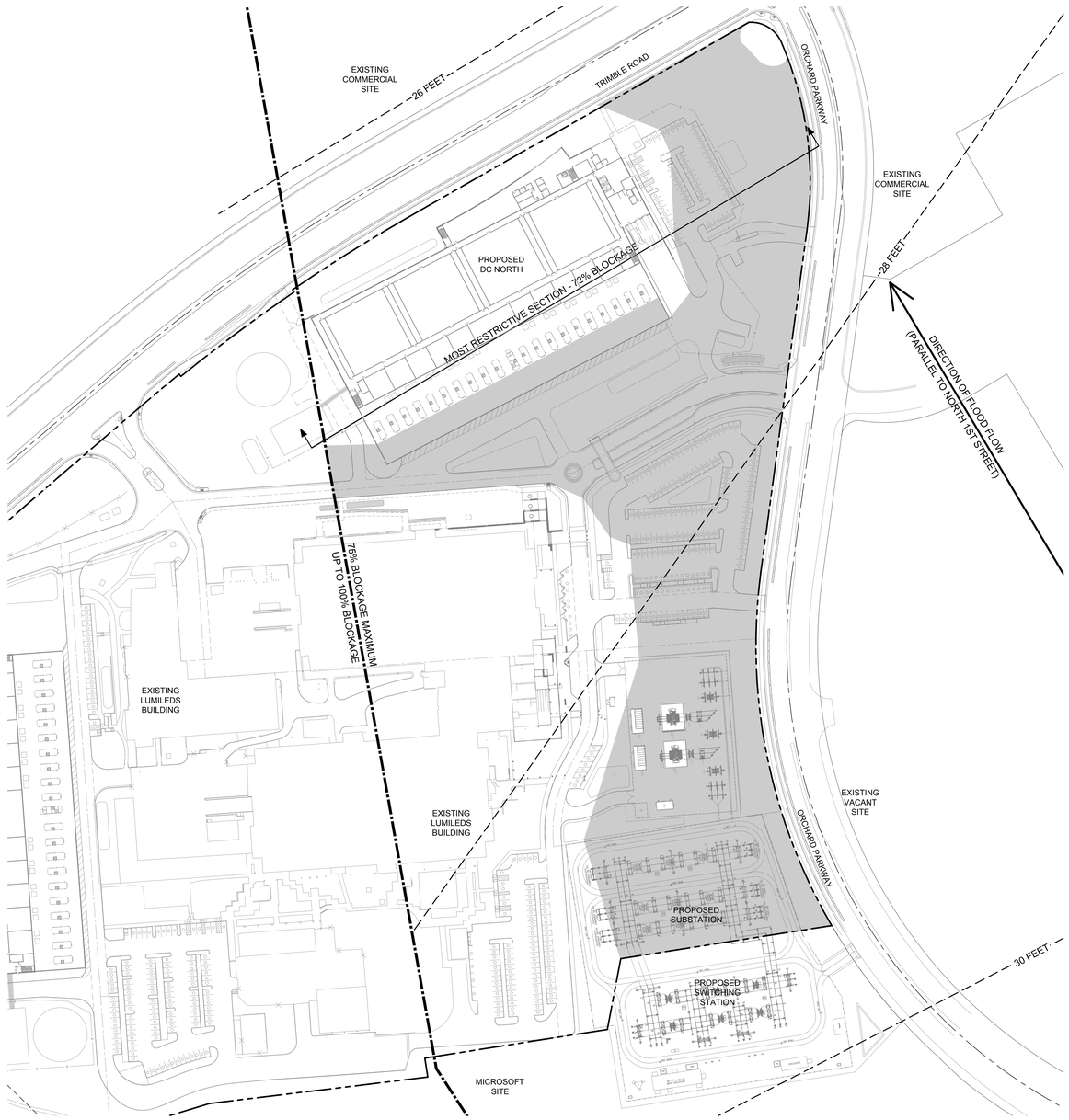
SHEET:
C3.3



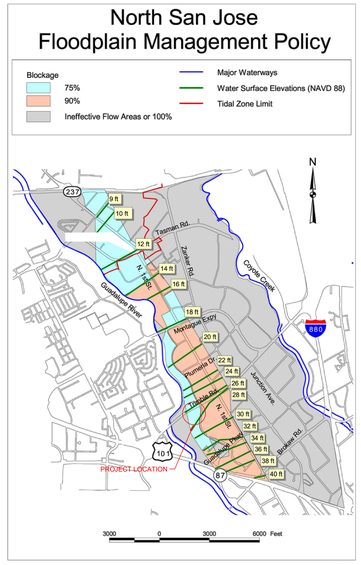


FIGURE 1

LEGEND

- PROJECT BOUNDARY
- STREET CENTERLINE
- NORTH SAN JOSE FLOODPLAIN MANAGEMENT STUDY BOUNDARY
- FLOOD CONVEYANCE PATH
- NORTH SAN JOSE FLOODPLAIN MANAGEMENT STUDY FLOOD ELEVATION CONTOUR

NOTES

1. THE SITE IS PARTIALLY WITHIN FEMA FLOOD ZONE AH WITH A BASE FLOOD ELEVATION OF 27'. THE NORTH SAN JOSE FLOODPLAIN MANAGEMENT POLICY (NSJFMP) GIVES FLOOD ELEVATIONS FOR THE SITE RANGING BETWEEN 28' AND 30', SO THE NSJFMP ELEVATIONS GOVERN FOR THE SITE.
2. FENCES WITHIN THE FLOOD CONVEYANCE PATH WILL ALLOW WATER TO PASS THROUGH (FOR EXAMPLE CHAIN LINK FENCES), OR WILL HAVE A 12" MINIMUM GAP AT THE BOTTOM TO ALLOW FLOOD WATERS TO PASS UNDERNEATH.
3. "BLOCKED" REFERS TO ANY PORTION OF THE SITE THAT ARE BLOCKED BY BUILDINGS, EQUIPMENT, OR OTHER SITE FEATURES, OR HAVE AN ELEVATION HIGHER THAN THE EXISTING ORCHARD PARKWAY BACK OF WALK WHEN A SECTION THROUGH THE SITE IS TAKEN PERPENDICULAR TO NORTH FIRST STREET.
4. THE FLOOD CONVEYANCE PATH SHOWN IS THE SITE AREA THAT CAN BE CONSIDERED UNOBSTRUCTED BASED ON THE DEFINITIONS IN THE PREVIOUS NOTES.
5. DEFINITION OF BLOCKAGE OF THE FLOOD CONVEYANCE PATH IS BASED ON THE NORTH SAN JOSE FLOODPLAIN MANAGEMENT POLICY DATED SEPTEMBER, 2006.

0 40 80 160

1 INCH = 80 FEET

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FLOOD ANALYSIS

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