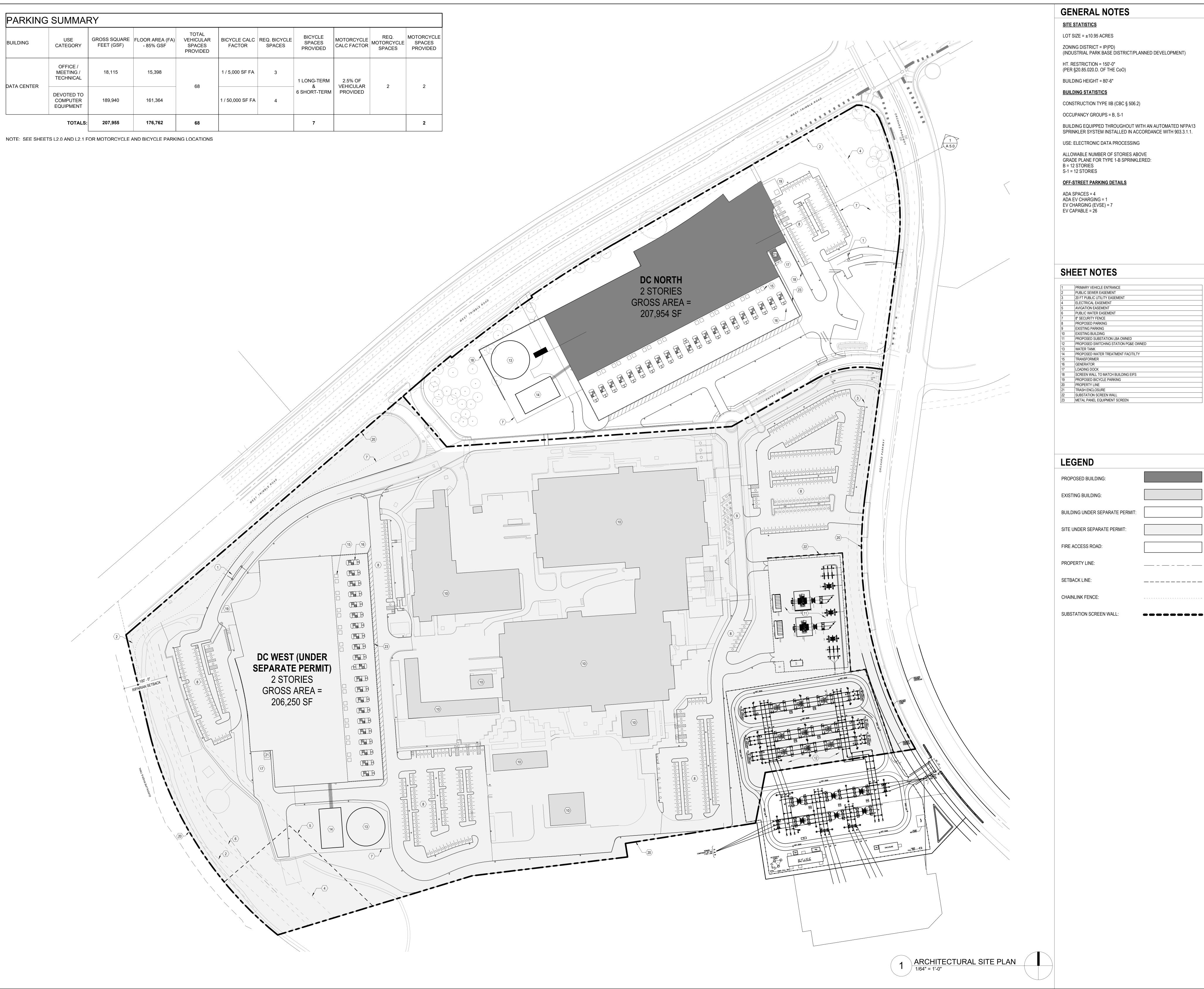
DOCKETED	
Docket Number:	25-SPPE-02
Project Title:	NorthTown Backup Generating Facility (NTBGF)
TN #:	264503
Document Title:	NTBGF SPPE Application Appendix A - Part IV of IV
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	6/30/2025 8:30:25 AM
Docketed Date:	6/30/2025



OWNER / APPLICANT:

PROJECT TEAM:



REALTY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR CIVIL ENGINEER / ARBORIST:

LIGHTING / ELECTRICAL ENGINEER:

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

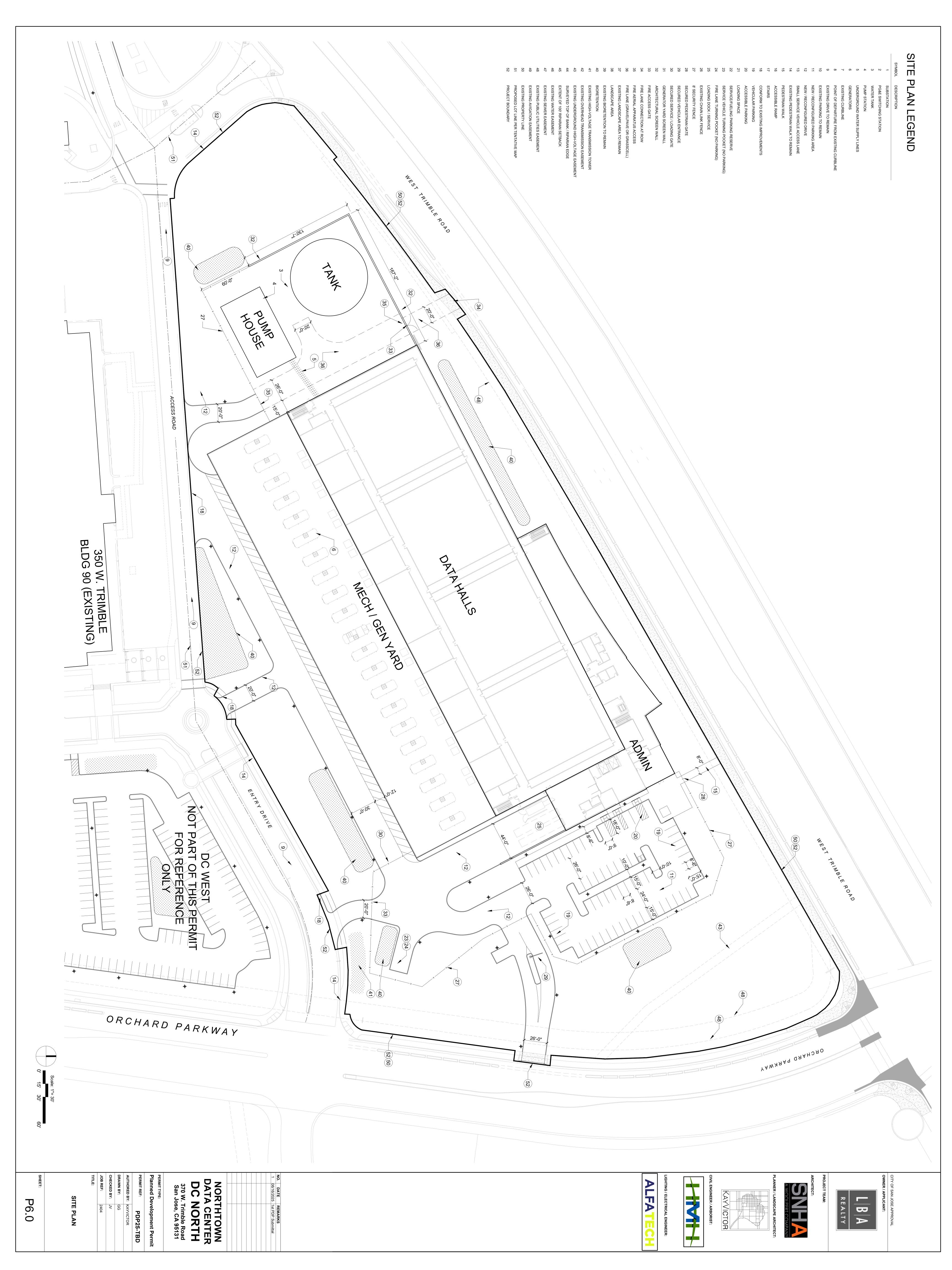
NORTHTOWN DATA CENTER

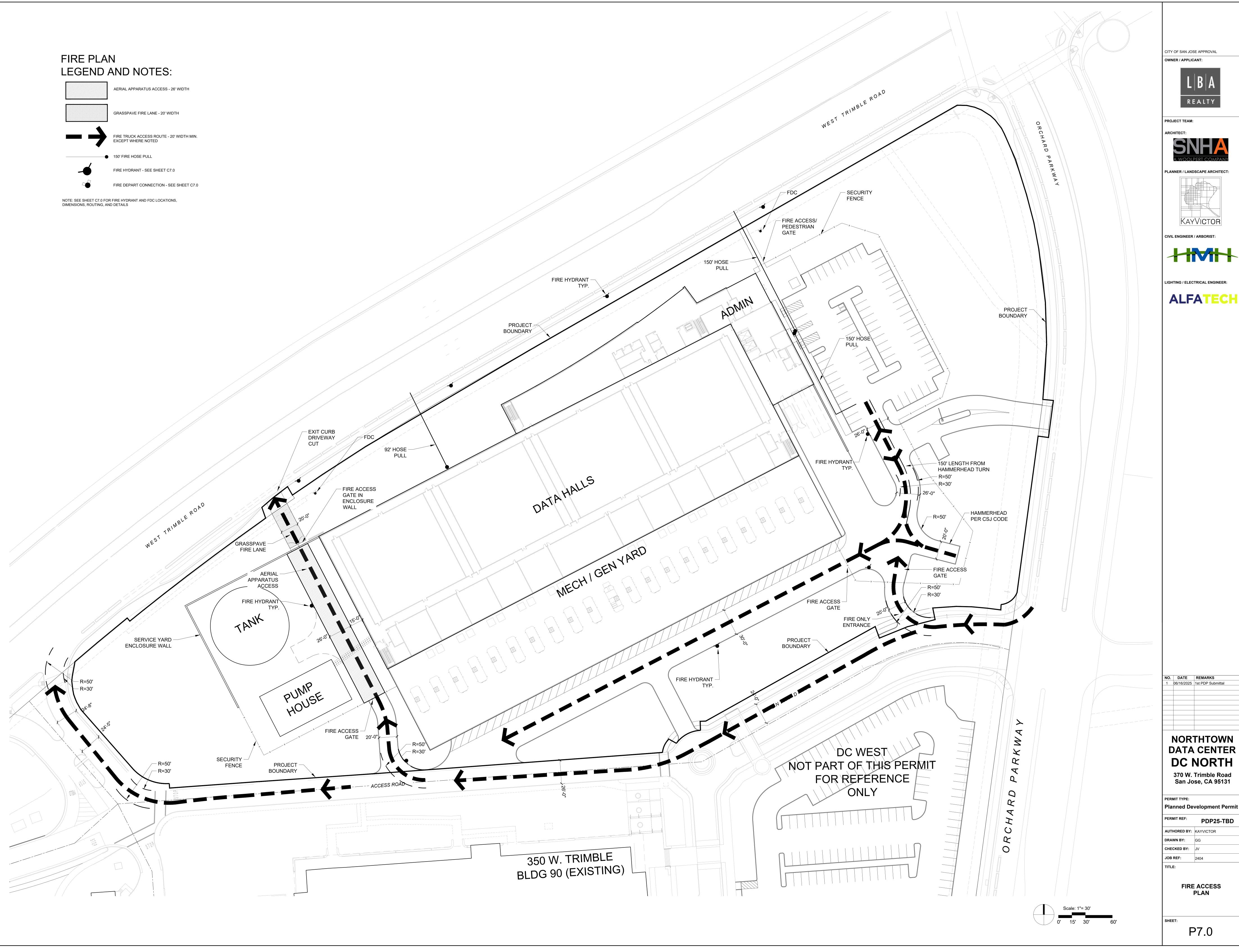
DC NORTH 370 W. Trimble Road San Jose, CA 95131

Planned Development Permit

ARCHITECTURAL SITE PLAN

P 5.0

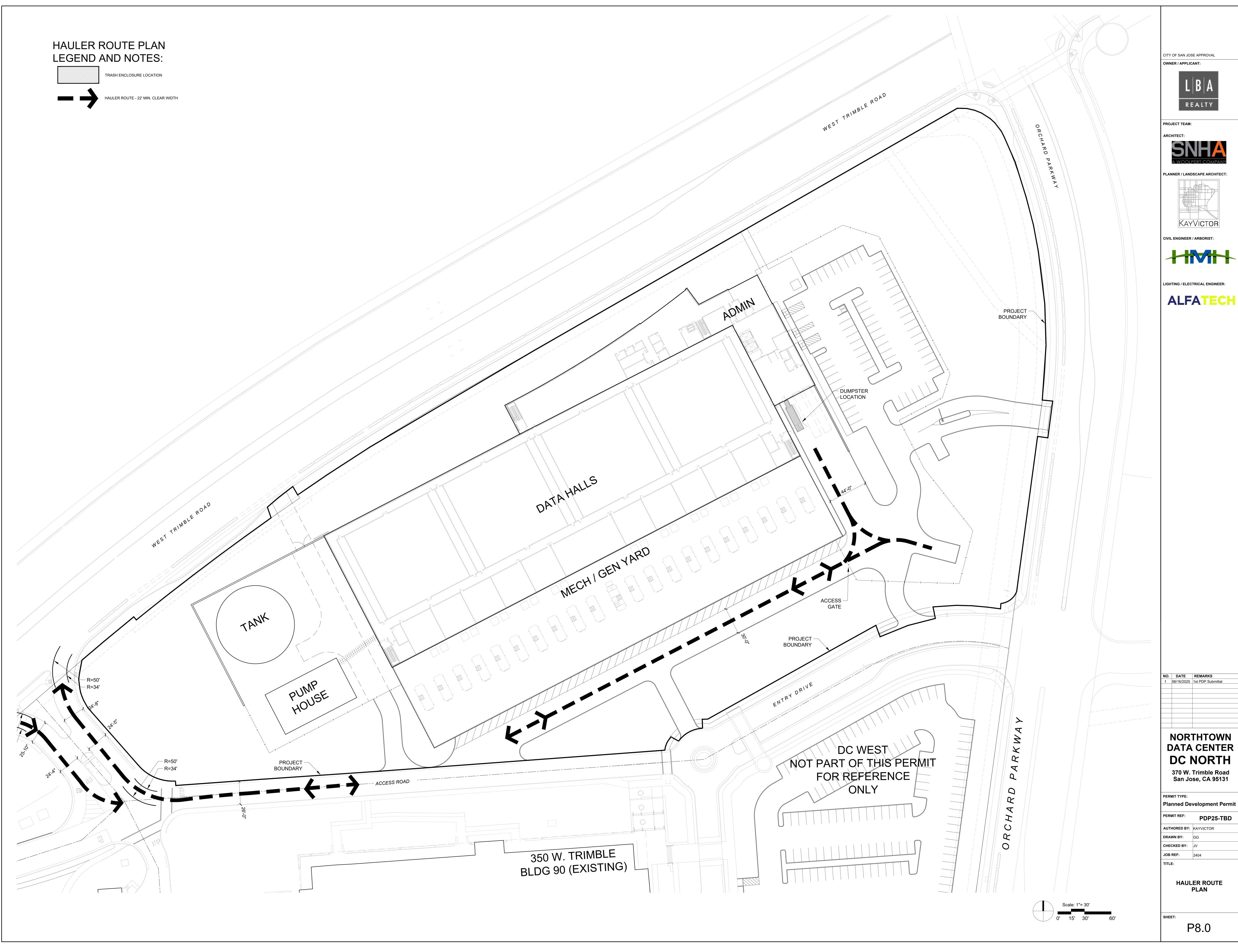


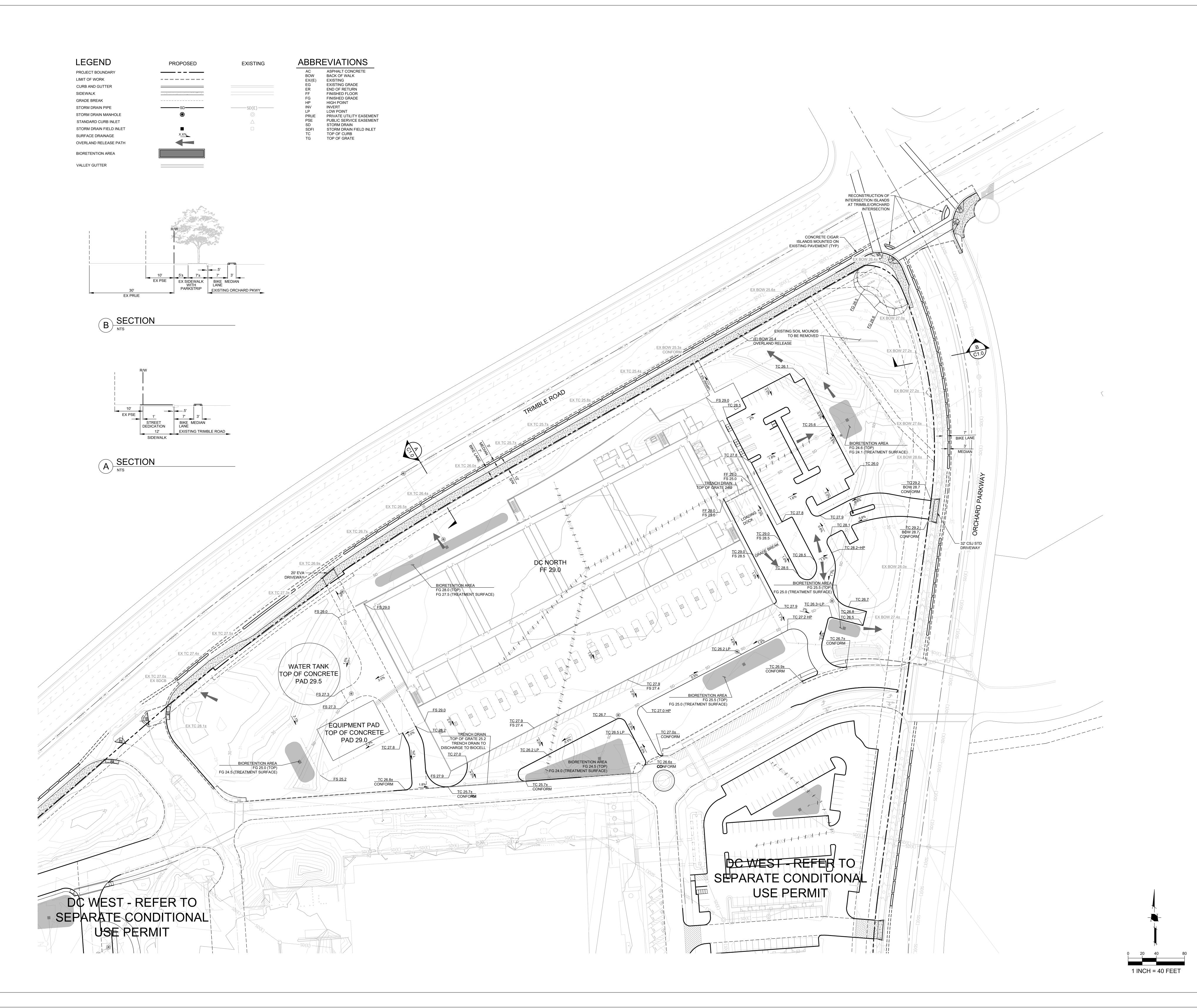




LIGHTING / ELECTRICAL ENGINEER:

NORTHTOWN





OWNER / APPLICANT:

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PROJECT TEAM:







VIL ENGINEER / ARBORIST:



LIGHTING / ELECTRICAL ENGINEER:



0. DATE REMARKS
06/16/2025 1ST PDP SUBMITTAL

NORTHTOWN DATA CENTER DC NORTH

370 W. Trimble Road San Jose, CA 95131

PERMIT TYPE:
Planned Development Perr

Planned Development Permit

PERMIT REF: PDP25-TBD

AUTHORED BY: HMH

UTHORED BY: HMH

RAWN BY: JW/JM/NL

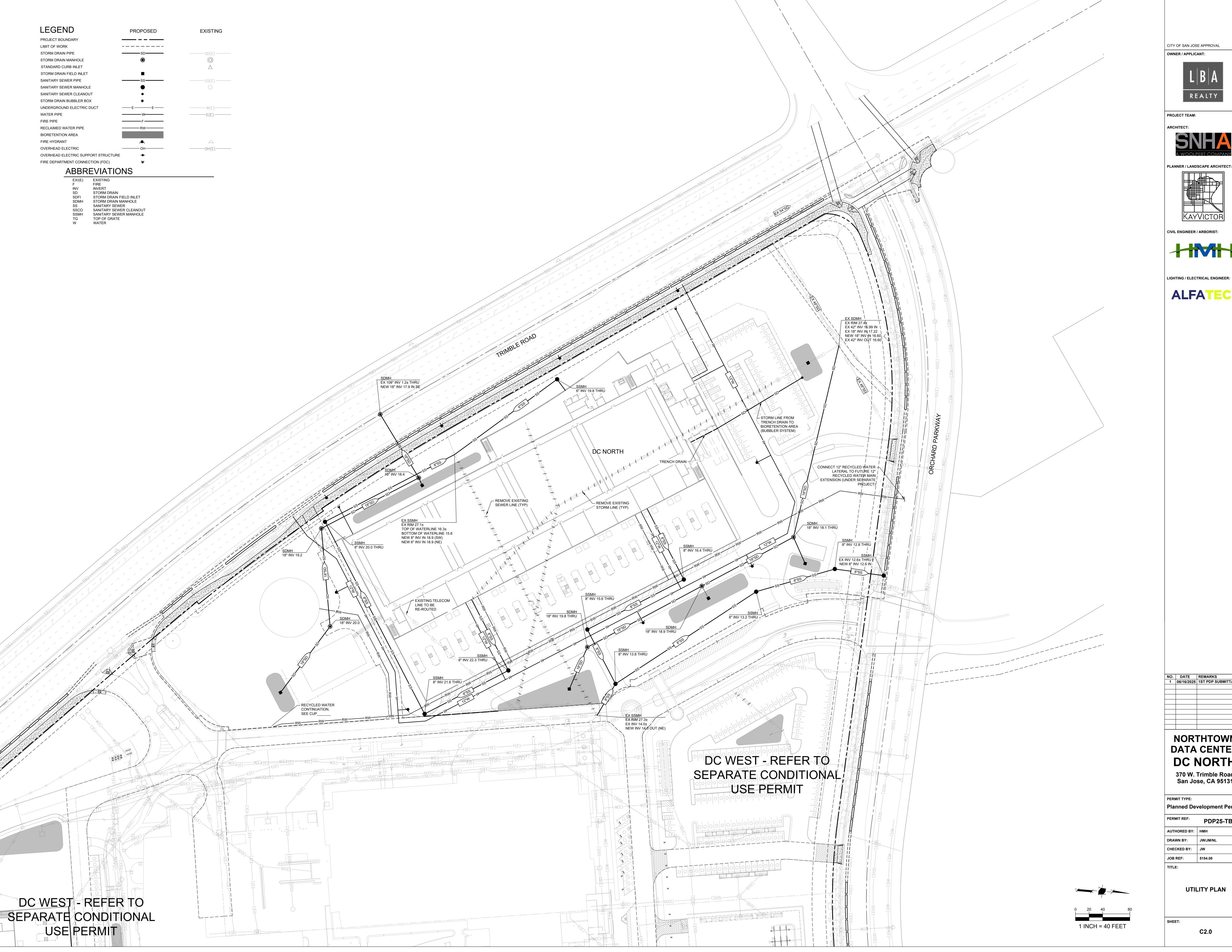
HECKED BY: JW

OB REF: 5154.08

GRADING AND DRAINAGE PLAN

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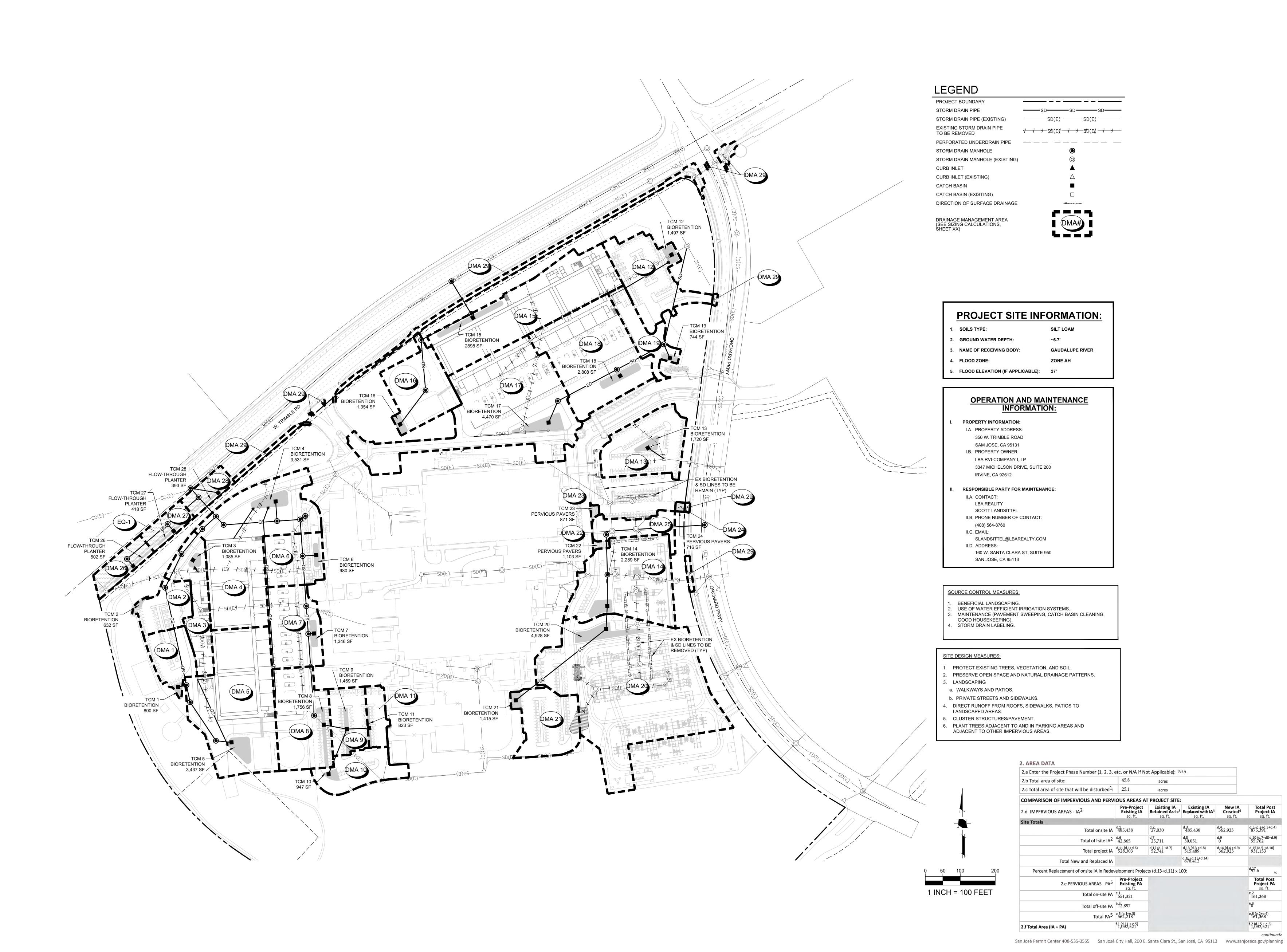


NORTHTOWN DATA CENTER DC NORTH

370 W. Trimble Road San Jose, CA 95131

UTILITY PLAN

C2.0



OWNER / APPLICANT:



PROJECT TEAM:





CIVIL ENGINEER / ARBORIST:



LIGHTING / ELECTRICAL ENGINEER:



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

NORTHTOWN **DATA CENTER DC NORTH**

370 W. Trimble Road San Jose, CA 95131

Total Post Project PA

161,368

1. Per the State Construction General Permit, construction activity that includes, but is not limited to, clearing, grading, excavation,

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

3. Per the State Construction General Permit, construction activity that includes, but is not limited to, clearing, grading, excavation,

4. Include sidewalks and other parts of the public Right-of-Way (e.g., roads, bike lanes, curbs, ramps, etc.) included in the project

5. "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/

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).

stockpiling, and demolition activities that expose or disturb soil.

stockpiling, and demolition activities that expose or disturb soil.

footprint for all cells in this row. Note that gravel is considered an impervious surface.

footprint for all cells in this row. Note that gravel is considered an impervious surface.

7. Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

slurryseal/grind that doesn't disturb down to top of base) is considered "retained."

Planned Development Permit

PERMIT REF: PDP25-TBD AUTHORED BY: HMH DRAWN BY: JW/JM/NL CHECKED BY: JW JOB REF: 5154.08 TITLE:

> STORMWATER CONTROL PLAN

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/EXJCPB461/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:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
- 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

									IKEA	ATMENT CONTROL	- WEASURE	Bioretention	<u>SLE</u>	Solf Potainir	ng / Treating		Media F	iltor			
								Pervious	l <u> </u>		.						iviedia r	illei			
DMA#	TCM#	Location ¹	Treatment Type ²	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area ⁴ (s.f.)	Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Area Required (s.f.)	Bioretention Area Provided (s.f.)		Storage Depth Required (ft)	Storage Depth Provided (ft)		# of Cartridges Provided	Media Type	Cartridge Height (inches)	Treatment Credit (s.f.)	Comments
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
	Footnotes		S. 1		Totals:	1,092,521	931,153	3,296	158,072	100.00%		1	1			<u> </u>			I		1

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. 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:









LIGHTING / ELECTRICAL ENGINEER:



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NORTHTOWN **DATA CENTER** DC NORTH

370 W. Trimble Road San Jose, CA 95131

Planned Development Permit

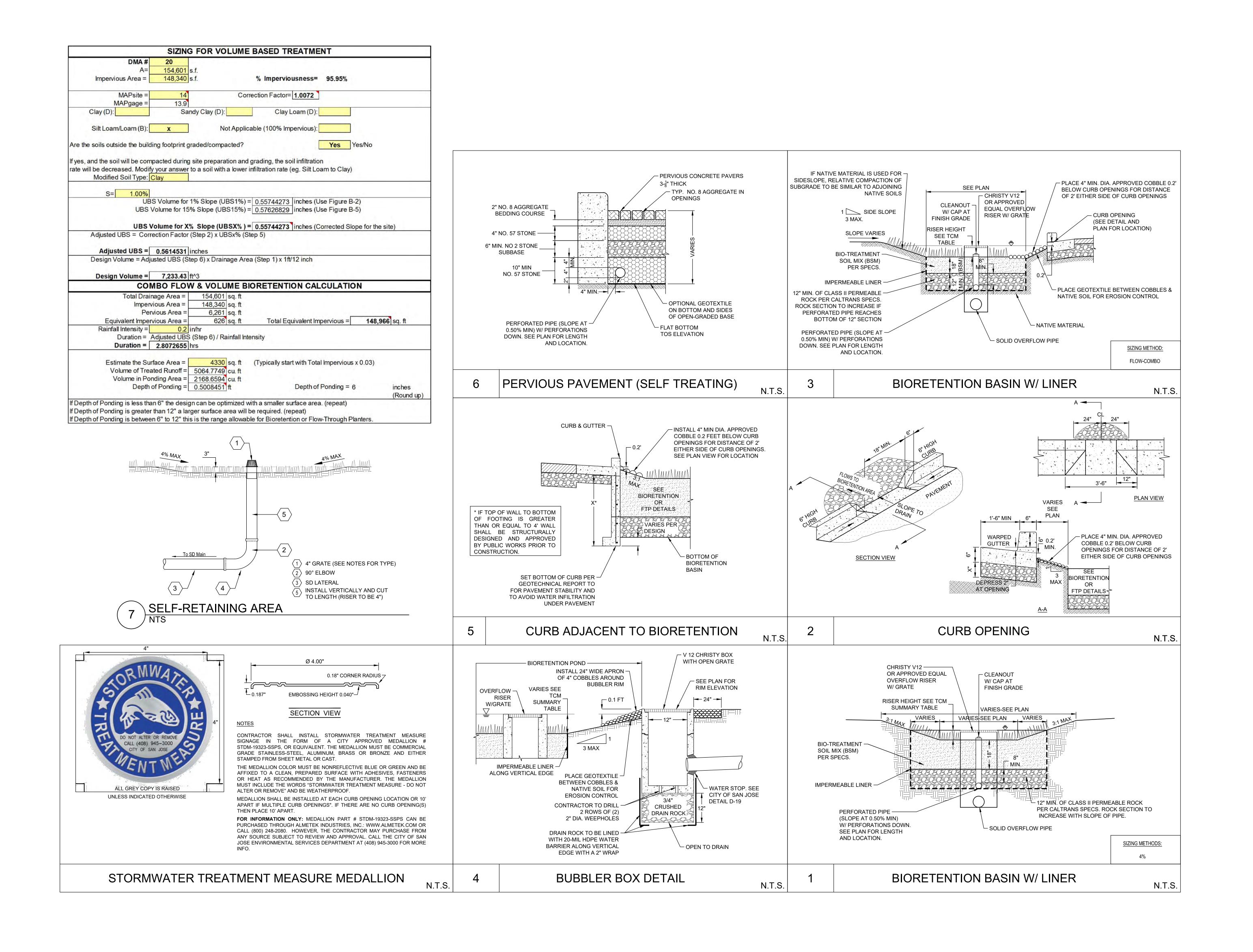
PERMIT REF: PDP25-TBD AUTHORED BY: HMH DRAWN BY: JW/JM/NL CHECKED BY: JW

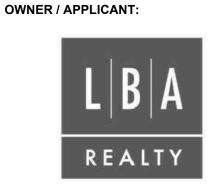
5154.08

JOB REF: TITLE:

> STORMWATER CONTROL **PLAN NOTES**

SHEET:





PROJECT TEAM:





CIVIL ENGINEER / ARBORIST:



LIGHTING / ELECTRICAL ENGINEER:



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 Permi							
PERMIT REF:	PDP25-TBD						

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

TITLE:

STORMWATER CONTROL **PLAN DETAILS AND CALCULATIONS**

	TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLAN	TERS	TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS				TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT				
NO.	MAINTENANCE TASK	FREQUENCY OF TASK	NO.	MAINTENANCE TASK	FREQUENCY OF TASK	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	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	1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND. SOIL. MULCH TWO TO FOUR TIMES ANNUALLY				
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR	QUARTERLY	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		OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES. CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY				
2	REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QOANTENET	3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS	2	AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT TWO TO FOUR TIMES ANNUALLY AND DEBRIS.				
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY	4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY	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	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY	5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE	ANNUALLY, BEFORE THE WET SEASON BEGINS	4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT. TWO TO FOUR TIMES ANNUALLY				
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS	ANNUALLY, BEFORE THE RAINY SEASON BEGINS		BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS. USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS	ANNUALLY, BEFORE THE WET	5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.				
	THAT ARE TOO CLOSE TOGETHER. USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS	ANNUALLY, BEFORE THE RAINY	6	INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	SEASON BEGINS	6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT. TWO TO FOUR TIMES ANNUALLY				
6	INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	SEASON BEGINS	7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON	ANNUALLY, BEFORE THE WET	7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED. AS NEEDED				
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	ANNUALLY, BEFORE THE RAINY	7	BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	SEASON BEGINS	Ω	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE AS NEEDED				
	DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	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	ANNUALLY, BEFORE THE WET SEASON BEGINS	0	SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.				
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	ACCUMULATED SEDIMENT. 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	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 AS NEEDED				
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	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND	ANNUALLY AT THE END OF THE RAINY SEASON, AND/OR AFTER	10	PAVEMENTS. INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST. QUARTERLY OR AS NEEDED				
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	DEBRIS. REPLACE DEAD PLANTS. INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	LARGE STORM EVENTS ANNUALLY, BEFORE THE WET SEASON	10	INSPECT FERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST. QUARTERLY OR AS NEEDED				

SIDEWALK

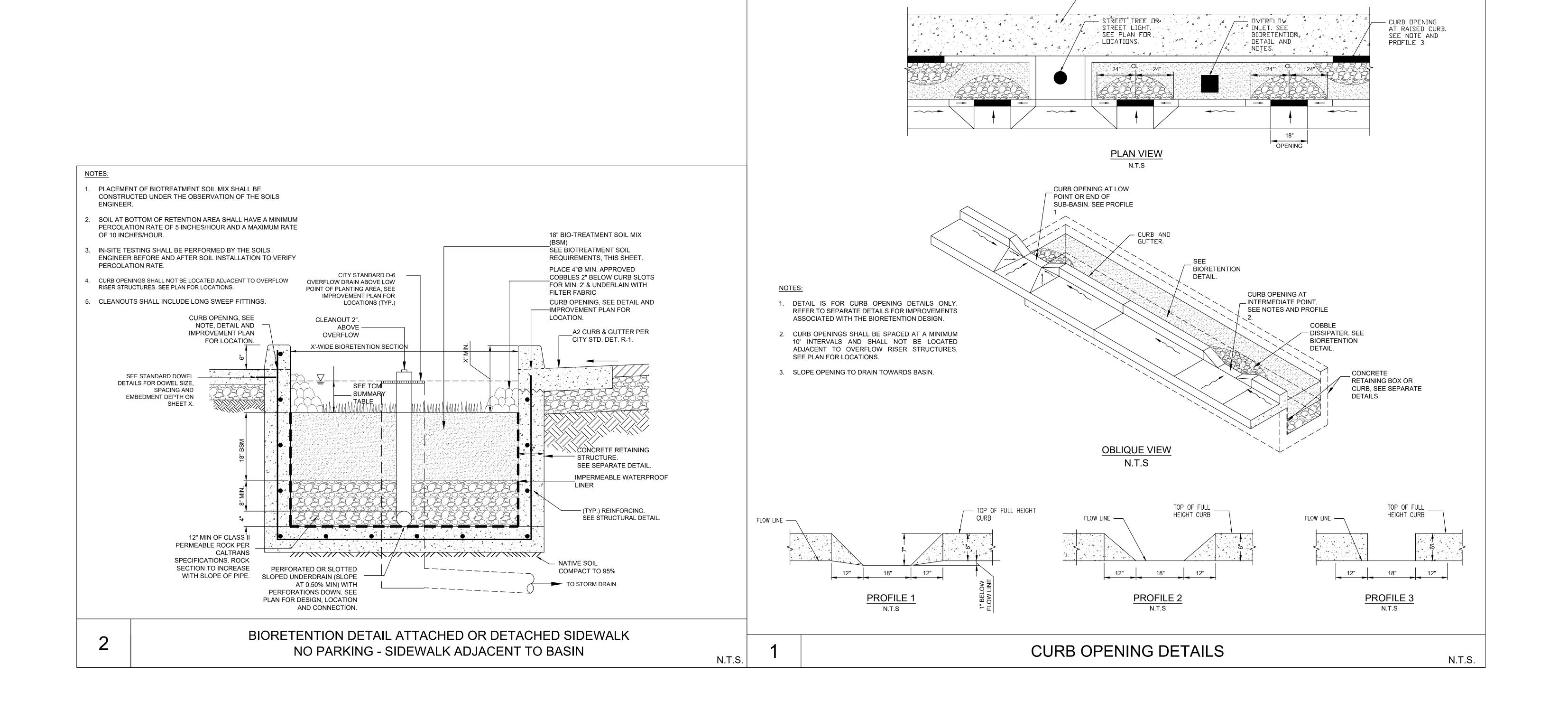
ANNUALLY AT THE END OF THE

RAINY SEASON AND/OR AFTER

LARGE STORM EVENTS,

INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS,

ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.



CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:





PI ANNER / I AN



IVIL ENGINEER / ARBO



LIGHTING / ELECTRICAL ENGINEER:



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:

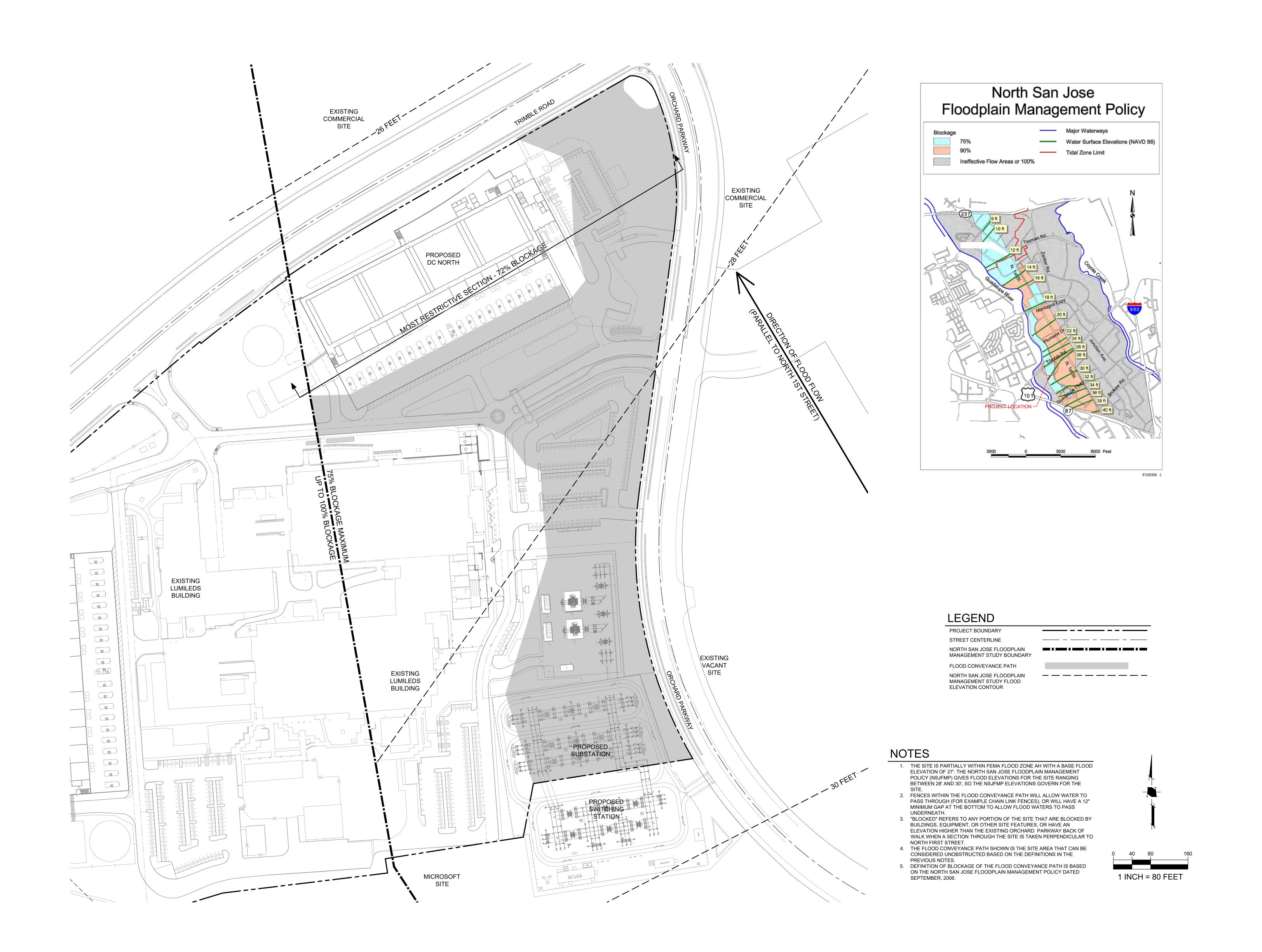
Planned Development Permit

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PERMIT REF:	PDP25-TBD
AUTHORED BY:	нмн
DRAWN BY:	JW/JM/NL
CHECKED BY:	JW

JOB REF:

STORMWATER CONTROL PLAN DETAILS

ET:



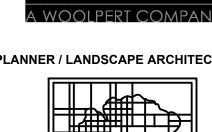
CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:



PROJECT TEAM:







/IL ENGINEER / ARBORIS



LIGHTING / ELECTRICAL ENGINEER:



NO. DATE REMARKS

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370 W. Trimble Road San Jose, CA 95131

PERMIT TYPE:
Planned Development Perm

PERMIT REF:
PDP25-TBD

AUTHORED BY: HMH

DRAWN BY: JW/JM/NL

CHECKED BY: JW

TITLE:

FLOOD ANALYSIS

HEET:

JOB REF:

C4.0



LEGEND

PROJECT BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
EASEMENT
FIRE HYDRANT (E)

FIRE HYDRANT (P)

L B A

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

PROJECT TEAM:



ANNED / LANDSCAD



CIVIL ENGINEER / ARBORIST:



LIGHTING / ELECTRICAL ENGINEER:



NO. DATE REMARKS

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PERMIT REF:

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AUTHORED BY: HMH

DRAWN BY: JW/JM/NL

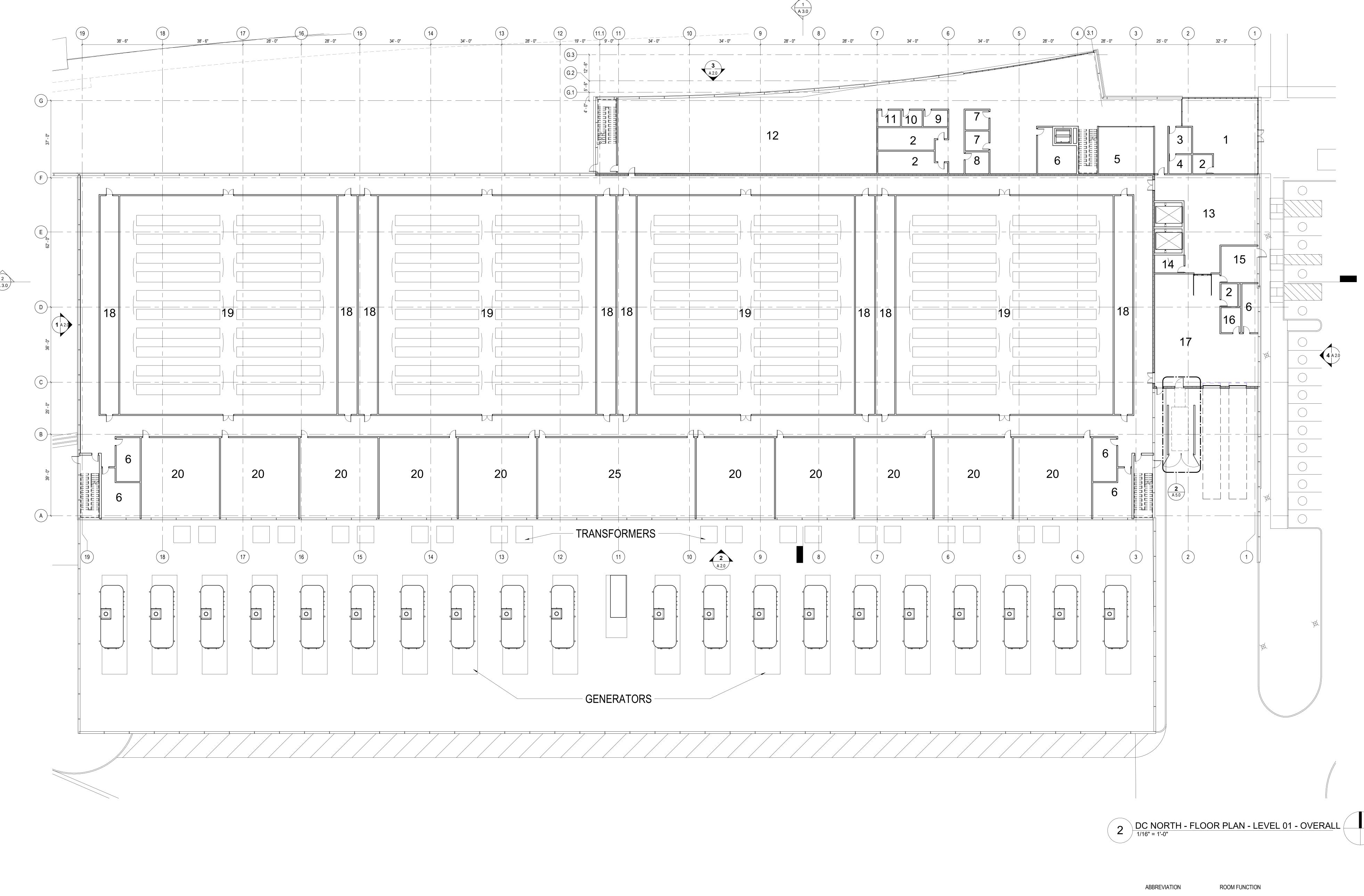
CHECKED BY: JW

JOB REF: 5154.08

FIRE HYDRANT PLAN

ET:

C5.0



NETWORK

LOBBY RESTROOM SECURITY SECURITY OFFICE LARGE CONFERENCE STORAGE **HUDDLE ROOM** IT OFFICE ELECTRICAL CLOSET JANITOR'S CLOSET WELLNESS ROOM GENERAL ADMIN SPACE

STORAGE AND STAGING ELECTRICAL ROOM FIRE PUMP LOADING DOCK OFFICE LOADING DOCK RECEIVING MECHANICAL GALLERY DATA HALL ELECTRICAL ROOM

NORTHTOWN DATA CENTER DC NORTH

NO.DATEREMARKS106/16/20251st PDP Submittal

ALFATECH

370 W. Trimble Road San Jose, CA 95131

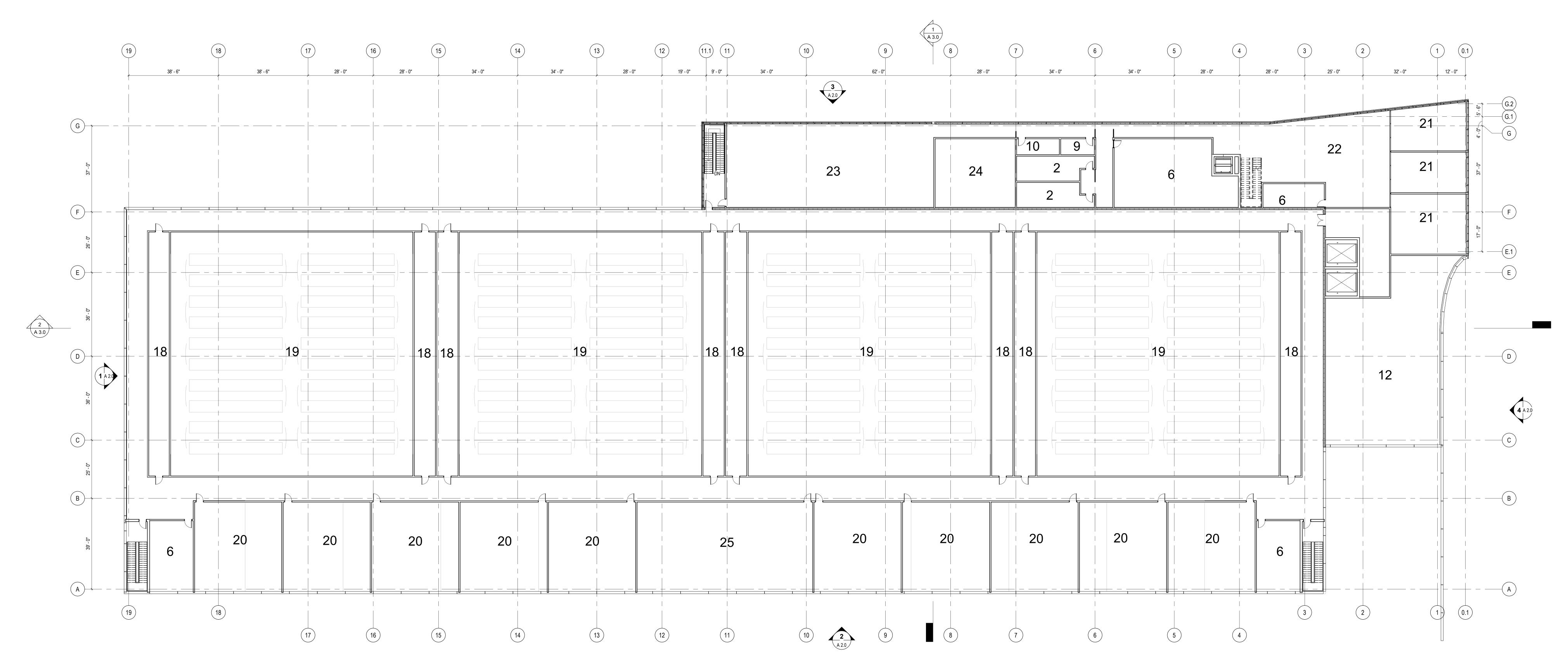
Planned Development Permit PERMIT REF: PDP25-TBD

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

LEVEL 01 PLAN

TITLE:

A 1.0





ABBREVIATION	ROOM FUNCTION
2	RESTROOM
6	STORAGE
9	ELECTRICAL CLOSET
10	JANITOR'S CLOSET
12	GENERAL ADMIN SPACE
18	MECHANICAL GALLERY
19	DATA HALL
20	ELECTRICAL ROOM
21	OFFICE
22	OCC
23	TENANT ADMIN
24	TENANT STORAGE
25	NETWORK











 NO.
 DATE
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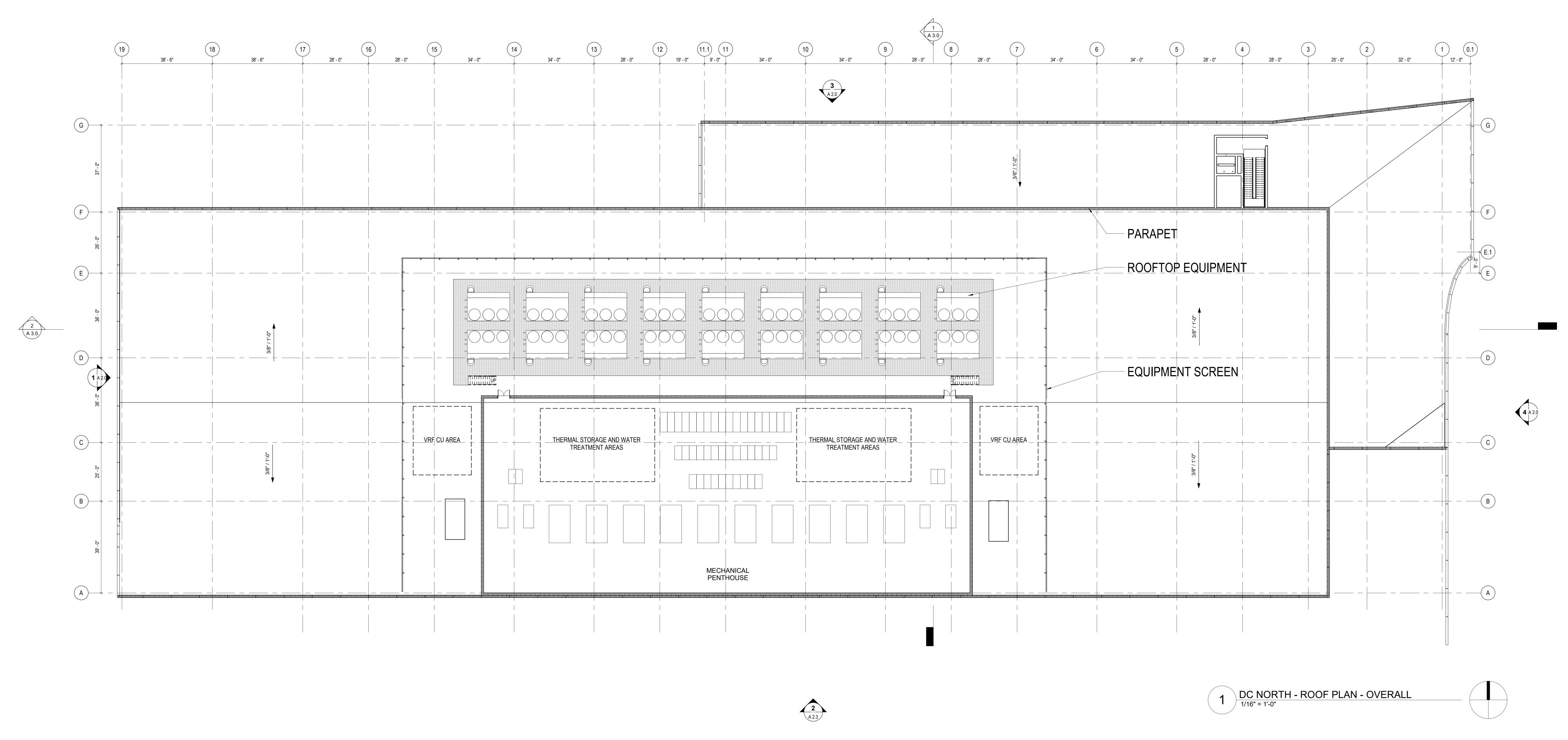
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AUTHORED BY:	Designer
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CHECKED BY:	Checker

LEVEL 02 PLAN

A 1.1





PROJECT TE



PLANNER / LANDSCAPE ARCHITECT

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

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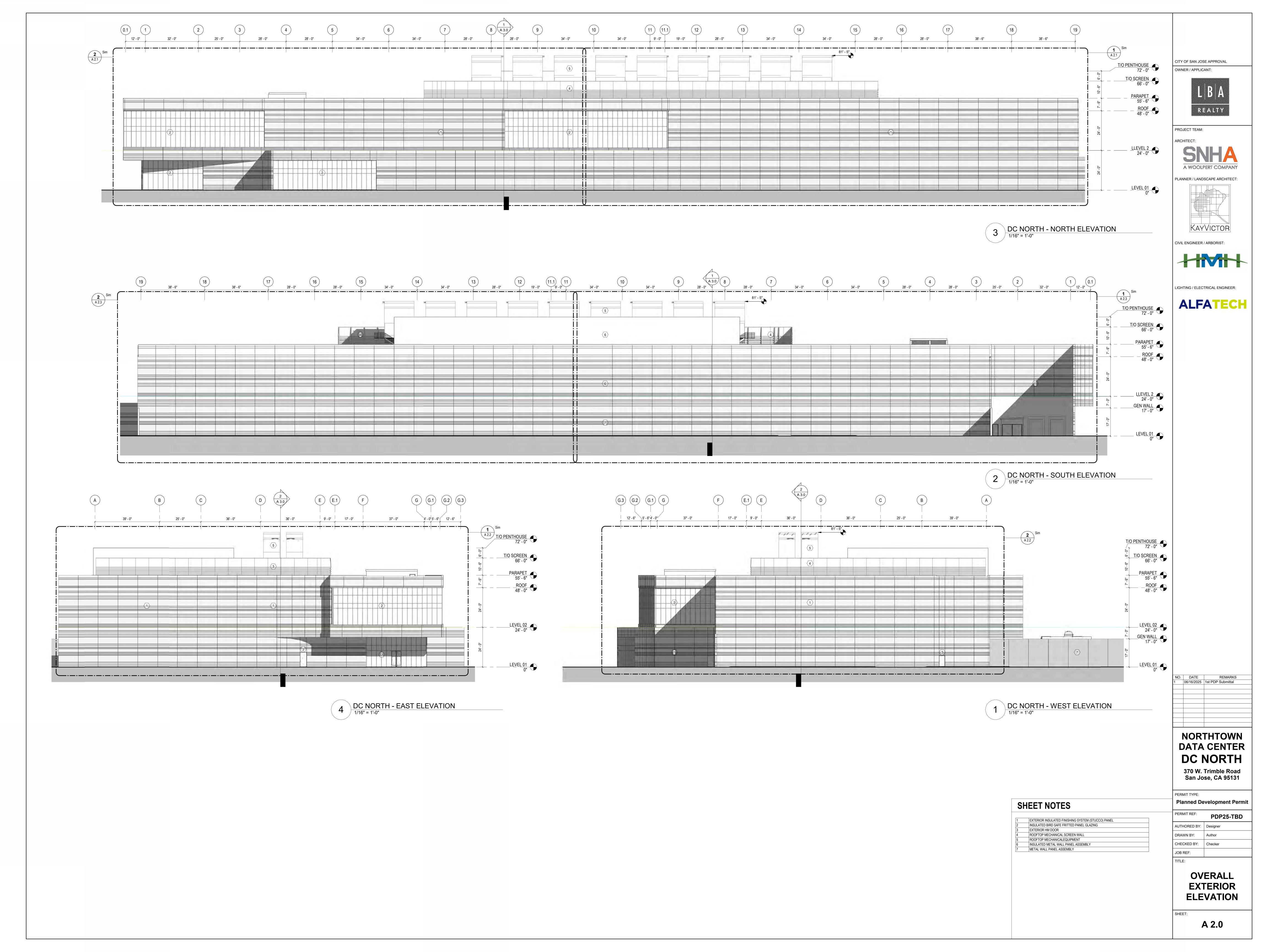
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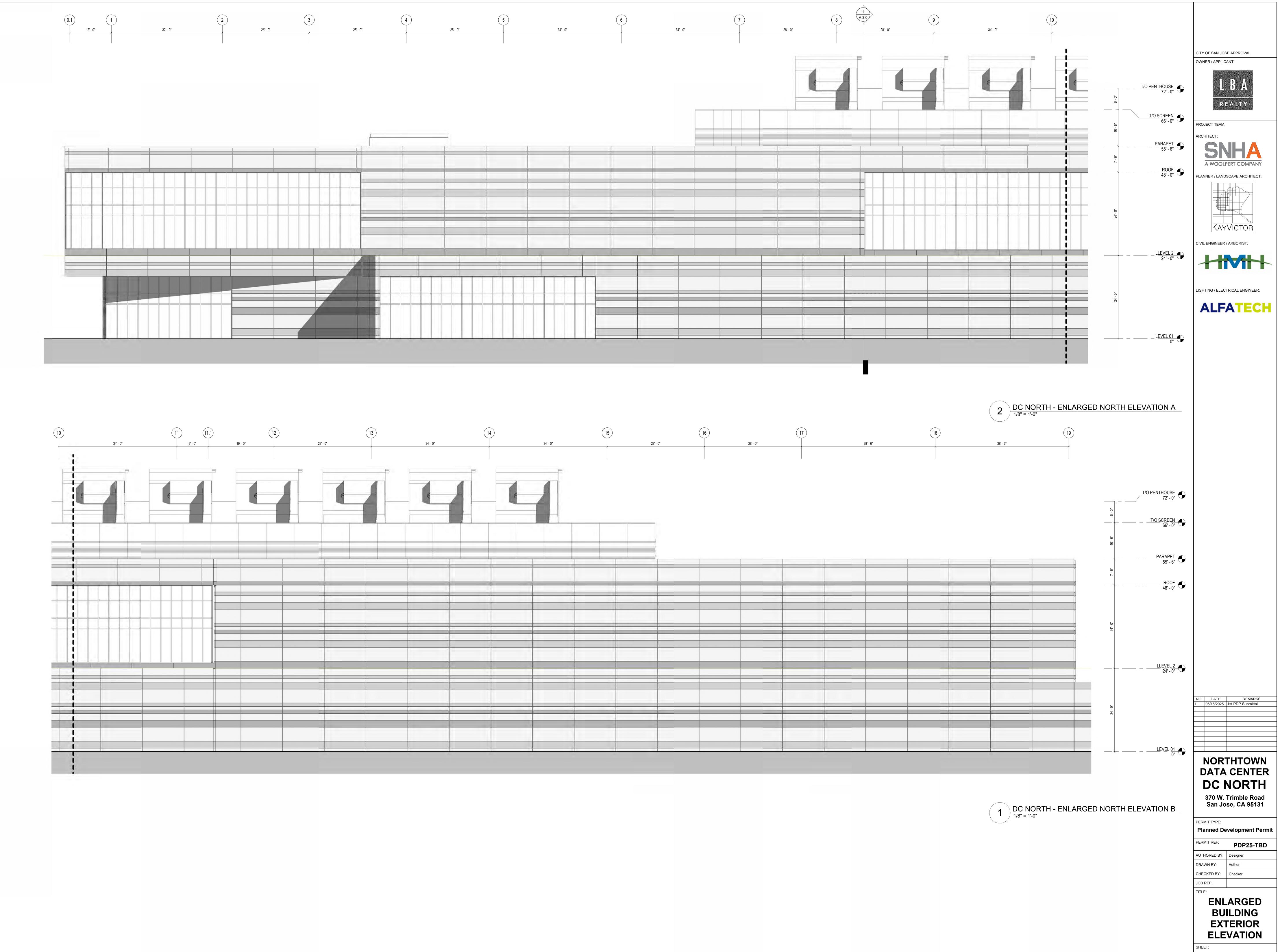
CHECKED BY: CF

ROOF PLAN

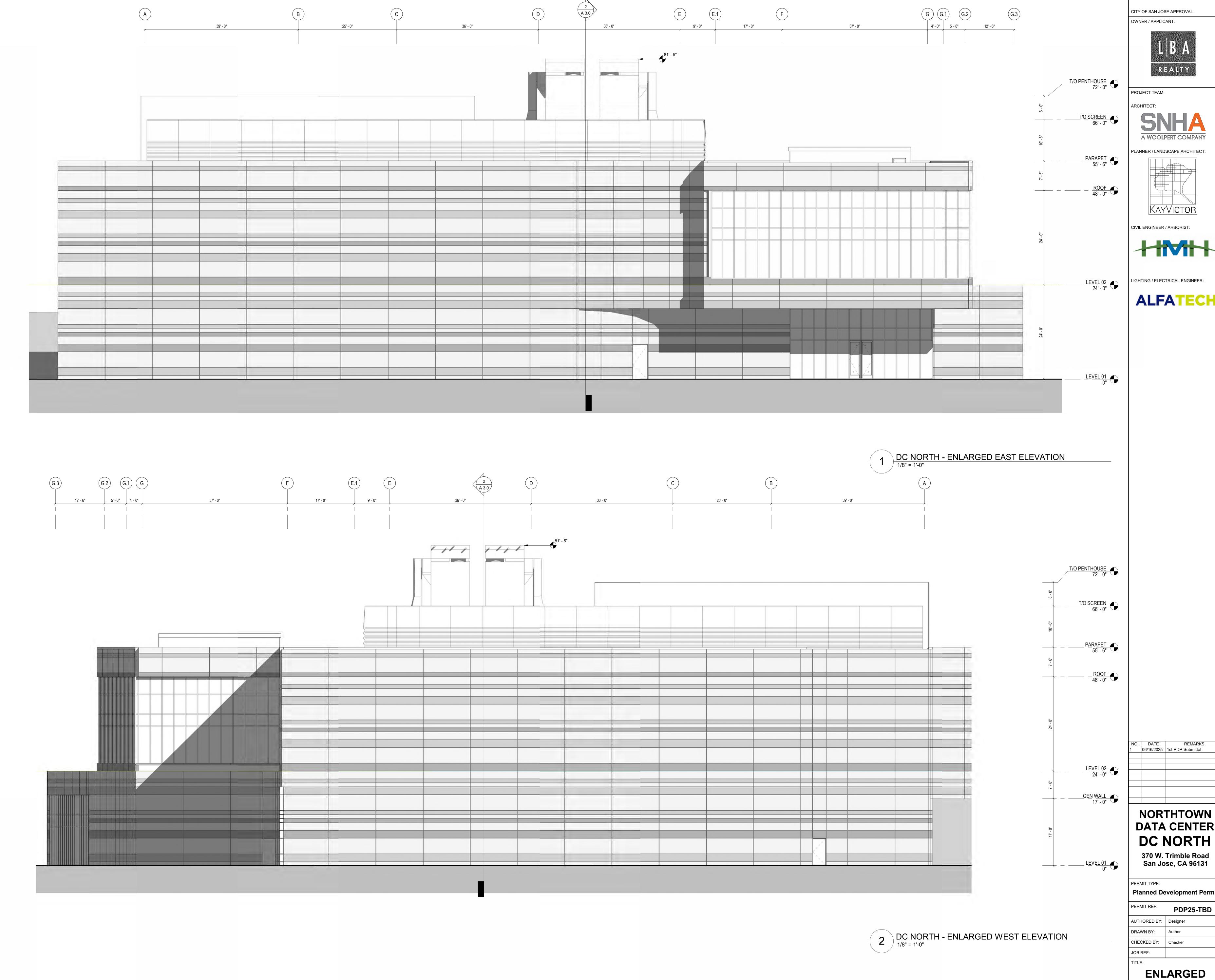
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A 1.2





A 2.1



ALFATECH

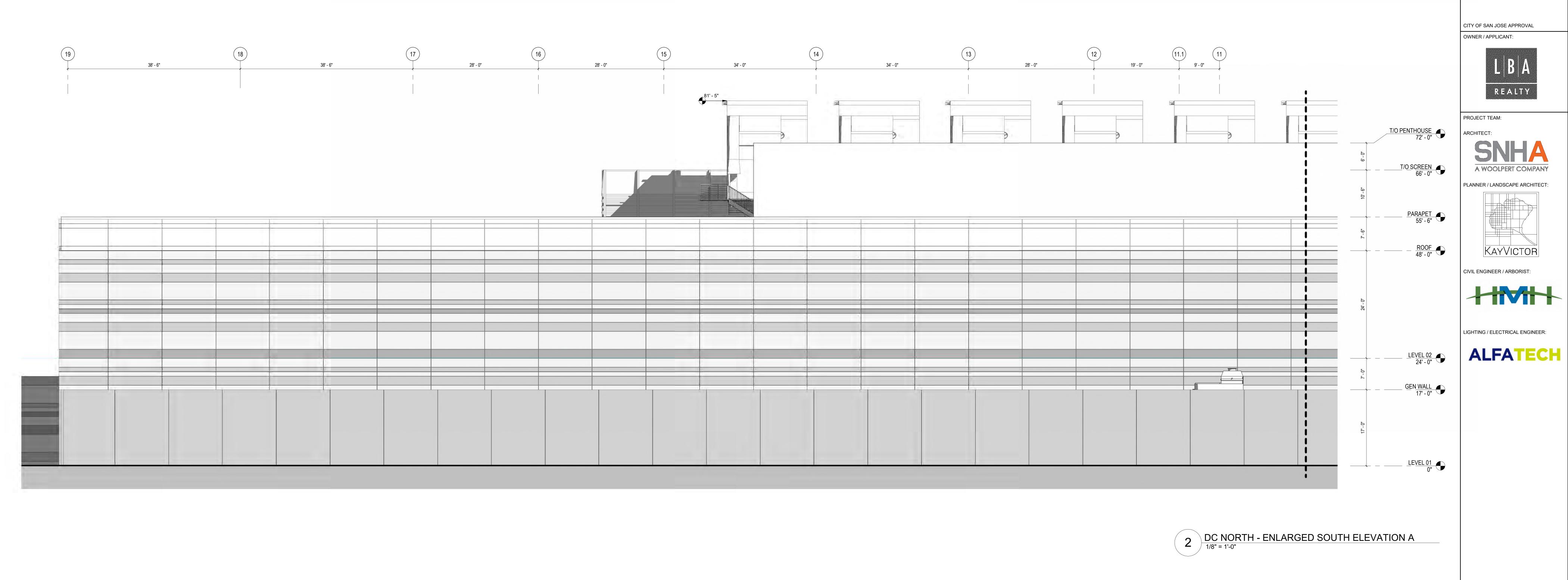
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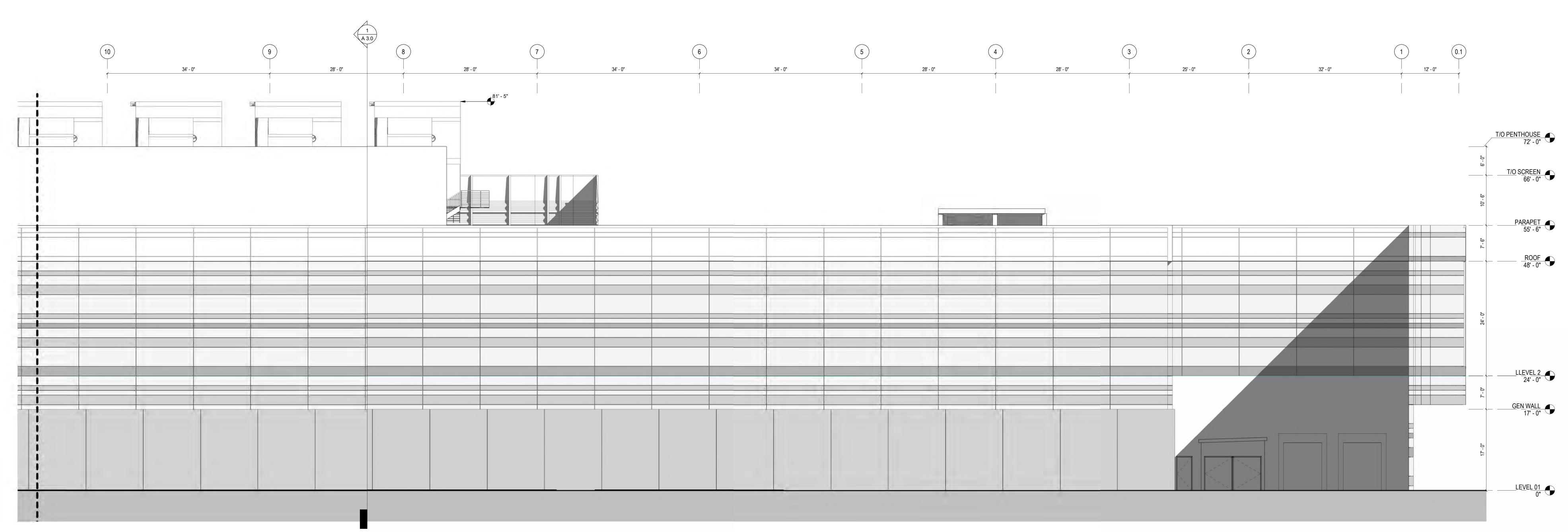
Planned Development Permit

PDP25-TBD

BUILDING EXTERIOR ELEVATION

A 2.2





1 DC NORTH - ENLARGED SOUTH ELEVATION B
1/8" = 1'-0"

OWNER / APPLICANT:



PROJECT TEAM:





LIGHTING / ELECTRICAL ENGINEER:

NORTHTOWN DATA CENTER DC NORTH

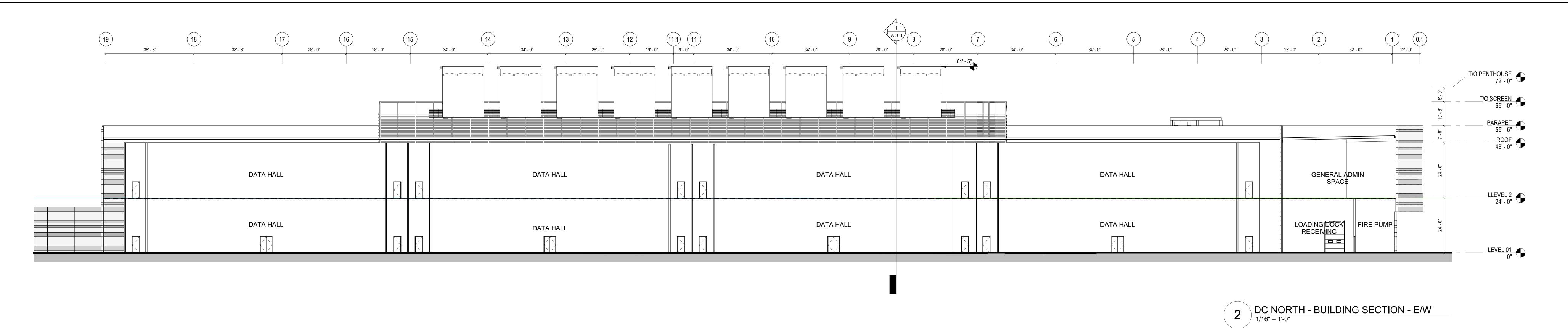
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Planned Development Permit

AUTHORED BY: Designer

ENLARGED BUILDING EXTERIOR ELEVATION

A 2.3



T/O <u>SCREEN</u> 66' - 0" MECHANICAL PENTHOUSE PARAPET 55' - 6" - ROOF 48' - 0" ELECTRICAL DATA HALL TENANT ADMIN _ LEVEL 02 24' - 0" ELECTRICAL GENERAL ADMIN SPACE DATA HALL

1 DC NORTH - BUILDING SECTION - N/S

CITY OF SAN JOSE APPROVAL OWNER / APPLICANT:





ALFATECH

06/16/2025 1st PDP Submittal

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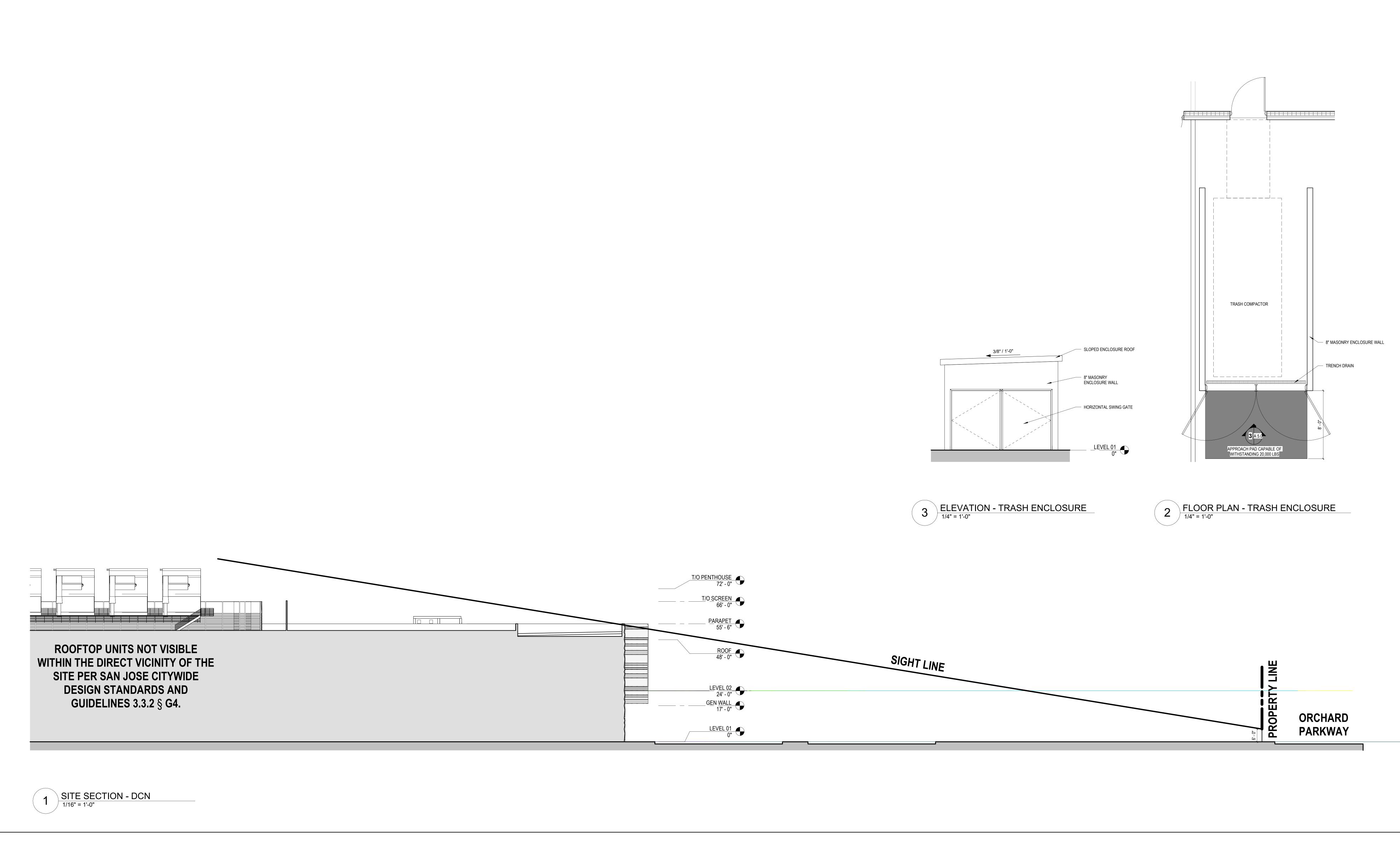
370 W. Trimble Road San Jose, CA 95131

Planned Development Permit

PDP25-TBD AUTHORED BY: Designer CHECKED BY:

> **OVERALL** BUILDING **SECTIONS**

A 3.0



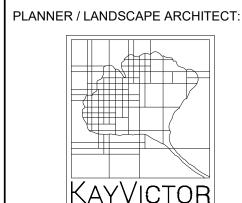


PROJECT TEAM:

ARCHITECT:

SIHA

A WOOLPERT COMPANY



CIVIL ENGINEER / ARBORIST:



LIGHTING / ELECTRICAL ENGINEER:



NO. DATE REMARKS

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PERMIT REF:

PDP25-TBD

PERMIT REF:

PDP25-TBE

AUTHORED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

JOB REF:

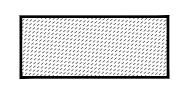
SITE SECTION -SCREEN WALL -TRASH ENCLOSURE

A 5.0

LANDSCAPE NOTES:

- 1. All trees shall be of uniform height and shape for that species and container size proposed.
- 2. Final placement of all plant material shall be reviewed at the site by the Landscape Architect.
- No planting shall be done until the irrigation system is completed, fully operational and reviewed by Landscape Architect. 4. Mulch all planting beds with 3 inches of specified mulch.
- Install root barrier at all trees within 5' distance of paving. Line root barrier along edge of paving, do not wrap around rootball.
- 6. Trees installed in or along bio-retention areas shall strictly comply with planting details. 7. Remove nursery stakes and tags from trees and shrubs at time of planting.
- 8. Install tree stakes so that the plane between them is perpendicular to the direction of local prevailing winds. If direction of prevailing winds is not clearly established on site, consult Landscape Architect.
- Plants in bio-retention areas to be established prior to first occurrence of significant erosive overland flow.Refer to Civil Improvement Plans and Specifications for bio-retention soil mix.
- 10. Mulch all storm water treatment/bio-retention areas with 3" of non-floating mulch.

LANDSCAPE AREAS LEGEND:



GENERAL LANDSCAPE Includes all private landscape areas along West Trimble Road and Orchard Parkway frontage, within parking lots, building edges, pedestrian circulation routes and entry plazas.



STORM WATER LANDSCAPE Includes all areas identified on the Civil Drawings as storm water treatment areas. Landscape planting will be a mix of 1 and 5 gallon plants approved for treatment are use by the Santa Clara Valley Water Board and as Identified in the Plant Schedule

PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	BIO- RETENTION PLANTING	FLOW- THROUGH PLANTER	WUCOL WATER REQ.
REES								
ARGE TREES		Existing Trees to Remain						
••	CED DEO	Cedrus deodara	Incense Cedar	24" Box				L
	QUE AGR	Quercus agrifolia	Coast Live Oak	24" Box				L
	QUE LOB	Quercus lobata	Valley Oak	24" Box				L
	QUE SUB	Quercus suber	Cork Oak	24" Box				L
EDIUM TREES								
	CEL SIN	Celtis sinensis	Chinese Hackberry	24" Box				L
	GIN BIL	Ginkgo biloba 'Autumn Gold'	' Maidenhair Tree	24" Box				М
	NYS SYL	Nyssa sylvatica	Tupelo Gum	24" Box				М
	PLA ACE	Platanus acerifolia 'Columbia'	London Plane Tree	24" Box				VL
	POD GRA	Podocarpus gracilior	Fern Pine	24" Box				М
	ULM PAR	Ulmus parvifolia	Chinese elm	24" Box				М
MALL TREES								
	ARB UNE	Arbutus unedo	Strawberry Tree	24" Box				L
	CAR BET	Carpinus betulus	Fastigiate European Hormbeam	24" Box				М
	LAG NAT	Lagerstromemia 'Natchez'	White Crape Myrtle	24" Box				L
	MEL QUI	Melaleuca quinquenervia	Paperbark Tree	24" Box				L
	PAR ACU	Parkinsonia aculeata	Jerusalem thorn, Mexical Palo Verde	ⁿ 24" Box				VL
HRUBS &	PERENNIA	LS						
	ACH MIL	Achillea millefolium	Common yarrow	1 Gal.		K, U	K, U	L
	AGA ANG	Agave angustifolia 'Marginata'	N.C.N.	5 Gal.				VL
			N.C.N. Blue Glow Agave	5 Gal. 1 Gal.				VL VL
		'Marginata'						
	AGA BLU AGA VIL	'Marginata' Agave 'Blue Glow' Agave vilmoriniana	Blue Glow Agave	1 Gal. 5 Gal.				VL VL
	AGA BLU AGA VIL ALO BAR	'Marginata' Agave 'Blue Glow' Agave vilmoriniana Aloe barbadensis	Blue Glow Agave Octopus Agave Aloe vera	1 Gal. 5 Gal. 1 Gal.		K. U	K. U	VL VL L
	AGA BLU AGA VIL ALO BAR ANI SPP.	'Marginata' Agave 'Blue Glow' Agave vilmoriniana Aloe barbadensis Anigozanthos spp.	Blue Glow Agave Octopus Agave Aloe vera Kangaroo Paw	 Gal. Gal. Gal. Gal. 		K, U K. U	K, U K. U	VL VL L
	AGA BLU AGA VIL ALO BAR ANI SPP. ARC GLA	'Marginata' Agave 'Blue Glow' Agave vilmoriniana Aloe barbadensis Anigozanthos spp. Arctostaphylos hookeri	Blue Glow Agave Octopus Agave Aloe vera Kangaroo Paw Manzanita	 Gal. Gal. Gal. Gal. Gal. 		K, U K, U	K, U K, U	VL VL L VL
	AGA BLU AGA VIL ALO BAR ANI SPP. ARC GLA	'Marginata' Agave 'Blue Glow' Agave vilmoriniana Aloe barbadensis Anigozanthos spp.	Blue Glow Agave Octopus Agave Aloe vera Kangaroo Paw	 Gal. Gal. Gal. Gal. 				VL VL L L
	AGA BLU AGA VIL ALO BAR ANI SPP. ARC GLA ART POW BUX JAP	'Marginata' Agave 'Blue Glow' Agave vilmoriniana Aloe barbadensis Anigozanthos spp. Arctostaphylos hookeri Artemisia 'Powis Castle' Buxus japonica 'Green Beauty'	Blue Glow Agave Octopus Agave Aloe vera Kangaroo Paw Manzanita Powis Castle Artemisia Japanese Boxwood	 Gal. Gal. Gal. Gal. Gal. Gal. 				VL VL L VL L
	AGA BLU AGA VIL ALO BAR ANI SPP. ARC GLA ART POW BUX JAP BUX SUF	'Marginata' Agave 'Blue Glow' Agave vilmoriniana Aloe barbadensis Anigozanthos spp. Arctostaphylos hookeri Artemisia 'Powis Castle' Buxus japonica 'Green Beauty' Buxus s. 'Suffruticosa'	Blue Glow Agave Octopus Agave Aloe vera Kangaroo Paw Manzanita Powis Castle Artemisia Japanese Boxwood True Dwarf Boxwood	 Gal. Gal. Gal. Gal. Gal. Gal. 		K, U	K, U	VL VL L VL L
	AGA BLU AGA VIL ALO BAR ANI SPP. ARC GLA ART POW BUX JAP	'Marginata' Agave 'Blue Glow' Agave vilmoriniana Aloe barbadensis Anigozanthos spp. Arctostaphylos hookeri Artemisia 'Powis Castle' Buxus japonica 'Green Beauty'	Blue Glow Agave Octopus Agave Aloe vera Kangaroo Paw Manzanita Powis Castle Artemisia Japanese Boxwood	 Gal. Gal. Gal. Gal. Gal. Gal. 				VL VL L VL L

COLS ATER EQ.	SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	BIO- RETENTION PLANTING	FLOW- THROUGH PLANTER	WATER REQ.
		COP MAR	Coprosma r. 'Marble Queen'	Mirror Plant	5 Gal.				М
		DIE IRI	Dieties irioides	Fortnight Lily	5 Gal.		K, U	K, U	L
		HEM HYB	Hemerocalis hybrid (evergreen)	Evergreen Daylily	5 Gal.				М
		HES PAR	Hesperaloe parviflora	Red Yucca	5 Gal.				L
		HEL HEN	Helianthemum n. 'Henfield Brilliant'	Sunrose	1 Gal.				L
-		LAV KEW	Lavatera x clementii 'Kew Rose'	Tree Mallow	5 Gal.				L
_		LIM PER	Limonium perezii	Sea Lavender	1 gal.				L
		NEP COR	Nephrolepis cordifolia	Southern Sword Fern	5 Gal.				М
-		PIT VAR	Pittosporum tobira 'Variegatum'	Pittosporum	5 Gal.				L
		PIT SIL	Pittosporum t. 'Silver Sheen'	Pittosporum	15 Gal.				М
		PHO DUE	Phormium 'Duet'	Flax	5 Gal.				L
		RHA CAL	Rhamnus c. 'Little Sir'	Coffee Berry	5 Gal.		U	U	L
		SAN ROS	Santolina rosmarinifolia	N.C.N.	1 Gal.				L
		SED AUT	Sedum 'Autmun Joy'	Sedum	1 Gal.		K, U	K, U	L
		SYM ALB	Symphoricarpos albus	Snowberry	5 Gal.		K, U	K, U	L
		VER BON	Verbena bonariensis	Verbena	1 Gal.		K, U	K, U	VL
l	GROUNDC	OVERS & G	RASSES						
_		CAR TUM	Carex tumulicola	Berkeley Sedge	1 Gal.				
		CHO ELC	Chondropetalum t. 'El Campo'	Cape Rush	5 Gal.		B,K,U	B,K,U	L
		CHO ELE	Chondropetalum elephantinum	Cape Rush	5 Gal.		B,K,U	B,K,U	L
		FES SIS	Festuca idahoensis 'Siskiyot blue'	[/] Siskiyou blue Fescue	1 Gal.		K, U	K, U	VL
		HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	1 Gal.		K, U	K, U	L
		JUN PAT	Juncus patens	California Gray Rush	1 Gal.		B,K,U	B,K,U	L
		LEY CON	Leymus condensatus 'Canyon Prince'	Wild Rye	5 Gal.				L
		LOM BRE	Lomandra lonifolia breeze	Breeze Lomandra	5 Gal.				L
		LOM PLA	Lomandra platinum beauty	Platinum Beauty Lomandra	5 Gal.				L
		MUH RIG	Muhlenbergia rigens	Deer Grass	5 gal.		K, U	K, U	L
		PEN LIT	Pennisetum a. 'Little Bunny'	Little Bunny Pennisetum	5 Gal.				L
			·	Senecio mandraliscae					
			Senecio mandraliscae	Autumn Moor Grass	1 Gal. 1 Gal.				M
			Seslaria autumnalis						
	NOTES	TRA ASI	Trachelospermum asiaticum	Asian Jasmine	1 Gal.				M
			IO OLIDIFOT TO OLIANOE D	A OFF LIDON DI ANT AVA	II ADII IT	./			
	2. LISTED AUGUST 2	WATER RE	IS SUBJECT TO CHANGE B. QUIREMENTS ARE BASED (S AND LANDSCAPE FOR SU	ON WATER USE CLASSI	FICATION	NS OF LAN		`	•
	3. SEE CÌ\		GŜ ÁND L2.0 and L2.1 FOR (•					
			ANDBOOK APPENDIX D IDE LOWED FOR USE IN BASIN				ESIGNATION	IN SCHEDU	JLE
	4. APPROX	XIMATELY 1	75 24" BOX TREES ARE PR	OPOSED FOR INSTALLA	ATION				
			T LOCATE TREES WITHIN T NTION AREAS, BUT RATHE						ΓER
	APPENDIX	D OF THE	SCVURPPP C.3 STORMWAT ORMWATER INLETS (CURB	ER HANDBOOK. TREES	WILL AL	SO NOT B	E LOCATED I	DIRECTLY II	
	OR RELOC		OUTSIDE OF FLOW-THRO	•	•		•	,	. OI I OE I

CITY OF SAN JOSE APPROVAL



PROJECT TEAM:





CIVIL ENGINEER / ARBORIST:



LIGHTING / ELECTRICAL ENGINEER:



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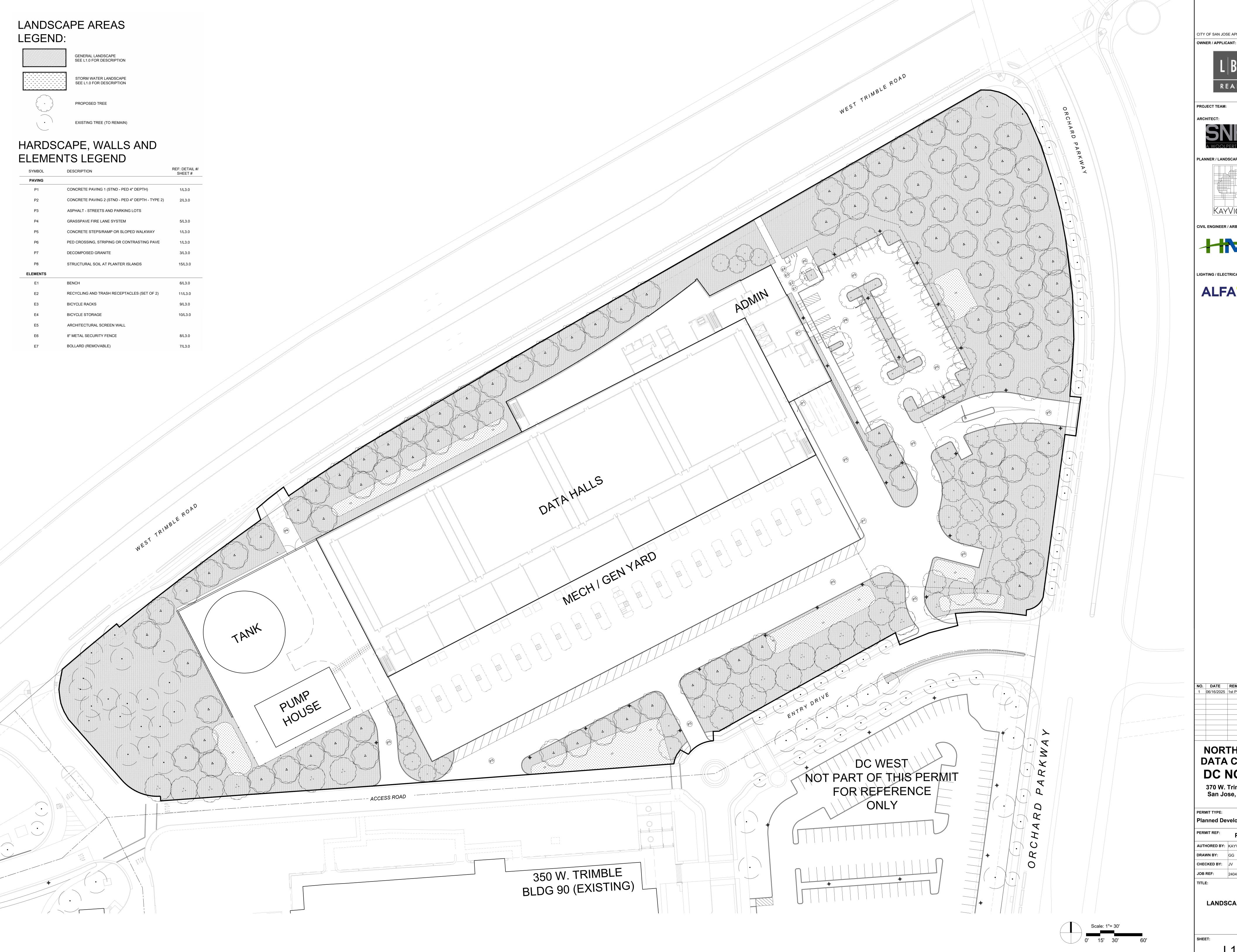
Planned Development Permit

PDP25-TBD AUTHORED BY: KAYVICTOR

CHECKED BY: JV **JOB REF**: 2404

LANDSCAPE LEGEND AND NOTES

L1.0







PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:



LIGHTING / ELECTRICAL ENGINEER:



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 DATE
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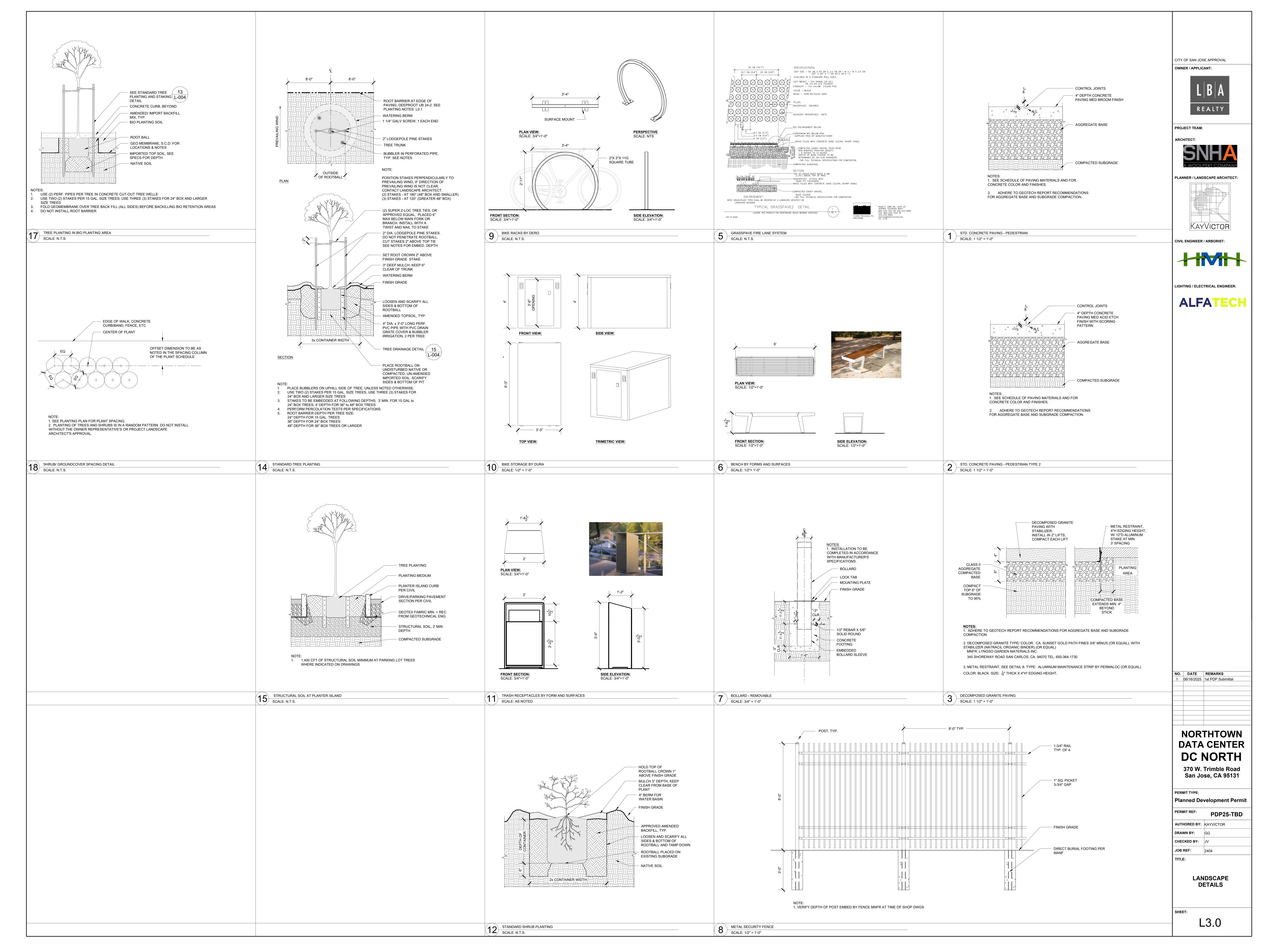
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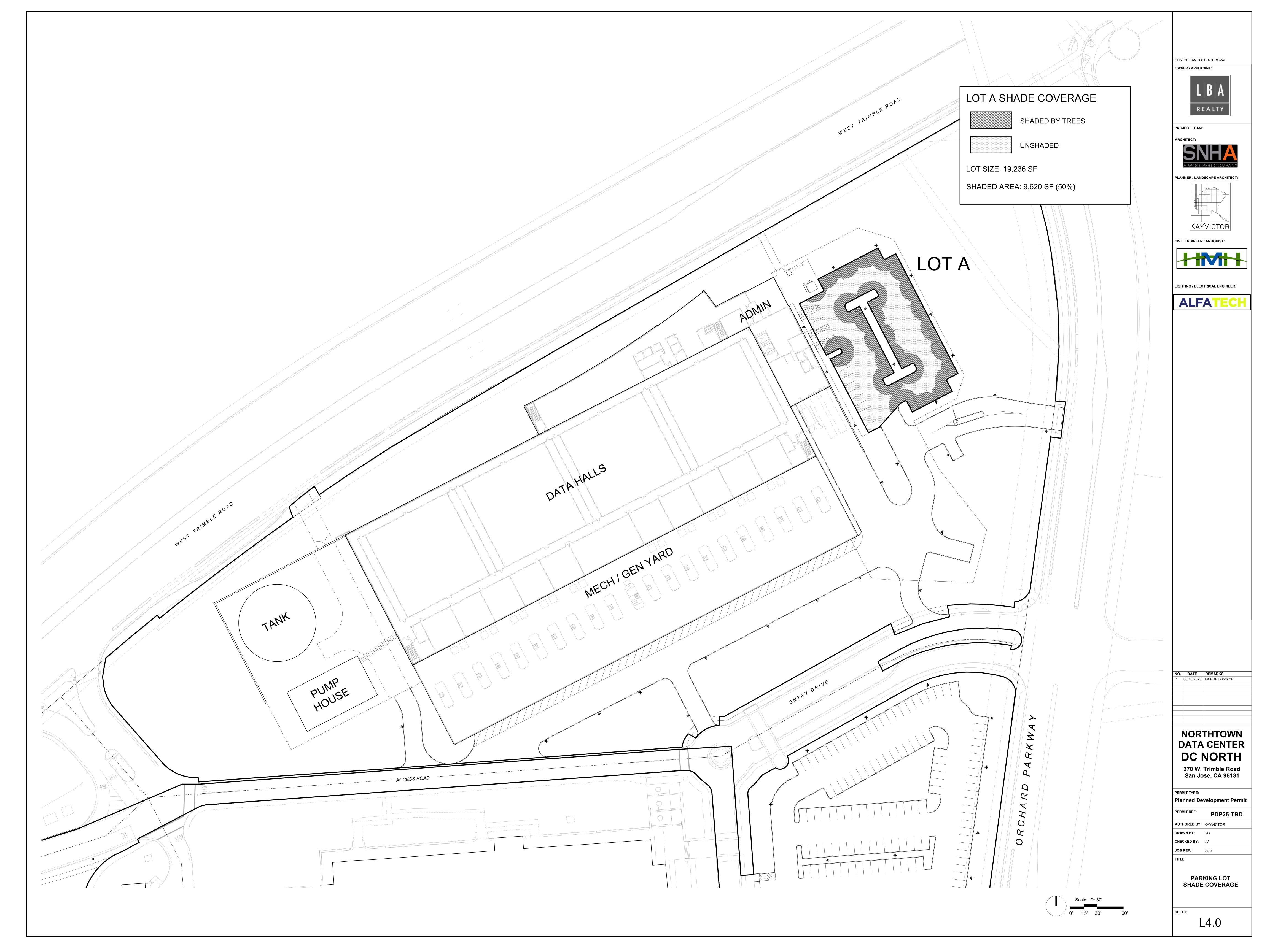
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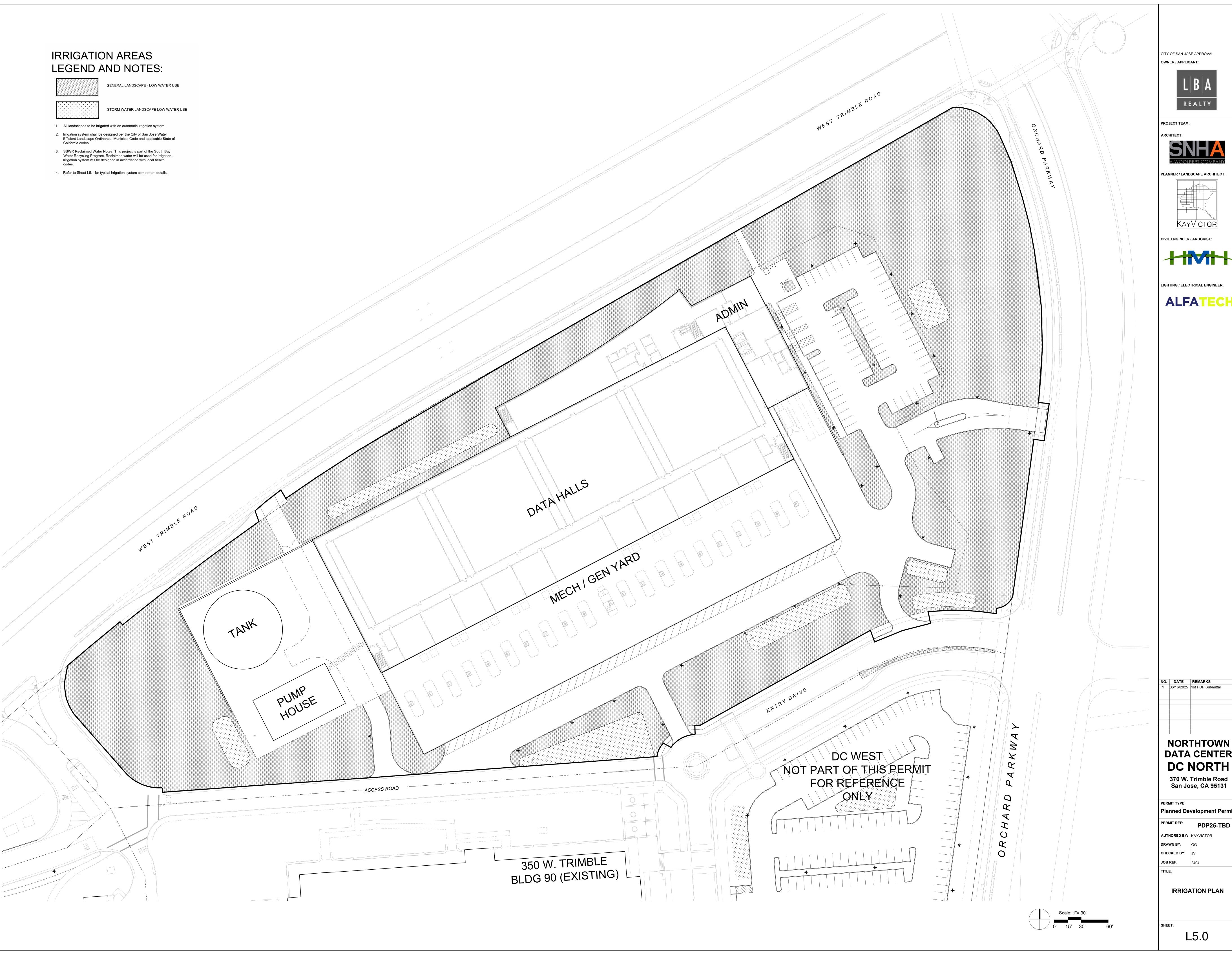
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LANDSCAPE PLAN

L1.1













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LIGHTING / ELECTRICAL ENGINEER:



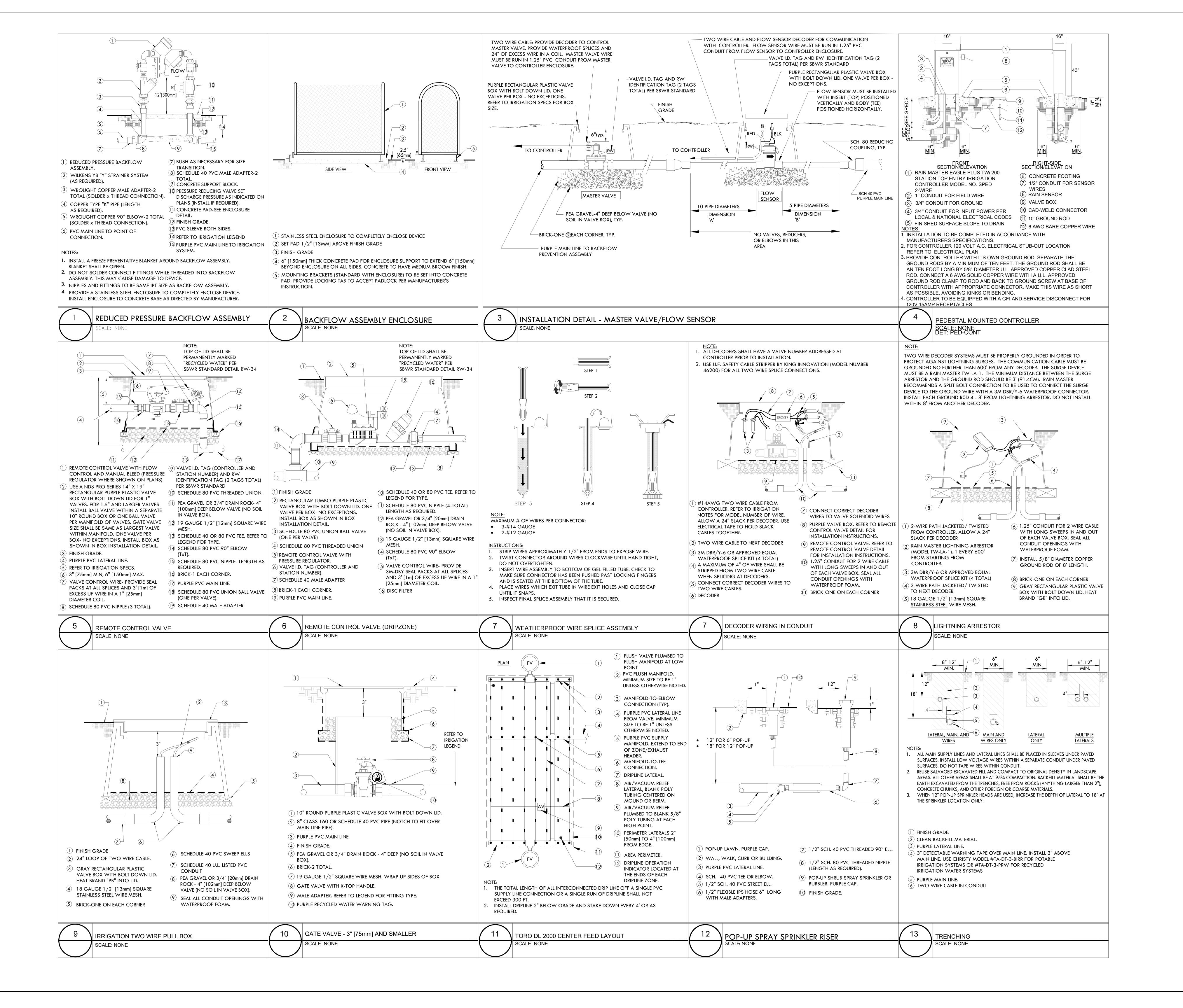
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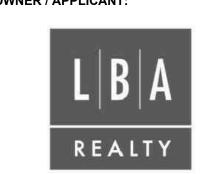
Planned Development Permit

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IRRIGATION PLAN



CITY OF SAN JOSE APPROVAL OWNER / APPLICANT:



PROJECT TEAM:







LIGHTING / ELECTRICAL ENGINEER:



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AUTHORED BY: KAYVICTOR

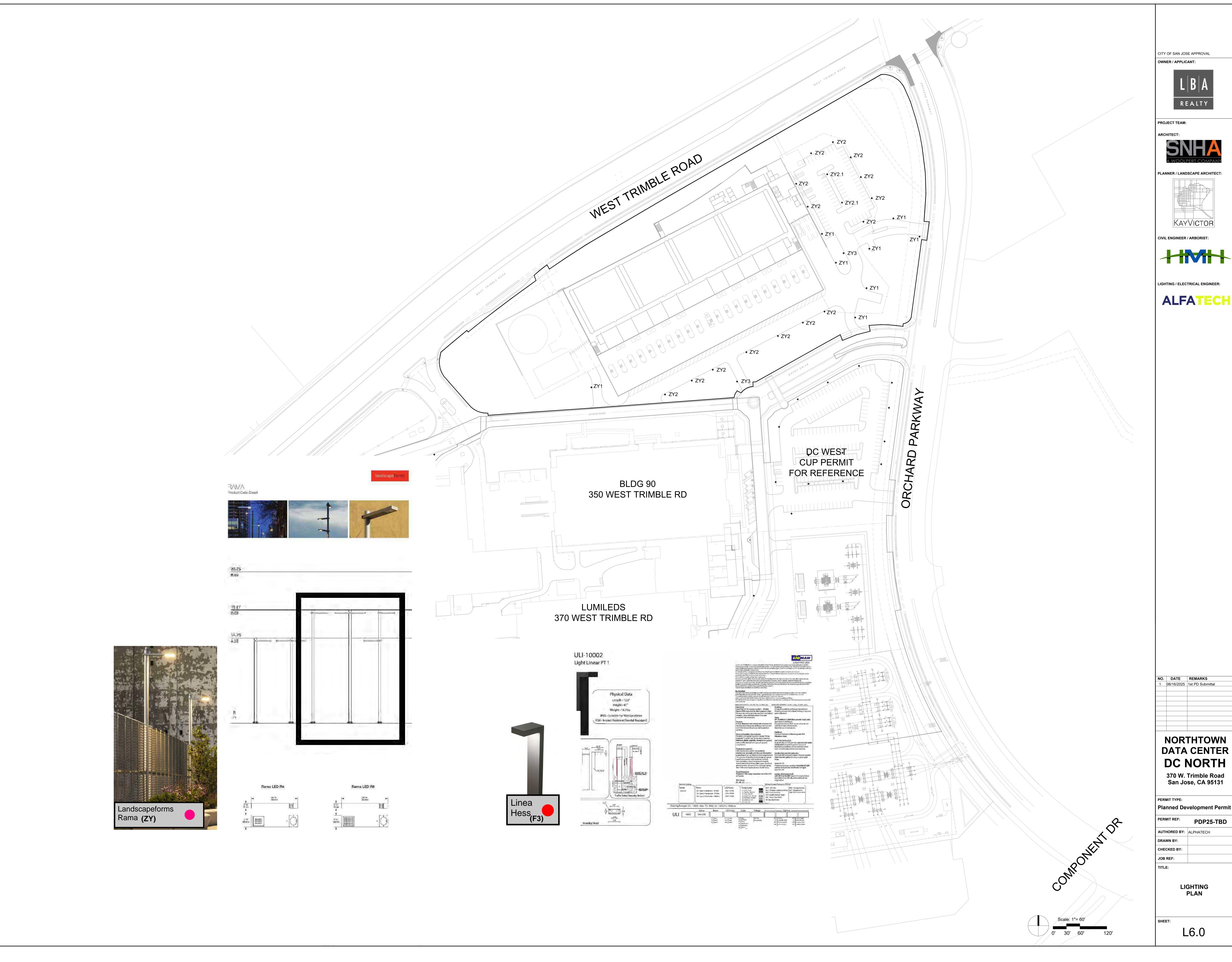
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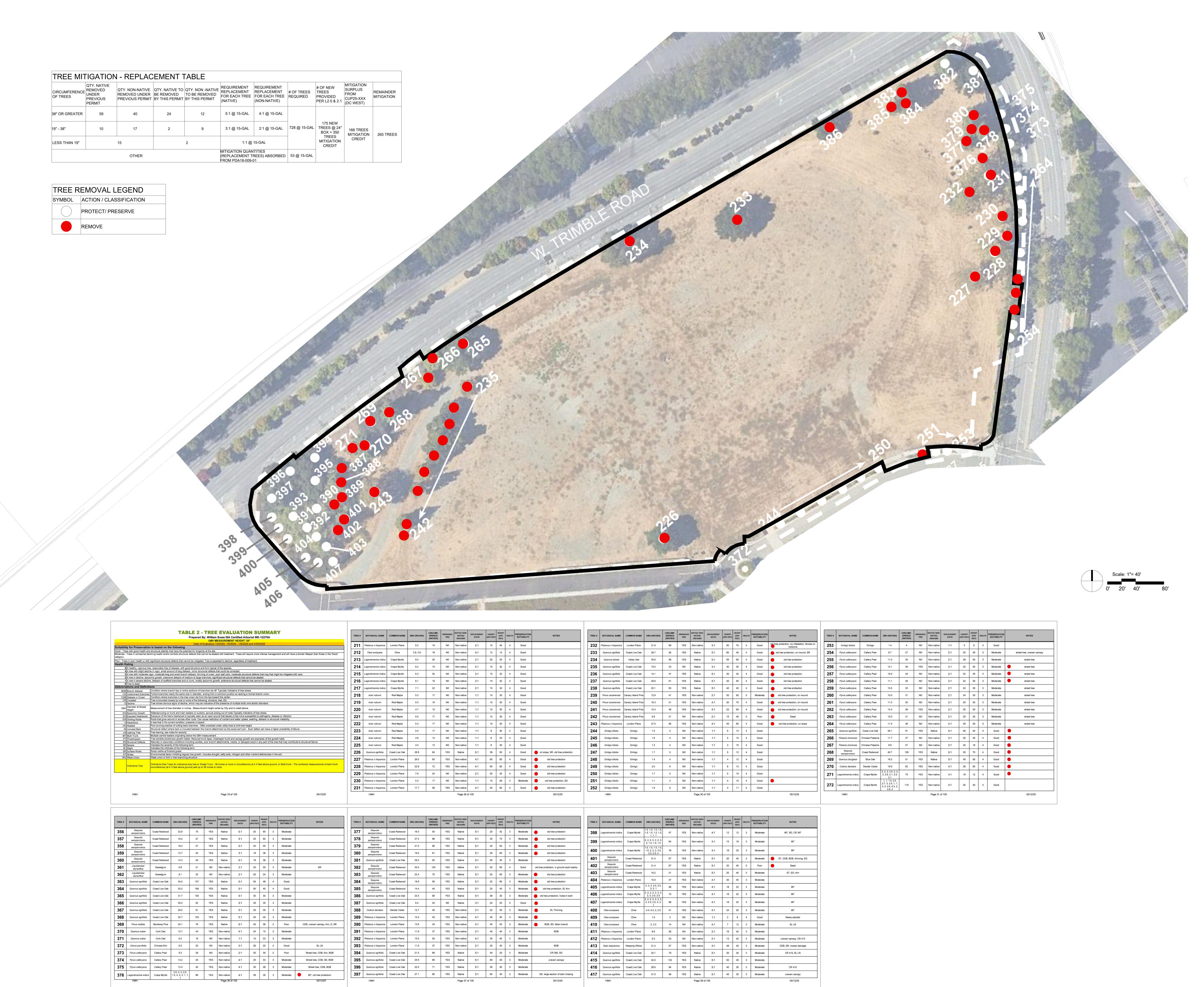
JOB REF:

IRRIGATION DETAILS

SHEET:







CITY OF SAN JOSE APPROVAL OWNER / APPLICANT:



PROJECT TEAM:





CIVIL ENGINEER / ARBORIST:



LIGHTING / ELECTRICAL ENGINEER:



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San Jose, CA 95131

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AUTHORED BY: KAYVICTOR DRAWN BY: GG CHECKED BY: JV

JOB REF: 2404

TREE REMOVAL AND MITIGATION PLAN/ ARBORIST REPORT

TITLE:

L7.0