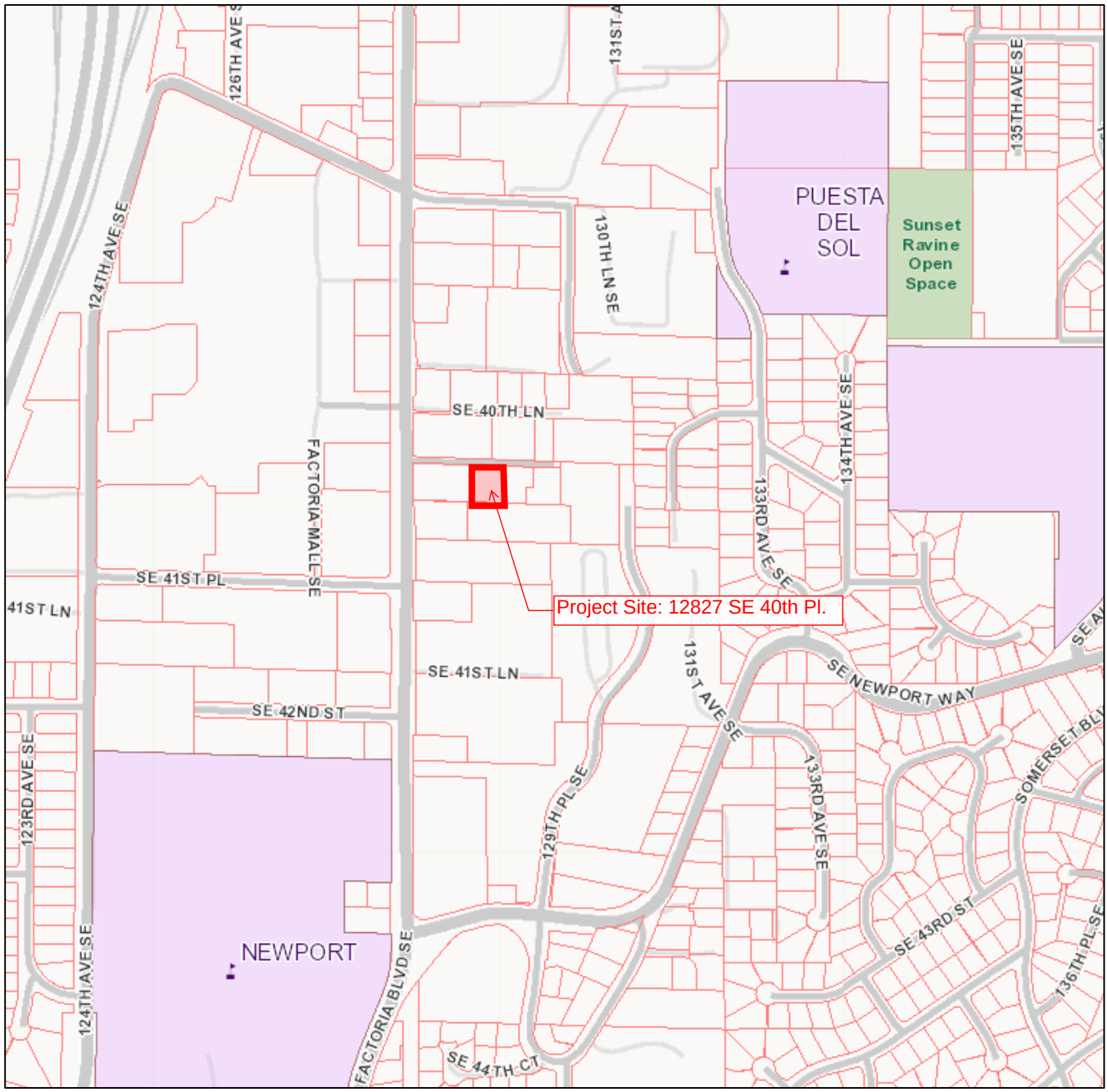
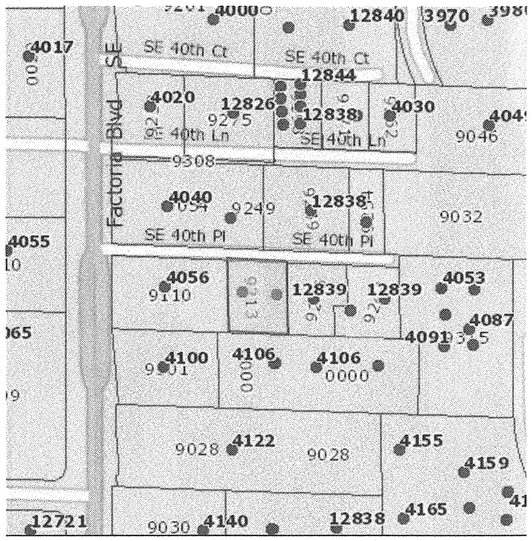
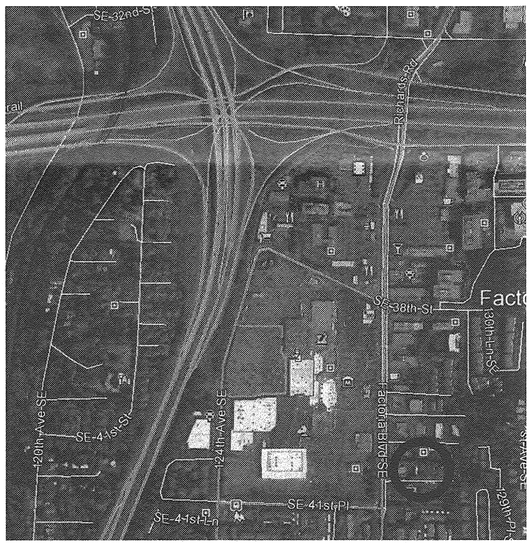
Vicinity Map

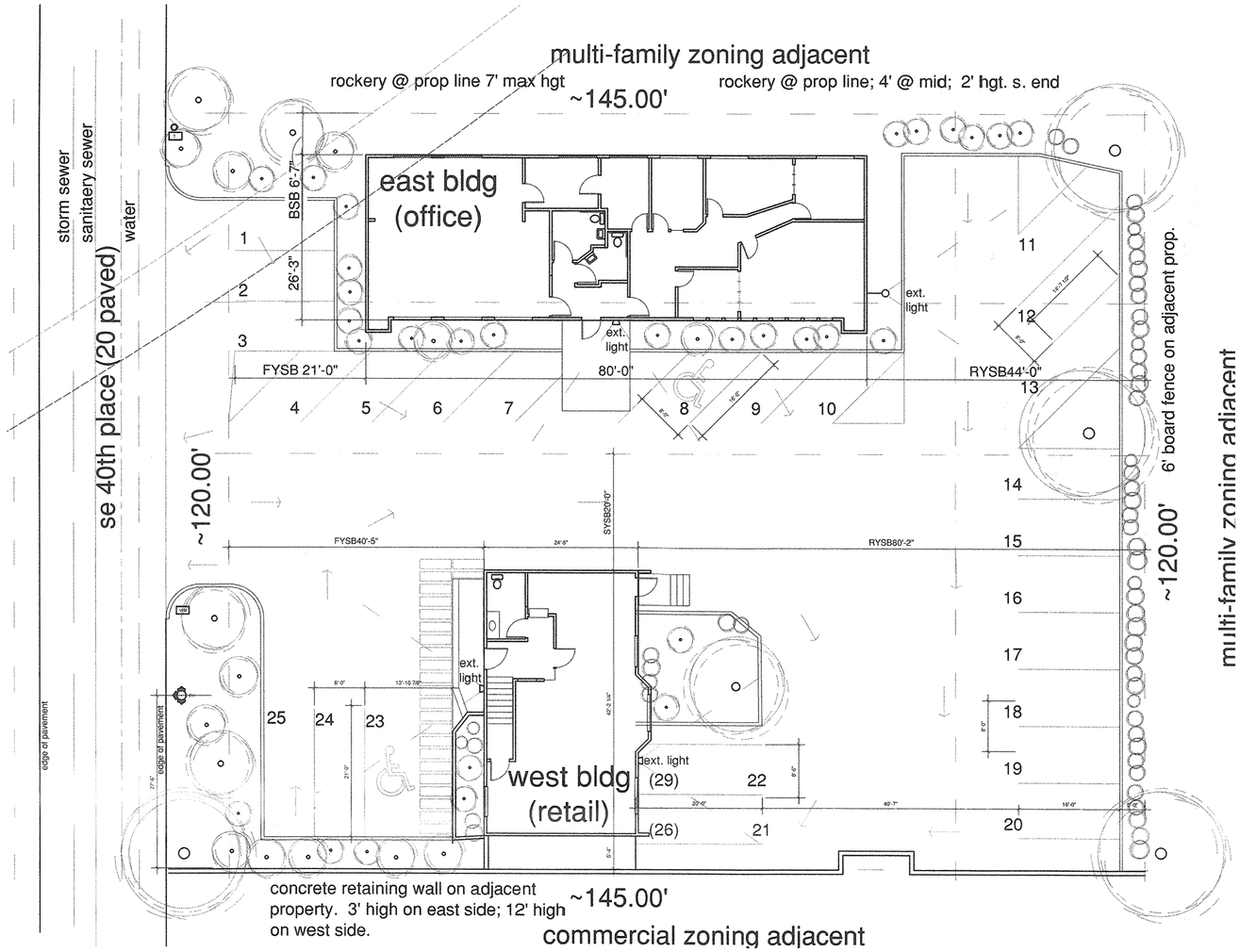




neighborhood



vicinity



site plan

SCALE: 0 5 10 20 40

project information

no adjacent easements on this property.
no ground mounted mechanical equipment.
all mechanical equipment is roof mounted & screened behind a parapit wall. see elevations.
no sensitive area or overlay district setbacks.
no change to existing grades.
no change to existing landscape or plantings
no critical areas in the vicinity
no public sidewalks serve this site or street.
no phased construction.

impervious area calculation:

site area:	17,411 sf
building area:	3,129 sf
paving & other imperv.	10,821 sf
LS & pervious area:	3,471 sf

max allowed impervious coverage = 85%
impervious area = 13950/17411 = 80.12%

office building: 1-story 2097 sf
retail building: 2 story + basement 3284 sf
zoning: CB
parking calculation:
retail 4/m min; 5/m max
office 5/m min; 5.5/m max

	min	max
east building		
office area 2087 sf	10.44	11.48
west building		
retail area 3153 sf (total building area)	12.61	15.77
total required	23.05	27.25
total stalls provided	**25**	

legal

S 145 FT OF E 120 FT OF W 395 FT OF N 1/2 OF NE 1/4 OF NE 1/4 LESS C/M RGTS

tax

162405-9213

REGISTERED ARCHITECT
ROBERT STUART MILLER
STATE OF WASHINGTON

DATE:	NUMBER:	ISSUED FOR:
12MAR2016	1	ACUP APPLICATION

siteplan

Received
APR 12 2016
Permit Processing

architecture
space planning
interior design

ROBERT S. MILLER & ASSOCIATES

100 Waverly Way
Kirkland, WA 98033

TEL 425.822.0100
FAX 206.770.7244

TENANT IMPROVEMENTS FOR:

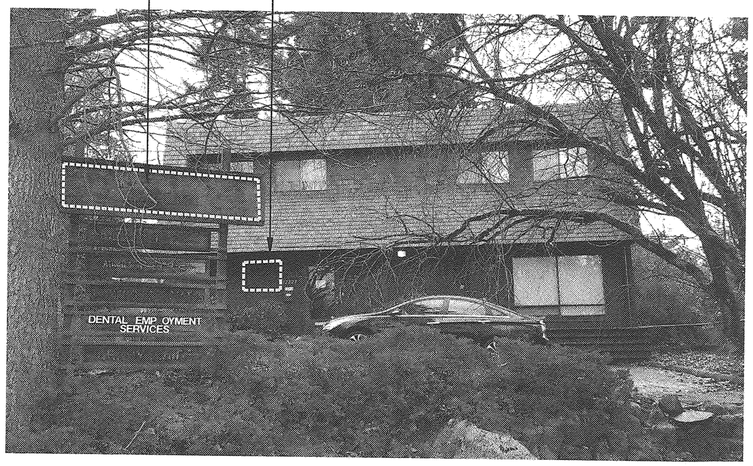
GREEN-THEORY
Bellevue's Retail Marijuana Store

12827 SE 40th
bellevue WA.

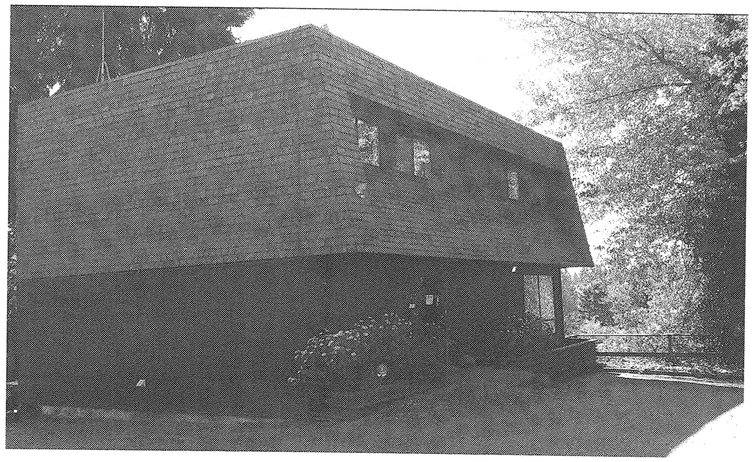
RSMA JOB NO.:150116

existing sign @ street

proposed 40"x40" sign on building

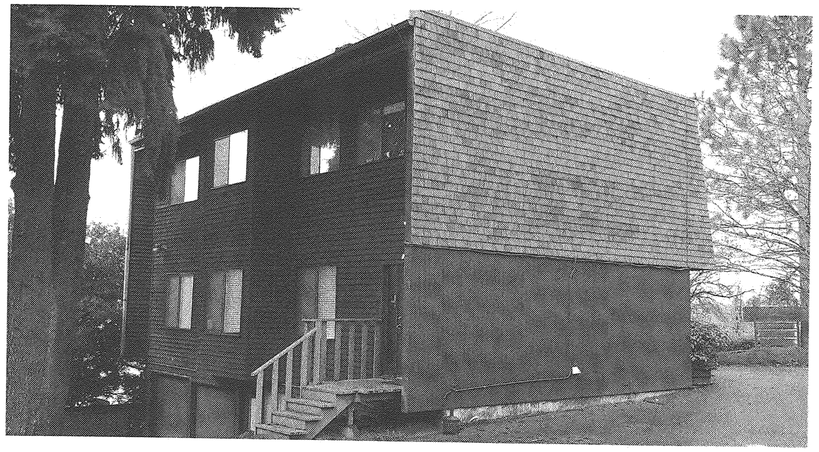


street view

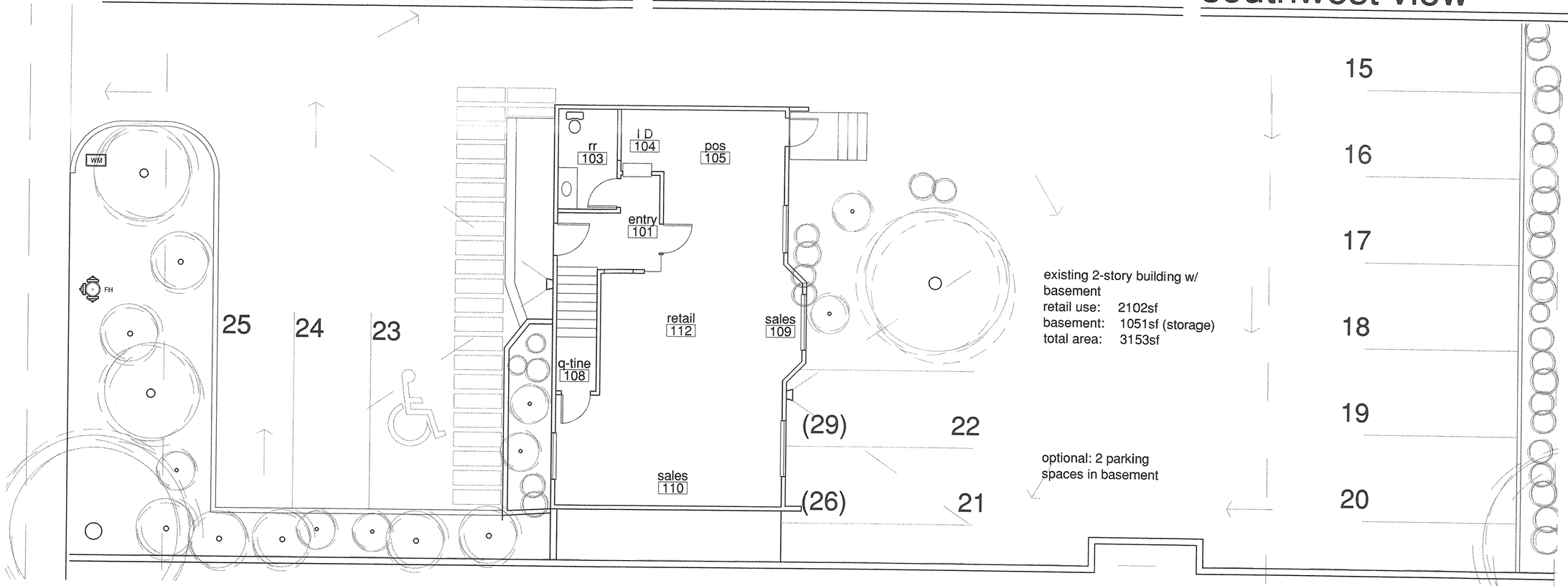


northwest view

exterior materials: vertical wood siding, sawn shingles, anodized aluminum windows w/ clear glazing



southwest view



existing 2-story building w/ basement
retail use: 2102sf
basement: 1051sf (storage)
total area: 3153sf

optional: 2 parking spaces in basement

FLOOR PLAN

SCALE: 0 1 4 8 16

retail area:	1697 sf
office area (accessory):	405 sf
basement (non-product storage):	1051 sf
total building area:	3153 sf

REGISTERED ARCHITECT
ROBERT STUART MILLER
STATE OF WASHINGTON
4808

DATE:	NUMBER:	ISSUED FOR:
12MAR2016	1	ACUP APPLICATION

floorplan & elev's

Received
APR 12 2016

TENANT IMPROVEMENTS FOR

GREEN-THEORY ing
Bellevue's Retail Marijuana Store

12827 SE 40th
bellevue WA.

architecture
space planning
interior design

ROBERT S. MILLER & ASSOCIATES

100 Waverly Way
Kirkland, WA 98033

TEL 425.822.0100
FAX 206.770.7244

RSMA JOB NO.:150116

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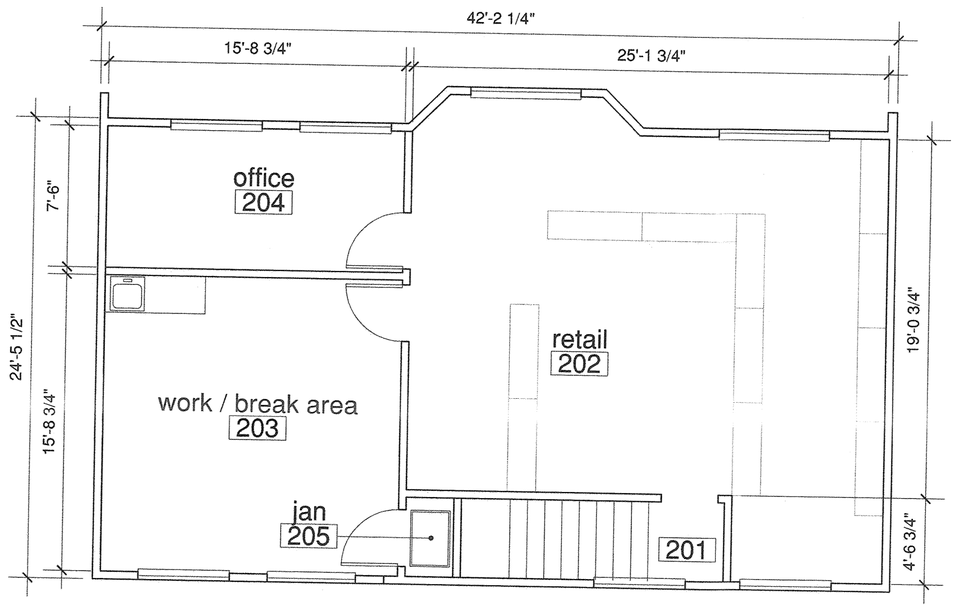
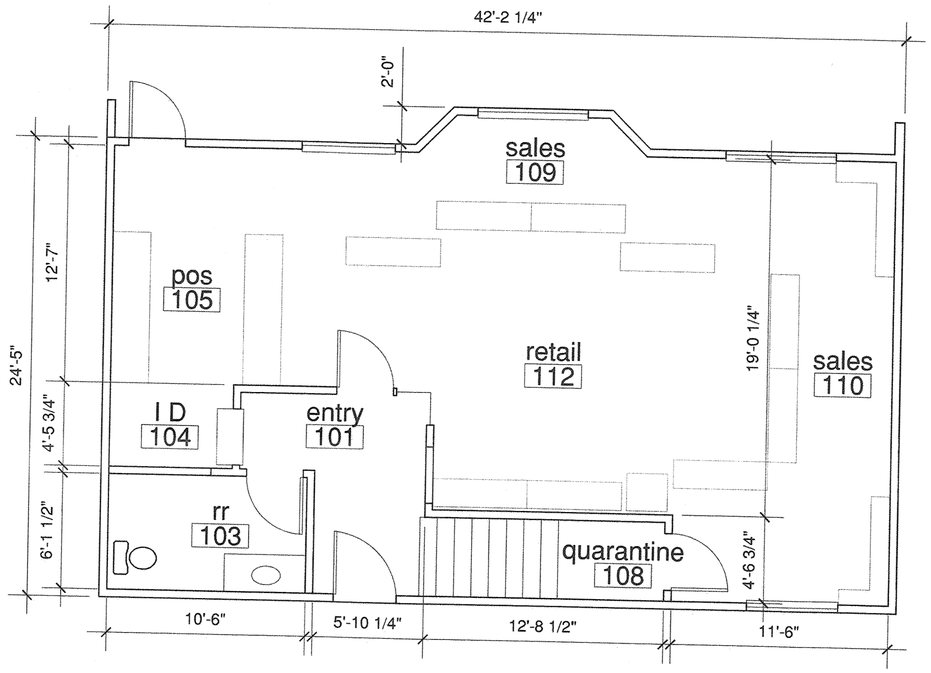


UPPER existing 1051 sf

FLOOR PLAN

SCALE: 0 1 4 8 16



GROUND existing 1051 sf

FLOOR PLAN

SCALE: 0 1 4 8 16

DATE:	NUMBER:	ISSUED FOR:
12MAR2016	1	ACUP APPLICATION

architecture
space planning
interior design

ROBERT S. MILLER & ASSOCIATES

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Kirkland, WA 98033

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TENANT IMPROVEMENTS FOR:

GREEN-THEORY
Bellevue's Retail Marijuana Store

12827 SE 40th
bellevue WA.

Received
APR 12 2016
Permit Processin

RSMA JOB NO.:150116

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OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREIN DESCRIBED, DECLARE THIS DOCUMENT AS PROVIDED BY CHAPTER 58.17 RCW, TO BE THE GRAPHIC REPRESENTATION OF THE BINDING SITE PLAN MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAN FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAN AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF BELLEVUE AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS BINDING SITE PLAN BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS BINDING SITE PLAN.

THIS BINDING SITE PLAN, DEDICATION, AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

BY: _____ ITS; _____
EVERGREEN LAKE, LLC. DATE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
} SS.
COUNTY OF KING }

ON THIS DAY PERSONALLY APPEARED BEFORE ME , TO ME KNOWN TO BE THE OF EVERGREEN LAKE, LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____DAY OF_____, _____ .

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

EXISTING PARCEL DATA

ORIGINAL ASSESSOR PARCEL NO. 162405-9213

ZONING	CB
ACREAGE	±17,411 SF(CALCULATED) ±17,400 SF(ASSESOR)
BUILDING USES	USE OF THE BUILDINGS SHALL BE LIMITED TO THOSE PERMITTED IN THE COVENANTS AND THE CITY OF BELLEVUE ZONING ORDINANCE
PARKING	23 STANDARD STALLS 2 HANDICAP STALLS
SITE AREAS	
SITE ADDRESS	12827 SE 40TH PL BELLEVUE, WA. 98006
	1032 SF BUILDING AREA
SITE ADDRESS	12833 SE 40TH PL BELLEVUE, WA. 98006
	2087 SF BUILDING AREA

NEW PARCEL 1 DATA

ZONING	CB
ACREAGE	±9647 SF
BUILDING USES	USE OF THE BUILDINGS SHALL BE LIMITED TO THOSE PERMITTED IN THE COVENANTS AND THE CITY OF BELLEVUE ZONING ORDINANCE
PARKING	11 PROPOSED STANDARD STALLS 1 PROPOSED ADA STALLS
SITE AREAS	1032 SF PROPOSED BUILDING AREA 1498 SF PROPOSED LANDSCAPE AREA 7117 SF OTHER IMPERVIOUS AREA
SITE ADDRESS	12827 SE 40TH PL BELLEVUE, WA. 98006

NEW ASSESSOR PARCEL NO. (TO BE DETERMINED)

NEW PARCEL 2 DATA

ZONING	CB
ACREAGE	±7764 SF
BUILDING USES	USE OF THE BUILDINGS SHALL BE LIMITED TO THOSE PERMITTED IN THE COVENANTS AND THE CITY OF BELLEVUE ZONING ORDINANCE
PARKING	12 PROPOSED STANDARD STALLS 1 PROPOSED ADA STALLS
SITE AREAS	2087 SF PROPOSED BUILDING AREA 1973 SF PROPOSED LANDSCAPE AREA 3704 SF OTHER IMPERVIOUS AREA
SITE ADDRESS	12833 SE 40TH PL BELLEVUE, WA. 98006

NEW ASSESSOR PARCEL NO. (TO BE DETERMINED)

NE 1/4, NE 1/4, SEC. 16 T. 24 N., R.5 E.W.M.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED with respect to streets, alleys and rights of way for roads, paths and slopes.

_____ _____
REAL PROPERTY & SURVEY DATE

_____ _____
DEVELOPMENT REVIEW DATE

UTILITIES DEPARTMENT

EXAMINED AND APPROVED with respect to water, sewer and drainage systems.

_____ _____
ADMINISTRATOR DATE

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED:

_____ _____
ADMINISTRATOR DATE

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20 _____ .

_____ _____
ASSESSOR DEPUTY ASSESSOR

_____
ACCOUNT NO.

RECORDER'S CERTIFICATE

FILED IN BOOK _____ OF SURVEYS AT PAGE(S) _____ .

_____
SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF EVERGREEN PARK LLC. IN FEBRUARY 2016.

FOR SUBMITTAL _____ 4/6/16
PROFESSIONAL LAND SURVEYOR DATE

MITCH T.S. EVANS STATE OF WASHINGTON 38011 REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

DATE: 4/6/16

Axis
Survey & Mapping

CITY OF BELLEVUE WASHINGTON

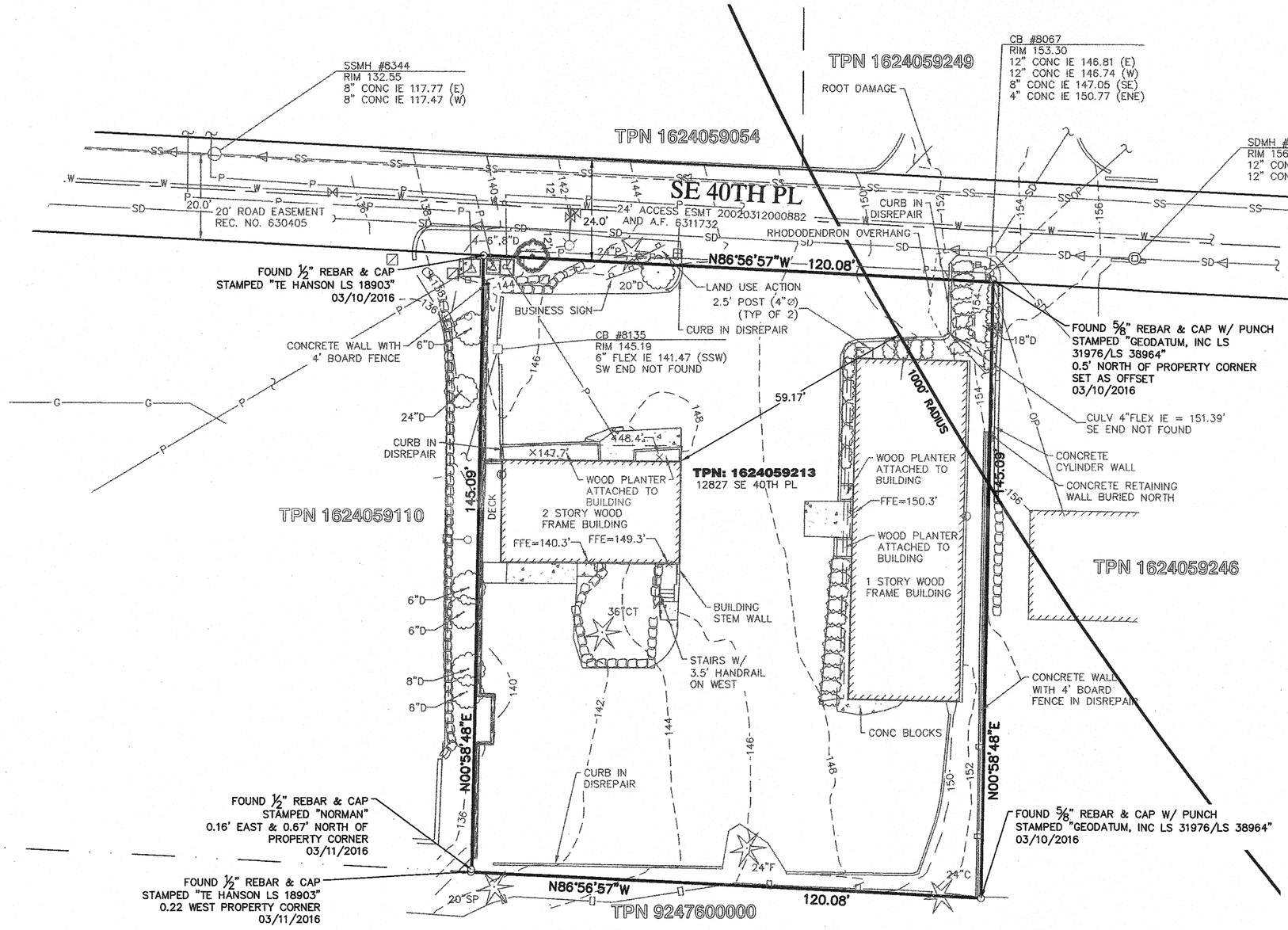
City of Bellevue

Received
APR 12 2016
Permit Processing

BINDING SITE PLAN NO.

SHEET 1 OF 3

BINDING SITE PLAN



GRAPHIC SCALE

20' 10' 0 20' 40'

1" = 20'

DATUM/BASIS OF BEARINGS

HELD N00°58'48"E ALONG THE EAST PROPERTY BOUNDARY BETWEEN THE TWO FOUND GEODATUM REBAR AND CAP WASHINGTON STATE COORDINATE SYSTEM NAD 1983/2011 PER CITY OF BELLEVUE SURVEY

ORIGINATING BENCHMARK: CITY OF BELLEVUE CONTROL POINT #255
TOP OF 4"X4" CONC MON IN CASE, DN. 0.34'

LEGEND

- FOUND SURFACE MONUMENT
- FOUND REBAR AND CAP AS NOTED
- POWER JUNCTION BOX
- POWER METER
- P — POWER VAULT
- POWER TRANSFORMER
- TELECOMMUNICATIONS RISER
- CABLE TV RISER
- UTILITY POLE W/UNDERGROUND CONDUIT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN PIPE FLOW
- SEWER PIPE FLOW
- STORM DRAIN MANHOLE
- CULVERT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SIGN
- •PST — POST
- FFE — FINISHED FLOOR ELEVATION
- SD — STORM DRAIN LINE
- OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- WOOD FENCE LINE
- BUILDING OVERHANG
- LANE STRIPING
- CURB
- CONCRETE PAVING
- ASPHALT PAVING
- BUILDINGS

REFERENCES

R1 – RECORD OF SURVEY BY GEODATUM, REC. NO. 20070703900017

R2 – RECORD OF SURVEY BY JIM HART AND ASSOCIATES, REC. NO. 7902059003

DATE: 4/6/16

Axis
Survey & Mapping
15241 NE 90TH STREET
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700

City of Bellevue

Received
APR 12 2016
Permit Processing

BINDING SITE PLAN NO.

SHEET 2 OF 3

BOUNDARY/EASEMENTS & EXISTING CONDITIONS

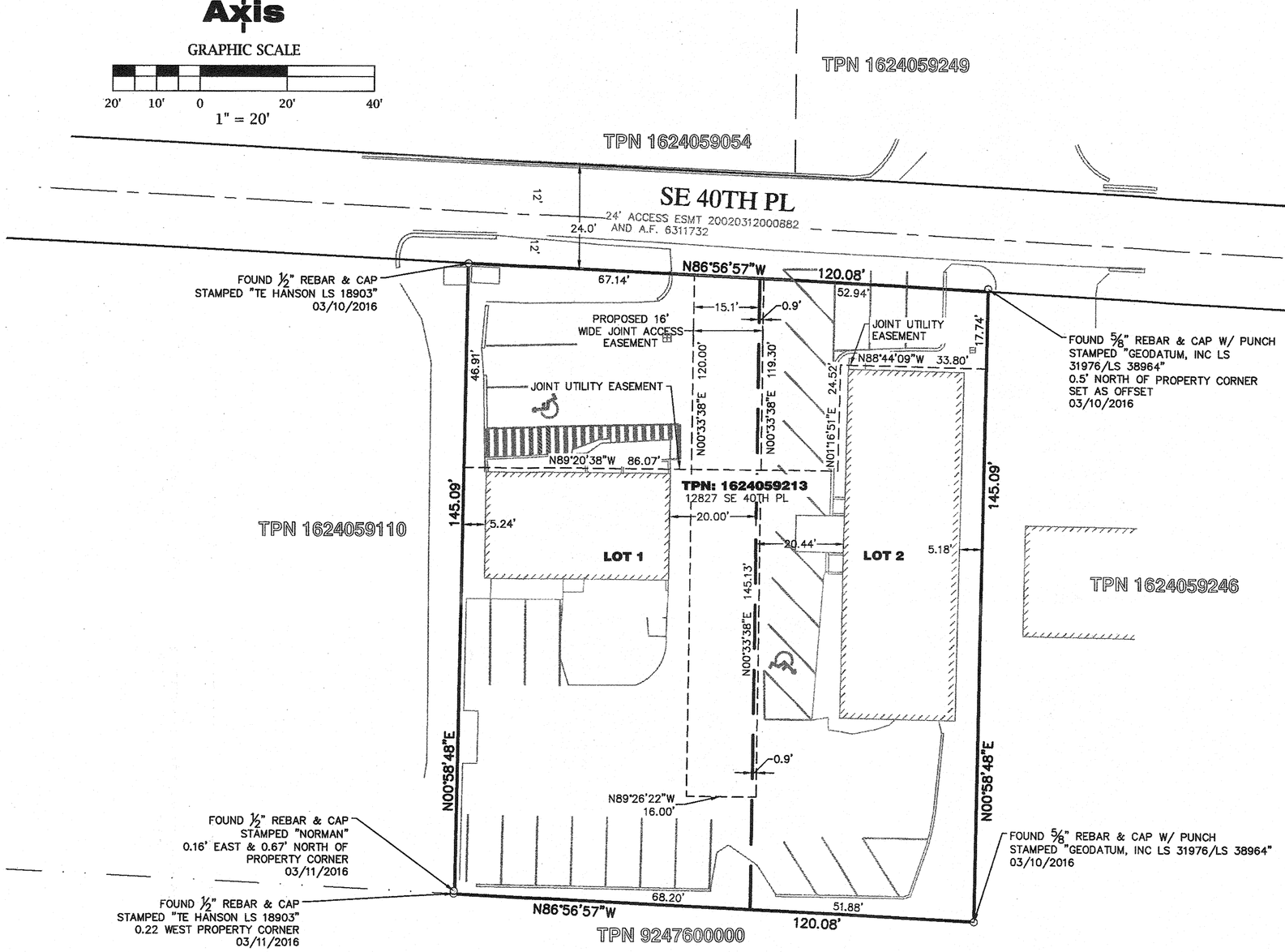
NE 1/4, NE 1/4, SEC. 16 T. 24 N., R.5 E.W.M.

Axis

GRAPHIC SCALE

20' 10' 0 20' 40'

1" = 20'



EASEMENTS OF RECORD:
24.00 FOOT ACCESS EASEMENT, RECORDED UNDER RECORDING NO. 20020312000882, RECORDS OF KING COUNTY, WASHINGTON.

RIGHT TO ENTER SAID PREMISES TO MAKE TO MAKE REPAIRS AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO THE ELECTRIC TRANSMISSION LINE LOCATED ON PROPERTY ADJOINING SAID PREMISES, AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4078734, RECORDS OF KING COUNTY, WASHINGTON.

IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY FOR THE PURPOSE OF UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS RECORDED UNDER RECORDING NO. 7805100718, RECORDS OF KING COUNTY, WASHINGTON.

TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NO. 9612200938, RECORDS OF KING COUNTY, WASHINGTON.

EASEMENT NOTE:
AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF BELLEVUE, PUGET SOUND ENERGY, QWEST COMMUNICATIONS, ANY CABLE COMPANY OR ANY OTHER PUBLIC OR PRIVATE UNDERGROUND UTILITY SERVICE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THAT PORTION OF LOTS 1 AND 2 DEPICTED AS A JOINT UTILITY EASEMENT, AS SHOWN ON THIS SHEET, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH THE NECESSARY FACILITIES, SIDEWALKS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN TOGETHERSTATED.NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNAL OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

REFERENCES

R1 – RECORD OF SURVEY BY GEODATUM, REC. NO. 20070703900017

R2 – RECORD OF SURVEY BY JIM HART AND ASSOCIATES, REC. NO. 7902059003

PUBLIC WATER & SEWER EASEMENT PROVISIONS:
A PERPETUAL EASEMENT IS HEREBY DEDICATED TO THE CITY OF BELLEVUE, A WASHINGTON MUNICIPAL CORPORATION, OVER, ACROSS, THROUGH AND UNDER THAT PORTION OF LOTS 1 AND 2 SHOWN HEREON AS JOINT UTILITY EASEMENT, FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING AND OPERATING PUBLIC WATER AND SANITARY SEWER SYSTEMS, INCLUDING PIPELINES, WATER METERS AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THERE FROM. THE USE OF SUCH AREA IMMEDIATELY ADJACENT TO THE ABOVE EASEMENT IS ALSO DEDICATED TO THE CITY OF BELLEVUE AND/OR ITS AGENTS OR CONTRACTORS AS REASONABLY REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS LOCATED WITHIN THE EASEMENT. USE OF THE ADDITIONAL AREA ADJACENT TO THE EASEMENT SHALL BE LIMITED TO THE PURPOSES DESCRIBED HEREIN, AND IMMEDIATELY AFTER THE CONSTRUCTION AND/OR INSTALLATION OF SAID PUBLIC WATER AND SANITARY SEWER SYSTEMS, THE CITY OF BELLEVUE SHALL RESTORE THE PREMISES AS NEAR AS MAY BE TO ITS CONDITION IMMEDIATELY BEFORE SUCH CONSTRUCTION OR ENTRY. THE PRIVATE OWNERS SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT AND ADJACENT AREA PROVIDED THAT SAID USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS CONVEYED HEREIN AND PROVIDED THAT NO PERMANENT BUILDINGS OR STRUCTURES ARE ERECTED ON SAID EASEMENT.

PRIVATE STORM WATER EASEMENT PROVISIONS:
THAT PORTION OF THE STORM SYSTEM USED IN COMMON OVER AND ACROSS THAT PORTION OF LOTS 1 AND 2 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 1 AND 2 AND FOR THE PURPOSE TO OPERATE AND MAINTAIN AN ON-SITE SURFACE WATER FACILITY TO INFILTRATE, DISPERSE, AND/OR DETAIN STORM WATER RUNOFF TOGETHER WITH WATER QUALITY TREATMENT. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE STORM SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES BY ALL LOT OWNERS BENEFITED BY THE FACILITY; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM SYSTEM, THE PROPERTY OWNER(S) (TO WHOM THE EASEMENT BENEFITS) SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

PRIVATE EASEMENT PROVISIONS:
THE 16.00 FOOT PRIVATE ACCESS EASEMENT SHOWN OVER AND ACROSS THE EASTERLY 15.10 FEET OF LOT 1 AND THE WESTERLY 0.90 FEET OF LOT 2 IS ESTABLISHED FOR THE BENEFIT OF THE OWNER(S) OF LOTS 1 AND 2. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE ROAD USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE ROAD, THE PROPERTY OWNER (TO WHOM THE EASEMENT BENEFITS) SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE PRIVATE ACCESS EASEMENT SHALL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLES. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

MITCH T.S. EVANS STATE OF WASHINGTON 18011 REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

DATE: 4/6/16

Axis Survey & Mapping

CITY OF BELLEVUE WASHINGTON

City of Bellevue

Received APR 12 2016 Permit Processing

BINDING SITE PLAN NO.

SHEET 3 OF 3

PROPOSED BINDING SITE PLAN & EASEMENTS

NE 1/4, NE 1/4, SEC. 16 T. 24 N., R.5 E.W.M.