

## **I. Summary of Proposal**

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Owner: SINGH RAVI/MAND SATVEER ETAL  
4601 NE 126TH CIRCLE  
VANCOUVER, WA 98665

Architect: Joseph Beer, AIA  
Collins Architectural Group  
950 12<sup>th</sup> Ave Ste 200  
Longview, WA 98632  
Telephone: 360.425.0000  
Email: [joeb@collinsarchgroup.com](mailto:joeb@collinsarchgroup.com)

Project: Woodland Commercial Retail Tenant Shell Development

Proposal: New commercial tenancy for 10,000+ sf parcel

Location: 1490 Dike Access Rd

Property IDs: 5965357

Parcel: 507870116

Lot Size: 0.22 Acres

Minimum Lot: 10,000sf

Zoning: (C-2) Highway Commercial

Neighborhood: Woodland-Comm

Property Ref: 816 (WOODLAND OUTLOT) -WDOL -289 12 -5N -1W WD17158 LOT 3

Setbacks:

Front yard 0 Setback, or as close as possible where fronting highways and arterial streets  
Min 40% of façade length shall abut fronting sidewalks

Side/Rear No limitation, unless abutting residential district

Corner lot Setback to allow vision clearances for traffic

Height:

Minimum 15ft  
Maximum 45ft  
Proposed 19ft

Lot Coverage: No limitations

Proposed 1494sf 1-story structure

Prohibited Use: The proposed project contains none of the prohibited uses.

## II. Design Standards and Compliance

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### Zoning:

#### Minimum Building Setbacks: WMC 17.36.070

- Front Yard and Street Side Yard Setbacks:
  - The building is set as close as possible to public access as possible. It will be built up against the existing commercial development sidewalk.
  - Side yard and rear yard setbacks have no limitations since the property does not abut a residential zone.

#### Required Off Street Parking Spaces: WMC 17.36.100 & WMC 17.56

- Parking is covered by the previous site plan development.
- Minimum number of parking spaces are provided.

#### Parking Lot Landscaping: WMC 17.36.103.O

- One tree per seven parking spots will be provided (at least two trees) and other landscaping will be evenly distributed throughout the site. See site plan attached. Per pre application conference three trees will be provided (one in the parking area).

#### Building and Yard Maintenance: WMC 17.36.120

- The site will be maintained as required.

#### Architectural and Site Design Standards: WMC 17.36.130

- The building and the landscaping are predominant as required. Parking, driveways, and signs are secondary.
- Plazas, Courtyards, and Seating areas are not required since the new building will be under 4,000 sf.
- Entrances and Weather Protection: The building will include awnings to provide weather protection.
- Articulation/Massing: Blank walls longer than thirty feet will use landscaping as visual enhancements.
- Existing walkway meets pedestrian/bicycle connections requirements.

#### Sidewalks and Street trees: WMC 17.36.130 (J)

- Public sidewalk areas will maintain clear and trees planted in planting strip between sidewalk and street will comply with Woodland Street Tree standards.

#### Site Screening and Buffers: WMC 17.36.130 (N)

- The existing site layout contains the required landscaping strip. Plantings will be added in the existing landscaping strip bordering the public street.
- The required vision clearance will be maintained at site corners.
- No Parking lot screening is required since no parking lots are located between the proposed building and the street.

#### Screening of Trash and Service Area: WMC 17.36.130.P

- Trash area on site will be screened with a six-foot-high fence as well as landscaping. See site plan for location.

Performance Standards: WMC 17.48

- The new project will comply with the performance standards regarding noise, dust, air emissions, odors, glare, etc.

Signs: WMC 17.52

- Signs will be permitted separately and will comply with the WMC.

Erosion Control: WMC 15.10

- See the Civil Engineering sight plan for the erosion control plans per the BMPS in the WMC. This project does not require a NPDES Construction Stormwater Permit since the site is under one acre.

### **III. Conclusion**

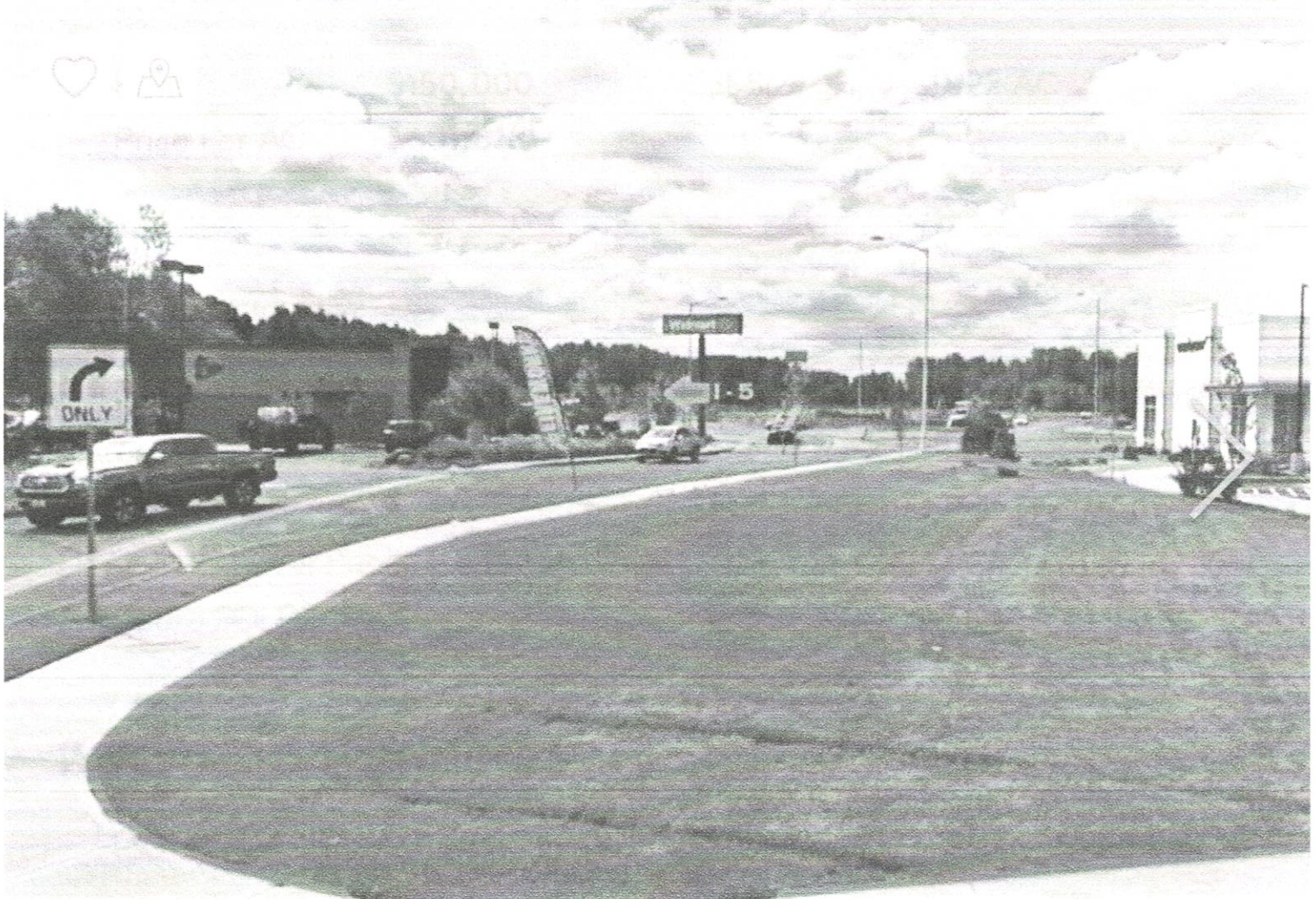
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As described above, this proposed commercial building at 1490 Dike Access Rd, Woodland, WA has been designed to satisfy the site restrictions and the local jurisdiction codes to promote community activities and urbanism encouraging retail and pedestrian activities. These attributes work together to provide transparency in order to allow visibility from the street. Please accept our Site Plan Application for your review and approval.



# 1492 Dike Access Rd - Zoned Hwy Commercial 0.22 Acres of Commercial Land Offered at \$150,000 in Woodland, WA

Commercial Land / Washington / Woodland / 1492 Dike Access Rd, Woodland, WA 98674



## ABOUT 1492 DIKE ACCESS RD WOODLAND, WA 98674 UNDER CONTRACT

Sale Type	Investment or Owner User	Property Subtype	Commercial
		Proposed Use	Commercial



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 507870116**

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Lot 3 of Short Subdivision Entitled "Cellular Plus Short Plat" as recorded in Volume 17 of Short Subdivisions, Page 158, under Auditor's File No. 3615659, records of Cowlitz County, Washington; being a portion of lot 3 of City of Woodland Short Subdivision No. 206-911 as recorded in Volume 15 of Short Subdivisions, Page 59-61, under Auditor's File No. 3351467, records of Cowlitz County, Washington.

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 612874015

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimmet Management, LLC, a Montana Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Ravi Singh and Satveer Mand, husband and wife and Amandeep Kaur, a single woman

the following described real estate, situated in the County of Cowlitz, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LOT 3, 816 (WOODLAND OUTLOT) -WDOL -289 12 -5N -1W WD17158

Tax Parcel Number(s): 507870116

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**3675070**

03/12/2021 10:02:37 AM Pages: 6 \$108.50

Deed

FIDELITY NATIONAL TITLE VANCOUVER


eRecorded at Cowlitz County, WA

**When recorded return to:**

Ravi Singh and Satveer Mand and Amandeep Kaur  
1492 Dike Access Road - Lot C  
Vancouver, WA 98665

\$2,160.00 EXCISE TAX  
AFFIDAVIT NO: 21480  
COWLITZ COUNTY TREASURER  
03/12/2021 DEPUTY KR

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 612874015

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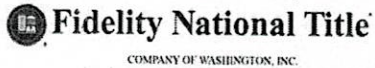
Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**When recorded return to:**

Ravi Singh and Satveer Mand and Amandeep Kaur  
1492 Dike Access Road - Lot C  
Vancouver, WA 98665

Filed for record at the request of:



655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 612874015

**STATUTORY WARRANTY DEED**

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Tax Parcel Number(s): 507870116

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF



STATUTORY WARRANTY DEED  
(continued)

Dated:

Kimmet Management, LLC

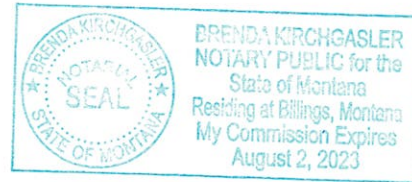
BY: [Signature]  
Adam Kimmet, Manager

State of Montana  
County of Yellowstone

I certify that I know or have satisfactory evidence that Adam Kimmet are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as managers ~~and~~ respectively, of Kimmet Management, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-9-21

[Signature]  
Name: Brenda Kirchgasser  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: Billings, MT  
My appointment expires: Aug 2, 2023



## EXHIBIT "B"

### Exceptions

1. Taxes and assessments as they become due and payable.
2. Assessments, if any, levied by City of Woodland.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Northwestern Long Distance Telephone Company  
Purpose: poles  
Recording Date: July 5, 1907  
Recording No.: 1239 Volume 27 Page 374  
Affects: blanket in nature

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Diking Improvement District No. 5  
Purpose: to build, construct, reconstruct and repair the levees, embankments, revetments, canals, ditches and other incidental works appurtenant to said diking improvement district no. 5  
Recording Date: September 28, 1937  
Recording No.: 161688 Volume 219 Page 104

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: construction of ditch  
Recording No.: 161797 and 161798

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Olympic Pipe Line Company, a Delaware corporation  
Purpose: construct, maintain, operate, repair, replace, change the size of and remove in whole or in part, a pipe line or pipe lines, for the transportation of oil and gas, and the products thereof  
Recording Date: December 7, 1965  
Recording No.: 610394  
Affects: blanket in nature

Amended by instrument(s):

Recording Date: January 11, 1974  
Recording No: 755451

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Olympic Pipe Line Company, a Delaware corporation  
Purpose: construct, maintain, operate, repair, replace, change the size of and remove in whole or in part, a pipe line or pipe lines, for the transportation of oil and gas, and the products thereof  
Recording Date: September 23, 1964  
Recording No.: 592934  
Affects: blanket in nature

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

## EXHIBIT "B"

### Exceptions (continued)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Cowlitz County, Washington, a municipal corporation  
Purpose: underground transmission of electric energy, including all associated facilities and appurtenances  
Recording Date: February 8, 1996  
Recording No.: 960208052
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Cowlitz County, Washington, a municipal corporation  
Purpose: transmission of electric energy, including all associated facilities and appurtenances  
Recording Date: October 15, 1996  
Recording No.: 961015040
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Cowlitz County, Washington, a municipal corporation  
Purpose: overhead and underground transmission of electric energy, including all associated facilities and appurtenances  
Recording Date: July 15, 1999  
Recording No.: 3062652
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Cowlitz County, Washington, a municipal corporation  
Purpose: underground and overhead transmission of electric energy, including all associated facilities and appurtenances  
Recording Date: December 19, 2001  
Recording No.: 3134274
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Cowlitz County, Washington, a municipal corporation  
Purpose: transmission of electric energy, including all associated facilities and appurtenances  
Recording Date: September 21, 2010  
Recording No.: 3423378
14. Easements with covenants and Restrictions, including the terms, covenants and provisions thereof:
- Recording Date: November 1, 2007  
Recording No.: 3351466

and Re-Recording Date: January 3, 2008

## EXHIBIT "B"

Exceptions  
(continued)

In favor of: Public Utility District No. 1 of Cowlitz County, Washington  
Purpose: underground transmission of electrical energy, including all associated facilities and appurtenances connected therewith  
Recording Date: September 8, 2017  
Recording No.: 3576251

17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Woodland, Short Subdivision No. 206-911 of Short Plat:

Recording No: Volume 15 Page 059

18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Cellular Plus Short Plat:

Recording No: Volume 17 of short Plats, Page 158

19. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.



# EPIC Planning Clearance Information

Property ID: 5965357 Parcel: 507870116 Site Address: 1490 DIKE ACCESS RD

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## Status

### Within City Limits

This parcel is within a city limit boundary and is not under the jurisdiction of Cowlitz County Building and Planning department. Please contact the local city planning department.

## Photos



## Owner Information

**Owner:** SINGH RAVI/MAND SATVEER ETAL  
**Mailing Address:** 4601 NE 126TH CIRCLE  
VANCOUVER, WA 98665

## Property Info, Zoning and Comprehensive Plan

**Jurisdiction:** WOODLAND  
**Acres:** 0.2300  
**Abbr Prop Ref:** 816 (WOODLAND OUTLOT) -WDOL -289 12 -5N -1W  
WD17158 LOT 3

**Sect/Township/Range:** 12-5N-1W  
**Subdivision:** WOODLAND OUTLOT  
**Property Use:** 0 - 1.00 ACRE



## Cowlitz County Property Information

Property ID: 5965357

Parcel: 507870116

Site Address: 1490 DIKE ACCESS RD

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### Owner Information

**Owner:** SINGH RAVI/MAND SATVEER ETAL  
**Mailing Address:** 4601 NE 126TH CIRCLE  
VANCOUVER, WA 98665

### Photos



### General Property Info

**Jurisdiction:** WOODLAND  
**Acres:** 0.2300  
**Curr Assmt Yr:** 2020  
**Abbr Prop Ref:** 816 (WOODLAND OUTLOT) -WDOL -289 12 -5N -1W  
WD17158 LOT 3  
**Sect/Township/Range:** 12-5N-1W  
**Property Use:** 0 - 1.00 ACRE  
**Neighborhood:** WOODLAND-COMM  
**Tax Code Area:** 900

### Current Assessed Values For 2020

**Land Value:** \$141,390  
**Improvement Value:** \$0  
**Current Use:** \$0  
**Total Assessed Value:** \$141,390

### Current Taxes For 2021 Payable Year

**Taxes:** \$1,603.60  
**Assessments:** \$231.76  
**Total Charges:** \$1,835.36  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$917.72  
**Total Due:** \$917.64



## Cowlitz County Property Information

Property ID: 5965357

Parcel: 507870116

Site Address: 1490 DIKE ACCESS RD

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### *Property Details*