

CAN I BUILD HERE?

Preliminary Property Assessment

9934 SE Scatterwood Lane

Port Orchard, Washington 98366

Kitsap County Parcels 4810-000-004[REDACTED] + 4810-000-004[REDACTED]

PRELIMINARY VERDICT

POTENTIALLY FEASIBLE - VERIFY BEFORE COMMITMENT

A 15 ft. x 24 ft. addition to the existing detached garage may be possible. Do not finalize the construction price, schedule or design scope until parcel boundaries, actual septic component locations, property-specific setbacks and mapped environmental constraints are verified.

PREPARED FOR

[REDACTED] **Construction | Contractor Demonstration**

PREPARED BY

L M Stevens Designs LLC

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Assessment date: August 30, 2026

Demonstration basis: public property records were researched independently. The owner/designer site plan was then used to cross-check the two-parcel configuration and orient the 15 ft. x 24 ft. test footprint. This remains a preliminary assessment, not a permit site plan or boundary survey.

1. Project Question and Property Snapshot

The screening question is whether the existing detached garage can reasonably accommodate a 15 ft. x 24 ft. addition at the rear of the structure, before a contractor commits to the job or design work begins.

JURISDICTION

Unincorporated Kitsap County

ZONING

Rural Residential (RR)

PARCEL STATUS

Two related tax parcels

COMBINED GIS AREA

**0.63 acre / approx.
27,237 sq. ft.**

EXISTING GARAGE

1,232 sq. ft. / built 2017

PROPOSED ADDITION

15 ft. x 24 ft. / 360 sq. ft.

Public-record baseline

ITEM	PUBLIC RECORD	ASSESSMENT USE
Residence	Single-family residence; 1.5 stories; 1,691 finished sq. ft.; built 1930.	Confirms an established residential use and supplies an assessor building sketch for initial massing checks.
Detached garage	1,232 sq. ft.; constructed under permit 17-00802; finished in 2017.	Confirms the garage is a recognized permitted structure and provides the starting footprint for an addition study.
Two-parcel site	The 9934 homesite parcel contains about 20,038 sq. ft.; related parcel 4810-000-004 adds about 7,199 sq. ft. to the west.	The combined public GIS area is about 27,237 sq. ft., close to the 27,442 sq. ft. shown on the supplied site plan. Title and zoning treatment still require confirmation.
Water / septic	Manchester water service is identified. Public Health records identify a Glendon onsite sewage system.	Existing septic documents must be obtained and components field-located before establishing the addition footprint.

Initial decision

YELLOW	Proceed to verification - do not promise construction yet The existing garage is documented and the proposed addition is modest in size. The principal risk is not the building concept; it is whether the remaining site area is clear of property setbacks, onsite sewage components, recorded rights and mapped critical-area constraints.
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2. County Aerial and Parcel Orientation

The aerial exhibit establishes the property's physical context before design begins. Public parcel data shows the 9934 homesite parcel plus a separate, narrow related parcel immediately west. The Acme septic record places the drainfield and reserve area on that western parcel.



Wide aerial context - Kitsap County 2021 imagery with both public tax-parcel boundaries highlighted

CYAN	Parcel 4810-000-004 - 9934 homesite parcel; public GIS geometry
BLUE	Related parcel 4810-000-004 - western septic/drainfield parcel shown separately
GREEN	Existing residence and detached garage; garage outline is interpreted from the aerial and assessor record
YELLOW	Verification item - exact septic components and construction clearances are not plotted on this wide aerial

Aerial imagery and GIS boundaries are orientation tools. Kitsap County states that these layers are not survey-accurate and should not be used to determine encroachments or exact construction setbacks.

3. Conceptual Site Feasibility Plan

This close aerial tests the 15 ft. x 24 ft. addition at the south/rear short wall of the existing garage, matching the orientation shown on the owner/designer site plan. The public Acme septic record is used to cross-check the adjoining parcel and system layout. This is still a concept-placement tool, not a permit site plan.

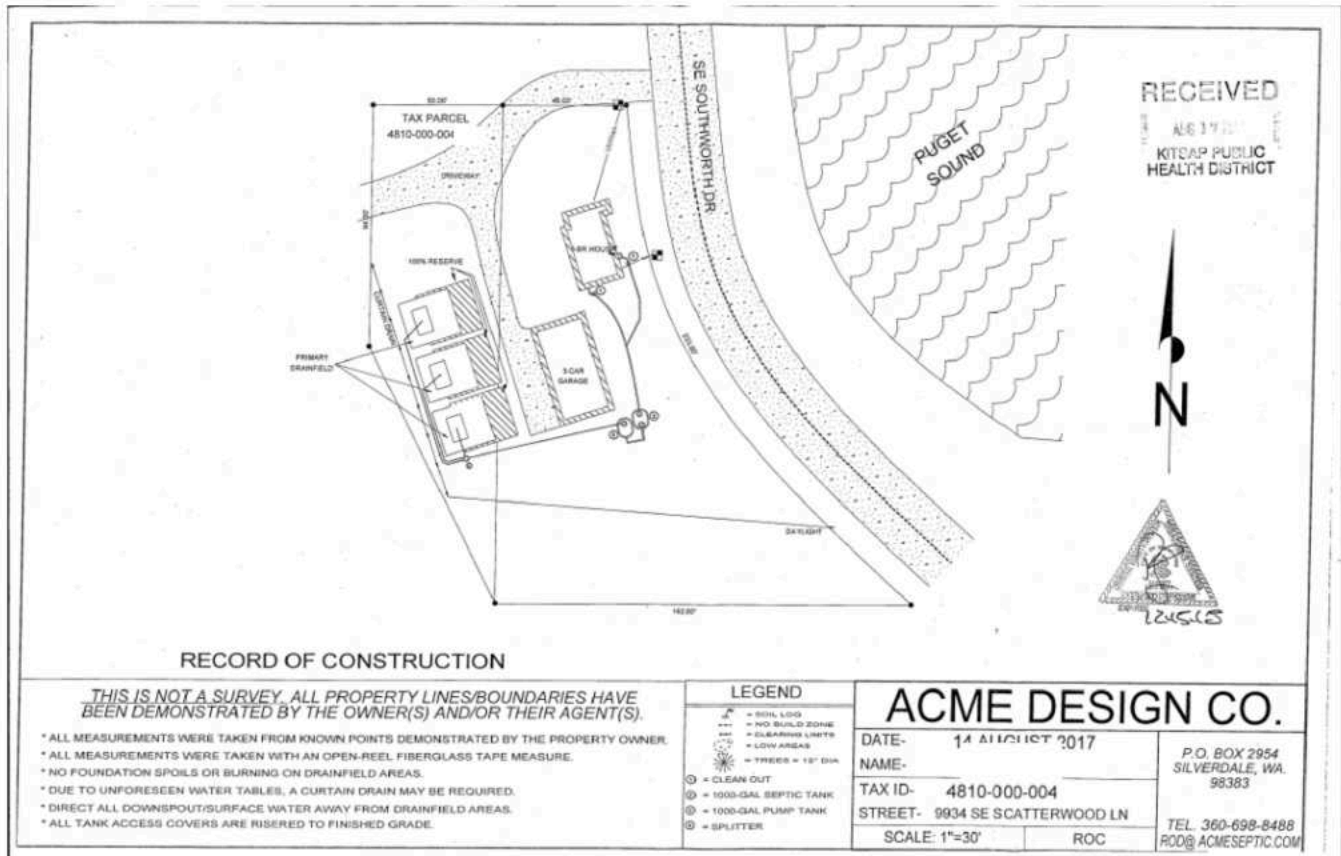


Close aerial feasibility test - proposed footprint shown in red; exact garage geometry and all distances require field verification

CYAN	Parcel 4810-000-004 - the 9934 homesite parcel.
BLUE	Related parcel 4810-000-004 contains the recorded drainfield and reserve area; it remains a separate tax parcel.
GREEN	Existing residence and existing detached garage. The garage outline is approximate.
RED	The 15 ft. x 24 ft. box is a movable test footprint, not an approved construction location.
YELLOW	2017 Acme drainfield and reserve area shown approximately on the western parcel; exact locations and required clearances must be field-verified.
YELLOW	Test box only - septic and setbacks still control The 2017 Public Health record places the drainfield and reserve area on the western parcel and shows other sewage components nearer the garage. Property-specific setbacks, actual septic components, easements and critical-area limits must be verified before the footprint can be marked green.

4. Public Health Septic Record Exhibit

The preliminary search located both the 2017 septic design and the Health District Record of Construction. The Acme exhibit explains the apparent missing portion of the lot: its title block references parcel 4810-000-004 while the western drainfield area is labeled tax parcel 4810-000-004. The drawing states that it is not a survey.



Kitsap Public Health District Record of Construction - dated August 14, 2017; public approval recorded August 18, 2017

DOCUMENT	2017 Record of Construction / as-built exhibit for the Glendon onsite sewage system
SHOWN	Primary drainfield and reserve area west of the garage; treatment and tank symbols near the garage/house connection
PARCELS	Homesite and drainfield are depicted across two tax parcels; legal ownership and zoning treatment must be confirmed from current title and County records
LIMIT	The exhibit is not a boundary survey and is not georeferenced to the county aerial with construction accuracy
ACTION	Field-locate every tank, pump, treatment unit, transport line, drainfield and reserve area before fixing the addition footprint

YELLOW

Historic record found - actual location still controls

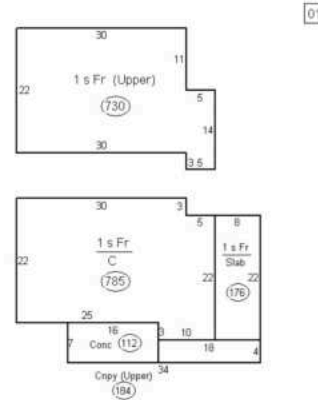
The drawing materially improves the assessment, but it cannot prove where buried components exist today. The contractor should treat the proposed addition location as conditional until the system is field-located and the record is reconciled with current site conditions.

5. Existing Improvements Found in Public Records

The assessor record provides a dated exterior photograph and one building-area sketch for the residence. No separate garage sketch is posted in the public Photos & Sketches record; the garage is instead listed as a 1,232 sq. ft. detached improvement built in 2017. These records are not a survey.



Assessor exterior photograph - dated November 20, 2019



Assessor residence sketch - 1,691 sq. ft. finished area

What can be established before design

- The existing residence and detached garage are recognized in the County assessment record.
- The garage has a completed 2017 residential accessory-structure permit.
- The proposed addition would increase the garage footprint from 1,232 sq. ft. to approximately 1,592 sq. ft.
- The 9934 parcel is approximately 20,038 sq. ft.; related parcel 4810-000-004 is approximately 7,199 sq. ft., for about 27,237 sq. ft. combined in public GIS.
- The supplied site plan states 27,442 sq. ft.; the small difference reinforces the need to use title and survey information for final dimensions.

What cannot be assumed

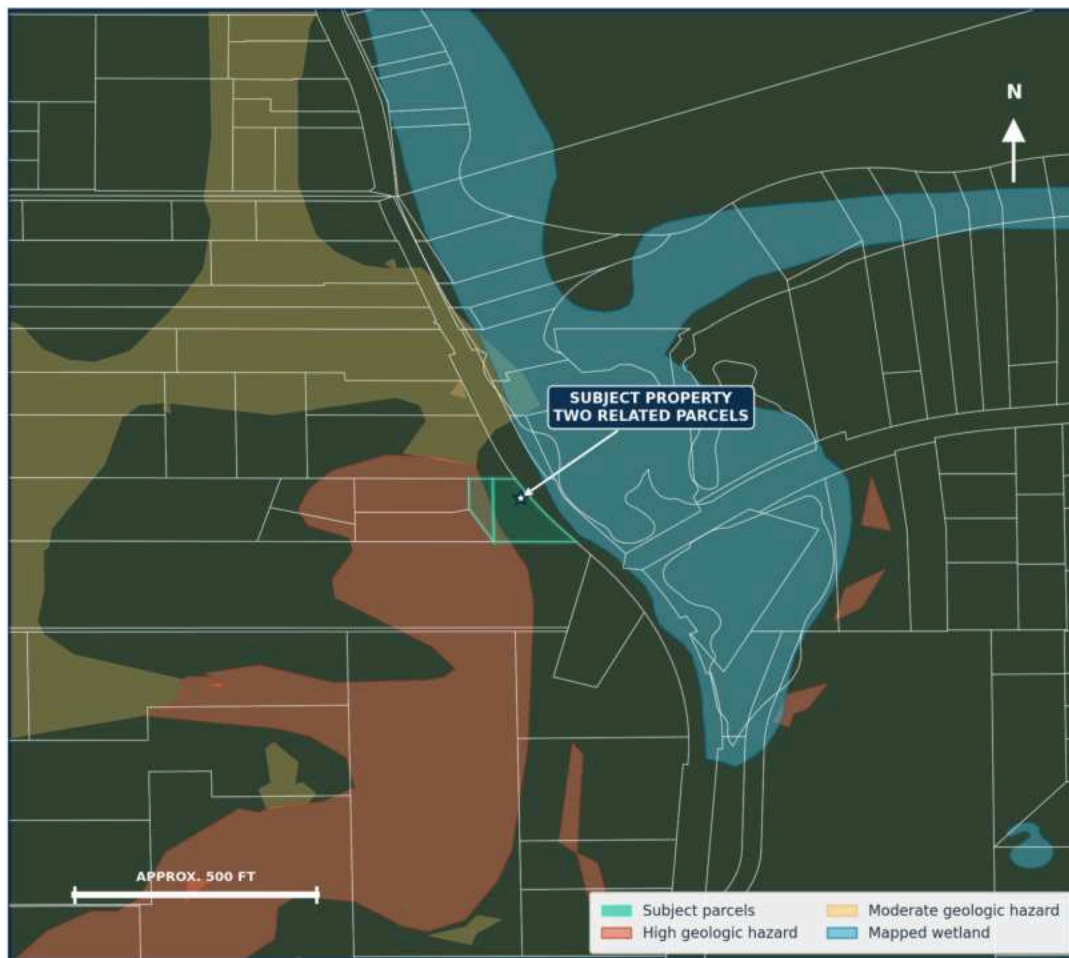
- Assessor sketches do not establish survey-quality building locations or property-line distances.
- Historic septic drawings do not guarantee that tanks, pumps, treatment units, drainfields and reserve areas were installed exactly where drawn.
- Aerial and GIS building outlines are approximate and must be reconciled with field conditions.
- A contractor should not promise the rear addition location until the buildable envelope is plotted from verified boundaries, setbacks and onsite sewage components.

FIELD-VERIFICATION TRIGGER

Because a garage addition can conflict with buried septic components even when an old site plan appears clear, the assessment should require record retrieval plus onsite component location before the proposed footprint is finalized.

7. Critical Areas GIS Overlay

Parcel-specific screening of official county, state and federal map layers.



RED

Mapped high geologic hazard

Kitsap County's official Geologically Hazardous Areas layer intersects both subject parcel polygons. County review and geotechnical input may control final placement and foundation design.

GREEN

No mapped wetland or stream crossing found

The official Kitsap wetlands layer and Washington DNR watercourse layer return no mapped feature intersecting the two subject parcels. Field conditions and agency review still control.

GREEN

FEMA Zone X - minimal mapped flood hazard

FEMA's National Flood Hazard Layer returns Zone X, area of minimal flood hazard. No salt-water shoreline polygon or Category I aquifer-recharge polygon intersects the subject parcels in the queried county layers.

SCREENING LIMIT

GIS layers indicate where additional investigation may be needed; they are not a survey, wetland delineation, geotechnical report, shoreline determination or permit approval.

6. Feasibility Screen - Green, Yellow and Red

The color system is a decision tool: green means the record supports moving forward; yellow means verification or specialist input is needed; red means a conflict must be resolved before the project is offered as buildable.

GREEN	Documented existing garage County records identify a 1,232 sq. ft. detached garage constructed under permit 17-00802 and finalized in 2017. The assessment can begin from a recognized legal structure.
GREEN	Project scale is reasonable for screening The proposed 360 sq. ft. addition is a modest accessory-structure expansion. Nothing in the basic zoning classification alone makes the concept clearly prohibited.
YELLOW	Historic-lot setbacks The parcel is substantially smaller than the current five-acre RR density standard. Confirm legal-lot status and the property-specific front, side and rear setbacks before fixing the addition location.
YELLOW	Onsite sewage system Public Health records include the 2017 Glendon design and Record of Construction. Those drawings identify system components near the garage study area, but their actual field locations must be confirmed before the addition footprint is fixed.
YELLOW	Mapped high geologic hazard Official Kitsap County GIS places both subject parcels in a High Hazard Area. No mapped wetland or DNR watercourse intersects the parcels; FEMA returns Zone X. Confirm geotechnical and County requirements before fixing the addition footprint.
YELLOW	Two-parcel legal treatment The public map and Acme record show a 20,038 sq. ft. homesite parcel plus a 7,199 sq. ft. western parcel used for the drainfield/reserve area. Confirm common ownership, legal access, development rights and whether the parcels may be treated together for setbacks and sewage approval.
RED	Do not sell the exact footprint yet Until the verified buildable envelope is plotted, the contractor cannot safely promise that the 15 ft. x 24 ft. addition fits at the intended rear location without conflicting with setbacks, septic components, easements or critical-area requirements.

Preliminary conclusion

The concept should advance to a verification phase, not directly to a fixed-price construction commitment. If the property-specific setbacks, actual septic-component locations and mapped constraints leave a clear 15 ft. x 24 ft. footprint, the addition appears capable of proceeding into design and engineering.

7. Verification Plan Before Design or Sale

1	Confirm both legal parcels Retrieve current title, legal descriptions, plats and recorded rights for parcels 4810-000-004 and 4810-000-004. Confirm common ownership and whether the County treats them together for this project.
2	Build the existing-conditions base Use County GIS and aerial imagery for initial outlines, then plot the house, garage, driveway, road margin and visible improvements. Label all GIS geometry as approximate.
3	Reconcile onsite sewage records Review the retrieved 2017 design and Record of Construction with the approval history, maintenance records and reserve-area information. Identify system capacity and required clearances.
4	Field-locate critical components Confirm the actual tank, pump tank, treatment units, drainfield, reserve area and transport lines. Do not rely solely on the historical drawing.
5	Plot the buildable envelope Apply the property-specific zoning setbacks, road/right-of-way limits, utility easements, septic clearances and critical-area buffers to the parcel base.
6	Test the 15 ft. x 24 ft. addition Place the proposed footprint behind the garage, dimension it to every controlling feature and test alternate locations if the preferred position conflicts.
7	Issue the contractor decision Provide a Green / Yellow / Red conclusion, source list, missing-record list, verification requirements and recommended next steps before the contractor finalizes the sale.

WHY THIS PROTECTS THE CONTRACTOR

The assessment separates a promising construction lead from a buildable project. It identifies restrictions before the contractor spends time estimating, promises a schedule, collects a deposit or discovers during permit review that the proposed footprint conflicts with the site.

8. Sources, Limitations and Deliverable Standard

Primary sources reviewed

- Kitsap County Assessor Parcel Details - parcel, land and location, building data, assessor photograph and residence sketch.
- Kitsap County 2021 aerial imagery and public building-outline feature layer - site orientation and screening-level structure mapping.
- Washington State 2026 parcel feature layer, compiled from county data - separate geometry and situs records for parcels 4810-000-004 and 4810-000-004.
- Kitsap County Department of Community Development - zoning guidance and historic permit record 17-00802 for the detached garage.
- Kitsap Public Health District - onsite sewage system type, approval history, 2017 septic design and 2017 Record of Construction.
- Owner/designer site plan dated August 27, 2026 - used only to cross-check the two-parcel layout and orient the rear garage-addition test footprint.
- Kitsap County legal description and recorded-tract references, including the exception associated with Auditor's File 201802060072.
- Kitsap County critical-areas guidance for mapped wetlands/hydric soils, geologic hazards and shoreline screening.

Standard assessment exhibits

- County aerial with parcel boundary and existing building outlines.
- Existing-conditions diagram showing the house, garage, driveway and other visible improvements.
- Septic-record exhibit showing every available system component and reserve area.
- Setback and buildable-envelope diagram with the proposed addition overlaid.
- Critical-area, access, utility and easement exhibits where applicable.
- Source list, missing-record list, confidence notes and next actions.

Limitations

This assessment is a preliminary feasibility screen based on available public records and stated project information. It is not a boundary survey, title opinion, septic design, wetland delineation, geotechnical report, engineering analysis, legal determination or permit approval. Property lines, setbacks, utilities, onsite sewage components and critical-area boundaries must be verified by the appropriate agency or licensed professional before construction documents or site work proceed.

CONTRACTOR TAKEAWAY

Potentially feasible does not mean permit-ready.

Before selling the exact garage-addition location, complete the property assessment and prove the buildable envelope. That early verification protects the contractor, the property owner and the design team from preventable redesign, delay and lost profit.

L M Stevens Designs LLC

Can I Build Here? Property Feasibility Assessments

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