

**CAO25-002 SUB1 Review Letter - Response Letter**



ARGYLE STREET PARTNERS

Date: 08/14/2025  
Project: 2414 - Rotholtz Addition  
Lynne and Ben Rotholtz  
9825 SE 40th Street  
Mercer Island, WA 98404

To: Grace Manahan, Code Compliance Planner  
City of Mercer Island Community Planning and Development  
grace.manahan@mercerisland.gov  
(206) 275-7764

Grace,

Our responses to the planning department comments for CAO25-002 SUB1 are below:

**Planning:**

1. *Provide a Disclosure and Notice on Title recorded with the King County Recorder's Office and submit a copy.*
  - a. This document has been provided and recorded.
2. *A landscaping plan is required that includes the landscaping of all disturbed areas outside of the building footprints and installation on hardscape, prior to final inspection per MICC 19.07.160(B)(2)(d)*
  - a. There will be no disturbance outside the footprint of the addition and therefore no landscaping plan is required.
3. *Have your Geotech update their report or provide a memo addressing mitigation sequencing. See MICC 19.07.100- Mitigation sequencing, address each measure listed specifically.*
  - a. Geotech has updated their report and it has been reuploaded to the permit

**Peer Review Geo:**

4. *Please have the geotechnical engineer of record provide a PE signed letter indicating that they have reviewed the plan set and verify that the proposed development is in accordance with their design recommendations.*
  - a. Signed PE letter has been provided and uploaded
5. *Please have the geotechnical engineer also include an updated statement of risk in accordance with MICC 19.07.160(B)(3).*
  - a. Updated statement of risk has been provided.

Please don't hesitate to reach out should there be any additional questions or if any of these statements require more clarification.

All the best,

A handwritten signature in black ink, appearing to read 'David Edwards'.

David Edwards, AIA  
Principal  
Argyle Street Partners