

# 1470 W. Tienken Rd - Driveway Submission Package

Rochester Hills Historic District Commission (HDC) | Asphalt paving of existing dirt/gravel driveway

## Project summary


- Property address: 1470 W. Tienken Rd, Rochester Hills, MI 48306
- Application type marked as “Other” for asphaltting the current dirt driveway
- Existing driveway path to remain the same
- Work includes cleanup, excavation, grading, low-area repair, and 3 in. hot asphalt binder base
- Supporting items in this deck: HDC application, contractor quote, aerial reference, and site photos



*Existing driveway entrance from W. Tienken Rd*



# HDC application - applicant information



Department of Planning and Economic Development  
(248) 656-4660

**HDC New  
Construction/  
Demolition Application**

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**Applicant Information**

Name <i>Richard H. Thomas III</i>			
Address <i>1470 W. Tienken Rd</i>			
City <i>Rochester Hills</i>	State <i>MI</i>	Zip <i>48306</i>	
Phone <i>912-302-7057</i>	Email <i>richardkathynthomas@gmail.com</i>		
Applicant's Legal Interest in Property <i>OWNER</i>			

**Property Owner Information**  Check here if same as above

Name			
Address			
City	State	Zip	
Phone	Email		

**Applicant's/Property Owner's Signature**


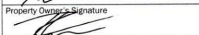
I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) understand that if it is determined that the application is not complete, the City shall immediately identify in writing what is needed to make the application complete.

I (we) understand and acknowledge that any work authorized by the Historic Districts Commission is required to be inspected by City Inspectors, and authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

I (we) hereby certify that the property (resource) where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531. (Certification required pursuant to Public Act 65, amended April 20, 2004, an Amendment to Public Act 169 of 1970, Michigan's Local Historic District Act).

I (we) will notify the Department of Planning & Economic Development upon completion of the approved work.

	Applicant's Printed Name <i>Richard Thomas III</i>	Date <i>7 APR 2026</i>
	Property Owner's Printed Name <i>Richard Thomas III</i>	Date <i>7 APR 2026</i>

**OFFICE USE ONLY**

Date Filed	File #	Escrow #
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## Applicant details visible on page 2

- Applicant: Richard H. Thomas III
- Address: 1470 W. Tienken Rd, Rochester Hills, MI 48306
- Phone number and email are shown on the signed application
- Applicant legal interest in property: Owner
- Applicant and property owner signature lines are signed
- Date of acceptance/signature shown: 7 Apr 2026

# 1470 W. Tienken Rd – Nearby Historic Homes

Rochester Hills Historic District Commission (HDC) | Asphalt paving of existing dirt/gravel driveway

## Comparables

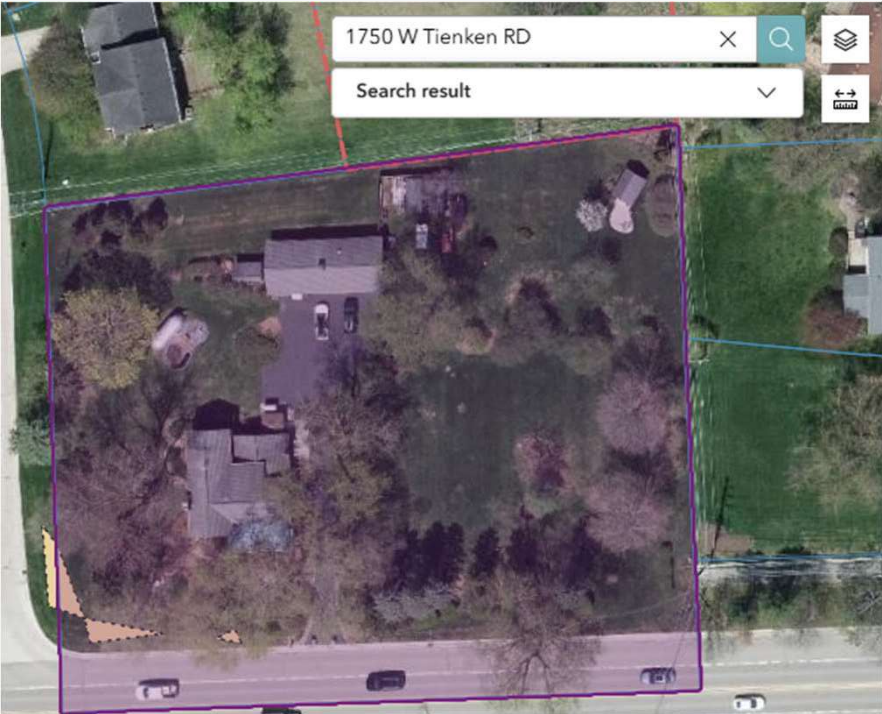
- In reviewing nearby historic properties within proximity of this home (within 350 meters), we have noticed two other homes have asphalt driveways in place.
- Based on this, it appears that asphalt has been considered a compatible and acceptable material within the historic context of the area.
- Our intent is to ensure the improvement remains consistent with the character of the surrounding historic homes while also providing a safe durable surface.
- Comparable Homes:
  - 1365 West Tienken Rd
  - 1750 West Tienken Rd



Two historic homes with improved asphalt driveways within 350 meters of 1470 West Tienken Rd.


# 1470 W. Tienken Rd – Nearby Historic Homes

Rochester Hills Historic District Commission (HDC) | Asphalt paving of existing dirt/gravel driveway




# Contractor quote

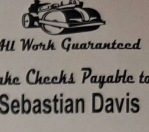
Quote image and key cost/scope details from submitted estimate



**Contract**  
Free Estimates  
17250 W. 12 Mile Rd  
Ste. 209  
Southfield Mi 48076



**Asphalt Sargent Services LLC**  
asphaltsargent.com  
**734.642.8651**



**All Work Guaranteed**  
Make Checks Payable to:  
**Sebastian Davis**

Proposal Submitted to: Richard Thomas Phone 912-342-7057  
 Address 1470 W. Tienken RD Rochester Hills, MI 48306  
 Location: \_\_\_\_\_

CHECK ONLY TH AREAS THAT APPLY TO THIS CONTRACT

We hereby submit specifications and estimates for:

A. Clean area as necessary, remove all waste materials from job site.  
 B. Excavate 4 inches of dirt \_\_\_\_\_ inches of proper base. Fine grading for completion of excavating.  
 C. Level and repair low areas before paving. Making trench drains  
 D. Primer coat of MC 70 for adhesive purposes. Removing concrete  
 E. Machine applies \_\_\_\_\_ inches of asphalt-type binder base.  
 F. Machine applies 3 inches of hot asphalt-type binder base.  
 G. Thickness varies after rolled and compacted for completion.  
 H. Private roads.  
 I. Seal Coating \_\_\_\_\_ sq.ft. \$ \_\_\_\_\_  
 J. Pavement markings \_\_\_\_\_ sq.ft. \$ \_\_\_\_\_  
 K. Patching \_\_\_\_\_ sq.ft. \$ \_\_\_\_\_  
 L. Starting Date: \_\_\_\_\_  
 M. Completion Date: \_\_\_\_\_  
 N. Weather Permitting: \_\_\_\_\_

WE PROPOSE hereby to furnish material and labor complete in accordance with above specifications for the sum of \_\_\_\_\_

**PAYMENT TO BE MADE AS FOLLOWS:** 50% down at the start of job. Balance to be paid upon completion. All material is guaranteed for one year (with the exception of grass). All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. NO REFUNDS. NOT LIABLE FOR STANDING WATER.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Signature [Signature] Date of Acceptance 4/6/2026  
 Signature [Signature] Date of Acceptance 4/9/2026

If asphalt sealed by any company or individual other than ASPHALT SARGENT, all guarantees become null and void.

Length	Width	
		Sq. ft.
		Sq. ft.
		Sq. ft.
		Sq. ft.
		Sq. ft.
		Sq. ft.

Total sq. ft. 4,500  
 Estimate \$ 18,000

TOTAL AMOUNT \$ \_\_\_\_\_  
 \$ 500 Partial Payment of 50%  
 Partial Payment made \$ \_\_\_\_\_  
**BALANCE DUE** \$ 17,500  
 \_\_\_\_\_  
 Authorized Signature

## Quote summary

- Submitted to Richard Thomas for 1470 W. Tienken Rd, Rochester Hills, MI 48306
- Excavation noted at 4 inches
- Machine applies 3 inches of hot asphalt-type binder base
- Total area shown: 4,500 sq. ft.
- Estimate shown: \$18,000.00
- Contract notes also reference grading, low-area repair, and weather-permitting completion

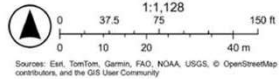
# Aerial reference and draft site plan page

1470 W. Tienken



4/8/2026, 8:35:02 AM

- Noncontiguous Historic District
- Tax Parcel
- Steep Slopes**
- Moderate: 20 - 25%
- Very Steep: 25 - 40%



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

The City of Rochester Hills

Although this information is deemed to be reliable, its accuracy is not warranted in any way. The City assumes no liability in the use of this map.

## SITE PLAN DRIVEWAY IMPROVEMENT - ASPHALT PAVING



### PROPERTY INFORMATION

Address: 1470 W. Tienken Rd.  
Rochester Hills, MI 48306  
Parcel ID: 70-15-04-377-035

### SCOPE OF WORK

1. Clean area as necessary to remove all waste material from job site.
2. Excavate (move/remove approximately 4 inches of dirt/gravel as necessary).
3. Conduct fine grading for completion of excavating. Level and repair low areas.
4. Machine apply 3 inches of hot asphalt type binder base.
5. New asphalt will follow the existing driveway path, meet the existing asphalt at the south end of the driveway, and meet the curb level at the east side of the driveway.
6. Remove current French Drain in front of garage and replace with Trench Drain.
7. Remove dilapidated concrete in front of garage.



### NOTES

- Site plan is based on aerial imagery for reference. Contractor shall verify all conditions and dimensions in the field prior to construction.
- Driveway alignment will follow the existing gravel/dirt driveway path.
- New asphalt will tie into existing asphalt at the south end and meet the curb level at the east side.
- All disturbed areas shall be graded neatly and restored.

PREPARED FOR:

Rochester Hills Historic District  
Commission

PROJECT:

DRIVEWAY IMPROVEMENT  
ASPHALT PAVING  
1470 W. TIENKEN RD., ROCHESTER HILLS, MI 48306

DATE:

2026 April 12

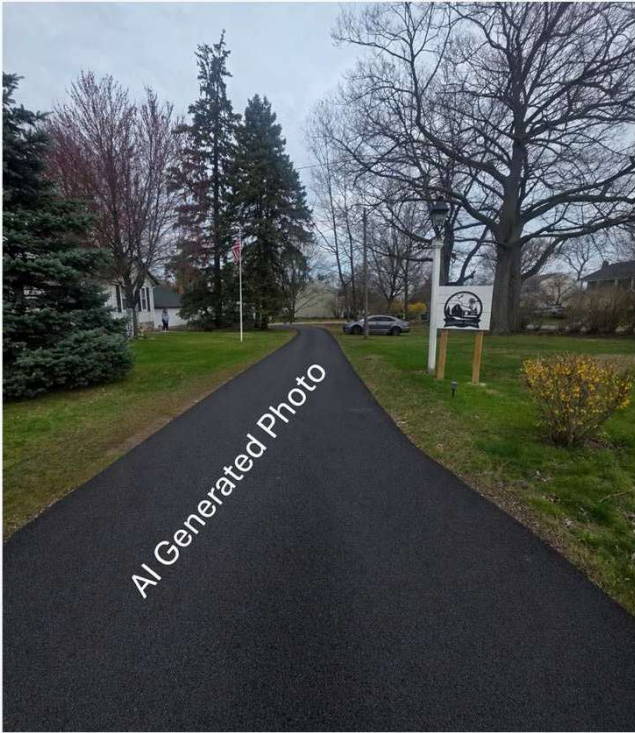
DRAWN BY:

Richard H. Thomas III

# Before/After View from Street (AI Generated)



Entrance from Tienken RD

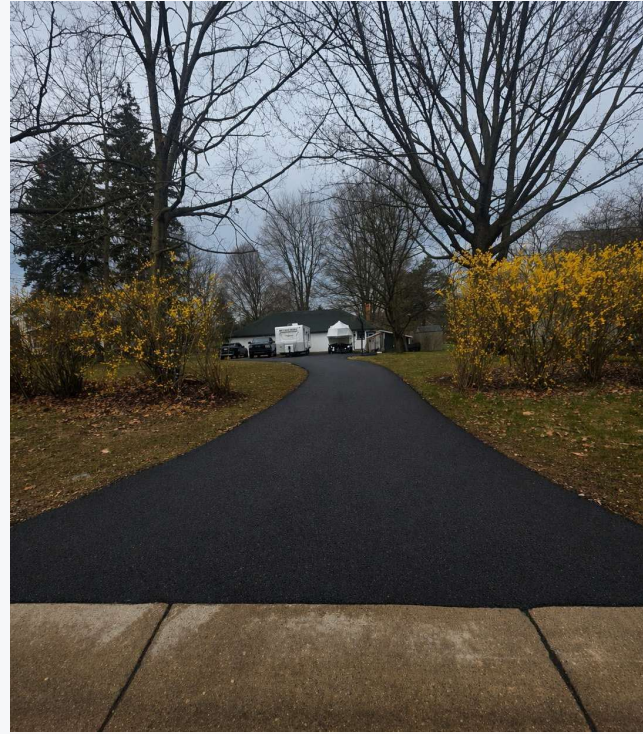


Entrance from Tienken RD (AI Generated)

## Before/After View from Street (AI Generated)



*Entrance from Whispering Knoll RD*



*Entrance from Whispering Knoll RD (AI Generated)*

## Existing site photos - driveway approach and alignment

Three user-provided photos showing the driveway approach and path



*View from inside drive toward Whispering Knoll Rd*



*Driveway entrance from curb line. (Whispering Knoll)*



*Driveway and surrounding lawn/trees*

Existing conditions photos

## Existing site photos - parking area and surface condition



*Parking area in front of garage*



*Entrance transition from asphalt to gravel*



*Entrance transition from asphalt to gravel*

Existing conditions photos