

Record Detail * (This section is required.)

Permit Type Building/Residential/Accessory/Structure Permit Number B25002157 Opened Date 06/02/2025
 Description of Work SFD/ CONSTRUCT 9' X 10' POOL STORAGE BUILDING WITH 16' X 16' PAVILION AND COVERED PORCH CONNECTING TO HOUSE, 1 STORY, Post & Pier, 1R, 0FB, 0HB, 1FP, OTHER STRUCTURE = N/A, 0BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,

Online BP.
 gsd 6/10/25

check spelling

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner
 Street # 14842 Street Name OLD FREDERICK Street Type RD
 Unit Type -Select- Unit # X Coordinate -77.02792 Y Coordinate 39.33553
 City WOODBINE State MD Zip Code 21797 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner
 GIS ID * 829809 Parcel 26 Parcel Area 3.59 Land Value 209400 Improved Value 1144700 Exemption Value 935300 Plan Area RURAL
 Legal Description IMPSLOT 3 3.59 A[]14842 OLD FREDERICK ROAD[]MINGLEWOOD RS LTS 1 & 2

check spelling

Block 3 Lot 3 Census Tract 604001 Council Dist 5 Inspection Dist Supervisor Dist Map # DAP Zone
 Plan Area State Tax Id 1404366824 Subdivision Name MINGLEWOOD
 Section Area Tax Map 8
 Grid 8-10 Zoning District RC-DEO ADC Map 4692-F7
 SDP No. Final Plan No. F-01-176 WP File No.
 Record Plat No. 17697 WS Contract No. FDP No. Primary Yes
 Owner Occupied Year Built 2021 Historic District Yes No
 Historic District Registry No. Stat Area 4-02 Flood Plain Yes No
 Building No

Owner (This section is not required.)

Search Reset Clear
 Name * MUELL
 Address Line 1 14842 Old Frederick Road
 Address Line 2
 Address Line 3
 Mail City Woodbine
 Mail State MD
 Mail Zip Code 21797
 Phone 410-984-4822
 Primary Yes
 E-mail

Approved Septic System Plan
 Howard County Health Department
 DBennard 6-11-25
 Signature Date

No of Stories * 1 (Text) Foundation * Post & Pier Basement * N/A No of Rooms * 1 (Text) Full Baths * 0 (Number) Ha 0

Model *

SFD/ CONSTRUCT 9' X 10' POOL STORAGE BUILDING WITH 16' X 16' PAVILION AND COVERED PORCH CONNECTING TO HOUSE

[check spelling](#)

Other Structure * N/A Bedrooms * 0 (Number) Porch Deck * N/A No of Fireplaces * 1 (Number) Type of Fireplace * Masonry
W & S Fees Paid Water * Private Sewage * Private Utilities * Electric Heating System * Electric & Propane Gas Sprinkler System * None
1st Floor Width FT (Number) 1st Floor Depth FT (Number) 2nd Floor Width FT (Number) 2nd Floor Depth FT (Number) Basement Width FT (Number) Basement Depth FT (Number) Height FT (Number)
Total Square Footage * 346 SQFT (Number) Occupiable Square Footage * 0 SQFT (Number) Affordable Housing Funding * N/A Foundation Measurement (Text)
Walls (Text) Roof (Text) Change In Use Change In Use Grading Permit No (Text) Senior Housing MIHU Outside Downtown Columbia
Additional Description Info Expiration Date 12/6/2025 MIHU Required Units (Num)

[check spelling](#)

GREEN INFORMATION

Goal Level -Select- Actual Level -Select- Leed Registration Number (Text) Date of Leed Certification 12/6/2025

STORM WATER MANAGEMENT

Green Roofs A1 Permeable Pavements A2 Reinforced Turf A3 Disconnection of Rooftop Runoff N1 (Number)
Sheetflow to Conservation Areas N3 Rainwater Harvesting M1 (Number) Submerged Gravel Wetlands M2 (Number) Landscape Infiltration
Dry Wells M5 (Number) Micro Bioretention M6 (Number) Rain Gardens M7 (Number) Swales M8 (Number)
PSWM Certification Received in CID on 12/6/2025

Submit Cancel

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678, Expiration Date: 6/30/2028

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PROPOSED ADDITION

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Woodbine, Maryland 21797

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Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.228.5745
jriv@jonathanrivera.com

BUILDER
Name
address location
phone number
email

ISSUE DATE

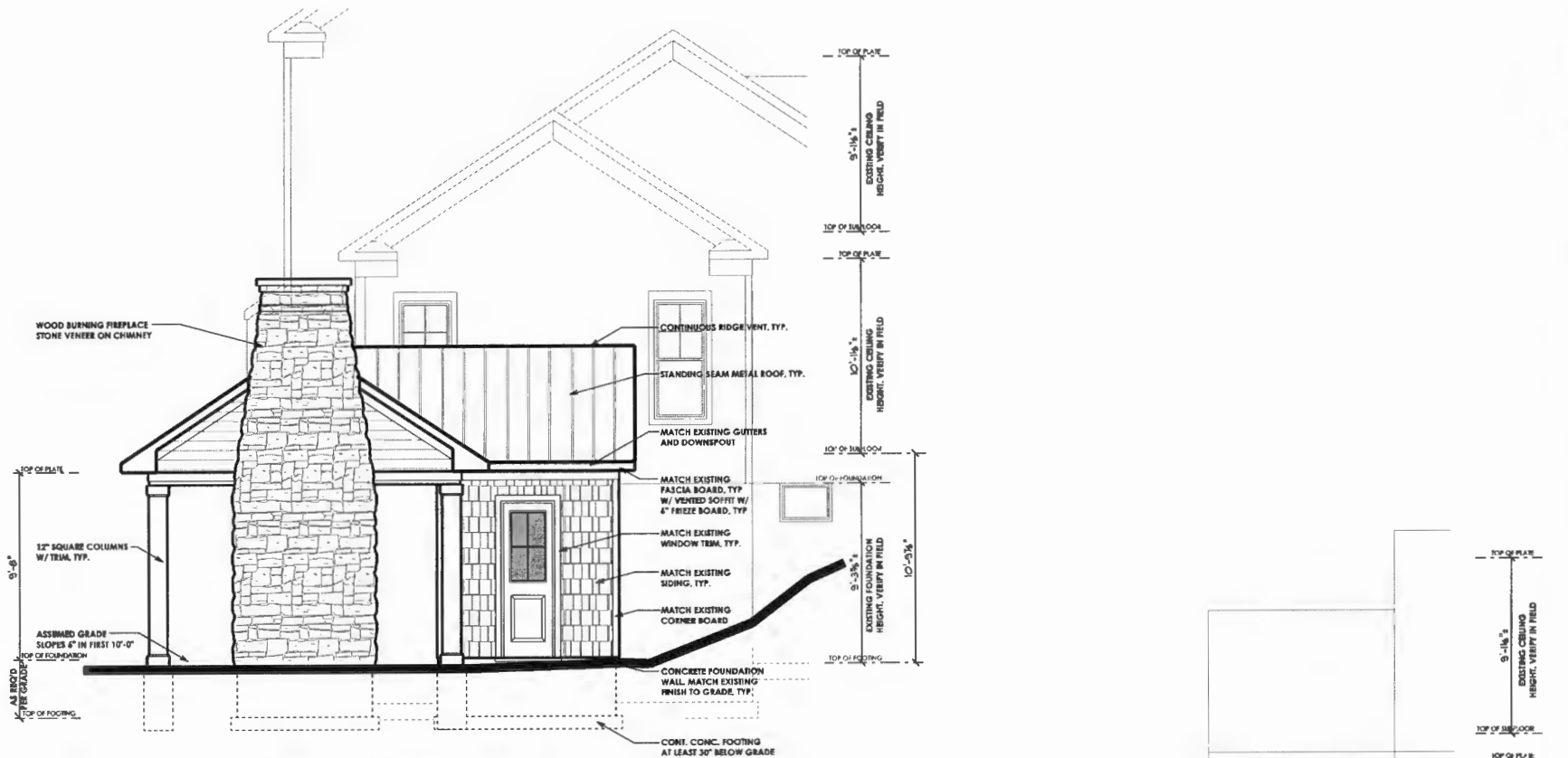
▲	6-25-26	ISSUE
▲	5-7-25	REVIEW
▲		
▲		
▲		
▲		

SCALE: 1/4" = 1'-0"

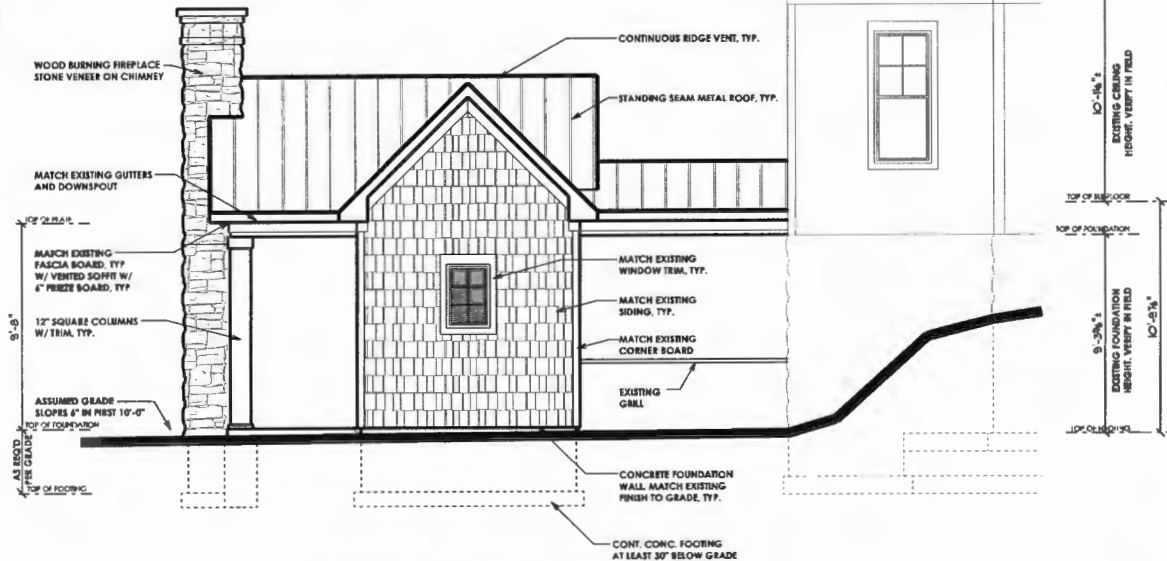
ELEVATIONS

1.01

PRINT DATE:
Thursday, May 29, 2025



LEFT ELEVATION



FRONT ELEVATION

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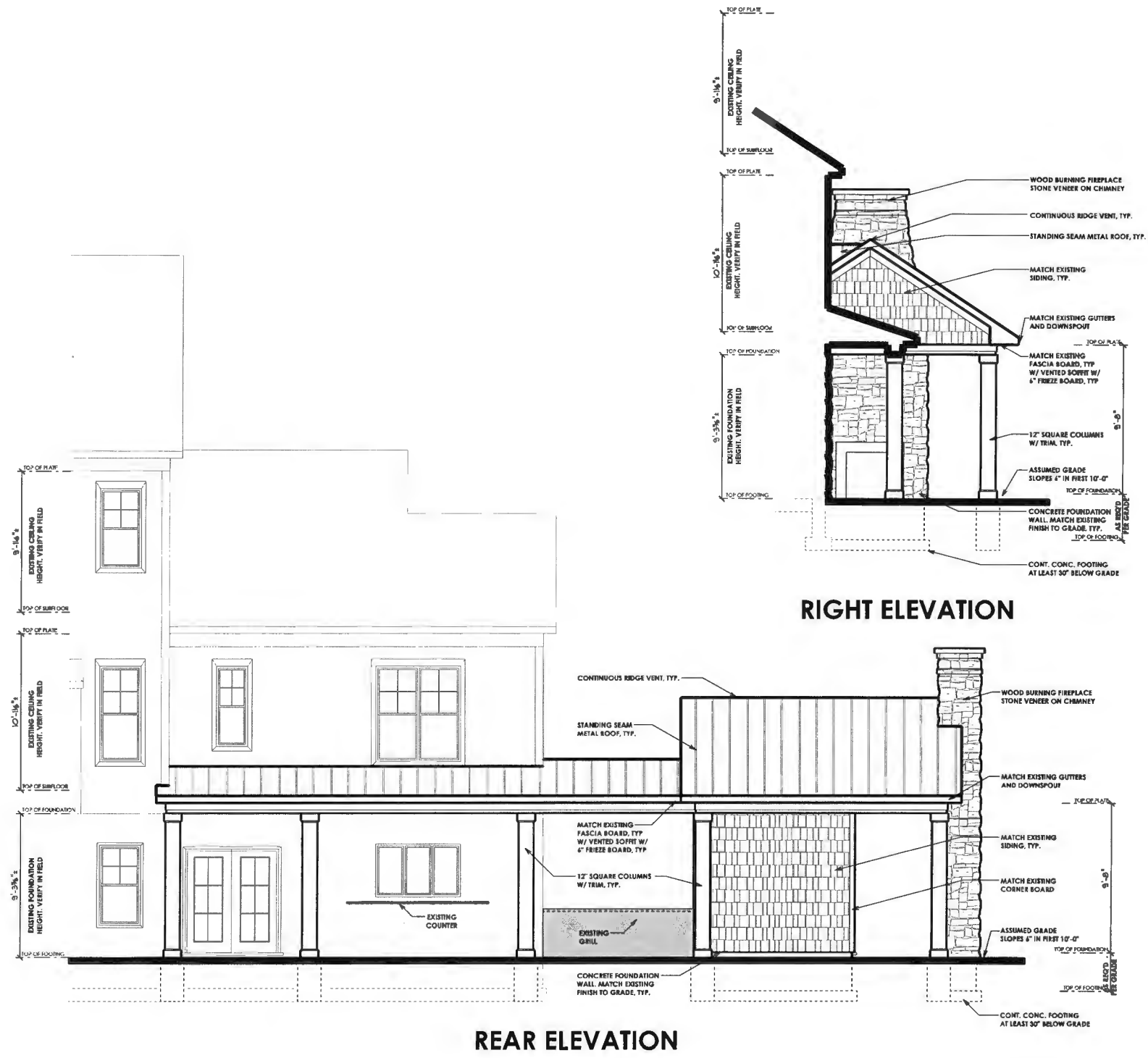
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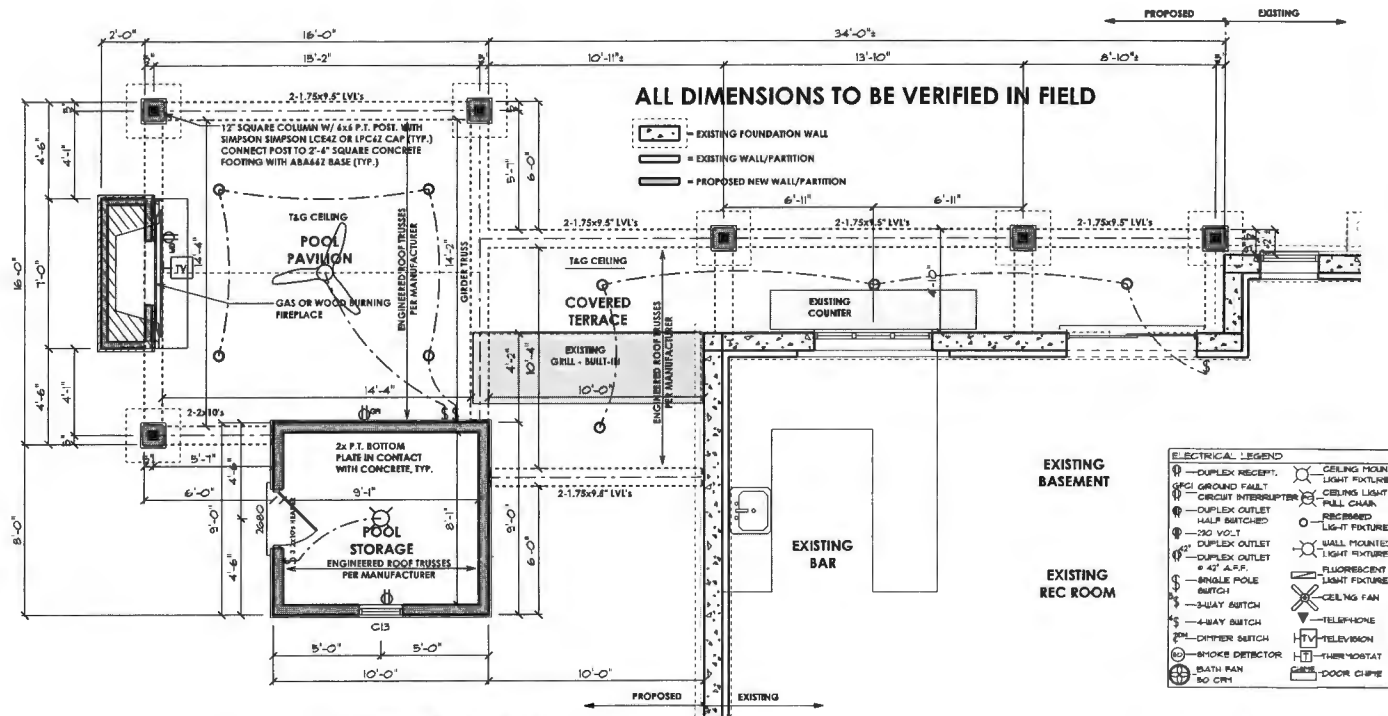
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 Name:
 address location:
 phone number:
 email:

ISSUE DATE

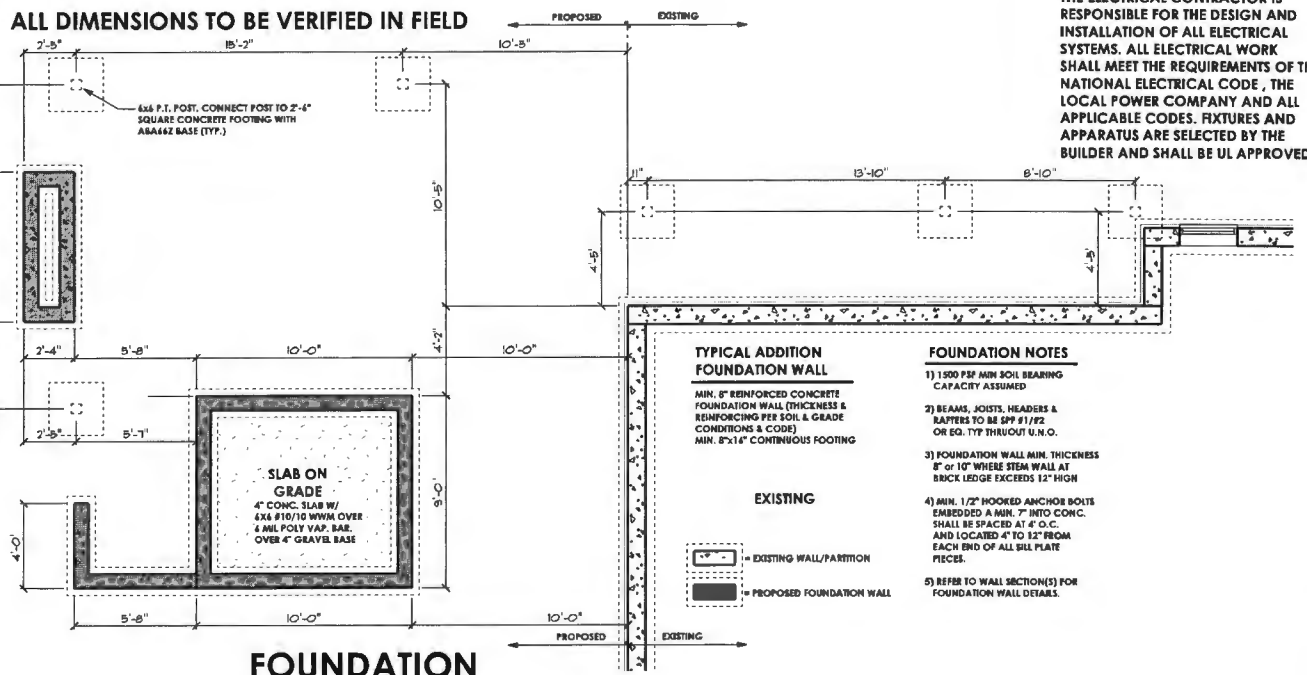
1	4-28-25	BID SET
2	6-7-25	REVIEW
3		
4		
5		
6		
7		

SCALE: 1/4" = 1'-0"
ELEVATIONS
1.02
PRINT DATE:
 Thursday, May 29, 2025





FLOOR PLAN



FOUNDATION

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BUILDER
Name
address location

phone number
email

ISSUE DATE

1	4-28-25	BID SET
2	5-7-25	REVIEW

SCALE: 1/4" = 1'-0"

FLOOR PLANS

2.01
PRINT DATE:
Thursday, May 29, 2025

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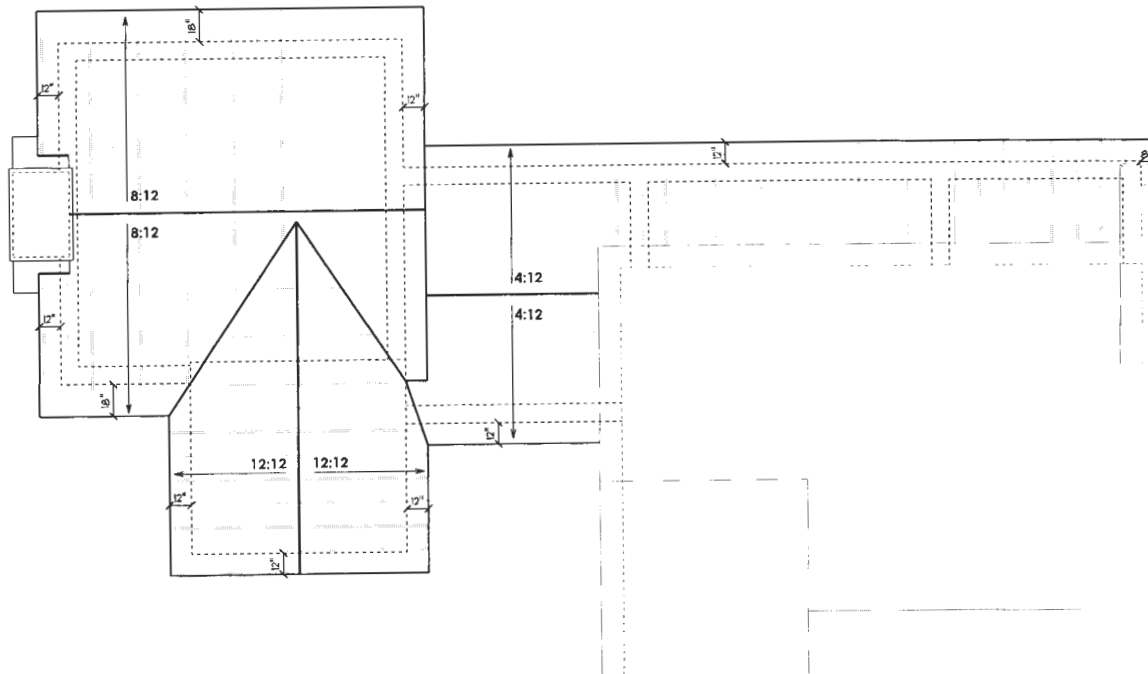
BUILDER
Name
address location
phone number
email

ISSUE DATE

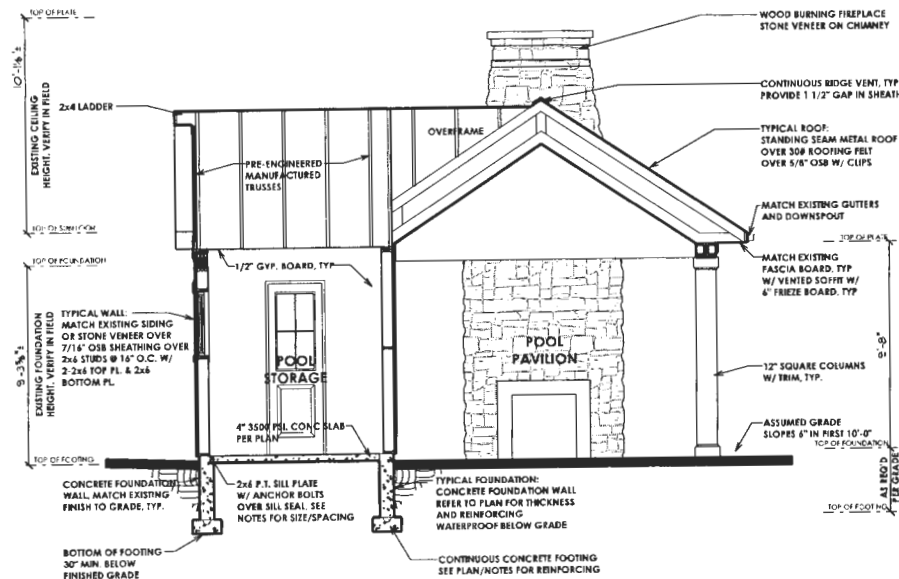
4-22-24	BID SET
6-7-25	REVIEW

SCALE: 1/4" = 1'-0"

SECTIONS
3.01
PRINT DATE:
Thursday, May 29, 2025



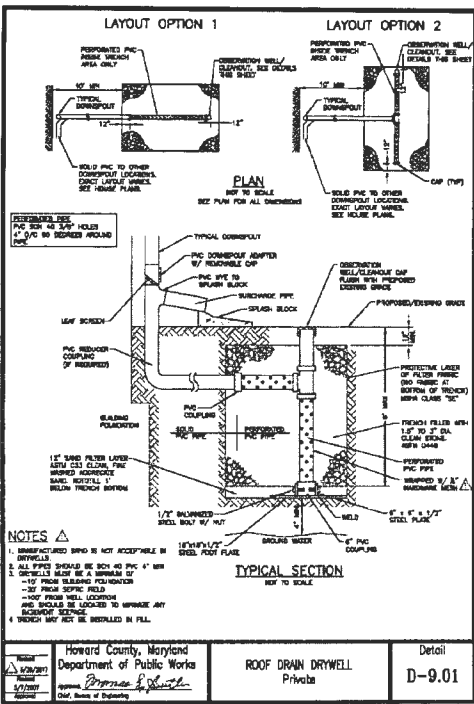
ROOF PLAN



SECTION NOTES

- 1) 1500 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SFR #1/2" OR EQ. TYP THROUGH U.N.O.
- 3) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, R/W/R, A/JR AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 4) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 14" HIGH
- 5) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

SECTION A-A



MINGLEWOOD LOT 3 2/28/2012

Lot Area: 2.89 ac
 LOD: 47.23' (15' slope)
 Impervious: 4,267 sq ft

$I = 6027/47,23 = 14\%$ $R_s = 1.0'$

$R_v = (1.0 \text{ ft}) \cdot (44 \times 0.009) = 0.12$

$ESD = (1.0 \times 0.12 \times 47,23) / 2 = 297 \text{ cf}$

Drywells (100% impervious, $R_s = 0.12$)

$ESD = (1.0 \times 0.12 \times 47,23) / 2 = 297 \text{ cf}$

$ESD = (0.1 \times 0.12 \times 47,23) / 2 = 29.7 \text{ cf}$

MAX ESD $(0.1 \times 0.12 \times 47,23) / 2 = 29.7 \text{ cf}$

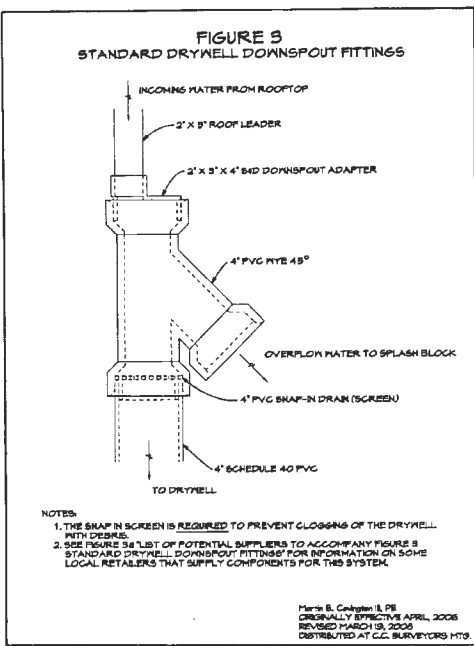
DW-1
 $A = 9.7 \text{ cf}$ $ESD = 7.5 \text{ cf}$ $\text{MAX ESD} = 19.5 \text{ cf}$
 $\text{Use } 1.65 \text{ cf}$
 $1.65 / 0.4 = 4.12$ $9.1 \times 9.1 \times 5.0$

DW-2
 $A = 17.5 \text{ cf}$ $ESD = 14.0 \text{ cf}$ $\text{MAX ESD} = 20.7 \text{ cf}$
 $\text{Use } 17.5 \text{ cf}$
 $17.5 / 0.4 = 43.8$ $9.3 \times 9.3 \times 5.0$

DW-3
 $A = 53.3 \text{ cf}$ $ESD = 52 \text{ cf}$ $\text{MAX ESD} = 125 \text{ cf}$
 $\text{Use } 140 \text{ cf}$
 $140 / 0.4 = 350$ $8.4 \times 8.4 \times 5.0$

DW-4
 $A = 9.6 \text{ cf}$ $ESD = 7.6 \text{ cf}$ $\text{MAX ESD} = 19.5 \text{ cf}$
 $\text{Use } 12.0 \text{ cf}$
 $12.0 / 0.4 = 30$ $9.5 \times 9.5 \times 5.0$

Grass Swale
 $D_0 = 0.32 \text{ ac}$ $\text{Grass } 0.29 \text{ ac}$
 $\text{Imp} = 0.07 \text{ ac}$
 $C = 0.20$
 $Q = 0.16$
 $Q_{10} = (0.32)(66)(0.35) = 0.77 \text{ cfs}$
 $Q_{10} = 8.12 \text{ cfs}$
 $Q_{10} = 1.0 \times 0.12 = 0.12$
 $Q_{10} = 0.02 \text{ cfs}$



MINGLEWOOD LOT 3 2/28/2012

Grass Swale Area 5,117, 535 sq ft
 $D_0 = 0.32$
 $Q_{10} = 0.77 \text{ cfs}$
 $Q_{10} = 8.12 \text{ cfs}$
 $Q_{10} = 1.0 \times 0.12 = 0.12$
 $Q_{10} = 0.02 \text{ cfs}$

$R_s = 1.0'$ $ESD = (0.20)(0.32)(66)(0.35) = 0.77 \text{ cfs}$

$ESD = (0.20)(0.32)(66)(0.35) / 2 = 4 \text{ cf}$

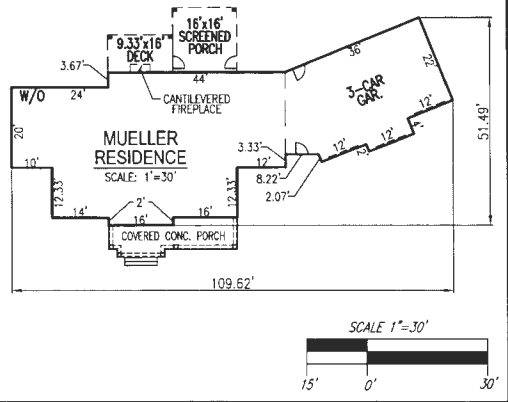
707 cf

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER INFILTRATION TRENCHES (I-1) AND DRY WELLS (M-5)

1. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS, AND AFTER EVERY LARGE STORM EVENT.
2. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
3. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
4. WHEN THE FACILITY BECOMES CLOGGED, SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
5. THE MAINTENANCE LOGBOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
6. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS, UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

OPERATION AND MAINTENANCE SCHEDULE FOR GRASS SWALE (M-8)

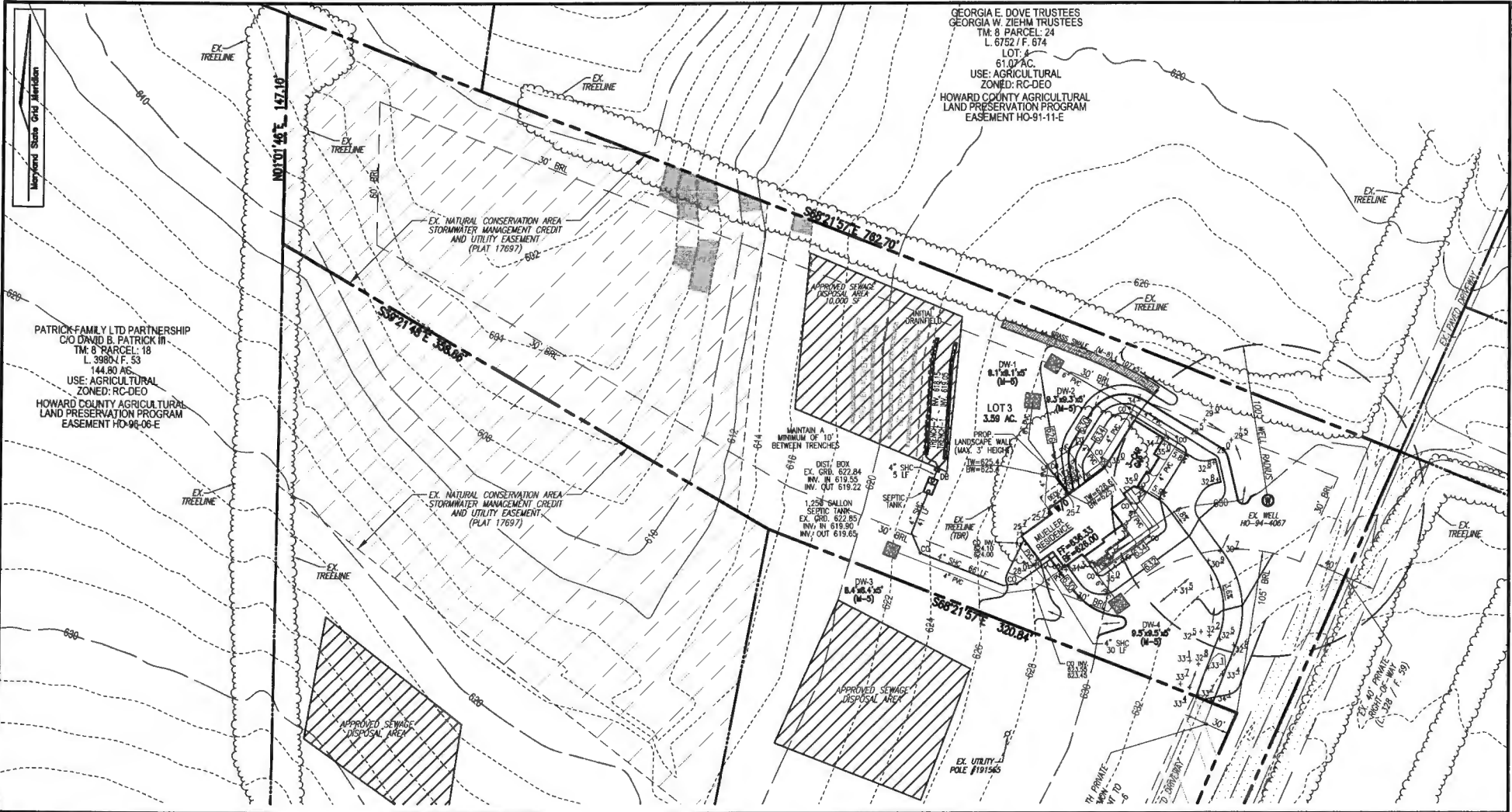
1. THE OPEN CHANNEL SYSTEM SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR RAIN STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
2. THE OPEN CHANNEL SHALL BE MOWED A MINIMUM OF AS NEEDED DURING THE GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 6 INCHES.
3. DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
4. VISIBLE SIGNS OF EROSION IN THE OPEN CHANNEL SYSTEM SHALL BE REPAIRED AS SOON AS IT IS NOTICED.
5. REMOVE SILT IN THE OPEN CHANNEL SYSTEM WHEN IT EXCEEDS 25% OF THE ORIGINAL WQV.



SCALE AS SHOWN
 DRAWN BY JMR
 CHECKED BY RHV
 DATE MARCH 12, 2021
 W. O. # 2017145
 SHEET# 4 OF 4

PLOT PLAN
MINGLEWOOD - LOT 3
 14842 OLD FREDERICK ROAD
 WOODBINE, MD 21797

PARCEL: 26
 ZONED: RC-DEO
 HOWARD COUNTY, MARYLAND



GEORGIA E. DOVE TRUSTEES
 GEORGIA W. ZIEHM TRUSTEES
 TM: 8 PARCEL: 24
 L. 6752 / F. 674
 LOT: 6
 61.07 AC.
 USE: AGRICULTURAL
 ZONED: RC-DEO
 HOWARD COUNTY AGRICULTURAL
 LAND PRESERVATION PROGRAM
 EASEMENT HO-91-11-E

PATRICK FAMILY LTD PARTNERSHIP
 C/O DAVID B. PATRICK III
 TM: 8 PARCEL: 18
 L. 39804 / F. 53
 144.80 AC.
 USE: AGRICULTURAL
 ZONED: RC-DEO
 HOWARD COUNTY AGRICULTURAL
 LAND PRESERVATION PROGRAM
 EASEMENT HO-90-06-E

EX. NATURAL CONSERVATION AREA
 STORMWATER MANAGEMENT CREDIT
 AND UTILITY EASEMENT
 (PLAT 17697)

EX. NATURAL CONSERVATION AREA
 STORMWATER MANAGEMENT CREDIT
 AND UTILITY EASEMENT
 (PLAT 17697)

APPROVED SEWAGE
 DISPOSAL AREA

APPROVED SEWAGE
 DISPOSAL AREA

SCALE AS SHOWN
 DRAWN BY JMR
 CHECKED BY RHV
 DATE MARCH 12, 2021
 W. O. # 2017145
 SHEET# 3 OF 4

PLOT PLAN
MINGLEWOOD - LOT 3
 14842 OLD FREDERICK ROAD
 WOODBINE, MD 21797

PARCEL: 26
 ZONED: RC-DEO
 HOWARD COUNTY, MARYLAND

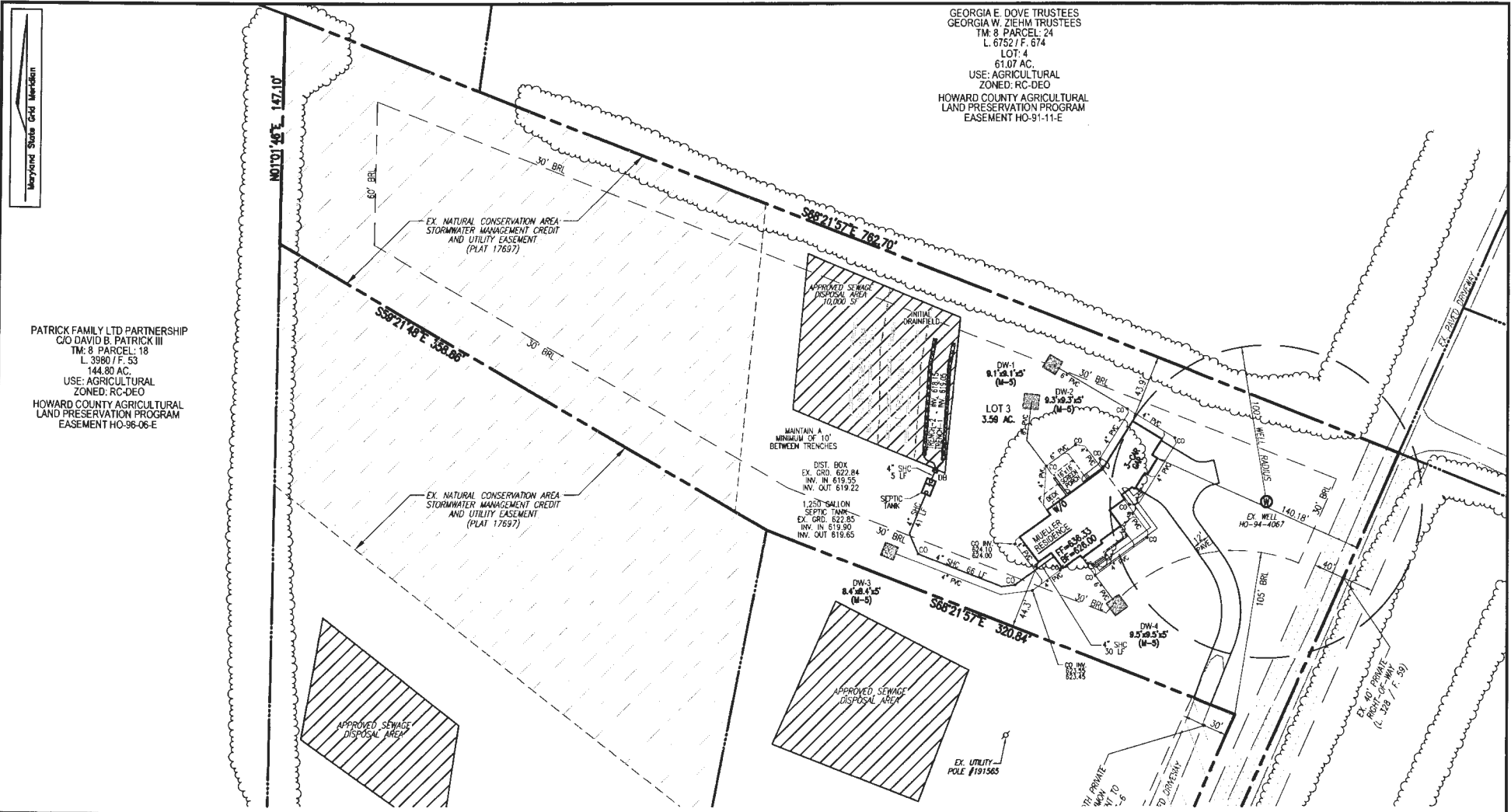
L. 9567 / F. 307
 4TH ELECTION DISTRICT
 TAX MAP: 8 GRID: 10

GRADING & SWM PLAN
 SCALE: 1"=60'
 SCALE 1"=60'

OWNER/DEVELOPER
 HAMEL BUILDERS, INC.
 C/O MICHAEL MUELLER
 5710 FURNACE AVE., SUITE H
 ELKBRIDGE, MD 21075
 (410) 782-3150

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com



GEORGIA E. DOVE TRUSTEES
 GEORGIA W. ZIEHM TRUSTEES
 TM: 8 PARCEL: 24
 L. 6752 / F. 674
 LOT: 4
 61.07 AC.
 USE: AGRICULTURAL
 ZONED: RC-DEO
 HOWARD COUNTY AGRICULTURAL
 LAND PRESERVATION PROGRAM
 EASEMENT HO-91-11-E

PATRICK FAMILY LTD PARTNERSHIP
 C/O DAVID B. PATRICK III
 TM: 8 PARCEL: 18
 L. 3980 / F. 53
 144.80 AC.
 USE: AGRICULTURAL
 ZONED: RC-DEO
 HOWARD COUNTY AGRICULTURAL
 LAND PRESERVATION PROGRAM
 EASEMENT HO-96-06-E

SCALE AS SHOWN
 DRAWN BY JMR
 CHECKED BY RHV
 DATE MARCH 12, 2021
 W. O. # 2017145
 SHEET# 2 OF 4

PLOT PLAN
MINGLEWOOD - LOT 3
 14842 OLD FREDERICK ROAD
 WOODBINE, MD 21797

L. 9567 / F. 307
 4TH ELECTION DISTRICT
 TAX MAP: 8 GRID: 10

PARCEL: 26
 ZONED: RC-DEO
 HOWARD COUNTY, MARYLAND

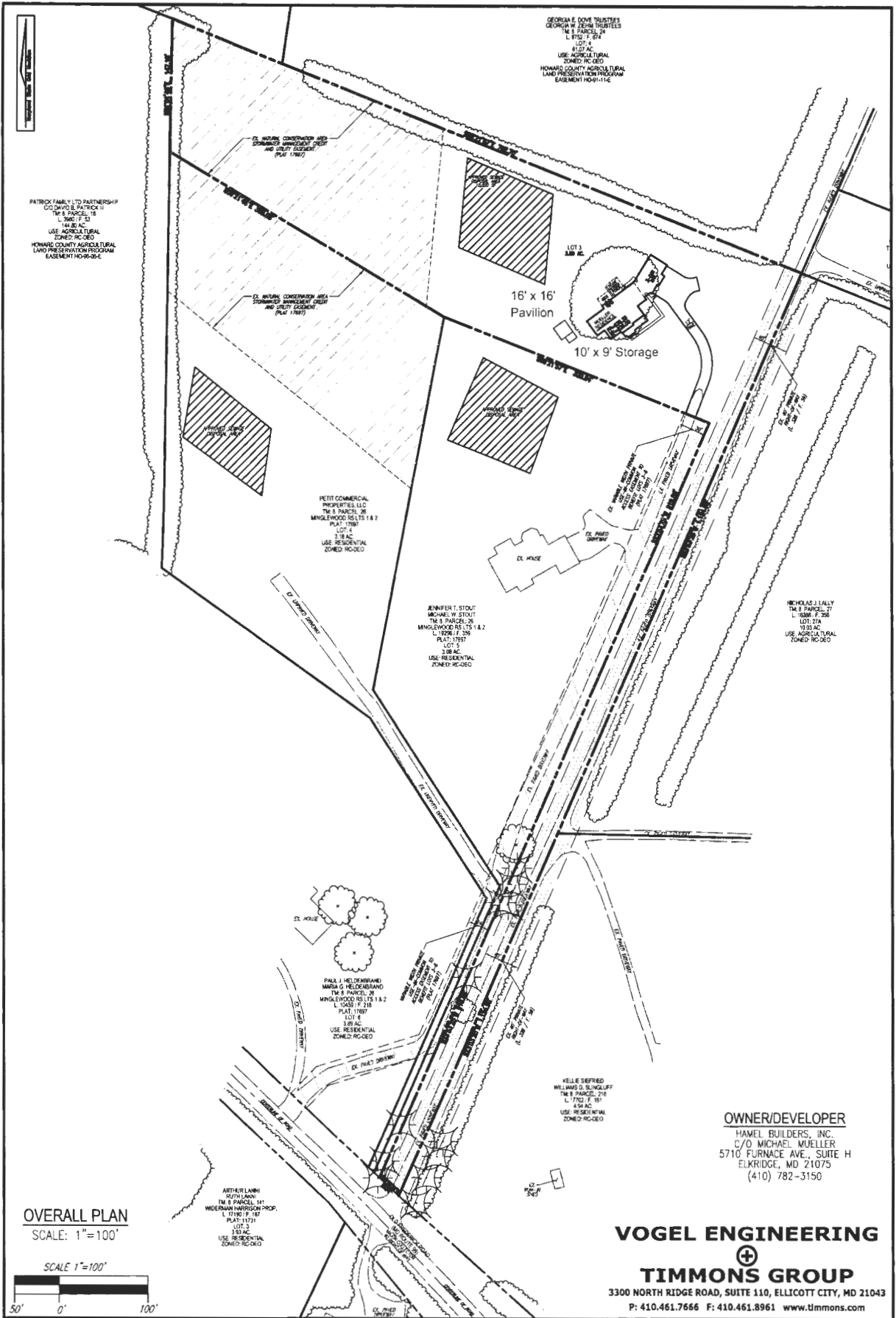
LAYOUT PLAN
 SCALE: 1"=60'

SCALE 1"=60'

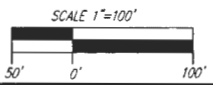
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 C/O MICHAEL MUELLER
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VOGEL ENGINEERING

TIMMONS GROUP
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 P: 410.461.7666 F: 410.461.8961 www.timmons.com



OVERALL PLAN
SCALE: 1"=100'



SCALE AS SHOWN
DRAWN BY JMR
CHECKED BY RHV
DATE MARCH 12, 2021
W. O. # 2017145
SHEET# 1 OF 4

L. 9567 / F. 307
4TH ELECTION DISTRICT
TAX MAP: 8 GRID: 10

PLOT PLAN
MINGLEWOOD - LOT 3
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WOODBINE, MD 21797

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