

Approved MOC  
8/8/25

Record Detail \* (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Alteration/SFD	B25003048	08/03/2025
Description of Work		
SFD/ FINISH BASEMENT TO INCLUDE BEDROOM, BATHROOM, CLOSET, ENTERTAINMENT ROOM, AND EXERCISE ROOM**SLEEPING ROOMS MUST MEET EGRESS REQUIREMENTS, SUBJECT TO FIELD INSPECTION**		

Online BP.

gA 8/7/25

[check spelling](#)

Address \* (This section is required.)

Search	Reset	Clear	Get Parcel & Owner		
Street #	Street Name	Street Type			
1916	DAVIS BRANCH	RD			
Unit Type	Unit #	X Coordinate	Y Coordinate		
-Select-		-76.86638	39.31798		
City	State	Zip Code	Primary		
WOODSTOCK	MD	21163	Yes		

Parcel \* (This section is required.)

Search	Reset	Clear	Get Address & Owner			
GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
926358	225,287	1.17	272900	1013600	740700	RURAL
Legal Description						
IMPSLOT 30 1.179 A[ ]1916 DAVIS BRANCH ROAD[ ]MYRTUE PROPERTY INCL RSB						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	30	603000	5	6			
Plan Area	State Tax Id		Subdivision Name				
	1403352641		Myrtue Property				
Section	Area		Tax Map				
			11				
Grid	Zoning District		ADC Map				
11-19	RC-DEO		4695-B10				
SDP No.	Final Plan No.		WP File No.				
	F-06-104						
Record Plat No.	WS Contract No.		FDP No.		Primary		
19961-1996					Yes		
Owner Occupied	Year Built		Historic District				
<input type="radio"/> Yes <input type="radio"/> No	2022		<input checked="" type="radio"/> Yes <input type="radio"/> No				
Historic District Registry No.	Stat Area		Flood Plain				
	3-02A		<input type="radio"/> Yes <input checked="" type="radio"/> No				
Building No							

Owner (This section is not required.)

Search	Reset	Clear
Name *		
KAPNE		
Address Line 1		
1916 Davis Branch Road		
Address Line 2		
Address Line 3		
Mail City		
Woodstock		
Mail State		
MD		
Mail Zip Code		
21163		
Phone		
973-600-4118		
Primary		
Yes		
E-mail		

Cell Number

Fax Number

Professionals (This section is not required.)

License # \* 0  
 Business Name PROPERTY OWNER TO ACT AS CONTRACTOR  
 License Type \* Property Owner  
 Primary Yes  
 First Name JAKE Middle Name Last Name KAPNECK  
 Address Line 1 1916 DAVIS BRANCH RD  
 Address Line 2  
 City WOODSTOCK State MD ZIP Code 21163  
 Phone 1 Phone 2 Fax  
 E-mail

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact  
 Type \* Applicant  
 Relationship Applicant  
 Primary No  
 First Name Jake MI Last Name Kapneck  
 Full Name Jake Kapneck  
 Organization Name  
 Street Address 1916 Davis Branch Road  
 Address Line 2  
 City Woodstock State MD Zip Code 21163  
 Phone 973-600-4118 Cell Fax  
 E-mail \* jakekapneck@gmail.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact  
 Type Contact  
 Relationship Applicant  
 Primary Yes  
 First Name Jake MI Last Name Kapneck  
 Full Name Jake Kapneck  
 Organization Name  
 Street Address 1916 Davis Branch Road  
 Address Line 2  
 City Woodstock State MD Zip Code 21163  
 Phone 973-600-4118 Cell Fax  
 E-mail jakekapneck@gmail.com

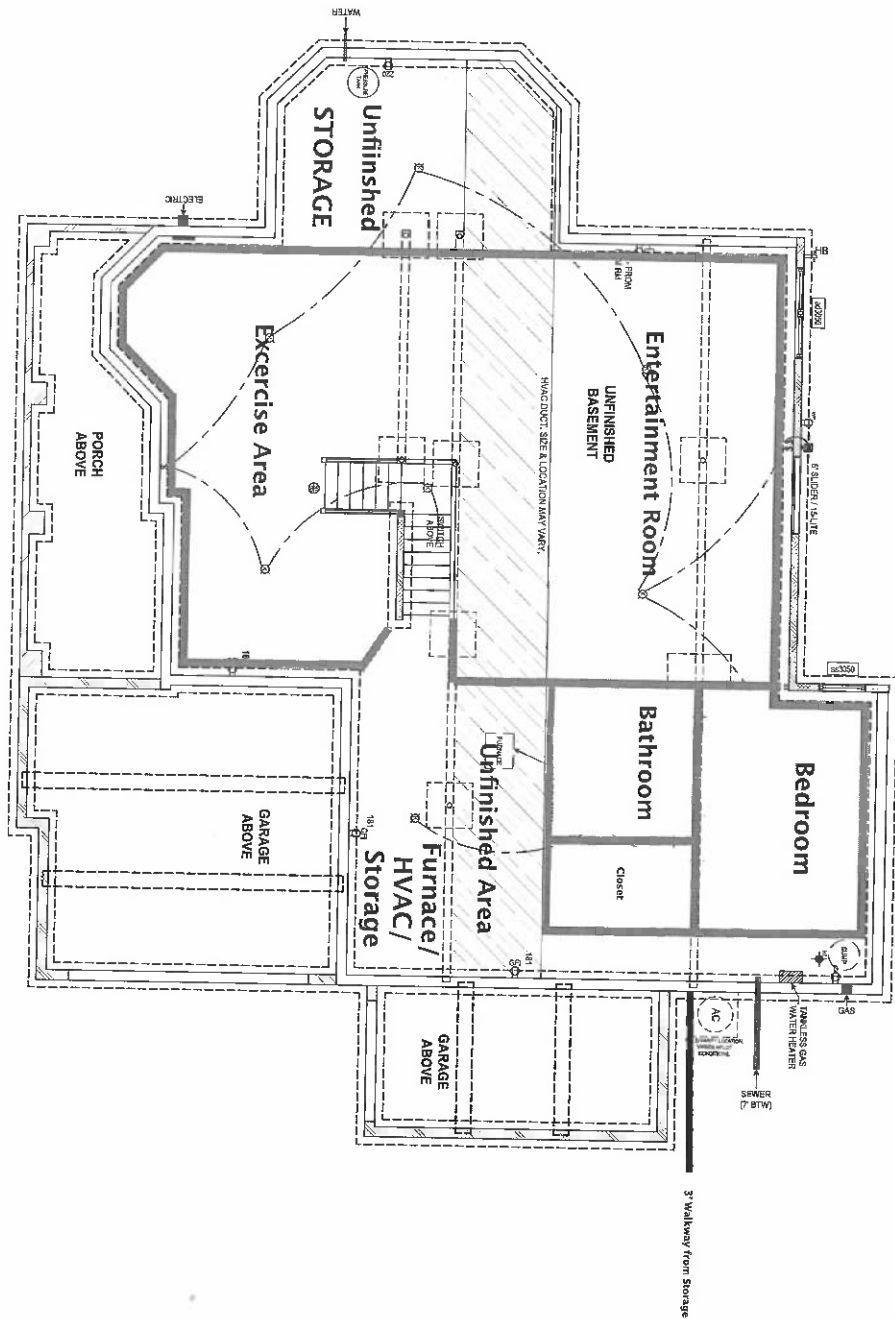
Addtl Info

Est Construction Cost \* 35000  
 Housing Units \* 0  
 Number of Buildings \* 0  
 Public Owned No  
 Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

Total Square Footage *	No of Stories *	Basement	Bedrooms	Full Baths	Half Baths	Water *	Sewage *
1200	SQFT (Number) 1	(Number) --Select--	1	(Number) 1	(Number) 0	(Number) Private	Private



**FOUNDATION - ELECTRICAL**

SCALE: 1/8" = 1'-0"

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FOUNDATION  
**E1.3**  
 SHEET NO.  
 a h w 10

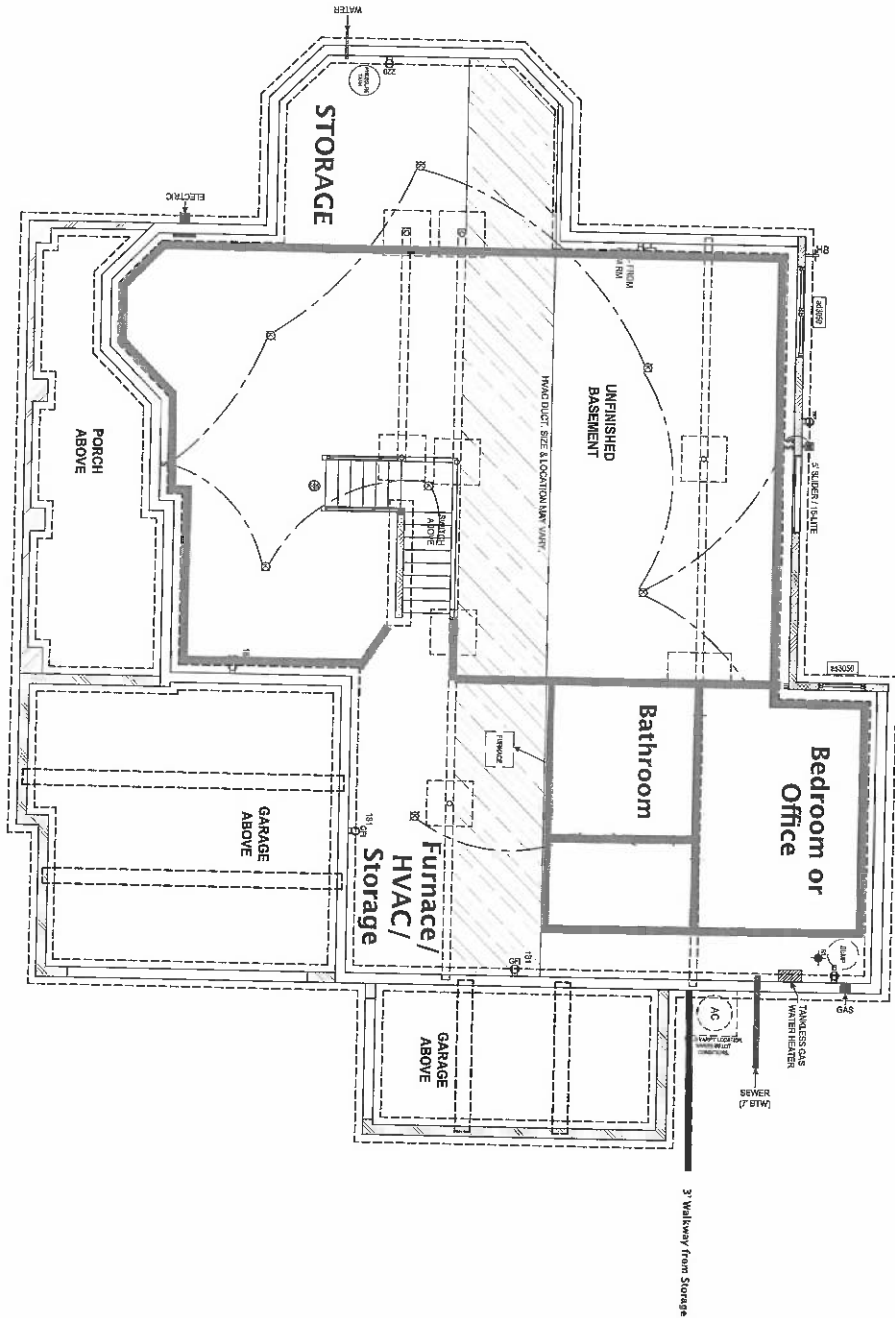
DATE: JUL 12 2021  
 SCALE: AS NOTED  
 DRAWN BY: LABRICKSKA

SHEET DESCRIPTION:  
 FOUNDATION ELECTRICAL  
 MODEL:  
 MRs030  
 KAPNECK / STRANIERO

**KEYSTONE**  
 CUSTOM HOMES  
 227 GRANITE RUN DRIVE, SUITE 100, LANCASTER, PA 17601  
 PHONE: (717) 464-9090 • FAX: (717) 735-2034 • KeystoneCustomHome.com

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**FOUNDATION - ELECTRICAL**

SCALE: 1/8" = 1'-0"

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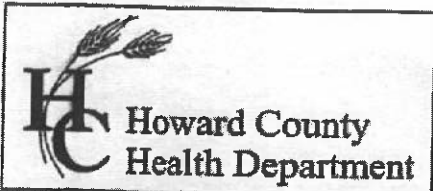
SHEET NO. <b>E1.3</b> PART OF <b>ahw 10</b>	DRAWN BY: L. LARROSKA	DATE: JUL 12 2021	SHEET DESCRIPTION: FOUNDATION ELECTRICAL
	MODEL: MRs030 KAPNECK / STRANIERO	SCALE: AS NOTED	REVISIONS:

**KEYSTONE**  
CUSTOM HOMES

227 GRANITE RUN DRIVE, SUITE 100, LANCASTER, PA 17601  
 PHONE: (717) 464-9060 • FAX: (717) 735-2034 • [KeystoneCustomHomes.com](http://KeystoneCustomHomes.com)

The information on this plan was prepared by the architect or engineer who is responsible for the design and construction of the project. It is the responsibility of the contractor to verify the accuracy of the information on this plan and to ensure that it is used in accordance with the applicable building codes and regulations.





Maura J. Rossman, M.D., Health Officer

Bureau of Environmental Health
8930 Stanford Boulevard, Columbia, MD 21045
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth

RECEIPT DATE: 12/22/2011 ONSITE SEWAGE DISPOSAL SYSTEM

P 570887
A

APPROVAL DATE: 03/02/2012 PERMIT: CONSTRUCTION

PROPERTY ADDRESS: 1916 DAVIS BRANCH ROAD, WOODSTOCK, MD 21163

SUBDIVISION: MYRTUE PROPERTY LOT: 30 TAX ID: 03-352641

CONTRACTOR: FARM AND HOME EXC EMAIL:

CONTRACTOR ADDRESS: 901 DRIVER ROAD MARIOTTSVILLE MD PHONE: 410 442 2139

PROPERTY OWNER: SONSHINE MD LP EMAIL:

OWNER ADDRESS: 227 GRANITE RUN ROAD, LANCASTER, PA 17601 PHONE:

SEPTIC TANK SIZE (GALLONS): 2000 TANK MANUFACTURER: MAYER BROS., INC.

PUMP MODEL: Zoeller BN151 PUMP SIZE 0.3 Hp PUMP TANK CAPACITY: 2000

DISTRIBUTION SYSTEM: [X] GRAVITY [ ] PRESSURE DOSED BEDROOMS: 5 APPLICATION RATE: 1.2

Table with 2 columns: TRENCHES and values. Includes LINEAR FEET REQUIRED: 80, TRENCH WIDTH: 3, MINIMUM SPACE BETWEEN TRENCHES: 13, INLET DEPTH: 2.0, MAXIMUM BOTTOM DEPTH: 8.0, EFFECTIVE AREA BEGINNING DEPTH: 3.0

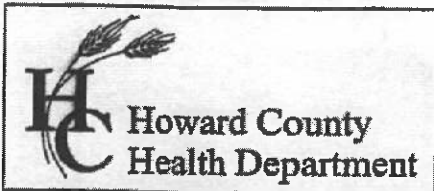
LOCATION: PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.

NOTES: INSTALL TWO CLEANOUTS IN SHC, AS ILLUSTRATED

ISSUED BY: R BRICKER ISSUE DATE: EXPIRATION DATE:

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
NOTE: WATERTIGHT TANKS REQUIRED
NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL
NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM
[ ] ELECTRICAL PERMIT ISSUED E 21005703
NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.
CALL 410-313-1771 TO SCHEDULE INSPECTIONS.



**Bureau of Environmental Health**  
 8930 Stanford Boulevard, Columbia, MD 21045  
 Main: 410-313-2640 | Fax: 410-313-2648  
 TDD 410-313-2323 | Toll Free 1-866-313-6300  
[www.hchealth.org](http://www.hchealth.org)  
 Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

Maura J. Rossman, M.D., Health Officer

RECEIPT DATE: 12/22/2021 **ONSITE SEWAGE DISPOSAL SYSTEM** P 570887  
 APPROVAL DATE: 03/02/2022 **PERMIT: CONSTRUCTION** A \_\_\_\_\_

PROPERTY ADDRESS: 1916 DAVIS BRANCH ROAD, WOODSTOCK, MD 21163

SUBDIVISION: MYRTUE PROPERTY LOT: 30 TAX ID: 03-352641

CONTRACTOR: FARM AND HOME EXC EMAIL: \_\_\_\_\_

CONTRACTOR ADDRESS: 901 DRIVER ROAD MARIOTTESVILLE MD PHONE: 410 442 2139

PROPERTY OWNER: SONSHINE MD LP EMAIL: \_\_\_\_\_

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PUMP MODEL: Zoeller BN151 PUMP SIZE 0.3 Hp PUMP TANK CAPACITY: 2000

DISTRIBUTION SYSTEM:  GRAVITY  PRESSURE DOSED BEDROOMS: 5 APPLICATION RATE: 1.2

TRENCHES:	LINEAR FEET REQUIRED: <u>80</u>	INLET DEPTH: <u>2.0</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8.0</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>13</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>3.0</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	INSTALL TWO CLEANOUTS IN SHC, AS ILLUSTRATED	

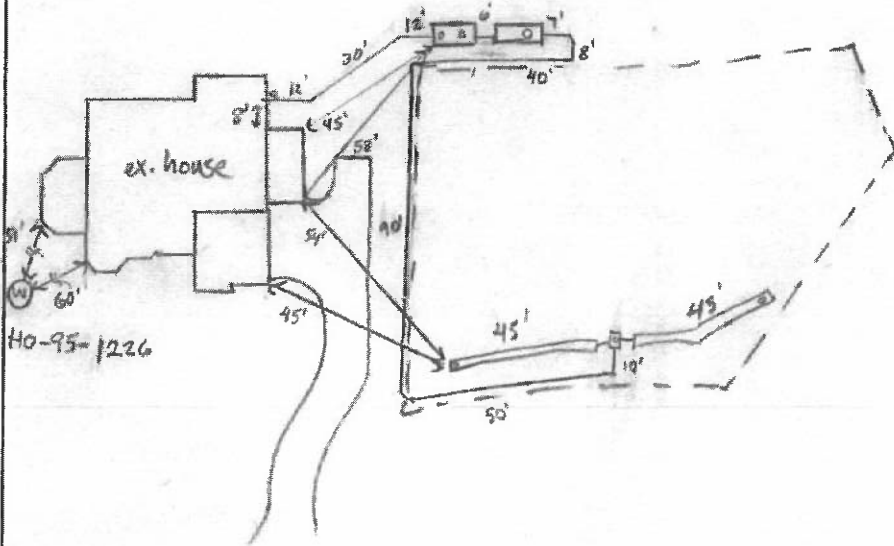
ISSUED BY: R BRICKER ISSUE DATE: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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 ELECTRICAL PERMIT ISSUED E 21005708
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 PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.  
 CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

1916 Davis Branch Rd

NOT TO SCALE (1" = 50')



**TRENCH/DRAINFIELD DATA**

WIDTH	INLET	BOTTOM
3'	2'	8'
NUMBER OF TRENCHES		2
TOTAL LENGTH		90'
ABSORPTION AREA		270 sq ft + sidewalk
DISTRIBUTION BOX LEVEL		N/A
DISTRIBUTION BOX BAFFLE		cement
DISTRIBUTION BOX PORT		PVC

**SEPTIC TANK DATA**

**SEPTIC TANK 1 LEVEL**

MANUFACTURER Babylon  
 CAPACITY 2000 GAL  
 SEAM LOC top  
 TANK LID DEPTH 2' to 1'  
 BAFFLES inlet + outlet  
 BAFFLE FILTER -  
 MANHOLE LOC inlet + outlet  
 6" PORT LOC -  
 WATERTIGHT TEST -  
 SLOTTED yes  
 DATE ON LID 11-9-21

**PUMP/SEPTIC TANK LEVEL**

MANUFACTURER Babylon  
 CAPACITY 2000 GAL  
 SEAM LOC top  
 TANK LID DEPTH 2'  
 BAFFLES inlet  
 BAFFLE FILTER -  
 MANHOLE LOC outlet  
 6" PORT LOC -  
 WATERTIGHT TEST -  
 SLOTTED no  
 DATE ON LID 12-14-21

**ROAD NAME**  
 Davis Branch Rd

**PRE-CONSTRUCTION:**

1/18/22 Laid out 2x40' trenches on contour, according to plan. Gave contractor option of routing FM around SDA (near driveway) if he prefers (S)

**INSTALLATION:**

1/19/22 Both tanks set, SL constructed. (S) 1/21/22 FM constructed going around driveway side of SDA. 2x45' trenches installed. D-box set. (S) 03/02/2022 LEFT PANEL SEPTIC ALARM 22; RIGHT PANEL SEPTIC PUMP 26 - PUMP + ALARM FUNCTION. (P)

FINAL INSPECTOR

DATE OF APPROVAL

03/02/2022