

ANNEXATION PLAN

221 NORTH TOLLGATE ROAD

Lots 2, 3 & 4 – Parcel 0387, TM 48



TOWN OF BEL AIR

May 15, 2023

Prepared by:
Department of Planning &
Community Development
Town of Bel Air, Maryland

Proposed Annexation 221 North Tollgate Road

Introduction

This report is prepared by the Bel Air Department of Planning & Community Development to meet the requirements of the Local Government Article of the Annotated Code of Maryland. It includes the following:

- *Analysis of existing and planned land use*
- *Existing and proposed zoning*
- *Summary of the services and facilities currently available in the area*
- *Tentative schedule for complying with annexation hearing & report requirements*
- *Annexation Fiscal Impact Analysis*
- *Annexation Resolution and graphic exhibit*
- *Notice of public hearing*

Also included in this report are the following exhibits:

- *Subject Parcel Plat and Description*
- *Neighborhood and Existing Conditions Maps*
- *Town and County Comprehensive Land Use Maps*
- *Municipal Growth Map and parcel matrix*
- *Town and County Zoning Maps*
- *Water and Sewer Infrastructure Maps*
- *Aerial Image of the subject properties*
- *Annexation process chart to assure compliance with State and local regulations*

The properties proposed to be annexed total 1.462 acres. The submitted Survey and the Maryland Department of Assessments and Taxation identify the parcels as:

- N Tollgate Rd (lot 2) P. 387, TM 48 0.462 ac. 8795/225
- N Tollgate Rd (lot 3) P. 387, TM 48 0.457 ac. 8795/225
- 221 N Tollgate Rd (lot 4) P. 387, TM 48 0.543 ac. 8795/225

The Subdivision reference is as follows:

- Lot 2 GRG 06/27 Williams Subdivision
- Lot 3 GRG 06/27 Williams Subdivision
- Lot 4 GRG 06/27 Williams Subdivision

Questions or comments about any of the material contained herein should be directed to:

Kevin L. Small, AICP, RLA
Director of Planning and Community Development
705 Churchville Road
Bel Air, Maryland 21014
ksmall@belairmd.org
410-638-4540.

OUTLINE FOR EXTENSION OF SERVICES

221 N Tollgate Road

1.462 Acres

AREA

The area proposed for annexation is owned by Loose Cow LLC encompassing 1.462 acres and consists of three parcels abutting the Town municipal boundary. These lots are identified on Plat GRG 06/27 as lots 2, 3 & 4. All lots have frontage along Harford County right-of-way known as North Tollgate Road.

EXISTING LAND USE AND ACCESS

One of the subject parcels contains a structure (Lot 4). The remaining properties are undeveloped and wooded. Lots 2, 3 & 4 are surrounded on three sides by existing woods. The residence on Lot 4 is accessed from North Tollgate Road which is designated an Urban Collector in the County. The property has one curb cut for Lot 4 (221 N Tollgate Road) for the existing residence developed in 1958 shortly after the Williams Subdivision was recorded (1955). There is one adjacent residence on Lot 1 (309 N Tollgate Road) which is not part of the annexation and is identified as single family detached lot with existing access to North Tollgate Road. All properties are zoned R2 (Urban Residential) in the County. This zoning allows densities between 3.5 and 4.5 units per acre depending on the type of development. Several parcels located immediately to the north and east are located within municipal boundaries. SNH Well Properties is located to the east and zoned B3 (General Business) where a Health Club is located. English Country Manor residential condominiums zoned R3 (High Density Residential) are located to the north. Properties across North Tollgate Road to the west and south are zoned R2 (Urban Residential) and B3 (General Business) in the County. These parcels contain a mix of residential/retail/service uses.

PLANNED LAND USE

It is anticipated that the applicant will review the development of the nearby Harford Mall and consider how this affects the property when deciding what potential land use is

desired. The parcels could be developed as single family detached homes in the County without any additional zoning review. However, lack of public sewer, the existing topography and relationship to N Tollgate Road may make development difficult. The physical orientation of the land allows for possible expansion of the Health Club or complimentary use using an existing curb cut from North Tollgate Road. The visibility along North Tollgate Road for new access points is challenging and future development may not meet required sight distance. Regulations from both County and Town for a Single-Family residential use are similar. However, the requested zoning in Town is B3 and commercial use bulk requirements cannot be determined based on no proffered use.

EXISTING COUNTY LAND USE AND ZONING DESIGNATION

The Harford County Land Use Plan indicates the property as medium intensity with zoning classified in the County as R2 (Urban Residential). R2 zoning allows for most residential uses associated with low to medium densities such as single-family lots, townhomes, patio homes, duplexes and other similar types. Other permitted uses include institutional, recreation and utilities. Little to no commercial use is permitted.

PROPOSED TOWN ZONING DESIGNATION

The subject parcels are abutting B3 (General Business) zoned properties in the Town. The Land Use designation of the defined neighborhood is commercial along with High Density Residential to the north according to the Town of Bel Air 2022 Comprehensive Plan. The proposed B3 zoning permits most high intensity commercial uses along with most all residential and institutional uses. This zoning allows for retail, service, residential, institutional and amusement uses.

PROPERTY CHARACTERISTICS

The property has one structure (residence), existing forest area and some paving associated with the structure. The on-site (and adjacent) residence contains an existing septic system and well based on inquiries with the Harford County Department of Health. Sanitary sewer owned by the County is located at Tollgate Village on the west side of the road (see DPW memo attached). Water can be provided through Maryland American

Water Company from a service line running behind the properties. Both Water and Sewer master plans in the County classify this property as receiving service in 6 to 10 years. The Town has sewer within Boulton Street located 530 feet east of the property. However, this could only be accessed via a grinder pump and force main system. BGE gas and electric service are located along N. Tollgate Road. The property slopes to the west to N. Tollgate Road. Development of the property will need to address Forest Conservation regulations.

RECOMMENDATION

In the past, Bel Air has made determination regarding requirements found in Md. Code Ann., Land Use § 4-204 related to zoning and the Comprehensive Plan. The proposed annexation is consistent with the Town Comprehensive Plan goals and objectives. The property upon annexation should be designated B3 General Business District. This recommendation is based on the following findings of fact:

1. Defined Neighborhood. For purposes of this evaluation, the neighborhood is generally defined as the area bounded on the east by Gateway Drive, on the north by US Route 1 Bypass, on the west by Tollgate Village and on the south by Harford Mall.
2. Population. There has been a change to the neighborhood in the last 20 years. The population has been increased by the addition of residences associated with Tollgate Village. There appears to be little room for additional development in the area apart from Harford Mall and the current renovations.
3. Availability of Public Facilities. Some public facilities are available to the site. Sanitary sewer can be extended with investment into public infrastructure. Upgrades to service lines may be required based on the desired use.
4. Present and Future Transportation Patterns. Access to the parcel can be provided from N. Tollgate Road or through the adjacent parcels. Access to the parcels directly from N. Tollgate Road may require access easements or combined drives.

5. Compatibility with the Existing and Proposed Development for the Area. The parcel is abutting multi-family housing to the north and existing Commercial uses to the east and south. Buffering may be required to mitigate impact caused by potential commercial development.
6. Relationship of Rezoning to Comprehensive Plan. The zoning designation and the land use designation in the County is not consistent with the proposed zoning and land use designation in the Bel Air Comprehensive Plan. However, development of the parcels will be difficult under existing County zoning since utilities infrastructure investment and visibility along North Tollgate Road is severely limited.

Based on an analysis of the existing property, and surrounding neighborhood, the following conditions are recommended for inclusion with the Resolution to mitigate potential impact to neighboring properties:

- a) that the area to be annexed and the owner(s) of the property therein shall be generally subject to the provisions of the Charter of the Town of Bel Air, without special treatment as to rates of the municipal tax, or as to municipal services and facilities.
- b) that the designation of the zoning classification of the land lying within the area herein described and hereby annexed shall be designated B3 General Business District as described in the Development Regulations of the Town of Bel Air. The annexed land shall be subject to all provisions and conditions of said Ordinance which are applicable to the specified zoning district.
- c) that the property will be subject to the following conditions of annexation:
 - o Vehicular access to any development within the subject property meet sight distance standards on N. Tollgate Road or access through the adjacent commercial property.
 - o Public utilities must be extended to the subject parcels by the applicant when any development requiring such utilities is proposed.

OUTLINE OF SERVICES AND FACILITIES

Existing

- Sewer - Septic for Lot 4 (no service for the remaining lots)
- Water - Well for Lot 4 (no service for the remaining lots)
- Emergency Services - Bel Air Police Department, Bel Air Volunteer Fire Company, and Ambulance Service
- Streets - Properties have frontage on N. Tollgate Road
- Sanitation - Current service to 221 N. Tollgate via private hauler
- Schools - The property is within the attendance areas of Red Pump Road Elementary School, Bel Air Middle School, and Bel Air High School. Several private schools are available in the Bel Air area.
- Parks - The property is within one-half mile of Heavenly Waters Park (Kelly Fields) and the Ma&Pa Heritage Trail. Recreational facilities within the Bel Air public school campuses are also available.
- Other Services - County and Town administrative offices are centrally located in the Town of Bel Air. Medical services (Upper Chesapeake Medical Campus) are approximately one mile from the property.

Proposed

- Sewer - County sewer service may be provided via an extension along N. Tollgate Road or a force main to a Town sewer line in Boulton Street.
- Water - Maryland American Water Company service.
- Emergency Services - Town Police will gain primary jurisdiction upon annexation. The Bel Air Volunteer Fire Department will continue to provide fire protection and ambulance service for the area.

- Streets - The proposed development would not require any expansion of the Town roadway system since access is available.
- Sanitation - Refuse/Recycling collection will become available through the Town.
- Schools - Minimal impact is projected for the school system based on the limited development of a small parcel.

METHODS OF FINANCING SERVICES AND FACILITY EXTENSIONS

Upon annexation, the property would be subject to Town taxes and service fees. A calculation of taxes and associated services based upon an assumed yield is attached.

TENTATIVE REVIEW SCHEDULE

Received/Due Date	Action
February 21, 2023	Petition accepted by Board of Town Commissioners
April 17, 2023	Planning Commission Application received by the Town
April 27, 2023	Annexation Plan and draft Resolution sent to County, State, and area planning agencies
May 4, 2023	Planning Commission public meeting, review and recommendation
May 15, 2023	Annexation Resolution Received – Town Board
May 24 & 31, 2023	Annexation Public Hearing Notices – Town Board\
May 31, 2023	Proof of publication sent to County and State
June 10, 2023	Property posted, and adjoining property owners notified
June 20, 2023	Public Hearing – Town Board

Note: Annexation becomes effective in forty-five (45) days unless a referendum initiated and accepted.

CHARTER RESOLUTION NO. 137-23

A RESOLUTION OF THE BOARD OF TOWN COMMISSIONERS
TO EXTEND THE CORPORATE BOUNDARIES AND
TO DESIGNATE THE ZONING
CLASSIFICATION OF THE LAND BEING ANNEXED

A Resolution of the Board of Town Commissioners, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Section 4-401 of the Local Government Article of the Annotated Code of Maryland, entitled "MUNICIPALITIES", subtitled "Annexation", to enlarge the corporate boundaries of the Town of Bel Air by amending the description of the corporate boundaries and the official survey map of the Town Boundary, as described in Article II, "CORPORATE BOUNDARIES" of the Charter of the Town of Bel Air, to annex the following area, contiguous to and adjoining the present corporate boundary of the Town of Bel Air, being a total of 1.462 acres of land, owned by Loose Cow LLC located along N. Tollgate Road, Third Election District, Harford County, Maryland, which is graphically shown on Exhibit A attached hereto, and which is particularly and separately described as follows:

Parcel A – 1.462 Acre Parcel of Land for the Annexation of Land into the Town of Bel Air, Maryland, located at or near 221 North Tollgate Road, Third Election District, Harford County, Maryland.

The following is the description of Lots 2- 4, as shown on the plat "Williams Subdivision" as recorded in the Harford County land records in plat book 6 page 27, Bel Air, Maryland in the third election district of Harford County part of Map 48 Parcel 387, as surveyed by TGF Land Surveying Inc., 19 November 2021;

Beginning at a cap and pin set 30' from the center of Tollgate Road the corner of Lot 4 of the plat "Williams Subdivision" as recorded in the Harford County land records in plat book 6 page 27, at the corner of FOUR SPORTS, INC as shown on the Plat "Final Plat Lands of FOUR SPORTS, INC." as recorded in the Harford County land records in plat book 96 page 95, thence along Tollgate Road,

- 1) S 89°10'45" W 313.67'; to a cap & pin set at the corner of Lot 3, thence along Lot 3 and the edge of Tollgate road,
- 2) N 72°40'41" W 37.22';
- 3) N 53°44'30" W 64.79'; to a cap & pin set at the corner of Lot 2
- 4) N 53°44'30" W 100.00'; to a spike set in a root at the corner of Lot 1, thence along Lot 1
- 5) N 36°15'30" E 201.20'; to a cap & pin set along the property of FOUR SPORTS, INC., as recorded in the Harford County land records in plat book 96 page 95, thence along the said property and Lot 2,
- 6) S 53°44'30" E 100.00'; to a cap & pin set at the corner of Lot 3, thence continuing along the property of FOUR SPORTS, INC., and Lot 3,
- 7) S 53°44'30" E 100.00'; to the corner of Lot 4, thence continuing along the property of FOUR SPORTS, INC., and Lot 4,
- 8) S 53°44'30" E 250.25'; to the point of beginning,

having an area of 63,691 square feet, 1.462 acres plus or minus.

Being a part of the lands described in the Deed dated 6th day of August 2010, and recorded among the Land Records of Harford County in Liber 8795 folio 225.

CONTAINING 1.462 ACRES OF LAND, more or less, as surveyed by Land Surveying, Inc. on November 19, 2021;

WHEREAS, on the 21st day of February, 2023, was formally presented to the Bel Air Board of Town Commissioners, a written consent to this Resolution signed by the owners of not less than twenty-five percent (25%) of the assessed valuation of the real property located in the area to be annexed, requesting that the corporate boundaries of the Town of Bel Air be enlarged by annexing the area so described.

WHEREAS, the Town of Bel Air has caused to be made a verification of the signatures on said consent to annexation and has verified that there are no persons currently residing in the area to be annexed.

WHEREAS, it appears that the consents meet all the requirements of law.

Section 1. **NOW, THEREFORE, BE IT RESOLVED** by the Bel Air Board of Town Commissioners that the corporate boundaries of the Town of Bel Air be and the same are hereby enlarged by adding or annexing thereto the property that is contiguous to and

adjoining the present corporate boundaries as particularly described in the aforesaid title to this Resolution;

Section 2. **AND BE IT FURTHER RESOLVED** that the conditions and circumstances applicable to the change in the said corporate boundaries and to the residents of the property in the area so annexed are as follows:

- a) that the area to be annexed and the owner(s) of the property therein shall be generally subject to the provisions of the Charter of the Town of Bel Air, without special treatment as to rates of the municipal tax, or as to municipal services and facilities.
- b) that the designation of the zoning classification of the land lying within the area herein described and hereby annexed shall be designated B3 General Business District as described in the Development Regulations of the Town of Bel Air. The annexed land shall be subject to all provisions and conditions of said Ordinance which are applicable to the specified zoning district.
- c) that the property will be subject to the following conditions of annexation:
 - i. Vehicular access to any development within the subject property meet sight distance standards on N. Tollgate Road or access through the adjacent commercial property.
 - ii. Public utilities must be extended to the subject parcels by the applicant when any development requiring such utilities is proposed.

Section 3. **AND BE IT FURTHER RESOLVED** that in accordance with Article II of the Charter of the Town of Bel Air, the description of the corporate boundaries and the Official Survey Map of the Town Boundary are hereby amended by adding the property designated as "LXXI".

Section 4. **AND BE IT FURTHER RESOLVED** that this Resolution shall become effective at the end of fifty (50) days following its final enactment unless a petition for referendum hereon shall be filed as permitted by law.

INTRODUCTION:

PUBLIC HEARING:

ENACTMENT:

EFFECTIVE:

AYES:

NAYES:

ABSENT:

Kevin Bianca, Chairperson
Board of Town Commissioners

Michael L. Krantz, Town Clerk

Public Notice

Charter Resolution 137-23 A Resolution to extend the Corporate Boundaries and to designate the Zoning Classification of the Land being Annexed

In accordance with the Charter of the Town of Bel Air, Section 310, Article III, the following is a fair summary of Resolution No. 137-23, received by the Board of Town Commissioners on May 15, 2023.

Pursuant to the Local Government Article of the Annotated Code of Maryland, the Board of Town Commissioners will meet in regular session on ***Tuesday June 20, 2023, 5:30 p.m., at the McFaul Activity Center, 525 W. MacPhail Road, Bel Air, MD 21014** to conduct a Public Hearing to consider Resolution No. 137-23, a Resolution annexing parcels totaling 1.462 acres located at or near 221 North Tollgate Road and identified as Lots 2, 3 & 4 on Parcel 0387 on Tax Map 0048 in the Harford County Land Records. A legal description of the property is available at the Bel Air Department of Planning & Community Development. All interested persons are invited to attend and present comments at that time or provide public input via email to: boardofcommissioners@belairmd.org. Copies of the Resolution and online access information is available on the Town website at www.belairmd.org. The conditions of this proposed annexation are as follows:

Based on an analysis of the existing property, and surrounding neighborhood, the following conditions are recommended for inclusion with the Resolution to mitigate potential impact to neighboring properties:

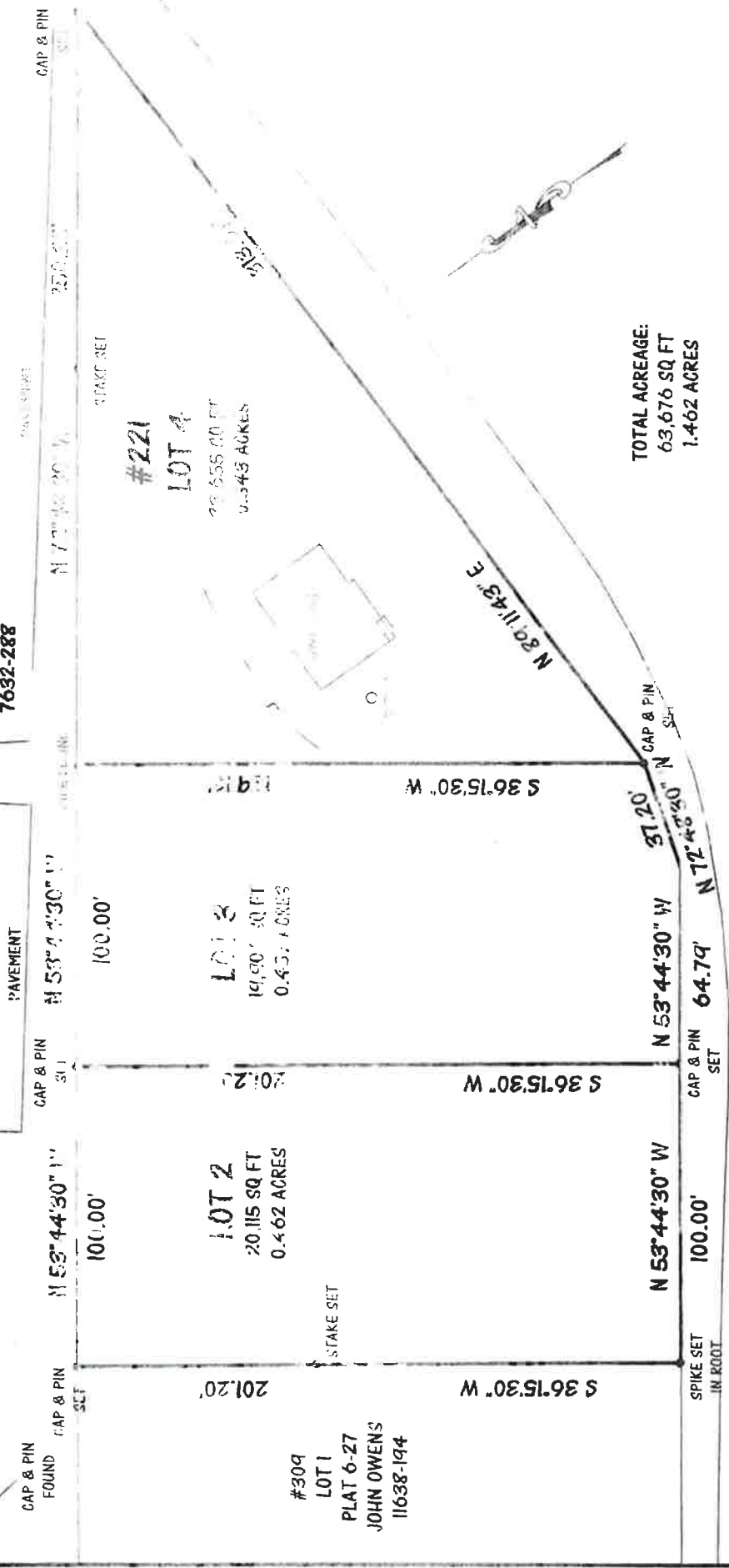
- a) that the area to be annexed and the owner(s) of the property therein shall be generally subject to the provisions of the Charter of the Town of Bel Air, without special treatment as to rates of the municipal tax, or as to municipal services and facilities.
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 - ii. Public utilities must be extended to the subject parcels by the applicant when any development requiring such utilities is proposed.

Michael Krantz
Town Clerk

PUBLISH: May 24, 2023 & May 31, 2023
*Location and time of Town Board meeting is tentative

EXHIBIT A

SNH WELL PROPERTIES GA-MD LLC
 PLAT 96-95
 7632-288



TOTAL ACREAGE:
 63,676 SQ FT
 1.462 ACRES


TOLLGATE ROAD

DEED REFERENCE: 8795-225

PROPERTY BOUNDARY SURVEY
LOTS 2, 3, & 4
"WILLIAMS SUBDIVISION"

PB 6-27
 221 N. TOLLGATE ROAD
 MAP 48 PARCEL 387
 THIRD ELECTION DISTRICT HARTFORD COUNTY, MD



 <p>LINDSAY E. WAGGON 1215 DEER CREEK CHURCH ROAD FOREST HILL, MARYLAND 21050-1815 710.148.9706</p>	<p>PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10028, EXPIRATION DATE: SEPTEMBER 5, 2022</p>
	<p>DATE: 19 NOVEMBER 2021 SCALE: 1"=50'</p>

RPT_221 N Tollgate Rd Fiscal Impact Analysis 5-4-23

Name of annexation area: Tollgate Road

Input data

Commercial parcels annexing into Town (excluding parcel D)	3
Average assessed value of single commercial parcel	\$500,000
Total number of properties	4,604
Police Protection:	
Per capita allocation	\$2.50
Employee per property	1
Town tax rate (per \$100 of assessed value)	\$0.540

Revenues

Real Property Taxes (\$1,500,000 X \$0.540) \$8,100

Source	FY23 Budget	Per Property*	Property Annexing	Projected Revenue	
State Income Taxes	\$1,645,000	\$357.30	3	\$1,072	
HC Tax Rebate	1,230,227	267.21	3	802	
Cable Franchise Fees	145,000	31.49	3	94	
Police Protection	234,564	**		8	
Total	<u>\$3,254,791</u>			<u>\$1,976</u>	<u>\$1,976</u>

*FY23 Budget appropriation divided by 4,604 properties
 **State allocates funds to municipalities at a rate of \$2.50 per capita;
 3 properties X 1 anticipated number of employees
 3 people X \$2.50 per capita = \$8

Total Annual Revenues equal \$8,100 plus \$1,976 \$10,076

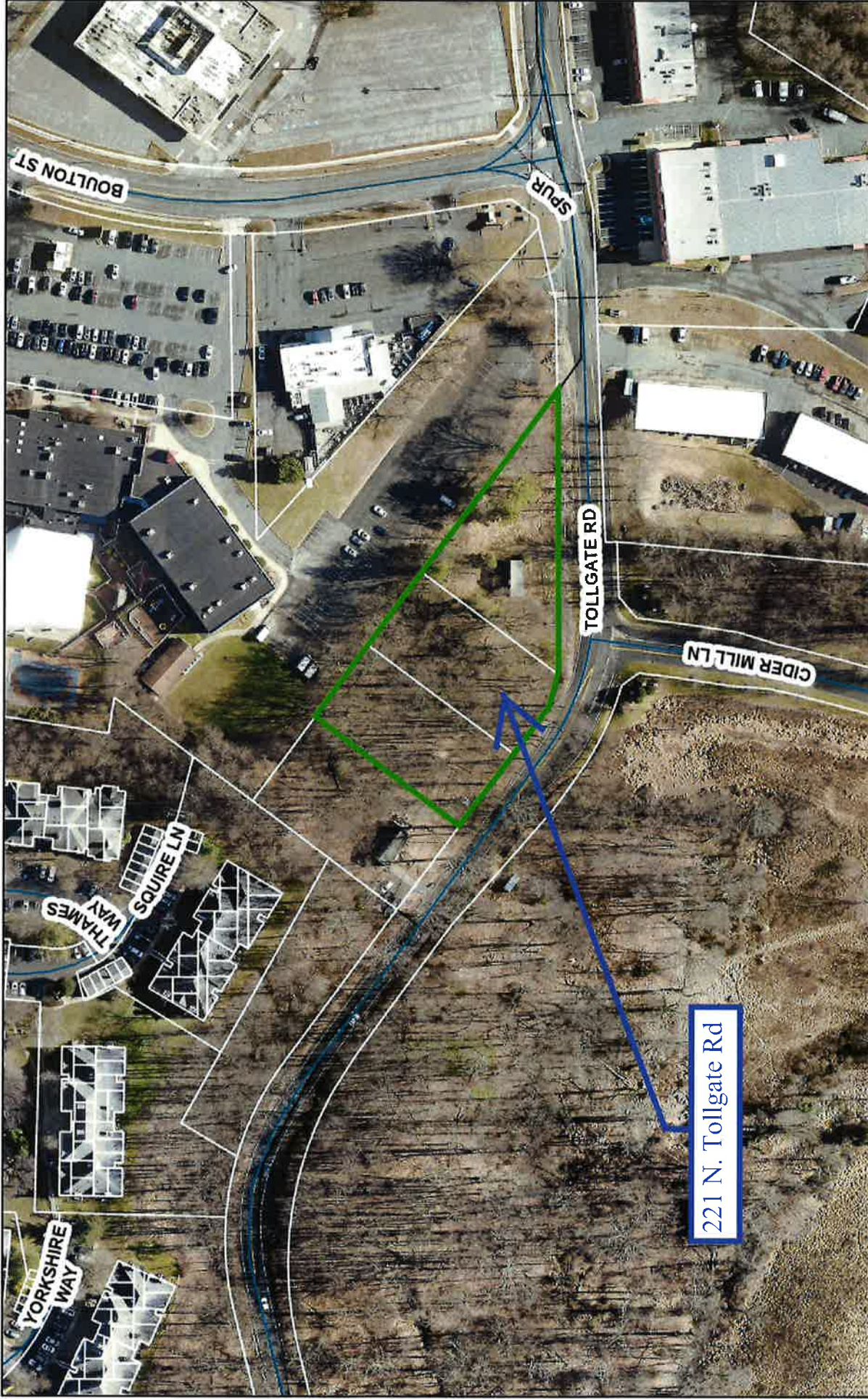
Expenditures

Services	FY23 Budget	Cost per Property*	Property Annexing	Additional Cost for Services	
Solid Waste	\$0	\$0.00	3	\$0	
Street Maintenance	0	0.00	3	0	
Equipment Maint	0	0.00	3	0	
Parks & Grounds	0	0.00	3	0	
Stormwater Management (MS4)	145,000	31.49	3	94	
Town Administration	1,394,751	302.94	3	909	
Sewer Services MAWC or County	0	0.00	3	0	
Hydrant Fees	55,584	12.07	3	36	
Planning & Code review	518,176	112.55	3	338	
Police Department	5,894,882	1,280.38	3	3,841	
BAVFC	167,568	36.40	3	109	
Total	<u>\$8,175,961</u>			<u>\$5,328</u>	<u>\$5,328</u>

Projected Revenue \$ 10,076
 Projected Expenditures (5,328)
Net Impact or Benefit \$ 4,748

221 N. TOLLGATE ROAD - EXISTING CONDITIONS

MAP - 1



4/14/2023, 10:11:54 AM

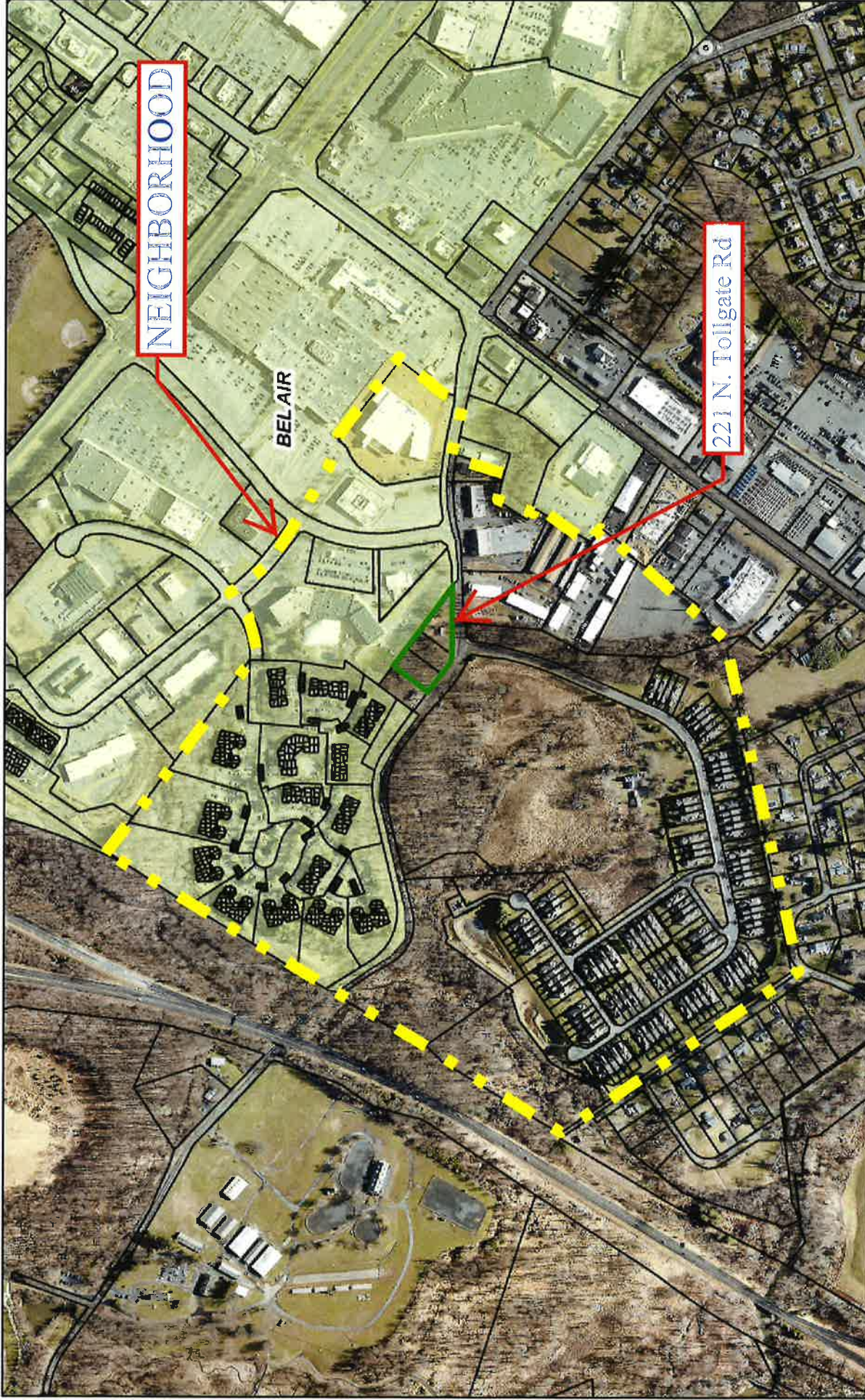
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221 N. TOLLGATE ROAD - NEIGHBORHOOD

MAP - 2



4/17/2023, 11:23:16 AM

Municipal Boundaries

BEL AIR

Cadastral

1:10,000
0 355 710 1,420 ft

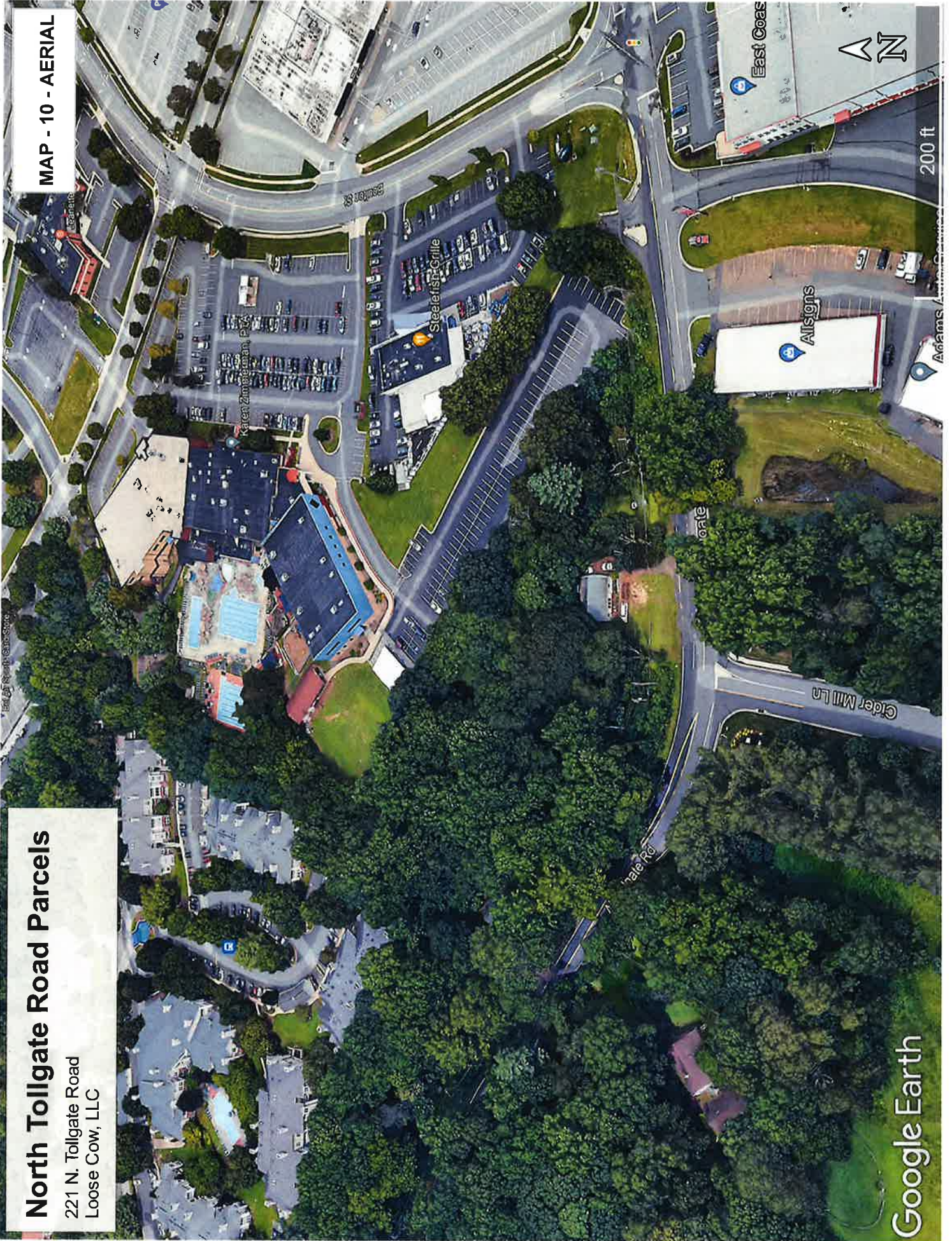
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North Tollgate Road Parcels

221 N. Tollgate Road
Loose Cow, LLC

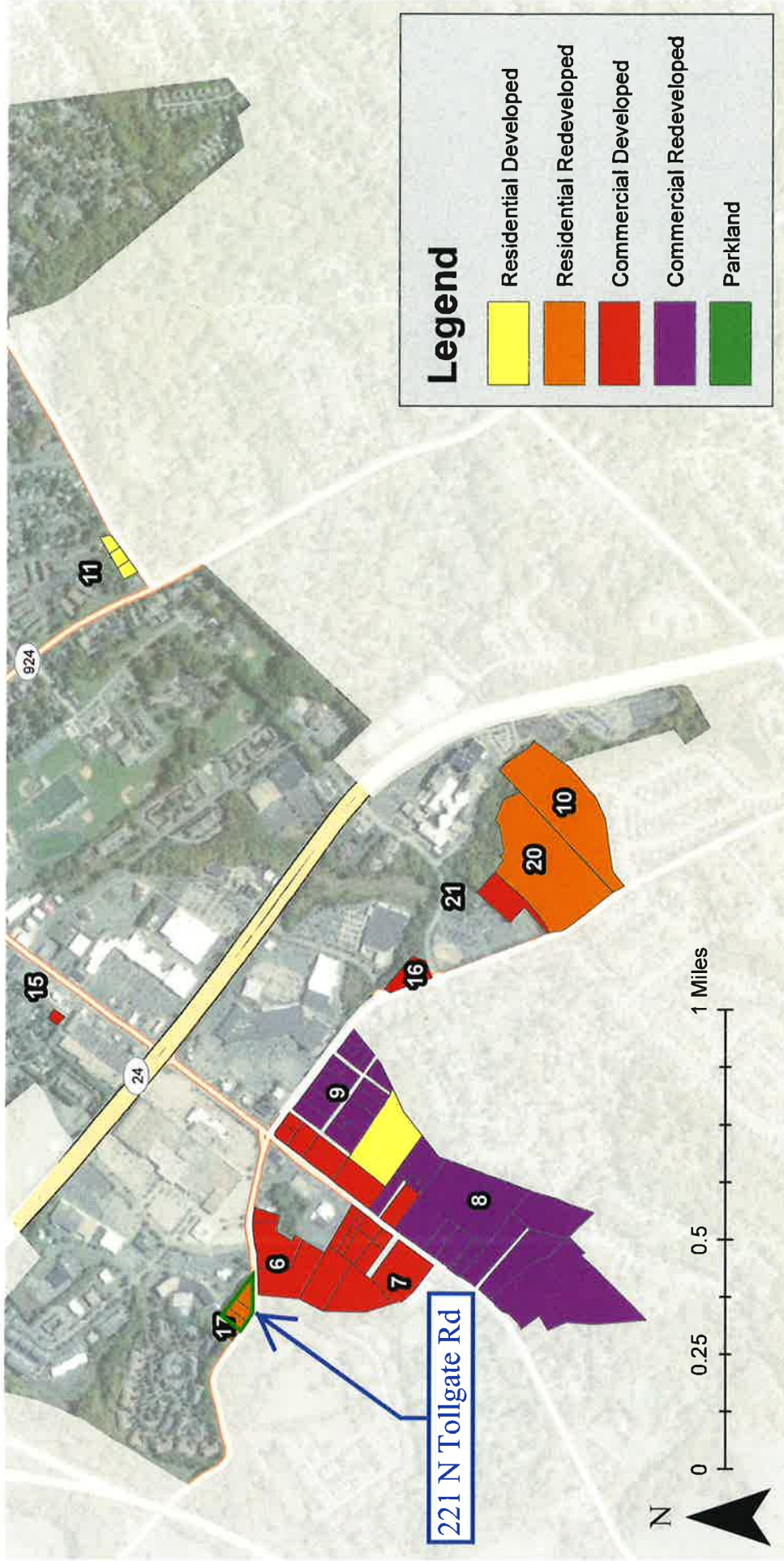
MAP - 10 - AERIAL



Municipal Growth 2022

MAP - 5

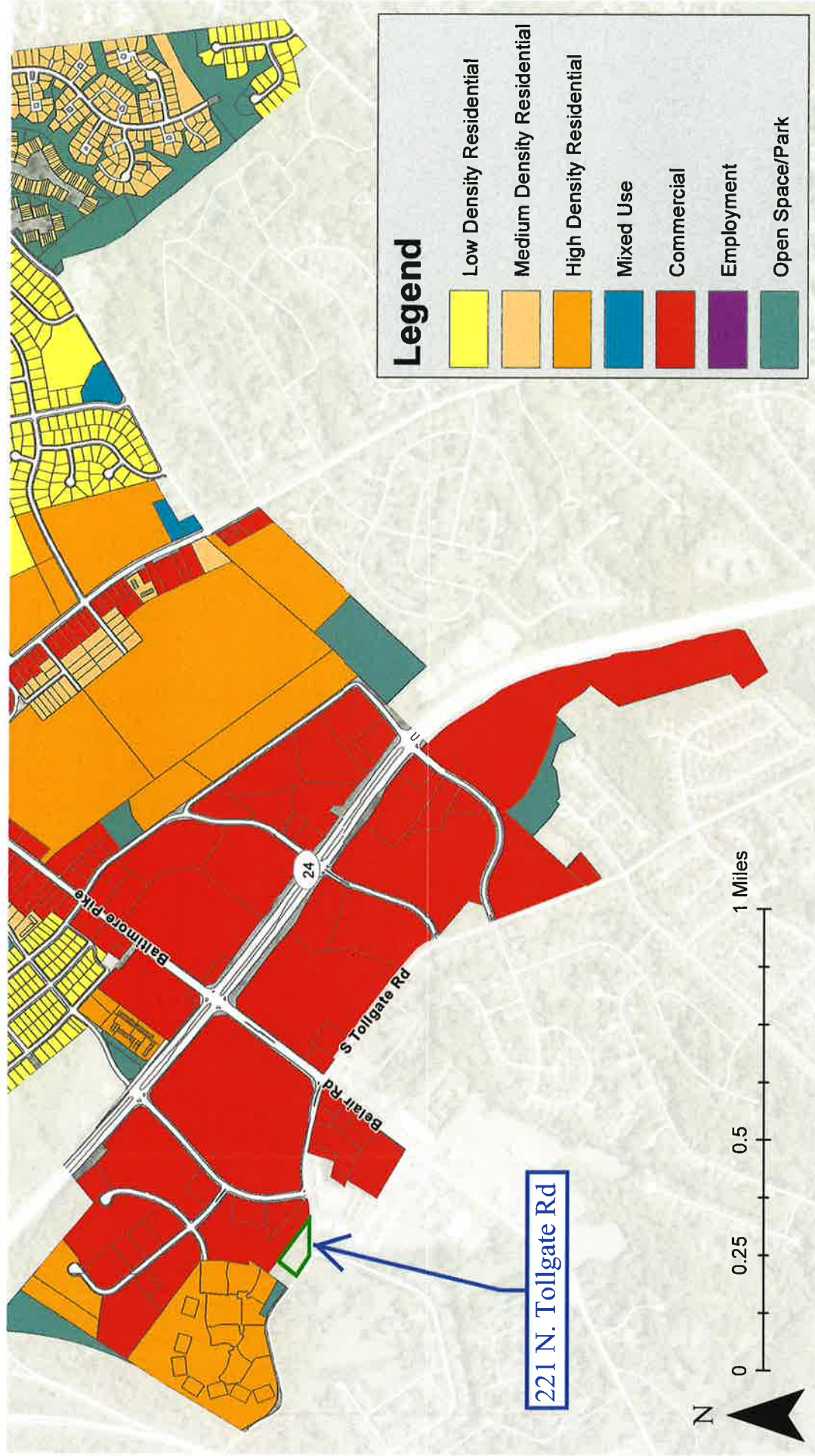
Potential Annexation




Bel Air
MARYLAND

Land Use 2022

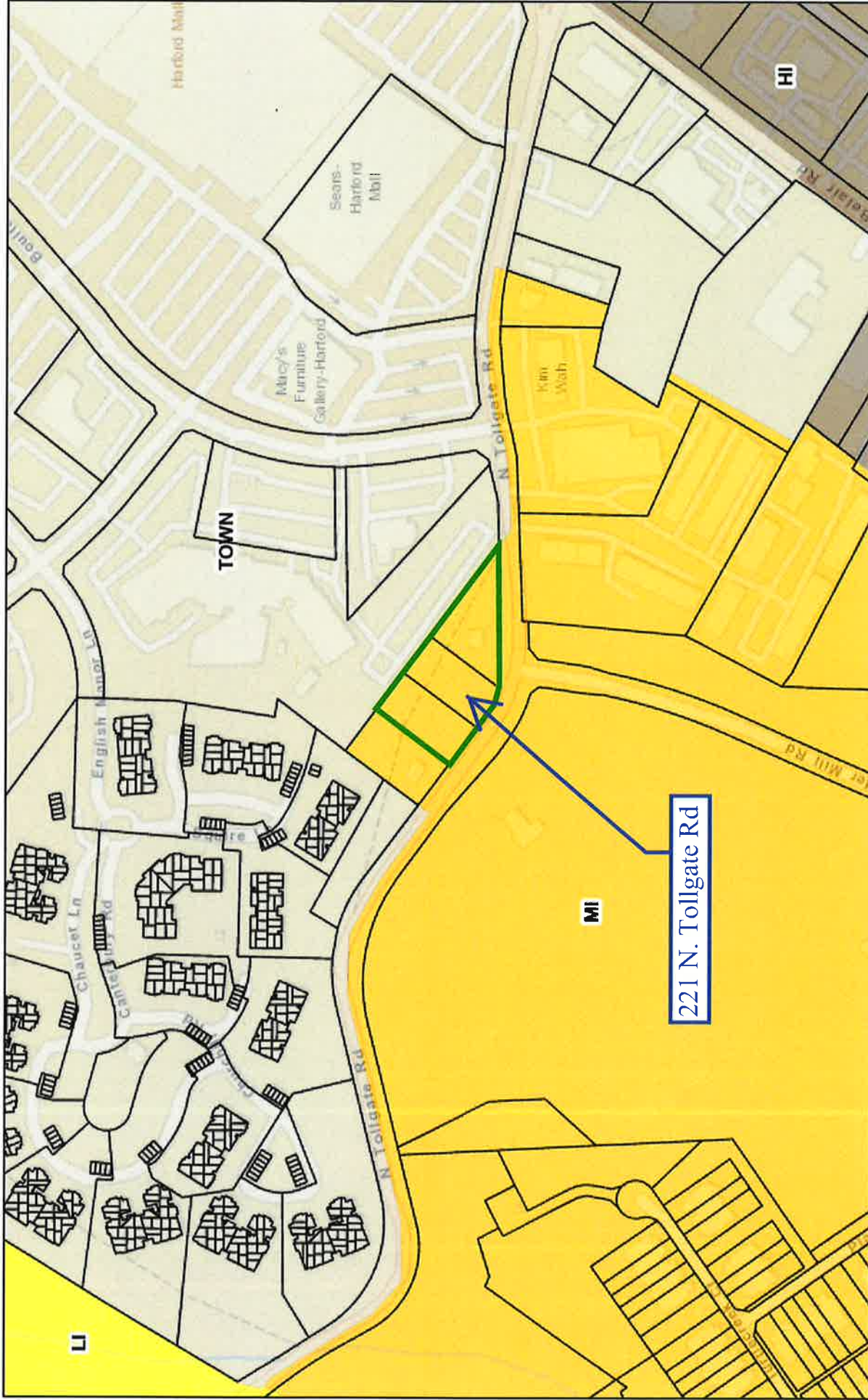
MAP - 3




Bel Air
MARYLAND

221 N. TOLLGATE ROAD - HARFORD CO LAND USE

MAP - 4



4/14/2023, 10:31:35 AM

- Cadastral
- Medium Intensity
- TOWN
- 2016 Land Use
- High Intensity
- Light Intensity

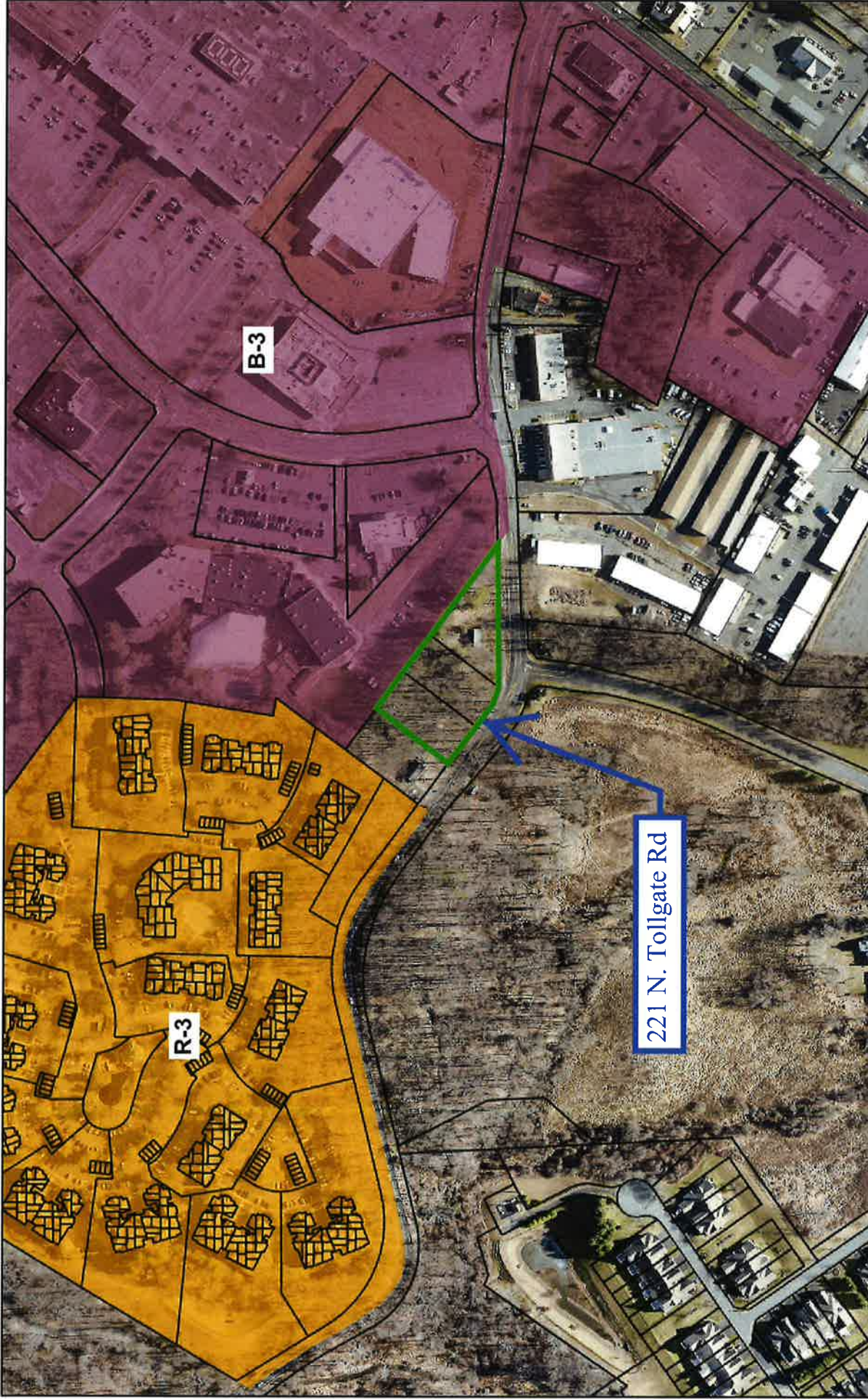
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Esri, HERE, Garmin, NGA, USGS, NPS |

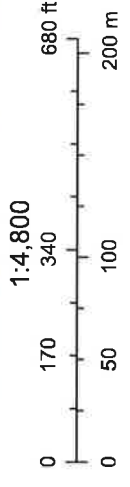
221 N. TOLLGATE ROAD - TOWN 2022 ZONING

MAP - 6



4/14/2023, 10:56:12 AM

-  Cadastral Bel Air Zoning
-  R3
-  B3

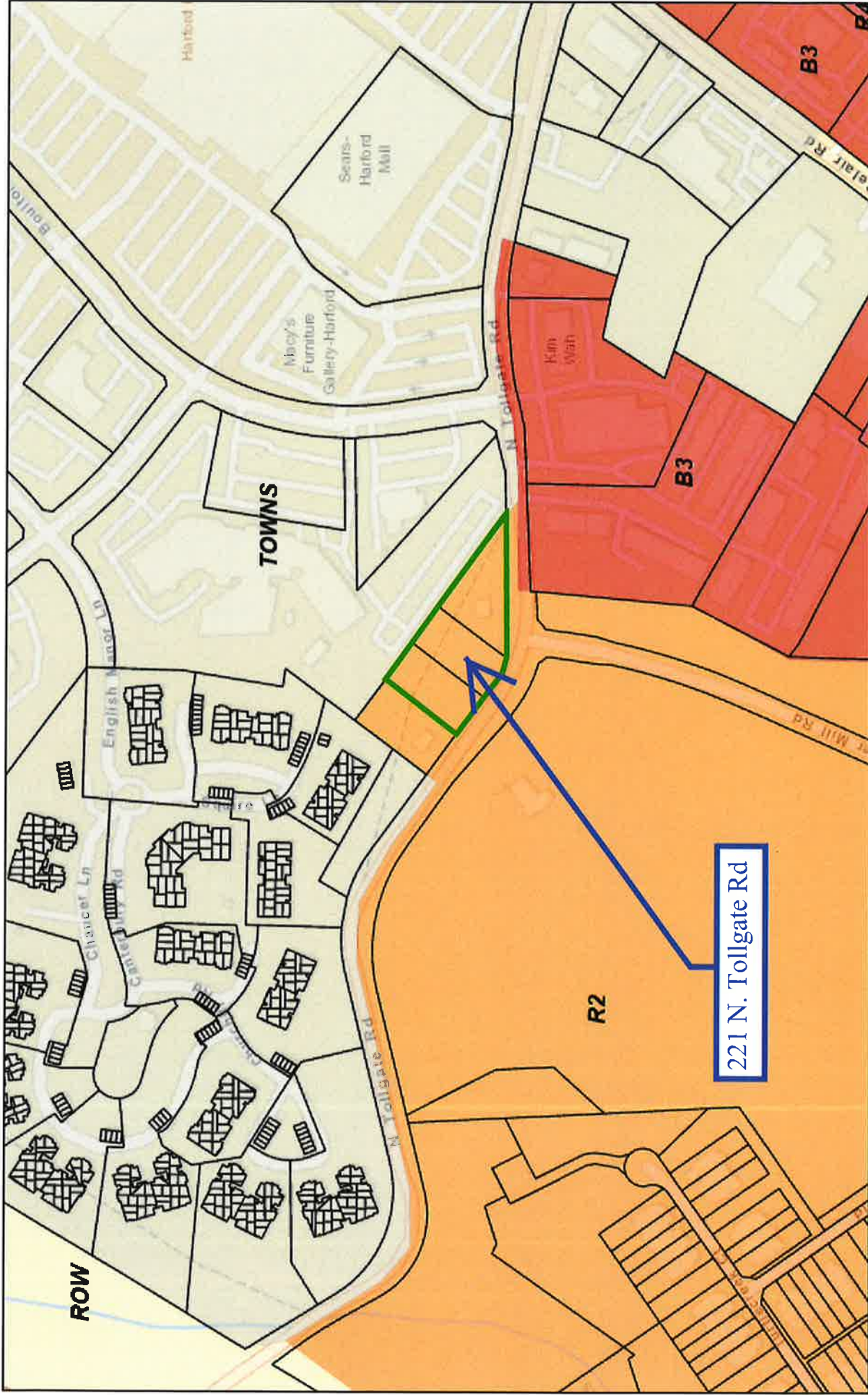


Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS

221 N. TOLLGATE ROAD - HARFORD COUNTY ZONING

MAP - 7



4/14/2023, 12:57:17 PM

▭ Cadastral

2017 Zoning

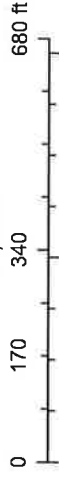
▭ B3 General Business District

▭ R2 Urban Residential District

▭ R4 Urban Residential District

▭ Towns

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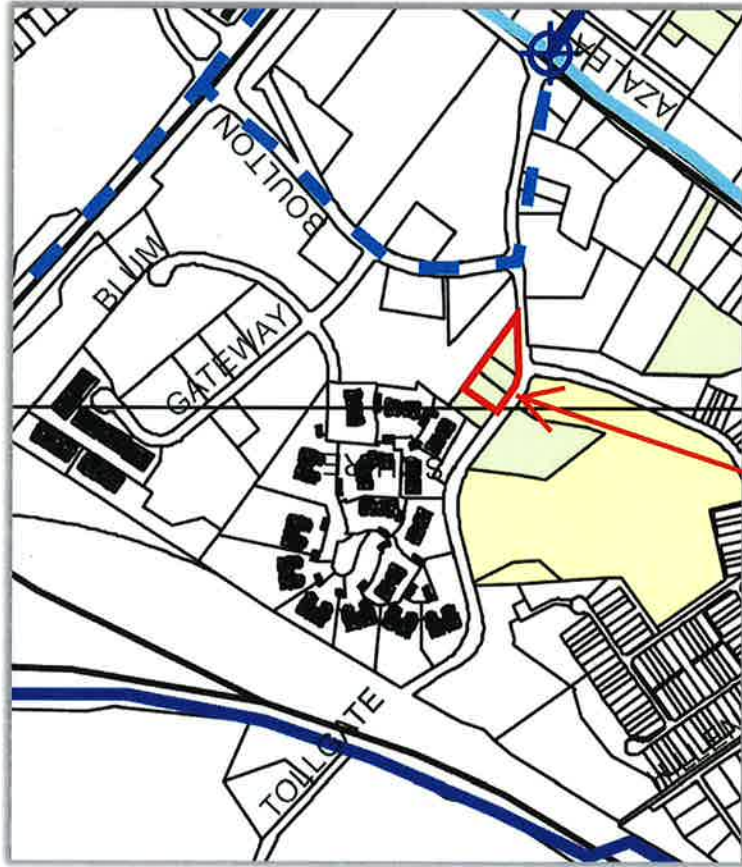
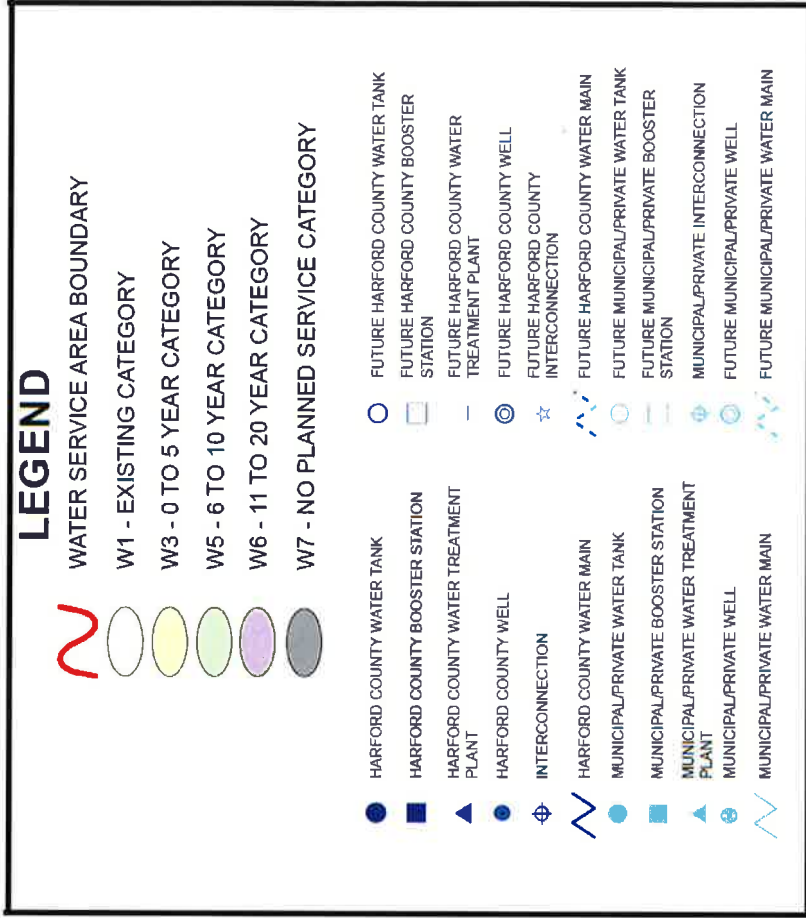
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Harford County Master Water Plan

MAP - 9

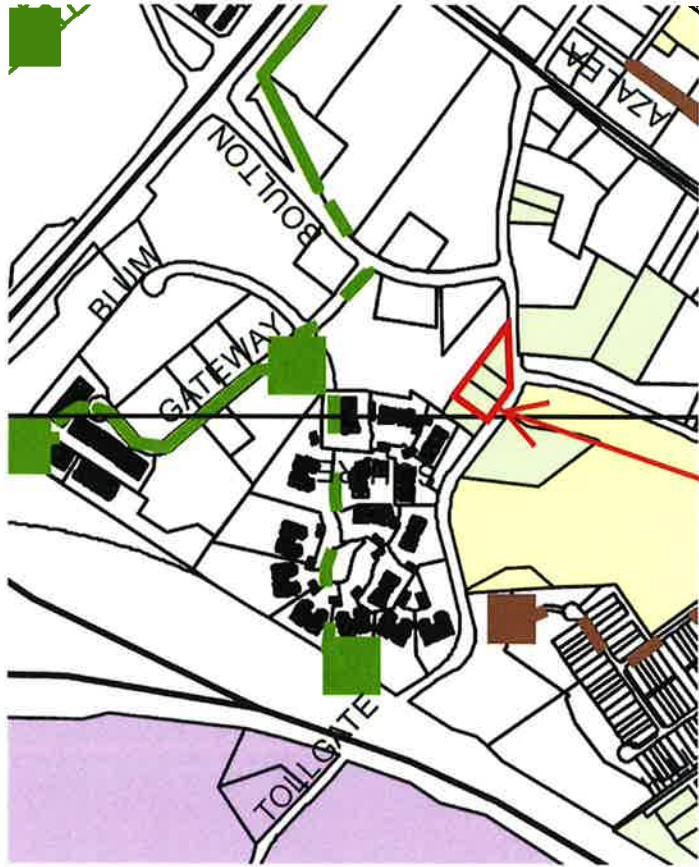
(Spring 2022)



221 N Tollgate Rd

Harford County Master Sewer Plan (Spring 2022)

MAP - 8



221 N. Tollgate Rd



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

705 E. CHURCHVILLE ROAD
BEL AIR, MARYLAND 21014
www.belairmd.org

PLANNING 410-879-9500
PUBLIC WORKS 410-879-9507
FAX 410-838-0775

BOARD OF COMMISSIONERS

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Mary F. Chance
Paula S. Etting
Erin S. Hughes
Donna L. Kahoe

DIRECTOR OF PLANNING

Kevin L. Small

DIRECTOR OF PUBLIC WORKS

Stephen D. Kline

MEMORANDUM

To: Kevin Small, Director of Planning
From: Buddy Haight, Department Public Works
Date: April 21, 2023
Subject: Outline of services for 221 North Tollgate Rd.

Existing

1. Sewer is not Available.
2. Water is available thru American Water company. There is a main in Tollgate Rd.

Proposed

1. Harford County sewer will need to be extended approximately 400 ft South on Tollgate rd. or sewer can be installed with injector pumps and pumped up to a Town of Bel Air sewer located on the Westerly side of Boulton Street, easements from several adjoining landowners will need to be obtained in order to do that.
2. Water services can be acquired from American Water.
3. Trash pick up will be provided by The Town.

Should you have any questions regarding this matter, please feel free to contact me directly.

Cc: DPW file