



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Jan 5 2007

ARC REVIEW CODE: P701051

TO: Mayor Cecil Pruett
ATTN TO: Diana Threewitt, City Clerk
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: City of Canton Capital Improvements Element and Short Term Work Program
Review Type: Local Comprehensive Plan

Description: Annual update of the Capital Improvements Element and Short Term Work Program for the City of Canton.

Submitting Local Government: City of Canton

Action Under Consideration: Approval

Date Opened: Jan 5 2007

Deadline for Comments: Jan 19 2007

Earliest the Regional Review can be Completed: Mar 6 2007

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF HOLLY SPRINGS

ARC TRANSPORTATION PLANNING
CHEROKEE COUNTY
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF BALL GROUND

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
CITY OF WOODSTOCK
CITY OF WALESKA

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Jan 19 2007, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .



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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Canton	Date Received:	Jan 5 2007
Local Contact:	Diana Threewitt, City Clerk City of Canton	Public Hearing Date and Time:	2006-01-19 9am
Phone:	770-704-1500	E-Mail:	
Fax:	770-704-1538	Website:	
Street	151 Elizabeth Street	City State, Zip:	Canton, Georgia 30114

Department of Community Affairs Review Required

Review Title:	City of Canton Capital Improvements Element and Short Term Work Program
Description:	Annual update of the Capital Improvements Element and Short Term Work Program for the City of Canton. Document can be viewed on the ARC website at: http://www.atlantaregional.com/landuse Under Plan Review, search for the City of Canton.

The submitted documents are available for review at the City and at ARC.

Reviewing Regional Development Center:

Atlanta Regional Commission
40 Courtland Street, NE Atlanta, GA. 30303
Phone 404.463.3302 FAX 404.463.3254


Contact Person:	Haley Fleming, Review Coordinator
E-Mail	hffleming@atlantaregional.com

City of Canton
Cherokee County
Resolution # 2006122101

**TO TRANSMIT CERTAIN AMENDMENTS
OF THE COMPREHENSIVE LAND USE PLAN TO THE
ATLANTA REGIONAL COMMISSION**

- WHEREAS;** the City of Canton, Georgia is a member of the Atlanta Regional Commission, an agency created to provide regional planning and intergovernmental coordination among the ten county governments and their cities in the metropolitan area of Atlanta; and
- WHEREAS;** the City of Canton is governed by the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Land Use Plan in order to maintain the status of a Qualified Local Government and;
- WHEREAS;** contained within the Comprehensive Land Use Plan is the Short Term Work Program, the Capital Improvement Element for Fire Safety, Parks, Recreation, and Open Space, Roads, and Police, and
- WHEREAS;** to maintain the certified local government status as a Qualified Local Government, the City of Canton has prepared the annual update to these documents including the Annual Report on Impact Fees in accordance with state law;
- IT IS HEREBY RESOLVED** that the amendments as so hereby described and contained within the body of this resolution be transmitted to the Atlanta Regional Commission for their review and comment in accordance with their authority as the regional planning agency for the ten county metropolitan area;
- NOW THEREFORE BE IT RESOLVED** that the Mayor and City Council hereby direct the Mayor's staff of the City of Canton to transmit the aforementioned documents to the Atlanta Regional Commission as required by the rules governing the Planning Act of 1989.
- BE IT SO RESOLVED** on this the 21st day of December 2006.


Cecil Pruett, Mayor

Attest: 
Diana Threewitt, City Clerk

City of Canton, Georgia

Annual Impact Fee Financial Report - FYE September 30, 2006

Public Facility	Parks & Recreation	Police	Fire North	Fire South	Roads	Administrative	Total
Service Area (if more than one)							
Impact Fee Fund Balance From Fiscal Year 2005	\$ 77,332.35	\$ 275,303.10	\$ 279,080.05	\$ 179,067.51	\$ -	\$ -	\$ 809,783.02
Impact Fees Collected in Fiscal Year 2006	\$ 836,686.30	\$ 99,676.69	\$ 310,430.01	\$ 91,912.71	\$ 933,876.07	\$ 31,008.01	\$ 2,303,589.79
Proceeds From the Issuance of Bonds Payable and Interfund Borrowings	\$ 4,572,729.08	\$ -	\$ -	\$ 100,000.00	\$ -	\$ -	\$ 4,672,729.08
Private Sector Contributions	\$ 1,208,132.20	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,308,132.20
Accrued Interest	\$ 27,409.24	\$ 14,089.73	\$ 16,197.04	\$ 5,876.48	\$ 5,488.43	\$ 41.44	\$ 69,102.36
Administrative/Other Costs	\$ -	\$ (30.00)	\$ -	\$ -	\$ -	\$ -	\$ (30.00)
(Impact Fee Refunds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Project Expenditures)	\$ (4,627,248.26)	\$ (67,628.97)	\$ (67,628.96)	\$ (346,476.00)	\$ -	\$ -	\$ (5,108,982.19)
Principal and Interest Paid on Bonds Payable	\$ (1,066,545.57)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,066,545.57)
Impact Fee Fund Balance Ending Fiscal Year 2006	\$ 1,028,495.32	\$ 421,410.55	\$ 537,079.15	\$ 30,380.70	\$ 939,364.50	\$ 31,049.45	\$ 2,987,778.67
Impact Fees Encumbered	\$ 1,028,495.32	\$ 421,410.55	\$ 537,079.15	\$ 30,380.70	\$ 939,364.50	\$ 31,049.45	\$ 2,987,778.67

Amendment to the Canton Comprehensive Plan

Community Facilities

Public Safety

Fire

1. Hire 18 additional firefighters.

Estimated Cost: \$600,000
Funding Source: City of Canton General Fund
Year of Implementation: 2007 and 2008
Responsibility: City of Canton Fire Department
2. Prepare for ISO citywide update
Estimated Cost: \$25,000
Funding Source: City of Canton General Fund
Year of Implementation: 2008
Responsibility: City of Canton Fire Department
3. Conduct an ISO rating analysis
Estimated Cost: \$25,000
Funding Source: City of Canton General Fund
Year of Implementation: 2009
Responsibility: City of Canton Fire Department

Police

4. Conduct a study to examine future precinct location per the city growth boundary plan
Estimated Cost: \$5,000
Funding Source: General Fund
Year of Implementation: 2007
Responsibility: Police Department
5. Explore grant opportunities for the department
Estimated Cost: \$5,000
Funding Source: General Fund
Year of Implementation: Annually
Responsibility: Police Department

Medical Facilities

5. Construct expanded and relocated hospital services facility.

Estimated Cost: 18 million
Funding Source: Northside Hospital
Year of Implementation: 2009 and 2010
Responsibility: Northside Hospital

School System

6. Construct three elementary schools, one middle school and one high school.

Estimated Cost: \$12 million/elementary; \$18 million/middle school
Funding Source: Education SPLOST Tax
Year of Implementation: 2007 to 2011
Responsibility: Cherokee County School System

Note: All of these planned schools will be constructed in Cherokee County.

7. Work with the Cherokee County Board of Education to create a long-range school facilities plan (to be updated annually)

Estimated Cost: \$10,000
Funding Source: General Fund
Year of Implementation: Ongoing
Responsibility: City of Canton and the Cherokee County Board of Education

Government Facilities and Services

8. Create Community Improvement Districts

Estimated Cost: \$25,000
Funding Source: General Fund
Year of Implementation: 2007-2008
Responsibility: Mayor's Staff

8. Establish a Senior Citizens Program within city hall

Estimated Cost: \$25,000
Funding Source: General Fund
Year of Implementation: 2007
Responsibility: City of Canton

9. Explore and create a Unified Code.
Estimated Cost: \$25,000
Funding Source: General Fund
Year of Implementation: 2008
Responsibility: City of Canton
10. Create and establish a City Parks and Recreation Authority
Estimate Cost: \$20,000
Funding Source: General Fund
Year of Implementation: 2007
Responsibility: Mayor and City Council
11. Create and establish a City Recreation and Leisure Services Department.

Estimated Cost: \$250,000
Funding Source: General Fund
Year of Implementation: 2007
Responsibility: City of Canton

Cultural Facilities

12. Establish Summer Stock Theater Workshops

Estimated Cost: \$5,000
Funding Source: City of Canton Downtown Development Authority
Year of Implementation: 2007-2008
Responsibility: City of Canton Downtown Development Authority
13. Establish a Canton Academy (public education of local government affairs)
Estimated Cost: \$10,000
Funding Source: City of Canton
Year of Implementation: 2007-2008
Responsibility: Mayor's Staff

Water and Sewer Department

14. Extend and enlarge water line along S.R. 20 east of I-575
Estimated Cost: \$1.1M
Funding Source: Operating Budget and Reserves
Year of Implementation: 2007
Responsibility: City of Canton
15. Erect a one million gallon water tower along S.R. 20 east of I-575
Estimated Cost: \$1.2M

Funding Source: Operating Budget and Reserves
Year of Implementation: 2007
Responsibility: City of Canton

16. Initiate planning design and permitting for a Regional Wastewater Plant

Estimated Cost: \$100,000
Funding Source: Revenue Funds
Year of Implementation: 2009-2010
Responsibility: City of Canton and Cherokee County Water and Sewer Authority

17. Construction of Hickory Log Creek Reservoir

Estimated Cost: \$19M
Funding Source: Bond, General Fund, User Fees
Year of Implementation: 2006 through 2009
Responsibility: City of Canton and Cobb/Marietta Water and Sewer Authority

18. Construct a grey water/reclaimed water line for irrigation purposes

Estimated Cost: \$600,000
Funding Source: General Fund, Development Community, User Fees
Year of Implementation: 2007 through 2008
Responsibility: Mayor's Staff, Public Works Department, & Laurel Canyon LLC

Solid Waste and Environmental Issues

19. Monitor solid waste and recycling needs annually.
(Program established; monitoring continues on an annual basis)

Estimated Cost: \$2,500
Funding Source: User Fees
Year of Implementation: 2004-2008
Responsibility: City of Canton

Public Works/Roads and Drainage/Transportation

20. The runway extension for the Cherokee County Airport is expected to be completed in two phases.

Phase 1: Extension of the runway to forty-one hundred (4,100) feet.

Estimated Cost: \$16,700,000.00
Funding Source: Federal Aviation Administration, Georgia DOT, and Local Matching Funds
Year of Implementation: 2007 through 2008
Responsibility: Cherokee County Airport Authority

Phase 2: Extension of the runway to five thousand (5,000) feet.

Estimated Cost: \$12,300,000.00
Funding Source: Federal Aviation Administration, Georgia DOT, and Local Matching Funds
Year of Implementation: 2007 and 2008
Responsibility: Cherokee County Airport Authority

Note: This airport is outside the city limits of Canton and the city will not be involved with this project.

21. Conduct a Feasibility Study for a Municipal Heliport.

Estimated Cost: \$20,000
Funding Source: General Fund, Grants
Year of Implementation: 2008
Responsibility: Mayor's Staff

22. Develop a priority list for Bike and Pedestrian and for Local Road Improvements projects.

Estimated Cost: \$5,000
Funding Source: Canton General Fund
Year of Implementation: 2006-2010 (to be updated annually)
Responsibility: Mayor's Staff

23. Implement Bike and Pedestrian plan and Local Road Improvements Projects.

Estimated Cost: \$5M
Funding Source: Grants, General Fund, and Fees
Year of Implementation: 2006-2010 (to be implemented each year by priority)
Responsibility: Mayor's Staff

24. Evaluate City of Canton Transit System for sustainability and expansion of service

Estimated cost: \$10,000

- Funding source: General Fund
Year of implementation: 2007
Responsibility: City of Canton
25. Conduct a market analysis/route analysis
Estimated Cost: \$85,000 (\$60,000 route analysis) \$25,000 (market analysis)
Funding Source: 5307 FTA Funds
Year of Implementation: 2007-2008
26. Develop a joint Para Transit program with Cherokee County
Estimated cost: \$5,000
Funding source: General Fund
Year of implementation: 2007
Responsibility: City of Canton Transit Department
27. Recodify standards and specifications for street construction and paving.

Estimated cost: \$20,000
Funding source: Development Department and City Engineer
Year of implementation: 2006
Responsibility: City of Canton Development Department, Engineering Department
28. Recodify the CBD zoning regulations

Estimated Cost: 10,000
Funding Source: General Fund
Year of Implementation: 2007
Responsibility: Mayor Staff, City Attorney
29. Railroad Street Streetscape

Estimated Cost: \$2 million
Funding Source: ARC TIP (LCI) and City of Canton Road and Sidewalk Fund
Year of Implementation: 2007 and 2008
Responsibility: City of Canton
30. Waleska Street Streetscape

Estimated Cost: \$1.54 million
Funding Source: ARC TIP (LCI) and City of Canton Road and Sidewalk Fund
Year of Implementation: 2007 and 2008

Responsibility: City of Canton

31. Hickory Flat Streetscape

Estimated Cost: \$1.2 million

Funding Source: ARC TIP (LCI) and City of Canton Road and Sidewalk Fund

Year of Implementation: 2007 and 2008

Responsibility: City of Canton

32. East Main Street Lighting

Estimated Cost: \$500,000

Funding Source: ARC TIP and City of Canton Road and Sidewalk Fund

Year of Implementation: 2007

Responsibility: City of Canton

33. Marietta Road Sidewalk Project

Estimated Cost: \$1.5 million

Funding Source: ARC TIP and City of Canton Road and Sidewalk Fund

Year of Implementation: 2007 and 2008

Responsibility: City of Canton

34. Marietta and Hickory Flat Intersection Improvements

Estimated Cost: \$340,000

Funding Source: ARC TIP and City of Canton Road and Sidewalk Fund

Year of Implementation: 2007 and 2008

Responsibility: City of Canton

35. SR 5 Business (Marietta Hwy/Riverstone Pkwy) Signal Coordination Project

Estimated Cost: \$1.08 million

Funding Source: ARC TIP and City of Canton Road and Sidewalk Fund

Year of Implementation: 2007

Responsibility: City of Canton

36. Main Street Pedestrian Connector

Estimated Cost: \$1,250,000

Funding Source: GDOT (TE) and City of Canton Road and Sidewalk Fund

Year of Implementation: 2008

Responsibility: City of Canton

Economic Development

37. Develop, implement, and update a tourism plan in order to promote the character of Canton and its historical significance.

Estimated Cost: \$15,000
Funding Source: State Grants, Hotel/Motel Tax
Year of Implementation: Ongoing
Responsibility: Canton Tourism Inc.

38. Create and implement a citywide Open Space Plan.

Estimated Cost: \$10,000
Funding Source: General Fund
Year of Implementation: 2007 and 2008
Responsibility: Mayor's Staff

39. Create Community Improvement District Legislation specific for the City

Estimated Cost: \$20,000
Funding Source: General Fund
Year of Implementation: 2007
Responsibility: Mayor's Staff

40. Create a Mayor's Roundtable

Estimated Cost: \$5,000
Funding Source: General Fund
Year of Implementation: 2007-ongoing
Responsibility: Mayor's Staff

41. Update and maintain a "downtown historic sites walking tour" with accompanying literature.

Estimated Cost: \$10,000
Funding Source: Hotel/Motel Tax
Year of Implementation: Ongoing
Responsibility: Canton Tourism, Inc.

42. Develop an Economic Development Plan for industry recruitment for the city

Estimated Cost: \$10,000
Funding Source: Hotel/Motel Tax

Year of Implementation: 2007-ongoing
Responsibility: Mayor's Staff

43. Develop and update promotional materials for citywide projects for development recruitment and retention

Estimated Cost: \$10,000
Funding Source: Hotel/Motel Tax
Year of Implementation: 2007-ongoing
Responsibility: Mayor's Staff

44. Develop and update promotional materials and a citywide marketing plan for the city.

Estimated Cost: \$50,000
Funding Source: Hotel/Motel Tax
Year of Implementation: 2007-ongoing
Responsibility: Mayor's Staff

Housing

45. Create and codify new Traditional Neighborhood Development (TND) and Transportation Oriented Development (TOD) zoning classifications.

Estimated Cost: \$75,000
Funding Source: General Fund
Year of Implementation: 2007-2008
Responsibility: City of Canton Planning and Zoning

46. Create additional Livable Centers Initiative (CI) opportunities within the City

Estimated Cost: \$75,000 (\$25,000/year)
Funding Source: General Fund and Grants (Community Development Block Grant)
Year of Implementation: 2007-2010
Responsibility: City of Canton Economic Development and Mayor's Staff

47. Create additional Overlay Districts at three I-575 Interchanges

Estimated Cost: \$75,000 (\$25,000/year)
Funding Source: General Fund and Grants (Community Development Block Grant)
Year of Implementation: 2007, 2008, 2009 (one per year)
Responsibility: Mayor's Staff

Historic Resources

48. Create and install way-finding signage program citywide

Estimated Cost: \$50,000
Funding Source: General Fund, LCI Funds
Year of Implementation: 2007- 2008
Responsibility: City of Canton Economic Development,

Natural Resources

49. Develop a Green/Open Space Plan as part of a comprehensive natural resources strategy that includes zoning requirements for parks/open space for all zoning classifications that will preserve permanent open spaces in the city. Include in the development process policies to promote the concept of dedicated open spaces or parks.

Estimated Cost: \$10,000
Funding Source: General Fund
Year of Implementation: 2007-2008
Responsibility: Mayor's Staff

Recreation

50. Create a Youth Activities Program.

Estimated Cost: \$10,000 (annually)
Funding Source: General Fund
Year of Implementation: Ongoing
Responsibility: City of Canton

51. Develop a citywide Master Plan for parks and recreation.

Estimated Cost: \$75,000
Funding Source: General Fund
Year of Implementation: 2007-2008
Responsibility: Mayor's Staff

52. Create a Recreation Authority

Estimated Cost: \$20,000
Funding Source: General Fund
Year of Implementation: 2008

Responsibility: Mayor's Staff
Land Use

53. Update annually the growth boundary/annexation plan for the city

Estimated Cost: \$25,000
Funding Source: City of Canton General Fund
Year of Implementation: 2007 through 2011
Responsibility: Mayor's Staff

54. Create industrial areas by annexation into the city limits of Canton.

Estimated Cost: \$25,000
Funding Source: City of Canton General Fund
Year of Implementation: annually
Responsibility: City of Canton

55. Amend and recodify the Development Regulations.

Estimated Cost: \$15,000
Funding Source: General Fund
Year of Implementation: 2007-2008
Responsibility: City of Canton Development Department
and Mayor's Staff

56. Create and adopt a Unified Code.

Estimated Cost: \$25,000
Funding Source: General Fund
Year of Implementation: 2009
Responsibility: City of Canton

57. Create a manual on "How To Develop In Canton"

Estimated Cost: \$15,000
Funding Source: General Fund
Year of Implementation: 2007
Responsibility: Mayor's Staff, Planning, and Development

**TABLE 3
ROAD IMPROVEMENT PROGRAM
City of Canton**

IMPROVEMENT	Total	Impact Fee	Developer *	CID	Muni Sp. Assessment	GRANTS	SPLOST
Canton Place Parkway	\$12,000,000	\$3,000,000	\$3,000,000	\$1,000,000	\$1,000,000	\$2,000,000	\$2,000,000
Hwy 108 -Hwy 5	\$14,000,000	\$2,000,000	\$4,000,000	\$4,000,000	\$3,000,000	\$1,000,000	
Intersection Upgrades	\$10,300,000	\$6,500,000				\$3,800,000	
Brown Ind. Park Extension	\$8,000,000	\$4,000,000		\$2,000,000		\$2,000,000	
N. Canton Pkwy/ Reservoir Dr.	\$10,000,000	\$2,650,000	\$7,500,000				
Great Sky-The Bluffs Pkwy	\$10,650,000	\$8,000,000		\$2,500,000			
Heard Road Ext-Bluffs Pkwy	\$800,000	\$800,000					
Planning & Eng.	\$3,250,000	\$3,250,000					
Total	\$69,000,000	\$30,200,000	\$14,500,000	\$9,500,000	\$4,000,000	\$8,800,000	\$2,000,000
New Vehicular Trips		103,848					
Cost per Trip		\$290.81					

* These amounts represent non-reimbursable project improvement costs.

Fire Protection Improvement Program City of Canton

Improvement	2007	2008	2009	2010	2011 Total
Mini-Pumper	\$150,000				\$150,000
Rescue Trailer	\$50,000				\$50,000
Pontoon Boat w/trailer	\$26,000				\$26,000
Station					
Station 2--South District					
Pumper		\$275,000			\$275,000
Ladder Truck					
Station 3--North District					
Station	\$1,500,000				\$1,500,000
Land (3.2 acres)	\$80,000				\$80,000
Pumper	\$275,000				\$275,000
Mini-pumper		\$150,000			\$150,000
Station 4--North District					
Station		\$1,750,000			\$1,750,000
Land (2 acres)	\$200,000				\$0
Pumper		\$275,000			\$0
Platform Truck		\$900,000			\$900,000
Station 5--North District					
Station				\$1,750,000	\$1,750,000
Land (2 acres)	\$300,000				\$0
Platform Truck				\$900,000	\$900,000
Pumper			\$0		\$0
Training Facility	\$365,000				\$365,000
Grand Total	\$2,796,000	\$3,350,000	\$0	\$2,650,000	\$8,796,000

**Park, Recreation Open Space Improvement Program
City of Canton**

Improvement	2007	2008	2009	2010	2011 Total
Golf Course	\$300,000	\$450,000	\$300,000	\$300,000	\$1,650,000
Design Senior Citizens Center		\$150,000	\$150,000		\$300,000
Senior Citizens Center		\$1,400,000	\$1,300,000		\$2,700,000
Etowah River Greenway					
Land Acquisition		\$200,000	\$200,000	\$200,000	\$150,000
Phase IA I-575 to Mill #2		\$100,000	\$2,000,000	\$2,000,000	\$1,690,432
Phase II Multi-Use			\$2,281,182		\$700,000
Phase III Mill #2 to Waleska Street				\$2,000,000	\$2,643,002
Phase IV Waleska St to Marietta Hwy				\$2,437,441	\$2,450,000
Phase V Waleska St to Harmon Field					\$3,692,863
Other & Contingency					\$7,880,678
Total - Etowah River Greenway					\$25,525,598
Brown Park			\$200,000		\$200,000
Crisler Park	\$300,000	\$300,000	\$50,000		\$350,000
Bolling Park	\$150,000	\$150,000	\$150,000	\$200,000	\$700,000
Total	\$750,000	\$2,750,000	\$6,631,182	\$7,137,441	\$38,325,598
Additional Acres					\$225
Cost Per Acre					\$170,336

Source: City of Canton, January 2002, and Etowah River Greenway Master Plan, Section 3, May 18, 2000.

**Police Improvement Program
City of Canton**

Improvement	2007	2008	2009	2010	2011	Total
Training Facility		\$100,000	\$100,000			\$200,000
New Precinct-Design	\$30,000					\$30,000
New Precinct-Construction	\$500,000	\$500,000				\$1,000,000
911 Communications				\$175,000	\$200,000	\$375,000
Communication Towers		\$10,000			\$10,000	\$20,000
Total	\$530,000	\$610,000	\$100,000	\$175,000	\$210,000	\$1,625,000