



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

September 2, 2014 Meeting

SUBJECT: Consider recommending approval of the Final Plat for Highland Summit Plat 1, subdividing 18.74 acres into forty (40) single-family lots. The subject property is east of NW 107th Street and approximately 700 feet north of NW 70th Avenue.

SYNOPSIS:

The applicant, Highland Summit, LLC, has submitted a final plat for 33 single-family lots. The Preliminary Plat was approved in August of 2013 and construction of the public improvements is nearly complete.

RECOMMENDATION:

The Planning & Zoning Commission recommends approval of the final plat for Highland Summit Plat 1 subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.
3. City Council deferral of sidewalk installation along NW 107th Street until reconstruction of the road surface, at which time it shall be installed with the road improvement project, or until otherwise directed by the city council, at which time the costs of such shall be assessed to the adjacent property owners.
4. The subject property is within the Northwest Area Water District. Payment of district connection fees in the amount of \$1,750 per acre is required prior to City Council approval of the Final Plat [$\$1,750 \times 15.7 \text{ acres} = \$27,475$].
5. The subject property is within the Northwest Area Sanitary Sewer District. Payment of district connection fees in the amount of \$3,100 per acre is required prior to City Council approval of the Final Plat [$\$3,100 \times 15.7 \text{ acres} = \$48,670$].
6. Prior to the City Council approval of the final plat the applicant shall submit a petition and waiver for improvements based upon 689.47 feet of frontage along NW 107th Street. The 2008 value of this requirement is \$90,713.57.

7. Performance Bonds are required for all outstanding construction items. Bonds should be in the amount of the remaining construction costs plus ten percent. A contractor or engineers estimate shall be provided to document remaining items and costs.
8. Maintenance bonds for all streets, underground infrastructure, trails and common open space areas are required prior to council acceptance of the public improvements. Maintenance bonds shall be valid for a four year period after acceptance of the public improvements.
9. Pursuant to standard city practice, the Building Department will not issue building permits until all major construction has been completed, the final plat filed and recorded and a punch list created for all outstanding items. Prior to acceptance of the public improvements, the Building Department will issue no more than two permits for the subdivision.
10. The provisions of the Parkland Dedication Ordinance are applicable to this site, as such the applicant is responsible for the dedication of a minimum of 0.4917 acres of parkland, which is calculated as follows:
$$2.98 \text{ people per dwelling} \times 33 \text{ single family dwellings} \times 0.005 \text{ acres of parkland per person} = 0.4917 \text{ acres}$$

Motion by _____, seconded by _____ to recommend approval of the Final Plat for Highland Summit (PZ Case 14-34).

Attachments:

Final Plat prepared by Engineering Resource Group, Inc. dated July 10, 2014
Staff development review comments dated July July 23, 2014
Foth comments dated July 23, 2014
Petition and Waiver for Public Improvements
Vicinity Map
Mailing Notice and Mailing List

APPLICANT:

Willis Van Zee
Highland Summit, L.L.C.
PO Box 373
Johnston, IA 50131
515.986.4101

REPRESENTATIVE:

Doug Saltsgaver
Engineering Resources Group, Inc.
2413 Grand Avenue
Des Moines, IA 50312
515.288.4823

**BACKGROUND &
PRIOR APPROVALS:**

The subject property was annexed to the City of Johnston as part of the Northwest Annexation which was approved by the City Development Board on May 10, 2006. The existing Agricultural Reserve District zoning designation was established as part of the annexation.

In 1990, Polk County initiated efforts to apply new zoning within the Northwest Area. At the time, 1-acre parcels were being created which complied with the zoning then in place. The zoning was subsequently amended to a minimum of 3-acre lot size to slow growth. The result was the establishment of numerous 3-acre lots in the area. In the mid 1990s, the physical boundaries of Camp Dodge were expanded.

In 1995, Johnston and Grimes reached agreement on an annexation moratorium agreement that established NW 107th Street as the future boundary between the communities south of NW 78th Avenue and Highway 141 as the boundary north of NW 78th Avenue. The agreement specified that neither city would voluntarily or involuntarily annex on the opposite side of the dividing line.

On February 3rd, 2014, The Johnston City Council approved Ordinance 893 rezoning 15.7 acres and adjoining right-of-way from A-R, Agricultural Reserve District to R-1(75), Single-Family Residential District.

On March 17, 2014, The City Council approved the Preliminary Plat for Highland Summit Plat 1, subdividing 15.7 acres into forty (40) single-family lots via Resolution 14-49.

On May 15, 2014, the City Council approved the Construction Plans for Highland Summit Plat 1 via Resolution 14-101.

**RESIDENTIAL
ZONING DISTRICT
& BULK
REGULATIONS:**

The zoning classification for the subject property is R-1(75), Single-Family Residential District. The applicable bulk regulations follow:

- Lot Area: 9,500 sq. ft. minimum
- Lot Width: 75 ft.
- Front Setback: 35 ft.
- Side Yard: 8/17 ft.
- Rear Yard: 35 ft.

**TRAFFIC ACCESS &
CIRCULATION:**

The proposed subdivision is accessed at two locations on NW 107th Street. NW 71st Lane is the southernmost access and NW 72nd Lane is the northernmost access. The two accesses loop through the subdivision. NW 105th Court is the north/south portion of the loop street.

SIDEWALKS:

Sidewalks are required along all public streets, at the time of site development and will be constructed along both sides of the street throughout the subdivision.

NW 107th Street is an unimproved asphalt road surface with adjacent ditches for conveyance of stormwater. There are currently no sidewalks along this roadway north or south of the proposed subdivision. Due to the above factors, staff recommends council deferral of sidewalk installation along NW 107th Street until reconstruction of the road surface, at which time it shall be installed with the road improvement project, or until otherwise directed by the city council, at which time the costs of such shall be assessed to the adjacent property owners.

**IMPROVEMENTS TO
ADJACENT
ROADWAYS:**

NW 107th Street is a two-lane asphalt county roadway with roadside ditches. The city's subdivision regulations require the property owner to improve adjacent streets to the standards of a collector street, or submit a petition and waiver agreeing to be assessed for the improvements. The applicant has chosen to provide a petition and waiver agreeing to a future assessment of \$90,713.57 based upon 689.47 lineal feet of frontage on NW 107th Street.

PUBLIC UTILITIES:

SANITARY SEWER: A connection to the sanitary sewer will be made at the east property boundary and will be extended west throughout the subdivision.

WATER: Development of the east-adjacent Bella Strada PUD will extend an 8" water main from NW 100th Street to the east property boundary of Highland Summit. A service loop will route through the subdivision and extend westward to NW 107th Street where it will connect to the city's water main at two locations.

**NORTHWEST AREA
WATER**

The subject property is within the Northwest Area Water District. Payment of the \$1,750 per acre fee is required prior to City Council

CONNECTION
DISTRICT:

approval of any Final Plat [$\$1,750 \times 15.7 \text{ acres} = \$27,475$].

NORTHWEST AREA
SANITARY SEWER
CONNECTION
DISTRICT:

The subject property is within the Northwest Area Sanitary Sewer Connection District. Payment of the $\$3,100^*$ per acre fee is required prior to City Council approval of any Final Plat [$\$3,100 \times 15.7 \text{ acres} = \$48,670$].

*Fee adjusts annually.

FLOODPLAIN:

This property is within Zone X on the Flood Insurance Rate Map and is outside of the 500-year flood plain.

PARKLAND
DEDICATION:

The provisions of the Parkland Dedication Ordinance are applicable to this site, as such the applicant is responsible for the dedication of a minimum of 0.596 acres of parkland, which is calculated as follows:

- **2.98 people per dwelling X 40 single family dwellings X 0.005 acres of parkland per person = 0.596 acres**

The applicant proposes to pay an “equal value” monetary contribution in lieu of dedicating physical parkland as allowed by Chapter 180.43. In such instances, staff calculates “equal value” at $\$28,000$ per acre. $.596 \text{ acres} \times \$28,000 = \$16,688$. Payment of said contribution is due prior to City Council approval of the final plat.

CONSULTANT
COMMENTS:

Foth Infrastructure and Environment has reviewed the final plat and provided no additional comments in their review letter dated 7/23/2014.

PLAT SUMMARY:

Lots:	40
Area:	18.74 Acres
Area of Streets:	3.25 Acres
Net Area in Lots	12.45 Acres
Outlot Area:	3.04 Acres
Length of Street:	1,877 lin ft.
Length of Public Sewer Main:	1,854 lin. ft.
Length of Public Water Main:	2,028 lin. ft.
Length of Public Storm Sewer:	2,771 lin. ft.

FINAL
DOCUMENTATION:

The following documentation shall be submitted and will be recorded with the Final Plat:

1. Attorney’s title opinion
2. Polk County Treasurer’s Tax Certificate
3. Consent to Plat (Owner and Lender)
4. Storm sewer and surface water flowage easement, sanitary sewer easements, water main easement, landscape easement.

5. Detention basin easement (with language detailing maintenance plan and responsibilities of basin)
6. Warranty Deed Lot 'A'
7. Groundwater Hazard Statement for Lot 'A'
8. Lenders partial release of mortgage Lot 'A'
9. Performance Bonds for all outstanding construction items, bonds should be in the amount of the remaining construction costs plus ten percent. A contractor or engineers estimate shall be provided to document remaining items and costs.
10. Maintenance bonds for all streets, underground infrastructure, trails and common open space areas. Maintenance bonds shall be valid for a four year period after acceptance of the public improvements.
11. Petition and Waiver for improvements to NW 107th Street.

The following fees shall be paid prior to council approval of the final plat:

1. Payment of Sanitary Sewer District connection fees: **\$48,670.**
2. Payment of Water District connection fees: **\$27,475.**
3. Parkland Dedication or equivalent value **(\$16,688)**

PETITION AND WAIVER

THIS AGREEMENT made and entered into by and between the City of Johnston, Iowa, hereinafter called the CITY, and the undersigned property owners in said City, hereinafter called the PROPERTY OWNERS, WITNESSETH:

WHEREAS, the City proposes to construct certain public improvements ("improvements") in said City; and

WHEREAS, the undersigned Property Owners desire that the improvements be constructed to benefit their respective properties and that special assessments be levied against their property as hereinafter described opposite their names. The general description and location of said improvements being as follows:

NW 107th Street Improvements adjacent to the west boundary of Highland Summit Plat 1.

The assessable improvements would include a standard thirty-one foot local street, drainage improvements up to a 12" diameter pipe, a four-foot sidewalk, proportionate share of engineering and administration and proportionate depth of pavement (depth 7").

The properties to be assessed are described as follows:

ALL OF PARCEL "P" IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., IN THE CITY OF JOHNSTON, POLK COUNTY, IOWA, AS DEPICTED ON THAT PLAT OF SURVEY FILED IN BOOK 14924 AT PAGE 18 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA;

AND

ALL OF PARCEL "Q" IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., IN THE CITY OF JOHNSTON, POLK COUNTY, IOWA, AS DEPICTED ON THAT PLAT OF SURVEY FILED IN BOOK 15166 AT PAGE 234 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA.

CONTAINING 18.74 ACRES IN TOTAL, OF WHICH 0.63 ACRES IS CONTAINED IN PRESENT ROAD RIGHT-OF-WAY.

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

As soon as practicable the City shall have the right to cause the above described improvements to be constructed in accordance with such plans and specifications as it shall deem

appropriate. The construction of said improvements shall be under the supervision of an engineer to be selected by the City.

For the purpose of this Agreement, the City may elect to enter into one or more contracts for the construction of said improvements as a part of any contract for a public improvement project entered into prior to the receipt of this instrument as authorized by Section 384.41(2) of the City Code of Iowa.

In consideration of the construction of said improvements, the undersigned Property Owners hereby waive the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of said improvements where the expense of such improvements is to be assessed against private property. The undersigned Property Owners each and all hereby expressly waive each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to construct the improvement without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications that the City may make assessments against the properties of the undersigned Property Owners for the cost of the construction of said improvements, including the cost of engineering, supervision, preparation of assessment schedule, and a ten percent Default and Deficiency Fund as authorized by Section 384.44, City Code of Iowa, and that said assessments so made shall be a lien upon the properties hereinafter described, and each of the undersigned Property Owners hereby agrees to pay the amount which is thus assessed against his property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed. Said assessments costs have been calculated to be \$90,713.57 based upon 689.47 feet of frontage along NW 100th Street, which shall be assessed to lots 1 through 40 in said plat as follows:

Lot 1	2,267.84	Lot 11	2,267.84	Lot 21	2,267.84	Lot 31	2,267.84	
Lot 2	2,267.84	Lot 12	2,267.84	Lot 22	2,267.84	Lot 32	2,267.84	
Lot 3	2,267.84	Lot 13	2,267.84	Lot 23	2,267.84	Lot 33	2,267.84	
Lot 4	2,267.84	Lot 14	2,267.84	Lot 24	2,267.84	Lot 34	2,267.84	
Lot 5	2,267.84	Lot 15	2,267.84	Lot 25	2,267.84	Lot 35	2,267.84	
Lot 6	2,267.84	Lot 16	2,267.84	Lot 26	2,267.84	Lot 36	2,267.84	
Lot 7	2,267.84	Lot 17	2,267.84	Lot 27	2,267.84	Lot 37	2,267.84	
Lot 8	2,267.84	Lot 18	2,267.84	Lot 28	2,267.84	Lot 38	2,267.83	
Lot 9	2,267.84	Lot 19	2,267.84	Lot 29	2,267.84	Lot 39	2,267.83	
Lot 10	2,267.84	Lot 20	2,267.84	Lot 30	2,267.84	Lot 40	2,267.83	
							Total	90,713.57

At the time of assessment, the above-listed 2008 figures shall be adjusted for inflation with the Engineering News Record's construction cost index being used to calculate such adjustment. Each of the undersigned Property Owners hereby expressly waive every objection to said assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the undersigned Property Owners within the time provided by Statute for the payment of special assessments for such improvements. Any entitlement to agricultural deferment under Chapter 384 of the City Code of Iowa is hereby reserved by the property owners.

The amount and proportion of the cost of the improvements, to be paid by the several Property Owners, shall be ascertained and determined by the Engineers and by them reported to the City Council which shall make such changes or alterations as they may require, and when said assessments are finally passed by the Council and by it levied, they shall constitute the assessments against the properties.

Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners, or any of them, and any such Resolution may contain recitals that said improvements are ordered or made by the Council without petition of property owners, without in any way qualifying this petition or releasing the Property Owners from their obligation to pay the assessments levied against their property for the cost of said improvements and to issue improvement bonds payable out of said assessments.

Each Property Owner warrants that his real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. Each Property Owner further agrees to subordinate the sale of any part of his listed property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto.

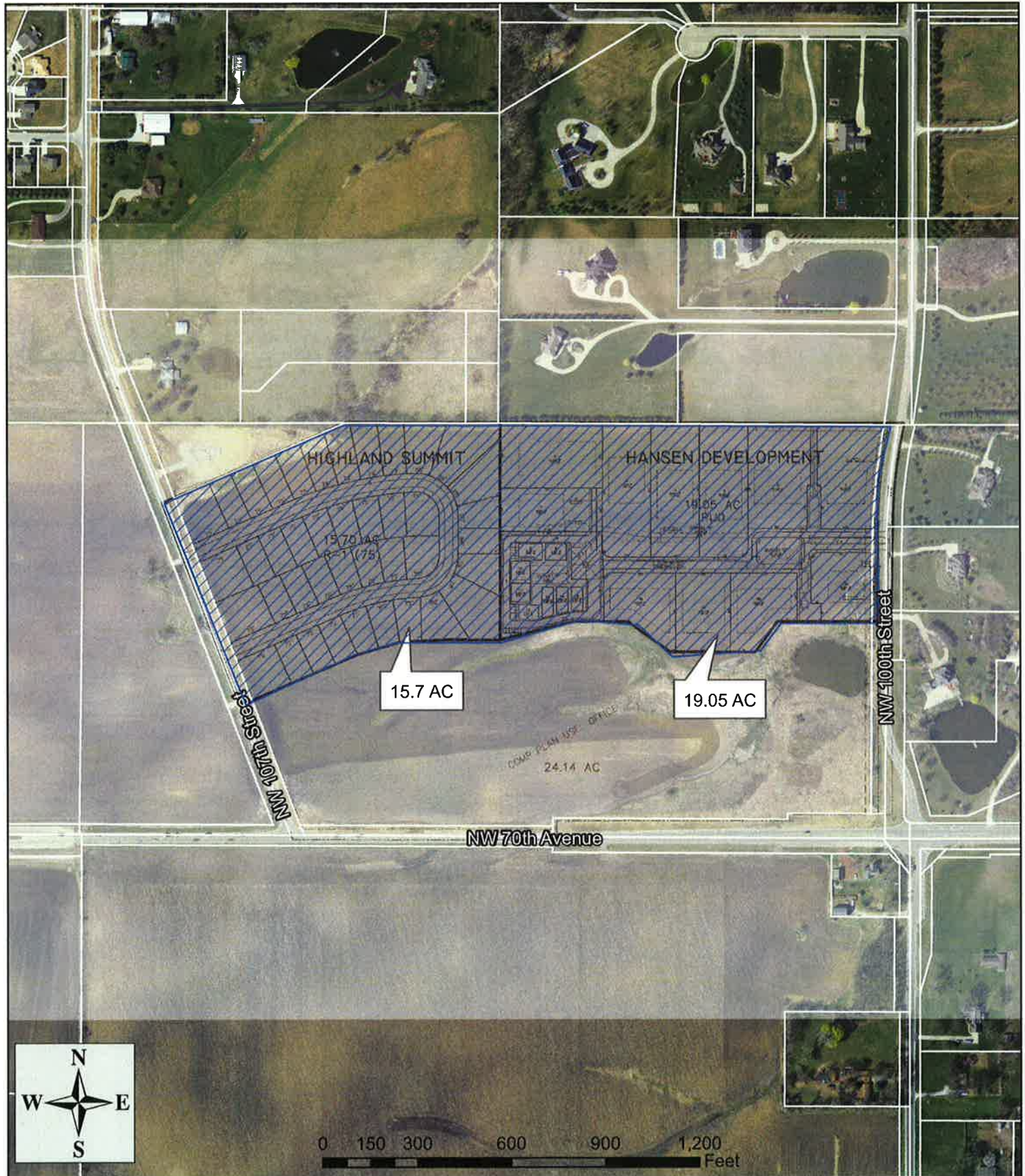
Property Owners agree that this Petition and Waiver shall be effective and binding from and after the approval hereof by resolution of the City Council.

Dated this ___th day of _____, 2014.

Presented to the City Council on _____.

Approved by the City Council on _____.

Highland Summit and Bella Strada



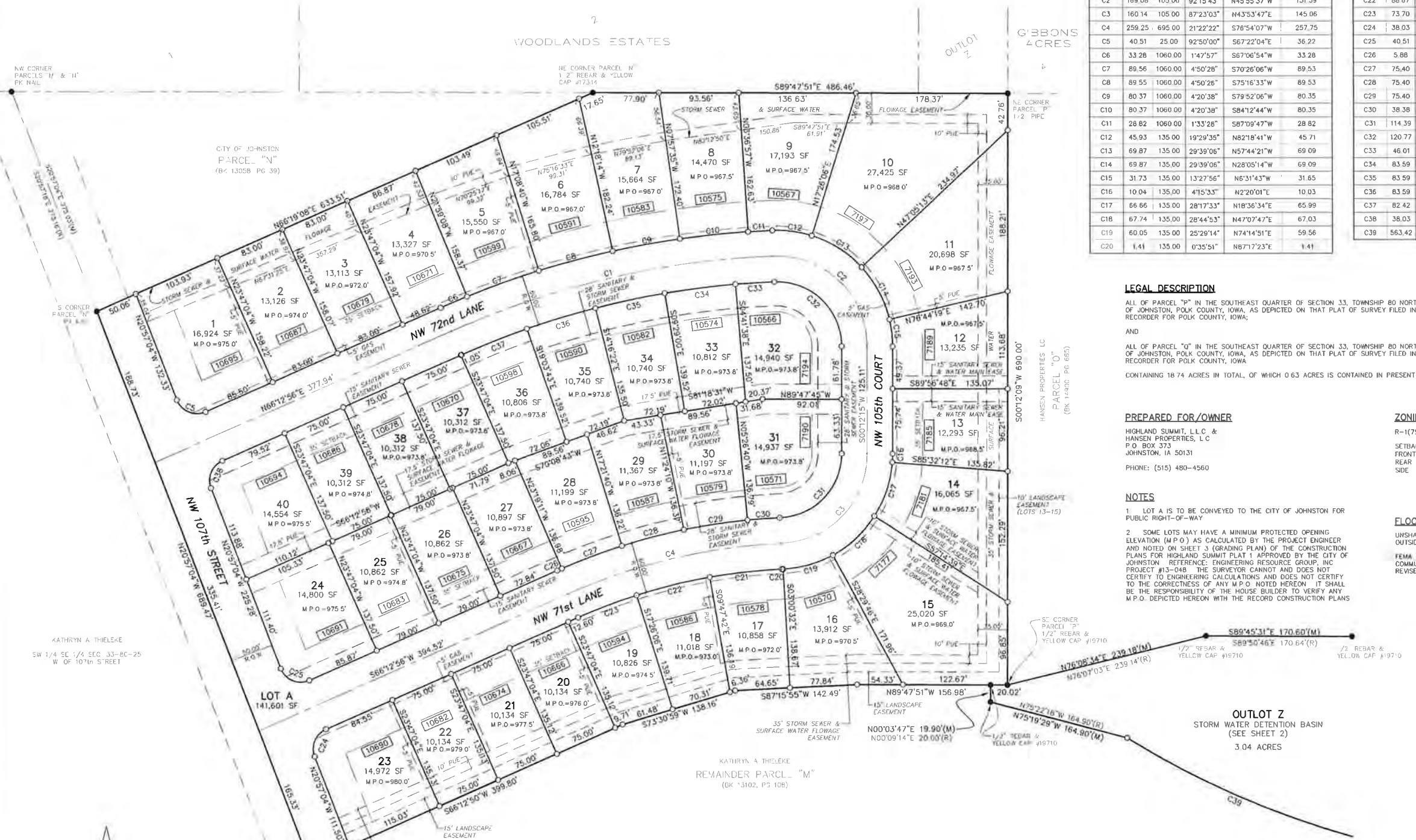
HIGHLAND SUMMIT PLAT I

JOHNSTON, POLK COUNTY, IOWA

SP-12 REQUIRED FOR ALL RECORDS USE

CURVE DATA				
Curve #	Length	Radius	Delta	Chord Direction
C1	390.58	1030.00	21°43'36"	S77°04'44"W
C2	169.08	105.00	92°15'43"	N45°55'37"W
C3	160.14	105.00	87°23'03"	N43°53'47"E
C4	259.25	695.00	21°22'22"	S76°54'07"W
C5	40.51	25.00	92°50'00"	S67°22'04"E
C6	33.28	1060.00	1°47'57"	S87°06'54"W
C7	89.56	1060.00	4°50'28"	S70°26'06"W
C8	89.55	1060.00	4°50'26"	S75°16'35"W
C9	80.37	1060.00	4°20'38"	S79°52'06"W
C10	80.37	1060.00	4°20'38"	S84°12'44"W
C11	28.82	1060.00	1°33'28"	S87°09'47"W
C12	45.93	135.00	19°29'35"	N82°18'41"W
C13	69.87	135.00	29°39'06"	N57°44'21"W
C14	69.87	135.00	29°39'06"	N28°05'14"W
C15	31.73	135.00	13°27'56"	N6°31'43"W
C16	10.04	135.00	4°15'33"	N2°20'01"E
C17	66.66	135.00	28°17'33"	N18°36'34"E
C18	67.74	135.00	28°44'53"	N47°07'47"E
C19	60.05	135.00	25°29'14"	N74°14'51"E
C20	1.41	135.00	0°35'51"	N87°17'23"E

CURVE DATA				
Curve #	Length	Radius	Delta	Chord Direction
C21	85.69	665.00	7°23'00"	S83°53'48"W
C22	88.67	665.00	7°38'24"	S76°23'06"W
C23	73.70	665.00	6°20'58"	S69°23'25"W
C24	38.03	25.00	87°10'00"	S22°37'56"W
C25	40.51	25.00	92°50'00"	S67°22'04"E
C26	5.88	725.00	0°27'53"	S66°26'53"W
C27	75.40	725.00	5°57'30"	S69°39'34"W
C28	75.40	725.00	5°57'30"	S75°37'05"W
C29	75.40	725.00	5°57'30"	S81°34'35"W
C30	38.38	725.00	3°01'58"	S86°04'19"W
C31	114.39	75.00	87°23'03"	N43°53'47"E
C32	120.77	75.00	92°15'43"	N45°55'37"W
C33	46.01	1000.00	2°38'10"	S73°19'58"W
C34	83.59	1000.00	4°47'22"	S82°54'41"W
C35	83.59	1000.00	4°47'22"	S78°07'19"W
C36	83.59	1000.00	4°47'22"	S73°19'58"W
C37	82.42	1000.00	4°43'21"	S68°34'36"W
C38	38.03	25.00	87°10'00"	S22°37'56"W
C39	563.42	1019.50	31°39'51"	N74°07'16"W



LEGAL DESCRIPTION
 ALL OF PARCEL "P" IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., IN THE CITY OF JOHNSTON, POLK COUNTY, IOWA, AS DEPICTED ON THAT PLAT OF SURVEY FILED IN BOOK 14924 AT PAGE 18 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA;
 AND
 ALL OF PARCEL "O" IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., IN THE CITY OF JOHNSTON, POLK COUNTY, IOWA, AS DEPICTED ON THAT PLAT OF SURVEY FILED IN BOOK 15166 AT PAGE 234 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA
 CONTAINING 18.74 ACRES IN TOTAL, OF WHICH 0.63 ACRES IS CONTAINED IN PRESENT ROAD RIGHT-OF-WAY

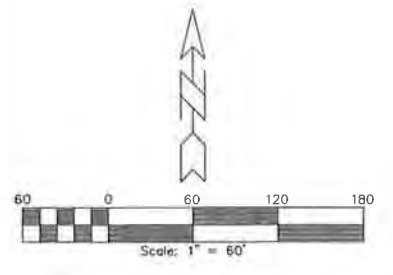
PREPARED FOR/OWNER
 HIGHLAND SUMMIT, L.L.C. &
 HANSEN PROPERTIES, L.L.C.
 P.O. BOX 373
 JOHNSTON, IA 50131
 PHONE: (515) 480-4560

ZONING & SETBACKS
 R-1(75)
 SETBACKS:
 FRONT 35'
 REAR 35'
 SIDE 17' TOTAL, 8' MINIMUM ONE SIDE

NOTES
 1. LOT A IS TO BE CONVEYED TO THE CITY OF JOHNSTON FOR PUBLIC RIGHT-OF-WAY.
 2. SOME LOTS MAY HAVE A MINIMUM PROTECTED OPENING ELEVATION (M.P.O.) AS CALCULATED BY THE PROJECT ENGINEER AND NOTED ON SHEET 3 (GRADING PLAN) OF THE CONSTRUCTION PLANS FOR HIGHLAND SUMMIT PLAT 1 APPROVED BY THE CITY OF JOHNSTON. REFERENCE: ENGINEERING RESOURCE GROUP, INC PROJECT #13-048. THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY TO THE CORRECTNESS OF ANY M.P.O. NOTED HEREON. IT SHALL BE THE RESPONSIBILITY OF THE HOUSE BUILDER TO VERIFY ANY M.P.O. DEPICTED HEREON WITH THE RECORD CONSTRUCTION PLANS.

- LEGEND**
- FOUND MONUMENT 5/8" REBAR W/YELLOW CAP #1526R, UNLESS NOTED
 - SET 5/8" REBAR W/YELLOW CAP #1526R
 - ▲ SECTION CORNER FOUND AS NOTED
 - △ SECTION CORNER SET AS NOTED
 - (R) RECORD DIMENSION
 - (M) MEASURED DIMENSION
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (N.R.) NOT RADIAL
 - [123] STREET ADDRESS NUMBER
 - M.P.O. MINIMUM PROTECTED OPENING ELEVATION

BENCH MARK
 RR SPIKE IN 2ND POWER POLE SOUTH OF THE INTERSECTION OF NW 78TH AVE AND NW 100TH STREET
 ELEVATION = 893.19
 ARROW ON FIRE HYDRANT AT NW CORNER OF THE INTERSECTION OF NW 76TH PL AND NW 100TH STREET
 ELEVATION = 900.71



IONA LAND SURVEYOR CERTIFICATION
 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL, P.L.S. #1526R DATE: 8/27/2014
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SCALE:
 SHEETS 1 AND 2 ONLY

HIGHLAND SUMMIT PLAT I

SCALE: 1" = 60'	DESIGNED BY: DFR	DRAWN BY: DFR
DWG: 13-048FP.DWG	CHECKED BY: DFR	DATE: 8/27/2014
FIELD BOOK: SHEET 1 OF 2	FILE NO.: 13-048.00	

NO. _____ REVISION _____ DATE _____

ERG
 Engineering Resource Group, Inc.
 Engineers and Surveyors
 2413 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 286-4663