

**FREQUENTLY ASKED QUESTIONS**  
**2021 Major Storm Sewer Repair Project (MS-1654)**  
**Johnson Drive, From Lowell Street to Metcalf Lane**

**OVERLAND PARK**  
KANSAS

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**PROJECT SPECIFICS**

**What type of work is included in the project?** This project includes the replacement of aging and deteriorating infrastructure to ensure the efficient conveyance of stormwater along Johnson Drive, from Lowell Street to Metcalf Lane. The traffic signal at Johnson Drive and Metcalf Lane will also be reconstructed as part of this project.

**How much will this cost me?** The project is being funded through the City's stormwater utility. There are no direct costs to the property owners.

**What is the project schedule?** Currently, the plans are being finalized and discussions with the Utility companies are underway. The construction is anticipated to begin early summer of 2022. Once a contractor is selected, the City will schedule one more public meeting for residents to meet the contractor and to provide a more detailed schedule before construction begins.

**EASEMENTS**

*To allow the construction of the storm drainage improvements, easements may be acquired. An easement allows the grantee the right to use land in a specified manner. An easement does not take away the ownership of the property. Construction schedule is dependent on receiving all easements necessary to complete the project. Therefore, it is important to have your easements signed and notarized at your earliest convenience.*

**What is a permanent drainage easement?** A permanent drainage easement allows the City, contractors, utility companies, and future City crews access to maintain, repair, and replace improvements on private property. These improvements may include sidewalk, underground or above ground utilities, drainage swales, drainage inlets, and storm sewer systems. The permanent easement will be filed with Johnson County for all future property owners.

**What is a temporary construction easement?** A temporary construction easement allows the City and its contractor permission to enter private property to install the necessary improvements. At times, the existing right-of-way and easements are not large enough for the type of construction equipment used to properly and safely install the improvements. The temporary construction easement also allows the contractor the ability to grade and remove/replace driveways necessary for the project. The temporary construction easement is in effect for two years from project completion.

**What is the purpose of the tract map?** To provide a graphical representation of the anticipated construction limits, to identify the proposed easement(s), to illustrate the takings, and to show the new improvements.

**CONSTRUCTION & RESTORATION**

*We understand that the installation of these improvements will result in loss of trees, grade changes, driveway improvements, and inconveniences during construction; however, in the long run, it will benefit your neighborhood and improve the conveyance of stormwater in your neighborhood. Below are our general practices regarding construction and restoration.*

**Will I always be able to use my driveway?** City staff will work to ensure driveway access as much as possible during construction. However, several driveways will be impacted with this project and may require that you park on the street outside of the construction limits. The contractor will be required to provide access to the school property at all times.

## FREQUENTLY ASKED QUESTIONS

### 2021 Major Storm Sewer Repair Project (MS-1654) Johnson Drive, From Lowell Street to Metcalf Lane



**Is there an opportunity for the contractor to perform extra work, i.e. complete driveway replacement?** Once a contractor is selected, the contractor has the discretion to perform extra work as requested by property owners. The property owner will have the opportunity to meet the contractor, who is awarded the project, at a future public meeting. At that time, the property owner can contact the contractor about extra work. All extra work performed by the contractor will be between the property owner and the contractor.

**Who will monitor the contractor during construction?** The City of Overland Park's construction inspector will be on-site to monitor the contractor. Once construction begins, you will be given the contact information for our full-time construction inspector.

**What does the City do for trees that are removed as part of the project?** The City does its best to save trees during the construction when possible; however, it is inevitable that trees will be removed. The City will replace the trees that are removed during the construction of the project by planting a nursery stock tree (approximately 2-inch caliper) in its place.

**How is my property restored once construction is complete?** The design plans attempt to match the existing grade on your property, but in some instances it may be necessary to flatten or steepen grade. The contractor will sod all disturbed areas and replace impacted plantings. The contractor is responsible for a non-damage warranty of the plantings for 24 months and for maintaining the sod for a period of 20 days. City staff will inspect the sod and if it determined to be growing and complete, the City will notify property owners that further maintenance will now be their responsibility.

**What is going to happen to my fence during the project?** The contractor may need to take down your fence during construction of the project. While your fence is down, the contractor will put up a temporary construction fence. If you have a large dog, please let us know ahead of time so we can note that on the plans and have the contractor use sufficient temporary fencing. During restoration, the contractor will replace the impacted with a new fence of similar type.

**What if I have a sprinkler system?** The contractor may disturb sprinkler systems with the excavation for the storm sewer. The contractor will replace portions of the sprinkler system that are disturbed and will verify the system is in working order by the end of the project.

**What are the Contractor's limits of access within the project area?** The contractor is required to stay within the right-of-way, permanent and temporary construction easements.

## QUESTIONS OR CONCERNS

*The City of Overland Park is committed to keeping you informed and listening to your concerns throughout the process. Given the current Covid-19 health situation, we will not have the Public Meeting to discuss this project in person. However, you may contact me at any time if you have any additional questions or concerns. My information is the following:*

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