



Napoleon Meadows Residential Lots Sales Q and A

How many residential lots are available for purchase from the Town?

As of April 24, 2015, 21 lots are available. An additional 12 lots are being held for future release to accommodate construction needs.

When can I start construction in Napoleon Meadows?

Lots are available now and construction can begin as soon as development and building permits are approved.

How big are the Napoleon Meadows lots?

Napoleon Meadows offers home builders the opportunity to build on larger than average lots. The lots range in size from 6060 ft² to 13766 ft². The average size is 7,200 ft².

Are there back alleys in the Napoleon Meadows Subdivision?

No, Napoleon Meadows is a laneless subdivision with no rear access to the properties.

Are there any Duplex lots for sale in Napoleon Meadows?

No, Napoleon Meadows is a single family dwelling subdivision with no multi-family or duplex lots. There are 7 large R-1A type lots and 35 medium width R-1B type lots.

What is the minimum square footage for a single family home?

The minimum square footage for R-1A lots are 1400 ft². The minimum square footage for R-1B lots are 1184 ft².

Do I have to pay GST on the purchase price of my lot?

Yes.

Can I start construction before paying off the lot?

Yes, but title is not transferred until lot is paid in full.

Are there any design guidelines or restrictions for the subdivision?

Yes. Napoleon Meadows is bound by architectural guidelines.

Is there a timeline indicating when construction and landscaping must be completed?

Yes, construction on the home must be completed within 18 months of purchasing the lot. Landscaping must be completed within 12 months of the completion of construction.

What will the Town provide for landscaping in Napoleon Meadows?

The Town will provide one tree for the front yard of each lot and will install the tree. Owners are required to notify the Town to schedule the planting. Plantings will be scheduled to take place in the Spring of each year.

Landscaping and development of the surrounding parks and open space is expected to take place during the 2015 construction season.

What are the drainage requirements and ground water conditions in Napoleon Meadows?

High groundwater level is expected to be below the bottom of house foundations using a full basement and based on direction of the building grade certificate. Each lot has been designed to allow construction of a full basement. The storm water sewer system has been constructed to aid in dewatering the area. The Geotechnical Investigation undertaken by AMEC Environment & Infrastructure dated July 2013 makes recommendations for the design and construction of weeping tile and underslab drainage, foundation wall water proofing, and site drainage.

A building grade certificate will be available for each lot. The grade outlined in the certificate will provide proper drainage away from the building and ensure proper drainage throughout the subdivision. The onus is on the builder/contractor to ensure that the building grade certificate is met. A signed copy of the certificate is must be submitted to Town Office upon the completion of construction. Any development that is found to not meet the requirements of the Building Grade Certificate may be subject to a financial penalty, the \$1,000 damage deposit withheld, and the owner/builder may be required to resolve the problem and reconstruct the foundation or re-grade the site to meet the building grade certificate.

For more information please contact:

Andrew Cohrs, Development Officer

Phone: (403) 227-3376

Fax: (403) 227-4045

Email: andrew.cohrs@innisfail.ca