Capabilities Statement

JMS Site Dev, Inc. · Angier, North Carolina · (919) 414-2255

CORE COMPETENCIES

Self-performed site development for residential subdivisions and commercial sites: clearing and grubbing, mass grading and fine grading, erosion control, storm drainage, water and sewer mains, water services and force main, road widening and stone base, stormwater pond conversions and outlet structures, commercial pads and laydown yards. Grading crews and utility crews under one contract.

PAST PERFORMANCE

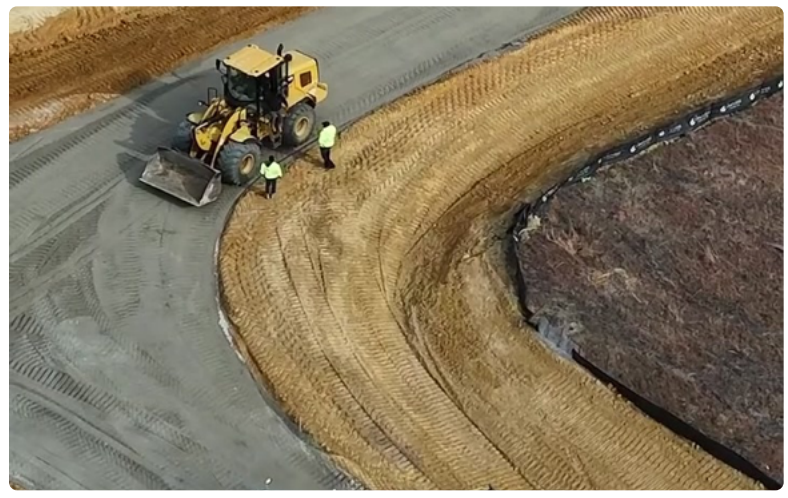
PROJECT	COUNTY	SCOPE	YEAR
Hamilton Project, Zebulon	Wake	Road widening, stone base, utilities	2026
170-lot community, Smithfield	Johnston	Clearing, mass grading, site development	2026
Four Oaks subdivision	Johnston	Water services, grading, ditches	2026
Garner pond conversions	Wake	Six pond conversions, grading and pipe, outlet structures	2026
Morrisville commercial site	Wake	Sewer, water, underground detention	2026
Clayton outlet structure	Johnston	New outlet structure	2025

Owner and general contractor contacts, contract values and share self-performed: in the prequalification packet.

PENDING CLIENT CONSENT

DIFFERENTIATORS

- **Unlimited licence:** no cap on project size in North Carolina.
- **Dirt and pipe under one roof:** no hand-off between the grading sub and the utility sub.
- **Current fleet, dealer-supported:** Cat excavators including the 320 and Cat D5 dozers, roughly half new and half used, serviced on site by Gregory Poole Equipment Company since 2020.
- **Shop and laydown yard in Angier**, opened 2026, with crews dispatched daily across the Triangle.



CERTIFICATIONS AND CREDENTIALS

LICENCE	NC General Contractor No. 104748, Unlimited; Building; PU (water lines and sewer lines). Verify at app.nclbgc.org
INSURANCE	COI on request CONFIRM LIMITS
BONDING	Surety letter, single and aggregate, on request CONFIRM
SAFETY	Three-year EMR, OSHA 300A, written program on request CONFIRM

COMPANY DATA

LEGAL NAME	JMS Site Dev, Inc.
TRADING AS	JMS Site Development
OWNER	Jared Shea
LOCATION	Angier, NC 27501, Harnett County
OPERATING SINCE	2020
SERVICE AREA	Wake, Johnston and Harnett counties
NAICS	238910 Site Preparation; 237110 Water and Sewer Line Construction CONFIRM

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