Gracewood, Apex: three culvert crossings on a 233-acre tract, built from public records

What a builder, lender or general contractor can verify about this project without a site visit: the Town's approvals and signed drawings, the land, the reported sale, and the road corridors opening through the woods, season by season, in public imagery.



THE PROJECT IN ONE TABLE

APPROVALS	Town of Apex: rezoning and planned-unit approval 17 October 2017; Technical Review Committee action 26 August 2021; master subdivision approved 8 September 2021; phase 1 to 3A construction drawings signed by Planning, Water Resources, Public Works, Building Inspections, Electric, Fire and Parks between 24 November and 1 December 2025; phase 3B drawings dated 28 August 2026 unsigned when read. Status Under Construction in the Town's layer, 14 October 2026.
PROGRAMME	263 single-family detached lots in phases 1 to 3A and 31 in phase 3B on the Town's cover sheets (294); 444 homes announced by the buyer in the February 2026 press report. The two figures are reported as found.
LOCATION	4400 Old US Highway 1 (SR 1011), Buckhorn township, western Wake County, reviewed and signed by the Town of Apex; the tract borders Old US 1 and the CSX railroad on its south-east edge.
PARCELS OF RECORD	Wake County PINs 0619195835 (129.85 ac), 0710117061 (44.84), 0619392823 (22.63), 0619172760 (19.82) and 0700906725 (15.53); 232.67 deed acres; lots 1 to 5, Book of Maps 2026-00132; deed of 29 December 2022. Five owner entities and a Raleigh developer are named on the Town-signed cover; the owner of record is on file. **CLIENT NAME PENDING CONSENT**
PUBLIC INFRASTRUCTURE	Per the Town-signed cover sheet for phases 1 to 3A (CE Group, Inc., revised 19 November 2025): 16,973 LF new public streets; 24,770 LF water line; 15,865 LF sewer line; 23,255 LF public storm drain; 34,373 LF curb and gutter; 34,190 LF sidewalk and greenway.
REPORTED SALE	About 233 acres bought by a national home builder for about $59 million, planning 444 homes with first homes expected late 2026 (Hoodline, 17 February 2026, citing the News and Observer). The county's owner of record had not changed by 14 October 2026.
JMS ROLE	JMS's two posts of 6 October 2025, tagged Apex, North Carolina, show "one of three large culvert crossings at the new Grace Woods project in Apex". Who built them, the rest of the scope and the client are JMS's to state. **SCOPE TO BE CONFIRMED BY JMS**

THE SAME 233 ACRES BEFORE ANYTHING MOVED

North Carolina flies the whole state at 6-inch resolution on a four-year cycle. Three cycles cover this tract between the Town's first approval and the start of work; the flight dates come from the state service's tile records. Red outlines are the five lots; the white outline is the Town's development boundary for phases 1 to 3A and 3B.



4 February 2017
Pine and hardwood over the whole tract; a farm and a pond on the south-east edge beside Old US 1 and the railroad; the subdivision to the north-east still being built.



17 February 2021
Unchanged on the tract. The subdivision to the north-east has filled in. (The north-west tile of this frame was flown 8 February 2021.)



14 February 2025
Three and a half years after the master subdivision approval, still standing timber. The first satellite frame that shows clearing is two months later.

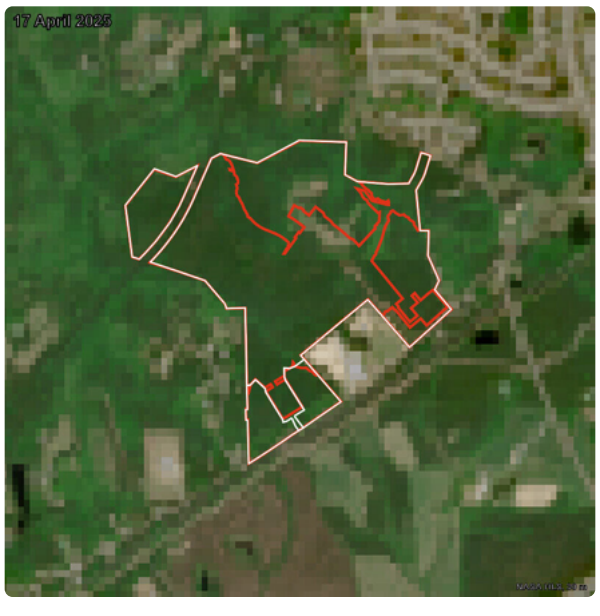
WHAT THE IMAGERY TELLS AN ESTIMATOR

- **Wall-to-wall clearing.** Unlike a tract with open fields, almost all 233 acres are timber. Clearing and grubbing is the first and largest earthwork line, and the road corridors are the first thing cleared.
- **Creeks and crossings.** The Town's boundary follows drainages on its north and west edges and the road network branches across them; three large culverts is consistent with a spine road crossing more than one stream. A reading, not a record.
- **Road and rail frontage.** Old US 1 and the CSX line run along the south-east edge, where the existing farm sits; access and utility tie-ins happen on that side.
- **The approved quantities.** The signed cover sheet puts phases 1 to 3A at 16,973 LF of streets, 24,770 LF of water, 15,865 LF of sewer and 23,255 LF of storm drain: the size of the utility package behind three culvert crossings.

> These are readings of public imagery, offered as context. Quantities, soils and the engineered plan are in the approved construction documents, not here.

ROADS SHOW UP FROM ORBIT

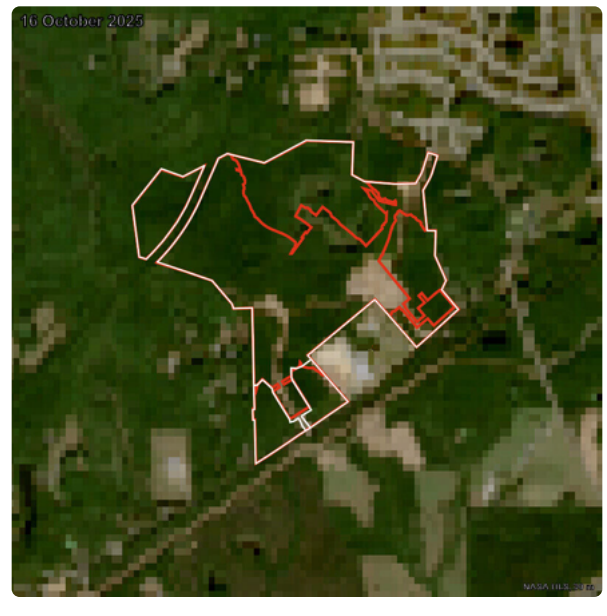
NASA's Harmonized Landsat and Sentinel-2 product gives a free, public-domain frame of any site every two to five days at 30-metre resolution, cloud permitting. Of 268 dates probed between September 2024 and October 2026, 104 returned a frame and 65 are cloud-free over the tract; six are shown. Tan is cleared earth, green is canopy. The captions below are our readings of the frames, offered as context, not the record.



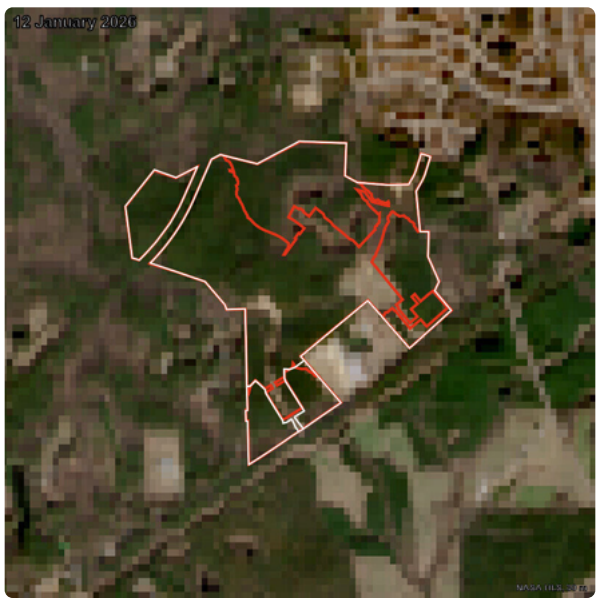
17 April 2025
A first tan patch at the centre-east of the tract, beside the old farm. Reading: clearing has begun.



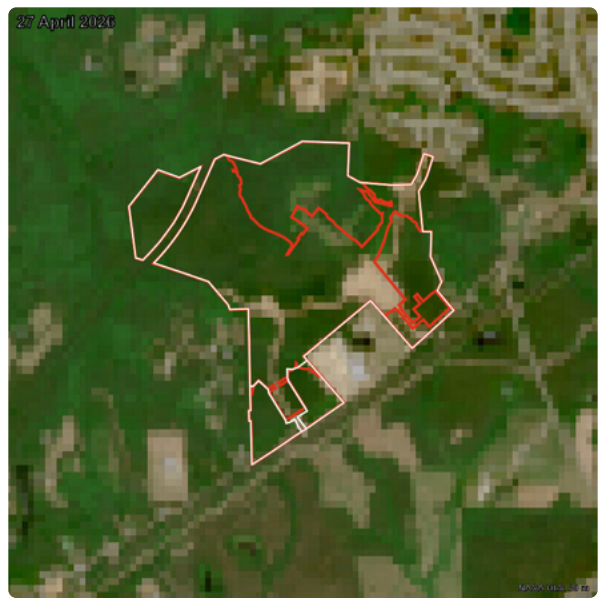
28 July 2025
The patch has grown; full canopy elsewhere.



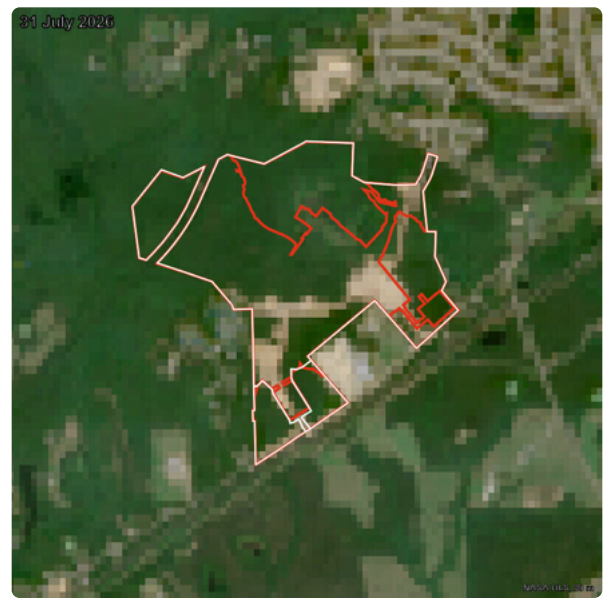
16 October 2025
The fortnight of JMS's posts. Cleared ground extends north from the patch.



12 January 2026
Leaf-off season; bare corridors are hard to separate from the winter woods at this resolution.



27 April 2026
Cleared ground reaches west and north from the centre; the shape of a road network emerges.



31 July 2026
A branching corridor runs across the middle of the tract against the summer canopy.

What satellite frames cannot show: who performed which part of the work. JMS's posts place three culvert crossings on the site; the balance of scope is JMS's to state. CONFIRM WITH JMS

WHY THIS MATTERS TO A BUYER

A general contractor's prequalification form asks a site-work subcontractor for named projects with the owner's and the GC's contacts, the scope, the contract range and the completion date. Most of that is private until the client consents. What is *not* private is the public record of the project itself and the imagery of the ground. This paper shows that record so a reader can check the subcontractor's claim against it in minutes.

> **On the name.** JMS's posts say "Grace Woods"; the Town of Apex record, the engineer's cover sheets ("Gracewood Residential Community") and the press say "Gracewood". The Town's 195-feature development layer and its September 2026 report contain no other project of either name, and the statewide parcel service has no Grace Woods or Gracewood subdivision in Wake or Chatham counties (it has 13 elsewhere in the state). This paper treats the two names as one project. JMS has not yet confirmed it.

HOW THE TIMELINE WAS BUILT

LAYER	SOURCE	RESOLUTION AND CADENCE	LICENCE
Approvals and programme	Town of Apex development layer, Development Report (30 September 2026) and the signed construction-drawing covers for phases 1 to 3A and 3B	Three records, read 14 October 2026	Public record
Parcel boundaries and owner	Wake County parcels (iMaps REST service)	Five polygons with attributes, read 14 October 2026	Public
Reported sale	Hoodline, 17 February 2026, citing the News and Observer	Press report	Cited, not reproduced
Before imagery	NC OneMap orthoimagery services 2016 to 2019, 2020 to 2023 and Latest; flown over this tract 4 February 2017, 17 February 2021 and 14 February 2025 (tile records)	6-inch pixels, one capture per cycle	Public, credit NC CGIA / NC 911 Board
During imagery	NASA Harmonized Landsat Sentinel-2 via NASA GIBS	30 m, every 2 to 5 days, cloud permitting; 104 frames of 268 dates probed	Public domain
JMS's statement	JMS Site Development, Instagram, two posts of 6 October 2025 (text only)	Captions transcribed from the owner's screen recording	No footage reproduced

Google Earth was not used: Google's Geo Guidelines forbid commercial or promotional use of its content and name construction sites. Everything here is public-domain or state imagery that may be published with credit.

SOURCES

- Town of Apex, Apex Development Report (30 September 2026): https://apexnc.org/DocumentCenter/View/405/Apex-Development-Report
- Town of Apex, Development in Apex feature layer (Gracewood Ph1-3, Gracewood Ph3B): https://services1.arcgis.com/nry3yyvaEfskMEXA/arcgis/rest/services/Development/FeatureServer/0
- Town of Apex, construction-drawing cover sheets: phases 1, 2 and 3A https://www.apexnc.org/DocumentCenter/View/35199 ; phase 3B https://www.apexnc.org/DocumentCenter/View/56099
- Wake County parcels, PINs 0619195835, 0710117061, 0619392823, 0619172760, 0700906725: https://maps.wakegov.com/arcgis/rest/services/Property/Parcels/MapServer/0
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- NC OneMap orthoimagery services Orthoimagery_2016_2019, Orthoimagery_2020_2023, Orthoimagery_Latest (flight dates from the identify operation's tile names): https://services.nconemap.gov/secure/rest/services/Imagery
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- JMS Site Development, Instagram, posts of 6 October 2025: https://www.instagram.com/jms_site_development/
- Google Geo Guidelines (why Google Earth was not used): https://about.google/brand-resource-center/products-and-services/geo-guidelines/