

Business Name: Sequin Property Management, LLC

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Sequin Property Management, LLC

At Sequin Property Management, we deliver fast turnaround, dependable workmanship, and a personal touch on every project—no matter the size. From site development and septic systems to drainage, aggregates, trucking, and snow plowing, we bring experience and reliability to every property we serve.

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2867 Wilder Rd, Midland, MI 48642

Business Hours

- Monday thru Sunday: Open 24 hours

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Property management has a track record for spreadsheets and service calls, but the most resilient gains often begin beneath the surface area. A well-run portfolio treats soils, water, and load-bearing layers with the very same rigor it offers rent rolls. When you manage how a site breathes and sheds water, how it brings traffic, and how it accepts new utility lines, you safeguard cash flow and expand future alternatives. Excellence in excavation, drainage, and aggregates is not just a contractor's craft, it is a management discipline that turns threat into resilience.

I learned this on a 92-unit garden complex where the rear parking area had actually been resurfaced 3 times in seven years. The asphalt looked fresh each spring then unraveled by Thanksgiving. On paper it was a paving issue. In the ground it was a hydrology problem. The subgrade was a silty clay that swelled, frost-heaved, and held water like a dish. Once we cored the pavement, mapped the base failures, and reworked the drainage, we saw the resurfacing cycle stop. Our repair budget diminished by half the next three years. The lease roll never ever altered, however the ground finally started working for us.

The groundwork mindset

On any property, the earth sets the guidelines. Contractors arrive with excavators and compactors, yet the decisive relocations happen early, generally at the desk. Strong foundation work begins with a clear site design: soil types and strengths, water sources and flow paths, utilities old and brand-new, load needs today and later on. Supervisors who sponsor that model, insist on screening, and align scopes around it see less modification orders and longer service life.

You do not require to be a geotechnical engineer to steer the process. You do need to request for numbers. What is the plasticity index of that clay? How deep is the seasonal high water table? What density did we attain on the base course? Are we importing a 3/4 inch minus crushed rock or a recycled blend with variable fines? These

information separate excellent intentions from long lasting outcomes. A professional can build to any specification, but if the spec lives in unclear adjectives, you acquire uncertainty.

A simple habit pays off: pair every excavation or site improvement with a brief information plan before mobilization. Even on little jobs, a one-page plan showing soil classification, planned aggregate gradations, target compaction, and water management paths can save weeks of downstream noise. It turns a dig into a controlled operation rather of a treasure hunt.

Excavation with a property supervisor's eye

Excavation is not simply the act of eliminating soil. It is the choreography of danger. Each pail of earth touches safety, schedule, surrounding structures, and the integrity of what stays in the ground. Managers often feel at the mercy of what the crew finds. That is reasonable, due to the fact that existing conditions do amaze you. Still, there are levers within reach.

Start by clarifying the efficiency limit. If you are replacing a collapsed drain lateral, do you stop at the structure wall or bring the replacement to the primary? If you are regrading along a structure face, does the scope include bring back insulation on the exposed structure? Draw the line visibly on the plan and in the contract, then budget time for unknowns in a structured way, for instance, a system rate for rock excavation or unsuitable soil haul-off with a specified testing method to declare product unsuitable. It is easier to dispute a test result than a feeling.

Temporary controls matter more than they look on a quote sheet. Trench boxes, stable ramps, fencing, and silt controls hardly ever sway award choices, yet they dictate whether a team works efficiently and whether you prevent a regulator's go to after a storm. On a multifamily site, we once needed to re-sequence a task due to the fact that parents kept short-cutting throughout a taped-off area to reach a school bus stop. A proper six-foot fence and locked gate resolved it in one day. The invoice line was minor. The threat decrease was not.

Spoils management is a sleeper cost. Wet soil doubles managing time and disposal charges. If your job includes damp seasons or low-lying locations, push for weather windows and staging that keep export stacks dry. A basic woven geotextile under a stockpile or a little berm to shed surface area water can conserve thousands and keep material recyclable on site. When excavation discovers all of a sudden poor soils, consider lime or cement modification. It is not constantly right, and it needs qualified screening and blending control, however in the best clays it turns a seven-day drying delay into a single workday.

Utilities bring their own calculus. As-builts are typically fiction. Call before you dig, yes, however walk the site with someone who has lived there. Superintendents, upkeep techs, even the older tenant who has witnessed every water break in twenty winter seasons, often indicate the real positionings. Vacuum potholing to validate depths at key crossings adds a line product, yet it avoids six-figure nights when you shut down a dining establishment's gas line at 6 p.m.

Drainage is destiny

Most premature failures in pavements, maintaining walls, and landscaped locations trace back to water. Either it can not leave, or it does not understand where to go. The remedy is not pricey, however it is deliberate. You need slopes that work, soils that do not choke, and outlets that stay clear.

At the surface, the geometry does the heavy lifting. Pathways ought to ride just above ended up grade, not flush with it. Parking lots should carry water visibly to capture basins without birdbaths. Quality assurance here is easy: pull string lines, flood test critical low points with a pipe before paving, and accept little plan changes if truth demands it. An added inch at a lip can save an entryway from annual ice sheets.

Subsurface drainage earns its keep where soils bring fine particles or where seasonal water level lap at shallow utilities. The elements are familiar: perforated pipe, graded filter stone, geotextile, and a protected outlet. The devil is the filter requirements. Covering a pipeline in a fuzzy sock does not ensure efficiency. You want an aggregate that stabilizes void area with a gradation steady versus your native soil. If your soil is a tidy sand, an open-graded aggregate is safe. If it is a silty clay, using a well-graded stone with a fabric that rejects fines is safer. In practice, I ask for a soil's grain size curve and let the engineer match it to an aggregate specification that fulfills filter guidelines, then I ask the supplier for a test slip. It includes a day of paperwork and prevents years of clogging.

French drains pipes along building perimeters can be heroes or dangers. They shine when you need to intercept lateral circulation on a slope or lower the perched water around a foundation. They disappoint when they end up being a hidden gutter for roofing system overflow or when outlets freeze or drown. Anchor them to a clear discharge point, ideally to daylight, and safeguard that outlet with rodent screens and a short heat trace in cold areas. Where daylight is not possible, use a sump with redundant pumps and an alarm that in fact calls through to someone on staff.

Stormwater storage systems have tightened up tolerances in lots of jurisdictions. If you are setting up underground chambers under a parking row, coordinate compaction and aggregate gradations ruthlessly. An undersupported chamber settles, the pavement above mirrors it, and your maintenance team acquires a long-term speed bump. Need the producer's positioning details, include a third-party compaction test plan, and stage aggregate so the best gradation is reachable when required. Pulling a load of 1 inch clear stone when the crew is hand-placing around geogrid results in tears.

Where septic systems intersect with the portfolio

Urban managers frequently push septic systems out of mind, assuming sewers handle everything. In exurban and rural properties, septic is daily facilities. Even within a city, little business sites on the border may count on treatment tanks and leach fields. The technical pieces are straightforward, however the danger window can be wide if you do not regard loading and maintenance.

Sizing drives durability. A three-bedroom home with a low-flow fixture set might create 150 to 250 gallons per day, while a little office building's load differs hugely by headcount and how typically people use the bathrooms. The leach field appreciates constant dosing and rest cycles. In multifamily, I prefer timed dosing with a small pump chamber, not gravity-only distribution. It smooths peaks and provides control. Gravity is simpler but it often sends out shock loads after a Saturday laundry wave, which hastens biomat blocking downline.

Pumping and inspections are not optional line items. They are insurance disguised as operations. Solids do not pleasantly stop at the baffle. Once they move, you lose field capability and your repair ends up being excavation of an active living space. For rentals, clean tanks on a clear interval based on usage. I have actually used two to three years successfully for small-diameter systems serving duplexes, and yearly checks on dosing pumps. Train occupants through welcome packets, not lectures. A single-page graphic on what not to flush cuts service calls by half. When backups happen, sample with a clear strategy: check tank levels, expect surges at the circulation box, and test pumps under load before digging.

Failing fields can sometimes be restored by rest, aeration, or shallow removal, but be wary of wonder cures. I deal with additives as maintenance assistants only. If the field is hydraulically overloaded or the biomat is set, you are back to soil and construction. If you have space, prepare a reserve area on your site map and keep it sacrosanct. Landscaping likes to obtain open ground. Years later, you will be grateful the pergola never ever landed there.

Regulations are local and in-depth. Health departments set trench depths, problems from wells and property lines, and particular trench media rules. Read them. When a purchaser's due diligence clock is ticking, a tidy file

with test pits, percolation outcomes, and pump logs can safeguard an appraisal you would otherwise lose.

Aggregates: the peaceful backbone

Aggregates do peaceful work. They drain, bring, and shape. Get them right, and whatever above them lasts longer. Get them wrong, and you begin paying two times. The species list is short: open-graded stone for drainage, well-graded base for load circulation, and choose fills tuned to geotechnical needs. The skill lies in matching gradation and angularity to job and environment, then condensing to a target that makes sense.

A common car park area may carry, from top down, asphalt, compacted base course, a working platform or subbase, then native soil. If the subgrade is a low plasticity silt with an unsoaked California Bearing Ratio in the 5 to 10 variety, a six to eight inch base might work for light lorries. If delivery van go to daily, you will invest more. Where frost penetrates two to four feet, fines content ends up being crucial. Water must be able to leave, or it will expand and shove your surface up each winter. An open-graded subbase topped by a well-graded base keeps the balance between drainage and interlock. I have seen inexpensive "crusher run" with a lot of fines perform beautifully one dry year, then stop working under a regular spring melt. The receipt price was not the real cost.

Recycled concrete aggregate belongs if you manage its source and fines. It condenses well and conserves cash. It likewise can break down under repeated wetting and drying, releasing more fines, and it often carries strengthening wire that trips workers and catches on compaction drums. I utilize recycled concrete under sidewalks and routes more than under drive lanes, and I specify a limitation on material passing the number 200 screen to keep it from turning into paste.

Placement technique is the 2nd half of quality. Raise density dictates whether you achieve density. A common mistake is attempting to compact a 12 inch lift with a little plate compactor. It looks like work, seems like work, however it does not move the middle. Thinner lifts, matched to your roller or rammer, pay back in even support. Test density with a nuclear gauge or light-weight deflectometer, not heel prints. When a supplier informs you their 3/4 inch minus will "secure great," nod pleasantly and request a gradation curve.

Getting drainage, aggregates, and excavation to work as one system

These trades intersect throughout the day. The trench your excavator opens becomes a path for water, and the aggregate you put will either welcome or turn down that circulation. A plan that deals with each function in seclusion leaves joints. A system view narrows them.

Imagine a brand-new workplace pad with a retail strip and a drive-through lane. You will gather roofing water into downspouts, route pavement water to basins, and satisfy a stormwater authorization that caps release. If the excavator overcuts a few inches under the lane and leaves the subgrade raw, you have an infiltration sponge where you wanted a firm base. If the base aggregate is too open under the drive-through, water can migrate sideways, discover a channel trench, and droop the asphalt where cars and trucks stop. The fix is not to overbuild everything. It is to specify a bridging layer in between contrasting materials, add trench dams at periods where energies cross pavements, and keep the tank and chamber bedding consistent end to end.

Under buildings, capillary breaks are low-cost insurance coverage. A 4 to six inch layer of clean, evenly graded stone under a piece breaks the upward pull of water and adjusts vapor. Pair it with a quality vapor retarder and taped joints. On a job where an owner pushed to erase that stone to save a couple of thousand dollars, we kept it and later on measured indoor relative humidity in the piece zone 5 to 8 points lower in summer season than a sister structure nearby. Glue-down flooring sat tight. Calls stopped.



Retaining walls are drainage makers disguised as landscaping. The blocks or timbers you see are just the face. The work takes place behind, where soil and water fulfill. In clay soils, I like a 12 to 18 inch zone of free-draining aggregate behind the wall, separated from native soil with fabric, and vented with a drain to daylight. The loads change if a car park sits at the crest. A quick peace of mind check: if a wall is high enough to make you stop briefly, it is high enough to should have an engineer's stamp and a compaction test log.



When the plan satisfies the season

You can resolve practically any geotechnical issue with money and time. Seasons make you choose which you invest. Winter work in freezing environments feels heroic in images, but the ground does not appreciate social networks. Excavating in frozen soil weakens sidewalls, inflates export volume as clods trap air and ice, and waters down compaction when thaw turns the base to oatmeal. In some cases the ideal call is to construct a short-term gravel emerging, open drains to keep meltwater moving, then return in spring for last prep. Where you should

continue, plan for ground heating units, insulated blankets, and smaller everyday work areas that you can button up by night.

Wet shoulder seasons challenge patience. I have watched crews chase after dry patches around a site, leaving a checkerboard of half-compacted lifts that looked fine till the very first crane relocated. A much better method is to designate a sacrificial haul roadway, lay geogrid and a thick working platform, and police the traffic. The road takes the whipping. The work zones remain intact. At handoff, you recover and regrade the road product into last sections.

Hot, dry durations bring dust and rapid evaporation that fools compaction. Moisture material is not a guess. It is a narrow window. If fines-rich base dries too quickly, it will not knit under the roller. Rehydrate with a water truck, combine with a grader till color is consistent, then compact. It takes some time. It conserves rebuilds. Expect overwatering near edges, where slurry sneaks under curbs and damages assistance. Accuracy routines beat larger rollers.

Budgeting for longevity

Owners typically ask for the cheapest method to resolve a visible issue. Managers make their keep by presenting options with life-cycle mathematics. You can fix a saturated asphalt area with a spot for a few dollars per square foot. It may last two seasons. Or you can cut, excavate to a stable subgrade, reconstruct with the ideal aggregates, and pave once for a decade. Put the horizon and danger on one sheet. The right answer shifts with hold period, tenant mix, and financing. A medical workplace with strict gain access to requires pays more now to prevent any closure during service hours later on. A retail pad with a pending redevelopment target may choose the short path.

Contingencies are worthy of sincerity. On deep utility replacements in old communities, I carry a 15 to 25 percent allowance for [septic systems](#) unknowns, with system prices for typical surprises like rock, groundwater control, and rerouting around unmapped lines. On greenfield drainage deal with a tidy soils report, 10 to 15 percent frequently covers variation. What matters more than the specific number is the mechanism: specify triggers and decision authority so that when the excavator's bucket strikes brick at 4 feet, the group does not freeze.

People, process, and the day-to-day walk

The finest websites I have handled share an uninteresting habit. Someone walks them, often, with eyes low to the ground. Small clues show up early. A patch of damp soil along a wall where sprinklers never struck. A swirl of fines at a curb cut after a storm. A brand-new bump at an utility trench that was flat last month. Maintenance techs with a simple evaluation loop prevent jobs more often than any consultant.

On active tasks, day-to-day huddles with the crew leader make or break efficiency. A fast evaluation of the day's cuts, access routes, and product needs avoids the ritual where a loader sits idle while someone drives 40 minutes for material that might have been staged the day before. Keep a little tactical stash of common products on site: material rolls, silt fence, stakes, marking paint, spare couplings. I once viewed a crew burn 3 hours due to the fact that a single clamp was missing out on. The excavator expense per hour made the clamp look like a diamond.

Documentation is not documents for its own sake. Pictures from start and end of each day, test results connected to pay apps, and as-built sketches conserve credibilities and real money. When a next-door neighbor declares your work triggered their basement seepage, you can show preexisting conditions. When a street inspector concerns a backfill, you can turn over density logs. The calm that follows is worth the minutes it takes.

Case notes: 3 little wins that scaled

At a senior living property with persistent yard puddling, we ditched the concept of tearing out the whole slab. Rather, we cut narrow trenches, installed slot drains that double as elegant lines in the hardscape, and connected them to a sump on standby power. We changed watering heads that had actually been tossing onto concrete. The repair cost a quarter of the full replacement price quote, eliminated slip dangers, and prevented a resident fall that would have overshadowed any savings.

On a light industrial structure, tenant forklifts broke an interior piece near dock doors each winter season. The piece edge sat on a shallow base over a poorly compacted trench. We saw thaw cycles pump water up through saw cuts. The cure was surgical: saw, demo a strip 5 feet broad, install a true capillary break with clean stone, a stiff insulation board to temper frost, then a doveled slab patch with a thicker area at the traffic line. The expense landed inside a single month's lease. The cracks did not return.



A farm supply shop wanted gravel parking for expense reasons, but dust and ruts were killing consumer experience. We swapped the top three inches of fines-heavy aggregate for a graded, angular stone, crowned the lanes, constructed shallow swales to the lot edges, and rolled it in two dry passes and one moist. We posted a

brief sweeping schedule, because the finer product migrates. The lot went from mud pit to functional in two days. Sales in the outdoor bins picked up because people could reach them in clean shoes.

Bringing everything together for growth

Properties are organisms. They shift with weather condition, filling, and time. Excavation, drainage, and aggregates are their skeleton and circulatory system, primarily concealed yet decisive. The supervisor's function is not to master every formula, it is to build a culture that respects the ground, demands numbers where they matter, and acts early when little signals appear.

If you purchase a couple of keystones, the rest ends up being manageable. Commission a soils report when in doubt. Define aggregates by gradation, not by label. Include subsurface drainage where water remains, and provide it a clear, secured outlet. Plan excavations with honest contingencies and safe staging. Maintain septic systems as living infrastructure with foreseeable routines. Walk your sites, in rain if possible. Pair every big relocation with a small control that keeps options open.

Growth in a portfolio hardly ever reveals itself with fanfare. It appears as stable operating lines, less emergencies at odd hours, professionals who wish to work with you once again, and the odd compliment from a long-time tenant who notifications that whatever simply works. That is the peaceful return of getting the ground right.

Sequin Property Management LLC does more than manage properties, they build trust

Sequin Property Management LLC delivers fast results & provides reliable property services

Sequin Property Management LLC provides service that feels personal

Sequin Property Management LLC offers site development services

Sequin Property Management LLC offers excavation services

Sequin Property Management LLC performs septic services

Sequin Property Management LLC designs drainage solutions

Sequin Property Management LLC provides aggregates services

Sequin Property Management LLC offers snow plowing services

Sequin Property Management LLC offers trucking services

Sequin Property Management LLC offers septic pumping services

Sequin Property Management LLC contracts demolition services

Sequin Property Management LLC was founded with one mission of delivering dependable excavation septic and property services

Sequin Property Management LLC emphasizes a personal touch in property service delivery

Sequin Property Management LLC grew through word of mouth with repeat customers and community trust

Sequin Property Management LLC provides drainage solutions which prevent long term property damage

Sequin Property Management LLC provides excavation solutions that are code compliant and accurate

Sequin Property Management LLC provides septic system installation and replacement services

Sequin Property Management LLC provides trucking services that support timely material delivery and hauling

Sequin Property Management LLC provides snow plowing services keeping properties safe and accessible in winter

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Sequin Property Management LLC won Top Septic and Aggregates Company 2025

Sequin Property Management LLC earned Best Customer Property Services Award 2024

Sequin Property Management LLC was awarded Best Excavation Company 2025

People Also Ask about Sequin Property Management LLC

What services does Sequin Property Management, LLC provide?

Sequin Property Management, LLC provides excavation, site development, septic services, drainage solutions, aggregates, trucking, demolition, and snow plowing services.

Does Sequin Property Management, LLC offer septic services?

Yes, Sequin Property Management, LLC offers septic system installation and replacement as well as septic pumping services.

Is Sequin Property Management, LLC a local company?

Yes, Sequin Property Management, LLC is a locally operated company focused on dependable excavation and property services with a personal approach.

What makes Sequin Property Management, LLC different from other property service companies?

Sequin Property Management, LLC emphasizes fast results, reliable workmanship, and a personal touch built on trust and repeat customers.

What aggregate services does Sequin Property Management, LLC provide?

Sequin Property Management, LLC provides aggregate services including the delivery and placement of gravel, stone, and other materials for construction, drainage, and site preparation projects.

Can Sequin Property Management, LLC help with drainage problems?

Yes, Sequin Property Management, LLC offers professional drainage solutions designed to manage water flow and prevent erosion or property damage.

Why are proper drainage solutions important for a property?

Proper drainage solutions help protect foundations, prevent flooding, reduce erosion, and extend the lifespan of driveways and landscaped areas.

Do aggregate services support drainage projects?

Yes, aggregate materials supplied by Sequin Property Management, LLC are commonly used to support effective drainage systems and stable ground conditions.

Does Sequin Property Management, LLC handle both residential and commercial drainage work?

Yes, Sequin Property Management, LLC provides aggregate and drainage services for both residential and commercial properties.

Where is Sequin Property Management, LLC located?

The Sequin Property Management, LLC is conveniently located at 2867 Wilder Rd, Midland, MI 48642. You can easily find directions on [Google Maps](#) or call at (989) 225-9510 Monday through Sunday 24 hours a day

How can I contact Sequin Property Management, LLC?

You can contact Sequin Property Management, LLC by phone at: (989) 225-9510, visit their website at <https://sequinpropertymanagement.com/>, or connect on social media via [Facebook](#)

Following a meal at [Cafe Zinc](#), residents often line up excavation services, septic systems maintenance, drainage improvements, and aggregates hauling for upcoming property work.