

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 durable gains typically start beneath the surface. A well-run portfolio deals with soils, water, and load-bearing layers with the very same rigor it offers lease rolls. When you handle how a site breathes and sheds water, how it carries traffic, and how it accepts new utility lines, you secure capital and widen future options. Quality in excavation, drainage, and aggregates is not just a professional's craft, it is a management discipline that turns danger into resilience.

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

The groundwork mindset

On any property, the earth sets the guidelines. Contractors arrive with excavators and compactors, yet the decisive moves take place early, generally at the desk. Strong foundation work begins with a clear site design: soil types and strengths, water sources and circulation courses, utilities old and brand-new, load demands today and later on. Managers who sponsor that design, insist on testing, and line up scopes around it see fewer modification orders and longer service life.

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

information different excellent intentions from resilient results. A specialist can construct to any spec, but if the spec lives in unclear adjectives, you inherit uncertainty.

A basic practice settles: pair every excavation or site enhancement with a short data package before mobilization. Even on small jobs, a one-page plan showing soil category, intended aggregate gradations, target compaction, and water management paths can conserve weeks of downstream noise. It turns a dig into a regulated operation rather of a treasure hunt.

Excavation with a property supervisor's eye

Excavation is not just the act of getting rid of soil. It is the choreography of threat. Each pail of earth touches security, schedule, surrounding structures, and the integrity of what remains in the ground. Supervisors typically feel at the grace of what the team discovers. That is reasonable, due to the fact that existing conditions do amaze you. Still, there are levers within reach.

Start by clarifying the performance boundary. If you are replacing a collapsed sewer lateral, do you stop at the structure wall or bring the replacement to the primary? If you are regrading along a building face, does the scope include restoring insulation on the exposed foundation? Draw the line noticeably on the strategy and in the contract, then budget time for unknowns in a structured method, for example, a system rate for rock excavation or inappropriate soil haul-off with a specified screening approach to declare material inappropriate. It is much easier to discuss a test outcome than a feeling.

Temporary controls matter more than they search a bid sheet. Trench boxes, steady ramps, fencing, and silt controls seldom sway award choices, yet they determine whether a team works efficiently and whether you avoid a regulator's go to after a storm. On a multifamily site, we as soon as had to re-sequence a job since parents kept short-cutting across a taped-off location to reach a school bus stop. An appropriate six-foot fence and locked gate fixed it in one day. The invoice line was small. The risk reduction was not.

Spoils management is a sleeper expense. Wet soil doubles dealing with time and disposal fees. If your task includes damp seasons or low-lying areas, push for weather windows and staging that keep export piles dry. A basic woven geotextile under a stockpile or a small berm to shed surface area water can save thousands and keep material reusable on site. When excavation discovers all of a sudden bad soils, consider lime or cement adjustment. It is not always right, and it needs competent screening and mixing 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 often fiction. Call before you dig, yes, however stroll the site with somebody who has lived there. Superintendents, maintenance techs, even the older renter who has actually seen every water break in twenty winter seasons, frequently indicate the real positionings. Vacuum potholing to verify depths at key crossings adds a line product, yet it avoids six-figure nights when you closed down a restaurant's gas line at 6 p.m.

[Sequin Property Management, LLC excavation](#)

Drainage is destiny

Most premature failures in pavements, retaining 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 expensive, however it is intentional. You require slopes that work, soils that do not choke, and outlets that stay clear.

At the surface, the geometry does the heavy lifting. Sidewalks ought to ride just above finished grade, not flush with it. Parking lots need to carry water noticeably to catch basins without birdbaths. Quality assurance here is

easy: pull string lines, flood test critical low points with a tube before paving, and accept little plan changes if truth demands it. An included inch at a lip can save an entranceway from yearly ice sheets.

Subsurface drainage makes its keep where soils bring great particles or where seasonal water tables lap at shallow utilities. The parts are familiar: perforated pipe, graded filter stone, geotextile, and a safe and secure outlet. The devil is the filter criteria. Covering a pipeline in a fuzzy sock does not ensure efficiency. You want an aggregate that stabilizes void area with a gradation stable against 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 material that declines fines is safer. In practice, I ask for a soil's grain size curve and let the engineer match it to an aggregate spec that meets filter guidelines, then I ask the provider for a test slip. It adds a day of paperwork and prevents years of clogging.

French drains pipes along building perimeters can be heroes or threats. They shine when you require to obstruct lateral circulation on a slope or lower the perched water around a structure. They disappoint when they end up being a concealed gutter for roofing system runoff or when outlets freeze or drown. Anchor them to a clear discharge point, preferably to daytime, and protect that outlet with rodent screens and a short heat trace in cold regions. Where daytime is not possible, utilize a sump with redundant pumps and an alarm that actually sounds through to somebody on staff.

Stormwater storage systems have actually tightened tolerances in numerous 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. Demand the manufacturer's positioning details, include a third-party compaction test strategy, and phase aggregate so the right gradation is obtainable when required. Pulling a load of 1 inch clear stone when the crew is hand-placing around geogrid leads to tears.

Where septic systems converge with the portfolio

Urban managers frequently press septic systems out of mind, assuming sewers manage whatever. In exurban and rural assets, septic is daily infrastructure. Even within a city, small industrial sites on the border may count on treatment tanks and leach fields. The technical pieces are uncomplicated, but the threat window can be wide if you do not regard loading and maintenance.

Sizing drives longevity. A three-bedroom home with a low-flow component set might generate 150 to 250 gallons daily, while a little office complex's load varies hugely by headcount and how frequently individuals utilize the toilets. The leach field cares about consistent dosing and rest cycles. In multifamily, I choose timed dosing with a little pump chamber, not gravity-only distribution. It smooths peaks and offers control. Gravity is easier but it frequently sends out shock loads after a Saturday laundry wave, which quickens biomat clogging downline.

Pumping and examinations are not optional line items. They are insurance disguised as operations. Solids do not politely stop at the baffle. Once they move, you lose field capacity and your repair becomes excavation of an active home. For rentals, tidy tanks on a clear period based upon usage. I have actually used 2 to 3 years successfully for small-diameter systems serving duplexes, and annual checks on dosing pumps. Train renters through welcome packages, not lectures. A single-page graphic on what not to flush cuts service calls by half. When backups take place, sample with a clear plan: check tank levels, expect surges at the circulation box, and test pumps under load before digging.



Failing fields can often be restored by rest, aeration, or shallow removal, but watch out for miracle treatments. I treat ingredients as maintenance assistants just. If the field is hydraulically strained or the biomat is set, you are back to soil and construction. If you have space, plan a reserve area on your site map and keep it sacrosanct. Landscaping enjoys to obtain open ground. Years later, you will be grateful the pergola never landed there.

Regulations are regional and in-depth. Health departments set trench depths, obstacles from wells and property lines, and particular trench media rules. Read them. When a purchaser's due diligence clock is ticking, a clean file with test pits, percolation outcomes, and pump logs can defend an appraisal you would otherwise lose.

Aggregates: the peaceful backbone

Aggregates do peaceful work. They drain, bring, and shape. Get them right, and everything above them lasts longer. Get them wrong, and you start paying twice. The types list is brief: open-graded stone for drainage, well-graded base for load distribution, and select fills tuned to geotechnical requirements. The ability depends on matching gradation and angularity to job and environment, then condensing to a target that makes sense.

A typical car park section may bring, from leading down, asphalt, compressed 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 6 to eight inch base may work for light cars. If delivery van go to daily, you will invest more. Where frost penetrates two to 4 feet, fines content ends up being crucial. Water must be able to leave, or it will expand and shove your surface area up each winter. An open-graded subbase capped by a well-graded base keeps the balance between drainage and interlock. I have seen low-cost "crusher run" with a lot of fines carry out wonderfully one dry year, then fail under a normal spring melt. The receipt rate was not the real cost.

Recycled concrete aggregate has a place if you manage its source and fines. It condenses well and saves cash. It likewise can break down under repeated wetting and drying, launching more fines, and it often carries reinforcing wire that journeys employees and catches on compaction drums. I utilize recycled concrete under walkways and trails more than under drive lanes, and I define a limitation on material passing the number 200 screen to keep it from turning into paste.

Placement strategy is the 2nd half of quality. Raise thickness dictates whether you accomplish density. A typical mistake is trying to compact a 12 inch lift with a small plate compactor. It looks like work, seems like work, however it does stagnate 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 nicely and ask for a gradation curve.

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

These trades intersect throughout the day. The trench your excavator opens ends up being a course for water, and the aggregate you position will either invite 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 meet a stormwater permit that caps discharge. If the excavator overcuts a few inches under the lane and leaves the subgrade raw, you have an infiltration sponge where you desired a firm base. If the base aggregate is too open under the drive-through, water can migrate sideways, find a channel trench, and sag the asphalt where vehicles stop. The repair is not to overbuild whatever. It is to define a bridging layer in between contrasting materials, add trench dams at intervals where energies cross pavements, and keep the tank and chamber bed linen constant end to end.

Under buildings, capillary breaks are cheap insurance. A four to six inch layer of tidy, uniformly graded stone under a slab breaks the upward pull of water and matches vapor. Combine it with a quality vapor retarder and taped joints. On a project where an owner pushed to erase that stone to conserve a couple of thousand dollars, we kept it and later determined indoor relative humidity in the piece zone 5 to 8 points lower in summer season than a sibling structure close by. Glue-down flooring sat tight. Calls stopped.

Retaining walls are drainage machines camouflaged as landscaping. The blocks or timbers you see are just the face. The work occurs behind, where soil and water meet. In clay soils, I like a 12 to 18 inch zone of free-draining aggregate behind the wall, separated from native soil with material, and vented with a drain to daylight. The loads alter if a parking area sits at the crest. A quick sanity check: if a wall is high enough to make you pause, it is high enough to deserve an engineer's stamp and a compaction test log.

When the plan satisfies the season

You can solve practically any geotechnical issue with time and money. Seasons make you select which you invest. Winter work in freezing environments feels brave in photos, but the ground does not appreciate social media. Excavating in frozen soil undermines 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 best call is to construct a temporary gravel emerging, open drains to keep meltwater moving, then return in spring for final prep. Where you need to proceed, plan for ground heating units, insulated blankets, and smaller sized day-to-day workspace that you can button up by night.



Wet shoulder seasons challenge persistence. I have actually seen teams chase after dry patches around a site, leaving a checkerboard of half-compacted lifts that looked fine till the first crane moved in. A better tactic is to designate a sacrificial haul road, lay geogrid and a thick working platform, and cops the traffic. The roadway takes the whipping. The work zones stay intact. At handoff, you reclaim and regrade the road material into final sections.

Hot, dry periods bring dust and rapid evaporation that fools compaction. Wetness content 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, mix with a grader till color is consistent, then compact. It takes time. It saves rebuilds. Look for overwatering near edges, where slurry sneaks under curbs and deteriorates assistance. Precision routines beat larger rollers.

Budgeting for longevity

Owners often request the least expensive method to fix a visible issue. Supervisors make their keep by providing options with life-cycle math. You can repair a saturated asphalt location with a patch for a couple of dollars per square foot. It may last two seasons. Or you can cut, excavate to a stable subgrade, restore with the ideal aggregates, and pave when for a years. Put the horizon and threat on one sheet. The best answer shifts with hold period, renter mix, and funding. A medical office with stringent access requires pays more now to avoid any closure during service hours later on. A retail pad with a pending redevelopment target might pick the short path.

Contingencies should have sincerity. On deep energy replacements in old neighborhoods, I carry a 15 to 25 percent allowance for 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 typically covers variation. What matters more than the specific number is the system: specify triggers and choice authority so that when the excavator's bucket hits brick at four feet, the team does not freeze.

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

The finest sites I have actually handled share a boring routine. Somebody walks them, frequently, with eyes low to the ground. Little ideas appear early. A patch of damp soil along a wall where sprinklers never ever struck. A

swirl of fines at a curb cut after a storm. A new bump at an energy trench that was flat last month. Maintenance techs with a basic inspection loop prevent projects regularly than any consultant.

On active tasks, everyday huddles with the crew leader make or break productivity. A quick review of the day's cuts, access paths, and material requires prevents the ritual where a loader sits idle while someone drives 40 minutes for material that might have been staged the day in the past. Keep a little tactical stash of common products on site: material rolls, silt fence, stakes, marking paint, spare couplings. I when viewed a team burn 3 hours due to the fact that a single clamp was missing. The excavator expense per hour made the clamp appear like a diamond.



Documentation is not documents for its own sake. Pictures from start and end of every day, test results attached 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 reveal pre-existing conditions. When a street inspector questions a backfill, you can turn over density logs. The calm that follows deserves the minutes it takes.

Case notes: 3 little wins that scaled

At a senior living property with persistent courtyard puddling, we scrapped the concept of removing the whole slab. Instead, we cut narrow trenches, set up slot drains that double as classy lines in the hardscape, and tied them to a sump on standby power. We adjusted watering heads that had actually been tossing onto concrete. The repair cost a quarter of the full replacement quote, removed slip threats, and avoided a resident fall that would have overshadowed any savings.

On a light industrial structure, tenant forklifts cracked an interior slab near dock doors each winter. The slab edge sat on a shallow base over an inadequately compressed trench. We saw thaw cycles pump water up through saw cuts. The cure was surgical: saw, demo a strip five feet wide, install a real capillary break with tidy stone, a stiff insulation board to temper frost, then a doweled piece spot with a thicker section at the traffic line. The cost landed inside a single month's lease. The fractures did not return.

A farm supply shop wanted gravel parking for expense factors, but dust and ruts were killing client experience. We swapped the top 3 inches of fines-heavy aggregate for a graded, angular stone, crowned the lanes, built shallow swales to the lot edges, and rolled it in 2 dry passes and one moist. We posted a brief sweeping schedule,

due to the fact that the finer material migrates. The lot went from mud pit to practical in 2 days. Sales in the outdoor bins got because individuals could reach them in tidy shoes.

Bringing it all 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 hidden yet definitive. The manager's role is not to master every equation, it is to build a culture that appreciates the ground, needs numbers where they matter, and acts early when small signals appear.

If you purchase a couple of keystones, the rest becomes workable. Commission a soils report when in doubt. Specify aggregates by gradation, not by nickname. Include subsurface drainage where water lingers, and give it a clear, secured outlet. Strategy excavations with truthful contingencies and safe staging. Maintain septic systems as living facilities with predictable routines. Walk your websites, in rain if possible. Set every big relocation with a little control that keeps alternatives open.

Growth in a portfolio seldom announces itself with excitement. It shows up as consistent operating lines, fewer emergency situations at odd hours, contractors who wish to deal with you once again, and the odd compliment from a long-time renter who notifications that whatever merely works. That is the quiet 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](#)

On the way to shop at [Midland Mall](#), customers often discuss excavation timelines, septic systems planning, drainage solutions, and ordering aggregates for driveways and pads.