

Business Name: Sequin Property Management, LLC

Address: 2867 Wilder Rd, Midland, MI 48642

Phone: (989) 225-9510

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 credibility for spreadsheets and service calls, however the most long lasting gains frequently begin underneath the surface. A well-run portfolio deals with soils, water, and load-bearing layers with the very same rigor it gives rent rolls. When you handle how a site breathes and sheds water, how it carries traffic, and how it accepts new utility lines, you protect capital and broaden future alternatives. Quality in excavation, drainage, and aggregates is not simply a specialist's craft, it is a management discipline that turns risk into resilience.

I discovered this on a 92-unit garden complex where the rear parking lot had actually been resurfaced three times in seven years. The asphalt looked fresh each spring then unwinded by Thanksgiving. On paper it was a paving issue. In the ground it was a hydrology issue. The subgrade was a silty clay that swelled, frost-heaved, and held water like a saucer. When we cored the pavement, mapped the base failures, and revamped the drainage, we saw the resurfacing cycle stop. Our repair work budget plan diminished by half the next three years. The lease roll never ever changed, however the ground lastly began working for us.

The groundwork mindset

On any property, the earth sets the guidelines. Specialists arrive with excavators and compactors, yet the definitive moves take place early, usually at the desk. Strong groundwork work starts with a clear site model: soil types and strengths, water sources and flow courses, utilities old and new, load demands today and later. Managers who sponsor that design, demand testing, and align scopes around it see less change orders and longer service life.

You do not need to be a geotechnical engineer to guide the procedure. You do require to request 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 gravel or a recycled mix with variable fines? These

information separate excellent intentions from resilient results. A contractor can build to any spec, however if the spec lives in unclear adjectives, you inherit uncertainty.

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

Excavation with a property supervisor's eye

Excavation is not simply the act of getting rid of soil. It is the choreography of danger. Each pail of earth touches security, schedule, neighboring structures, and the stability of what stays in the ground. Supervisors frequently feel at the mercy of what the crew discovers. That is fair, due to the fact that existing conditions do surprise you. Still, there are levers within reach.

Start by clarifying the efficiency limit. If you are replacing a collapsed sewer lateral, do you stop at the foundation wall or carry the replacement to the primary? If you are regrading along a structure face, does the scope consist of bring back insulation on the exposed structure? Fix a limit noticeably on the plan and in the agreement, then spending plan time for unknowns in a structured method, for example, an unit rate for rock excavation or inappropriate soil haul-off with a defined testing method to state material unsuitable. It is much easier to discuss a test outcome than a feeling.

Temporary controls matter more than they search a quote sheet. Trench boxes, stable ramps, fencing, and silt controls seldom sway award choices, yet they dictate whether a crew works effectively and whether you avoid a regulator's see after a storm. On a multifamily site, we once needed to re-sequence a task because parents kept short-cutting across a taped-off area to reach a school bus stop. A proper six-foot fence and locked gate solved it in one day. The billing line was small. The danger decrease was not.

Spoils management is a sleeper expense. Wet soil doubles managing time and disposal fees. If your task includes damp seasons or low-lying areas, push for weather windows and staging that keep export stacks dry. A simple woven geotextile under a stockpile or a little berm to shed surface area water can save thousands and keep product recyclable on site. When excavation unearths unexpectedly poor soils, think about lime or cement adjustment. It is not constantly right, and it needs qualified screening and mixing control, however in the ideal clays it turns a seven-day drying hold-up into a single workday.

Utilities bring their own calculus. As-builts are often fiction. Call before you dig, yes, however walk the site with somebody who has lived there. Superintendents, maintenance techs, even the older renter who has actually experienced every water break in twenty winters, frequently point to the true alignments. Vacuum potholing to confirm depths at key crossings includes a line item, yet it prevents six-figure nights when you closed down a restaurant's gas line at 6 p.m.

Drainage is destiny

Most early failures in pavements, retaining walls, and landscaped areas trace back to water. Either it can not leave, or it does not know 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. Sidewalks should ride simply above completed grade, not flush with it. Parking lots ought to bring water noticeably to catch basins without birdbaths. Quality control here

is easy: pull string lines, flood test important low points with a hose before paving, and accept small plan modifications if reality demands it. An added inch at a lip can save an entranceway from annual ice sheets.

Subsurface drainage makes its keep where soils carry fine particles or where seasonal water tables lap at shallow utilities. The elements are familiar: perforated pipe, graded filter stone, geotextile, and a secure outlet. The devil is the filter criteria. Covering a pipeline in a fuzzy sock does not ensure performance. You desire an aggregate that balances void area with a gradation stable versus your native soil. If your soil is a clean sand, an open-graded aggregate is safe. If it is a silty clay, utilizing a well-graded stone with a material 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 meets filter guidelines, then I ask the provider for a test slip. It adds a day of documents and avoids years of clogging.

French drains pipes along developing boundaries can be heroes or hazards. 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 hidden seamless gutter for roofing overflow or when outlets freeze or drown. Anchor them to a clear discharge point, ideally to daylight, and protect that outlet with rodent screens and a brief heat trace in cold areas. Where daytime is not possible, utilize a sump with redundant pumps and an alarm that in fact sounds through to someone on staff.

Stormwater storage systems have tightened 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 inherits a permanent speed bump. Need the producer's positioning information, consist of 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 leads to tears.

Where septic systems intersect with the portfolio

Urban managers often press septic systems out of mind, presuming drains handle everything. In exurban and rural assets, septic is everyday infrastructure. Even within a city, small commercial websites on the perimeter might depend on treatment tanks and leach fields. The technical pieces are simple, however the danger window can be broad if you do not regard loading and maintenance.

Sizing drives longevity. A three-bedroom home with a low-flow fixture set may produce 150 to 250 gallons per day, while a little office complex's load differs extremely by headcount and how typically individuals utilize the washrooms. The leach field appreciates consistent dosing and rest cycles. In multifamily, I choose timed dosing with a little pump chamber, not gravity-only distribution. It smooths peaks and provides control. Gravity is simpler however it typically sends out shock loads after a Saturday laundry wave, which accelerates biomat obstructing downline.

Pumping and examinations are not optional line items. They are insurance coverage disguised as operations. Solids do not pleasantly stop at the baffle. Once they migrate, you lose field capacity 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 utilized 2 to 3 years successfully for small-diameter systems serving duplexes, and annual look at dosing pumps. Train occupants through welcome packages, not lectures. A single-page graphic on what not to flush cuts service calls by half. When backups happen, sample with a clear plan: 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 remediation, however be wary of wonder remedies. I treat additives as upkeep assistants only. If the field is hydraulically overwhelmed or the biomat is set, you are back to soil and construction. If you have area, plan a reserve location on your site map and keep it sacrosanct. Landscaping loves to borrow open ground. Years later on, you will be grateful the pergola never ever landed there.

Regulations are regional and in-depth. Health departments set trench depths, problems from wells and property lines, and particular trench media guidelines. 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 quiet backbone

Aggregates do quiet work. They drain pipes, carry, and shape. Get them right, and whatever above them lasts longer. Get them incorrect, and you start paying two times. The types list is short: open-graded stone for drainage, well-graded base for load distribution, and select fills tuned to geotechnical needs. The skill lies in matching gradation and angularity to task and environment, then compacting to a target that makes sense.

A typical parking lot section might 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 range, a six to 8 inch base may work for light vehicles. If delivery trucks visit daily, you will invest more. Where frost permeates 2 to four feet, fines content becomes vital. Water should be able to leave, or it will broaden and push your surface area up each winter season. An open-graded subbase topped by a well-graded base keeps the balance in between drainage and interlock. I have actually seen inexpensive "crusher run" with too many fines carry out magnificently one dry year, then stop working under a typical spring melt. The invoice cost was not the genuine cost.

Recycled concrete aggregate has a place if you control its source and fines. It compacts well and saves cash. It likewise can break down under duplicated wetting and drying, releasing more fines, and it often brings strengthening wire that journeys workers and catches on compaction drums. I use recycled concrete under pathways and tracks more than under drive lanes, and I define a limitation on product passing the number 200 sieve to keep it from developing into paste.

Placement technique is the second half of quality. Raise density dictates whether you attain density. A common mistake is attempting to compact a 12 inch lift with a little plate compactor. It appears like work, seems like work, however it does stagnate the middle. Thinner lifts, matched to your roller or rammer, pay back in even assistance. Test density with a nuclear gauge or lightweight deflectometer, not heel prints. When a supplier tells you their 3/4 inch minus will "secure fine," nod nicely and request a gradation curve.

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

These trades converge all day. The trench your excavator opens ends up being a path for water, and the aggregate you put will either welcome or reject that circulation. A strategy that deals with each function in seclusion leaves seams. A system view narrows them.

Imagine a brand-new office pad with a retail strip and a drive-through lane. You will collect roofing system water into downspouts, path pavement water to basins, and satisfy a stormwater license that caps discharge. If the excavator overcuts a few inches under the lane and leaves the subgrade raw, you have a seepage sponge where you desired a company base. If the base aggregate is too open under the drive-through, water can move sideways, find a channel trench, and sag the asphalt where cars and trucks stop. The repair is not to overbuild everything. It is to specify a bridging layer in between contrasting products, include trench dams at periods where energies cross pavements, and keep the tank and chamber bed linen constant end to end.

Under structures, capillary breaks are low-cost insurance. A 4 to 6 inch layer of clean, consistently graded stone under a slab breaks the upward pull of water and adjusts vapor. Pair it with a quality vapor retarder and taped seams. On a project where an owner pressed to erase that stone to save a couple of thousand dollars, we kept it and later measured indoor relative humidity in the piece zone 5 to 8 points lower in summer than a sis structure close by. Glue-down flooring sat tight. Calls stopped.

Retaining walls are drainage devices disguised as landscaping. The blocks or woods 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 car park sits at the crest. A quick peace of mind check: if a wall is tall enough to make you stop briefly, it is tall enough to should have an engineer's stamp and a compaction test log.

When the plan fulfills the season

You can solve practically any geotechnical problem with money and time. Seasons make you pick which you invest. Winter work in freezing environments feels brave in pictures, however the ground does not care about social media. Excavating in frozen soil undermines sidewalls, inflates export volume as clods trap air and ice, and dilutes compaction when thaw turns the base to oatmeal. In some cases the right call is to construct a short-lived gravel surfacing, open drains to keep meltwater moving, then return in spring for final prep. Where you must continue, plan for ground heaters, insulated blankets, and smaller day-to-day workspace that you can button up by night.

Wet shoulder seasons challenge persistence. I have enjoyed teams chase after dry spots around a site, leaving a checkerboard of half-compacted lifts that looked fine until the first crane relocated. A better strategy 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 undamaged. At handoff, you recover and regrade the roadway product into final sections.

Hot, dry durations bring dust and quick evaporation that fools compaction. Moisture material is not a guess. It is a narrow window. If fines-rich base dries too quick, it will not knit under the roller. Rehydrate with a water truck,

mix with a grader up until color is consistent, then compact. It takes some time. It saves rebuilds. Look for overwatering near edges, where slurry slips under curbs and compromises support. Accuracy habits beat larger rollers.

Budgeting for longevity

Owners often request for the least expensive way to fix a noticeable problem. Supervisors make their keep by presenting alternatives with life-cycle math. You can repair a saturated asphalt area with a spot for a few dollars per square foot. It might last 2 seasons. Or you can cut, excavate to a steady subgrade, restore with the right aggregates, and pave when for a years. Put the horizon and threat on one sheet. The best response shifts with hold duration, occupant mix, and financing. A medical workplace with strict gain access to needs pays more now to prevent any closure during business hours later on. A retail pad with a pending redevelopment target may choose the short path.

Contingencies are worthy of honesty. On deep utility replacements in old neighborhoods, I bring a 15 to 25 percent allowance for unknowns, with system costs for common surprises like rock, groundwater control, and rerouting around unmapped lines. On greenfield drainage work with a clean soils report, 10 to 15 percent typically covers variation. What matters more than the precise number is the system: specify triggers and decision authority so that when the excavator's bucket hits brick at 4 feet, the team does not freeze.

People, process, and the daily walk

The finest sites I have actually managed share an uninteresting practice. Someone strolls them, frequently, with eyes low to the ground. Small clues appear early. A spot of moist soil along a wall where sprinklers never ever hit. 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 an easy inspection loop prevent jobs more often than any consultant.

On active tasks, day-to-day huddles with the team leader make or break performance. A fast review of the day's cuts, gain access to routes, and material requires prevents the ritual where a loader sits idle while someone drives 40 minutes for fabric that might have been staged the day previously. Keep a little tactical stash of typical items on site: fabric rolls, silt fence, stakes, marking paint, spare couplings. I when watched a team burn three hours since a single clamp was missing. The excavator cost per hour made the clamp appear like a diamond.



Documentation is not paperwork for its own sake. Images from start and end of each day, test results connected to pay apps, and as-built sketches conserve [excavation](#) track records and genuine money. When a neighbor claims your work triggered their basement seepage, you can show pre-existing conditions. When a street inspector concerns a backfill, you can hand over density logs. The calm that follows is worth the minutes it takes.

Case notes: three small wins that scaled

At a senior living property with chronic courtyard puddling, we scrapped the idea of removing the entire slab. Rather, we cut narrow trenches, set up slot drains pipes that function as sophisticated lines in the hardscape, and tied them to a sump on standby power. We adjusted watering heads that had been throwing onto concrete. The repair cost a quarter of the full replacement price quote, removed slip threats, and prevented a resident fall that would have overshadowed any savings.



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

A farm supply store wanted gravel parking for cost reasons, but dust and ruts were eliminating client experience. We swapped the top 3 inches of fines-heavy aggregate for a graded, angular stone, crowned the lanes, developed shallow swales to the lot edges, and rolled it in 2 dry passes and one moist. We posted a short sweeping schedule, because the finer product moves. The lot went from mud pit to functional in two days. Sales in the outside bins picked up because individuals could reach them in tidy shoes.

Bringing it all together for growth

Properties are organisms. They shift with weather, loading, and time. Excavation, drainage, and aggregates are their skeleton and circulatory system, mainly concealed yet decisive. The manager's role is not to master every formula, it is to build a culture that appreciates the ground, needs numbers where they matter, and acts early when small signals appear.

If you buy a couple of keystones, the rest ends up being manageable. Commission a soils report when in doubt. Specify aggregates by gradation, not by nickname. Add subsurface drainage where water lingers, and offer it a clear, safeguarded outlet. Strategy excavations with truthful contingencies and safe staging. Keep septic systems as living infrastructure with predictable routines. Stroll your sites, in rain if possible. Set every big move with a small control that keeps choices open.

Growth in a portfolio hardly ever reveals itself with fanfare. It appears as stable operating lines, less emergency situations at odd hours, contractors who wish to work with you again, and the odd compliment from a veteran 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](tel:(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](tel:(989)225-9510), visit their website at <https://sequinpropertymanagement.com/>, or connect on social media via [Facebook](#)

After enjoying the river views at [The Tridge](#) in Chippewassee Park, locals frequently book excavation, inspect septic systems, correct drainage issues, and add aggregates to stabilize wet areas.