

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, however the most durable gains frequently begin below the surface area. A well-run portfolio deals with soils, water, and load-bearing layers with the same rigor it gives lease rolls. When you handle how a site breathes and sheds water, how it carries traffic, and how it accepts brand-new utility lines, you protect capital and widen future options. Excellence in excavation, drainage, and aggregates is not just a contractor's craft, it is a management discipline that turns risk into resilience.

I learned this on a 92-unit garden complex where the rear parking lot had actually been resurfaced 3 times in 7 years. The asphalt looked fresh each spring then deciphered 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 saucer. As soon as 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 altered, but the ground lastly started working for us.

The foundation mindset

On any property, the earth sets the rules. Specialists arrive with excavators and compactors, yet the definitive moves happen early, normally at the desk. Strong foundation work begins with a clear site model: soil types and strengths, water sources and circulation paths, energies old and new, load needs today and later on. Supervisors who sponsor that model, demand screening, and line up scopes around it see fewer change orders and longer service life.

You do not need to be a geotechnical engineer to steer the process. You do require 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 blend with variable fines? These

details different good objectives from long lasting results. A professional can develop to any specification, but if the spec lives in vague adjectives, you inherit uncertainty.

An easy practice settles: set every excavation or site enhancement with a short data bundle before mobilization. Even on little tasks, a one-page strategy revealing soil classification, meant aggregate gradations, target compaction, and water management paths can save weeks of downstream sound. It turns a dig into a regulated operation instead of a treasure hunt.

Excavation with a property supervisor's eye

Excavation is not just the act of eliminating soil. It is the choreography of threat. Each container of earth touches security, schedule, surrounding structures, and the stability of what stays in the ground. Managers often feel at the grace of what the crew discovers. That is reasonable, since existing conditions do shock 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 foundation wall or bring the replacement to the main? If you are regrading along a building face, does the scope consist of bring back insulation on the exposed structure? Draw the line noticeably on the strategy and in the agreement, then spending plan time for unknowns in a structured method, for instance, an unit rate for rock excavation or inappropriate soil haul-off with a defined screening approach to declare product unsuitable. It is easier to dispute a test result 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 crew works efficiently and whether you prevent a regulator's check out after a storm. On a multifamily site, we once needed to re-sequence a task since parents kept short-cutting across a taped-off location to reach a school bus stop. A correct six-foot fence and locked gate solved it in one day. The billing line was small. The threat reduction was not.

Spoils management is a sleeper cost. Wet soil doubles handling time and disposal fees. If your task involves damp seasons or low-lying areas, push for weather windows and staging that keep export stacks dry. An easy woven geotextile under a stockpile or a small berm to shed surface water can conserve thousands and keep material recyclable on site. When excavation unearths all of a sudden bad soils, consider lime or cement adjustment. It is not always right, and it requires proficient testing 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 typically fiction. Call before you dig, yes, however walk the site with somebody who has actually lived there. Superintendents, upkeep techs, even the older occupant who has seen every water break in twenty winter seasons, often point to the real positionings. Vacuum potholing to verify depths at key crossings adds a line item, yet it prevents six-figure nights when you shut down a restaurant's gas line at 6 p.m.

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 know where to go. The treatment is not costly, however it is deliberate. You need slopes that work, soils that do not choke, and outlets that remain clear.

At the surface area, the geometry does the heavy lifting. Sidewalks must ride just above completed grade, not flush with it. Parking lots must bring water noticeably to catch basins without birdbaths. Quality assurance here is

easy: pull string lines, flood test vital low points with a tube before paving, and accept little strategy changes if truth requires it. An included inch at a lip can rescue an entranceway from annual ice sheets.

Subsurface drainage earns its keep where soils carry great particles or where seasonal water level lap at shallow energies. The elements are familiar: perforated pipeline, graded filter stone, geotextile, and a safe outlet. The devil is the filter requirements. Covering a pipe in a fuzzy sock does not guarantee performance. You want an aggregate that balances void space 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, 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 specification that satisfies filter rules, then I ask the supplier for a test slip. It adds a day of documents and avoids years of clogging.

French drains pipes along constructing boundaries can be heroes or risks. They shine when you need to obstruct lateral circulation on a slope or lower the perched water around a structure. They disappoint when they become a surprise rain gutter for roofing overflow or when outlets freeze or drown. Anchor them to a clear discharge point, preferably to daylight, and safeguard that outlet with rodent screens and a brief heat trace in cold regions. Where daylight 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 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 upkeep team inherits a permanent speed bump. Need the producer's positioning details, include a third-party compaction test strategy, and phase aggregate so the right gradation is reachable when needed. Pulling a load of 1 inch clear stone when the team is hand-placing around geogrid leads to tears.

Where septic systems converge with the portfolio

Urban supervisors often push septic systems out of mind, assuming drains manage everything. In exurban and rural assets, septic is daily infrastructure. Even within a city, small industrial websites on the border may count on treatment tanks and leach fields. The technical pieces are simple, however the threat window can be large if you do not regard loading and maintenance.

Sizing drives durability. A three-bedroom home with a low-flow fixture set might produce 150 to 250 gallons each day, while a little office building's load varies hugely by headcount and how frequently people utilize the

restrooms. The leach field cares about constant dosing and rest cycles. In multifamily, I prefer timed dosing with a little pump chamber, not gravity-only distribution. It smooths peaks and offers control. Gravity is simpler however it frequently sends out shock loads after a Saturday laundry wave, which accelerates biomat blocking downline.

Pumping and assessments are not optional line items. They are insurance disguised as operations. Solids do not pleasantly stop at the baffle. Once they migrate, you lose field capacity and your repair work becomes excavation of an active living space. For rentals, tidy tanks on a clear interval based upon usage. I have actually utilized two to three years successfully for small-diameter systems serving duplexes, and annual checks on 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 occur, sample with a clear strategy: check tank levels, expect surges at the distribution box, and test pumps under load before digging.

Failing fields can in some cases be revived by rest, aeration, or shallow removal, but be wary of miracle remedies. I deal with additives as upkeep assistants only. If the field is hydraulically strained 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 enjoys to borrow open ground. Years later on, you will be grateful the pergola never landed there.

Regulations are local and in-depth. Health departments set trench depths, setbacks from wells and property lines, and particular trench media guidelines. Read them. When a buyer's due diligence clock is ticking, a clean file with test pits, percolation results, and pump logs can safeguard a valuation you would otherwise lose.

Aggregates: the quiet backbone

Aggregates do quiet work. They drain pipes, bring, and shape. Get them right, and everything above them lasts longer. Get them incorrect, and you begin paying twice. The species list is brief: open-graded stone for drainage, well-graded base for load circulation, and choose fills tuned to geotechnical requirements. The skill depends on matching gradation and angularity to task and environment, then condensing to a target that makes sense.

A normal parking lot section might carry, 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 6 to 8 inch base may work for light vehicles. If delivery van check out daily, you will invest more. Where frost permeates 2 to 4 feet, fines content ends up being critical. Water should have the ability to leave, or it will expand and shove your surface up each winter. An open-graded subbase capped by a well-graded base keeps the balance between drainage and interlock. I have actually seen inexpensive "crusher run" with a lot of fines carry out magnificently one dry year, then stop working under a regular spring melt. The receipt cost was not the genuine cost.

Recycled concrete aggregate belongs if you manage its source and fines. It compacts well and conserves money. It also can break down under duplicated wetting and drying, releasing more fines, and it in some cases carries strengthening wire that journeys workers and catches on compaction drums. I utilize recycled concrete under walkways and routes more than under drive lanes, and I define a limitation on material passing the number 200 sieve to keep it from turning into paste.

Placement strategy is the 2nd half of quality. Raise density dictates whether you attain density. A common error is trying to compact a 12 inch lift with a little plate compactor. It appears like work, sounds like work, but 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 provider tells you their 3/4 inch minus will "lock up great," nod pleasantly and request for a gradation curve.

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

These trades converge throughout the day. The trench your excavator opens becomes a course for water, and the aggregate you place will either invite or reject that circulation. A plan that deals with each function in seclusion leaves joints. A system view narrows them.

Imagine a new office pad with a retail strip and a drive-through lane. You will collect roof water into downspouts, route pavement water to basins, and meet a stormwater permit 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 company 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 whatever. It is to specify a bridging layer between contrasting materials, include trench dams at intervals where utilities cross pavements, and keep the tank and chamber bed linen constant end to end.

Under buildings, capillary breaks are inexpensive insurance coverage. A four to 6 inch layer of tidy, consistently graded stone under a piece breaks the upward pull of water and equalizes vapor. Combine it with a quality vapor retarder and taped seams. On a project where an owner pressed to delete that stone to save a few thousand dollars, we kept it and later on determined indoor relative humidity in the slab zone 5 to 8 points lower in summertime than a sis building close by. Glue-down floor covering sat tight. Calls stopped.

Retaining walls are drainage devices disguised as landscaping. The blocks or lumbers you see are simply the face. The work happens behind, where soil and water satisfy. 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 alter if a car park sits at the crest. A fast sanity check: if a wall is tall enough to make you stop briefly, it is tall enough to be worthy of an engineer's stamp and a compaction test log.

When the plan satisfies the season

You can solve practically any geotechnical problem with time and money. Seasons make you select which you spend. Winter operate in freezing climates feels brave in pictures, but the ground does not appreciate social networks. Excavating in frozen soil undermines sidewalls, pumps up export volume as clods trap air and ice, and waters down compaction when thaw turns the base to oatmeal. Often the right call is to develop a short-term gravel emerging, open drains to keep meltwater moving, then return in spring for last prep. Where you need to continue, plan for ground heating units, insulated blankets, and smaller sized everyday workspace that you can button up by night.

Wet shoulder seasons challenge persistence. I have viewed crews go after dry spots around a site, leaving a checkerboard of half-compacted lifts that looked fine till the first crane relocated. A better technique is to designate a sacrificial haul roadway, lay geogrid and a thick working platform, and police the traffic. The roadway takes the pounding. The work zones remain undamaged. At handoff, you recover and regrade the roadway product into last sections.

Hot, dry periods bring dust and fast evaporation that fools compaction. Wetness content is not a guess. It is a narrow window. If fines-rich base dries too fast, it will not knit under the roller. Rehydrate with a water truck, mix with a grader up until color is uniform, then compact. It takes time. It conserves rebuilds. Look for overwatering near edges, where slurry sneaks under curbs and compromises assistance. Accuracy routines beat bigger rollers.

Budgeting for longevity

Owners typically request for the most affordable method to resolve a noticeable problem. Managers earn their keep by presenting alternatives with life-cycle math. You can repair a saturated asphalt location with a patch for a couple of dollars per square foot. It might last 2 seasons. Or you can cut, excavate to a steady subgrade, restore

with the best aggregates, and pave as soon as for a years. Put the horizon and risk on one sheet. The ideal response shifts with hold duration, tenant mix, and funding. A medical workplace with strict access requires pays more now to avoid any closure during service hours later. A retail pad with a pending redevelopment target may choose the brief path.

Contingencies are worthy of honesty. On deep utility replacements in old areas, I carry a 15 to 25 percent allowance for unknowns, with unit rates for typical surprises like rock, groundwater control, and rerouting around unmapped lines. On greenfield drainage deal with a clean soils report, 10 to 15 percent typically covers variation. What matters more than the exact number is the mechanism: define triggers and choice authority so that when the excavator's pail hits brick at 4 feet, the group does not freeze.

People, procedure, and the daily walk

The best websites I have handled share a dull habit. Somebody walks them, often, with eyes low to the ground. Small ideas appear early. A patch of moist soil along a wall where sprinklers never 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 an easy inspection loop avoid projects more often than any consultant.

On active jobs, everyday huddles with the crew leader make or break efficiency. A fast review of the day's cuts, gain access to paths, and product needs prevents the routine where a loader sits idle while somebody drives 40 minutes for material that might have been staged the day before. Keep a small tactical stash of common items on site: material rolls, silt fence, stakes, marking paint, extra couplings. I once watched a team burn three hours since a single clamp was missing out on. The excavator expense per hour [drainage](#) made the clamp look like a diamond.

Documentation is not documents for its own sake. Photos from start and end of every day, test results connected to pay apps, and as-built sketches save track records and genuine money. When a neighbor claims your work caused their basement seepage, you can show preexisting conditions. When a street inspector questions a backfill, you can hand over density logs. The calm that follows deserves the minutes it takes.

Case notes: 3 small wins that scaled

At a senior living property with persistent yard puddling, we ditched the idea of tearing out the whole slab. Rather, we cut narrow trenches, set up slot drains pipes that double as sophisticated lines in the hardscape, and tied them to a sump on standby power. We adjusted irrigation heads that had actually been throwing onto concrete. The fix cost a quarter of the complete replacement quote, got rid of slip risks, and avoided a resident fall that would have eclipsed any savings.

On a light industrial structure, renter forklifts split an interior slab near dock doors each winter. The piece edge rested on a shallow base over a badly compacted trench. We saw thaw cycles pump water up through saw cuts. The remedy was surgical: saw, demo a strip 5 feet wide, set up a real capillary break with clean stone, a stiff insulation board to temper frost, then a doveled slab spot with a thicker section at the traffic line. The expense landed inside a single month's rent. The fractures did not return.

A farm supply store wanted gravel parking for cost factors, but dust and ruts were eliminating consumer experience. We switched the leading 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 2 dry passes and one moist. We published a short sweeping schedule, since the finer product moves. The lot went from mud pit to practical in 2 days. Sales in the outside bins got since people could reach them in clean shoes.

Bringing all of it together for growth

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

If you buy a few keystones, the rest becomes manageable. Commission a soils report when in doubt. Specify aggregates by gradation, not by label. Include subsurface drainage where water lingers, and give it a clear, protected outlet. Plan excavations with sincere contingencies and safe staging. Keep septic systems as living infrastructure with foreseeable regimens. Walk your sites, in rain if possible. Pair every big relocation with a small control that keeps choices open.

Growth in a portfolio hardly ever announces itself with excitement. It appears as steady operating lines, fewer emergency situations at odd hours, professionals who want to work with you once again, and the odd compliment from a long-time occupant who notices that everything 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 has Facebook page <https://www.facebook.com/profile.php?id=61557441399590>

Sequin Property Management LLC won Top Septic and Aggregates Company 2025

Sequin Property Management LLC earned Best Customer Property Services Award 2024

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](#)

After a stroll through [Dow Gardens](#), property owners often plan excavation work, evaluate septic systems, improve drainage, and schedule aggregates delivery for stronger site prep.