

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 credibility for spreadsheets and service calls, but the most durable gains typically start underneath the surface. A well-run portfolio treats soils, water, and load-bearing layers with the very same rigor it provides rent rolls. When you manage how a site breathes and sheds water, how it carries traffic, and how it accepts new utility lines, you safeguard capital and expand future options. Quality in excavation, drainage, and aggregates is not just a specialist'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 sequinpropertymanagement.com excavation had been resurfaced 3 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 diminished by half the next 3 years. The rent roll never changed, however the ground finally started working for us.

The foundation mindset

On any property, the earth sets the rules. Specialists arrive with excavators and compactors, yet the decisive moves occur early, usually at the desk. Strong groundwork work starts with a clear site design: soil types and strengths, water sources and flow courses, utilities old and new, load needs today and later. Managers who sponsor that model, demand screening, and line up scopes around it see fewer change orders and longer service life.

You do not require to be a geotechnical engineer to steer 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 attain on the base course? Are we importing a 3/4 inch minus gravel or a recycled blend with variable fines? These information

separate good intents from long lasting outcomes. A professional can build to any spec, however if the spec lives in vague adjectives, you acquire uncertainty.

A basic routine settles: pair every excavation or site improvement with a brief information bundle before mobilization. Even on little jobs, a one-page plan showing soil classification, intended aggregate gradations, target compaction, and water management paths can conserve weeks of downstream noise. 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 getting rid of soil. It is the choreography of threat. Each container of earth touches security, schedule, neighboring structures, and the integrity of what remains in the ground. Supervisors typically feel at the grace of what the team discovers. That is fair, because existing conditions do surprise you. Still, there are levers within reach.

Start by clarifying the performance limit. If you are replacing a collapsed sewer lateral, do you stop at the foundation wall or bring the replacement to the main? If you are regrading along a structure face, does the scope include restoring insulation on the exposed foundation? Fix a limit noticeably on the plan and in the contract, then spending plan time for unknowns in a structured method, for example, a system rate for rock excavation or unsuitable soil haul-off with a specified screening technique to state product inappropriate. It is easier to discuss 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 rarely sway award decisions, yet they determine whether a crew works efficiently and whether you prevent a regulator's see after a storm. On a multifamily site, we when had to re-sequence a task because parents kept short-cutting across a taped-off location 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 expense. Wet soil doubles dealing with time and disposal costs. If your task includes wet seasons or low-lying areas, push for weather condition windows and staging that keep export stacks dry. A simple woven geotextile under a stockpile or a small berm to shed surface water can conserve thousands and keep material multiple-use on site. When excavation discovers suddenly poor soils, think about lime or cement modification. It is not always right, and it needs competent screening and blending control, however in the best clays it turns a seven-day drying hold-up into a single workday.

Utilities bring their own calculus. As-builts are typically fiction. Call before you dig, yes, but walk the site with someone who has actually lived there. Superintendents, upkeep techs, even the older occupant who has seen every water break in twenty winters, frequently point to the real positionings. Vacuum potholing to verify depths at key crossings includes a line product, yet it prevents six-figure nights when you closed down a dining establishment's gas line at 6 p.m.



Drainage is destiny

Most early failures in pavements, keeping walls, and landscaped locations trace back to water. Either it can not leave, or it does not know where to go. The remedy is not pricey, but 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. Pathways must ride just above completed grade, not flush with it. Parking lots should carry water visibly to capture basins without birdbaths. Quality assurance here is basic: pull string lines, flood test important low points with a hose pipe before paving, and accept little strategy changes if reality demands it. An added inch at a lip can save an entryway from yearly ice sheets.

Subsurface drainage makes its keep where soils carry great particles or where seasonal water level lap at shallow energies. The parts recognize: perforated pipe, graded filter stone, geotextile, and a safe and secure outlet. The devil is the filter requirements. Covering a pipe in a fuzzy sock does not guarantee performance. You desire 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 material that declines fines is safer. In practice, I request 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 includes a day of paperwork and avoids years of clogging.

French drains along building borders can be heroes or threats. They shine when you need to obstruct lateral circulation on a slope or lower the perched water around a foundation. They disappoint when they end up being a hidden rain gutter for roofing system overflow 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 brief heat trace in cold regions. Where daytime is not possible, utilize a sump with redundant pumps and an alarm that actually rings through to somebody 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 upkeep group inherits a permanent speed bump. Need the producer's positioning details, include a third-party compaction test strategy, and phase

aggregate so the best gradation is obtainable when required. Pulling a load of 1 inch clear stone when the crew is hand-placing around geogrid results in tears.

Where septic systems converge with the portfolio

Urban supervisors frequently push septic systems out of mind, presuming sewers handle whatever. In exurban and rural properties, septic is daily facilities. Even within a city, little business websites on the border may rely on treatment tanks and leach fields. The technical pieces are straightforward, but the danger window can be wide if you do not respect loading and maintenance.

Sizing drives longevity. A three-bedroom home with a low-flow fixture set may create 150 to 250 gallons daily, while a small office building's load varies hugely by headcount and how often individuals utilize the washrooms. The leach field cares about constant dosing and rest cycles. In multifamily, I choose timed dosing with a small pump chamber, not gravity-only circulation. It smooths peaks and gives control. Gravity is simpler however it typically sends shock loads after a Saturday laundry wave, which speeds up biomat blocking 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, clean tanks on a clear period based upon usage. I have utilized two to three years efficiently for small-diameter systems serving duplexes, and annual examine dosing pumps. Train renters 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 plan: check tank levels, expect surges at the circulation box, and test pumps under load before digging.

Failing fields can sometimes be revived by rest, aeration, or shallow removal, but be wary of miracle treatments. I treat additives as maintenance helpers only. If the field is hydraulically overloaded or the biomat is set, you are back to soil and construction. If you have area, 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, setbacks from wells and property lines, and specific trench media guidelines. Read them. When a buyer's due diligence clock is ticking, a clean file with test pits, percolation outcomes, and pump logs can protect a valuation you would otherwise lose.

Aggregates: the quiet backbone

Aggregates do quiet work. They drain pipes, carry, 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 select fills tuned to geotechnical needs. The skill lies in matching gradation and angularity to task and environment, then condensing to a target that makes sense.

A normal parking area may 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 variety, a 6 to 8 inch base might work for light cars. If delivery van go to daily, you will invest more. Where frost penetrates two to 4 feet, fines content becomes vital. Water must have the ability to leave, or it will broaden and push 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 inexpensive "crusher run" with a lot of fines perform perfectly one dry year, then stop working under a regular spring melt. The receipt cost was not the genuine cost.

Recycled concrete aggregate has a place if you manage its source and fines. It compacts well and conserves money. It also can break down under repeated wetting and drying, launching more fines, and it often carries reinforcing wire that trips employees and catches on compaction drums. I utilize recycled concrete under walkways and trails more than under drive lanes, and I specify a limit on product passing the number 200 screen to keep it from becoming paste.

Placement strategy is the second half of quality. Lift density determines whether you attain density. A typical mistake is attempting to compact a 12 inch lift with a small plate compactor. It appears like work, sounds like work, but it does not move the middle. Thinner lifts, matched to your roller or rammer, pay back in even assistance. Test density with a nuclear gauge or light-weight deflectionometer, not heel prints. When a provider informs you their 3/4 inch minus will "lock up great," nod nicely and ask for a gradation curve.



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

These trades intersect all day. The trench your excavator opens becomes a course for water, and the aggregate you place will either welcome or turn down that circulation. A strategy that treats each function in seclusion leaves seams. A system view narrows them.

Imagine a new workplace pad with a retail strip and a drive-through lane. You will gather roof water into downspouts, route pavement water to basins, and satisfy a stormwater license that caps discharge. If the excavator overcuts a couple of inches under the lane and leaves the subgrade raw, you have a seepage sponge where you wanted a company base. If the base aggregate is too open under the drive-through, water can move sideways, find an avenue trench, and droop the asphalt where cars stop. The repair is not to overbuild everything. It is to define a bridging layer between contrasting materials, include trench dams at intervals where utilities cross pavements, and keep the tank and chamber bedding consistent end to end.

Under buildings, capillary breaks are inexpensive insurance coverage. A 4 to 6 inch layer of tidy, evenly graded stone under a piece breaks the upward pull of water and matches vapor. Match it with a quality vapor retarder and taped joints. On a job where an owner pushed to delete that stone to conserve a couple of thousand dollars, we kept it and later measured indoor relative humidity in the slab zone 5 to 8 points lower in summer season than a sister building close by. Glue-down floor covering stayed put. Calls stopped.

Retaining walls are drainage devices disguised as landscaping. The blocks or timbers you see are just the face. The work occurs 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 change if a parking lot sits at the crest. A fast peace of mind check: if a wall is tall enough to make you pause, it is high enough to should have an engineer's stamp and a compaction test log.

When the strategy meets the season

You can fix nearly any geotechnical issue with time and money. Seasons make you choose which you spend. Winter work in freezing environments feels heroic in images, however 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. Sometimes the right call is to construct a temporary gravel emerging, open drains to keep meltwater moving, then return in spring for final preparation. Where you need to continue, prepare for ground heating units, insulated blankets, and smaller day-to-day workspace that you can button up by night.

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

Hot, dry durations bring dust and rapid evaporation that fools compaction. Moisture 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, combine with a grader up until color is consistent, then compact. It takes time. It saves rebuilds. Look for overwatering near edges, where slurry slips under curbs and deteriorates assistance. Accuracy habits beat bigger rollers.

Budgeting for longevity

Owners typically request the most inexpensive way to solve a noticeable issue. Supervisors earn their keep by providing choices with life-cycle mathematics. You can fix a saturated asphalt location 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 ideal aggregates, and pave as soon as for a decade. Put the horizon and threat on one sheet. The ideal response shifts with hold period, occupant mix, and financing. A medical office with rigorous gain access to requires pays

more now to avoid any closure during service hours later. A retail pad with a pending redevelopment target might choose the brief path.

Contingencies are worthy of sincerity. On deep utility replacements in old communities, 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 deal with a tidy soils report, 10 to 15 percent often covers variation. What matters more than the precise number is the mechanism: specify triggers and decision authority so that when the excavator's bucket hits brick at 4 feet, the team does not freeze.

People, procedure, and the everyday walk

The best sites I have handled share an uninteresting routine. Somebody strolls them, often, with eyes low to the ground. Little ideas appear early. A patch of moist soil along a wall where sprinklers never hit. A swirl of fines at a curb cut after a storm. A brand-new bump at an energy trench that was flat last month. Maintenance techs with a simple evaluation loop avoid tasks more frequently than any consultant.

On active jobs, day-to-day huddles with the team leader make or break efficiency. A fast review of the day's cuts, access paths, and product 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 small tactical stash of common items on site: material rolls, silt fence, stakes, marking paint, extra couplings. I when watched a team burn 3 hours because a single clamp was missing. The excavator expense 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 attached to pay apps, and as-built sketches save track records and real cash. When a neighbor claims your work caused their basement seepage, you can reveal preexisting 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 yard puddling, we scrapped the concept of removing the whole piece. Instead, we cut narrow trenches, set up slot drains pipes that function as classy lines in the hardscape, and connected 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 full replacement quote, got rid of slip dangers, and prevented a resident fall that would have overshadowed any savings.

On a light industrial building, tenant forklifts split an interior slab near dock doors each winter. The slab edge sat on a shallow base over an improperly compressed trench. We saw thaw cycles pump water up through saw cuts. The cure was surgical: saw, demo a strip 5 feet broad, set up a real capillary break with tidy stone, a rigid 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 killing client experience. We switched the leading 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 brief sweeping schedule, due to the fact that the finer material moves. The lot went from mud pit to practical in 2 days. Sales in the outside bins picked up since people could reach them in clean shoes.

Bringing everything together for growth

Properties are organisms. They move with weather condition, loading, 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 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 becomes workable. Commission a soils report when in doubt. Specify aggregates by gradation, not by nickname. Add subsurface drainage where water sticks around, and give it a clear, protected outlet. Plan excavations with honest contingencies and safe staging. Preserve septic systems as living infrastructure with predictable regimens. Stroll your websites, in rain if possible. Pair every huge relocation with a small control that keeps options open.

Growth in a portfolio hardly ever reveals itself with excitement. It appears as steady operating lines, fewer emergencies at odd hours, specialists who wish to deal with you again, and the odd compliment from a veteran occupant 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 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

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.