

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 track record for spreadsheets and service calls, but the most durable gains typically begin underneath the surface area. A well-run portfolio treats soils, water, and load-bearing layers with the same rigor it offers rent rolls. When you handle how a site breathes and sheds water, how it brings traffic, and how it accepts brand-new utility lines, you protect capital and expand future choices. Quality in excavation, drainage, and aggregates is not just a professional'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 lot had actually been resurfaced 3 times in 7 years. The asphalt looked fresh each spring then unraveled by Thanksgiving. On paper it was a paving issue. In the ground it was a hydrology problem. The subgrade was a silty clay that swelled, frost-heaved, and held water like a dish. When we cored the pavement, mapped the base failures, and reworked the drainage, we saw the resurfacing cycle stop. Our repair work budget diminished by half the next 3 years. The rent roll never ever changed, however 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 relocations happen early, usually at the desk. Strong groundwork work starts with a clear site design: soil types and strengths, water sources and circulation paths, energies old and brand-new, load demands today and later. Supervisors who sponsor that design, demand testing, and line up scopes around it see less modification orders and longer service life.

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

details separate great objectives from resilient outcomes. A specialist can develop to any specification, but if the spec lives in unclear adjectives, you inherit uncertainty.

A simple practice settles: set every excavation or site improvement with a brief data bundle before mobilization. Even on small jobs, a one-page strategy showing soil classification, intended aggregate gradations, target compaction, and water management courses can conserve weeks of downstream noise. It turns a dig into a regulated operation instead of a treasure hunt.

Excavation with a property manager's eye

Excavation is not simply the act of getting rid of soil. It is the choreography of risk. Each bucket of earth touches safety, schedule, neighboring structures, and the integrity of what remains in the ground. Supervisors frequently feel at the mercy of what the team finds. That is fair, since existing conditions do amaze you. Still, there are levers within reach.

Start by clarifying the efficiency limit. If you are changing a collapsed sewage system lateral, do you stop at the structure wall or carry the replacement to the primary? If you are regrading along a structure face, does the scope include restoring insulation on the exposed structure? Draw the line noticeably on the plan and in the contract, then spending plan time for unknowns in a structured method, for instance, a system rate for rock excavation or unsuitable soil haul-off with a defined screening method to state product inappropriate. It is much easier to debate a test outcome than a feeling.

Temporary controls matter more than they look on a quote sheet. Trench boxes, steady ramps, fencing, and silt controls rarely sway award choices, yet they dictate whether a team works efficiently and whether you prevent a regulator's check out after a storm. On a multifamily site, we when needed to re-sequence a task due to the fact that parents kept short-cutting across a taped-off location to reach a school bus stop. An appropriate six-foot fence and locked gate solved it in one day. The billing line was minor. The danger reduction was not.



Spoils management is a sleeper cost. Wet soil doubles managing time and disposal fees. If your job includes wet seasons or low-lying areas, push for weather condition windows and staging that keep export piles dry. A basic woven geotextile under a stockpile or a little berm to shed surface water can conserve thousands and keep material reusable on site. When excavation uncovers suddenly poor soils, consider lime or cement adjustment. It

is not always right, and it needs proficient 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 often fiction. Call before you dig, yes, however walk the site with someone who has lived there. Superintendents, maintenance techs, even the older tenant who has experienced every water break in twenty winter seasons, frequently point to the real positionings. Vacuum potholing to confirm depths at essential crossings adds 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 treatment is not costly, however it is deliberate. You require slopes that work, soils that do not choke, and outlets that stay clear.

At the surface area, the geometry does the heavy lifting. Walkways must ride just above finished grade, not flush with it. Parking lots need to bring water visibly to catch basins without birdbaths. Quality assurance here is easy: pull string lines, flood test important low points with a hose before paving, and accept little plan changes if reality demands it. An added inch at a lip can rescue an entrance from yearly ice sheets.

Subsurface drainage makes its keep where soils carry great particles or where seasonal water tables lap at shallow energies. The components are familiar: perforated pipeline, graded filter stone, geotextile, and a secure outlet. The devil is the filter requirements. Covering a pipe in a fuzzy sock does not ensure efficiency. You desire an aggregate that stabilizes void space with a gradation stable 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 turns down fines is much safer. In practice, I ask for a soil's grain size curve and let the engineer match it to an aggregate specification that fulfills filter guidelines, then I ask the supplier for a test slip. It includes a day of documentation and avoids years of clogging.

French drains along constructing borders can be heroes or threats. They shine when you require to intercept lateral circulation on a slope or lower the perched water around a structure. They disappoint when they become 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 secure that outlet with rodent screens and a brief heat trace in cold areas. Where daytime is not possible, use a sump with redundant pumps and an alarm that in fact sounds through to somebody on staff.

Stormwater storage systems have actually tightened tolerances in lots of jurisdictions. If you are installing 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 long-term speed bump. Demand the maker's placement details, consist of a third-party compaction test strategy, and phase aggregate so the ideal gradation is obtainable when required. Pulling a load of 1 inch clear stone when the team is hand-placing around geogrid causes tears.

Where septic systems converge with the portfolio

Urban supervisors frequently press septic systems out of mind, assuming sewers deal with everything. In exurban and rural possessions, septic is daily facilities. Even within a city, small industrial sites on the border might depend on treatment tanks and leach fields. The technical pieces are straightforward, however the risk window can be large if you do not respect loading and maintenance.

Sizing drives durability. A three-bedroom home with a low-flow component set may produce 150 to 250 gallons each day, while a small office building's load varies wildly by headcount and how typically individuals utilize the toilets. The leach field cares about consistent dosing and rest cycles. In multifamily, I prefer timed dosing with a little pump chamber, not gravity-only distribution. It smooths peaks and gives control. Gravity is easier however it often sends out shock loads after a Saturday laundry wave, which hastens biomat clogging 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 move, you lose field capability and your repair work ends up being excavation of an active home. For rentals, tidy tanks on a clear interval based upon use. I have utilized two to three years effectively 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 take place, 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 wonder remedies. I treat additives as upkeep helpers just. If the field is hydraulically overloaded or the biomat is set, you are back to soil and construction. If you have area, prepare a reserve area on your site map and keep it sacrosanct. Landscaping likes to obtain open ground. Years later on, you will be grateful the pergola never landed there.

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

Aggregates: the quiet backbone

Aggregates do peaceful work. They drain pipes, carry, and shape. Get them right, and whatever above them lasts longer. Get them incorrect, and you start paying twice. The types list is short: open-graded stone for drainage, well-graded base for load circulation, and choose fills tuned to geotechnical needs. The skill depends on matching gradation and angularity to job and environment, then condensing to a target that makes sense.

A normal car park area may bring, from top down, asphalt, compacted base course, a working platform or subbase, then native soil. If the subgrade is a low plasticity silt with an unsoaked California Bearing Ratio in the 5 to 10 range, a six to eight inch base may work for light vehicles. If delivery van visit daily, you will invest more. Where frost permeates 2 to 4 feet, fines content ends up being crucial. Water must be able to leave, or it will expand and shove your surface up each winter. An open-graded subbase topped by a well-graded base keeps the balance in between drainage and interlock. I have actually seen inexpensive "crusher run" with too many fines perform magnificently one dry year, then stop working under a typical spring melt. The receipt cost was not the genuine cost.

Recycled concrete aggregate belongs if you control its source and fines. It condenses well and conserves money. It also can break down under repeated wetting and drying, releasing more fines, and it often carries reinforcing wire that trips employees and catches on compaction drums. I use recycled concrete under pathways and trails more than under drive lanes, and I specify a limitation on product passing the number 200 sieve to keep it from developing into paste.

Placement method is the second half of quality. Lift density determines whether you attain density. A common mistake is attempting to compact a 12 inch lift with a small plate compactor. It looks like work, seems like work, however it does not move the middle. Thinner lifts, matched to your roller or rammer, pay back in even assistance. Test density with a nuclear gauge or light-weight deflectometer, not heel prints. When a supplier tells you their 3/4 inch minus will "secure great," nod politely and request 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 position will either invite or decline that flow. A plan that treats each function in isolation leaves joints. A system view narrows them.

Imagine a brand-new office 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 permit that caps release. If the excavator overcuts a couple of inches under the lane and leaves the subgrade raw, you have an infiltration sponge where you wanted a firm base. If the base aggregate is too open under the drive-through, water can migrate sideways, find a channel trench, and sag the asphalt where vehicles stop. The fix is not to overbuild everything. It is to define a bridging layer between contrasting materials, add trench dams at intervals where energies cross pavements, and keep the tank and chamber bed linen consistent end to end.

Under structures, capillary breaks are cheap insurance. A four to six inch layer of tidy, evenly graded stone under a piece breaks the upward pull of water and equalizes vapor. Match it with a quality vapor retarder and taped seams. On a task where an owner pressed to erase that stone to save a couple of thousand dollars, we kept it and later on measured indoor relative humidity in the piece zone 5 to 8 points lower in summer season than a sister building nearby. Glue-down flooring sat tight. Calls stopped.

Retaining walls are drainage machines disguised as landscaping. The blocks or lumbers you see are just the face. The work takes place 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 fabric, and vented with a drain to daylight. The loads change 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 strategy satisfies the season

You can solve nearly any geotechnical issue with money and time. Seasons make you select which you spend. Winter work in freezing climates feels heroic in images, however the ground does not care about social media. Excavating in frozen soil weakens sidewalls, inflates export volume as clods trap air and ice, and waters down compaction when thaw turns the base to oatmeal. Sometimes the ideal call is to build a temporary gravel emerging, open drains pipes to keep meltwater moving, then return in spring for final prep. Where you must proceed, prepare for ground heating units, insulated blankets, and smaller daily workspace that you can button up by night.

Wet shoulder seasons challenge perseverance. I have enjoyed teams go after dry patches around a site, leaving a checkerboard of half-compacted lifts that looked fine till the very first crane moved in. A much better tactic is to designate a sacrificial haul road, lay geogrid and a thick working platform, and cops the traffic. The roadway takes the beating. The work zones remain undamaged. At handoff, you recover and regrade the roadway product into last 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 until color is uniform, then compact. It requires time. It saves rebuilds. Watch for overwatering near edges, where slurry slips under curbs and deteriorates support. Accuracy routines beat bigger rollers.

Budgeting for longevity

Owners often request for the cheapest way to fix a visible issue. Managers make their keep by presenting alternatives with life-cycle math. You can repair a saturated asphalt location with a patch for a few dollars per square foot. It might last 2 seasons. Or you can cut, excavate to a stable subgrade, rebuild with the best aggregates, and pave as soon as for a decade. Put the horizon and threat on one sheet. The ideal response shifts with hold duration, tenant mix, and financing. A medical office with strict access needs pays more now to avoid any closure during business hours later on. A retail pad with a pending redevelopment target might pick the short path.

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

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

The finest sites I have handled share a dull habit. Someone walks them, often, with eyes low to the ground. Small hints show up 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. Upkeep techs with an easy inspection loop prevent tasks regularly than any consultant.

On active tasks, everyday huddles with the team leader make or break performance. A quick evaluation of the day's cuts, gain access to paths, and product requires prevents the routine where a loader sits idle while someone drives 40 minutes for material that could have been staged the day previously. Keep a small tactical stash of common products on site: fabric rolls, silt fence, stakes, marking paint, extra couplings. I as soon as watched a team burn 3 hours due to the fact that a single clamp was missing. The excavator expense per hour made the clamp look like a diamond.

Documentation is not documentation 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 claims your work triggered their basement seepage, you can show 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: three little wins that scaled

At a senior living property with persistent yard puddling, we scrapped the concept of removing the entire slab. Rather, we cut narrow trenches, installed slot drains pipes that function as stylish lines in the hardscape, and tied them to a sump on standby power. We changed watering heads that had actually been tossing onto concrete. The fix cost a quarter of the full replacement quote, eliminated slip risks, and avoided a resident fall that would have eclipsed any savings.

On a light industrial structure, occupant forklifts cracked 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 treatment was surgical: saw, demo a strip five feet broad, set up a real capillary break with clean stone, a rigid insulation board to temper frost, then a doweled piece spot with a thicker section at the traffic line. The expense landed inside a single month's lease. The fractures did not return.

A farm supply store desired gravel parking for cost reasons, however dust and ruts were eliminating consumer experience. We switched the top three inches of fines-heavy aggregate for a graded, angular stone, crowned the lanes, constructed shallow swales to the lot edges, and rolled it in two dry passes and one moist. We published a

brief sweeping schedule, because the finer product moves. The lot went from mud pit to functional in two days. Sales in the outside [drainage](#) bins got since individuals could reach them in clean shoes.

Bringing everything together for growth

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

If you invest in a couple of keystones, the rest ends up being workable. Commission a soils report when in doubt. Define aggregates by gradation, not by label. Add subsurface drainage where water lingers, and offer it a clear, secured outlet. Strategy excavations with honest contingencies and safe staging. Preserve septic systems as living infrastructure with predictable routines. Walk your sites, in rain if possible. Pair every big move with a little control that keeps alternatives open.

Growth in a portfolio hardly ever reveals itself with excitement. It appears as steady operating lines, less emergency situations at odd hours, specialists who want to work with you again, and the odd compliment from a long-time renter who notifications that whatever simply 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](#)

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.