

**Business Name:** Sequin Property Management, LLC  
**Address:** 2867 Wilder Rd, Midland, MI 48642  
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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 beneath the surface. A well-run portfolio deals with soils, water, and load-bearing layers with the exact 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 safeguard capital and widen future alternatives. Excellence in excavation, drainage, and aggregates is not simply 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 car park 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 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 revamped the drainage, we saw the resurfacing cycle stop. Our repair budget diminished by half the next 3 years. The lease roll never ever altered, but the ground finally began working for us.

## The groundwork mindset

On any property, the earth sets the guidelines. Professionals show up with excavators and compactors, yet the decisive relocations take place early, usually at the desk. Strong groundwork work begins with a clear site design: soil types and strengths, water sources and circulation paths, energies old and new, load needs today and later. Managers who sponsor that design, demand testing, and line up scopes around it see fewer modification orders and longer service life.

You do not need to be a geotechnical engineer to steer the process. You do require to request for numbers. What is the plasticity index of that clay? How deep is the seasonal high water table? What density did we accomplish on the base course? Are we importing a 3/4 inch minus crushed rock or a recycled blend with variable fines? These details different excellent intentions from resilient results. A specialist can construct to any specification, however if the spec lives in unclear adjectives, you inherit uncertainty.

A simple practice pays off: pair every excavation or site enhancement with a brief data package before mobilization. Even on small jobs, a one-page plan revealing soil category, intended aggregate gradations, target compaction, and water management courses can conserve weeks of downstream noise. It turns a dig into a regulated operation rather 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 danger. Each pail of earth touches security, schedule, surrounding structures, and the integrity of what stays in the ground. Managers frequently feel at the mercy of what the crew finds. That is fair, due to the fact that existing conditions do shock you. Still, there are levers within reach.

Start by clarifying the performance boundary. If you are changing a collapsed drain lateral, do you stop at the foundation wall or carry the replacement to the primary? If you are regrading along a building face, does the scope include bring back insulation on the exposed structure? Fix a limit noticeably on the plan and in the contract, then budget time for unknowns in a structured method, for instance, an unit rate for rock excavation or inappropriate soil haul-off with a defined testing technique to declare material unsuitable. 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, stable ramps, fencing, and silt controls hardly ever sway award decisions, 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 because parents kept short-cutting throughout a taped-off location to reach a school bus stop. A correct six-foot fence and locked gate fixed it in one day. The billing line was minor. The risk reduction was not.

Spoils management is a sleeper cost. Wet soil doubles dealing with time and disposal costs. If your job involves wet 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 little berm to shed surface water can save thousands and keep material recyclable on site. When excavation unearths suddenly bad soils, consider lime or cement modification. It is not always right, and it needs proficient screening and blending control, however in the ideal clays it turns a seven-day drying delay into a single workday.

Utilities bring their own calculus. As-builts are often fiction. Call before you dig, yes, however stroll the site with someone who has actually lived there. Superintendents, maintenance techs, even the older tenant who has experienced every water break in twenty winters, often indicate the real alignments. Vacuum potholing to confirm depths at key crossings adds a line product, yet it avoids six-figure nights when you closed down a restaurant's gas line at 6 p.m.

## Drainage is destiny

Most premature failures in pavements, maintaining walls, and landscaped areas trace back to water. Either it can not leave, or it does not understand where to go. The remedy is not expensive, however it is intentional. You 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 need to ride just above completed grade, not flush with it. Parking lots must carry water noticeably to capture basins without birdbaths. Quality assurance here is basic: pull string lines, flood test crucial low points with a tube before paving, and accept small strategy modifications if truth requires it. An added inch at a lip can save an entranceway from yearly ice sheets.

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Subsurface drainage earns its keep where soils bring fine particles or where seasonal water level lap at shallow utilities. The components are familiar: perforated pipeline, graded filter stone, geotextile, and a safe and secure outlet. The devil is the filter criteria. Covering a pipeline in a fuzzy sock does not ensure efficiency. You desire an aggregate that balances void space with a gradation stable against 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 more secure. In practice, I request 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 paperwork and avoids years of clogging.

French drains pipes along developing boundaries can be heroes or threats. They shine when you need to intercept lateral flow on a slope or lower the perched water around a structure. They disappoint when they become a surprise rain gutter for roof 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 areas. Where daytime is not possible, utilize a sump with redundant pumps and an alarm that actually calls through to someone on staff.

Stormwater storage systems have tightened up tolerances in numerous 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 maintenance team inherits a long-term speed bump. Demand the maker's placement information, consist of a third-party compaction test strategy, and phase aggregate so the best gradation is obtainable when needed. Pulling a load of 1 inch clear stone when the crew is hand-placing around geogrid causes tears.

## **Where septic systems intersect with the portfolio**

Urban managers frequently push septic systems out of mind, presuming sewage systems deal with everything. In exurban and rural assets, septic is everyday infrastructure. Even within a city, small commercial websites on the perimeter may depend on treatment tanks and leach fields. The technical pieces are uncomplicated, but the risk window can be large if you do not respect loading and maintenance.

Sizing drives longevity. A three-bedroom home with a low-flow component set might generate 150 to 250 gallons per day, while a small office complex's load varies hugely by headcount and how typically people use the washrooms. The leach field appreciates constant dosing and rest cycles. In multifamily, I prefer timed dosing with a little pump chamber, not gravity-only circulation. It smooths peaks and gives control. Gravity is simpler but it frequently sends shock loads after a Saturday laundry wave, which hastens biomat clogging downline.

Pumping and assessments are not optional line products. They are insurance coverage camouflaged 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 living space. For rentals, tidy tanks on a clear period based on use. I have actually used two to three years effectively for small-diameter systems serving duplexes, and annual examine dosing pumps. Train tenants 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, watch for rises at the distribution box, and test pumps under load before digging.

Failing fields can sometimes be restored by rest, aeration, or shallow removal, however watch out for miracle remedies. I deal with additives as upkeep assistants just. 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 loves to obtain 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 rules. Read them. When a purchaser's due diligence clock is ticking, a tidy file with test pits, percolation outcomes, and pump logs can safeguard a valuation you would otherwise lose.

## **Aggregates: the quiet backbone**

Aggregates do peaceful work. They drain pipes, bring, and shape. Get them right, and whatever above them lasts longer. Get them wrong, and you start paying two times. The types list is brief: open-graded stone for drainage, well-graded base for load distribution, and choose fills tuned to geotechnical requirements. The skill depends on matching gradation and angularity to task and climate, then condensing to a target that makes sense.

A common car park area might carry, 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 6 to eight inch base might work for light cars. If delivery trucks go to daily, you will invest more. Where frost permeates 2 to 4 feet, fines content becomes critical. Water needs to be able to leave, or it will expand and push your surface 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 a lot of fines perform magnificently one dry year, then stop working under a regular spring melt. The invoice cost was not the real cost.

Recycled concrete aggregate has a place if you control its source and fines. It compacts well and saves cash. It also can break down under duplicated wetting and drying, releasing more fines, and it often brings reinforcing wire that trips employees and catches on compaction drums. I use recycled concrete under pathways and routes more than under drive lanes, and I specify a limit on product passing the number 200 sieve to keep it from becoming paste.

Placement strategy is the 2nd half of quality. Lift thickness determines whether you accomplish density. A typical mistake is attempting to compact a 12 inch lift with a little plate compactor. It appears like work, sounds 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 light-weight deflectometer, not heel prints. When a supplier tells you their 3/4 inch minus will "lock up fine," nod pleasantly and ask for a gradation curve.

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

These trades converge all day. The trench your excavator opens becomes a path for water, and the aggregate you put will either [excavation](#) welcome or turn down that flow. A strategy that deals with each function in isolation leaves seams. A system view narrows them.

Imagine a brand-new workplace pad with a retail strip and a drive-through lane. You will gather roofing water into downspouts, path 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 desired 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 and trucks stop. The fix is not to overbuild whatever. It is to specify a bridging layer between contrasting products, 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 cheap insurance. A four to six inch layer of clean, uniformly graded stone under a slab breaks the upward pull of water and adjusts vapor. Match it with a quality vapor retarder and taped seams. On a job where an owner pressed to delete that stone to save a couple of thousand dollars, we kept it and later determined indoor relative humidity in the piece zone 5 to 8 points lower in summertime than a sibling building nearby. Glue-down floor covering stayed put. Calls stopped.

Retaining walls are drainage machines camouflaged as landscaping. The blocks or woods you see are just the face. The work happens 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 change if a parking lot sits at the crest. A fast peace of mind check: if a wall is high 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 almost any geotechnical issue with time and money. Seasons make you pick which you invest. Winter operate in freezing environments feels heroic in photos, but the ground does not care about social media. 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 ideal call is to build a temporary gravel appearing, open drains pipes to keep meltwater moving, then return in spring for last prep. Where you must proceed, prepare for ground heating systems, insulated blankets, and smaller everyday work areas that you can button up by night.

Wet shoulder seasons challenge patience. I have watched teams chase after dry patches around a site, leaving a checkerboard of half-compacted lifts that looked fine till the first crane relocated. A better method is to designate a sacrificial haul roadway, lay geogrid and a thick working platform, and cops the traffic. The road takes the whipping. The work zones stay undamaged. At handoff, you reclaim and regrade the road material into last 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 uniform, then compact. It takes some time. It saves rebuilds. Expect overwatering near edges, where slurry slips under curbs and damages support. Precision practices beat larger rollers.

## **Budgeting for longevity**

Owners frequently ask for the cheapest way to solve a noticeable issue. Managers earn their keep by presenting choices with life-cycle math. You can repair a saturated asphalt location with a spot for a couple of dollars per square foot. It may last two 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 risk on one sheet. The ideal answer shifts with hold duration, occupant mix, and financing. A medical workplace with strict gain access to requires pays more now to prevent any closure throughout company hours later. A retail pad with a pending redevelopment target may select the brief path.

Contingencies deserve honesty. On deep utility replacements in old areas, I bring 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 deal with a clean soils report, 10 to 15 percent frequently covers variation. What matters more than the exact number is the mechanism: specify triggers and decision authority so that when the excavator's pail strikes brick at four feet, the group does not freeze.

## People, process, and the everyday walk

The finest sites I have actually handled share a boring routine. Someone strolls them, frequently, with eyes low to the ground. Small clues show up early. A spot 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 evaluation loop avoid jobs more frequently than any consultant.

On active tasks, everyday huddles with the crew leader make or break efficiency. A quick evaluation of the day's cuts, gain access to paths, and product requires avoids 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 products on site: material rolls, silt fence, stakes, marking paint, extra couplings. I once enjoyed a team burn three hours since a single clamp was missing. The excavator cost per hour made the clamp look like a diamond.



Documentation is not paperwork for its own sake. Images from start and end of every day, test results connected to pay apps, and as-built sketches save reputations and genuine cash. When a neighbor declares your work triggered their basement seepage, you can reveal 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: three small wins that scaled

At a senior living property with chronic yard puddling, we ditched the concept of tearing out the entire piece. Rather, we cut narrow trenches, set up slot drains pipes that double as stylish lines in the hardscape, and connected them to a sump on standby power. We changed irrigation heads that had actually been throwing onto concrete. The repair cost a quarter of the full replacement price quote, eliminated slip dangers, and prevented a resident fall that would have overshadowed any savings.



On a light commercial structure, tenant forklifts split an interior slab near dock doors each winter. The slab edge sat 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 five feet broad, set up a true capillary break with tidy stone, a stiff insulation board to temper frost, then a doweled slab patch 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 wanted gravel parking for expense factors, however dust and ruts were killing consumer experience. We swapped the leading 3 inches of fines-heavy aggregate for a graded, angular stone, crowned the lanes, built shallow swales to the lot edges, and rolled it in 2 dry passes and one moist. We published a short sweeping schedule, due to the fact that the finer product moves. The lot went from mud pit to functional in 2 days. Sales in the outdoor bins got since individuals could reach them in clean shoes.



## **Bringing all of it together for growth**

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

If you purchase a few keystones, the rest ends up being workable. Commission a soils report when in doubt. Define aggregates by gradation, not by label. Include subsurface drainage where water sticks around, and provide it a clear, secured outlet. Plan excavations with honest contingencies and safe staging. Keep septic systems as living facilities with predictable routines. Walk your websites, in rain if possible. Set every big relocation with a little control that keeps choices open.

Growth in a portfolio rarely announces itself with fanfare. It shows up as consistent operating lines, less emergency situations at odd hours, contractors who wish to deal with you once again, and the odd compliment from a veteran occupant who notices that everything 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.